

**REDEVELOPMENT AGENCY MINUTES**  
**SEPTEMBER 1, 2021**

The Redevelopment Agency held a meeting on Wednesday September 1, 2021, at 7:13 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

**MEMBERS PRESENT:** Chair Ron Adams; Secretary Scott Phillips; Members: Maile Wilson-Edwards; Terri Hartley; Craig Isom; Tyler Melling.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Attorney Tyler Romeril; City Recorder Renon Savage; City Engineer Jonathan Stathis; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Economic Development Director Danny Stewart.

**OTHERS PRESENT:** Laura Henderson, Lorayne Russo, Richard A. Russo, Garth Green, Justin Kunkel, Tom Jett, Mike Babcock, Betty Babcock, Teri Kenney, Rob O'Brien, Brad Green, Ethan Lux.

**CONSIDER CREATING A COMMUNITY REINVESTMENT AREA IN THE HISTORIC DOWNTOWN AREA FOR THE POTENTIAL OF CREATING LOCAL INCENTIVES TO ENCOURAGE PRIVATE BUSINESS INVESTMENT IN THE DOWNTOWN. DANNY STEWART:**

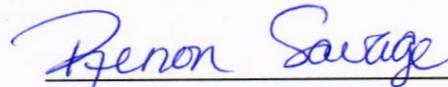
Danny Stewart, Economic Development Director – you are familiar with the projects. Historic Downtown Committee is looking at ways to address keeping the Downtown important in the heart of the community. Historic Downtown Committee would propose the creation of a reinvestment area in the downtown. Identify geography wherein certain tax incentives can be created in that area. This is similar to the Coal Creek area where Decorworx was done. Is this something we would like to move forward with, if so, I will begin to formalize and begin the creation.

Isom – it was a unique boundary. Danny –it is, if you look at Historic Downtown. If you go through City Ordinance, it is the area expanded to the South of that because more downtown improvements have gone as far as 200 South. Also broader to the east and west to take in properties that are being developed, vacant lots and commercial properties. It ends at 200 north, that is where the Coal Creek CRA exists. We had the discussion with the Downtown Committee, there is some cleaning up that needs to be done consistent with ownership, but this is the basic area. Mayor – also fits in the Opportunity Zone. That is 200 North to 300 West and Coal Creek to the County boundaries. We have older buildings on the market or owned and the age of the building needs to be brought to code. If those investments were made, we value those. In areas where there is not currently building but could be and we want to maintain the aesthetic, that could be one of the qualifiers to help one of those projects happen. Say it were created and a significant improvement was made on a building, same as Decorworx, the parcels in that improvement would make up the geographic area of that incentive. The increments will be specific to projects. Phillips – it is important when having the discussion, the map on the west side, when you get to 100 and 200 West it is already a

National Historic District and the east side there was concern that too many private residents and didn't want to mess with that. We want it large enough to have an impact, but not too large. Danny – this does nothing to the property unless they request an incentive and then we see if it meets the requirement. We have a matrix, does it create investment, new jobs, what are the wages, etc. Phillips – does this give you more tools to use to recruit and make things happen? Danny – this could happen without this, we could create something, but that is reactive, and we want to be proactive about our downtown. We can reach out to businesses and say this is important as a community and we are willing to create local incentives. Infrastructure, façade, etc. could happen. It is a signal to potential investors. Right now, it is just the creation.

Melling – realizing we will clean it up, we should look at the general plan. Going forward, once we determine the lines, what does the process look like to get them in the zone if it is an option. Danny – this is where we are. If they are outside the area we can amend or create a project for a certain parcel. This would take time because there are public hearings with each taxing entity.

**ADJOURN:** Isom moved to adjourn at 7:25 p.m.; second by Melling; vote unanimous.



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Renon Savage, MMC  
City Recorder