

DOWNTOWN REDEVELOPMENT IN CEDAR CITY

Sen. Evan J. Vickers

PERSONAL INVOLVEMENT IN PRESERVATION AND REDEVELOPMENT



Cedar City Council
Member (1987 – 1999)



Building and Business
Owner (1996 – Present)



Cedar City Historic
Downtown Economic
Committee (2017 – 2024)



Utah State Legislature
(2009 – Present)

CEDAR CITY'S
DOWNTOWN
REDEVELOPMENT
BEGINS

- **Organized effort started in the 1980s**
 - Led by Dixie Leavitt
- **Redevelopment Agency (RDA) created in 1980**
- **Relocation of Lin's Grocery Store (1992)**
 - The building was built by the RDA and leased back to Lin's with a 25-year lease
 - The lease was updated in 2017 with a remodel to the building
- **Hyett- Palma Study & the Heritage Center**
- The study was completed in 1996 as part of the America Downtown Program
 - This led the city to securing a developer who built retail, office and performance space in the downtown area.
 - The Heritage Center was constructed in 2002 with a 1000-seat performance and an attached parking garage

CEDAR CITY'S DOWNTOWN REDEVELOPMENT BEGINS

- **Follow-Up Study (2011)**
 - A follow-up study was done with Hyett- Palma in 2011 to look at how the city could better connect the Utah Shakespeare Festival at SUU to the Downtown Business District.
 - These are about two blocks apart
- **Better City Study (2018)**
 - An additional study was done with Better City in 2018
- **Downtown Special Improvement District (SID) was created in 1999 to improve and standardize sidewalks, trees, vegetation and light fixtures.**
 - This was financed based on building frontage on main street with payments set up on a 10-year amortization.
- **There was an attempted effort to bury an overhead Rocky Mountain Power cable behind the business buildings on the west side of main street.**
 - Most of this would have been financed by funds from the RDA with a small match based on a business-by business cost to connect to the underground electrical service.
 - Most of the business owners refused to participate so the project did not go forward.

CEDAR CITY COUNCIL SERVICE (1987-1999)

- I also served on the RDA which was comprised of members of the city council and mayor
- Council oversight during this period
 - Lin's building construction and lease arrangement 1992
 - Hyett-Palma study 1996
 - Downtown Special Improvement District (SID) 1999

BUSINESS/
PROPERTY
OWNER -
1996

- Own two buildings and lease two buildings on main street- Total of 10,000 sq. ft.
 - Built in the late 1800s and early 1900s
 - Many opportunities to remodel
- Served on the Cedar City Historic Downtown Economic Committee (2017-2024)
 - The committee attempted to propose a sign ordinance reform for the downtown area to the city council but was not approved
 - Additionally, they attempted to develop a list of approved type of businesses for the downtown area which was also not approved.
 - The committee used some RDA funds to create sign improvement and façade improvement grants
 - Sign Improvement Grant
 - Up to \$2,500
 - Façade and Tenant Grant
 - Up to \$7.500
 - Both are a 1 to 1 match grant
 - With those, we had \$58,000 in public investments and \$162,000 in private investments.
 - The funding now comes from the Utah Governor's Office of Economic Opportunity.
 - This is now available to any towns in Iron County who have a Main Street Program.
 - The grants required a business match of 25-50%
 - These were quite successful, and our businesses participated in these grants
 - Here are the before and after pictures:











STATE
LEGISLATURE
(2009 –
PRESENT)

- Funding for Main Street Programs and historic preservation programs.

Questions?