

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, April 5, 2022 at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street, and via Zoom.

DIRECTORS PRESENT

Gina Hirst
William Ince
Robyn Mecham
Spencer Summerhays
Clark Wilkinson, Chair

DIRECTOR ABSENT

George McEwan

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Hansen, City Recorder
Nate Plaizier, Finance Director
Bryce King, Recreation Coordinator
Jacob Smith, Administrative Services Director
Cory Snyder, Community Development Director
Mike Carlson, Public Works Director
Bruce Cox, Parks and Recreation Director
Kevin Campbell, City Engineer

VISITORS

Jansen Davis, CPT Executive Director
Jason Burningham, Lewis Young Robertson & Burningham
Spencer Young, Young Automotive Group

CENTERPOINT THEATRE LIGHTING ALTERATIONS

Jansen Davis, CPT Executive Director, explained the requested lighting alterations, and said he did not anticipate it being a large project. Redevelopment Agency authorization was needed, and the cost would be paid by CPT.

Director Summerhays **moved** to authorize written approval for CPT to make lighting alternations as described in the staff report. Director Ince seconded the motion, which passed by unanimous vote (4-0).

INTERLOCAL AGREEMENTS – PORTER-WALTON CRA – PARTICIPATING ENTITIES AND RDA

Administrative Services Director Jacob Smith explained Young Powersports had initiated redevelopment of property located along South Frontage Road, and had put together a pro forma showing the need for financial assistance. He said the RDA had been working with Lewis Young Robertson Burningham to create the Porter-Walton CRA to assist Young Powersports with their request. Jason Burningham with Lewis Young Robertson & Burningham presented Interlocal Agreements prepared to allow the RDA and taxing entities to receive a portion (proposal was for 50%) of the property tax increment normally remitted to that taxing entity. The tax increment would then be used to directly benefit the project area, specifically Young Powersports.

Mr. Burningham presented an analysis and explained requested participation from taxing entities of 50%, with Centerville City participation involving 50% sales tax participation for five years, and 50% property tax participation for the 15-year life of the CRA. He commented that Davis County taxing entities were generally very supportive and cooperative. Mr. Burningham presented estimated property tax increment and sales tax increment values. He showed a comparison of development expenses at the Centerville site versus a location in Ogden City considered by Young Powersports, with the Ogden location costing an estimated \$12,469,325

1 less than the Centerville site. He spoke of benefits to Davis County if the project remained in
2 Centerville, and described the tax increment participation as an incentive for Young Powersports
3 to stay in Davis County. Mr. Burningham presented an estimated net benefit of tax increment
4 participation to the City of \$5,637,637, and a total estimated net benefit to the taxing entities of
5 \$8,800,228.

6
7 Mr. Burningham answered questions from the Directors. City Attorney Lisa Romney
8 explained the assignment clause of the agreement, and said she was satisfied with the language.
9 Mr. Burningham commented that the facility would be very much a single-purpose facility.

10
11 Spencer Young with Young Automotive Group said he liked the Centerville site, and
12 expressed confidence in the future revenue of the business.

13
14 Director Ince **moved** to adopt Resolution No. 2022-01 as presented. Director
15 Summerhays seconded the motion, which passed by unanimous vote (4-0).

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17 **PARTICIPATION AGREEMENT – PORTER-WALTON CRA – YPCBRE, LLC (YOUNG**
18 **POWERSPORTS) AND RDA**

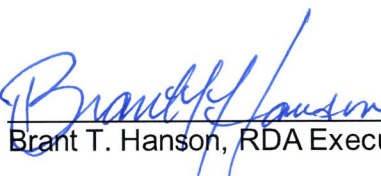
19
20 Mr. Burningham said he believed the Participation Agreement provided incentive for
21 Young Powersports to perform. Director Ince **moved** to approve the Participation Agreement
22 between YPCBRE, LLC and the RDA for the Porter-Walton CRA. Director Mecham seconded the
23 motion, which passed by unanimous vote (4-0).

24
25 **MINUTES REVIEW AND ACCEPTANCE**

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27 Minutes of the January 18, 2022 RDA meeting were reviewed. Director Ince **moved** to
28 accept the minutes. Director Summerhays seconded the motion, which passed by unanimous
29 vote (4-0).

30
31 **ADJOURNMENT**

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33 At 6:27 p.m., Director Summerhays **moved** to adjourn the RDA meeting. Director Ince
34 seconded the motion, which passed by unanimous vote (4-0).

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37 
38 Brant T. Hanson, RDA Executive Director

04.25.2022
Date Approved

