REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 9:20 PM ON JANUARY 16, 2018 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Centerville City Assistant to the City Manager, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business**, or may read this memo on the City's website: http://centerville.novusagenda.com/agendapublic.**

Tentative Time: - The times shown below are tentative and are subject to change during the meeting.

A. NEW BUSINESS

9:20 1. Appoint Chair, Vice Chair and ACB Representatives

2. Work Session
   a. Update on loans between project areas
   b. Review financial analysis and projections
   c. Status of additional tax increment vs Freedom Hills Park improvement costs

B. ADJOURNMENT

Steve H. Thacker
Executive Director

CENTERVILLE
RDA MEETING
Staff Backup Report
1/16/2018

Item No. 1.

Short Title: Appoint Chair, Vice Chair and ACB Representatives

Initiated By:

Scheduled Time: 9:20

SUBJECT

RECOMMENDATION

Refer to discussion and documents in regular City Council meeting about appointments. Appoint Mayor to be the Chair of Redevelopment Agency Board of Directors. Consider Mayor's recommendations for Vice-Chair and RDA's representatives to the Administrative Control Board of the Davis Center for the Performing Arts.

BACKGROUND

CENTERVILLE
RDA MEETING
Staff Backup Report
1/16/2018

Item No. 2.

Short Title: Work Session

Initiated By: RDA Executive Director, Steve Thacker

Scheduled Time:

SUBJECT

a. Update on loans between project areas
b. Review financial analysis and projections
c. Status of additional tax increment vs Freedom Hills Park improvement costs

RECOMMENDATION

Allow RDA Executive Director (City Manager) to review staff's analysis of RDA finances, including an update of the loans among the three Project Areas and estimate of future revenues, expenditures and funds available for other purposes. This review will also include an update regarding the use of "additional tax increment" to repay the City for the construction cost of Freedom Hills Park.

BACKGROUND

The Executive Director will refer to the attachments during his review of RDA financial issues. The first attachment provides an update on the amounts owed by the Legacy Crossing CDA and Barnard Creek CDA to the Parrish Gateway Project Area, as well as estimates of future tax increment revenues, expenditures and funding available for loan repayments and other purposes. The second attachment is an analysis by the former Finance Director pertaining to the use of Additional Tax Increment to reimburse the City for the cost of constructing Freedom Hills Park, an eligible project for use of this funding source under the statutory rules that apply to the Parrish Gateway Project Area.

ATTACHMENTS:

Description

- RDA Financial Analysis
- Additional Tax Increment - Freedom Hills Park

	Owed to Parrish As of 7/1/2013	2014	2015	2016	2017	Total	Owed to Parrish as of 7/1/2017
Barnard Rev.					$ 100,897.00	$ 100,897.00	
Barnard Exp.	$ 13,125.00	$ 25,321.25	$ 21,743.41	$ 20,786.96	$ 17,937.92	$ 98,914.54	
Admin Charges and other Expenses Assigned*		$ -	$ -	$ -	$ 13,580.59	$ 13,580.59	$ (11,598.13)
Legacy X Rev.		$ 104,352.00	$ 129,011.00	$ 185,058.00	$ 192,947.00	$ 611,368.00	
Legacy X Exp.	$ 156,828.00	$ 100,505.90	$ 123,963.00	$ 206,749.57	$ 148,808.68	$ 736,855.15	
Admin Charges and other Expenses Assigned*		$ 13,262.67	$ 19,765.65	$ 22,121.12	$ 25,970.39	$ 81,119.84	$ (206,606.99)

*Admin charges assigned based on proportion of revenue contributed to the RDA

FY 2018 RDA Project Areas

	Parrish Gateway	Legacy Crossing	Barnard Creek
7/1/17 Balance:	$86,921 unrestricted per audit	($206,607) (owed to PG)	($11,598) (owed to PG)
FY 18 Projected	$75,480 (estimate)	$6,713 (estimate)	$59,741 (estimate)
Owed to PCIF	($100,000)		
Owed to General Fund (116,929)	?		?
Reserved for Housing FY 18			($9,512) (10%)
Reserved for Housing FY 17			($10,090) (10%)
Reserve for QuickQuack	($8300)		

Centerville Redevelopment Agency
6/20/2017

		2017-18 Budget			
Revenue		Tentative	Adopted		
Tax Increment - Parrish Lane Gateway (PLG)		942,685	945,513	PLG	942,842
Additional Tax Increment - PLG		206,842	206,842	PLG	215,722
Tax Increment - Legacy Crossing (LC)	—$185,000 FY17	250,000	260,118	LC	
Tax Increment - Barnard Creek (BC)		100,897	95,123	BC	
CPT Lease Payments		76,800	77,400	PLG	
Unanticipated Tax Increment		0	100,000		
	Total	1,577,224	1,684,996		

Expenditures				
Public Notices	100	100		
Professional and Technical - Misc.	15,000	15,000		
Engineering	7,500	7,500		
Transfer-Debt Payment (DCPA)	590,688	590,688	PLG	
Payment of Increment	315,000			
Parrish Lane Gateway				
Dayton-West		84,639	PLG	
Land Rover		26,302	PLG	
Legacy Crossing				
Legacy Crossing Theatre, LLC		170,000	LC	
Tueller/Wright		5,769	LC	
Barnard Creek		23,442	BC	
Supplies & Materials	5,000	5,000		
Deposit into TRF	76,800	77,400	PLG	
Insurance - Property & Liability (DCPA)	12,450	14,000	PLG	
Board Compensation	8,200	8,200		
Admin. Services	163,200	163,200		
Additional Tax Increment - Transfer to UTOPIA (Fund 49)	206,842	206,842	PLG	215,722
Maverik Trailhead Costshare	0	45,000	LC	
Other Obligations	176,444	241,914 *		
Total	1,577,224	1,684,996 **		

*NOTE: $100,000 of this is due to "unanticipated" tax increment and, therefore, should not be expended unless these revenues are realized.

