

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

Public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel in accordance with Executive Order 2020-5 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19, issued by Governor Herbert on March 18, 2020. *Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content*

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY MEETING AT 8:00 PM ON JULY 21, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Redevelopment Agency 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, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backup materials can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. BUSINESS

1. Parrish Creek Business Park Tax Increment
Discuss tax increment funding of expected pathways and boardwalks, with the proposed changes to the site plan.
2. Minutes Review and Acceptance
June 16, 2020 RDA Minutes
July 7, 2020 RDA Minutes

C. ADJOURNMENT

Zoom Meeting
Zoom Meeting Information

URL:

<https://zoom.us/j/92704304187pwd=T2phUGZqTWxYa1IvcFpSVGxnRG1ydz09>

Dial: +1 346 248 7799

Meeting ID: 927 0430 4187

Password: 221317

Leah Romero
Centerville City Recorder

CENTERVILLE

Staff Backup Report

7/21/2020

Item No. 1.

Short Title: Parrish Creek Business Park Tax Increment

Initiated By: Mackenzie Wood, Assistant City Planner and Lolo Tenifa - Tom Stuart Construction

Scheduled Time:

SUBJECT

Discuss tax increment funding of expected pathways and boardwalks, with the proposed changes to the site plan.

RECOMMENDATION

Discuss a 'Wetlands Enhancement Program' (see Steve Thacker's email) and/or the funding of other amenities with tax increment dollars.

BACKGROUND

On June 24, 2020, the Planning Commission reviewed and approved the Conceptual Site Plan Amendments proposed by the applicant, on condition of City Council approve of changes to site amenities.

The first step is to receive RDA tax increment funding decision.

The Staff Transmittal Report for this item is attached.

ATTACHMENTS:

Description

- ▢ 7-21-20 CC Transmittal Report Parrish Creek
- ▢ Parrish Creek Business Park - Pictures
- ▢ 6-10-2020 PC Staff Report
- ▢ Parrish Creek Business Park Proposal
- ▢ Steve Thacker Email
- ▢ 10-23-2019 PC Staff Report Parrish Creek Business Park

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801)292-8232**

CITY COUNCIL TRANSMITTAL REPORT

PROPERTY OWNER: RIMINI PROPERTIES

APPLICANT: TOM STUART CONSTRUCTION
c/o LOLO TENIFA
259 S RIVERBEND WAY
NORTH SALT LAKE, UT 84054
(lolo@tomstuart.com)

PROPERTY LOCATION: 1160 N 950 W
PARRISH CREEK BUSINESS PARK LOTS 3 & 4

PARCEL SIZE: 7.5 ACRES

PARCEL: 06-392-0003, 06-392-0004

ZONING DISTRICT: INDUSTRIAL-HIGH, PDO

APPLICATION: CONCEPTUAL SITE PLAN

BACKGROUND

The applicant appeared before the Planning Commission in June and proposed a site plan amendment to merge the two parcels and build one building instead of three. In the process, the applicant proposed deletion of the wetlands boardwalks and 1250 West connector originally provided and approved in March 2017. The Planning Commission has made Final Site Plan approval conditional on receiving City Council approval of alternate site improvements to replace the boardwalks (which will be formalized in a PDO amendment).



A PDO amendment application, tabled in November 2019, had the following directives that involved RDA discussion of tax increments:

- Obtain written recommendation from the City's RDA regarding the feasibility of transferring tax increment towards a future 1250 West Trail connecting to the Legacy Parkway.
- In lieu of providing the expected pathways have a discussion with the City's RDA and City Engineer consider the possibility of a "Wetlands Enhancement Plan" within the Development and discuss with the City's RDA the feasibility of tax increment assistance funding coupled with the costs associated within the eliminated pathways to implement the plan.

Steve Thacker, previous City Manager, wrote a letter to Tom Stuart Construction, discussing Staff's support of removal of the 1250 West connector and a discussion of tax increment (see attachment). The applicant has discussed with Staff that Hogan Construction does not want to participate in the 1250 West connection and so that portion of the PDO will need to be changed.

