

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, September 1, 2020 at 5:30 pm in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah following social distancing guidelines. The number of in-person attendees was limited based on social distancing of 6 feet which resulted in less than 50 people allowed in the Council Chambers. All guests were asked to sign in and it was required that all those in attendance wear a mask. Overflow space was available with appropriate social distancing and video access. Logan Municipal Council Meetings are televised live as a public service on Channel 17, City of Logan Facebook page: <https://www.facebook.com/cityoflogan> and KSL live at <https://live.ksl.com/>.

Councilmember's present at the beginning of the meeting: Chair Amy Z. Anderson, Vice Chair Tom Jensen, Councilmember Jess W. Bradfield and Councilmember Jeannie F. Simmonds. Administration present: Mayor Holly H. Daines, City Attorney Kymber Housley, Finance Director Richard Anderson and City Recorder Teresa Harris. Excused: Councilmember Mark A. Anderson.

Chair A. Anderson welcomed those present. There were approximately 7 in attendance at the beginning of the meeting.

OPENING CEREMONY:

Councilmember Simmonds gave the opening thought and led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting held on August 18, 2020 were reviewed and approved with no changes.

Meeting Agenda. Chair A. Anderson announced there are three public hearings scheduled for tonight's Council meeting.

ACTION. Motion by Councilmember Bradfield seconded by Vice Chair Jensen to approve the August 18, 2020 minutes as presented and approve tonight's agenda. Motion carried unanimously.

Meeting Schedule. Chair A. Anderson announced that regular Council meetings are held the first and third Tuesdays of the month at 5:30 pm. The next regular Council meeting is Tuesday, September 15, 2020 and will be a public meeting.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chair A. Anderson explained that the Questions and Comments portion of the agenda is suspended at this time. She indicated that comments or questions can be emailed to: teresa.harris@loganutah.org, who will distribute to the Mayor and Councilmembers. She stated that under Other Considerations on tonight's agenda the Council will be taking the

time at the end of the meeting the Council will address any comments or questions that come to them during the open comment and question period as well as address any emails that are received. This is being done in order to better connect with the appropriate person to answer those questions and so the Council can react and include all those that might be impacted or affected.

MAYOR/STAFF REPORTS:

Mayor Daines reported that a few weeks ago there was a discussion regarding a proposal for a new Library. She said the plan is that in two weeks the Library will again be placed on the Council agenda as a workshop item with a presentation and at the following Council meeting there will be a public hearing regarding the Library and the proposed location next to City Hall.

Mayor Daines also announced that a meeting with the Historic Preservation Committee is scheduled on Tuesday, September 8, 2020 at 12:00 noon in the Council Chambers and the public is invited. The City will be presenting an updated proposal for Center Block and Plaza which is proposed to be built only in the footprint of the Emporium buildings and does not include housing or a parking terrace. This is a workshop item only and not a public hearing.

Requisition of New Position for the North Valley Landfill – Issa Hamud, Environmental Director

Issa Hamud addressed the Council and said the Logan City Environmental Department requests authorization to add a full-time spotter position for North Valley Landfill (NVL). He is requesting this position to fulfill commitments made to the Idaho Department of Environmental Quality to control blowing litter.

On April 27, 2020, he received a letter from the Idaho Department of Environmental Quality regarding concerns with blown litter. To mitigate their concerns, the City agreed that we will do the following to address the litter issue at the North Valley Landfill.

- a. Install a weather station to better understand wind direction
- b. Establish or create special working face to better control litter blown
- c. Purchase additional litter fence
- d. Employ litter control personnel (requires approval of the Logan City Council).

The City has been using service workers and inmates from Cache County Jail to control litter at the NVL and due to Covid-19, we have not been able to count on that support. Presently they are using temporary service workers to pick up litter and found that it is not cost-effective, the turnover is high, not very reliable, and generally inefficient. For that reason, he is proposing to add a spotter whose primary responsibility is to spot any litter blowing and maintain the litter fences. When this person is not engaged with litter control activities, he/she will service the leachate

treatment pond, the stormwater pond, repair the stormwater control system, perform maintenance on the scale system and the landfill facilities, and the weather station.

The employee will also be used at the Transfer Station on an as needed basis to fill in for the Landfill Inspector and help with household hazardous waste.

He proposed that the Spotter position be anchored with the Landfill Inspector, grade 51, and the beginning salary of the spotter position to be \$33,881 (\$16.28 hourly).

No further Mayor/Staff Reports were presented.

COUNCIL BUSINESS:

Planning Commission Update – Councilmember Bradfield

Councilmember Bradfield stated that he was not able to attend the last Planning Commission meeting.

Councilmember Simmonds stated that she attended the August 27, 2020 Planning Commission. The Children’s Justice Center location was discussed and there were several from the Adam’s Neighborhood who spoke against it. The proposal is to purchase a home in the neighborhood to be used as the new Children’s Justice Center. Typically, you cannot put a business in the middle of a residential neighborhood but in this case, it is public safety related and because of that it is considered a Conditional Use and is allowed in the neighborhood. There was a lot of neighborhood interest and they would rather have a family in the home than a business. The home is 6,000 square feet. The Planning Commission requested that a small sign be affixed to the building and they also requested that the entire backyard be fenced. They approved the Conditional Use which met all of the requirements set forth in the Conditional Use Table.

Mask Requirement Clarification Statement - Chair A. Anderson

Chair A. Anderson said the Council continues to receive emails from citizens regarding the recently approved resolution and there seems to be some confusion regarding the meaning of the resolution. The following statement from the City Council was published on the City Facebook page and the City Website:

It is the intention of Resolution 20-37, directing the wearing of face coverings due to COVID-19 within the City of Logan, for people to take personal responsibility to follow public health guidelines, protecting lives and improving societal well-being. To that goal, the resolution passed by Logan City Council does require people to wear masks. The Mayor’s state of emergency continues until August 30, 2020, a period of 30 days. The resolution then begins and continues until October 15, 2020, an additional 45 days. It includes an allowance so that someone who is medically or psychologically unable does not need to wear a mask.

The resolution does not carry with it, however, the enforcement provision that accompanies the current state of emergency. We passed language similar to the Mayor's mandate to demonstrate how mask wearing can make our community safer, but a resolution cannot mandate action in the same manner as an ordinance or emergency declaration, which carry enforcement provisions such as misdemeanor or infraction penalties.

The resolution includes an education component to communicate the importance of wearing masks for the health of our community at large and to work to dispel information that is not substantiated by reliable and current scientific research. It is believed that providing information to our community on how to help prevent the spread of this specific disease, including all activities including wearing a mask, we can keep schools open, businesses open and our healthcare system able to meet the demands of cases.

We ask each resident to wear a mask whenever social distancing is not possible, care for each other and show compassion for the deeply held views of those who may disagree with our own. Our actions will have a magnifying effect if our community practices all three of these points, instead of focusing on any singular solution. We encourage other cities to join in encouraging their citizens to do all they can to help.

Other Committee Updates – Council

Vice Chair Jensen reported that the Logan River Golf Course is doing well, people are using the course and the quality of the course is excellent. He also reported that the façade of the Ellen Eccles Theatre is now complete. It is beautiful and well done.

Councilmember Bradfield reported that the education plan referred to in Resolution 20-37 is coming along and the Councilmembers are giving final input on the plan. He read the following: *The mission statement of the Education Campaign is to unite Cache County leaders and residents in a well defined goal to flatten the curve, promote and congratulate the successful efforts of Cache Valley residents and their efforts to mitigate coronavirus for rewarding behavior that continues to lower case count and recognize and reward businesses that exemplify the behaviors that have led to Cache Valley's success against coronavirus.*

Councilmember Bradfield stated there will be a professional, fun, and goal-oriented campaign and there are quite a few items including print media, social media, radio, and rewards for businesses.