**Comparison of revenue and expenditures directly related to each project area:

Unassigned revenue

Unassigned (exc. 241,914)

PLG Revenue - 1,229,755 77.6%
PLG Expenditures - 999,871 + 154,424 = 1,154,295 75,480

PLG: 199,000 × 77.6% = 154,424

LC Revenue - 260,118 16.4%
LC Expenditures - 220,769 + 32,636 = 253,405 6,713

LC: 199,000 × 16.4% = 32,636

BC Revenue - 95,123 6.0%
BC Expenditures - 23,442 + 11,940 = 35,382 59,741

BC: 199,000 × 6.0% = 11,940

199,000

1,443,082
+ 241,914
1,684,996

RDA Project Areas Financial Projection

	FY 2019	FY 2020	FY 2021	FY 2022
Parrish Gateway RDA				
Revenue				
Regular Tax Increment only	$ 940,477	$ 940,477	$ 940,477	$ 940,477
Expenses				
DS-DCPA	$ (592,838)	$ (592,963)	$ (593,163)	$ -
Tax Increment Payments				
Dayton-West	$ (84,269)	$ (84,269)	$ (84,269)	$ (84,269)
Land Rover	$ (26,187)	$ (26,187)	$ (26,187)	$ (26,187)
Admin, etc	$ (150,800)	$ (147,200)	$ (144,800)	$ (144,800)
% of $200,000	75.4%	73.6%	72.4%	72.4%
Revenue over Exp	$ 86,383	$ 89,858	$ 92,058	$ 685,221
Legacy Crossing CDA				
Revenue				
Tax Increment only	$ 264,073	$ 264,073	$ 264,073	$ 264,073
Expenses				
Tax Increment payment	$ (163,436)	$ (163,436)	$ (163,436)	$ (163,436)
Admin, etc	$ (32,200)	$ (31,400)	$ (31,000)	$ (31,000)
% of $200,000	16.1%	15.7%	15.5%	15.5%
Revenue over Expenses	$ 68,437	$ 69,237	$ 69,637	$ 69,637
Barnard Creek CDA				
Revenue				
Tax Increment only	$ 139,730	$ 179,181	$ 206,163	$ 206,163
Expenses				
Tax Increment Payments				
Salmon/Pastures	$ (23,340)	$ (23,340)	$ (23,340)	$ (23,340)
Housing Revitalization	$ (13,973)	$ (17,918)	$ (20,616)	$ (20,616)
Admin, etc	$ (17,000)	$ (21,400)	$ (24,200)	$ (24,200)
% of $200,000	8.5%	10.7%	12.1%	12.1%
Revenue over Expenses	$ 85,417	$ 116,523	$ 138,007	$ 138,007

Steve Thacker

From:	Blaine Lutz
Sent:	Monday, May 23, 2016 3:51 PM
To:	Steve Thacker
Subject:	Additional Tax Increment
Attachments:	Freedom Hills Increment.pdf

Steve,

I have attached a summary of expenditures on the Freedom Hills Park, the Increment received, and a projection of future increment. I removed the trail because we had the grant. I would anticipate that any future Additional Increment will not change much from this last year. The amount remitted is not exact. It is calculated on the previous year's tax rate on the current value. As you can see in some years it actually went down. This is probably that personal property values went down. There is not any reason to think that the overall value will increase much in the last years.

It will be fairly close to the total. I looked through the agreement, and it seems there is nothing in there that would not allow the City to receive additional increment on any future expenditures. I am not sure where we got the original estimates to complete the park, they are ridiculously low. About half the actual cost. But the agreement says the completion of the park including play court and tennis court with lighting.

Blaine L. Lutz
Centerville City
Finance Director/Asst. City Manager

MAKING Life BETTER
Centerville City

Freedom Hills Tax Increment Reimbursement

Expenditures – FY?		
2005	$	347,565.56
2006	$	1,309,089.24
2007	$	364,434.54
2008	$	373,232.44
2009	$	73,889.81
2010	$	14,033.16
Total	$	2,482,244.75

Increment – TY			
2005	$	47,723.00	
2006	$	64,928.00	
2007	$	89,225.00	
2008	$	108,493.00	
2009	$	119,152.00	
2010	$	117,052.00	
2011	$	130,923.00	
2012	$	151,561.00	
2013	$	147,064.00	
2014	$	139,522.00	
TY 2015	$	164,725.00	158,763.
Total	$	1,280,368.00	

2016	$	185,000.00
2017	$	185,000.00
2018	$	185,000.00
2019	$	185,000.00
2020	$	185,000.00
2021	$	185,000.00
Estimate	$	1,110,000.00

Net $ 91,876.7500