The RDA will need to discuss and decide how they will use Tom Stuart Construction tax increment, within the PDO, on 1250 West, or require it at all.

In addition, the RDA will need to discuss with the applicant if they will use RDA funds for the proposed sidewalk system and picnic area – which is the proposed replacement of the boardwalks across the wetland areas.

STAFF RECOMMENDATIONS

Discuss the potential amenities that could replace the original proposed connection to 1250 West and the boardwalks over the wetlands in the sidewalk system. In addition, discuss potential uses of the tax increment funding.

PLANNING COMMISSION RECOMMENDATION

On June 10, 2020, the Planning Commission voted to approve the Conceptual Site Plan with the Condition that the applicant receive City Council approval of the amendments to the original PDO requirements, namely the wetlands boardwalks, with the following reasons for the action:

Reasons for action (findings)

- a. The Planning Commission finds that a Conceptual Site Plan review is not intended to permit actual development of property pursuant to such plan but shall be prepared and reviewed merely to represent how the property could be developed (See CZC 12.21.110.d.5).*
- b. The Conceptual Site Plan that has been submitted depicts how the site could be appropriately developed and with some alteration could be designed to comply with applicable provisions of the Off-Street Parking ordinance and other relevant regulations, as discussed in the Planning Staff Report.*

PLANNING COMMISSION VOTE (6-0)

Commissioner	Yes	No	Not Present
Hayman (Chair)	X		
Daly	X		
Kjar	X		
Summerhays	X		
Wilcox	X		
Wright	X		





**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801)292-8232**

**STAFF REPORT
AGENDA: ITEM 5**

PROPERTY OWNER: RIMINI PROPERTIES

APPLICANT: TOM STUART CONSTRUCTION
c/o LOLO TENIFA
259 S RIVERBEND WAY
NORTH SALT LAKE, UT 84054
(lolo@tomstuart.com)

PROPERTY LOCATION: 1160 N 950 W
PARRISH CREEK BUSINESS PARK LOTS 3 & 4

PARCEL SIZE: 7.5 ACRES

PARCEL: 06-392-0003, 06-392-0004

ZONING DISTRICT: INDUSTRIAL-HIGH, PDO

APPLICATION: CONCEPTUAL SITE PLAN (*AMENDED*)

BACKGROUND

On April 8, 2020 the applicant came before the Planning Commission desiring to amend the approved project's Buildings B, C, and D, by combining Lots 3 & 4 and building one building instead of three. The Planning Commission tabled the item with directives mentioned below.



APRIL 8, 2020 DIRECTIVES

1. Provide description of new required easements and proof of vacated easements
PROVIDED
2. Provide approval of utility providers for new easements IN PROCESS
3. Provide locations of fire hydrants **PROVIDED**
4. Provide building elevations for Building B to meet the enhanced appearance requirement for the view from Legacy Parkway **PROVIDED**
5. Provide additional landscaping to meet the required 17.3% of the Parrish Creek Business Park approval **PROVIDED**
6. Provide parking counts for uses that match current and under-review tenants in Buildings A & E (particularly vehicle and equipment rental and sale parking calculations)
INCOMPLETE
7. Provide proposed upgrades to replace the bridge and pedestrian walkway throughout the project, first mentioned in the PDO application documents dated February 3, 2017
PROVIDED

CONCEPTUAL SITE PLAN REVIEW

APPLICABLE PARRISH CREEK BUSINESS PARK PDO PROVISIONS:

- **Reflect in substantial detail the approved PDO Conceptual Site Plan**

The applicant has provided information to show efforts to maintain the original intent of the PDO approval. The applicant has provided information on new easements, fire hydrant placement and notation of which easements to be removed and/or vacated on the plat.

