

HISTORIC DOWNTOWN ECONOMIC COMMITTEE

6/2/2022, 5:30-7:00

Present: Danny Stewart, Jeff Corry, Jennie Hendricks, Mark Baruffi, Chris McCormick, Ron Cardon

Excused: Scott Phillips, Evan Vickers, Maria Twitchell, Brent Drew

Public Present: Sophie Kronick, Nikki Chiaramonte

Minutes: Megan Anderson

Call to Order: Jennie Hendricks

Pledge Of Allegiance: Chris McCormick

Approval of Minutes:

None prepared to approve. April, May, and June to be approved in July.

Public Agenda:

No Public Items

Business Agenda:

AARP Grant

When we submitted this grant, we requested \$42,100 and we were awarded \$15,000 so we will need to scale back what was requested. This is what we need to discuss tonight. Jennie suggests prioritizing what is on the list and add it up to \$15,000.

Jennie mentions that one of the items that stood out to her was the bus shelter at the corner of 1045 N and Main. It would serve so many of the demographics listed like those at Libertad, the 55+ apartments that are going in near there as well. If we do keep that, it will eat up a lot of this money. It is not technically in the Downtown but would bring people into our downtown.

One thing that is downtown is the picnic tables at the Farmers Market with the accessibility for Front Porch Twang and the event center. We could scale back and not do all of the benches and picnic tables just scale the amount back. Where would we want to place the few benches, we are able to get.

Do we want to use the majority of the money to the bus shelter? It is discussed where all of the original plans for each of the items listed were for. There were numerous locations for the 9 benches listed. We could scale that back to the ones we want to make sure get installed. The painted art boxes could we wrap those instead of painting them? Would people place yard sale signs on them and possibly ruin them if painted. Wayfinding signs, if Maria is already working on those, maybe we put those off and

scale back there. String lights were listed to be installed between the parking structure and the Heritage Theater, to brighten up that space as it is a main thorough fair between 100 West and the Main Street businesses.

The bike racks were going to be purchased and offer to businesses if they want one placed at their businesses. There is a lot of support on the bike racks with the committee. There is more bang for your buck on this purchase 5 for \$1500. Possibly 2 picnic tables - \$2800. The concrete for ramp access would be for the Front Porch Twang business next to the Event Center on Main Street.

It is supported that we take the bus shelter out for this year. Wayfinding signs are out for right now. That leaves benches, utility box paint, lights and concrete. The benches are a good idea especially to tie in the South end of Main into the rest of Downtown. They are \$2500 a piece how many do we scale that back to? We will do 4 benches for \$10,000, then we could do paint. Ron wonders if paint is the best option. The ones he has seen is a vinyl wrap. Maybe that would hold up better. Megan will reach out to DecorWorx and see if they can give us a quote.

There is about \$700 left if we want to do paint, wraps, or lights or a mixture of a little of each. Maybe just do the rest of the funding in lights to have installed.

So, bike racks, picnic tables, benches, and lights up to \$15,000

***Motion:** Chris McCormick motioned to move forward with doing these projects for the AARP grant. Danny Stewart seconded this motion and all present approved unanimously.*

Downtown Zoning

Jennie hesitates to go to far down this road without Brent Drew present. A big part of the zoning was to have the Leavitt's represented. Let's talk about zoning and then the process. A couple years ago we went through all the permitted and conditional uses that were allowed in the Downtown area. They made a presentation to City Council, and they tabled it, because the Leavitt Group that owns a lot in the downtown didn't get a chance to weigh in. So, Brent Drew is now on the committee and hopefully we can overcome that objection if we make it to council again.

In Planning Commission, it came out that we could have a large gas station in our Downtown. That would not be the kind of thing that would encourage walking our downtown. So, she wanted us to take a look at this again with the lens of what is going to help accomplish the goals that we have set out for our downtown. Not whether we like a business or don't like a business. It's whether an entity is going to help the downtown walkable, bring more people downtown, and we mostly have talked about shopping, dining, and entertainment. Any of those priorities we want on the main/street level and those that don't fit into these priorities we talked about putting those on a second story. Housing and office space on a second story or below grade.

It would not be productive to have this conversation without the right people here. We will email this out and have everyone look at it and bring some suggestions back. Once we have gone through it as a committee, we should take it to planning commission next before taking it to council. Danny suggests even a sketch committee before as well but will ask the building department to see what they think. It might be helpful to find the scans of what our previous discussions were.

There is a small sense of urgency as we are starting to see a little bit of development downtown. We want to make sure we get the mix right. Move this discussion to next month with the information Megan will email out. Please read this so you are prepared at next meeting to discuss.

Utah Main Street Program

Jennie attended the National Main Street Program and she did learn a lot but one thing she did notice is that we will definitely need a Program Administrator. There is so much information and some of it is for just getting grants. Even if a part time person. Currently the money we wanted to use for the administrator for the grant, a chunk of our grant money was spent to attend the National Main Street Conference. It was extremely expensive just to get there and stay the nights needed. We never would have anticipated that it would cost that much and for the grant to require that we attend they should have considered that as well. It is suggested that next year we send two people as there are a lot of break out sessions to attend, so it would be beneficial to have two people to divide and conquer those to gain the most from the conference. Chris mentioned that they are in the process of getting their 501c3 and to be able to combine this into that there would be a lot of benefit as well as cost sharing ability. Danny let Jennie know that he and Scott requested \$15,000 for a project administrator from the RDA. This position would be a contracted position and would not work for the City. We will put this as an agenda item for next month.

There was a UMSP zoom call yesterday and there was actually not one and then Chris Memmott joined in and let us know he would be on board in the next few months, and they would be prepared moving forward. They will be hiring a dedicated Main Street Program person. This is encouraging.

One of the break-out sessions Jennie attended had to do with Downtown Parking. The example they used was from Springdale, UT. They had a lot of resolve for the group. Danny mentioned that it was a couple years ago that the city planner was tasked with updating our parking ordinance and to know that some surrounding communities have had some fixes and have dealt with this it would probably be good to loop him in on this discussion. Jennie will invite Don Boudreau into this conversation.

Jennie asked if there is a new downtown committee that we need to be aware of and work together with. Jennie read an article about a housing committee and Danny let her know that he believes this committee was pulled together to put together some suggestions in 90 days and report back. Danny told Jennie he would ask about it and make sure we are all on the same pages regarding what our goals for Downtown Cedar City are.

Downtown Tenant Improvement Grant - \$21,000 for the grant of our \$30,000. \$40,000 from RCG program. He has also requested \$35,000 from the RDA to get \$96,000 for the entire tenant and façade improvement grant. This should be able to go a little further for our downtown businesses. If this turns out to be effective, we hope to be able to make this ongoing and maybe even look at other amounts in the future.

Meeting adjourned at 6:25.