



REDEVELOPMENT AGENCY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE REDEVELOPMENT AGENCY WILL HOLD A REGULAR MEETING AT 5:30 PM ON JUNE 7, 2022 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville Redevelopment Agency meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville Redevelopment Agency meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Agency reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. ROLL CALL

B. BUSINESS ITEMS

Business action or discussion items to be considered.

1. Public Hearing - FY 2023 Final RDA Budget
Adoption of the FY 2023 Final RDA Budget

C. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval
May 3, 2022 Minutes

D. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Hansen
Centerville City Recorder



REDEVELOPMENT AGENCY

Staff Report
6/7/2022

Item No. 1.

Title: Public Hearing - FY 2023 Final RDA Budget

Initiated By: Nate Plaizier

Staff Representative: Nate Plaizier, Finance Director

SUBJECT:

Adoption of the FY 2023 Final RDA Budget

RECOMMENDATION:

Approve RDA Resolution 2022-03 adopting the FY 2023 Final RDA Budget.

BACKGROUND:

Similar to the process for adopting the City's annual budget, the RDA Board needs to hold a Public Hearing and adopt the FY 2023 RDA Final Budget before July 1, 2022. The RDA's Final Budget will be included in the City's Final Budget.

ATTACHMENTS:

1. Resolution 2022-03 RDA Final_Budget_-_FY_2023
2. FY 2022-2023 RDA Final Budget

RESOLUTION NO. 2022-03

A RESOLUTION ADOPTING THE FY 2023 BUDGET OF FUNDS AND ACCOUNTS FOR THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, UTAH AND PROVIDING AN EFFECTIVE DATE

WHEREAS, in order to conform with the Utah State Code and Accounting Procedures as outlined in the Uniform Accounting Manual, it is necessary to adopt the Redevelopment Agency Budget which states revenues and expenditures for the Fiscal Year ending June 30, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Adoption. The FY 2023 final budget is hereby adopted, including all funds and accounts as shown in the budget format attached and dated June 7, 2022.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, STATE OF UTAH, THIS 7th DAY OF JUNE 2022.

**REDEVELOPMENT AGENCY OF
CENTERVILLE CITY**

By: _____
Chair

I hereby certify that the above Resolution entitled "A Resolution Adopting the FY 2023 Budget of Funds and Accounts for the Redevelopment Agency of Centerville City, Utah and Providing an Effective Date" is a true and accurate copy of the Resolution passed on the 7th day of June 2022.

ATTEST:

Executive Director

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. § 10-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

JENNIFER HANSEN, City Recorder

DATE: _____

EFFECTIVE DATE: _____ day of _____, 2022.

EXHIBIT “A”

FY2023 RDA FINAL BUDGET

RDA
SUMMARY BY FUND
FY 2021/22 BUDGET

	2019/20 ACTUAL	2020/21 ACTUAL	2021/22			2022/23		
			6 MONTH	12 MONTH	BUDGET	DEPARTMENT		
			ACTUAL	ESTIMATE		REQUEST	TENTATIVE	ADOPTED
REDEVELOPMENT AGENCY								
REVENUES	\$1,812,328	\$1,803,227	\$67,444	\$1,763,457	\$1,951,600	\$1,583,148	\$1,576,882	\$1,577,288
OPERATING EXPENDITURES	\$663,322	\$863,229	\$202,317	\$650,747	\$1,006,600	\$668,148	\$664,459	\$664,865
CAPITAL EXPENDITURES	\$0	\$0	\$0	\$0	\$557,000	\$527,000	\$527,000	\$527,000
SUB TOTAL - EXPENDITURES	\$663,322	\$863,229	\$202,317	\$650,747	\$1,563,600	\$1,195,148	\$1,191,459	\$1,191,865
TOTAL REVENUES	\$1,812,328	\$1,803,227	\$67,444	\$1,763,457	\$1,951,600	\$1,583,148	\$1,576,882	\$1,577,288
TOTAL EXPENDITURES	\$663,322	\$863,229	\$202,317	\$650,747	\$1,563,600	\$1,195,148	\$1,191,459	\$1,191,865

