

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, January 28,
2 2014 at 5:35 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street,
3 Centerville, Utah.

4
5 **DIRECTORS PRESENT**

Paul A. Cutler, Chair
Ken S. Averett
Tamilyn Fillmore
John T. Higginson, Vice Chair
Stephanie Ivie
Lawrence Wright

11
12 **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

18
19 **VISITORS**

Jason Burningham, Lewis Young Robertson Burningham
Craig Salmon
Charlie Rawlins

22
23 **INTRODUCTION TO REDEVELOPMENT PROJECT AREAS**

24
25 Blaine Lutz, Finance Director, described some of the benefits gained by partnering with
26 businesses for redevelopment. Jason Burningham of Lewis Young Robertson Burningham
27 (LYRB) explained that under the Community Development and Renewal Agencies Act,
28 Agencies are allowed to create three types of project areas: Community Development Areas
29 (CDAs), Economic Development Areas (EDAs), and Urban Renewal Areas (URAs). URAs
30 allow for eminent domain. If a CDA/EDA/URA is established, tax increment funds become
31 available for a specified period of time to provide local government assistance for: existing
32 businesses, new development, infrastructure improvements, affordable housing, crime
33 reduction, expanded employment opportunities, street maintenance, and other community
34 concerns/priorities. Director Wright stated he feels it would be beneficial to examine the
35 possibility of using tax increment to pay for an additional police officer for the Parrish Lane area.
36 Mr. Burningham responded that the intended use of the tax increment must be part of the
37 project area creation documents, and approved by the taxing entities involved. Director Fillmore
38 mentioned the difficulty involved in committing to a long-term expense with funds that have a
39 finite life. Mr. Burningham defined tax increment, and explained the certified tax rate and the
40 process of creating and implementing a CDA.

41
42 **BARNARD CREEK COMMUNITY DEVELOPMENT AREA (CDA)**

43
44 Mr. Burningham explained reasons for creating a CDA, and discussed assumptions
45 used when creating the Barnard Creek Community Development Area. He presented the
46 Project Area Budget, and reported that all taxing entities involved have approved the Interlocal
47 Agreements and have agreed to participate at 75% for 20 years. Referring to the suggestion of
48 using tax increment money to fund a police officer, Lisa Romney, City Attorney, stated it is
49 important to consider the reasons for creating a CDA when deciding how to use the tax
50 increment.

SALMON PASTURE DEVELOPMENT ANALYSIS

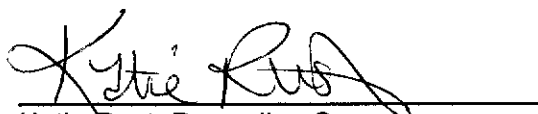
Mr. Burningham presented an analysis performed by LYRB for the Salmon Pasture Development within the Barnard Creek CDA. Based on the development pro forma and market analysis, LYRB believes that Salmon's request for reimbursement of infrastructure improvement costs, through tax increment or a deference 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, RDA Executive Director

2-18-14
Date Approved


Katie Rust, Recording Secretary

