

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY WILL HOLD A PUBLIC MEETING AT 8:45 P.M. ON TUESDAY, FEBRUARY 19, 2013 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 Centerville Redevelopment Agency Board 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. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

Tentative
Time:

8:45 A. ROLL CALL

B. MINUTES REVIEW AND ACCEPTANCE – February 5, 2013 meeting

C. NEW BUSINESS

1. Study of potential new project area
 - a. Staff report
 - b. Adopt RDA Resolution No. 2013-01, authorizing the drafting of a project area plan and project area budget for a specific designated area
(Community Development or Economic Development Project Area)

D. ADJOURNMENT

Steve H. Thacker
Executive Director

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, February 5, 2013 at 10:45 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

Directors	Ronald G. Russell, Chair
	Justin Y. Allen
	Ken S. Averett
	John T. Higginson, Vice Chair
	Sherri Lyn Lindstrom
	Lawrence Wright

STAFF PRESENT

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

MINUTES REVIEW AND ACCEPTANCE

The minutes of the January 15, 2013 RDA meeting were reviewed. Director Wright made a **motion** to approve the minutes. The motion was seconded by Vice Chair Higginson and passed by unanimous vote (6-0).

APPROVE AMENDMENT NO. 3 TO GRANT OF EASEMENTS AND RESTRICTIONS FOR THE CENTERVILLE CORPORATE PARK SUBDIVISION

Lisa Romney explained the proposed Amendment to the Grant of Easements and Restrictions for the Centerville Corporate Park Subdivision. Director Lindstrom made a **motion** to approve Amendment No. 3 to the Grant of Easements and Restrictions for the Centerville Corporate Park Subdivision and authorize the Chair to sign such Amendment on behalf of the RDA. Director Averett seconded the motion, which passed by unanimous vote (6-0).

RE-APPROVE ASSIGNMENT AND ASSUMPTION AGREEMENT FOR THE CENTERVILLE CORPORATE PARK SUBDIVISION

Director Lindstrom made a **motion** to approve the Assignment and Assumption Agreement between the City, the RDA, MTC and Chick-Fil-A, as the future owner of Lot 202 of the Centerville Corporate Park Subdivision, as amended, and authorize the Chair to sign such Agreement on behalf of the RDA. The motion was seconded by Director Averett and passed by unanimous vote (6-0).

ADJOURNMENT

Director Wright made a **motion** to adjourn the RDA meeting at 10:49 p.m. Director Lindstrom seconded the motion, which passed by unanimous vote (6-0).

Steve Thacker, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary

CENTERVILLE RDA BOARD

Staff Backup Report

Item No. RDA 1

Date of RDA Meeting: February 19, 2013

Short Title: Authorization of Draft Project Area Plan

Initiated By: Blaine Lutz

Scheduled Time: 8:45

RECOMMENDATION

Approve Resolution #2013-1 authorizing the drafting of a project area plan and budget for a proposed CDA (Barnard Creek Community Development Project Area) on the City's west side.

BACKGROUND

In the last few weeks staff was approached by the owner/developer of a proposed business park north of the Legacy parkway. He brought to our attention some of the infrastructure challenges to develop this area. After a discussion with Jason Burningham of Lewis Robertson and Burningham, staff proposes that we initiate the process of creating a CDA north of Parrish Lane. The working name of the CDA is Barnard Creek CDA. This resolution begins the legal process to do so, but does not commit the RDA to create the CDA. We have included in the resolution all of the property north of Parrish Lane (excluding the properties included in the Legacy Crossing at Parrish Lane CDA) to 1275 North. We may or may not decide to ultimately include all of the properties in this draft, if the CDA is eventually created (see attached map; more detail map will be provided at the meeting). This study will recommend which properties should ultimately be included. The attached calendar identifies the process and timeline. We also intend to include the I-15 interchange area, even though it is also included in the Legacy Crossing at Parrish Lane CDA. Staff recommends including this area, since the interchange is a key element to the development of this area and in the event the RDA has an opportunity to assist in the improvement of the interchange, we have the ability to do so.