Joint Meeting – Chair A. Anderson announced that the Logan Municipal Council and Nibley City Council will meet on Thursday, September 10, 2020 at 6:30 p.m. at 455 West 3200 South at Nibley City Hall. The topic of the joint meeting will be the municipal boundary line between Nibley City and Logan City.

No further Council Business items were presented.

ACTION ITEMS: Chair A. Anderson explained that those wishing to speak during the public hearing portion of the meeting must sign in and queue up with social distancing maintained. Chair A. Anderson explained that masks can be removed when speaking at the microphone.

Consideration of a proposed resolution approving two grant agreements for airport improvement projects at the Logan-Cache Airport and authorizing the execution of those agreements – Resolution 20-41

Councilmember Simmonds explained the proposed resolution. She stated that for several years, the FAA has participated in either an 80/20 or a 70/30 participation (70% or 80%) of the funding is the FAA and the Logan Cache Airport provides the other (20% or 30%) depending on the project. They have changed the format and it used to be that the attorney's from the County and the City would sign the agreement but now it is required that each Council approve a resolution and if approved then the Mayor, County Executive and both City and County Attorneys are also required to sign. Both grant agreements are for land acquisition.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Bradfield to approve Resolution 20-41 as presented. Motion carried unanimously.

PUBLIC HEARING - Budget Adjustments FY 2020-2021 appropriating: \$4,568,640 funds for two new electric substations; \$85,000 funds from the State Task Force Grant the police department received. These funds will be used to reduce, prevent, and investigate drug use - Resolution 20-34

At the August 18, 2020 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

Chair A. Anderson opened the meeting to a public hearing.

There were no comments and Chair A. Anderson closed the public hearing.

ACTION. Motion by Vice Chair Jensen seconded by Councilmember Bradfield to approve Resolution 20-34 as presented. Motion carried unanimously.

**PUBLIC HEARING - Unspent Appropriations FY 2020 – Carry Forwards:
ADMINISTRATION - \$2,942 for Deer Pen Subdivision Design
POLICE DEPARTMENT - \$4,752 for Police Equipment; \$16,913 for Police Equipment; \$4,752 for Police Equipment
FIRE DEPARTMENT - \$147,465 for Station Building Improvements**

PUBLIC WORKS - \$335,000 for Capital Projects; \$352,532 for Service Center Roof; \$8,375 for Design Standards; \$19,903 for Aerial Photos; \$39,808 for Pool Projects; \$50,663 for Parks & Recreation Pavilion; \$20,000 for Vehicle Purchase

WATER & SEWER - \$9,640 for USU Water Rate Study; \$16,272 for various projects; \$509,576 for Vac Truck; \$1,285,383 for various Capital Projects; \$60,766 for various Capital Projects; \$19,793 for Fiber Optic Project; \$6,690 for Tokay Software Upgrade; \$23,275 for Manhole Collar Project

SEWER TREATMENT – \$15,913 for Wastewater Financial Plan Update; \$66,623,001 for Logan Regional Wastewater Treatment Plan Project

ELECTRIC - \$312,733 for Electric Department Vehicles; \$699,664 for Sub 4 Project; \$4,125,980 for Third Dam Project

ENVIRONMENTAL - \$927,659 for the North Valley Landfill Project; \$102,313 for Environmental Vehicles; \$12,062 for Landfill Permit Renewal and Study

STORM WATER - \$145,322 for SW Monitoring & Master Plan; \$90,226 for various projects; \$42,611 for Manhole Collars & Grates; \$1,313,757 for various Capital Projects

INFORMATION TECHNOLOGY - \$94,059 for Software Implementation

Carry Forward of Capital Projects: \$50,650 for Master Plan Studies; \$2,429,628 for Curb, Gutter, and Street Improvement Projects; \$2,641,214 for Curb Gutter, and Street Improvement Projects