The Conceptual Site Plan listed the intended Uses as office, warehouse, and incubator spaces. The proposed site plan lists 83 boat parking stalls (Vehicle and equipment rental and sale), which Use is not in the original Concept Plan for parking and would require a CUP. The proposed parking meets the requirements of the Office and Warehouse uses as shown on the Site Plan. However, the Site Plan also shows 83 boat display stalls. Boat Sales is a use that requires a Conditional Use Permit (CUP) and more intense parking. The applicant has stated that they will seek a CUP with the Final Site Plan once they know the requirements of their desired tenant.

	Required	Provided	Compliance
Warehouse (21,777sqft)	22	22	YES
Vehicle Sales (unclear)	? + 9 1 space per 250sqft plus 1 per 10 vehicles displayed (83 display stalls provided)	29	LIKELY
Office(10,900sqft)	55	55	YES
Total	77	106	

- **Subject to the narrative and architectural concepts provided by Tom Stuart Construction on February 3, 2017 and supplemental information provided March 21, 2017. Including details about landscaping design, wetlands preservation, and preliminary architectural concepts and sketches by AEUrbia architects and engineers**

The new Site Plan and drawings match the narrative and architectural concepts provided in the original approval. The site plan now has 17.9% landscaping which is above the required 17.3%. The landscaping along Legacy Parkway has been updated to match the Shorelands Commerce Park themes.

A Site Plan Amendment was tabled at the November 13, 2019 Planning Commission meeting. The applicant was directed to contact the City Council for direction on what improvements would be acceptable to replace the boardwalk and pedestrian connection to 1250 West. The applicant has not provided City Council feedback; however, they have provided upgraded site improvements with a picnic area and increasing the pedestrian ways within the project. The PDO approval ordinance (Ordinance No. 2017-06) does not specifically call out the boardwalks as part of the requirements for approval. Staff believes the proposed upgrades are sufficient to meet the PDO approval.

The PDO adoption Ordinance is attached, as well as the supplemental information provided and referenced in the PDO Ordinance.

PLANNING STAFF RECOMMENDATIONS

Recommended Motion: I hereby make a *motion* to APPROVE the amended conceptual site plan application for parcels 06-392-0003 and 06-392-0004 with the following directives:

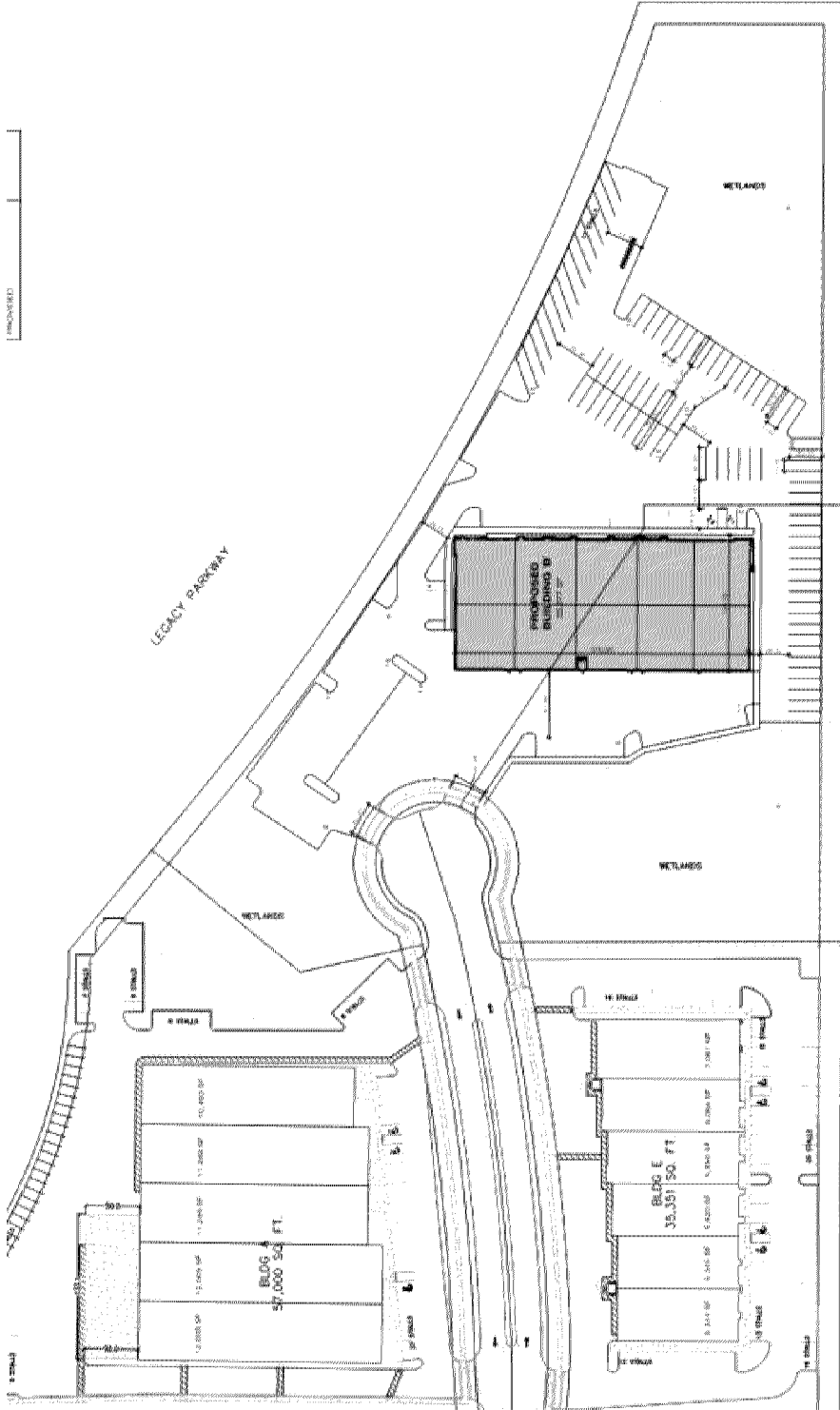
1. The applicant shall prepare and submit a Final Site Plan Application, as described by the Zoning Ordinance 12.21.110(e).

2. The Final Site Plan shall show all utilities being provided to the site and obtain the necessary will serve letters from any of the applicable utility providers
3. The applicant shall receive Conditional Use Permit for Vehicle Sales Use in conjunction with Final Site Plan
4. Provide parking counts for uses that match current and under-review tenants in Buildings A & E (particularly vehicle and equipment rental and sale parking calculations)

Reasons for action (findings)

- a. *The Planning Commission finds that a Conceptual Site Plan review is not intended to permit actual development of property pursuant to such plan but shall be prepared and reviewed merely to represent how the property could be developed (See CZC 12.21.110.d.5).*
- b. *The Conceptual Site Plan that has been submitted depicts how the site could be appropriately developed and with some alteration could be designed to comply with applicable provisions of the Off-Street Parking ordinance and other relevant regulations, as discussed in the Planning Staff Report.*

PROPOSED



PARRISH CREEK BUSINESS PARK
BUILDING B
CENTERVILLE, UTAH

SITE PLAN

SCALE: 1" = 50'-0"
FEBRUARY 25, 2020
15584025J.dwg

AS.1

ARCHITECTS

200 E. South Temple
Suite 1001
Salt Lake City, UT 84111
801.462.1000
www.bartstacy.com



253 South Riverbend Way
North Salt Lake, UT 84054
840.255.0000
Parrish Creek Park
Parrish Creek Park
Parrish Creek Park

From: Steve Thacker
To: ken@tomstuart.com
Cc: Cory Snyder; Cassie Younger; Lisa Romney
Subject: Use of tax increment for Parrish Creek Business Park
Date: Saturday, October 28, 2017 2:22:59 PM

Hello Ken:

As a follow up on our earlier conversation about the potential use of tax increment from your development, I met with Cory Snyder and Cassie Younger (Community Development Department staff) this past week. We agreed that instead of requiring you to construct a sidewalk and creek crossing on the south side and reimbursing you with future tax increment from your property for those improvements, it would be more beneficial to a larger area and more users to use tax increment from your property to fund a sidewalk along 1250 West. So we would support an amendment of your site plan to delete the south side sidewalk and creek pedestrian crossing. I would also be willing to waive the fee normally associated with filing an amendment because this idea is being initiated by city staff.

