

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY MEETING AT 5:30 PM ON AUGUST 3, 2021 AT CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 N. MAIN STREET. 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. Introduction to Young Powersports
2. Agreement for Financial Consulting Services with Lewis Young Robertson Burningham
Consider the agreement between the Centerville RDA and Lewis Young Robertson and Burningham Inc for consulting services.
3. Minutes Review and Acceptance
July 20, 2021 RDA Minutes

C. ADJOURNMENT

Jennifer Hansen
Centerville City Recorder

CENTERVILLE

Staff Backup Report 8/3/2021

Item No. 1.

Short Title: Introduction to Young Powersports

Initiated By: Jacob Smith, Administrative Services Director

Staff Representative: Jacob Smith, Administrative Services Director

SUBJECT

RECOMMENDATION

BACKGROUND

Young Powersports will be presenting on a development they are planning on South Frontage Road.

ATTACHMENTS:

Description

- ▢ YAG Powersports Intro

CENTERVILLE

Staff Backup Report

8/3/2021

Item No. 2.

Short Title: Agreement for Financial Consulting Services with Lewis Young Robertson Burningham

Initiated By: Jacob Smith, Administrative Services Director

Staff Representative:

SUBJECT

Consider the agreement between the Centerville RDA and Lewis Young Robertson and Burningham Inc for consulting services.

RECOMMENDATION

Approve the agreement between the Centerville RDA and Lewis Young Robertson and Burningham Inc for consulting services.

BACKGROUND

Rob Sant from Lewis Young Robertson and Burningham and RDA staff will present on two matters affecting the RDA. Rob will also explain their proposed services. The two matters include:

1. Forming a Community Reinvestment Area (CRA) directly related to the Young Automotive project.
2. Extending the tax collection period of RDA areas affected by COVID19 by two years as per Utah Code 17C-1-416.

ATTACHMENTS:

Description

- Agreement for Financial Consulting Services - Lewis Young Robertson Burningham
- Map of Area

AGREEMENT FOR CONSULTING SERVICES

THIS AGREEMENT for financial consulting services related to: (i) the feasibility, creation and implementation of a Community Reinvestment Project Area and (ii) the extension of Project Area “Tax Increment Collection Period” in accordance with Senate Bill 6001 (*adopted in the Sixth Special Legislative Session of 2020*) for Centerville City and its Redevelopment Agency (the “Agreement”) is made as of August ____, 2021, by and between the CENTERVILLE CITY, a body corporate and politic of the State of Utah, jointly with the CENTERVILLE CITY REDEVELOPMENT AGENCY (the “Client”), and LEWIS YOUNG ROBERTSON & BURNINGHAM, INC., a corporation having its corporate offices at the address of 41 North Rio Grande St., Suite 101, Salt Lake City, Utah 84101 (the “Consultant”). Hereafter the Client and Consultant are sometimes referred to as a “Party” or collectively the “Parties”.

WHEREAS, the Consultant is an experienced and fully qualified firm that provides services to local governmental entities, including community reinvestment, redevelopment, and community development agencies in providing economic development consulting expertise; and

WHEREAS, the Client wishes to engage the Consultant for the purposes set forth in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, the Client and the Consultant agree as follows:

SECTION 1. SERVICES TO BE PROVIDED. During the period that this Agreement is effective, the Consultant shall work under the direction of designated personnel of the Client. The services to be provided is assistance to the Client’s RDA staff to:

- Create and implement a Community Reinvestment Area (CRA), as directed by the Client; and
- Prepare a COVID-19 relief analysis and study with sufficient evidence of the impact on the Client’s RDA Project Areas, prepare all necessary documentation and resolutions required to be adopted by the Client in order to extend the RDA Project Areas by two (2) additional years onto the “Tax Increment Collection Periods” all consistent with the requirements outlined in Utah State legislation that was recently adopted in a 2020 Sixth Special Session and is known as Senate Bill 6001 (SB 6001) and immortalized in Utah Code 17C-1-416.

The scope of services is more fully described in **EXHIBIT A: SCOPE OF SERVICES AND FEE SCHEDULE**, which is attached hereto and incorporated by this reference.

SECTION 2. REPRESENTATIONS OF THE CLIENT. The Client represents that in connection with any provisions of this Agreement, it will (a) cooperate with the Consultant and provide the Consultant with all information and data the Client may have in its possession or under its control

which is reasonably required by the Consultant in order to complete the Agreement; and (b) review and approve all written information prior to its distribution or dissemination.

SECTION 3. PAYMENT OF COMPENSATION, COSTS AND EXPENSES. The Client shall compensate the Consultant for the services rendered and itemized expenses actually incurred, in the amount of Sixteen Thousand Five-Hundred and Sixty dollars (\$16,560) for the tasks and services described in the attached **EXHIBIT A: SCOPE OF SERVICES AND FEE SCHEDULE**, which is attached hereto and incorporated into this Agreement by this reference. These services are subject to termination as described hereunder in Section 11. To the extent that services not otherwise contemplated in **EXHIBIT A** are desired and requested by the Client, or the services are expanded beyond the scope addressed in **EXHIBIT A**, the Client and Consultant shall approve in written form an amendment to this Agreement.

SECTION 4. CONSULTANT AN INDEPENDENT CONTRACTOR. For purposes of this Agreement and the services to be performed hereunder, the Consultant, its officers, employees and agents shall not be considered to be officers, employees, agents or servants of the Client. The Consultant is and shall be considered to be an independent contractor in all respects.

As an independent contractor, Consultant shall be fully responsible for the payment of all of its employees, agents, servants and contractors and assumes full responsibility for the payment of all Workers' Compensation payments which may be due or assessed against Consultant.

SECTION 5. REPRESENTATION OF THE CONSULTANT. The Consultant represents that if a situation occurs whereby an interest of the Client is in conflict with the interests of another Client of the Consultant, the Consultant shall notify the Client promptly and disclose the nature of the potential conflict. Consultant will work with the Client to remedy the conflict of interest as necessary and in an appropriate and expeditious manner.

SECTION 6. COMMENCEMENT OF AND DURATION OF SERVICES: Services described herein and in **EXHIBIT A: SCOPE OF SERVICES AND FEE SCHEDULE** will begin upon execution of this Agreement and will continue until terminated in the form and manner described in Section 11 below.

SECTION 7. AMENDMENTS: This Agreement may be modified or amended only in writing signed by both Consultant and Client. Any change in this Agreement shall be mutually agreed upon by Client and Consultant and shall be set forth only in written amendments to this Agreement.

SECTION 8. REPRESENTATIONS AND NOTICES: The following are designated as representatives of parties to this Agreement:

(a) Consultant designates Rob Sant as its representative in all matters under this Agreement and all notices given to Consultant shall be by regular U.S. mail to:

Rob Sant, Vice President
Lewis Young Robertson & Burningham, Inc.
41 North Rio Grande St., Ste. 101
Salt Lake City, UT 84101

(b) Client designates as its representative in all matters under this Agreement and all notices given to Client shall be by regular U.S. mail to:

Jacob Smith, Administrative Services Director
City of Centerville
250 N Main Street
Centerville, UT 84014

SECTION 9. INDEMNIFICATION: Consultant agrees and covenants to hold harmless and indemnify Client from any actionable claims, losses, injury, expenses and attorneys' fees proximately caused by any negligent conduct of Consultant or omissions constituting tortious behavior on the part of Consultant or its agents in the execution of the work performed in accordance with this Agreement, or which constitutes a breach of this Agreement. In no case shall the liability of Consultant exceed the total fee due hereunder.

Client agrees and covenants to hold harmless and indemnify Consultant from any claims, losses, injury, expenses and attorneys' fees proximately caused by any negligent conduct or omissions constituting tortious behavior on the part of Client, its officers, employees, or agents in the execution of the work performed in accordance with this Agreement, or which constitutes a breach of this Agreement. In no case shall the liability of the Client exceed the total fee due hereunder.