Capital Equipment: \$29,870 for Public Works Vehicles; \$8,875 for Parks & Recreation Vehicles

Unspent Appropriations FY 2020 - Restricted: \$60,619 for Police Alcohol Enforcement; \$160,907 for various Street Projects; \$893,976 for Chip Seal; \$45,330 for CMPO Main Street Corridor Study

FEDERAL GRANT - \$3,064,022 Coronavirus, Aid, Relief, and Economic Security Grant

STATE GRANTS - \$60,000 Main Street Corridor Study

MISC GRANT - \$138,461 ULCT Active and Healthy Communities Grant; \$45,330 CMPO Main Street Corridor Study

Carry Forward of Reimbursement Grants:

FEDERAL GRANTS - \$685,383 CDBG; \$67,836 Land & Water Conservation 1700 South Park; \$13,222 Bullet Proof Vests; \$2,207 LSTA CARES Act; \$7,709 USDA Waste Management; \$3,064,022 Coronavirus Aid, Relief, and Economic Security Grant

STATE GRANTS - \$25,000 US-91 UDOT Trail Crossing Study; \$56,631 Safe Routes to School; \$95,749 Logan Canyon Pathway-UDOT

MISC GRANT - \$5,250,755 County Road Grant Tax

RAPZ GRANTS - \$295,572 - Resolution 20-35

Chair A. Anderson opened the meeting to a public hearing.

There were no comments and Chair A. Anderson closed the public hearing.

ACTION. Motion by Councilmember Bradfield seconded by Councilmember Simmonds to approve Resolution 20-35 as presented. Motion carried unanimously.

WORKSHOP ITEMS:

Budget Adjustment FY 2020-2021 appropriating: \$4,000 a grant that was awarded to the Justice Court from the State of Utah for a new metal detector for the Court - Resolution 20-40 – Richard Anderson, Finance Director

Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

The proposed resolution will be an action item and public hearing at the September 15, 2020 Council meeting.

Consideration of a proposed ordinance vacating public utility easements between parcels 02-296-0022 and 02-296-0023 located between Johnson Cove Subdivision Phase 2, Lots 22 and 23 located at 783 & 771 Johnson Lane – Ordinance 20-26 – Bill Young, City Engineer

City Engineer Bill Young addressed the Council regarding the proposed vacation. He stated the City of Logan received a petition to vacate a portion of public utility easement between Lots 22 and 23 in the Johnson Cove Subdivision Phase 2.

The proposed ordinance will be an action item and public hearing at the September 15, 2020 Council meeting.

Consideration of a proposed ordinance vacating a public right of way along the West right of way line of 1400 West at approximately 2054 North 1400 West in the Spring Creek Village Phase I – Ordinance 20-27 – Bill Young

City Engineer Bill Young addressed the Council regarding the proposed vacation. He stated the City of Logan received a petition to vacate a portion of public right of way subdivision along the West right of line of 1400 North across from 2054 North 1400 West in the Spring Creek Village Subdivision Phase 1.

Councilmember Simmonds said it seems to her this is not a legal lot without the vacation. She said there is value to the lot that the City is giving up so the owner can get another lot and she would like to know if this was a lot before we vacate.

Mr. Young responded that no, it was not a lot. He stated when a right of way is deeded to the City for a specific purpose, if the City deems that there is not a need for that piece of right of way that is being vacated and there is no value it can be deeded with a purpose.

City Attorney Kymber Housley said that regarding the subdivisions these are exactions and the right of way is their property to begin with but in order to subdivide, we require them to give us utility easements and roads. If those roads no longer become necessary, the City does not get to sell the property. If the property is vacated, then it goes to the adjoining property owner. It is not an extra lot if it meets the code. If the lot is at least 60 feet, then it is a legal lot.

