Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, January 28, 2014 at 5:35 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT	Paul A. Cutler, Chair Ken S. Averett Tamilyn Fillmore John T. Higginson, Vice Chair Stephanie Ivie Lawrence Wright
STAFF PRESENT	Steve Thacker, RDA Executive Director Blaine Lutz, Finance Director Lisa Romney, City Attorney Cory Snyder, Community Development Director Randy Randall, Public Works Director Katie Rust, Recording Secretary
VISITORS	Jason Burningham, Lewis Young Robertson Burningham Craig Salmon Charlie Rawlins

INTRODUCTION TO REDEVELOPMENT PROJECT AREAS

Blaine Lutz, Finance Director, described some of the benefits gained by partnering with businesses for redevelopment. Jason Burningham of Lewis Young Robertson Burningham (LYRB) explained that under the Community Development and Renewal Agencies Act, Agencies are allowed to create three types of project areas: Community Development Areas (CDAs), Economic Development Areas (EDAs), and Urban Renewal Areas (URAs). URAs allow for eminent domain. If a CDA/EDA/URA is established, tax increment funds become available for a specified period of time to provide local government assistance for: existing businesses, new development, infrastructure improvements, affordable housing, crime reduction, expanded employment opportunities, street maintenance, and other community concerns/priorities. Director Wright stated he feels it would be beneficial to examine the possibility of using tax increment to pay for an additional police officer for the Parrish Lane area. Mr. Burningham responded that the intended use of the tax increment must be part of the project area creation documents, and approved by the taxing entities involved. Director Fillmore mentioned the difficulty involved in committing to a long-term expense with funds that have a finite life. Mr. Burningham defined tax increment, and explained the certified tax rate and the process of creating and implementing a CDA.

BARNARD CREEK COMMUNITY DEVELOPMENT AREA (CDA)

Mr. Burningham explained reasons for creating a CDA, and discussed assumptions used when creating the Barnard Creek Community Development Area. He presented the Project Area Budget, and reported that all taxing entities involved have approved the Interlocal Agreements and have agreed to participate at 75% for 20 years. Referring to the suggestion of using tax increment money to fund a police officer, Lisa Romney, City Attorney, stated it is important to consider the reasons for creating a CDA when deciding how to use the tax increment.

SALMON PASTURE DEVELOPMENT ANALYSIS

Mr. Burningham presented an analysis performed by LYRB for the Salmon Pasture Development within the Barnard Creek CDA. Based on the development pro forma and market analysis, LYRB believes that Salmon's request for reimbursement of infrastructure improvement costs, through tax increment or a deference of fees, is reasonable and justified, at least at the level shown in Mr. Burningham's analysis. The Board and staff discussed the Salmon Pasture Development request. Blaine Lutz, Finance Director, suggested the possibility of an RDA revolving loan fund.

Craig Salmon, representing the Salmon Pasture Development, explained the request for RDA participation, and stated he anticipates the Salmon project will stimulate further development in the area. Director Averett stated he would like to know which items on the budget are site-specific and which are regional improvements.

Staff will prepare an agreement for the RDA to consider on February 18th. The meeting was adjourned at 7:34 p.m.

Steve Thacker

Steve Thacker, RDA Executive Director

2-18-14

Date Approved

Katie Rust

Katie Rust, Recording Secretary

Redevelopment Agency Corporate Seal of Centerville City