SECTION 10. SUCCESSORS: Consultant and Client agree that the provisions of this Agreement shall be binding on heirs, successors and agents.

SECTION 11. TERMINATION: It is agreed that either party may terminate this Agreement at any time and for any reason. Any such termination shall be accomplished by one party giving the other party prior written notice thereof, at least thirty (30) calendar days in advance of the desired termination date. Neither party shall have any liability to the other for damages or other losses because of a termination of this Agreement; provided, however, if a termination should occur, the Client agrees to pay the Consultant all amounts due for work actually performed that falls within the scope of services of this Agreement through and including the termination date and the Consultant shall deliver to the Client all data, reports and information that would be due on the termination date.

SECTION 12. ENTIRE AGREEMENT: This Agreement contains the complete agreement and understanding of the parties and supersedes any previous understandings, commitments, proposals or agreements whether oral or written, and may only be modified or amended in writing or executed by authorized individuals of Client and Consultant.

SECTION 13. JURISDICTION: This Agreement shall be governed by the laws of the State of Utah.

SECTION 14. ATTORNEY FEES: In the event that either party is required to engage the services of an attorney to enforce any of the provisions of this Agreement, the substantially prevailing party shall be entitled to an award of its reasonable attorneys' fees and costs.

SECTION 15. NON-ASSIGNABILITY: This Agreement is not assignable by either party without the express written permission of the other party.

(Remainder of this page intentionally left blank.)

NOTICE TO PROCEED

Upon signing this Agreement, the Client officially engage the Consultant to perform and complete the tasks and phases enumerated in **EXHIBIT A: SCOPE OF SERVICES AND FEE SCHEDULE** and provide this as a notice to proceed with the project (“Notice to Proceed”). This Agreement, including all elements identified herein, is agreed to and accepted this the _____ day of August 2021.

CENTERVILLE CITY

By: _____

Date: _____

CENTERVILLE CITY REDEVELOPMENT AGENCY

By: _____

Date: _____

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

By: _____

Date: _____

EXHIBIT A:
Scope of Services and Fee Schedule

Statement of Approach

GENERAL DESCRIPTION

LYRB understands that the City of Centerville, Utah (the “City”) and its Redevelopment Agency (the “Agency”) is interested in creating a new CRA and utilizing Senate Bill 6001 to extend the project area life (or “Tax Increment Collection Period”) of the project areas within Centerville, Utah.

The City and Agency desire to create a new Community Reinvestment Project Area (CRA) to prepare for commercial development central to the area where 400 south intersects I-15 Frontage Road. A company approached the City communicating interest in utilizing both property and sales tax increment financing to offset costs for infrastructure development.

During the period of this engagement, it is anticipated that LYRB will provide the City/Agency with a full-service approach, in advising and utilizing its expertise in all areas related to CRA creation and implementation, including the following areas:

- Development of Project Area Plans and Budgets;
- Complex cash flow modeling and multi-year tax increment budgets and forecasts;
- Creation of CRA, including all noticing, resolutions and ordinances required for the establishment of project areas;
- Drafting of Interlocal Agreements and facilitation of the interlocal agreement process; and
- Negotiating, drafting and execution of Participation/Development Agreements.

Provided below is a detailed outline of the scope of work related to: (i) the feasibility, creation and implementation of a new CRA and (ii) a COVID-19 extension process to determine the feasibility and justification for extending the City/Agency's project areas.

PHASE 1: CRA CREATION AND IMPLEMENTATION

TASK 1: PRELIMINARY COORDINATION AND INITIAL RESOLUTION

TASK 1.1: CRA “KICK-OFF” MEETING

Specific tasks include:

- LYRB will coordinate a CRA “kick-off” meeting with City/Agency staff. The purpose of this meeting will be to 1) clarify CRA data, location, needs & purpose; 2) discuss overall CRA creation process; and 3) establish consensus regarding timing and scheduling of the CRA.

TASK 2: FEASIBILITY REVIEW, TAX INCREMENT ANALYSIS AND ECONOMIC PROJECTIONS FOR PROJECT AREA

TASK 2.1: AGENCY MEETING TO ADOPT SURVEY RESOLUTION AUTHORIZING CONSIDERATION OF CREATING A CRA PROJECT AREA

Specific tasks include:

- ☞ LYRB will prepare a resolution for the Agency to authorize the drafting of a Project Area Plan and Project Area Budget for a specific designated area (17C-5-103). This is often referred to as the “Survey Resolution”

TASK 2.2: GATHER LAND-USE DATA FOR PROJECT AREA AND ANALYZE POTENTIAL USES

Specific tasks include:

- ☞ Coordinate with City/Agency staff to collect potential land-uses within the proposed Project Area; review compatible use standards; and (with feedback from City/Agency staff and market analysis) create a conceptual land-use model;
- ☞ Gather anticipated construction timing and costs associated with each element of the Project; and
- ☞ Gather current taxable values and tax rates for the Project Area (using market data).

TASK 2.2: QUANTIFY ASSESSED VALUATION FOR PROJECT AREA

Specific tasks include:

- ☞ Based on information developed in Task 2.1 above, develop a preliminary evaluation of current property value, including the proportions of real property and personal property (depreciable assets); and
- ☞ Construct a detailed, interactive forecasting model to project assessed valuation growth, absorption and level of development, given market demands and access to capital participation.

TASK 2.4: COMPLETE A TAX INCREMENT ANALYSIS AND ECONOMIC FORECAST

Specific tasks include:

- ☞ Calculate the incremental property taxes generated from the Project Area;
- ☞ Assess and evaluate the leverage capacity of the City/Agency and or development; and
- ☞ Analyze the incremental local sales tax generation and other incremental tax revenues generated within the Project for the benefit of the taxing entities within the Project Area

TASK 2.5: ASSESS FEASIBILITY OF FINANCE PLAN AND DEVELOP PRELIMINARY “GAP” ANALYSIS

Specific tasks include:

- ☞ Prepare preliminary feasibility assessment of the Project financing plan (commercial and equity components);
- ☞ Review developer’s pro forma and cash flow analysis to determine acceptable rate of return and funding thresholds (if applicable);
- ☞ Prepare preliminary analysis related to the funding “gap” needed in order to secure necessary commercial debt financing and associated equity needs of the Project; and
- ☞ Identify various funding options, structures and alternatives to effectively construct the Project.

TASK 3: CREATION AND IMPLEMENTATION OF CRA

TASK 3.1: COORDINATE THE DEVELOPMENT OF A PROJECT AREA PLAN

Specific tasks include:

- ☞ Review and coordinate the drafting of a resolution for the Agency to consider a draft Project Area Plan; assist Agency in considering resolution and identifying the process;
- ☞ Prepare a draft CRA Project Area Plan in accordance with Utah Code 17C-5-105, with the consideration of property owners, City staff and development community;
- ☞ Include an analysis or description of the anticipated public benefit to be derived from the CRA, including: (a) the beneficial influences upon the tax base of the community; and (b) the associated business and economic activity likely to be stimulated; and
- ☞ Coordinate the public noticing (Chapter 1 Part 8), public hearing (17C-5-104(3)(e), public input, and taxing entity consultation process including making the Plan available to the public at least 30 days before the hearing;
- ☞ Hold public hearing and receive comments;
- ☞ Review and coordinate the drafting of a resolution to adopt the Project Area Plan and a statement that all comments and revisions have been considered in the creation;

- ☞ Review and coordinate the drafting of an ordinance for the City's consideration to create the CRA and adopt the Project Area Plan; and
- ☞ Review and coordinate the recordation of the creation of the CRA and adoption of the Project Area Plan; submit information to State Tax Commission, State Board of Education, and City elected officials.

