

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, February 18,
2 2014 at 9:46 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street,
3 Centerville, Utah.

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5 **DIRECTORS PRESENT**

Paul A. Cutler, Chair
Ken S. Averett
Tamilyn Fillmore
Stephanie Ivie
Lawrence Wright

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11 **DIRECTOR ABSENT**

John T. Higginson, Vice Chair

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13 **STAFF PRESENT**

Steve Thacker, RDA Executive Director
Blaine Lutz, Finance Director
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

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18 **VISITOR**

Craig Salmon, Salmon Pasture Development

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20 **MINUTES REVIEW AND ACCEPTANCE**

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22 The minutes of the January 28, 2014 RDA meeting were reviewed. Director Ivie made a
23 **motion** to approve the minutes. Director Wright seconded the motion, which passed by
24 unanimous vote (5-0).

25
26 **APPOINTMENT**

27
28 Director Ivie made a **motion** to appoint Director Averett to serve as an RDA
29 representative on the Administrative Control Board of the Davis Center for Performing Arts
30 (ACB). Director Wright seconded the motion, which passed by unanimous vote (5-0). Vice
31 Chair Higginson will continue in his current term as an RDA representative on the ACB.

32
33 **PROPOSED CONTENT FOR TAX PARTICIPATION AGREEMENT RELATING TO**
34 **THE SALMON PASTURE DEVELOPMENT WITHIN THE BARNARD CREEK CDA**

35
36 Staff made recommendations regarding a tax increment participation agreement relating
37 to the Salmon Pasture Development within the Barnard Creek CDA. Steve Thacker, RDA
38 Executive Director, explained a contradiction in street lighting requirements between the
39 Commerce Shorelands Park guidelines and City development guidelines. Mr. Thacker stated
40 he feels there is justification for eliminating the required street lighting for the project area, but
41 he will further examine the lighting needs with the Police Chief. Mr. Salmon has requested a
42 delay in the requirement to install the waterline and curb and gutter along 1275 North. The
43 agreement could be written to specify that tax increment could not be disbursed until installation
44 occurs. Staff will discuss the pros and cons and bring a recommendation to the RDA. Craig
45 Salmon stated he cannot see that the City needs the curb and gutter and waterline on the north
46 side of the project at this time. The project would be easier if the infrastructure costs could be
47 spread out.

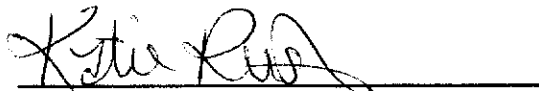
48
49 The RDA discussed the project, and indicated general support for moving forward with
50 the tax increment participation agreement. Director Fillmore expressed reservations about the
51 level of increment return for private infrastructure. Staff will draft an agreement to present to the
52 RDA at the next meeting.

ADJOURNMENT

At 10:33 p.m. Director Ivie made a **motion** to return to regular City Council meeting. Director Fillmore seconded the motion, which passed by unanimous vote (5-0).


Steve Thacker, RDA Executive Director

3-4-2014
Date Approved


Katie Rust, Recording Secretary

