

**Tremonton City Corporation
Redevelopment Agency Meeting
January 24, 2023
Meeting to be held immediately following Tremonton City Council Meeting
which is scheduled at 7:00 p.m.
102 South Tremont Street
Tremonton, Utah**

AGENDA

1. Approval of agenda
2. Approval of minutes – January 3, 2023
3. New Business:
 - a. Discussion and consideration of adopting Resolution No. RDA 23-02 consenting to pay the matching funds associated with a Rural Communities Opportunity Grant Agreement between Tremonton City and the State of Utah for improvements to Midland Square
4. Adjournment

Persons with disabilities needing special assistance to participate in this meeting should contact Linsey Nessen no later than 48 hours before the meeting.

Anchor location for Electronic Meeting by Telephone Device. With the adoption of Ordinance No. 13-04, the Board may participate per Electronic Meeting Rules. Those eligible to request participation by electronic means should contact Linsey Nessen, City Recorder, no later than 48 hours before the meeting to make arrangements.

Notice was posted January 20, 2023 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after the said meeting. A copy of the agenda was delivered to the Leader (Newspaper) on January 20, 2023.

Linsey Nessen, City Recorder

Draft Minutes

**TREMONTON CITY CORPORATION
REDEVELOPMENT AGENCY
JANUARY 3, 2023**

Board Members Present:
Lyle Holmgren, Chairman
Connie Archibald, Board Member
Wes Estep, Board Member
Bret Rohde, Board Member
Rick Seamons, Board Member
Lyle Vance, Board Member
Shawn Warnke, Executive Director
Linsey Nessen, Executive Secretary

Chairman Holmgren called the Tremonton Redevelopment Agency Meeting to order at 9:03 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Holmgren, Board Members Archibald, Estep, Rohde, Seamons, and Vance, Executive Director Warnke, and Executive Secretary Nessen. Public Works Director Paul Fulgham, Police Chief Dustin Cordova, and Interim Fire Chief Chris Scothern were in attendance.

- 1. Approval of agenda:

Motion by Board Member Vance to approve the January 3, 2023 agenda. Motion seconded by Board Member Archibald. Vote: Board Member Archibald - aye, Board Member Estep - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

- 2. Approval of minutes – November 1, 2022

Motion by Board Member Archibald to approve the minutes of November 1, 2022. Motion seconded by Board Members Vance and Estep. Vote: Board Member Archibald - aye, Board Member Estep - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

- 3. Public Hearings

Chairman Holmgren called a Public Hearing to order at 9:04 p.m. to consider amendments to the budget. There were eight people in attendance.

- a. To consider adopting amendments to the Annual Budget entitled “The Redevelopment Agency of Tremonton City Annual Implementation Budget 2022-2023 for RDA District #2 Fund – Downtown and Tremonton West Liberty Foods EDA 172” commencing July 1, 2022, and ending June 30, 2023

There were no public comments. Chairman Holmgren closed the Public Hearing at 9:05 p.m.

Draft Minutes

- 4. New Business:
 - a. Discussion and consideration of adopting Resolution No. RDA 23-01 amending the Annual Budget entitled “The Redevelopment Agency of Tremonton City Annual Implementation Budget 2022-2023 for RDA District #2 Fund – Downtown and Tremonton West Liberty Foods EDA 172” for the fiscal year commencing July 1, 2022, and ending June 30, 2023

Manager Warnke said this is what we discussed previously—it is targeted at Midland Square. We will receive a contract in the next couple weeks that the State and City will enter into. That contract will be with the City not the RDA, but the RDA will be using their funds to fund our portion of the project. Councilmember Rohde confirmed they would be approving the RDA to spend \$173,000 and take the grant for the other portion.

Motion by Board Member Seamons to adopt the resolution. Motion seconded by Board Member Rohde. Roll Call Vote: Board Member Archibald - aye, Board Member Estep - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

- b. **(Time permitting)** Discussion of “Downtown Revitalizing” initiative to leverage the Rural Communities Opportunity Grant award for Midland Square Improvements with the appropriation of RDA funds for other improvements along Main Street

Manager Warnke said it is leveraging what we talked about with more appropriation.

- 5. Adjournment

Motion by Board Member Archibald to adjourn the meeting. Motion seconded by Board Member Seamons. Vote: Board Member Archibald - aye, Board Member Estep - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

The meeting adjourned at 9:08 p.m.

The undersigned duly acting and appointed Executive Secretary for Tremonton City Corporation Redevelopment Agency hereby certifies that the foregoing is a true and correct copy of the minutes for the RDA Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2023.

Draft Minutes

Linsey Nessen, Executive Secretary

TREMONTON RDA
TREMONTON CITY RDA MEETING
JANUARY 24, 2023

TITLE:	Discussion and consideration of adopting Resolution No. RDA 23-02 consenting to pay the matching funds associated with a Rural Communities Opportunity Grant Agreement between Tremonton City and the State of Utah for improvements to Midland Square
FISCAL IMPACT:	The RCOG grant rules require Tremonton City, being a 4th Class City, to provide a 30% match of the total estimated project costs of \$579,600 for the Midland Square infrastructure improvements, equaling \$173,880. Tremonton City's matching funds will come from Tremont Center RDA funds which are available for such a project as improving Midland Square.
PRESENTER:	Shawn Warnke, Tremonton City Manager

Rural Communities Opportunity Grant (RCOG) is available to rural counties, cities, and towns to support unique economic development projects and activities. Tremonton City's submitted RCOG application proposing infrastructure improvements to construct facilities at Midland Square to accommodate public events or programs and the gathering of people. More specifically, Tremonton City specifically proposed that the Rural Communities Opportunity Grant funding to construct infrastructure, including a permanent stage area, additional power pedestals for vendors, and public restrooms, with a total cost estimated to be \$579,600.

These aforementioned infrastructure improvements will transform Midland Square from a public park to a public plaza where the City will program events and activities with the economic objective of attracting new small businesses to Tremonton, increasing retail sales, and ultimately increasing sales tax revenue.

The RCOG grant rules require Tremonton City, being a 4th Class City, to provide a 30% match of the total estimated project costs of \$579,600 for the Midland Square infrastructure improvements, equaling \$173,880. Tremonton City's matching funds will come from Tremont Center RDA funds which are available for such a project as improving Midland Square.

As shown in the highlighted text on the next page the Tremont Center CDA's plan and budget anticipated using tax increment to construct a public plaza in the Tremont Center or on Main Street; and

Attachments: Tremont Center CDA Plan and Draft Resolution

The **bold font** in the table below represents improvements that have commenced or been completed. The Tremont Center Community Development Project Area Plan recognizes and anticipates that some line items for expenditures may be more or less than those shown in the Project Area Plan and Budget summarized above. Moreover, the Budget for expenditures illustrated above shall not be held to strict amounts for each line item, but rather the overall amount of \$4.3 million of expenses shall be the maximum cap amount (See Resolution No. RDA 15-02) received by the Agency. Additionally, the use of Tax Increment shall include, but not be limited to, the cost and maintenance of public infrastructure and other improvements located within the Project Area, site preparation, and administrative costs, as authorized by the Act

CDA Expenses	Amount	Location of Improvement
Bury Central Canal	\$1,000,000	Tremont Center
Bridges and ROW improvements	\$300,000	Tremont Center
Landscaping over the buried canal and pedestrian amenities	\$208,000	Tremont Center
Bury overhead power	\$50,000	Tremont Center
Water line installation	\$50,000	Tremont Center
Bore water line under the canal	\$20,000	Tremont Center
Acquire ROW for road extension (480 West)	\$60,000	Main Street
Building of road extension (480 West)	\$40,000	Main Street
Demolition of homes	\$350,000	Tremont Center
Façade improvements	\$640,000	Main Street
Replacement of streetlights	\$695,553	Main Street
New streetlights	\$207,186	Tremont Center
Public realm improvements	\$100,000	Main Street
Main Street trees	\$283,000	Main Street
Street trees for public road	\$84,000	Tremont Center or Main Street
Public plaza	\$150,000	Tremont Center or Main Street
Total	\$4,237,739	

Section III of the Interlocal agreements, adopted between the Agency and the Taxing Entities, formalized this flexibility by allowing the Agency to determine the expenses in the Project Area but limits the maximum Tax Increment received by the Agency to \$4.3 million or 15 years of tax increment, whichever occurs first (See Resolution No. RDA 15-02). As described in Section 4.1 in this report, the Agency adopted Resolution RDA 20-11, which authorized the Agency to receive two additional years of tax increment for a collection period of 17 years total for this Project Area.