The proposed ordinance will be an action item and public hearing at the September 15, 2020 Council meeting.

OTHER CONSIDERATIONS:

There were no further items to be considered by the Council.

ADJOURN TO MEETING OF THE LOGAN REDEVELOPMENT AGENCY.

Councilmember's present at the beginning of the Logan Redevelopment Agency meeting: Chair Amy Z. Anderson, Vice Chair Tom Jensen, Councilmember Jess W. Bradfield, and Councilmember Jeannie F. Simmonds. Administration present: Mayor Holly H. Daines, City Attorney Kymber Housley, Finance Director Richard Anderson, Economic Development Director Kirk Jensen and City Recorder Teresa Harris. Excused: Councilmember Mark A. Anderson.

Chair A. Anderson welcomed those present. There were approximately 3 in attendance at the beginning of the meeting.

Chair A. Anderson explained that those wishing to speak during the public hearing portion of the meeting must sign in and queue up with social distancing maintained. Chair A. Anderson explained that masks can be removed when speaking at the microphone.

ACTION ITEM:

PUBLIC HEARING – Budget Adjustment FY 2020-2021 appropriating: \$1,250,000 for the purchase of certain parcels located at and near the corner of 300 North Main from the Needham Family Partnership for the purpose of eliminating blight – Resolution 20-36 RDA

At the August 18, 2020 Council meeting Logan Economic Development Director Kirk Jensen addressed the Council regarding the proposed purchase of property on 300 North. There are four parcels of approximately one acre.

Blighting Influences Include:

- Accessory building needs major repair
- Building condition is deficient
- Hazardous materials
- Poor asphalt areas, including driveway and sideway
- Poor frontage
- Possibly not enough parking
- Potential lead-based paint and or PCB ballasts and or asbestos containment material
- Sidewalk needs replacement
- Site needs heavy maintenance
- Suspect commercial use
- Traffic congestion on Main Street ingress and egress
- Wood fence needs repair

Option Agreement to the Needham Family Partnership

Expiration:	October 31, 2020
Purchase Price:	\$1,165,000
Environmental:	\$51,850 (up to) would include asbestos removal, Phase I & II of environmental assessments and underground storage tank removal.
Tax Roll Market Value:	\$1,088,311

The environmental assessment work has been completed and the Needham Family has indicated there is no residual environmental issues. Prior to closing the City will be provided with proof of completion of all the findings from the assessment. The underground storage tank has been removed. There is still an asbestos removal that is being completed at this time and the estimated cost is \$44,000.

Mr. Jensen stated that properties located at 321 North Main and 335 North Main are both on the vacant building registry and fees began to accrue when the buildings were placed on the registry in November of 2018.

Chair A. Anderson commented that she has been following social media on this issue and would like to assure people who have commented that the City councilmembers are not lining their pockets with deals such as these. She stated that she has no interest in this project and will not accrue anything and from what she knows, none of the other councilmembers will benefit from the project in any way. She encouraged the public if they have questions such as these to ask the Mayor or Council rather than speculate.

Councilmember Simmonds said when a redevelopment agency is established it has specific parameters and purposes where the tax increment money can be used. It cannot be easily spread throughout a neighborhood without creating something such as a revitalization grant that is available to a select number of homes. You can set up an RDA in a neighborhood and use for redevelopment in a neighborhood, but it tends to not be as viable because the tax base will be very small.

Chair A. Anderson opened the meeting to a public hearing.

Logan resident Gail Yost addressed the Council regarding the proposed resolution. She said the 300 North corner has been a blighted area for a very long time. She asked why the City is not buying the property for the tax roll market value and who is paying for the cost of cleaning up the corner.

Logan resident Keegan Garrity addressed the Council regarding the proposed resolution. He is excited that the City is doing something about downtown. He and others he represents have a concern about the lack of completion on the plan. He said the City is just coming off of a couple of other Logan City purchases such as the Emporium and surrounding buildings and the Emporium has been sitting unoccupied for the last four years. The City purchased the property where the Hampton Hotel is now, and the City ended up selling that property at a loss. The City does not have a good track record when it comes to buying property and he would like to see a better plan formulated before funding is approved.

Chair A. Anderson read an excerpt from an email that was received from Logan resident Tyler Riggs. *“While I support your efforts to improve downtown and remove blight, I am sympathetic to the concerns from many fellow citizens who are frustrated at the city spending taxpayer dollars on other prime downtown properties with no concrete plans on how to proceed (the Emporium, for one). There is also a feeling from some that the city needs to be more transparent with such transactions. I hope that you will use this meeting and future to over-communicate with Logan residents”.*

There were no further comments and Chair A. Anderson closed the public hearing.

Mayor Daines said the reason that people know the City purchased these properties is that we are transparent. At the time the City purchased the auto parts building we were working toward our original Center Block plan which included apartments and a parking terrace, and those plans have changed. Our new focus which, we are excited about, is that rather than doing one big project, we will now be working on revitalization projects from 100 South to 400 North. Projects do not happen fast and the reason for that is that we do go through a public process including public hearings. We have an Economic Development Committee that vets these requests and makes a recommendation to the Redevelopment Board which, is the City Council. Again, the reason people know about these projects is because we are transparent.

Mr. Jensen said in response to the question from Mrs. Yost. The reason why the purchase price is higher than the tax roll market value is whenever you purchase property there will be various fees and without knowing what those fees are the estimate is set high to allow for those costs. The City is also paying the environmental fees in the amount of \$51,850. You do your best during negotiation and at the end of the day, the City did a very good job at getting a fair price for the property and with marginal differences is very close to the market value on the tax roll. Tax roll values historically are sometimes significantly lower than a true market value.

Mr. Jensen stated the Downtown RDA was created in 2003 and in 2008 it was amended to extend the timeframe for two years. It expires in December 2022.

Councilmember Simmonds said she was reluctant to think this purchase was a good idea and she asked a lot of questions. She believes that not putting all of our ideas and funding in one block (Center Block) and spreading them out from 100 South to 400 North is going to yield a far better return for the City of Logan in terms of vitality and in terms of interesting projects. She wanted the area of 100 West 100 South to be the new Library, but she is looking forward to the proposed housing plan that Paul Willie will present at tonight's Council meeting. She feels the plaza on Center Street as proposed by Mayor Daines helps to unify a potential housing on both ends and creates an area for people to gather and engage which is critically important for a downtown and we don't have anything like it right now. Gene Needham's 300 North property has been on the market for many years for over 2 million dollars and never sold. It is a blighted area that makes the City look bad.

Vice Chair Jensen said there is not a physical written plan for the 300 North corner but posted in the Mayor's office is a formula by Roger Brooks who is one of the authorities on downtowns. Mayor Daines to her credit, is following many of the points of his formula. He feels we need to have people living in the downtown and people walking on the sidewalks who are shopping and eating in restaurants.

Councilmember Bradfield clarified that according to the proposed plan the Library would be built on the City block and mixed use on the 300 North block.

Mayor Daines said that is correct and of course we will need to have a willing developer. She would like to have the City do the demolition portion of the 300 North buildings as soon as possible.

Councilmember Bradfield asked what if we cannot find a willing developer. One of the criticisms the City's had with the Emporium is that its still there and nothing has been done.

Mayor Daines responded the 300 North property and the Emporium building are both assets for the City.

Chair A. Anderson said she too had concerns about the plans for 300 North. She met with Mayor Daines and was assured after speaking with her that if not developed by the City that the property can be sold.

Councilmember Simmonds requested additional clarification with respect to the fees because she feels they will be more than \$1,000.

Councilmember Bradfield asked the Council if they would be willing to accept a friendly amendment that if there are fees that they be waived.