REDEVELOPMENT AGENCY
FY 2022/23 BUDGET

		2021/22				2022/23				
		2019/20	2020/21	6 MONTH	12 MONTH		DEPARTMENT			
		ACTUAL	ACTUAL	ACTUAL	ESTIMATE	BUDGET	REQUEST	TENTATIVE	ADOPTED	CHANGE
USE OF FUND BALANCE							356,918	350,652	343,688	
20-31-100000	TAX INCREMENT - PARRISH LANE	1,038,410	1,057,693	0	1,115,893	1,300,000	580,000	580,000	580,000	-55%
20-31-150000	TAX INCREMENT - LEGACY XING	309,425	316,301	0	317,104	350,000	350,000	350,000	350,000	0%
20-31-160000	TAX INCREMENT - BARNARD CREEK	141,660	145,055	0	225,197	200,000	200,000	200,000	200,000	0%
20-36-100000	MISCELLANEOUS REVENUE	4,729	18,582	530	1,060	3,600	3,600	3,600	3,600	0%
20-36-870000	INSURANCE REIMBURSEMENT	0	0	11,840	11,840	0	0	0	0	0%
20-38-750000	LEASE PAYMENT	81,926	23,838	55,074	92,363	98,000	92,630	92,630	100,000	2%
20-31-200000	PROPERTY TAX - ADDITIONAL	236,178	241,758	0	0	0	0	0	0	0%
TOTAL RDA REVENUES		1,812,328	1,803,227	67,444	1,763,457	1,951,600	1,583,148	1,576,882	1,577,288	-19%
EXPENDITURES										
20-4000-210.0	PUBLIC NOTICES	0	0	0	0	100	100	100	100	0%
20-4000-310.0	PROFESSIONAL SERVICES	11,686	29,305	19,134	35,000	27,000	27,000	27,000	27,000	0%
20-4000-315.0	TRF - ELIGIBLE EXPENSES	15,155	163,549	0	0	1,000	1,000	1,000	1,000	0%
20-4000-316.0	ENGINEERING	0	0	0	1,575	1,000	1,000	1,000	1,000	0%
20-4000-420.0	OTHER OBLIGATIONS	8,300	0	9,634	9,634	224,393	0	0	0	-100%
20-4000-423.0	CONTRACTUAL - DAYTON WEST	124,952	121,335	0	0	128,500	0	0	0	-100%
20-4000-425.0	CONTRACTUAL - LAND ROVER	39,943	0	0	0	0	0	0	0	0%
20-4000-430.0	CONTRACTUAL - LEGACY CROSSING	176,328	203,867	0	187,464	210,000	205,000	210,000	210,000	0%
20-4000-435.0	CONTRACTUAL - RIMINI	0	20,041	0	35,960	23,000	30,000	36,000	36,000	57%
20-4000-440.0	CONTRACTUAL - BARNARD CREEK	33,930	36,526	0	32,634	38,000	40,000	33,000	33,000	-13%
20-4000-445.0	CONTRACTUAL - H S LLC	18,149	18,711	0	16,954	19,000	19,000	17,000	17,000	-11%
20-4000-480.0	MISC SUPPLIES	817	25	2,000	4,000	5,000	5,000	5,000	5,000	0%
20-4000-511.0	INSURANCE - LIABILITY AND PROPERTY	15,614	21,251	17,719	17,719	22,000	23,320	23,320	23,320	6%
20-4710-810.0	AFFORDABLE HOUSING TRANSFER TO GF	32,436	34,194	17,526	37,200	35,000	40,000	40,000	40,000	14%
20-4000-620.0	ADMINISTRATIVE SERVICES	186,011	214,425	136,304	272,607	272,607	276,728	271,039	271,445	0%
SUBTOTAL		663,322	863,229	202,317	650,747	1,006,600	668,148	664,459	664,865	-34%
TRANSFER TO OTHER FUND										
20-4710-830.0	TRANSFER - ADDITIONAL INCREM	236,178	231,219	194,000	388,000	388,000	388,000	385,423	385,423	-1%
20-4710-840.0	TRANSFER - DEBT RETIREMENT	592,963	593,163	0	0	0	0	0	0	0%
20-4710-860.0	TRANSFER - PARK	0	350,000	0	0	0	0	0	0	0%
SUBTOTAL		829,141	1,174,382	194,000	388,000	388,000	388,000	385,423	385,423	-1%
CAPITAL PROJECTS										
20-5000-100.0	TRAFFIC SIGNAL - MARKETPLACE and 400 W	0	0	0	0	487,000	487,000	487,000	487,000	0%
20-5000-150.0	RDA IMPROVEMENTS - Economic Development Plan	0	0	0	0	70,000	40,000	40,000	40,000	-43%
SUBTOTAL		0	0	0	0	557,000	527,000	527,000	527,000	-5%
TOTAL RDA EXPENDITURES		1,492,463	2,037,611	396,317	1,038,747	1,951,600	1,583,148	1,576,882	1,577,288	-19%
EXCESS REVENUES OVER (UNDER) EXPENDITURES		319,865	-234,384	-328,873	724,710	0	0	0	0	



