

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, April 3, 2018 at
2 9:00 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville,
3 Utah.

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5 **DIRECTORS PRESENT**

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

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12 **STAFF PRESENT**

Steve Thacker, RDA Executive Director
Jacob Smith, Management Services Director
Lisa Romney, City Attorney
Marcus Arbuckle, Keddington & Christensen
Avalon Comly, Recording Secretary

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18 **UPDATED FINANCIAL ANALYSIS/PROJECTIONS**

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20 Steve Thacker explained the process of residential and commercial property valuation.
21 Centerville received \$135,000 less in tax increment than expected, which Mr. Thacker said is
22 due in part to a reduction in the valuation of the MTC buildings and an incorrect assessment of
23 the Fred Hale project. The main reason, however, is the shift in relative valuation between
24 commercial and residential properties.

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26 Mr. Thacker updated the Directors on expected revenue and expenditures for the RDA,
27 and the status of loans between project areas. He presented adopted and estimated actual
28 budget figures, and reviewed RDA financial commitments. Director Mecham questioned the
29 need for the RDA to incentivize the Legacy Trails Development. Mr. Thacker clarified that the
30 RDA only discussed helping with the trail connection, and did not commit to a specific dollar
31 amount. Director McEwan said he believes the risk tradeoff for the developer not having a firm
32 commitment for RDA participation was the benefit of the higher density.

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34 Director Fillmore said she would like the RDA to keep in mind that the overpass is going
35 to be rebuilt, and she believes betterments would be an important use of RDA money. Mr.
36 Thacker suggested the RDA authorize a tax increment analysis when approached about tax
37 increment participation for developments in the future. Director Ince pointed out that each year
38 properties are not built up represents less tax income.

39
40 Responding to a question from Director Ince, Mr. Thacker said he is optimistic that the
41 hotel and restaurant project on the northwest corner of Parrish Lane and 1250 West will
42 happen. Mr. Thacker stated he does not know when Mr. Hale and Mr. Salmon will approach the
43 RDA with additional information about the Legacy Trails Development.

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45 Referring to the financial projections, Director Ince commented that Parrish Gateway
46 Area revenue may go up now that the MTC building has been sold. Director Ince asked when
47 the overpass will be rebuilt, and Mr. Thacker responded likely not within the next ten years.

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49 Steve Thacker presented potential uses for RDA funds:

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 - The Parrish Gateway Area could set money aside for the Theater Reserve Fund.
 - Money could be used within project areas for street maintenance or reconstruction.

52 Staff recommends construction cost of the roundabout on 1250 West north of Parrish
53 Lane could be shared by the Legacy Crossing and Barnard Creek project areas.
54

- A revolving loan fund could be established to help keep buildings freshened and up-to-date in the Parrish Gateway Area.
- A pathway along 1250 West north of Parrish Lane to connect with the Legacy trail (will not be funded by grant).
- Legacy trail connection with the Fred Hale project in the Legacy Crossing Area - \$75,000.
- Affordable housing allowance (10%) from Barnard Creek Project Area revenue.
- Enhancements for the interchange replacement would benefit all three project areas.
- Support for the CenterPoint Gala would be a Parrish Gateway Area expense.

Ms. Romney reviewed projects mentioned in the Barnard Creek Area Plan. Director Fillmore said she is uncomfortable funding street projects with RDA money. Mr. Thacker stated the Chase Lane I-15 water main and Barnard Creek Culvert project have been funded by other sources. Director Fillmore commented that she voted against creation of the Barnard Creek CDA because she did not feel a high enough return on investment was projected. Director Fillmore said she believes the goal regarding return on investment is to find a balance between job centers and retail.

The RDA could wait until May or June to decide how to allocate funds. Mr. Thacker recommended paying \$100,000 to the Parks Capital Improvement Fund now for the soil moved from the performing arts center site to the Community Park Expansion site; and recommended the Barnard Creek Area repay the \$11,598 to the Parrish Gateway Area now. Payment for Parrish Lane fencing should be shown on balance sheets as an obligation of the RDA to the General Fund, but does not need to be identified at this time with a specific project area.

Director McEwan made a **motion** to authorize the Barnard Creek Project Area to repay \$11,598 to the Parrish Gateway Project Area. Director Ince seconded the motion, which passed by unanimous vote (5-0).

Vice-Chair Ivie made a **motion** for the Parrish Gateway Project Area to pay \$100,000 to the Parks Capital Improvement Fund for the Community Park Expansion Project. Director Ince seconded the motion, which passed by unanimous vote (5-0).

Director McEwan made a **motion** to set up a receivable in the amount of \$116,929 owed to the General Fund for Parrish Lane fencing. Vice-Chair Ivie seconded the motion, which passed by unanimous vote (5-0).

Director McEwan made a **motion** to direct staff to analyze the bylaws and create appropriate amendments to allow the Chair, as a Director, to vote on RDA issues if allowed by State law. Vice-Chair Ivie seconded the motion, but no vote occurred.

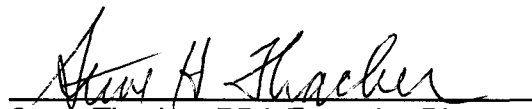
Director McEwan made a **motion** to fund a table at the CenterPoint Gala for \$2,500. The motion was seconded by Vice-Chair Ivie and passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

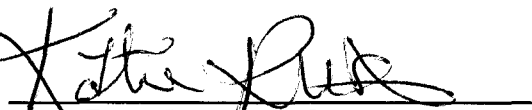
The minutes of the March 21, 2018 Redevelopment Agency meeting were reviewed. Vice-Chair Ivie made a **motion** to accept the minutes. Director Ince seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

Director Ince made a **motion** to adjourn the meeting at 10:16 p.m. Vice-Chair Ivie seconded the motion, which passed by unanimous vote (5-0).


Steve Thacker, RDA Executive Director

4/26/18
Date/Approved


Katie Rust, Recording Secretary

