

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 7:50 PM ON JUNE 5, 2018 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 City Council of Centerville City 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, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Centerville Management Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, **or may read this memo on the City's website: <http://centerville.novusagenda.com/agendapublic>.**

Tentative - The times shown below are tentative and are subject to change during the meeting.

Time:

A. NEW BUSINESS

1. Minutes Review and Acceptance
May 15, 2018 RDA minutes
May 22, 2018 RDA minutes
2. Update re Southeast Corner of 1250 West/Parrish Lane
3. Public Hearing - Tentative FY 2019 RDA Budget

B. ADJOURNMENT

Steve H. Thacker
Executive Director

CENTERVILLE

**Staff Backup Report
6/5/2018**

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

SUBJECT

May 15, 2018 RDA minutes

May 22, 2018 RDA minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ 5-15-18 RDA Preliminary Minutes
- ▢ 5-22-18 RDA Preliminary Minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, May 15, 2018 at 10:31 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

Clark Wilkinson, Chair
Tamilyn Fillmore
William Ince
Stephanie Ivie, Vice-Chair
George McEwan
Robyn Mecham

STAFF PRESENT

Steve Thacker, RDA Executive Director
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Katie Rust, Recording Secretary

MINUTES REVIEW AND ACCEPTANCE

The minutes of the May 1, 2018 RDA meeting were reviewed. Director Ince made a **motion** to accept the minutes and Director McEwan seconded the motion, which passed by unanimous vote (5-0).

RDA FY 2019 TENTATIVE BUDGET

Director Ince made a **motion** to adopt the FY 2019 RDA Tentative Budget and set a public hearing for June 5, 2018. Director McEwan seconded the motion, which passed by unanimous vote (5-0).

**FUNDING FOR REDESIGN OF 1250 WEST/PARRISH LANE INTERSECTION
SOUTHEAST CORNER IMPROVEMENTS**

Director McEwan made a **motion** to table this item to the next regular RDA meeting. Vice-Chair Ivie seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

Director McEwan made a **motion** to adjourn the RDA meeting at 10:33 p.m. Vice-Chair Ivie seconded the motion, which passed by unanimous vote (5-0).

Steve Thacker, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, May 22, 2018 at 8:00 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

Clark Wilkinson, Chair
Tamilyn Fillmore
William Ince
Stephanie Ivie, Vice-Chair
George McEwan
Robyn Mecham

STAFF PRESENT

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

STAFF ABSENT

Jacob Smith, Management Services Director

VISITORS

Fred Hale, H&S, LLC
Chad Salmon, H&S, LLC
Nick Smith, Legacy Trails Subdivision Project Manager
Shaun Johnson, Legacy Trails Subdivision Project Manager

LEGACY TRAILS APARTMENT PROJECT

Chad Salmon of H&S, LLC provided the Directors with cost summaries and maps of improvements in the Legacy Trails Subdivision, as well as a summary document, and the Parrish-Legacy Crossing Community Development Project Area (CDA) Plan (attached). He stated he and Mr. Hale feel H&S, LLC added value to the Legacy Crossing CDA and to the community as a whole, and that they met the intent of the CDA Plan in multiple areas. Mr. Salmon said they feel all the costs shown on the Legacy Trails Subdivision Cost Spreadsheet are worthy of note in regards to the CDA, and asked that the RDA particularly take into consideration the specific costs associated with Parrish Lane, 1250 West, and Legacy Trail Part A and B, for tax increment participation.

Mr. Salmon explained that land was deeded and improvements made along 1250 West in conjunction with development of the Legacy Crossing Subdivision to the east, prior to development of the Legacy Trails Subdivision. Staff pointed out that the same land would have been deeded and improvements required at the time Legacy Trails Subdivision was developed.

Mr. Salmon stated in hindsight they realize a tax increment agreement should have been reached before beginning the project. He said they went forward with the development in good faith, thinking the agreement would occur after the project. Steve Thacker, City Manager, stated meeting minutes from 2014 reflect discussion of the possibility of tax increment participation for the trail connection portion of the development. Councilwoman Fillmore said she feels the improvements were already incentivized with the density that was granted. Cory Snyder, Community Development Director, said he remembers recommending H&S, LLC approach the City Manager in 2014 to talk about RDA participation for the trail portion. The improvements to Parrish Lane and 1250 West were all required for the development to occur.

Mr. Salmon commented that the trail connection was very costly. He said they were required to pay a park impact fee for each housing unit, and said they feel they were double charged since Park Impact Fees are used to establish trail access. Referring to RDA tax increment participation with the Legacy Crossing U.S. Development project, Mr. Salmon

1 acknowledged that the first group to develop in the area should be given preferential treatment.
2 He said he and Mr. Hale are only asking to be treated fairly. Councilman McEwan responded
3 that park impact fees would have been charged regardless of the trail connection. All new
4 housing units are charged a park impact fee. Councilwoman Fillmore pointed out that approval
5 of the project was by tight majority vote of 3-2. She said it is difficult to know if approval would
6 have been granted if H&S, LLC had pushed for more tax increment participation than was
7 recommended by staff at that time. Ms. Romney stated the developer may have had an
8 expectation of greater tax increment participation, but the City did not. Based on costs related
9 to the off-site trail connection previously submitted by Mr. Salmon and Mr. Hale, Mr. Thacker
10 recommended the RDA consider \$75,000 tax increment participation. Councilman Ince said it
11 appears from the list that a significant portion of the costs were associated with UDOT.
12

13 Mr. Salmon stated they did not need to install the trail system or the decorative fencing.
14 He added that the additional units were costly because of the park impact fees. Ms. Romney
15 responded that all of the improvements were required for approval of the PDO. She
16 recommended the RDA Board consider the request as a new petition, since no agreement was
17 entered into prior to development. Director Fillmore read aloud the development objectives from
18 the CDA Plan. She pointed out that residential development costs the city much more long term
19 than commercial development, and the Legacy Trails Subdivision has a higher residential
20 component than commercial. The Legacy Crossing Subdivision to the east has a much higher
21 commercial element than the Legacy Trails Subdivision.
22

23 Director McEwan commented that the trail connection enhances the property itself as
24 well as the City. It benefits the residents who live closest to it more than other residents in the
25 City. Mr. Salmon agreed, but stated the trail connection qualifies as a trail system and
26 betterment to the City. Councilwoman Fillmore responded that the \$75,000 recommended by
27 staff recognizes the betterment to the City. Chair Wilkinson asked Mr. Salmon what amount
28 they are asking for. Mr. Salmon responded they believe \$291,000 is supportable.
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30 The RDA Board and staff discussed taxable value and City tax revenue with Mr. Salmon
31 and Mr. Hale. Mr. Thacker said the City expects to receive a new report from the County within
32 the next couple of weeks. Mr. Thacker reminded the RDA Board that the Legacy Crossing CDA
33 owes \$200,000 to the Parrish Gateway Project Area. He provided an updated RDA Project
34 Areas Financial Projection (attached).
35

36 Mr. Hale and Mr. Salmon described their experience with the property since they
37 purchased the five acres in 1993. There has not been commercial interest in the property. He
38 said they have not had any calls on the two remaining commercial lots. Mr. Hale pointed out
39 they have given the City some kind of tax base where there wasn't any. Director Ince stated he
40 needs time to think about what has been presented. Director McEwan expressed that the RDA
41 Board is trying to be responsible stewards of the City's funds. He agreed with Ms. Romney's
42 recommendation to consider the request as a new petition. Mr. Thacker said staff can update
43 the financial projection when they receive updated values from the County. He suggested the
44 RDA Board and H&S, LLC could possibly enter into a tax increment agreement for the two
45 remaining commercial properties.
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47 ADJOURNMENT

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49 Vice-Chair Ivie made a **motion** to adjourn the meeting at 9:24 p.m. Director Ince
50 seconded the motion, which passed by unanimous vote (5-0).

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Steve Thacker, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary

CENTERVILLE

**Staff Backup Report
6/5/2018**

Item No. 2.

Short Title: Update re Southeast Corner of 1250 West/Parrish Lane

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

CENTERVILLE

**Staff Backup Report
6/5/2018**

Item No. 3.

Short Title: Public Hearing - Tentative FY 2019 RDA Budget

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- FY 2018 RDA Tentative Budget

REDEVELOPMENT AGENCY
FY 2018/19 BUDGET

		2017/18				2018/19		
		2015/16	2016/17	6 M	12 MONTH	DEPARTMENT	TENTATIVE	ADOPTED
		ACTUAL	ACTUAL	ACTUAL	ESTIMATE			
					BUDGET	REQUEST		
USE OF FUND BALANCE					16,999			
20-31-100000	TAX INCREMENT - PARRISH LANE		1,099,983	0	873,511	945,513	874,000	874,000
20-31-150000	TAX INCREMENT - LEGACY XING		192,947	0	215,933	260,118	240,000	240,000
20-31-160000	TAX INCREMENT - BARNARD CREEK		100,897		90,244	95,123	90,000	90,000
20-36-100000	MISCELLANEOUS REVENUE		107,869	0	0	100,000	0	0
20-36-870000	INSURANCE REIMBURSEMENT		3,241	0	0	0	0	0
20-38-100000	CONTRIBUTIONS/OTHER GOV'T		0	0	0	0	0	0
20-38-750000	LEASE PAYMENT		80,606	42,761	77,400	77,400	79,700	79,700
20-31-200000	PROPERTY TAX - ADDITIONAL		155,520	0	192,707	206,842	192,707	192,707
BOND PROCEEDS/OTHER								
TOTAL RDA REVENUES		0	1,741,063	42,761	1,466,794	1,684,996	1,476,407	1,476,407
20-4000-								
EXPENDITURES								
20-4000-210.0	PUBLIC NOTICES	226	0	0	100	100	100	100
20-4000-310.0	PROFESSIONAL SERVICES	9,840	21,507	5,070	10,000	15,000	10,000	10,000
20-4000-315.0	TRF - ELIGIBLE EXPENSES	0	19,255	10,420	77,400	77,400	79,700	79,700
20-4000-316.0	ENGINEERING	19,525	8,080	3,725	7,500	7,500	7,500	7,500
20-4000-319.0	PROF. SERVICES -LEGACY CDA	5,607	0	0			0	0
20-4000-420.0	OTHER OBLIGATIONS	181,664	251,119	0	110,800	241,914	141,613	141,613
20-4000-423.0	CONTRACTUAL - DAYTON WEST	0	0	0	63,678	84,639	70,000	70,000
20-4000-425.0	CONTRACTUAL - LAND ROVER	0	0	0	23,863	26,302	25,000	25,000
20-4000-430.0	CONTRACTUAL - LEGACY CROSSING	94,029	146,159	0	148,203	170,000	155,000	155,000
20-4000-435.0	CONTRACTUAL - TUELLER/WRIGHT	0	0	0	6,764	5,769	0	0
20-4000-440.0	CONTRACTUAL - BARNARD CREEK	21,292	18,018	0	11,810	23,442	30,000	30,000
20-4000-480.0	MISC SUPPLIES	3,458	3,827	799	2,000	5,000	5,000	5,000
20-4000-511.0	INSURANCE - LIABILITY AND PROPERTY	4,858	13,806	13,881	13,881	14,000	14,000	14,000
20-4000-	AFFORDABLE HOUSING TRANSFER TO GF						28,114	28,114
20-4000-615.0	BOARD		8,000	2,733	8,200	8,200	0	0
20-4000-620.0	ADMINISTRATIVE SERVICES	168,000	171,400	82,967	163,200	163,200	120,298	120,298
20-4000-740.0	CAPITAL EQUIPMENT	5,241	1,775	0		0		
SUBTOTAL		513,740	662,946	119,595	647,399	842,466	686,325	686,325
20-4710								
TRANSFER TO OTHER FUND								
20-4710-830.0	TRANSFER - ADDITIONAL INCREM	164,725	155,520	103,421	192,707	206,842	192,707	192,707
20-4710-840.0	TRANSFER - DEBT RETIREMENT	963,208	593,012	39,094	590,688	590,688	592,838	592,838
SUBTOTAL		963,208	748,532	142,515	783,395	797,530	785,545	785,545
20-5000								
CAPITAL PROJECTS								
20-5000-100.0	TRAFFIC SIGNAL - MARKETPLACE		0	0		0		
20-5000-150.0	RDA IMPROVEMENTS	108,055	4,203	0		0		
20-5000-152.0	CORPORATE PARK - LOT 2 PARKING		6,256	0		0		
20-5000-160.0	SDPAC PROJECT	43,158	1,389	0		0		
20-5000-170.0	SHORELANDS EDA		0	0		0		
20-5000-200.0	1250 & PARRISH INTERSECTION	17,864	1,508	315	36,000	45,000		
20-5000-500.0	BARNARD CREEK CULVERT	8,073	1,102	0		0		
SUBTOTAL		69,095	14,459	315	36,000	45,000	0	0
TOTAL RDA EXPENDITURES		582,835	677,405	119,910	1,466,794	1,684,996	1,471,870	1,471,870
EXCESS REVENUES OVER (UNDER) EXPENDITURES		-582,835	1,063,657	-77,149	0	0	4,537	4,537