



REDEVELOPMENT AGENCY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE REDEVELOPMENT AGENCY WILL HOLD A REGULAR MEETING AT 5:30 PM ON MAY 2, 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. Public Hearing - FY 2024 Tentative Budget
 - a. Presentation of the FY 2024 RDA Proposed Budget.
 - b. Adopt FY 2024 RDA Proposed Budget as FY 2024 RDA Tentative Budget and set the date for the public hearing.

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
April 4, 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

5/2/2023

Item No. 1.

Title: Public Hearing - FY 2024 Tentative Budget

Initiated By: Nate Plaizier, Finance Director

Staff Representative: Nate Plaizier, Finance Director

SUBJECT:

- a. Presentation of the FY 2024 RDA Proposed Budget.
- b. Adopt FY 2024 RDA Proposed Budget as FY 2024 RDA Tentative Budget and set the date for the public hearing.

RECOMMENDATION:

Adopt the FY 2023 Proposed Budget for the Centerville City Redevelopment Agency as the FY 2024 Tentative Budget and set the date and time for the public hearing of the Final RDA Budget for June 6, 2023 at 5:30 PM.

BACKGROUND:

Similar to the process for adopting the City's annual budget, the RDA Board needs to adopt a Tentative Budget and set a public hearing date to receive comment before adopting a Final Budget. The RDA Proposed Budget will be part of the City's Proposed Budget document provided on the May 2, 2023 City Council Agenda.

Highlighted in the FY 2024 Proposed RDA Budget is funding for the reconstruction of the intersection located at 400 West and Parrish Lane. This project is being overseen by UDOT, with a match required from the RDA.

Once adopted, the FY 2024 Tentative Budget will be made available to the public on the City's website, as well as a physical copy at City Hall.

ATTACHMENTS:

1. FY 2024 RDA Tentative Budget

RDA FUND SUMMARY

	Prior Year	6 Month	12 Month	Amended	Dept. Request	Tentative	Adopted
FY 2021	Actual	Actual	Estimate	Budget	Budget	Budget	Budget
ACTUAL	FY 2022	FY 2023	FY 2023	FY 2023	FY 2024	FY 2024	FY 2024

REDEVELOPMENT AGENCY

REVENUES	\$1,803,227	\$1,773,643	\$59,863	\$1,769,765	\$1,577,288	\$1,632,998	\$1,768,000	\$0
OPERATING EXPENDITURES	\$863,229	\$650,045	\$184,393	\$460,074	\$664,865	\$720,575	\$784,164	\$0
CAPITAL EXPENDITURES	\$0	\$0	\$0	\$70,000	\$527,000	\$527,000	\$527,000	\$0
TOTAL EXPENDITURES	\$863,229	\$650,045	\$184,393	\$530,074	\$1,191,865	\$1,247,575	\$1,311,164	\$0

REDEVELOPMENT AGENCY

The Redevelopment Agency (RDA) is an agency authorized under State Law Title 17C known as the Limited Purpose Local Government Entities-Community Development and Renewal Agencies. The purpose of the RDA is to facilitate redevelopment efforts in a designated community and to administer projects/programs to assist in economic development, community development and renewing urban areas. The RDA's governing body consists of the current members of the City Council.

The RDA promotes economic development by encouraging private and public investment in previously developed areas that are underutilized or blighted; and by working with businesses to increase jobs available in the community and the state as a whole.

The RDA currently has four Project Areas:

- 1) Parrish Lane Gateway Project Area (traditional Redevelopment Area or RDA);
- 2) Legacy Crossing at Parrish Lane Project Area (Community Development Area or CDA);
- 3) Barnard Creek Project Area (CDA); and
- 4) Porter-Walton Area (Community Reinvestment Area or CRA).

