



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 SEPTEMBER 7, 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. Resolution Designating Survey Area and Authorizing Work on the Creation of a New CRA
Resolution Designating Survey Area and Authorizing Work on the Creation of a New CRA
2. Minutes Review and Acceptance
August 3, 2021 RDA Minutes

C. ADJOURNMENT

Jennifer Hansen
Centerville City Recorder

CENTERVILLE

Staff Backup Report

9/7/2021

Item No. 1.

Short Title: Resolution Designating Survey Area and Authorizing Work on the Creation of a New CRA

Initiated By: Jacob Smith, Administrative Services Director

Staff Representative: Jacob Smith, Administrative Services Director

SUBJECT

Resolution Designating Survey Area and Authorizing Work on the Creation of a New CRA

RECOMMENDATION

Adopt Resolution No. 2021-04 designating a survey area and authorizing the preparation of a draft community reinvestment project area plan and budget for the proposed Porter-Walton Community Reinvestment Project Area.

BACKGROUND

Rob Sant from Lewis Young Robertson and Burningham Consulting along with staff will discuss the resolution and time table for the proposed Porter-Walton Community Reinvestment Project Area.

This resolution is required by Utah State Law (17C) to initiate the process of creating a new CRA along with a plan and budget for the new area.

ATTACHMENTS:

Description

- ▣ Resolution 2021-04
- ▣ CRA Timeline

RESOLUTION NO. 2021-04

RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, DESIGNATING A SURVEY AREA AND AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT PROJECT AREA PLAN AND BUDGET FOR THE PROPOSED PORTER-WALTON COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of Centerville City (the "Agency") was created by Centerville City (the "City") to transact the business and exercise all of the powers provided for in the Limited Purpose Local Government Entities - Community Reinvestment Agency Act (Title 17C, Chapters 1 through 5, UTAH CODE ANNOTATED, 1953, as amended) and any subsequent, replacement or amended law or act (the "Act"); and

WHEREAS, pursuant to Section 17C-5-103 of the Act, the Agency's governing board (the "Board") is empowered to initiate the process of adopting a community reinvestment project area plan by adopting a survey area resolution that meets the requirements of that statute; and

WHEREAS, pursuant to Section 17C-5-303 of the Act, the Board also is empowered to prepare a proposed budget for a proposed community reinvestment project area budget; and

WHEREAS, the Board met on September 7, 2021 to consider, among other things, (a) designating the geographic area (the "Survey Area") that is located within the City and is shown on the map (the "Map") attached hereto as **Exhibit A**, as a "Survey Area" for purposes of Section 1 7C-5-103 of the Act; (b) authorizing the Agency to prepare a proposed community reinvestment project area plan and budget for each proposed community reinvestment project area; and (c) authorizing the Agency to conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency considers appropriate; and

WHEREAS, the Survey Area requires a study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area; and

WHEREAS, the Board desires to authorize the preparation of a draft community reinvestment project area plan and budget for a proposed community reinvestment project area to be known as the **PORTER-WALTON COMMUNITY REINVESTMENT PROJECT AREA**.

NOW, THEREFORE, BE IT RESOLVED by the governing Board of the Agency as follows:

1. The Survey Area shown on the Map, attached hereto as **Exhibit A** is hereby designated as the "Survey Area" for purposes of Section 17C-5-103 of the Act;
2. The Board affirms that the Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area;
3. The Agency hereby tentatively designates the Survey Area as the **Porter-Walton Community Reinvestment Project Area**, the approximate proposed boundaries of which are depicted on the Map attached hereto as **Exhibit A**;
4. The Agency staff and consultants are hereby authorized and directed as follows:

(a) Prepare a proposed community reinvestment project area plan and community reinvestment project area budget for the Survey Area as required by the Act.

(b) Conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency and staff considers appropriate.

(c) Obtain whatever information is needed and hire or contract with consultants and others as necessary for the preparation of the draft community reinvestment project area plan and budget.

(d) Take such other and additional actions necessary or prudent in considering and creating the proposed community reinvestment project area in compliance with the Act including, without limitation, the negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings, and the preparation, publication, and/or mailing of all required notices.

This RESOLUTION, assigned no. 2021-04, shall take effect immediately upon approval of the Board.