TASK 3.2: PROJECT AREA BUDGET

Specific tasks include:

- ☞ Prepare a detailed multi-year budget for the CRA, including: i) amount of tax increment, sales tax and other incremental tax revenues, ii) level of capital expenditure related to the private investment, iii) amount of public infrastructure costs and timing, and iv) participation needed from other taxing entities related to development incentives;
- ☞ Prepare an analysis that identifies the purpose of tax increment incentive and demonstrate how this will achieve the goals and objectives identified in the Project Area Plan;
- ☞ Prepare a "Gap" analysis to demonstrate what is necessary in public funding in order to achieve the Project Area Plan; this written and quantitative report will be submitted to other taxing entities in order to solicit participation and support in the Project; and
- ☞ Coordinate with the Agency to officially adopt the Project Area Budget.

TASK 3.3: COORDINATE AND NEGOTIATE WITH OTHER TAX ENTITIES TO RECEIVE PARTICIPATION IN CRA (INTERLOCAL AGREEMENT PROCESS)

Specific tasks include:

- ☞ Review and coordinate the drafting of interlocal agreements for each participating entity, to include amount of participation, length of time, type of infrastructure being financed, and economic benefit to each participating local government;
- ☞ Present interlocal agreement framework to County, School District and other special districts to receive participation in the interlocal agreements (one meeting with each taxing entity);
- ☞ Draft resolutions authorizing each taxing entity to sign the interlocal agreements; and
- ☞ Review and coordinate the publishing of a summary of the interlocal agreements (begins the 30-day contest period).

TASK 4: FINANCIAL IMPLEMENTATION

TASK 4.1: DETERMINE INCENTIVE NEEDS

Specific tasks include:

- ☞ Identify and calculate costs associated with the proposed development; and
- ☞ Determine what level of tax increment is needed to induce development and meet objectives of the CRA Project Area Plan by meeting with City/Agency, Developer, tenants, banks and other financial institutions engaged in facilitating the proposed project.

TASK 4.2: COORDINATE AND NEGOTIATE DEVELOPMENT/PARTICIPATION AGREEMENT

Specific tasks include:

- ☞ Determine amount of leverage using tax-exempt bonding tools: i.e. TIF Bonds, sales tax or franchise tax bonds, special improvement district financing;
- ☞ Determine if the tax increment can be better leveraged using a Development / Participation Agreement, where the tax increment is passed thru to the development;
- ☞ Provide recommendations to the Agency Board regarding the appropriate financial implementation tool or tools; and
- ☞ If a Development/Participation Agreement is necessary, assist with the negotiations and drafting of the agreement.

TASK 4.3: LEVERAGING OF TAX INCREMENT

Specific tasks include:

- ▢ Assist the Agency with the Issuance of Debt, if needed (to be remunerated under separate contract).

TASK 5: FINALIZE CRA

TASK 5.1: FINALIZE AND COMPILE PROJECT TRANSCRIPT

Specific tasks include:

- ▢ Complete all noticing requirements and compile the related documents;
- ▢ Coordinate with all taxing entities to sign interlocal agreements and ensure that a summary is published in the newspaper
- ▢ File all documents with the appropriate parties; and

PHASE 2: SB 6001 RDA EXTENSION

The City believes there is evidence of reduced tax increment due to Covid-19 restrictions in 2020 and 2021. The City would like LYRB to assist in researching and providing analysis and evidence of reduced tax increment needed to extend the project area life. Potentially eligible Project Areas include the Parrish Lane Gateway Project Area, Legacy Crossing Community Development Area, and the Barnard Creek CDA Project Area. During the period of this engagement, it is anticipated that LYRB will provide the City/Agency with a full-service approach, in advising and utilizing its expertise in all areas related to Senate Bill 6001, including the following areas:

- ▢ Research market analytics related to office, commercial, housing, manufacturing and institutional industries related to the pandemic;
- ▢ Analyze the current demand for office and commercial compared to the demand before the pandemic;
- ▢ Review the impact to the construction market;
- ▢ Draft a resolution that fulfills all legal requirements to satisfy SB 6001.

Provided below is a detailed outline of the scope of work related to the SB 6001 consulting process.

TASK 1: REVIEW MARKET ANALYTICS, THE DEMAND FOR OFFICE AND COMMERCIAL SPACE WITHIN THE PROJECT AREA, AND THE IMPACTS TO THE CONSTRUCTION MARKET.