This proposed CDA is in keeping with the West Side Revitalization Concept plan. The development of this area would continue with providing essential infrastructure north of the Legacy Parkway. The estimated cost of professional services is approximately \$20,000. This cost will be covered by the RDA, and can be reimbursed from the increment from this CDA, if created.

REDEVELOPMENT AGENCY OF CENTERVILLE CITY, UTAH

Resolution No. 2013-01

A RESOLUTION DESIGNATING THE PROPOSED CENTERVILLE BARNARD CREEK COMMUNITY DEVELOPMENT PROJECT AREA, AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN AND BUDGET, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, CONSULTANTS, STAFF, AND COUNSEL.

WHEREAS Centerville City, Utah (the “City”) has created the Redevelopment Agency of Centerville City (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, as amended, known as the Limited Purpose Local Government Entities—Community Development and Renewal Agencies Act (the “Act”), for the purposes of conducting urban renewal, economic development, and community development activities within the City, as contemplated by the Act; and

WHEREAS the Agency, having made a preliminary investigation, desires now to conduct community development activities in the area depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference (the “Proposed Project Area”), pursuant to Chapter 4 of the Act;

WHEREAS the Agency desires to begin the process of adopting a project area plan for the Proposed Project Area by adopting this Resolution authorizing the preparation of a Draft Project Area Plan, pursuant to Section 17C-4-101(1) of the Act; and

WHEREAS the Agency also desires to prepare a Draft Project Area Budget, to be approved by the applicable taxing entities by separate interlocal agreements, pursuant to Section 17C-4-201 of the Act.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY AS FOLLOWS:

1. The Agency designates the area as the proposed *Centerville Barnard Creek Community Development Project Area*, the boundaries of which are depicted on the map attached hereto as **Exhibit A**.
2. Agency consultants, counsel, and staff, as appropriate, are authorized and directed:
 - a. to prepare a Draft Community Development Project Area Plan as required by Section 17C-4-102(1) of the Act;
 - b. to prepare a Draft Community Development Project Area Budget; and

- c. to take all other actions under the Act which may be necessary or proper for the successful establishment of the proposed community development project area, including, without limitation, discussions with taxing entities, the preparation for all necessary hearings and the preparation, publication, and mailing of statutorily required notices.

3. This resolution takes effect upon adoption.

PASSED AND APPROVED this 19th day of February, 2013.

_____, *Board Chairman*

Attest:

_____, *Secretary*

*REDEVELOPMENT AGENCY BOARD VOTE AS
RECORDED:*

<u>Name:</u>	<u>Vote:</u>
Board Chairman	_____
Board Member	_____
Board Member	_____
Board Member	_____
Board Member	_____
Board Member	_____