REDEVELOPMENT AGENCY

Staff Report
6/7/2022

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

May 3, 2022 Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 5-3-22 RDA draft minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, May 3, 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
George McEwan
Robyn Mecham, Vice Chair
Spencer Summerhays
Clark Wilkinson, Chair

STAFF PRESENT

Brant Hanson, RDA Executive Director
Jennifer Hansen, City Recorder
Nate Plaizier, Finance Director
Jacob Smith, Administrative Services Director
Mike Carlson, Public Works Director
Bryce King, Recreation Coordinator
Kevin Campbell, City Engineer
Lt. Allen Ackerson, Centerville Police Department
Marc Marchant, Streets Supervisor

VISITORS

Interested citizens

PUBLIC HEARING – FY 2023 TENTATIVE BUDGET

Finance Director Nate Plaizier presented the FY 2022-2023 RDA Proposed Budget.

The Council and staff discussed changing to opening and closing public hearings by motion and vote of the Directors. In the past, public hearings were opened and closed by the Chair. Director Hirst **moved** to open a public hearing at 5:41 p.m., and Director Ince seconded the motion. The motion passed by unanimous vote (5-0). Seeing that no one wished to comment, Director Summerhays **moved** to close the public hearing at 5:42 p.m. Director Hirst seconded the motion, which passed by unanimous vote (5-0).

Mr. Plaizier answered questions from the RDA Board about the RDA Fund balance. Director Summerhays **moved** to adopt the FY 2023 RDA Proposed Budget as the FY 2023 RDA Tentative Budget, and set June 7, 2022 at 5:30 p.m. as the date for the public hearing for the Final RDA Budget. Director Mecham seconded the motion, which passed by unanimous vote (5-0).

AMENDMENT NO. 2 TO AGREEMENT FOR DEVELOPMENT OF LAND – LEGACY CROSSING THEATRE, LLC

The RDA entered into a tax increment agreement with the Legacy Crossing Theatre, LLC company in September 2010. Per the agreement, the Megaplex must have a minimum of 500,000 tickets sold in a year to be eligible to receive their annual tax increment payment. In tax year 2020, the theater was ordered to close due to the pandemic, and the 500,000-ticket minimum was not reached. The RDA approved an amendment to allow for remittance of tax increment without meeting the minimum ticket requirement, specifically due to the pandemic in 2020. Administrative Services Director Jacob Smith explained ticket sales had not picked up enough to meet the 500,000-ticket requirement in 2021, and Legacy Crossing Theatre, LLC was requesting the condition be waived again for tax year 2021. He said the proposed amendment was prepared with 2021 added to 2020 as exceptions to the minimum-ticket requirement due to the pandemic.

1 Director Hirst **moved** to approve Amendment No. 2 to the Agreement for Development of
2 Land by and between the RDA and Legacy Crossing Theatre, LLC. Director Ince seconded the
3 motion, which passed by unanimous vote (5-0).
4

5 **MINUTES REVIEW AND ACCEPTANCE**
6

7 Minutes of the April 19, 2022 RDA meeting were reviewed. Director Ince **moved** to accept
8 the minutes. Director Hirst seconded the motion, which passed by unanimous vote (5-0).
9

10 **ADJOURNMENT**
11

12 At 5:50 p.m., Director Ince **moved** to adjourn the RDA meeting. Director Mecham
13 seconded the motion, which passed by unanimous vote (5-0).
14
15
16
17

18 _____
Brant T. Hanson, RDA Executive Director

Date Approved