ADOPTED by the Governing Board of the Redevelopment Agency of Centerville City this the __ day of _____, 2021.

REDEVELOPMENT AGENCY OF CENTERVILLE CITY

Clark Wilkinson, RDA Chair

ATTEST:

Brant T Hanson, RDA Secretary

Exhibit A

Map of Survey Area



 Porter-Walton CRA Survey

LEWIS  YOUNG
ROBERTSON & BURNINGHAM, INC.



0 105 210 420 Feet



Redevelopment Agency of Centerville City

CRA Creation Timeline

9.2.2021

TIMELINE

	September				October				November				December				January			
Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Adopt Survey Resolution																				
Draft CRA Plan and Budget																				
Plan and Budget Public Hearing Notice																				
Plan and Budget Public Hearing																				
Negotiate Interlocal Agreements																				

CENTERVILLE

**Staff Backup Report
9/7/2021**

Item No. 2.

Short Title: Minutes Review and Acceptance

Initiated By:

Staff Representative:

SUBJECT

August 3, 2021 RDA Minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

▣ 8-3-21 RDA Minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, August 3, 2021 at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street, and remotely via ZOOM.

DIRECTORS PRESENT

Tamilyn Fillmore (arrived at 5:38 p.m.)
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
Jacob Smith, Administrative Services Director
Kevin Campbell, City Engineer
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Bryce King, Recreation Coordinator

VISITORS

Rob Sant, Lewis Young Robertson and Burningham
Oliver Young, Young Automotive Group
Kelly Moss, Young Automotive Group
Jeramie Young, Young Automotive Group
Spencer Young, Young Automotive Group
Spencer Young II, Young Automotive Group
Winslow Young, Young Automotive Group

YOUNG POWERSPORTS

Spencer Young, President of Young Automotive Group, introduced representatives of Young Automotive in attendance. He showed a brief video about Young Automotive and the planned Powersports Superstore in Centerville that would be the largest powersports store in the western United States, and would house multiple franchises. Mr. Young said he anticipated breaking ground on the Centerville facility in October 2021.

AGREEMENT FOR FINANCIAL CONSULTING SERVICES

Administrative Services Director Jacob Smith introduced Rob Sant with Lewis Young Robertson and Burningham. RDA Executive Director Brant Hanson explained the proposal to create a Community Reinvestment Area (CRA) directly related to the Young Automotive project. Mr. Sant explained the proposal to extend the tax collection period of RDA areas negatively affected by COVID-19 by two years as per Utah Code 17C-1-416. Mr. Sant suggested the RDA could create two different CRAs – one for the Young Automotive project, and one for the south end of the city, but commented that creating only one CRA would be more cost-effective.

City Attorney Lisa Romney said she had reviewed the proposed agreement with Lewis Young Robertson and Burningham. Mr. Smith stated staff were leaning toward focusing on one site-specific CRA. The RDA Board discussed currently existing reinvestment areas. Mr. Smith explained benefits of extending the tax collection period by two years. Director McEwan said he did not see a downside. Director Mecham and Vice Chair Ivie said they did not feel they had enough information to make a decision. Ms. Romney pointed out the proposal that evening was

1 to enter into a contract with Lewis Young Robertson and Burningham for consulting services
2 related to the possibility of creating a CRA and extending the tax collection period.

3
4 Director McEwan **moved** to approve an agreement between the Centerville RDA and
5 Lewis Young Robertson and Burningham Inc for consulting services. Director Mecham seconded
6 the motion, which passed by unanimous vote (5-0).

7
8 **MINUTES REVIEW AND ACCEPTANCE**

9
10 Minutes of the July 20, 2021 RDA meeting were reviewed. Director Ince **moved** to accept
11 the minutes as presented. Director McEwan seconded the motion, which passed by unanimous
12 vote (5-0).

13
14 **ADJOURNMENT**

15
16 At 6:06 p.m., Director McEwan **moved** to adjourn the RDA meeting. Vice Chair Ivie
17 seconded the motion, which passed by unanimous vote (5-0).

18
19
20
21
22 _____
23 Brant T. Hanson, RDA Executive Director

Date Approved

24
25
26 _____
27 Katie Rust, Recording Secretary