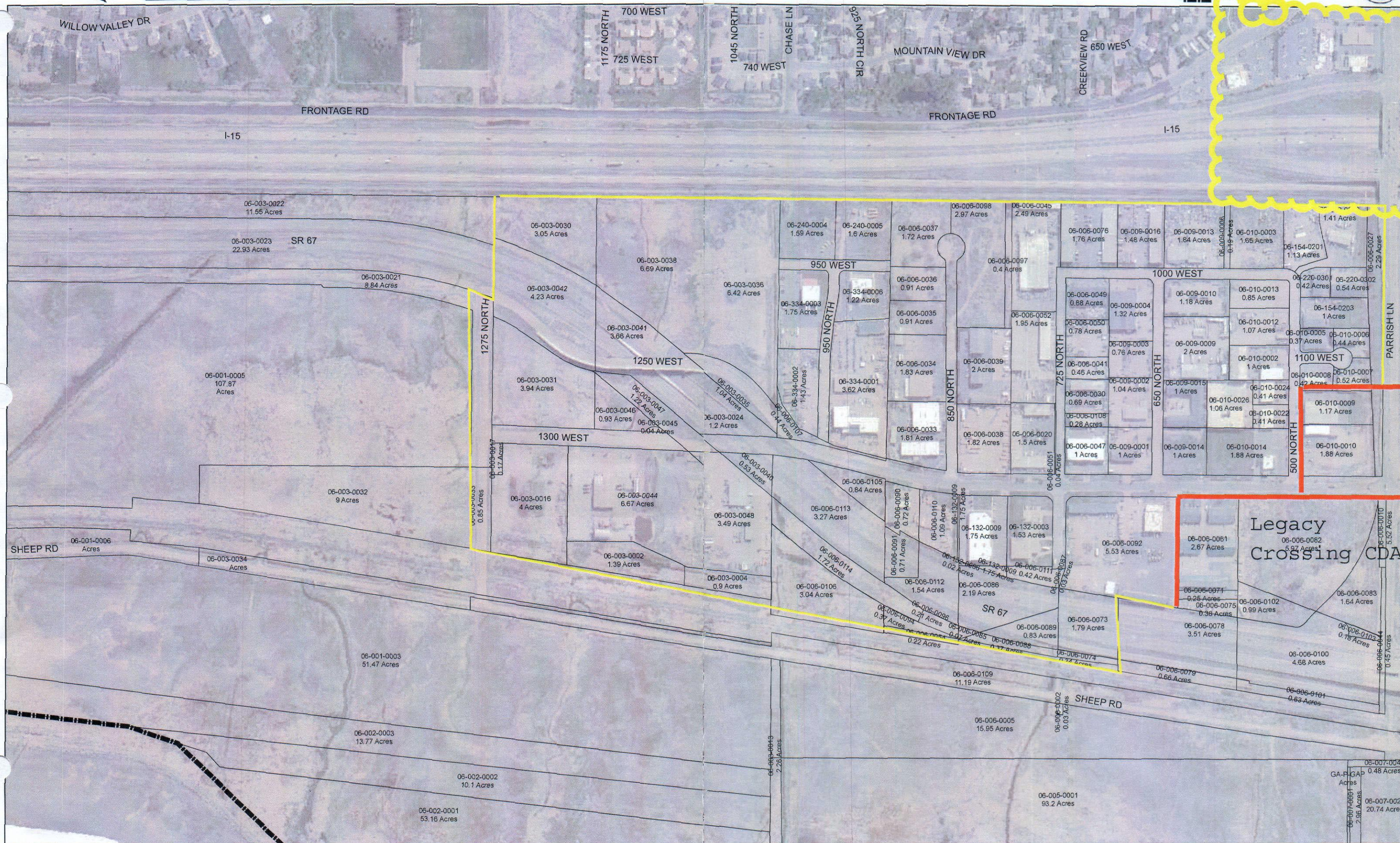


Print Date: 2/4/13
0 250 500 1,000 Feet

Barnard Creek CDA

centerville_parcel 10-19-12

City Boundary





CENTERVILLE BARNARD CREEK CDA CALENDAR

Updated: February 15, 2013

ESTIMATED TIME PERIOD		ACTION ITEM(S)	RESPONSIBLE PARTY
Feb 7	☞	Review proposed project or development with RDA staff, property owners/developers and consultants – determine advisability and feasibility of project and use of CDA	RDA, LYRB
Feb 14	☞	Draft Authorizing Resolution for RDA consideration	LYRB, RDA
Feb 19	☞	Board of Redevelopment Agency ("RDA") adopts a resolution authorizing the drafting of a <u>PROJECT AREA PLAN</u> and <u>PROJECT AREA BUDGET</u> for a specific designated area; <i>(need to include map and legal description of proposed boundaries, if available)</i> <i>(§17C-4-101)</i>	RDA, LYRB
March 19	☞	Prepare and disseminate to RDA staff for review purposes, copies of <u>DRAFT PROJECT AREA PLAN</u> & <u>DRAFT PROJECT AREA BUDGET</u> <i>(§17C-4-102(a))</i>	LYRB
April 5	☞	Make plan available to public at the offices of the RDA/City	RDA, City
April 5	☞	Provide notice of <u>Public Hearing</u> on the draft <u>PROJECT AREA PLAN AND PROJECT AREA BUDGET</u> ; <i>(at least 30 days before public hearing)</i> Send notice to: i) each property owner in CDA <i>(pulled from County records no more than 30 days prior)</i> , ii) State Tax Commission, iii) County Assessor and Auditor, iv) State Board of Education, and v) all taxing entities that levy tax within Project Area <i>(§17C-4-402(1)(b))</i>	LYRB
April 10	☞	Prepare and disseminate draft Interlocal Agreements, Resolutions and other material for taxing entity participation	LYRB
April 23	☞	Publish Notice of Public Hearing in newspaper <i>(14 days before public hearing)</i> <i>(§17C-4-402(a)(1))</i>	RDA, LYRB
April 25 – May 13	☞	Meet with staff and/or elected officials of each taxing entity that levies a tax in the proposed Project Area to review RDA's request for participation in the CDA	RDA, LYRB
May 6	☞	Provide Public Notice of RDA & City public meetings by posting agenda <i>(at least 24 hours before meeting)</i>	RDA, LYRB
May 7	☞	RDA holds Public Hearing on draft Project Area Plan & Budget <i>(§17C-4-102(1)(d))</i> ☞ RDA considers approval of draft Project Area Plan as the "official" Project Area Plan by resolution; and approval of Project Area Budget by resolution <i>(§17C-4-102(1)(f) & (§17C-4-104))</i> ☞ City considers adoption of the Project Area Plan and designation of the plan as the official development plan of the Project Area by ordinance <i>(§17C-4-105)</i> ☞ City and RDA adopt Interlocal Agreements; RDA adopts Interlocal Agreements with other participating taxing entities <i>(§17C-4-201)</i>	RDA, City, LYRB
May 9	☞	Make adopted Project Area Plan & Budget available to public at City/RDA offices <i>(§17C-4-106(1)(b)(ii))</i>	RDA, LYRB
May 9 - June 11 ¹	☞	Taxing entities consider Interlocal Agreements to participate in CDA <i>(§17C-4-201)</i>	
May 13	☞	Publish notice <i>(copy of Ordinance)</i> in newspaper - begin 30 day protest period <i>(§17C-4-106(1)(a))</i>	City, LYRB
May 13	☞	Record Project Area documentation with County Recorder <i>(within 30 days of City Ordinance adoption) (§17C-4-107(1))</i> ☞ Transmit land description and map to Automated Geographic Reference <i>(within 30 days of City Ordinance adoption) (§17C-4-107(2))</i>	RDA, LYRB
May 13	☞	Transmit land description, map, and ordinances to: <i>(within 30 days of City Ordinance adoption) (§17C-4-107(3))</i> ☞ County Auditor, Recorder, Attorney, Surveyor and Assessor ☞ Legislative body or governing board of taxing entities	RDA, LYRB

¹ Negotiations with taxing entities can be longer or shorter than this. The length of this step is greatly controlled by the other taxing entities and their rules, policies, and tax increment philosophy. Generally it is anticipated that two meetings with each taxing entity will be required.

ESTIMATED TIME PERIOD	ACTION ITEM(S)	RESPONSIBLE PARTY
	☞ State Tax Commission ☞ State Board of Education	
June 13	☞ Gather all executed Interlocal Agreements and make available to public (§17C-4-202(5))	LYRB
June 13	☞ Protest period for City's Project Area Plan adoption ordinance ends (§17C-4-106(3))	
June 17	☞ Publish summary of Interlocal Agreements in Newspaper (begin 30 day protest period) (§17C-4-202)	RDA, LYRB
June 17	☞ File Interlocal Agreements with State Tax Commission, State Board of Education, State Auditor, and County Auditor (within 30 days of publishing summary in the Newspaper) (§17C-4-203)	RDA, LYRB
June 21	☞ Receive Signed Certification from Attorney regarding legality of the proceedings (§17C-4-201(3))	Legal
July 17	☞ Protest period for Interlocal Agreements expires (§17C-4-202(4))	