If you would like to pursue this amendment, please contact Cory Snyder, Community Development Director, to discuss how to proceed. This will require an amendment to be approved by the Planning Commission.

I also discussed with Cory and Cassie the possibility of using some tax increment to improve the quality of the wetlands on your property. We are willing to explore the possibility of a cost-sharing approach to accomplish this, so we can pursue that discussion also at some point. Ultimately, the RDA Board (i.e. City Council) would have to approve any use of tax increment generated by the development on your property.

Regards,
Steve Thacker
City Manager

**CENTERVILLE CITY
COMMUNITY DEVELOPMENT DEPARTMENT
655 North 1250 West, Centerville, Utah 84014
(801) 292-8232**

**STAFF REPORT
AGENDA: ITEM 2**

PROPERTY OWNER: **TOM STUART
360 N 700 W SUITE G
NORTH SALT LAKE, UT 84054
TOM@TOMSTUART.COM**

APPLICANT: **ROY SWALBERG
ROY@TOMSTUART.COM**

PROPERTY LOCATION: **APPROX. 1030 N 950 WEST**

ZONING DISTRICT: **I-H/ PDO OVERLAY**

APPLICATION: **PDO ZONE PLAN AMENDMENT – AMENDMENT IS TO
ALTER OR ELIMINATE CERTAIN EXPECTED PEDESTRIAN
PATHWAYS**

RECOMMENDATION: **TABLE FOR FURTHER INVESTIGATION**

BACKGROUND

The Parrish Creek Development is a developing 16-acre business park, with a campus style layout including acres of wetlands, landscaping, view corridors, and pedestrian paths. Office and warehouse are the proposed primary uses. This was approved as an Industrial-Planned Development Overlay (I-H/PD), which was approved by the City Council on March 21, 2017. The petitioners desire to alter or eliminate the certain portions of approved project's original pedestrian pathway design scheme.

SUMMARY OF PROPOSED AMENDMENTS

The proposed design changes would amend the following (*also see applicant's letter and plan submittal attached as part of this report*):

- **Proposed Pathway Elimination** – Remove from the plan the pedestrian pathway along the canal, which runs along the south property line, connecting to 1250 West.

Staff Comments – Due to the inability to construct a bridge needed across the canal to connect to 1250 West (requires cooperation from Hogan Construction), the previous City Manager (*Mr. Thacker*) agreed to the idea to have, as part of the CDA

plans, tax increment generated from this project and apply it towards the needed 1250 West Pathway connecting to the Legacy Trail – *see attached e-mail dated February 2019*. However, the developer needed to obtain the necessary PDO amendment from the City.

It is the planning staff's position that additional detail is needed from both the Applicant and the City's RDA to determine if funds will be re-allocated towards the 1250 South Trail and implemented. This trail connection has not been approved or funded at this time. Also, there may be other worthwhile investments to be made, such as an improved enhancement to the wetlands within the development.

- **Public Sidewalk Re-design** – The sidewalk re-design is located within the cul-de-sac radius. There are two locations where the sidewalk traverses through the Bernard Creek wetlands. The original plan was to install “boardwalks” through the area. However, the applicant desires to now install “painted” sidewalks within the asphalt space and eliminate the ‘boardwalks.’

Staff Comments – There has been preliminary discussions with the City Engineer about ongoing the design and maintenance. According to the recorded subdivision plat there is a plat note requires the developer to maintain all sidewalks. However, the planning staff has not received official communication from the City Engineer.

Staff is also concerned about the changes which are eroding the design purpose of the approved PDO and believes there are other worthwhile alternatives that should be considered first (*see Option #1 recommendations*). Therefore, at this time, planning staff does not support the re-design proposal to re-stripe the asphalt area into a pedestrian pathway.

