IRON COUNTY SPECIAL COMMISSION MEETING
October 15, 2015

Minutes of special meeting of the Board of Iron County Commissioners convened at 10:00 a.m. October 15, 2015 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Dale M. Brinkerhoff	Commission Chair
David J. Miller	Commissioner
Alma L. Adams	Commissioner
Jonathan T. Whittaker	County Clerk

Also present:

Nicole B. Rosenberg	County Treasurer
Leslie Bishop	County HR
Cindy Bulloch	County Assessor

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PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Jon Whittaker.

CONSIDERATION OF TAX ABATEMENT OR DEFERREL FOR IRON MINE PROPERTIES OWNED BY BLACK IRON, LLC

The commissioners discussed a possible Community Development Area (CDA) with Danny Stewart, Economic Development Director, and Steve Gilbert, CEO of Gilbert Development. David Miller stated that a potential CDA would have incentive targets of employment and capital investment. Steve Gilbert expressed that the taxes on the iron mine are too high and paying them in full is not an option. David Miller asked if a CDA could be in place by the end of the year. Danny Stewart explained that they were in the process of getting a CDA drafted but a 30 day public notice period would be required. Danny noted, however, that it would still be possible. He said that a CDA could be structured to help with the tax issues. David Miller stated that the commissioners would only be able to grant abatement, or adopt a CDA. David noted that the commissioners would not be comfortable granting abatement. Cindy Bulloch, Iron County Assessor, stated that there was an ongoing appeal to the Utah State Tax Commission for the 2014 taxes owed. David Miller stated that a CDA would not be able to move forward until the past taxes are paid. Steve Gilbert reiterated that the goal is to return the iron mine to production. David Miller questioned whether a tax deferral could be used without back taxes being paid. Steve Gilbert suggested that the attorneys on both sides meet together to formulate a solution. Both parties agreed to ask their attorneys to work out the details of a potential CDA by the end of the year.

DISCUSSION AND ACTION REGARDING IRON COUNTY FACILITIES REPAIR AND/OR RENOVATION

The commissioners discussed renovations in the Fiddler's Canyon building with Lester Ross, Building Inspector, Reed Erickson, Iron County Planner, and Chad Nay, Iron County Building Official. They discussed possible locations for tenants that would be displaced during renovations. Lester Ross described the scope and direction that was anticipated for the renovations. The remodel was expected to begin in February, 2016. David Miller made a motion to appoint an architect and notify the State of Utah of the leases that would need to be terminated for renovations. Second by Alma Adams. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

Lester Ross explained that both seismic and asbestos studies should be performed before renovations to the Iron County Courthouse are pursued. Dale Brinkerhoff suggested a review of building requirements in regard to seismic and asbestos. David Miller expressed that the public should decide whether to remodel or rebuild, and should be a ballot question. Dale Brinkerhoff asked Lester Ross to hire an architect to perform the seismic and asbestos studies.

Chad Nay explained that drainage challenges faced the planned Public Safety Building in Cedar City. Chad noted that Cedar City required storm water to be retained, not detained. Reed Erickson explained that the requirement came from the large amount of concrete and asphalt that would be in place. Dale Brinkerhoff replied that he would discuss the matter with Cedar City.

ADJOURNMENT

Alma Adams made a motion to adjourn. Second by David Miller. Voting: Alma Adams, Aye; Dale Brinkerhoff, Aye; David Miller, Aye.

Signed: Dale M. Brinkerhoff, Chairman

Attest: Jonathan T. Whittaker, County Clerk