

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 8:45 PM ON SEPTEMBER 5, 2017 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 City Assistant to the City Manager, 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. Discuss proposed uses of tax increment for various purposes, including purchase of right-of-way and sharing cost of widening 400 West along Quick Quack Car Wash frontage
2. Closed meeting to discuss purchase of property

B. ADJOURNMENT

Steve H. Thacker
Executive Director

**CENTERVILLE
RDA MEETING
Staff Backup Report
9/5/2017**

Item No. 1

Short Title: Discuss proposed uses of tax increment for various purposes, including purchase of right-of-way and sharing cost of widening 400 West along Quick Quack Car Wash frontage

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

Consider proposal to use RDA tax increment funds to purchase right-of-way to widen 400 West along the future Quick Quack Car Wash frontage and to cost-share improvements within the public right-of-way. Also allow RDA Executive Director (City Manager) to brief the RDA Board on other potential uses of tax increment funds.

BACKGROUND

The final site plan for Quick Quack Car Wash at 518 North 400 West (former Kinder Care site) was approved recently by the Planning Commission. The approval assumes the relocation and consolidation of the Dairy Queen entrance with the Quick Quack entrance, and the widening of 400 West along this frontage in preparation for a major improvement to the Parrish Lane/400 West intersection in about 5 years. See the attached site plan.

Staff have met with the developer to discuss the fair value of property to be purchased for road right-of-way, and the sharing of improvement costs within the right-of-way. A closed meeting is recommended to discuss the value of property that would be purchased by the RDA for widening 400 West.

ATTACHMENTS:

Description

□ Quick Quack Site Plan

**REDEVELOPMENT AGENCY
FY 17-18 BUDGET**

	2014/15 ACTUAL	2015/16 ACTUAL	2016-2017		2017-18		
			12 MONTH ESTIMATE	BUDGET	DEPARTMENT REQUEST	TENTATIVE	ADOPTED
USE OF FUND BALANCE				0			
20-31-100000 TAX INCREMENT - PARRISH LN.	1,046,267		1,099,983	1,250,000	942,685	942,685	945,513
20-31-150000 TAX INCREMENT - LEGACY XING	129,011		192,847	250,000	250,000	250,000	280,118
20-31-180000 TAX INCREMENT - BARNARD CREEK	0		100,897	130,000	100,897	100,897	95,123
20-36-100000 MISCELLANEOUS REVENUE	0		107,889	0	0	0	100,000
20-36-870000 INSURANCE REIMBURSEMENT	0		3,241	0	0	0	0
20-36-100000 CONTRIBUTIONS/BOUNTIFUL RAP	75,487		79,309	0	0	0	0
20-36-750000 CPT Lease Payments	68,684		80,606	78,000	76,800	76,800	77,400
20-31-200000 ADDITIONAL TAX INCREMENT	163,000		155,520	210,000	206,842	206,842	206,842
BOND PROCEEDS/OTHER							
TOTAL RDA REVENUES	1,482,449	0	1,820,372	1,918,000	1,577,224	1,577,224	1,684,996
20-4000- EXPENDITURES							
20-4000-210.0 PUBLIC NOTICES	46	226	0	100	100	100	100
20-4000-310.0 PROFESSIONAL & TECH	22,031	9,840	21,507	10,000	15,000	15,000	15,000
20-4000-311.0 ATTORNEY SERVICES	0	0	0	0	0	0	0
20-4000-315.0 THEATER RESERVE FUND	0	0	19,255	0	76,800	76,800	77,400
20-4000-316.0 ENGINEERING - MARKETPLACE	9,675	19,525	8,080	7,500	7,500	7,500	7,500
20-4000-319.0 PROF. SERVICES -LEGACY CDA		5,607					
20-4000-410.0 CONTRACTUAL OBLIGATIONS	287,206	181,664	251,119	370,000	315,000	315,000	0
20-4000-420.0 OTHER OBLIGATIONS (LEGACY XING)	0	94,029	146,159	295,978	176,444	176,444	241,914
20-4000-421.0 ADDITIONAL INCREMENT	163,000	0	0	0	0	0	0
20-4000-423.0 CONTRACTUAL - DAYTON WEST	0	0	0	0	0	0	84,636
20-4000-425.0 CONTRACTUAL - LAND ROVER	0	0	0	0	0	0	26,302
20-4000-430.0 CONTRACTUAL - LEGACY CROSSING	0	0	0	0	0	0	170,000
20-4000-435.0 CONTRACTUAL - TUELLER/WRIGHT	0	0	0	0	0	0	5,769
20-4000-440.0 CONTRACTUAL - BARNARD CREEK	0	21,292	18,018	0	0	0	23,442
20-4000-480.0 MISC SUPPLIES	8,280	3,458	3,827	5,000	5,000	5,000	5,000
20-4000-511.0 INSURANCE	1,780	4,658	13,806	12,210	12,450	12,450	14,000
20-4000-615.0 BOARD	8,000		0	8,000	8,200	8,200	8,200
20-4000-620.0 ADMINISTRATIVE SERVICES	143,000	168,000	171,400	163,200	163,200	163,200	163,200
20-4000-740.0 CAPITAL EQUIPMENT	0	5,241	1,776	0	0	0	0
SUBTOTAL	642,998	513,740	654,946	871,968	778,694	778,694	842,466
20-4710							
TRANSFER TO OTHER FUND							
20-4710-830.0 TRANSFER - ADDITIONAL INCREM (UTOPIA)	0	164,725	155,520	155,520	206,842	206,842	206,842
20-4710-840.0 Davis Performing Arts/Transfer	654,421	963,208	593,012	593,012	590,686	590,686	590,686
SUBTOTAL	654,421	1,127,933	748,532	748,532	797,530	797,530	797,530
20-5000							
CAPITAL PROJECTS							
20-5000-100.0 Traffic Signal - Marketplace	0			0	0	0	0
20-5000-150.0 RDA IMPROVEMENTS	0	106,095	4,203	0	0	0	0
20-5000-152.0 Centerville Corporate Park LOT 2	0		6,256	0	0	0	0
20-5000-160.0 SDPAC PROJECT	6,745	43,156	1,389	25,000	0	0	0
20-5000-170.0 Shorelands EDA/Legacy CDA	0			0	0	0	0
20-5000-200.0 1250 & PARRISH INTERSECTION	0	17,864	-1,508	45,000	0	0	45,000
20-5000-600.0 BARNARD CREEK CULVERT	7,726	6,073	1,102	83,000	0	0	0
SUBTOTAL	14,471	177,150	11,442	153,000	0	0	45,000
TOTAL RDA EXPENDITURES	657,469	690,890	1,414,920	1,773,520	1,577,224	1,577,224	1,684,996
EXCESS REVENUES OVER (UNDER) EXPENDITURES	824,980	-690,890	405,452	144,480	0	0	0

**CENTERVILLE
RDA MEETING
Staff Backup Report
9/5/2017**

Item No. 2

Short Title: Closed meeting to discuss purchase of property

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND