



REDEVELOPMENT AGENCY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE REDEVELOPMENT AGENCY WILL HOLD A REGULAR MEETING AT 5:30 PM ON MARCH 7, 2023 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. Stokes Stevenson RDA Request
Consider Stokes Stevenson's request for financial aid for Valtir site remediation

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
November 15, 2022 RDA 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 Robison
Centerville City Recorder**



REDEVELOPMENT AGENCY

Staff Report
3/7/2023

Item No. 1.

Title: Stokes Stevenson RDA Request

Initiated By: Jacob Smith, Administrative Services Director

Staff Representative: Jacob Smith, Administrative Services Director

SUBJECT:

Consider Stokes Stevenson's request for financial aid for Valtir site remediation

RECOMMENDATION:

BACKGROUND:

Stokes Stevenson has approached staff about needing financial help to remediate and develop the old Syro Steel/Trinity site located on the southwest side of Centerville next to the rail and freeway. They have prepared a report they would like to present to the RDA, and facilitate a discussion on the possible creation of a CRA.

Stokes Stevenson Centerville Flex, LLC would like support from the RDA to go beyond the current plans. With financial help from the RDA, they can better remediate the soil and ground water contamination in the area, improve the appearance of the Trinity - now Valtir - site, and create a visually appealing site similar to the Young Powersports on the other side of the freeway.

Staff is seeking direction on how the RDA Board would like to proceed.

ATTACHMENTS:



REDEVELOPMENT AGENCY

Staff Report
3/7/2023

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

November 15, 2022 RDA Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 11-15-22 RDA minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, November 15, 2022 at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

DIRECTORS PRESENT

Gina Hirst, RDA
William Ince, RDA/ACB
George McEwan, RDA (arrived at 5:49 p.m.)
Robyn Mecham, RDA/ACB
Spencer Summerhays, RDA/ACB
Clark Wilkinson, RDA/ACB Chair

DIRECTORS ABSENT

Millie Bahr, ACB
Richard Higgins, ACB

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Kevin Campbell, City Engineer
Jacob Smith, Administrative Services Director
Nate Plaizier, Finance Director
Bruce Cox, Parks and Recreation Director

VISITOR

Jansen Davis, CenterPoint Theatre Executive Director

CENTERPOINT BUDGET PRESENTATION AND REPORT

Jansen Davis, CPT Executive Director, reported on the last year at CenterPoint Theatre. Mr. Davis said the CPT Board was realistic when it came to revenues, and had become good at anticipating expenses. Mr. Davis presented a 2023 Facilities Expense Budget, five-year maintenance plan, and Theatre Reserve Fund report, and answered questions from the RDA/ACB. He reported on changes to the CPT Board.

Director Summerhays made a **motion** for the RDA/ACB to accept the overall 2023 CPT Budget, including the 2023 Facilities Expense Budget. Director Ince seconded the motion, which passed by unanimous vote of the RDA (6-0), and the ACB (4-0).

TRANSFER OF REMNANT PROPERTIES – PARRISH LANE & 400 WEST INTERSECTION PROJECT

City Engineer Kevin Campbell explained the need to transfer two RDA parcels as part of the Centerville City Local Government – Parrish Lane and 400 West Intersection Project. He said the parcels were originally preserved for future right-of-way widening. Mr. Campbell said it was UDOT's request that the City donate the parcels to the project. The valuation for both parcels combined was \$3,918. Both parcels appear to be owned by the RDA. The request is for the RDA to donate the parcel along Parrish Lane to UDOT and the other parcel along 400 West to the City. City Attorney Lisa Romney noted that this matter has been scheduled as a discussion item only. If the RDA is supportive of donating the parcels to UDOT and the City for the intersection project, Staff will research the appropriate procedures for transferring the parcels and bring the item back at a late meeting for action. The RDA and staff discussed the location and valuation of the parcels. RDA Executive Director Brant Hanson said the project was already overbudget, and suggested the RDA approve donation of the parcels.

1 A majority of the Directors indicated support for directing staff to prepare documentation
2 for donation of the parcels. Mr. Campbell provided an update regarding planned UDOT Parrish
3 Lane projects.

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5 **MINUTES REVIEW AND APPROVAL**

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7 Minutes of the September 6, 2022 RDA meeting were reviewed. Director Ince **moved** to
8 approve the minutes. Director Hirst seconded the motion, which passed by unanimous vote (5-
9 0).

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11 **ADJOURNMENT**

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13 At 6:21 p.m., Director Ince **moved** to adjourn the RDA meeting. Director Mecham
14 seconded the motion, which passed by unanimous vote (5-0).

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Brant T. Hanson, RDA Executive Director

Date Approved