Councilmember Simmonds said the fees were owed to the City before the offer to purchase the property was made and should not be waived.

Mayor Daines said the City will make sure that anything owed is taken care of but hopefully we can just move ahead with the purchase. Fees will be included in the purchase agreement once it is drafted and currently, we only have an option to purchase the property.

ACTION. Motion by Councilmember Simmonds seconded by Vice Chair Jensen to approve Resolution 20-36 RDA as presented. Motion carried unanimously.

WORKSHOP ITEMS:

Unspent Appropriations FY 2020 – Carry Forwards - \$175,266 for Emporium Demolition; \$45,198 for a Tunnel Feasibility Study – Resolution 20-39 RDA

Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution. He stated the proposed tunnel will be located at 600 South and will connect the trail system under Main Street.

The proposed resolution will be an action item and public hearing at the September 15, 2020 Council meeting.

Consideration of a proposed resolution approving Agency Assistance to Mill Creek of Logan, LLC for its multi-family residential housing project in the Downtown Redevelopment Project Area – Resolution 20-38 RDA

Economic Development Director Kirk Jensen addressed the Council regarding the proposed resolution. He stated this project has been to the Economic Development Committee and Developer Paul Willie is in attendance at tonight's meeting to provide more information to the Council. The Mill Creek Project received a Design Review Permit last fall and due to economic considerations was put on hold. Mr. Willie approached the RDA and the Economic Development Committee reviewed the proposed investment and recommended an incentive package of \$500,000 from the RDA's Affordable Housing Fund upon completion of its project as conditionally approved by the

City of Logan Planning Commission in Design Review Permit. Monies from the Fund can be used for market-rate housing projects located in redevelopment project areas where a blight finding exists.

Mr. Willie addressed the Council regarding the proposed Mill Creek project located at 94 West 100 South. He stated this is a six-story, 75-unit, multi-family, residential project. The units will offer studio, 1- and 2-bedroom units and full amenities with a clubhouse, fitness facility, hot tub, sun deck, pet park, covered/secured parking, and open guest parking. The location is next to the old burned out 1868 Thatcher Mill (burned to the ground in 1946) and there has been no clean up since then. Phase II will be to add 72 residential units include mill stream artifacts in cooperation with the Historic Preservation Committee, stream restoration and possible trail system.

Mr. Willie stated that milling was an important industry in Logan. This site can appropriately mark this landmark, preserve history, and tell some of the story behind milling in Logan. There is also the opportunity to historically memorialize the mill site and feature milling artifacts. The canal company has given a nod of approval to pipe some of the canal and have an open ditch on the remainder so a water feature will also be part of the project.

Mr. Willie showed a chart with the average rents in Logan City. He also reviewed the 10-year proforma without the incentive.

The Economic Incentive Justifications are the following:

- Clean-up of an old gas station with an undisclosed 9500-gallon fuel tank
- Steepness of hillside
- Structured parking costs \$18,000 per stall compared with open parking at \$1,500 per stall. Downtown needs density to accomplish goals of urban development.
- Highly amenitized project is needed to succeed in downtown multi-family setting. Cannot put a “ho-hum” project in downtown.
- Adjacency of the burned-out mill and spillway may necessitate additional costs of excavation, shoring and stabilization.
- Economic impact of the COVID-19 pandemic has stalled a number of projects, increased vacancy and rents are stagnant.
- Economics of the project are dismal at best.

Vice Chair Jensen said he is impressed by the project and feels it will be a very well done and quality project in the downtown area.

Mr. Willie said the project is ready to go and they will start construction soon once the permits are ready. This is a 12-14-month build depending on weather.

The proposed resolution will be an action item and public hearing at the September 15, 2020 Council meeting.

ADJOURNED. There being no further business to come before the Council, the Logan Redevelopment Agency meeting adjourned at 7:15 pm.

Teresa Harris, City Recorder