CURRENT ZONING AND PLANNED DEVELOPMENT OVERLAY AMENDMENT PROCESS

The Parrish Creek Development is Zoned I-H/PD. The original Planned Development Overlay (PDO) approval and the originally approved layout design are the governing regulatory elements for the development project. Hence, the petitioners are seeking an amendment from the City.

PDO Amendment Procedure, Section 12-41-080(g)

Amendments to a PDO approval are subject to the original procedure used for obtaining a preliminary plan approval (*i.e. conceptual approval associated with the PDO rezone*), as stated in Section 12-41-080. g. Thus, the process to amend the PDO Conceptual Plan (*i.e. preliminary plan*) is to review the changes, notice and hold a public hearing, debate the merits of the request, and make a recommendation to the City Council, whom repeats the same decision-making process.

APPLICABLE PDO APPROVED DESIGN SUMMARY

As to the amendment request for pedestrian pathway design changes, below is a summary of the applicable regulatory policies of the approved Planned Development Overlay provisions:

PDO Purpose & Intent, Section 12-41-010

According to Section 12-41-010, the purpose of the PDO provisions is to allow:

“The Planned Development Overlay (PDO) Zone allows residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, this Chapter requires a planned development to be designed and approved as an integrated project that implements goals of the General Plan, has an overall architectural design theme, and allows a variety of uses to be established in a mutually compatible manner.”

12.41.070 Variations from Development Standards

Variations from applicable development standards of an underlying zone and CMC 15 (Subdivisions) may be approved as part of a rezone, subdivision, or site plan approval for a planned development pursuant to the provisions of this Chapter.

APPLICABLE PROVISIONS OF THE PARRISH CREEK PDO DEVELOPMENT PLAN

February 2017 - PDO Narrative (provided by Applicant)

“The landscape plan will also identify walkways for foot traffic allowing access throughout the project and the wetlands to provide a walker friendly amenity for the use of those who occupy the buildings. Developer would also commit to tying walk way in South West corner of the property into 1250 North [actually West] which has a sidewalk on the bridge crossing Legacy Parkway to allow foot traffic to access the legacy parkway trail.”

March 2017 PDO Approval by City Council

Condition #5 - The PDO is subject to the narrative and architectural concepts provided by Tom Stuart Construction on February 3, 2017. This includes details about landscaping design, wetlands preservation, and preliminary architectural concepts and sketches by An E Urbia architects and engineers.

Finding b - The [City] finds that the proposed request for the PDO Zone reflecting the proposed layout, integration of the wetlands and the built environment, and related amenities and architectural theme creates a viable and vibrant business park area, as originally envisioned in Goal #1 of the West Centerville Neighborhood Plan for enhancing the North Business Park area.

Finding e - The [City] finds that the general building and parking lot layout, the proposed uses, and integration of wetlands and landscaping can or will meet the intent of the general provisions of the PDO Zone and will be subject to further site and subdivision approvals to ensure compatibly of the I-H and PDO Zoning Ordinance provisions.

June 2017 – Final Site Plan by Planning Commission

Condition #5 - The expected Pedestrian pathways and connections shall be provided as stated in the developer's narrative, or as amended and approved by the Planning Commission. Any related easements shall be noted on the site plan/subdivision plat. Any changes or related elements shall be deemed acceptable by City Staff.

August 2017 – Final Subdivision Plat by City Council

Condition #4 - The subdivision owners association is responsible for maintaining all landscaping in the subdivision, including the landscaped median in public right of way, and all sidewalks per PDO and site plan approval by Centerville City and applicable CC&Rs, and shall be stated on the Final Plat.

PLANNING STAFF RECOMMENDATIONS

Option #1 – Recommend to **TABLE ACTION** regarding the proposed pedestrian pathway amendments, as submitted by the applicant and direct the applicant to consider the following matters:

Directive #1 – Obtain written recommendations from the City Engineer and Public Works Director regarding whether the feasibility of either the proposed street painting scheme or should it be eliminated.

Directive #2 – Review with the City Engineer the feasibility of installing a bridge system over the wetland areas and consider using the costs of the eliminated connection 1250 West and potentially tax increment from the RDA to fund the bridge system.

Directive #3 – Obtain written recommendation from the City's RDA regarding the feasibility of transferring tax increment towards a future 1250 West Trail connecting to the Legacy Parkway.

Directive #4 – Obtain a written response from the City Engineer or Public Works Director on the potential timeframe for development of a north/south Trail along 1250 West, **OR**

Directive #5 – In lieu of providing the expected pathways, have a discussion with the City's RDA and City Engineer consider the possibility of a "Wetlands Enhancement Plan" within the Development and discuss with the City's RDA the feasibility of tax increment assistance funding coupled with the costs associated within the eliminated pathways to implement the plan.

OR

Option #2 – Recommend **DENIAL** of the proposed pedestrian pathway design amendments, as requested.

Suggested Reasons for the Action (Findings):

(a) *The Planning Commission finds that the Planned Development Overlay (PDO) Zone allows residential, commercial, industrial, and mixed residential/commercial projects to be developed in a manner that allows design flexibility, integration of mutually compatible uses, integration of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, this Chapter requires a planned development to be designed and approved as an integrated project that implements goals of the General Plan, has an overall architectural design theme, and allows a variety of uses to be established in a mutually compatible manner.”*

(b) *The Planning Commission finds that the original PDO Narrative Argument justifying the request for the PDO was as follows:*

“The landscape plan will also identify walkways for foot traffic allowing access throughout the project and the wetlands to provide a walker friendly amenity for the use of those who occupy the buildings. Developer would also commit to tying walk way in South West corner of the property into 1250 North [actually West] which has a sidewalk on the bridge crossing Legacy Parkway to allow foot traffic to access the legacy parkway trail.”

(c) *The Commission reaffirms the following original PDO findings*

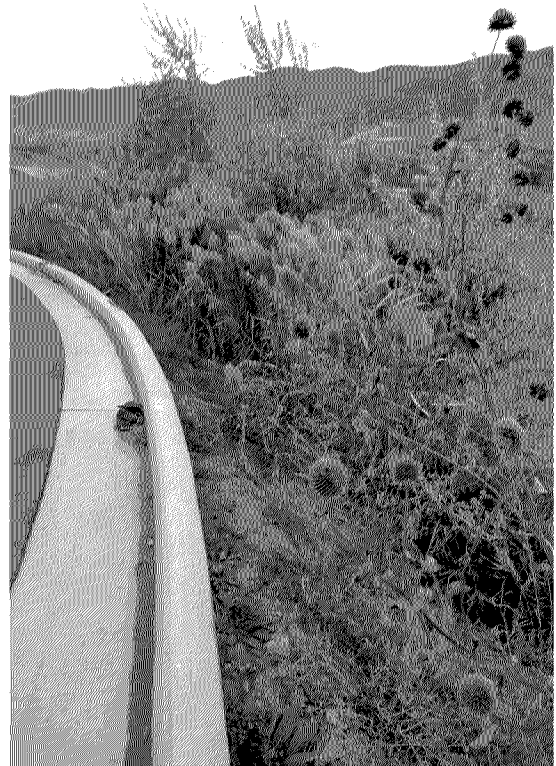
Finding b - The [City] finds that the proposed request for the PDO Zone reflecting the proposed layout, integration of the wetlands and the built environment, and related amenities and architectural theme creates a viable and vibrant business park area, as originally envisioned in Goal #1 of the West Centerville Neighborhood Plan for enhancing the North Business Park area.

Finding e - The [City] finds that the general building and parking lot layout, the proposed uses, and integration of wetlands and landscaping can or will meet the intent of the general provisions of the PDO Zone and will be subject to further site and subdivision approvals to ensure compatibility of the I-H and PDO Zoning Ordinance provisions.