RESOLUTION NO. RDA 23-02

RESOLUTION OF THE REDEVELOPMENT AGENCY OF TREMONTON CITY CONSENTING TO PAY THE MATCHING FUNDS ASSOCIATED WITH A RURAL COMMUNITIES OPPORTUNITY GRANT AGREEMENT BETWEEN TREMONTON CITY AND THE STATE OF UTAH FOR IMPROVEMENTS TO MIDLAND SQUARE

WHEREAS, the Tremont Center site is being developed as a commercial, office, and residential development and has unique and significant infrastructure requirements to make this development viable; and

WHEREAS, other taxing entities in Box Elder County have granted the Tremonton City RDA the right to receive 75% of the tax increment in the Tremont Center Community Development Area (Tremont Center CDA) for 17 years or up to a maximum of \$4.3 million, whichever occurs; and

WHEREAS, the RDA sought to capture the tax increment from the Tremont Center CDA to overcome the significant infrastructure needs associated with the development of the Tremont Center; and

WHEREAS, the RDA also sought to capture the tax increment from the Tremont Center CDA to revitalize other properties in the Tremont Center CDA, primarily on Main Street; and

WHEREAS, included in Exhibit “A” is a table of anticipated improvements that were identified in the Tremont Center CDA plan and budget for which the RDA sought tax increment; and

WHEREAS, according to Resolution No. RDA 19-03, the RDA is obligated to reimburse the developer for costs associated with installing the infrastructure needs related to the development of the Tremont Center as its first use of tax increment; and

WHEREAS, in the meantime, if the RDA wants to undertake projects contained in Exhibit “A,” it may do so but will need to receive either contributions from other entities or grants; and

WHEREAS, on September 20, 2016, the Tremonton City Council adopted Resolution No. 16-46, which authorized capital contributions transferred to the RDA through the budget process so that the RDA may commence with improvement projects ahead of the RDA having available tax increment to revitalize other properties on Main Street; and

WHEREAS, on September 20, 2016, the Agency adopted Resolution No. RDA 16-11 accepting capital contributions into Fund 71- RDA District #2 Fund- Downtown to facilitate improvement projects within the Tremont Center CDA’s boundary ahead of having tax increment for such a purpose; and

WHEREAS, Rural Communities Opportunity Grant (RCOG) are available to rural counties, cities, and towns to support unique economic development projects and activities; and

WHEREAS, Tremonton City's submitted RCOG application proposing infrastructure improvements to construct facilities at Midland Square to accommodate public events or programs and the gathering of people; and

WHEREAS, the original plan for Midland Square included a permanent stage area to accommodate public events or programs and the gathering of people, which was not constructed with the initial improvements of Midland Square; and

WHEREAS, as described in detail in Exhibit "B," Tremonton City specifically proposed that the RCOG funding be used to construct infrastructure, including a permanent stage area, additional power pedestals for vendors, and public restrooms with a total cost estimated to be \$579,600; and

WHEREAS, these aforementioned infrastructure improvements will transform Midland Square from a public park to a public plaza where the City will program events and activities with the economic objective of attracting new small businesses to Tremonton, increasing retail sales, and ultimately increasing sales tax revenue; and

WHEREAS, the Rural Communities Opportunity Advisory Committee reviewed and approved Tremonton City's application for the Midland Square infrastructure improvements, with the City receiving \$405,720 in RCOG funds; and

WHEREAS, the RCOG grant rules require Tremonton City, being a 4th Class City, to provide a 30% match of the total estimated project costs of \$579,600 for the Midland Square infrastructure improvements, equaling \$173,880; and

WHEREAS, Tremonton City has adopted Resolution No. 23-07 approving the Rural Communities Opportunity Grant agreement between Tremonton City and the State of Utah; and

WHEREAS, as shown in the highlighted text in Exhibit "A," the Tremont Center CDA's plan and budget anticipated using tax increment to construct a public plaza in the Tremont Center or on Main Street; and

WHEREAS, to this end, the RDA is willing to provide Tremonton City with the 30% match required by the RCOG agreement adopted by Tremonton City's Resolution No. 23-07.