DISTRIBUTION LIST

CENTERVILLE CITY

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TBD

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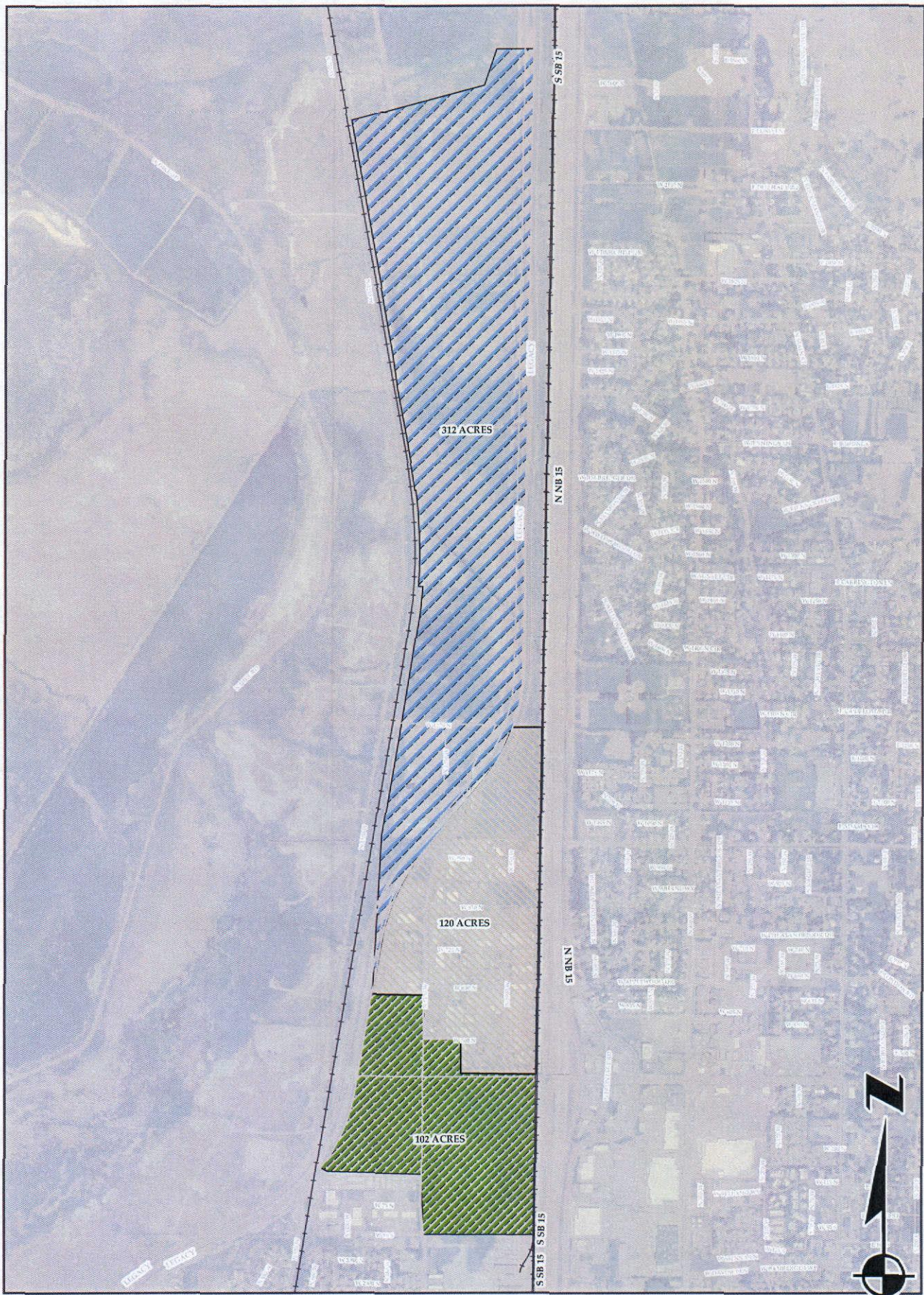
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ECONOMIC REVITALIZATION CONCEPT PLAN

- RAIL
- STREETS
- NORTH REVITALIZATION AREA
- CENTRAL REVITALIZATION AREA
- LEGACY CROSSING REVITALIZATION AREA

LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.
INVESTMENT BANKERS

