

From: [Lisa Zumpft](#)
To: ["Darci Carlson"](#); ["Tom Dansie"](#)
Subject: FW: Item C1-SHPC Development Agreement
Date: Tuesday, March 12, 2019 10:49:11 AM

FYI

From: Suzanne Elger <selger@springdaletown.com>
Sent: Tuesday, March 12, 2019 8:03 AM
To: malltucker@springdaletown.com; ssmith@springdaletown.com; raton@springdaletown.com; Lisa Zumpft <lzumpft@springdaletown.com>; aplayer@springdaletown.com
Subject: Item C1-SHPC Development Agreement

Dear Town Council,

I am writing in regards to Item C1-Development Agreement Proposal-Historic Preservation Commission/Best Western Zion Canyon. First of all, please do not consider my yes vote as a Planning Commission member to be an endorsement of this proposal. It was merely a vote to move the item to the Town Council for review. I am opposed to this development agreement proposal for several reasons, largely financial reasons. The planning commission was not provided with the same detailed information as was provided to Town Council because we were instructed that finances were not under our review.

Upon reviewing the financial information provided to Town Council, it appears to me that this exchange of an existing building to be developed as a history museum for additional hotel units is allowing the HPC to circumvent the town's budget process. While the HPC states that "this budget and funding sources have been developed with the intent of NOT requiring the Town of Springdale to write large checks to fund the History Center," currently the HPC does not have funds to support the development or operation of a history museum.

The entire renovation costs of \$250,000 are budgeted to be paid for by Washington County based on a verbal commitment from county commissioners. It was presented to the Planning Commission that Washington County would only contribute if the facility were a visitors center which is NOT a history museum. With a square footage of less than 1500 square feet, this building is small to have multiple uses. If this funding is not provided, I assume that the Town would bear the expenses of renovation. I also assume that a budget item of \$250,000 would need to be reviewed as part of the Town budget. Also the proposal indicates that the museum would seek "museum certification." There is no budget line item for the expenses for this certification, how will it be funded and what will the costs be? It is my understanding that climate controlled spaces can be costly to build.

The following costs for the history museum will be the responsibility of the Town as stated in the proposed budget, therefore the Town will bear expenses for the history museum.

- legal fees for negotiating a development agreement
- water and sewer
- grounds maintenance

Based on a review of the packet provided to the Town Council, the amenities of a deed to a 5000 square foot property containing a building that requires renovation in exchange for eight

hotel rooms do not justify the incentives. However, I am most concerned with the assumption that the majority of the expenses are not currently funded except by a verbal commitment of Washington County Commissioners. The lack of secured funding will likely result in the Town of Springdale bearing perhaps all costs for the museum. The development of a history museum is under the purview of the HPC however the expenses unless they are solely born by the HPC must be included in the Town of Springdale's budget process. To manage the expenses any other way is fiscally irresponsible.

Respectfully,
Suzanne Elger

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