

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, February 2, 2021 at 6:30 p.m. with participants present via Zoom 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
Jacob Smith, Administrative Services Director
Janet Denison, City Recorder
Bruce Cox, Parks and Recreation Director
Kevin Campbell, City Engineer
Mackenzie Wood, Assistant Planner

VISITOR

Robert Byrnes

DETERMINATION

Chair Wilkinson read aloud a determination regarding electronic meetings without an anchor location due to COVID-19

TAX INCREMENT PARTICIPATION AGREEMENT

Jacob Smith, Administrative Services Director, explained that prior to October 2017, there was an informal agreement between Staff and Rimini Properties, LLC (Stuart Construction) that tax increment generated by the development of the Parrish Creek Business Park would be used to reimburse Rimini Properties, LLC for:

- Enhancements made to wetlands
- Providing trail access through the business park
- Trail system connection with the regional trail system on 1250 West using the shore along the canal on the south end of the project

Due to access restrictions and to make the business park work, the plan for the business park was approved as a PDO with the trail system as a part of the design. Since that time, there were a few barriers to creating the canal trail, including access to the land along the canal. In October of 2017, Staff recommended use of tax increment generated by the business park would be better used to enhance the trail system along 1250 West instead of the canal trail system.

Mr. Smith said Rimini Properties, LLC was requesting a tax increment reimbursement agreement with the RDA to recover the following costs:

- Storm drain system in public road - \$10,831 for pipe and manholes and \$14,503 for labor and equipment to install
- Storm drain system to wetlands - \$47,298 for pipe, manholes and oil separator; \$52,949 for labor and equipment to install
- **Total cost incurred to date - \$125,580**

On September 15, 2020, the City Council approved an amendment to the Parrish Creek Business Park PDO. One of the conditions of approval was an agreement with the RDA on use of tax increment to replace the originally slated developer installed canal trail connecting the project to 1250 West. The estimated cost of the trail was \$33,468. As Rimini had not provided an alternative to the canal trail per the amendment, the RDA would retain an equal amount of \$33,468 in Tax Increment Incentive to be used to enhance the Barnard Creek CDA. The \$33,468 would be recovered by reducing the amount from the eligible tax increment reimbursement, reducing the total amount to \$92,112. The life of the Barnard Creek CDA was 15 more years. Every \$1 million in value generated about \$7,000 in increment, current around \$9,000 (\$1.3 million total value as of January 1, 2019).

Mr. Smith said Staff recommended entering into the agreement with Rimini Properties, LLC for the Parrish Creek Business Park, reimbursing the developer each year using 50% of tax increment generated from the Parrish Creek Business Park up to a total reimbursed amount of \$92,112. Staff provided background on early discussions and email communication related to the use of tax increment for the project, and answered questions from the Directors.

Director Ince **moved** to approve the Tax Increment Participation Agreement between the RDA and Rimini Properties, LLC regarding tax increment funding for development improvements associated with the Parrish Creek Business Park PDO. Director Ivie seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

Minutes of the January 5, 2021 RDA meeting were reviewed. Director Ince **moved** to accept the minutes. Director Ivie seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 6:55 p.m., Director Ince **moved** to adjourn the RDA meeting, and Director Ivie seconded the motion. The motion passed by unanimous vote (5-0).


Brant T. Hanson, RDA Executive Director

05-24-2021
Date Approved


Katie Rust, Recording Secretary

