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# St. George

THE BRIGHTER SIDE

## MEMORANDUM

**TO:** Kim Hafen, Clerk Auditor, Washington County  
**FROM:** Adam M. Lenhard, City Manager, City of St. George  
**Cc:** Deanna Brklacich, Budget & Financial Planning Manager, City of St. George  
 Shirlayne Quayle, Economic & Housing Development Director, City of St. George  
**DATE:** December 24, 2019  
**RE:** Fort Pierce Economic Development Area #2 (EDA #2), Unit 43

Please be advised that the Fort Pierce Economic Development Area #2 (EDA #2), aka Unit 43, matured on December 31, 2018. Accordingly, the City of St. George's Fiscal Year 2019, ending June 30, 2019, was the final year of this district for the St. George Neighborhood Redevelopment Agency (RDA). The final year for the Fort Pierce EDA #2 represented Tax Year 2018 which included Real Property taxes with a due date of November 2018, and Personal Property taxes with a due date of May 2019.

We therefore respectfully no longer request tax increment from the Fort Pierce EDA #2 other than any delinquent taxes pertaining to tax years prior to December 31, 2018 that are paid subsequently.

Dated this 24 day of December, 2019.

State of UTAH )  
 ) ss  
 County of Washington )

**CITY OF ST. GEORGE**

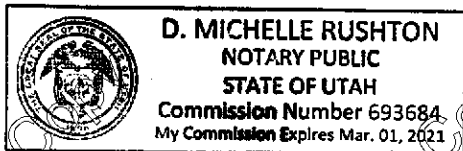
BY: \_\_\_\_\_

Adam M. Lenhard, City Manager

On the 24<sup>th</sup> day of December, 2019, personally appeared before me, Adam M. Lenhard, the signer of the foregoing instrument, who being duly sworn, did say that he is the City Manager of the City of St. George, a Utah municipal corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and Adam M. Lenhard acknowledged to me that said Corporation executed the same.

D. Michelle Rushton

Notary Public



CITY OF ST. GEORGE

*St. George* *CA*

**St. George**  
THE BRIGHTER SIDE

2019 November 1<sup>st</sup> Annual Report

## SECTION 4: OVERVIEW OF FORT PIERCE EDA #2

Table 4.1: Fort Pierce EDA #2 Project Area Overview

OVERVIEW				
Type EDA	Acreage	Purpose	Taxing District	FY 2019 Tax Rate
	95.97	Industrial Business Park	43	0.010046
Creation Year	Base Year	Term	Initial Year	Expiration Year
FY 2004	FY 2004	15 Years	FY 2005	FY 2019
Base Value	FY 2018 Value	Increase	FY 2019 Increment	Remaining FY
\$-	\$59,330,807	59,231%	\$544,832	0 Year

*okay*  
*12-23-19*



The Fort Pierce Economic Development Agency #2 ("Fort Pierce EDA #2") was approved in October 2003. Fort Pierce EDA #2 includes approximately 96 acres located in the middle section of the Ft. Pierce Industrial Business Park, which is in the southeast quadrant of the City off of River Road. The northern boundary of the Fort Pierce EDA #2 is at Commerce Drive.

Fort Pierce EDA #2 is comprised entirely of industrial/commercial property (all non-residential). Notable businesses within the Fort Pierce EDA #2 boundaries include (or included): Anderson Dairy (former site of Wells Dairy/Blue Bunny), Sylarus, Slater Trucking, and Parke Cox Trucking.

Tax Increment revenues are authorized to be used in funding economic incentives (attract new businesses and job creation), roadway construction, and other infrastructure improvements which foster economic development for the District. In 2007, the City issued Sales Tax Revenue Bonds (the "Road Bonds" or "2007 Road Bonds"), of which \$1.3 million was allocated to the Fort Pierce EDA #2 to participate in the State of Utah Department of Transportation's (UDOT) construction of the Southern Corridor which was completed in 2010, and the Replacement Airport project which was completed in 2011. The Fort Pierce EDA #2 made annual debt service payments on the 2007 Road Bonds from FY 2009 through FY 2015. Currently, Tax increment revenues received by the Fort Pierce EDA #2 are primarily pledged towards economic incentives and a 20% Affordable Housing requirement.

00629190 BK 1293 Pg 0575  
RUSSELL SHIRTS & WASHINGTON CO RECORDER  
1998 DEC 18 09:58 AM FEE \$1.00 BY RS  
FOR ST. GEORGE CITY

**NOTICE OF ADOPTION OF FINAL ECONOMIC DEVELOPMENT PLAN**

**FOR THE**

**FORT PIERCE ECONOMIC DEVELOPMENT PROJECT AREA, PHASE II**

Pursuant to Section 17A-2-1257, Utah Code Annotated, 1953, as amended, the following information is recorded in the Office of the Recorder of Washington County, Utah:

**1. Description of the Land Within the Project Area**

The boundaries of the Fort Pierce Economic Development Project Area, Phase II are as follows:

A parcel of land located in the Southeast 1/4, and the Southwest 1/4 of Section 17 and the Northeast 1/4 of Section 19 and the North 1/2 of Section 20, Township 43 South, Range 15 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point S 89 degrees 55'36" W 3829.98 feet along the center section line and South 1916.19 feet from the East 1/4 Corner of Section 17, and running thence South 582.57 feet to a point on a 1370.00 foot radius curve to the right the radius point of which bears S 21 degrees 41'55" E; thence Easterly 1103.71 feet along the arc of said curve through a central angle of 46 degrees 09'32" to the point of a 35.00 foot radius compound curve to the right, thence Southeasterly 58.05 feet along the arc of said curve through a central angle of 95 degrees 02'04" to a point on the west line of River Road, thence S 70 degrees 51'10" E 101.65 feet to a point on the east line of said River Road, said point also being the beginning of a 35.00 foot radius curve to the right the radius point of which bears S 60 degrees 30'19" E; thence Northeasterly 49.54 feet along the arc of said curve through a central angle of 81 degrees 05'33" to the point of a 1640.00 foot compound curve to the left; thence Easterly 588.64 feet along the arc of said curve through a central angle of 20 degrees 33'54"; thence S 89 degrees 58'39" E 1369.55 feet; thence N 00 degrees 04'43" E 658.95 feet; thence S 89 degrees 55'16" W 5174.53 feet; thence N 40 degrees 28'22" E 359.02 feet; thence N 59 degrees 46'43" E 582.78 feet; thence N 08 degrees 11'12" W 346.11 feet; thence N 40 degrees 09'48" E 200.35 feet; thence N 64 degrees 52'55" E 499.37 feet; thence N 49 degrees 47'11" E 510.71 feet; thence S 65 degrees 13'58" E 378.34 feet to the point of beginning.

Contains 99.998 acres more or less.

**2. Statement that the Final Economic Development Plan for the Fort Pierce Economic Development Project Area, Phase II has been Approved and Adopted**

The St. George City Council has adopted the Official Economic Development Plan for the Fort Pierce Economic Development Project Area, Phase II by ordinance at the December 17, 1998 City Council Meeting.