TASK 1.1: REVIEW MARKETING ANALYTICS OF THE CITY

Specific Tasks Include:

- ▢ Research and review the effect on marketing analytics by Covid-19 in the City in relation to office, commercial, housing, and institutional industries.
- ▢ Request and compile information from impacted businesses which describe revenue losses during the pandemic.

TASK 1.2: RESEARCH OFFICE AND COMMERCIAL SPACE DEMAND

Specific tasks include:

- ▢ Analyze the current demand for office and commercial space compared to the demand before the pandemic.
- ▢ Review the overall labor market throughout the pandemic.

TASK 1.3: RESEARCH IMPACT OF CONSTRUCTION MARKET

Specific tasks include:

- ▢ Analyze the current construction timelines for new development compared to the timelines before the pandemic.
- ▢ Review the anticipated cost of construction post pandemic and its impact on construction timing.

TASK 2: CREATE RESOLUTION AND FULFILL ALL REQUIREMENTS OF SB 6001

TASK 2.1: COMPILE FINDINGS AND CREATE RESOLUTION

Specific tasks include:

- ▣ Compile findings and analysis into a report.
- ▣ Create a resolution which satisfies all requirements listed in SB 6001.

Below is a map of the three eligible project areas for extension according to Senate Bill 6001. This map includes the Parrish Gateway RDA (blue boundary line), Legacy Crossing CDA (green boundary line), and Barnard Creek CDA (orange boundary line)

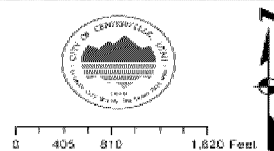
Map 1: Eligible Project Areas



CENTERVILLE PROJECT AREAS

- ▣ Parrish Gateway RDA Boundary
- ▣ Legacy Crossing CDA Boundary
- ▣ Barnard Creek CDA Boundary

LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.



FEE SCHEDULE

Based on the **Detailed Scope of Services** identified herein, the City agrees to contract with LYRB to provide said services in the amount of **\$16,560**. LYRB will provide periodic billing statements detailing the time spent under each task and a progress report relating to the overall project.

If it becomes apparent that the cost required to complete the project will exceed the budgeted amount, LYRB will notify the City and work to identify the cause of the additional costs. LYRB will then recommend an approach to complete the project within the proposed budget or an extended scope that will minimize any additional expense. If the City requests work that exceeds the scope presented herein or changes the overall direction of the project, LYRB will prepare a revised scope of work and project budget for consideration. No additional costs will be billed to the City without additional approval or revision to this **Detailed Scope of Services**.

The fee by task is illustrated in the following table:

Hourly Rates		\$180.00	
Consulting Services		Vice President	TOTALS
PHASE 1			
Task 1.1	CRA "Kick-Off" Meeting	2	\$360
Task 2.1	Preparation of Resolution and City Meeting to Adopt Authorization	4	\$720
Task 2.2	Gather Land-Use Data for Project Area and Analyze Potential Uses	4	\$720
Task 2.3	Quantify Assessed Valuation for Project Area	4	\$720
Task 2.4	Complete a Preliminary Tax Increment Analysis and Economic Forecast	4	\$720
Task 2.5	Assess Feasibility of Finance Plan and Develop Preliminary "GAP" Analysis for RDA	4	\$720
Task 3.1	Coordinate the Development of a Project Area Plan	10	\$1,800
Task 3.2	Project Area Budget	10	\$1,800
Task 3.3	Coordinate and Negotiate with Other Tax Entities to Receive Participation in CRA (Two Anticipated Meetings with each Taxing Entity)	20	\$3,600
Task 4.1	Determine Incentive Needs	6	\$1,080
Task 4.2	Coordinate and Negotiate Development/Participation Agreement	8	\$1,440
Task 4.3	Leveraging of Tax Increment	UNDER SEPARATE CONTRACT	
Task 5.1	Finalize and Compile Project Transcript	3	\$540
Subtotal		79	\$14,220
PHASE 2			
Task 1.1	Review Marketing Analytics of the City	3	\$540.00
Task 1.2	Review Lease Rates	3	\$540.00
Task 1.3	Research Impact of Construction Market	3	\$540.00
Task 2.1	Compile Findings and Create Resolution	4	\$720.00
Subtotal		13	\$2,340
TOTAL		92	\$16,560

CENTERVILLE

**Staff Backup Report
8/3/2021**

Item No. 3.