FUND BALANCE	Prior Year Actual FY 2022	12 Month Estimate FY 2023	Amended Budget FY 2023	Tentative Budget FY 2024
Beginning Balanc	\$833,677	\$1,569,275	\$1,569,275	\$2,423,543
Revenues	\$1,773,643	\$1,769,765	\$1,233,600	\$1,768,000
Expenditures	-\$1,038,045	-\$915,497	-\$1,577,288	-\$1,768,000
Ending Balance	\$1,569,275	\$2,423,543	\$1,225,567	\$2,423,543

Acct #	Acct Description	FY 2021 ACTUAL	Prior Year Actual FY 2022	6 Month Actual FY 2023	12 Month Estimate FY 2023	Amended Budget FY 2023	Dept. Request Budget FY 2024	Tentative Budget FY 2024	Adopted Budget FY 2024	Change
REVENUES										
20-31-100000	TAX INCREMENT - PARRISH LANE	1,057,693	1,115,893	0	1,025,345	580,000	580,000	1,025,000		77%
20-31-150000	TAX INCREMENT - LEGACY XING	316,301	317,104	0	342,836	350,000	350,000	343,000		-2%
20-31-160000	TAX INCREMENT - BARNARD CREEK	145,055	225,197	0	281,858	200,000	225,000	282,000		41%
20-31-200000	PROPERTY TAX - ADDITIONAL	241,758	0	0	0	0	0	0		0%
20-36-100000	INTEREST INCOME	18,582	1,812	7,883	15,766	3,600	10,000	10,000		178%
20-36-870000	INSURANCE REIMBURSEMENT	0	11,840	0	0	0	0	0		0%
20-38-750000	DCPA LEASE PAYMENT	23,838	101,797	51,980	103,960	100,000	108,000	108,000		8%
20-39-250000	USE OF FUND BALANCE	0	0	0	0	343,688	359,998	0		-100%
	TOTAL REVENUE	1,803,227	1,773,643	59,863	1,769,765	1,577,288	1,632,998	1,768,000	0	12%
EXPENDITURES										
OPERATIONS										
20-4000-210.0	PUBLIC NOTICES	0	0	0	0	100	100	100		0%
20-4000-310.0	PROFESSIONAL SERVICES	29,305	35,777	6,900	25,000	27,000	36,000	36,000		33%
20-4000-315.0	TRF - ELIGIBLE EXPENSES	163,549	0	0	0	1,000	1,000	1,000		0%
20-4000-316.0	ENGINEERING	0	1,575	0	1,000	1,000	1,000	1,000		0%
20-4000-420.0	OTHER OBLIGATIONS	0	9,634	0	0	0	100	107,688		100%
20-4000-423.0	CONTRACTUAL - DAYTON WEST	121,335	0	0	0	0	0	0		0%
20-4000-430.0	CONTRACTUAL - LEGACY CROSSING	203,867	187,464	0	0	210,000	210,000	210,000		0%
20-4000-435.0	CONTRACTUAL - RIMINI	20,041	35,960	0	36,111	36,000	36,000	0		-100%
20-4000-440.0	CONTRACTUAL - BARNARD CREEK	36,526	32,633	0	39,478	33,000	34,000	34,000		3%
20-4000-445.0	CONTRACTUAL - H S LLC	18,711	16,953	0	22,943	17,000	17,000	17,000		0%
20-4000-480.0	MISC SUPPLIES	25	2,524	2,000	4,000	5,000	2,000	2,000		-60%
20-4000-511.0	INSURANCE - LIABILITY AND PROPERTY	21,251	17,719	20,097	20,097	23,320	25,652	25,652		10%
20-4710-810.0	AFFORDABLE HOUSING TRANSFER TO GF	34,194	37,199	19,673	40,000	40,000	50,000	50,000		25%
20-4000-620.0	ADMINISTRATIVE SERVICES	214,425	272,607	135,723	271,445	271,445	307,723	299,724		10%
	SUBTOTAL OPERATIONS	863,229	650,045	184,393	460,074	664,865	720,575	784,164	0	18%
TRANSFERS OUT										
20-4710-830.0	TRANSFER - ADDITIONAL INCREM	231,219	388,000	217,564	385,423	385,423	385,423	456,836		19%
20-4710-840.0	TRANSFER - DEBT RETIREMENT	593,163	0	0	0	0	0	0		0%
20-4710-860.0	TRANSFER - PARK	350,000	0	0	0	0	0	0		0%
	SUBTOTAL TRANSFERS OUT	1,174,382	388,000	217,564	385,423	385,423	385,423	456,836	0	19%
CAPITAL										
20-5000-100.0	TRAFFIC SIGNAL - 400 W	0	0	0	70,000	487,000	487,000	487,000		0%
20-5000-150.0	RDA IMPROVEMENTS - Economic Development Plan	0	0	0	0	40,000	40,000	40,000		0%
	SUBTOTAL CAPITAL	0	0	0	70,000	527,000	527,000	527,000	0	0%
	TOTAL EXPENDITURES	2,037,611	1,038,045	401,957	915,497	1,577,288	1,632,998	1,768,000	0	12%
	EXCESS REVENUES OVER (UNDER) EXPENDITURES	-234,384	735,598	-342,094	854,268	0	0	0	0	