Overall Condition of Wetlands



Conditions East Side of Cul-de-sac



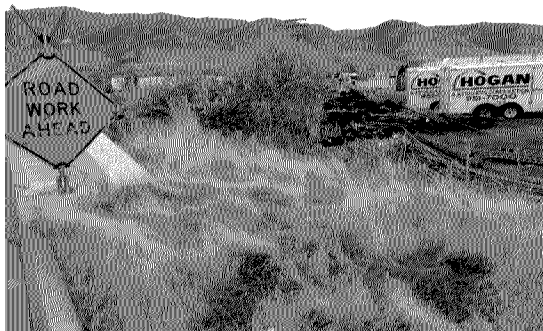
Conditions West Side of Cul-de-sac



Drainage Canal Conditions



1250 West Pathway Obstruction



CENTERVILLE

**Staff Backup Report
7/21/2020**

Item No. 2.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

SUBJECT

June 16, 2020 RDA Minutes

July 7, 2020 RDA Minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ June 16, 2020 RDA Minutes
- ▢ July 7, 2020 RDA Minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, June 16, 2020 at 9:59 p.m. with participants present via Zoom and streamed on YouTube due to infectious disease COVID-19.

DIRECTORS PRESENT

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

DIRECTOR ABSENT

Tamilyn Fillmore

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jacob Smith, Administrative Services Director
Leah Romero, City Recorder

PUBLIC HEARING - FY 2021 RDA FINAL BUDGET

Jacob Smith, Administrative Services Director, confirmed that no changes had been made to the FY 2021 RDA Final Budget since it was last presented to the Council. Mayor Wilkinson opened a public hearing at 10:01 p.m., and closed the public hearing seeing that no one electronically indicated a desire to comment.

Director Ince **moved** to accept the FY 2021 Final Budget for the RDA as presented. Director McEwan seconded the motion, which passed by unanimous vote (4-0).

MINUTES REVIEW AND ACCEPTANCE

Minutes of the June 2, 2020 RDA meeting were reviewed. Director Ince **moved** to accept the minutes. Director Mecham seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 10:02 p.m., Director Ince **moved** to adjourn the RDA meeting and return to regular Council meeting. Director Mecham seconded the motion, which passed by unanimous vote (4-0).

Brant T. Hanson, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, July 7, 2020 at 9:45 p.m. with participants present via Zoom and streamed on YouTube due to infectious disease COVID-19.

DIRECTORS PRESENT

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

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Leah Romero, City Recorder
Bruce Cox, Parks and Recreation Director

OTHERS

Eric Malmberg, Anderson Wahlen & Associates
Orlando Taylor, Gensler

BANK OF AMERICA – CONCEPTUAL SITE PLAN

Orlando Taylor, representing Bank of America, presented a Conceptual Site Plan for a new Bank of America building at 782 West Parrish Lane, and answered questions from the Board. The Board discussed the possible impact on the property of planned expansion of the Parrish Lane/Market Place Drive intersection and future rebuild of the Parrish Lane interchange. Eric Malmberg, representing Bank of America, said he would reach out to UDOT and City Engineer Kevin Campbell.

Responding to a question from Mr. Taylor, Brant Hanson, RDA Executive Director and City Manager, explained that demolition permit and building permit would be issued at the same time. Director Ince suggested that shifting the building location to the west would allow landscaping along Market Place Drive.

CENTERPOINT THEATRE BOILER #2 REPLACEMENT PROPOSAL

Bruce Cox, Parks and Recreation Director, explained problems with a boiler at CenterPoint Theatre, and presented a proposal from American Mechanical Systems Service, LLC for replacement of the boiler and improvement of the system.

Director McEwan **moved** to approve the proposal submitted by American Mechanical Systems Service, LLC for replacement of the CenterPoint Theatre boiler #2 in the amount of \$120,865.22. Director Ince seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 10:08 p.m., Director Ince **moved** to adjourn the RDA meeting and return to regular Council meeting. Director Ivie seconded the motion, which passed by unanimous vote (4-0).

Brant T. Hanson, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary