

Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcity.org

REDEVELOPMENT AGENCY MEETING
JUNE 8, 2016
Immediately following the City Council Meeting

Mayor
Maile L. Wilson

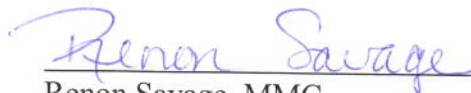
Council Members
Ronald R. Adams
Paul Cozzens
Terri W. Hartley
Craig E. Isom
Fred C Rowley

City Manager
Rick Holman

The Cedar City Redevelopment will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:

- I. Call to Order
- II. Business Agenda
 1. Approval of Minutes dated May 4 & 11, 2016
 2. Consider a resolution for the adoption of the 2016-17 fiscal year budget. Jason Norris
 3. A RESOLUTION AUTHORIZING THE ISSUANCE OF RENTAL REVENUE BONDS (THE "BONDS") OF THE REDEVELOPMENT AGENCY OF CEDAR CITY, IRON COUNTY, UTAH (THE "ISSUER"); CALLING A PUBLIC HEARING AND ESTABLISHING A TIME, PLACE AND LOCATION FOR SAID PUBLIC HEARING; PROVIDING FOR A PLEDGE OF REVENUES DERIVED FROM THE AGENCY'S IMPROVEMENTS TO THE PROJECT AREA DEVELOPMENT FOR THE PAYMENT OF THE BONDS; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

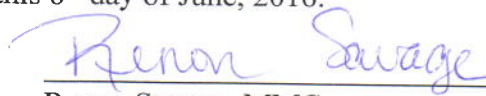
Dated this 6th day of June, 2016.



Renon Savage, MMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 6th day of June, 2016.



Renon Savage, MMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

REDEVELOPMENT AGENCY WORK MINUTES
MAY 4, 2016

The Redevelopment Agency held a meeting on Wednesday May 4, 2016, at 7:37 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Secretary Paul Cozzens; Members: Terri Hartley; Craig Isom; Fred Rowley; Maile Wilson.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; Finance Director Jason Norris; City Recorder Renon Savage; Police Chief Robert D. Allinson; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall.

OTHERS: Jeremiah Davis, Corey Baumgartner.

CONSIDER AN AMENDMENT TO THE AGREEMENT BETWEEN THE RDA AND STATE BANK OF SOUTHERN UTAH: Adams – did we follow up on the business charges/license for the snow shack trailer? Rick – this is in relations to Lin's store, the RDA owns that property and about 23 years ago the RDA built the Lin's building and leased to Associated Foods. Part of that allowed Lin's to have seasonal businesses in the parking lot so they made those arrangements. Associated Foods is aware of the expansion we are planning on and I spoke with the owner of the Snow Shack and asked Associated Foods to work with him on the timing.

Adams – have we come up with something on the bond for the expansion. Jason – we are under contract with Zion's Public Finance, Jonathan Ward. We let him know what we are going to do, he is looking to see if it is a taxable bond and we will probably bond for \$1.6 million. We are still working on what to do with the parking lot.

Rick – the original agreement with Associated Foods and RDA, State Bank approached the City to put in an ATM at the north end of the parking lot. In exchange State Bank owned the property of Mayor's Square. Part of the agreement stated if the RDA abandons or doesn't allow the ATM then we would pay a portion of the park. State Bank closed the ATM years ago, we expressed to them that we would like to get rid of the landscape strip, they didn't have a problem. We discussed that since State Bank holds the annual meetings at the Heritage Center the RDA would pay the rental fees at the Heritage Center and they would relieve the RDA of any financial obligation for the park. Isom – so for \$2,500 we get the additional parking? Yes and the Mayor's Square. We will still work on resurfacing the parking lot. Kit has given us his assessment of the parking lot. Associated Foods is doing soils test for the building and the parking lot.

Kit – they gave us the soils report, when we initially talked about the overall development he said there were significant soils problems in the parking lot which surprised us. They gave me a copy of the soils report and it basically says to put back what is there, so I wonder where the significant problems are. I talked with the Geotechnical Company and

the entire parking lot was buildings before Lin's was built and their bores show that we had to fill and compact. It is a waste of money to tear our road base and scar 12" of soil under that which I guarantee was done before they built and put in new gravel and asphalt. Rowley – so if you leveled and filled with a 3" fill would it not be compacted? Kit – if there is a dip there would be a sign of structural failure, you may want to tear it out and put in good base. Rowley – the base and asphalt after 20 years you could lay a new cap on it. Kit – that is what we proposed, that is what we did across the street. Rick – they are coming to Project Review tomorrow, they are hoping to be completed by Thanksgiving, even if they start in July Jonathan said our financing would be in place. They want to do the expansion and parking lot simultaneously. We will do the parking lot in phases. Rowley – there are a few islands by Great Harvest that create problems. Rick – that is not ours. State Bank has already signed the agreement, so we would like the RDA to sign as well.

Danny Stewart – I spoke with David Busk at Workforce Services today, he said the delay is from their Salt Lake City office, so he will see what he can find out.

ADJOURN: Isom moved to adjourn at 7:50 p.m.; second by Mayor; vote unanimous.

Renon Savage, MMC
City Recorder

REDEVELOPMENT AGENCY MINUTES
MAY 11, 2016

The Redevelopment Agency held a meeting on Wednesday May 11, 2016, at 7:05 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

MEMBERS PRESENT: Chair Ron Adams; Secretary Paul Cozzens; Members: Terri Hartley; Craig Isom; Fred Rowley; Maile Wilson.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; Finance Director Jason Norris; City Recorder Renon Savage; Police Chief Robert D. Allinson; Fire Chief Mike Phillips; Leisure Services/Events Director Bryan Dangerfield; Economic Development Director Danny Stewart.

OTHERS: Tracie Sullivan, Bree Burkett, Corey Baumgartner, Jeremiah R. Davis, Kevin L. Davis,

APPROVAL OF MINUTES DATED APRIL 6 & 13, 2016: Isom moved to approve the minutes dated April 6 & 13, 2016; second by Cozzens; vote unanimous.

CONSIDER AN AMENDMENT TO THE AGREEMENT BETWEEN THE RDA AND STATE BANK OF SOUTHERN UTAH: Rowley moved to approve the amendment to the agreement between the RDA and State Bank of Southern Utah; second by Cozzens; vote unanimous.

ADJOURN: Mayor moved to adjourn at 7:07 p.m.; second by Rowley; vote unanimous.

Renon Savage, MMC
City Recorder

CEDAR CITY REDEVELOPMENT AGENCY

RESOLUTION NO. RDA-_____

**A RESOLUTION PROVIDING FOR THE CEDAR CITY REDEVELOPMENT
AGENCY'S FISCAL YEAR 2016-2017 BUDGET**

WHEREAS, the Redevelopment Agency conducted a public hearing related to the adoption of its 2016-2017 budget and received public comments, if any, on June 1, 2016; and

WHEREAS, it is necessary that the Cedar City Redevelopment Agency adopt a budget for its operations during fiscal year 2016-2017.

NOW THEREFORE BE IT RESOLVED, by the Cedar City Redevelopment Agency that the budget, attached hereto and incorporated herein as exhibit #1, be adopted as its annual budget for fiscal year 2016-2017.

This resolution is considered with full knowledge of any and all disclosures as required by the laws of the State of Utah concerning any actual or potential conflicts of interest.

This resolution assigned No.RDA-_____, shall take effect on the 30th day of June, 2016. This resolution was made, voted, and passed by the Cedar City Redevelopment Agency at its special action meeting on the 8th day of June, 2016.

RON ADAMS
CHAIRMAN

ATTEST:

PAUL COZZENS
SECRETARY

Exhibit

#1

Cedar City Redevelopment Agency Resolution No. RDA-_____

CEDAR CITY CORPORATION
BUDGET

| ACCT # | DESCRIPTION | ACTUAL FY12/13 | ACTUAL FY13/14 | ACTUAL FY14/15 | ADOPTED FY15/16 | REVISED FY15/16 | Proposed FY16/17 |
|---------|---------------------------------------|-------------------|-------------------|-------------------|--------------------|--------------------|---------------------|
| 57 | <u>REDEVELOPMENT AGENCY FUND</u> | | | | | | |
| | REVENUE | | | | | | |
| 5739101 | TAXES-PORT 15 | 225,650 | 214,135 | 194,681 | 215,000 | 215,000 | 215,000 |
| 5739102 | TAXES-GENPAK-IMPROVEMENTS | 96,236 | 127,846 | - | 124,000 | 124,000 | 124,000 |
| 5739103 | TAXES-GENPAK-INCENTIVE | - | - | 6,365 | 5,000 | 5,000 | 5,000 |
| 5739104 | TAXES-GAF | - | - | - | 5,000 | 5,000 | 5,000 |
| 5739105 | TAXES-MSC AEROSPACE | - | - | 1,345 | - | - | - |
| 5739200 | RENTS-LINS BUILDING | 327,581 | 324,259 | 423,974 | 300,000 | 300,000 | 300,000 |
| 5739310 | STATE GRANT-STREET LIGHTS | 3,586 | 4,900 | - | - | - | - |
| 5739311 | IRON COUNTY GRANT-TOURISM | 3,750 | 3,750 | - | - | - | - |
| 5739500 | INTEREST EARNINGS | 16,058 | 13,570 | 13,115 | 5,000 | 5,000 | 5,000 |
| 5739600 | SUNDRY | 4,500 | - | 1,494 | - | - | - |
| 5739700 | BOND PROCEEDS | - | - | - | - | - | 1,600,000 |
| 5739801 | TRANS FROM PARKING AUTHORITY | 8,600 | 8,600 | 8,600 | 8,600 | 8,600 | 8,600 |
| 5739900 | FUND BALANCE-APPROPRIATED | - | - | - | - | 540,877 | 129,489 |
| | TOTAL REVENUE | 685,961 | 697,060 | 649,576 | 662,600 | 1,203,477 | 2,392,089 |
| | EXPENDITURES | | | | | | |
| 5740262 | BUILDING & GROUND MAINTENANCE | - | 12,830 | 11,145 | 22,000 | 22,000 | 22,000 |
| 5740300 | ADMINISTRATION FEE | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| 5740311 | AUDIT | 1,335 | - | 1,669 | 1,948 | 1,948 | 1,948 |
| 5740510 | INSURANCE & SURETY BONDS | 5,264 | 6,481 | 6,128 | 6,529 | 6,529 | 6,141 |
| 5740613 | INCENTIVE-GENPAK | - | 3,106 | - | 5,000 | 5,000 | 5,000 |
| 5740614 | INCENTIVE-MSC | - | - | - | 5,000 | 5,000 | 5,000 |
| 5740615 | INCENTIVE-GAF | - | - | - | 5,000 | 5,000 | 5,000 |
| 5740620 | PORT 15-DEVELOPER | 93,600 | 88,823 | 80,754 | 95,000 | 95,000 | 95,000 |
| 5740621 | PORT 15-IRON COUNTY SCHOOL DISTRICT | 50,320 | 47,752 | 43,414 | 50,000 | 50,000 | 50,000 |
| 5740622 | PORT 15-CEDAR CITY HOUSING AUTHORITY | 45,130 | 42,827 | 38,936 | 50,000 | 50,000 | 50,000 |
| 5740623 | PORT 15-ECONOMIC INCENTIVES | - | - | - | 24,000 | 24,000 | 24,000 |
| 5740624 | PORT 15-ADMINISTRATION FEE | - | - | - | 11,000 | 11,000 | 11,000 |
| 5740631 | INCENTIVE-LEASE SUBSIDEE | 4,170 | 125 | - | - | - | - |
| 5740632 | INCENTIVE-SIGN IMPROVEMENTS | 13,931 | - | - | - | - | - |
| 5740633 | INCENTIVE-TENANT IMPROVEMENTS | 45,103 | - | - | - | - | - |
| 5740634 | INCENTIVE-DOWNTOWN IMPROVEMENTS | 2,433 | - | - | - | - | - |
| 5740635 | CONCERT SERIES | (764) | 13,459 | 29,652 | - | - | - |
| 5740636 | DONATION-SHAKESPEAR FESTIVAL | - | - | - | - | 500,000 | - |
| | | 265,522 | 220,404 | 216,698 | 280,477 | 780,477 | 280,089 |
| 5740720 | CAP OUTLAY-BUILDINGS | - | - | - | - | - | 1,600,000 |
| 5740730 | CAP OUTLAY-IMPROVEMENTS | 304,276 | 104,582 | 124,284 | 363,000 | 423,000 | 262,000 |
| 5740810 | DEBT SERVICE-PRINCIPAL | - | - | - | - | - | 230,000 |
| 5740830 | BANK CHARGES | - | - | - | - | - | 20,000 |
| 5740990 | FUND BALANCE-UNAPPROPRIATED | - | - | - | 19,123 | - | - |
| | TOTAL EXPENDITURES | 569,798 | 324,985 | 340,983 | 662,600 | 1,203,477 | 2,392,089 |
| | NET REVENUES OVER EXPENDITURES | 116,163 | 372,075 | 308,593 | - | - | - |
| 58 | <u>MUNICIPAL BUILDING AUTHORITY</u> | | | | | | |
| | REVENUE | | | | | | |
| 5839500 | INTEREST EARNINGS | - | 330 | 91 | - | - | - |
| 5839600 | BOND PROCEEDS | - | 1,270,000 | - | - | - | - |
| 5839800 | TRANS FROM GENERAL FUND | 1,067 | - | 96,584 | 96,444 | 96,444 | 96,444 |
| 5839900 | FUND BALANCE-APPROPRIATED | - | - | - | - | 9,125 | - |
| | TOTAL REVENUE | 1,067 | 1,270,330 | 96,675 | 96,444 | 105,569 | 96,444 |
| | EXPENDITURES | | | | | | |
| 5840220 | PUBLIC NOTICES | - | - | - | 250 | 250 | 250 |
| 5840310 | PROF & TECH SERVICES | - | 8,000 | - | - | - | - |
| 5840510 | INSURANCE & SURETY BONDS | - | - | - | 1,234 | 1,234 | - |
| 5840610 | SUNDRY | - | - | - | 50 | 50 | 50 |
| 5840743 | CAPITAL OUTLAY-FIRE TRUCK | - | 1,231,696 | 2,907 | - | 9,125 | - |
| 5840811 | PRINCIPAL-DOWNTOWN PROJECT | - | - | - | 77,000 | 77,000 | 77,000 |
| 5840821 | INTEREST-DOWNTOWN PROJECT | - | - | - | 17,910 | 17,910 | 17,910 |
| 5840830 | BANK CHARGES | - | 8,272 | - | - | - | 1,234 |
| | TOTAL EXPENDITURES | - | 1,247,968 | 2,907 | 96,444 | 105,569 | 96,444 |
| | NET REVENUES OVER EXPENDITURES | 1,067 | 22,362 | 93,769 | - | - | - |

Cedar City, Utah

June 8, 2016

The Members of the Redevelopment Agency of Cedar City, Iron County, Utah met in special session at its regular meeting place, the City Offices at 10 North Main Street, Cedar City, Utah, at 6:30 p.m. (following the City Council Meeting) on the 8th day of June, 2016, with the following members of the Governing Body present:

| | |
|---------------|------------------|
| Ron Adams | Chairman |
| Paul Cozzens | Member/Secretary |
| Terri Hartley | Member |
| Craig Isom | Member |
| Fred Rowley | Member |
| Maile Wilson | Member |

Also present:

| | |
|---------------|---------------|
| Rick Holman | City Manager |
| Paul Bittmenn | City Attorney |
| Renon Savage | City Recorder |

Absent:

After the minutes of the preceding meeting had been duly read and approved, the Secretary presented to the Members of the Redevelopment Agency an affidavit evidencing the giving of not less than 24 hours public notice of the agenda, date, time and place of the June 8, 2016, Special Meeting of the Redevelopment Agency in compliance with the requirements of §52-4-202, et. seq., Utah Code Annotated, 1953, the Utah Open Meeting Act, by (1) posting written notice of the meeting at the principal office of the Agency; and (2) providing notice to at least one (1) newspaper of general circulation within the geographic jurisdiction of the Agency and the area to be included within the proposed district, or to a local media correspondent. The affidavit was ordered recorded in the minutes of the meeting and is as follows:

STATE OF UTAH)
 :
COUNTY OF IRON)

I, PAUL COZZENS, the undersigned, the duly appointed, qualified and acting Secretary of the Redevelopment Agency of Cedar City, Iron County, State of Utah, do hereby certify, according to the records of the Agency in my official possession and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202(1), Utah Code Annotated, 1953, as amended, I gave not less than 24 hours public notice of the agenda, date, time and place of the June 8, 2016, General Public Meeting held by the Redevelopment Agency of said City, by:

(a) causing a copy of the Notice of Special Meeting in the form attached hereto as Exhibit A to be provided on June __, 2016, at least 24 hours before the convening of the meeting to the Spectrum, St. George, Utah, a newspaper of general circulation within the geographic jurisdiction of the Agency and to each local media correspondent, newspaper, radio station or television station which has requested notification of meetings of the Agency.

(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting. In addition, the Notice of 2016 Annual Meeting Schedule for the Agency (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the Agency to be held during the year, by causing said Notice to be (a) posted on January __, 2016, at the principal office of the Board, (b) provided to at least one newspaper of general circulation within the City on January __, 2016, and (c) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed or imprinted hereon the official seal of the County, this 8th day of June, 2016.

REDEVELOPMENT AGENCY OF CEDAR CITY

By _____
Secretary

[SEAL]

ATTACHMENTS:
SCHEDULE 1—NOTICE OF MEETING
SCHEDULE 2—ANNUAL MEETING SCHEDULE

EXHIBIT A

[Attach Notice of Public Meeting Here]

NOTICE OF AGENDA OF SPECIAL MEETING

* * * * *

PLEASE TAKE NOTICE that the Redevelopment Agency of Cedar City, Iron County, State of Utah, will hold a Special Meeting on Wednesday, the 8th day of June, 2016, at its regular meeting place, the City Office, 10 North Main Street, Cedar City, Utah, at the hour of 6:30 o'clock P.M.

The Agenda for the meeting consists, in part, of the following:

- (1) Consideration for and adoption of a Parameter Resolution authorizing the issuance of Redevelopment Bonds of the Redevelopment Agency of Cedar City, Iron County, Utah and the calling of a public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the construction of the Project; and
- (2) Any other business that may come before said meeting.

DATED this ____ day of June, 2016.

Secretary

Thereupon, after the conduct of other business not pertinent to the following, the following resolution was introduced in written form by the Chairman and, pursuant to motion duly made by _____ and seconded by _____, was adopted and approved by the following vote:

Yea: Ron Adams
Paul Cozzens
Terri Hartley
Craig Isom
Fred Rowley
Maile Wilson

Nay: None

The Resolution was thereupon signed by the Chairman, was attested and countersigned by the Secretary and was ordered recorded in the official records of the Issuer.

The Resolution is as follows:

REDEVELOPMENT AGENCY OF CEDAR CITY, IRON COUNTY, UTAH
RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ISSUANCE OF RENTAL REVENUE BONDS (THE "BONDS") OF THE REDEVELOPMENT AGENCY OF CEDAR CITY, IRON COUNTY, UTAH (THE "ISSUER"); CALLING A PUBLIC HEARING AND ESTABLISHING A TIME, PLACE AND LOCATION FOR SAID PUBLIC HEARING; PROVIDING FOR A PLEDGE OF REVENUES DERIVED FROM THE AGENCY'S IMPROVEMENTS TO THE PROJECT AREA DEVELOPMENT FOR THE PAYMENT OF THE BONDS; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

WHEREAS the Issuer, the Redevelopment Agency of Cedar City, Iron County, State of Utah, considers it desirable and necessary and for the benefit of the Issuer and its constituents to construct a 10,000 square foot, block wall expansion to the 34,823 square foot facility owned by the Issuer and used as a grocery store, together with all related work and improvements in connection with project area development (the "Project") and to defray all or a portion of the cost

thereof from the bonds to be issued hereby, but does not have on hand money sufficient to pay for the Project; and

WHEREAS the Issuer desires to issue its Bonds in an amount not to exceed \$1,850,000 (the "Bonds"), the payment of which shall be secured as herein provided; and

WHEREAS the revenues to be pledged have not been pledged or hypothecated in any manner or for any purpose and the Issuer desires to issue its Rental Revenue Bonds payable from such revenues in the manner for which provision is hereinafter made in order to pay all or part of the cost of the Project; and

WHEREAS Sections 17C-1-502, et. seq., Utah Code Annotated, 1953, as amended, authorizes the issuance of non-voted revenue bonds payable in whole or in part from revenues or income derived from the Agency's undertakings and implementation of project area development; and

WHEREAS the Utah Local Government Bonding Act, Sections 11-14-1 et seq., Utah Code Annotated, 1953, as amended, provides that, prior to issuing bonds an issuing entity must (i) give notice of its intent to issue such bonds and (ii) hold a public hearing to receive input from the public with respect to the issuance of such bonds and any potential economic impact to the private sector from the construction of the Project to be funded by the Bonds; and

WHEREAS the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing, including a notice of bonds to be issued, in compliance with the Act with respect to the Bonds; and

WHEREAS in order to allow the Issuer (with the consultation and approval of the Issuer's Financial Advisor, Zions Public Finance, Inc. (the "Financial Advisor")) flexibility in setting the pricing date of the Bonds to optimize debt service savings to the Issuer, the Members desire to grant to the Chairman (the "Designated Officer") of the Issuer the authority to approve the final interest rates, principal amounts, terms, maturities, redemption features, and purchase price at which the Bonds shall be sold and set forth the final terms of the Rental Revenue Bonds, and any changes with respect thereto from those terms which were before the Board at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the "Parameters").

NOW, THEREFORE, Be It and It Is Hereby Resolved by the Members of the Redevelopment Agency of Cedar City, Iron County, State of Utah, as follows:

Section 1. The Members (the "Governing Body") of the Redevelopment Agency of Cedar City, Iron County, Utah (the "Issuer"), hereby finds and determines that it is in the best interests of its constituents for the Issuer to issue its Bonds in the principal amount of not to exceed \$1,850,000 at an interest rate not to exceed 5.50% per annum, to mature in not more than fifteen (15) years from their date or dates, and to be sold at a price not less than 100% of the total

principal amount thereof, pursuant to a resolution to be adopted by the Governing Body authorizing and confirming the issuance and sale of the Bonds. The Bonds are to be issued for the purpose of paying all or part of the cost of constructing a 10,000 square foot, block wall expansion to the 34,823 square foot facility owned by the Issuer and used as a grocery store, together with all related work and improvements (the "Project").

The Issuer hereby declares its intention to issue the Bonds according to the provisions of this section; provided, however, that the Bonds shall only be issued by the Issuer after adoption of a Master Resolution by the Issuer (the "Master Resolution") setting forth the specific terms of the Bonds within the maximum terms herein provided.

The form of Master Resolution attached hereto as Exhibit "B" is in all respects hereby authorized and approved, and the Chairman and Secretary of the Issuer are hereby authorized and directed to execute and deliver the same on behalf of the Issuer.

Section 2. The Master Resolution in substantially the form presented to this meeting and attached hereto as Exhibit B, is hereby authorized, approved, and confirmed. The Chairman and Secretary are hereby authorized to execute and deliver the Master Resolution in substantially the form and with substantially the content as the form presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officer, in consultation with the Financial Advisor, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized hereby. The Designated Officer is hereby authorized to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution.

Section 3. The form, terms and provisions of the Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall be as set forth in the Master Resolution. The Chairman and Secretary of the Issuer are hereby authorized and directed to execute and seal the Bonds.

Section 4. The Issuer proposes to pledge income or revenue derived from Agency undertakings and implementation of project area development for the repayment of the Bonds.

Section 5. The Issuer shall hold a public hearing on July 6, 2016 to receive input from the public with respect to the issuance of the Bonds and any potential impact to the private sector from the construction of the Project to be funded by the Bonds, which hearing date shall be not less than fourteen (14) days after notice of the public hearing is (A) first published once a week for two consecutive weeks in the Spectrum, a newspaper of general circulation in the Issuer and (B) published on the Utah Public Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended. The Issuer directs its officers and staff to publish a Notice of Public Hearing in substantially the following form:

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that on June 8, 2016, the Members of the Redevelopment Agency of Cedar City (the "Issuer"), adopted a resolution (the "Resolution") declaring its intention to issue its Rental Revenue Bonds (the "Bonds") pursuant to the Utah Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended and to call a public hearing to receive input from the public with respect to the issuance of the Bonds.

The Issuer shall hold a public hearing on July 6, 2016, at the hour of 5:30 p.m. The location of the public hearing is in the Cedar City Office, 2603 West Cedar City Drive, Cedar City, Utah. The purpose of the meeting is to receive input from the public with respect to the issuance of the Bonds. All members of the public are invited to attend and participate.

DATED this 8th day of June, 2016.

/s/ Paul Cozzan
Secretary

[Publish once each week for two consecutive weeks.]

Section 6. The Issuer shall also cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the Issuer's principal offices for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the date of publication thereof. The Issuer directs its officers and staff to publish a Notice of Bonds to be Issued in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN that on June 8, 2016, the Members of the Redevelopment Agency of Cedar City (the "Issuer"), adopted a resolution (the "Resolution") declaring its intention to issue its Rental Revenue Bonds (the "Bonds") pursuant to the Utah Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended and Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Utah Code Annotated, 1953, as amended.

Field

The Issuer intends to issue Bonds in the principal amount of not to exceed \$1,850,000, to bear interest at a rate not to exceed 5.50% per annum, to mature in not more than 15 years from their date or dates, and to be sold at a discount from par, expressed as a percentage of principal amount, not to exceed 2.0% (the "Bonds").

The Issuer intends to issue the Bonds for the purpose of (i) financing a portion of the cost of constructing a 10,000 square foot, block wall expansion to the 34,823 square foot facility owned by the Issuer and used as a grocery store, together with related improvements (the "Project"); and (ii) funding any required debt service reserve, and (iii) paying costs of issuing the Bonds.