

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY WILL HOLD A PUBLIC MEETING AT 7:20 P.M. ON TUESDAY, JUNE 4, 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:

- 7:20 A. ROLL CALL**
- B. MINUTES REVIEW AND ACCEPTANCE – May 21, 2013 meeting**
- C. NEW BUSINESS**
 - 1. FY 2014 Tentative Budget**
 - a. Public hearing on RDA FY 2014 Tentative Budget**
- D. ADJOURNMENT**

Steve H. Thacker
Executive Director

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, May 21, 2013 at 8:29 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

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

DIRECTOR ABSENT

Justin Y. Allen

STAFF PRESENT

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

VISITOR

Jason Burningham, Lewis Young Robertson Burningham

MINUTES REVIEW AND ACCEPTANCE

The minutes of the May 7, 2013 RDA meeting were reviewed. Vice Chair Higginson made a **motion** to approve the minutes. Director Wright seconded the motion, which passed by unanimous vote (5-0).

DISCUSSION OF THE DRAFT PROJECT AREA PLAN FOR THE BARNARD CREEK COMMUNITY DEVELOPMENT AREA

On February 19, 2013 the RDA Board approved the resolution authorizing the drafting of a project area plan for the Barnard Creek Community Development Area. Staff has worked with Lewis Young Robertson Burningham to develop a draft plan. Staff have met with several property owners directly, and sent letters to all business addresses in the proposed project area. Blaine Lutz, Finance Director, reported several property owners have expressed enthusiasm for the project. Staff recommends the project area include properties from 725 North to 1275 North, including the area around the I-15 interchange and Parrish Lane. Mr. Lutz described significant potential projects in the north portion of the proposed area, two of which are in the early stages of design/development. Staff feels the creation of the CDA is a vital component to initiate desired development in the area. A preliminary budget was reviewed.

Director Lindstrom asked why the project area does not extend to the Farmington border. Mr. Lutz responded that potential future improvements for that area are not timely for inclusion in this proposed CDA. Jason Burningham of Lewis Young Robertson Burningham added that a common mistake made by RDAs is extending a larger footprint than effective for the tax increment time-frame, and cautioned the RDA not to make the project too big. He suggested the proposed CDA will be similar to the Pheasant Hollow development in Salt Lake City.

Mr. Lutz explained the next steps to be taken in the process. Chair Russell asked if the improvements would happen without the tax increment subsidy. Mr. Lutz responded that they probably would someday, but the CDA would allow the improvements to happen sooner and give the RDA the ability to ensure a quality project. Director Lindstrom stated she knows there are company owners between Parrish Lane and the south boundary of the proposed

development area that want to upgrade, and asked that staff stay in contact with them. The RDA directed staff to move forward with the next steps in the process.

ADJOURNMENT

At 9:03 p.m. Director Wright made a **motion** to return to regular Council meeting. Director Lindstrom seconded this motion, which passed by unanimous vote (5-0).

Steve Thacker, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary