



REDEVELOPMENT AGENCY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE REDEVELOPMENT AGENCY WILL HOLD A REGULAR MEETING AT 5:30 PM ON APRIL 4, 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 Follow Up
Continue discussion with Stokes Stevenson regarding contaminated soil mitigation

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
March 7, 2023 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
4/4/2023

Item No. 1.

Title: Stokes Stevenson Follow Up

Initiated By: Jacob Smith, Administrative Services Director

Staff Representative: Brant Hanson, City Manager

SUBJECT:

Continue discussion with Stokes Stevenson regarding contaminated soil mitigation

RECOMMENDATION:

BACKGROUND:

Stokes Stevenson asked the RDA for help (creating a redevelopment area and collecting tax increment) with mitigating contaminated soil on a site they are developing on the west side of Centerville. They were asked to research some information and alternatives on what it would take to mitigate the soil and prevent contaminants leaching into the water. They will be reporting back to the RDA.

ATTACHMENTS:



REDEVELOPMENT AGENCY

Staff Report
4/4/2023

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

March 7, 2023 RDA Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 3-7-23 RDA minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, March 7, 2023 at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street, and electronically via Zoom.

DIRECTORS PRESENT

Gina Hirst
William Ince
George McEwan (arrived 5:53 p.m.)
Robyn Mecham
Spencer Summerhays
Clark Wilkinson, Chair

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Jacob Smith, Administrative Services Director
Cory Snyder, Community Development Director
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Paul Child, Centerville Police Chief

VISITORS

Brian Stevenson, Stokes Stevenson
Sam Nelson, Stokes Stevenson

STOKES STEVENSON RDA REQUEST

Administrative Services Director Jacob Smith said Stokes Stevenson desired to work with the RDA to remediate the former Trinity/Valtir site on the west side of Centerville for development as a flex industrial project. Brian Stevenson with Stokes Stevenson said Stokes Stevenson had purchase approximately 17 acres surrounding the large green buildings on the Trinity site. An investment company in California purchased the green buildings, and continued to lease those buildings to Trinity. Mr. Stevenson said he believed the site was unique, well located, and had been underused for a long time. Stokes Stevenson was ready and able to invest in the community through development of the site, potentially creating a lot of tax increment. Mr. Stevenson said Stokes Stevenson wanted to partner with the RDA to build something special and unique.

Mr. Stevenson spoke of environmental contaminants on the site, and explained two available remediation options. He said Stokes Stevenson would prefer to have a third party excavate and remove all contaminated soils (approximate \$600,000 cost) over the less expensive cap and contain option, which would leave the hazardous toxins in the ground covered with a vapor barrier. Responding to a question from Chair Wilkinson, Mr. Stevenson spoke of liability involved with remediation.

Director Summerhays said he did not see why the RDA would want to be involved in remediation of private property, and said he did not view flex warehouse space as particularly special for Centerville. Mr. Stevenson said the developer was interested in attracting tenants willing to pay more for a quality project. Director Mecham said she shared the concerns expressed by Director Summerhays, and commented that flex warehouse space would not increase the City's sales tax revenue. She expressed reservations regarding potential City participation in site remediation.

1 Director McEwan said he found the practice of contaminating and then selling a property,
2 with the expectation that government would help remediate to be very frustrating. He expressed
3 the opinion that remediation should have occurred prior to Trinity selling the property. Mr.
4 Stevenson responded that Trinity had done everything they were required to do by law. He said
5 the proposal was to work together to remove the contamination once and for all prior to
6 development, rather than leaving it and covering it up. He said Stokes Stevenson could legally
7 cap and build on the site as it was. City Manager Brant Hanson and Mr. Stevenson spoke of the
8 potential for future ground water contamination, although the ground water contamination level
9 currently tested below legal thresholds.

10
11 Responding to a question from Director Ince, Mr. Stevenson confirmed that Stokes
12 Stevenson would not be involved in improving the appearance of the existing green buildings. Mr.
13 Hanson expressed the opinion that it was wise to take advantage of a situation in which there was
14 a willing partner for cleaning up contaminated properties (also called brownfields), because
15 brownfields could remain contaminated for a long time. He suggested the City had a vested
16 interest in remediation. Responding to a question from the Council, Community Development
17 Director Cory Snyder said mixed-use development could occur on a brownfield depending on the
18 level of contaminants. Director McEwan commented that remediation of the Stokes Stevenson
19 site would open up potential uses on the site. Director Summerhays expressed the opinion that
20 the proposed flex industrial project would be a poor use of the property.

21
22 Responding to a question from Director Mecham, Mr. Stevenson confirmed that without
23 RDA participation, Stokes Stevenson would cap and contain the contamination and move forward
24 with development. Director McEwan asked if the City would share in liability of the site in the future
25 if the RDA participated in remediation efforts. Ms. Romney said she had the same concern. She
26 said State law allowed RDA to use funds for the proposed purpose, but said she questioned if the
27 City really wanted to get involved. Mr. Hanson said staff could research the question if directed.

28
29 The RDA Board discussed the possibility that once remediation began, it may be found to
30 be a far more expensive endeavor than expected. Director Summerhays said he questioned
31 whether the proposed participation for flex industrial space was a wise use of RDA funds.

32
33 Mr. Smith said a site-specific CRA, if created, would probably include the property with the
34 green buildings currently occupied by Trinity as an incentive for improvement. Tax increment
35 generated from the property would be required to be used on that area. Mr. Smith and Mr. Hanson
36 clarified that RDA participation would not involve the general RDA balance. Participation would
37 involve sharing a percentage of the City's tax increment from the site.

38
39 Director Hirst said she wanted more information regarding liability if the contamination
40 were capped. Responding to a question from Director Hirst, Mr. Stevenson said Stokes
41 Stevenson was asking for participation with the qualified costs of the remediation project.

42
43 The RDA Board repeated questions and topics on which they wanted more information
44 prior to further discussion.

45 46 **MINUTES REVIEW AND APPROVAL**

47
48 Minutes of the November 15, 2022 RDA meeting were reviewed. Director Ince **moved** to
49 approve the minutes. Director Mecham seconded the motion, which passed by unanimous vote
50 (5-0).

ADJOURNMENT

At 6:27 p.m., Director Ince **moved** to adjourn the RDA meeting. Director Summerhays seconded the motion, which passed by unanimous vote (5-0).

Brant T. Hanson, RDA Executive Director

Date Approved