REDEVELOPMENT AGENCY

Staff Report
5/2/2023

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

April 4, 2023 RDA Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 4-4-23 RDA minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, April 4, 2023 at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

DIRECTORS PRESENT

Gina Hirst
George McEwan
Robyn Mecham
Spencer Summerhays
Clark Wilkinson, Chair

DIRECTOR ABSENT

William Ince

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Whittney Black, Assistant Planner
Cory Snyder, Community Development Director
Dave Walker, Deputy Public Works Director
Bryce King, Community Services Manager
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department

VISITORS

Sam Nelson, Stokes Stevenson
Cody Paul, RMEC Environmental, Inc.
Jamie Russell, RMEC Environmental, Inc.

STOKES STEVENSON FOLLOW UP

At the March 7, 2023 RDA Meeting, Stokes Stevenson asked the RDA for help (creating a redevelopment area and collecting tax increment) with mitigating contaminated soil on a site they were developing on the west side of Centerville. They were asked to research information and alternatives on what it would take to mitigate soil and prevent contaminants leaching into the water. Sam Nelson with Stokes Stevenson introduced Cody Paul and Jamie Russell with RMEC Environmental. Mr. Paul gave a brief environmental history of the site in question, and described current monitoring. He said the 2020 ground water sample report showed stabilizing or decreasing values across the board.

Director Summerhays said he believed a compelling reason needed to be provided for the RDA to forego property tax collection, and expressed the opinion that, considering the reduced purchase price, the current request felt like double-dipping. Mr. Nelson commented that Stokes Stevenson was unaware of much of the information prior to purchase. He said Stokes Stevenson attorneys would communicate with the City regarding purchase price. Director McEwan said he shared the concern expressed by Director Summerhays, and said he would not feel compelled to approve help to pay for remediation if the cost of remediation was taken into account in the difference between fair market value and actual purchase price. Director Hirst said she agreed.

Director Mecham said she was concerned about plans to clean up the property, and concerned about the precedent that may be set if the RDA approved the request. Mr. Nelson said Stokes Stevenson had reached out regarding utilities and had received Will Serve Notices, and had received a first round of comments from the City regarding the first site plan submittal. Mr. Paul said it was not uncommon for utilities to be installed in contaminated or blighted areas with precautions.

1 Responding to a question from Director Mecham, Community Development Director Cory
2 Snyder said staff was concerned about the water line going in, and the level of expectation for
3 clean-up. He said various utility entities had not yet provided a response, and said several issues
4 had not yet been worked out. He expressed the opinion that the RDA perspective was different
5 from the planning perspective, with the RDA considering the purpose of the development, and
6 the intention of RDA participation.

7
8 Director McEwan said he was open to continuing discussions, but did not yet have enough
9 information to make a decision. He emphasized that the cost was unknown at that point. Director
10 Mecham expressed agreement.

11
12 Mayor Wilkinson thanked the Stokes Stevenson representatives for their time.

13
14 **MINUTES REVIEW AND APPROVAL**

15
16 Minutes of the March 7, 2023 RDA Meeting were reviewed. Director Hirst **moved** to
17 approve the minutes. Director Mecham seconded the motion, which passed by unanimous vote
18 (4-0).

19
20 **ADJOURNMENT**

21
22 At 6:06 p.m., Director Summerhays **moved** to adjourn the RDA Meeting. Director Hirst
23 seconded the motion, which passed by unanimous vote (4-0).

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28 _____
Brant T. Hanson, RDA Executive Director

Date Approved