Short Title: Minutes Review and Acceptance

Initiated By:

Staff Representative:

SUBJECT

July 20, 2021 RDA Minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

▯ 7-20-21 RDA Minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, July 20, 2021 at 6:35 p.m. with participants present at Centerville City Hall, 250 North Main Street, and remotely via ZOOM.

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
Jennifer Hansen, City Recorder
Bruce Cox, Parks and Recreation Director
Nate Plaizier, Finance Director
Cory Snyder, Community Development Director
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department

VISITOR

Max Newstrom, Kimley-Horn

TARGET TRUCK DOCK EXPANSION

City Attorney Lisa Romney explained the request to convert a trash-compactor area at the rear of Target to another truck dock. She said Staff believed the requested amendment complied with the governing documents, and recommended RDA consent. Max Newstrom with Kimley-Horn, representing Target, explained the need to increase loading space at the Centerville Target location.

Director McEwan **moved** to provide consent for the proposed truck dock expansion for Target located at 200 North Marketplace Drive within the Parrish Gateway Neighborhood Project Area. Director Ince seconded the motion, which passed by unanimous vote (5-0).

CENTERPOINT NORTH SIDE CROSSWALK

Parks and Recreation Director Bruce Cox said CenterPoint Theatre had concerns regarding safety on the west and north sides of the facility where kids were dropped off and picked up for acting and performance classes. He explained that a traffic calming crosswalk was desired to slow traffic through the parking lot on the north side of the theater facility. The proposed crosswalk would raise the sidewalk six inches higher than the road surface and include a ramp up and down on either side to create a type of speed bump for traffic, increasing pedestrian safety around CenterPoint Theatre. Responding to a question from Director McEwan, Mr. Cox pointed out the locations of existing street lights that would illuminate the crosswalk.

Director McEwan said he did not think the proposed location of the raised crosswalk would cause traffic to slow down. Mr. Cox commented that an example of the same type of raised crosswalk was installed on the north side of Viewmont High School. Director Fillmore said she believed raised crosswalks were effective in slowing traffic. Director McEwan repeated the opinion that placement closer to 400 West would be more effective. Chief Child said drivers tended to slow down for speed bumps, but speed up more before and after the speed bumps. Chief Child suggested multiple raised crosswalks would slow traffic most effectively. Director Fillmore

1 suggested an incremental approach, beginning with temporary raised crosswalks that could be
2 bolted to the surface.

3
4 Chief Child suggested temporarily installing a device (no visual display) that would collect
5 data on time of day and vehicle speeds. Directors McEwan and Fillmore said they agreed with
6 the suggestion. Director Fillmore said she believed raised sidewalks could make a difference in
7 the subject location and other locations if they proved to be compatible with snow-removal efforts.
8 Director McEwan said he would like to review a couple weeks' worth of data before moving
9 forward with temporary raised crosswalks. Chief Child said he would put a monitoring device up
10 as soon as possible.

11
12 **MINUTES REVIEW AND ACCEPTANCE**

13
14 Minutes of the June 1, 2021 RDA meeting were reviewed. Director McEwan **moved** to
15 accept the minutes as recorded. Director Ince seconded the motion, which passed by unanimous
16 vote (5-0).

17
18 **ADJOURNMENT**

19
20 At 7:04 p.m., Director McEwan **moved** to adjourn the RDA meeting. Vice Chair Ivie
21 seconded the motion, which passed by unanimous vote (5-0).

22
23
24
25
26 _____
27 Brant T. Hanson, RDA Executive Director

Date Approved

28
29
30 _____
31 Katie Rust, Recording Secretary