NOW, THEREFORE, BE IT RESOLVED, the Tremonton City Redevelopment Agency agrees to provide Tremonton City the 30% match required in the Rural Communities Opportunity Grant agreement adopted by Tremonton City's Resolution No. 23-07.

The Redevelopment Agency understands that Rural Communities Opportunity Grant will be used to construct infrastructure improvements at Midland Square, including a permanent stage area, additional power pedestals for vendors, and public restrooms, as further detailed in Exhibit

“B.” The Redevelopment Agency also acknowledges that the total cost of the said improvements in Midland Square is estimated to be \$579,600, with the State of Utah paying \$405,720, with the Agency’s providing matching funds estimated to be \$173,880.

FURTHER, BE IT RESOLVED, the Tremonton City Redevelopment Agency also agrees to pay for any expense associated with the said improvements and associated costs in Midland Square that exceed the State of Utah’s financial obligation of \$405,720.

Adopted and passed by the Board of Directors of the Redevelopment Agency of Tremonton City this 24th day of January 2023.

REDEVELOPMENT AGENCY

Lyle Holmgren, Chair

ATTEST:

Linsey Nessen, Executive Secretary

EXHIBIT “A”

The **bold font** in the table below represents improvements that have commenced or been completed. The Tremont Center Community Development Project Area Plan recognizes and anticipates that some line items for expenditures may be more or less than those shown in the Project Area Plan and Budget summarized above. Moreover, the Budget for expenditures illustrated above shall not be held to strict amounts for each line item, but rather the overall amount of \$4.3 million of expenses shall be the maximum cap amount (See Resolution No. RDA 15-02) received by the Agency. Additionally, the use of Tax Increment shall include, but not be limited to, the cost and maintenance of public infrastructure and other improvements located within the Project Area, site preparation, and administrative costs, as authorized by the Act

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Section III of the Interlocal agreements, adopted between the Agency and the Taxing Entities, formalized this flexibility by allowing the Agency to determine the expenses in the Project Area but limits the maximum Tax Increment received by the Agency to \$4.3 million or 15 years of tax increment, whichever occurs first (See Resolution No. RDA 15-02). As described in Section 4.1 in this report, the Agency adopted Resolution RDA 20-11, which authorized the Agency to receive two additional years of tax increment for a collection period of 17 years total for this Project Area.

EXHIBIT “B”

Rural Communities Opportunity Grant Application

Tremonton City

102 South Main Street

Tremonton, UT 84337

“Downtown is important because it’s the heart and soul of any community. If you don’t have a healthy downtown, you simply don’t have a healthy town.”

- Ed McMahon Chair Emeritus, National Main Street Center Board of Directors

Describe in detail what the proposed Rural Communities Opportunity Grant projects and activities are

Tremonton City is situated in the northern end of Utah, nestled just west of the northern Wasatch Mountains. It is 18 miles north of Brigham City, the Box Elder County seat, and approximately 20 miles south of the Idaho border at the junction of I-15 and I-84. Tremonton City was founded in 1903 and currently has a population of roughly 11,500 residents. During the past 100 years, Main Street has been a central economic element of Tremonton City. City founders recognized the city as a business center for the surrounding valley. Downtown is a significant tourism, business, and industrial recruitment tool. The entire community is judged based on the quality and economic vitality of downtown. Tremonton City Officials, past and present have focused and are focusing on the economic objective of making the City’s downtown vibrant and thriving, where people gather and do business.

In 1994, one of the most prominent buildings within Tremonton City’s downtown, the Midland Hotel, was destroyed by fire. After months of discussion, consideration, and community input, the City, purchased the property where Midland Square was previously located and set out to create a public park. When Midland Square was first conceived, the plans for this public space included the construction of a permanent stage. However, the stage was omitted due to scarce funding, and the public space was constructed without electrical facilities and public restrooms.

As currently configured, Midland Square is a 0.6-acre public park located at 100 West and Main Street intersection. Although Midland Square is situated in the heart of downtown Tremonton and is beautifully landscaped, the space does not have facilities to accommodate public events or programs and the gathering of people.

Tremonton City is proposing that the Rural Communities Opportunity Grant help fund some of the needed facilities to accommodate the gathering of people in Midland Square. Specifically, the granted funds will be used to construct a permanent stage area, additional power pedestals for vendors, and public restrooms, transforming Midland Square from a public park to a public plaza where the City will program events and activities with the economic objective of attracting new small businesses to Tremonton, increasing retail sales, and ultimately increasing sales tax revenue.

Roger Brooks, President, and CEO of Destination Development and a consultant for the State of Utah on main street revitalization, advises that downtown areas will realize increased economic prosperity by creating public plazas and programming these public spaces with events and activities. It is worth noting that some of the most successfully developed retail districts along the Wasatch Front, such as the Gateway District, City Creek, and Farmington Station, have designed and developed plazas for public gathering space.

“People are gravitating back to downtowns – not for the downtown shopping of yesteryear, but as the community’s central gathering place. If you can create an activity that will attract your locals downtown, retailers will be back – and they will be open the hours the people are there.”

-Roger Brooks

The community is actively pursuing the creation of an effective strategic economic development plan consistent with local economic development priorities.

Creating a public plaza where people will gather downtown and the City will program events is consistent with several economic strategies and previous planning processes in Tremonton. As early as the 2002 General Plan, the City identified as Goal 4.1 the need to attract and encourage shopping downtown. Specifically, Objective 4.1.5 stated the need to facilitate cultural activities that will attract shoppers to the downtown area. Constructing a stage, restroom, and power pedestals will help to facilitate these cultural events.

In 2013, the City received a planning grant from the American Institute of Architects. They provided a Sustainable Design Assistance Team (SDAT) to study Tremonton Main Street and how to improve the economic vitality of this area. One of the SDAT observations and recommendations was as follows:

“In touring the length of Tremonton Main Street, the SDAT observed that although there are several public spaces on Main Street almost none of them can support the kind of programming and events that are critical to the success of a Main Street District. Midland Square was studied, given its location within the central downtown district.”

“Midland Square holds excellent potential for merchants to realize added shoppers due to this public space located directly on Main Street. To increase activity at Midland Square, the City should add improvements that allow this public space to be programmed for activities and events, such as a stage for performances and similar improvements.”

-Sustainable Design Assistance Team (SDAT)

In addition to the need for a stage, restrooms, and power pedestal; the City’s previous economic plans for Main Street called for the need for a Main Street Manager. Specifically, the

1988 National Development Council Plan and 2013 SDAT plan identified the need to hire a Main Street Manager that facilitated promotions, events, and activities for the downtown area. **In 2022, the City created and hired an individual to fill this position.**

Main Street Manager

The Tremonton Main Street manager has and is in the process of creating promotions, events, and activities that have an economic impact on Main Street merchants. One of the events that the Main Street manager created is the farmers' market at Midland Square, which occurred during the spring, summer, and fall months of 2022. This farmers' market was a huge success. During each farmers' market, there were more than thirty vendors and food trucks selling produce, baked items, crafts, and food. Hundreds of people participated in the event, which was a success for vendors and many of our downtown businesses. Many vendors sold out at every event, and merchants boasted of having increased foot traffic and sales on the days of the farmers' market.

While the Midland Square farmers' market was successful, the event demonstrated the need to improve this space with a permanent stage, additional power pedestals for vendors, and a public restroom. With funds from the Rural Communities Opportunity Grant, the City will transform Midland Square into a plaza for the public to gather. With the upgraded facilities, the Tremonton City Main Street Manager will create year-round active and passive activities and events, including concerts (May – October), farmer's markets (May – October), outdoor movies (June – August), "Welcome to Tremonton" – county fair kickoff party (August), fine arts (Summer), food trucks (May – October), Trick or Treat on Main (October) and holiday events (November – December and February). These events will draw thousands of people to the downtown area.

When Tremonton City created and filled the position of Main Street Manager, the City identified economic indicators that it would use to evaluate the effectiveness of this position. Part of the Main Street Manager's duties includes tracking these economic indicators, including job growth on Main Street and retail leakage. The City will use these same indicators for assessing the Rural Communities Opportunity investment for Midland Square. These economic indicators include year-to-year comparisons of the following:

- Number of businesses/jobs downtown; and
- Average rental rates downtown; and
- Average vacancy rates of buildings downtown; and
- Retail leakage analysis for Tremonton; and
- Overall sales tax revenue collected for Tremonton; and
- Change in the business mix from service to retail; and
- Private investment into the downtown area.

What are the Economic Impacts, Job Creation, and Business Opportunities that will be Enhanced by this Project?

Business opportunities will be enhanced by improving Midland Square and through the Tremonton Main Street Manager programming this space with events, activities, and promotions. Business owners that are currently downtown experienced increased activity during the first season of the Midland Square farmer's market in 2022. Business owners said they had more people in their stores the weekend the market was held compared to other weekends. Promotions, events, and activities programmed at Midland Square bring more awareness to the local business in the downtown area. In the long term, increased traffic to downtown will also attract new and exciting restaurants and retail businesses.

Tremonton City is starting to see the success of previous revitalization efforts. The City has improved the vibrance of downtown by investing in the creation of public art, including murals and sculptures, in which the City has received media exposure and public awards for its efforts. In addition, the City's downtown area has recently been listed on the National Register of Historic Places. The City is actively working on implementing a comprehensive wayfinding signage system to direct visitors to the downtown area and increase economic activity. The City concluded that a community branding process and surveys would help better understand and define what Tremonton is all about. For example, one resident recently commented on one of the City's surveys about Tremonton:

"I love the community events, like the art festival or the trick or treat on main street. It brings people together and everyone in the community seems to enjoy it."

Another stated:

"The holidays are all decorated very nicely by the shop owners. Sidewalk sales and community parades and the fair make this into a charming town."

In 2019, a community survey conducted by Zions Public Finance, Inc (ZPFI) for Tremonton City revealed a desire from residents to see more shopping options, better employment opportunities for its residents, and a more appealing downtown area.

Tremonton's geographic location lends itself to retail trade from passerby traffic from Interstates 15 and 84 and the larger surrounding regional area for motor vehicles, grocery stores, gasoline stations, and hospitality services. Which have sales gap capture rates higher than 100 percent. Conversely, the City has not captured its share of sales from amusement and entertainment, furniture, clothing, building materials, electronics and appliances, and general merchandise where residents are leaving the community to make those purchases showing a capture rate that is lower than 100 percent.

The City's overall capture rate in 2016 is 115 percent indicating the City can attract customers from outside the area. This also suggests that the traveling public on Interstates is stopping to

make purchases in Tremonton City. The City's decision to focus on downtown investment has increased private property owners' confidence to invest in Tremonton for retail shopping, restaurants, housing, and industry. Currently, three buildings within the downtown area are being restored. One of those buildings is adjacent to Midland Square. The owners intend to renovate the historic building to include townhomes and an upscale restaurant that will employ an additional 20 or more employees.

Improving Midland Square will enhance the City's economic outlook by encouraging other property owners to invest in revitalizing their property within the downtown area. As previously mentioned, a healthy and vibrant downtown area is an integral part of attracting additional employers to the retail, service, and industrial sectors of the City.

Tremonton is making a concerted effort to leverage the Box Elder County Fair, parade, and rodeo more fully with a Tremonton City County Fair kick-off party at Midland Square. The County Fair draws approximately 100,000 people to the Tremonton area and is the City's most significant tourism draw. During that month, the city's sales tax revenue jumps by 18 percent, and the hospitality sector experiences a substantial increase in business; that economic impact spills onto Main Street merchants. Creating a kick-off party in Midland Square will bring an additional 10 percent or 10,000 people who are participating in the county's parade in Tremonton and the county fair to the downtown area, further enhancing the economic effects benefitting Main Street merchants.

Conclusion

There is no project Tremonton can invest in that will have a greater return on investment than a programmed plaza. The revitalization of Midland Square will:

- Increase property values downtown by encouraging the development of unused or underutilized properties, drawing foot traffic downtown, and showcasing the City.
- Help existing downtown businesses become more successful by increasing foot and car traffic, supporting the expansion of existing catalysts, and constructing new primary and secondary attractions.
- Increase sales tax revenue for the City.
- Improve the retail sales gap by attracting more retail purchases from people in and outside Tremonton.
- Help reinforce the "small town" feel that attracts people to Tremonton.

Scope of Work

a. What type of work will be completed?

Design and construction of a permanent stage, additional power pedestals for vendors, and a public restroom within Midland Square located at Main Street and 100 West in Tremonton, Utah.

b. A description of how projects and activities will be completed?

The City will engage engineers and other professionals to design a permanent stage, power pedestals for vendors, and a public restroom (hereafter referred to as "improvements"). Once the construction documents for these improvements are complete, the City will request bids from contractors to construct these

improvements. The City will award a contract to build these improvements to the lowest responsible contractor.

c. A description of the economic development goals and benchmarks of the projects and activities.

Tremontion City's goal is to increase economic prosperity, support local businesses, enhance the City's identity, increase sales tax revenue, and promote tourism on Main Street, improving Midland Square as a plaza with a permanent stage, restrooms, and electrical pedestals to better accommodate organized and impromptu events.

The Tremontion Main Street Manager will program Midland Square with promotions, events, activities, and performances such as local bands, dance studios, theater clubs, and more in the Square during the farmer's market and other events. A permanent stage area, public restroom, and enhanced electricity will make these events possible. Some additional events for Midland Square and downtown for 2023 include a Mardi Gras Family Celebration in February, a Children's Art Walk in partnership with our local elementary schools, continuing the farmer's market, and a summer concert series well as our Holiday Extravaganza.

The City and industry experts on revitalizing downtown areas with public gathering spaces know that adding a dedicated stage, public restroom, and electricity to the Square will positively impact our local businesses. To measure the economic impacts of these improvements to Midland Square on the downtown area, the City will track the following economic indicators with year-to-year comparisons of the following:

1. Number of businesses/jobs downtown; and
2. Average rental rates downtown; and
3. Average vacancy rates of buildings downtown; and
4. Retail leakage/sales gap analysis for Tremontion; and
5. Overall sales tax revenue collected for Tremontion; and
6. Change in the business mix from service to retail; and
7. Private investment into the downtown area.

Budget

1. Explain the funding requirements of the project

The total cost for Midland Square improvements is estimated at \$579,600. Tremontion City is grateful for the opportunity to apply for the Rural Communities Opportunity Grant funds and will leverage the received grant funds (\$405,720) to complete the Midland Square Improvements project. Tremontion City is a 4th class city, requiring a 30% match for the grant. Those matching funds will come from Tremont Center RDA funds (\$173,880) which are available for the project as Midland Square is part of the RDA project area.

2. Include calculated project bids

Midland Square Improvements

Preliminary Cost Estimate

November 7, 2022



Item	Description	Qty	Unit	Unit Price	Total
<u>Stage</u>					
1	Remove existing improvements	1	LS	\$10,000.00	\$10,000.00
2	Excavate to subgrade and construct footings	1	LS	\$10,000.00	\$10,000.00
3	Concrete Flatwork	1	LS	\$25,000.00	\$25,000.00
4	Electrical lighting and outlets	1	LS	\$15,000.00	\$15,000.00
5	Audio system	1	LS	\$40,000.00	\$40,000.00
6	Roof structure for stage	1	LS	\$125,000.00	\$125,000.00
<i>Stage Subtotal</i>					\$225,000.00
<u>Electrical Power Pedistals</u>					
7	Remove existing concrete flatwork	1,500	sf	\$3.00	\$4,500.00
8	Install power pedistals	12	ea	\$2,000.00	\$24,000.00
9	Replace concrete flatwork	1,500	sf	\$7.00	\$10,500.00
<i>Power Pedestal Subtotal</i>					\$39,000.00
<u>Miscellaneous</u>					
10	Remove existing pine trees	2	ea	\$3,000.00	\$6,000.00
11	Lanscaping	1	LS	\$14,000.00	\$14,000.00
12	Construct restroom	1	LS	\$220,000.00	\$220,000.00
<i>Miscellaneous Subtotal</i>					\$240,000.00
				SUBTOTAL =	\$504,000.00
				15%± Contingency & Engineering =	\$75,600.00
				TOTAL =	\$579,600.00

Provide an estimated cost to administer the grant

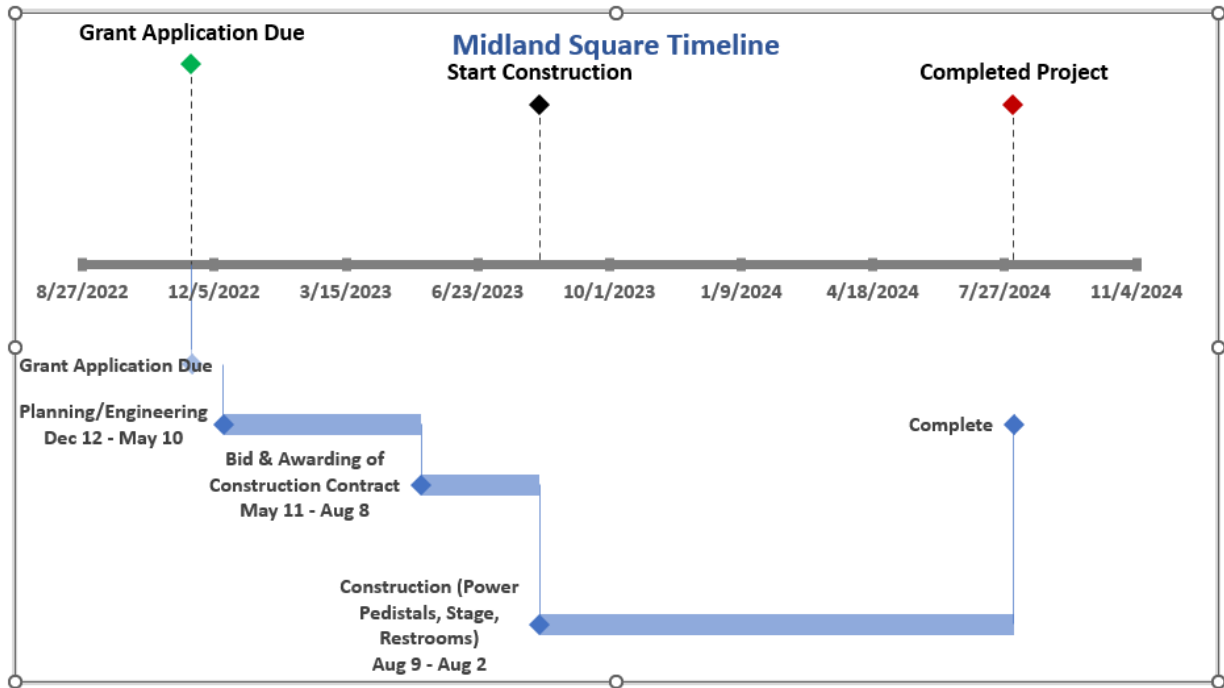
There will be a team of contributors, from elected officials to staff members from Tremonton City, working on the administration and implementation of the grant. We anticipate several hours of staff time to be dedicated to working directly on this project. Some of the employees working on the project will be:

- City Manager
- Assistant City Manager
- Public Works Director
- Parks and Recreation Director
- Public Works and Parks employees
- Main Street Manager
- Tremonton City Mayor

Submit a proposed budget in spreadsheet format

Tremonton City Midland Square Improvements Budget	
Project Costs	
Stage	\$ 225,000.00
Electrical Power Upgrades	\$ 39,000.00
Restroom	\$ 220,000.00
Landscaping(removal/install)	\$ 20,000.00
Planning and Engineering	\$ 75,600.00
TOTAL	\$ 579,600.00
Project Revenues	
Rural Communities Opportunity Grant	\$ 405,720.00
Tremonton Matching Funds	\$ 173,880.00
TOTAL	\$ 579,600.00

Timeline



Tasks

Start	End	Duration	Label	Vert. Position	Vert. Line
11/18/2022	11/18/2022	1	Grant Application Due	-25	-25
12/12/2022	5/10/2023	150	Planning/Engineering Dec 12 - May 10	-40	-15
5/11/2023	8/8/2023	90	Bid & Awarding of Construction Contract May 11 -	-55	-15
8/9/2023	8/2/2024	360	Construction (Power Pedistals, Stage, Restrooms)	-90	-35
8/3/2024	8/3/2024	1	Complete	-40	50
<i>Insert new rows above this one</i>					