



REDEVELOPMENT AGENCY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE REDEVELOPMENT AGENCY WILL HOLD A REGULAR MEETING AT 5:30 PM ON JULY 18, 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 - Transfer and Donation of Redevelopment Agency Property - Parrish Lane Intersection Projects - UDOT
Consider transfer and donation of Redevelopment Agency property to UDOT for right-of-way purposes in connection with the Parrish Lane and 400 West and Marketplace Drive Intersection Projects

C. MINUTES

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

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



REDEVELOPMENT AGENCY

Staff Report
7/18/2023

Item No. 1.

Title: Public Hearing - Transfer and Donation of Redevelopment Agency Property - Parrish Lane Intersection Projects - UDOT

Initiated By: Kevin Campbell, City Engineer

Staff Representative: Lisa Romney, City Attorney

SUBJECT:

Consider transfer and donation of Redevelopment Agency property to UDOT for right-of-way purposes in connection with the Parrish Lane and 400 West and Marketplace Drive Intersection Projects

RECOMMENDATION:

Approve the transfer and donation of Redevelopment Agency property to UDOT for right-of-way purposes in connection with the Parrish Lane and 400 West and Marketplace Drive Intersection Projects and authorize the Mayor to sign the required deeds for conveyance and recording.

BACKGROUND:

Centerville City and the Utah Department of Transportation (UDOT) are coordinating the reconstruction of the Parrish Lane and 400 West and Marketplace Drive intersections to provide for greater traffic circulation. As part of this project, the City and UDOT are requesting the Redevelopment Agency (RDA) transfer and donate various parcels of property for right-of-way and transportation purposes. The RDA is authorized under Section 5 of the Parrish Lane Gateway Neighborhood Development Plan to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber, or otherwise dispose of any interest in real property. Section 5 also provides the RDA may convey real property owned by the RDA to the City or any other public body without charge. A public hearing is not required for this transfer, but a courtesy public hearing has been scheduled to provide the public the opportunity to comment. It is recommended the RDA transfer and donate the following parcels to UDOT for right-of-way and transportation purposes. The attached deeds have been prepared for conveyance and recording purposes.

Tax ID # 02-024-0080 - A portion of this parcel located at approximately 402 West Parrish Lane adjacent to MTC property is proposed to be transferred and donated to UDOT for the Parrish Lane right-of-way. The portion of Tax ID # 02-024-0080 along Parrish Lane consists of 0.023 acres and has been valued for donation purposes in the amount of \$24,216. NOTE: Tax ID# 02-024-0080 consists of two separate and noncontiguous parcels of real property one of which is located along Parrish Lane and one of which is located along 400 West. The portion of 02-024-0080 along Parrish Lane shall be transferred to UDOT.

Tax ID # 02-024-0082 - This parcel located at the northwest corner of Parrish Lane and 400 West adjacent to Zions Bank is proposed to be transferred and donated to UDOT for the 400 West right-of-way. Tax ID # 02-024-0082 consists of 0.010 acres and has been valued for donation purposes in the amount of \$14,960.

The total donation value for the two parcels is \$39,176.

ATTACHMENTS:

1. Offer Package - 103 and 107
2. Aerial - 103
3. Aerial - 107



Project No: F-0105(8)1 Parcel No.(s): 103:T, 107

Pin No: 15917 Job/Proj No: 55144 Project Location: Parrish Ln Intersections at 400 W & Marketplace Dr
County of Property: DAVIS Tax ID / Sidwell No: 02-024-0080, 02-024-0082
Property Address: 460 West 400 North CENTERVILLE UT, 84014
Owner's Address: 250 N. Main Street, Centerville, UT, 84014
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Redevelopment Agency of Centerville City
Grantee: City of Centerville

March 22, 2023

RIGHT OF WAY DONATION

I/we Redevelopment Agency of Centerville City

acknowledging that I/we have the right to receive just compensation for the right of way parcel noted above, agree to donate said property to City of Centerville without compensation, and to deliver properly executed deeds with any and all releases necessary to provide clear title. Further, we understand that we have the right to know the appraised value of the property being donated, however we are waiving our right to have the property appraised.

Signed By: _____, As the Grantor

On this _____ day of _____.

STATE OF UTAH)

)s

COUNTY OF _____)

On the _____ day of _____, _____, personally appeared before me
_____ the signer(s) of the within instrument, who duly
acknowledge to me that they/he/she executed the same.

My commission expires

Notary Public

Notary

Date

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right-of-Way, Fourth Floor
4501 South 2700 West
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CITY)

Davis County

Tax ID No. 02-024-0080

PIN 15917

Project No. F-0105(8)1

Parcel No. 0105:103:T

Redevelopment Agency of Centerville City, an agency of a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A tract of land in fee, being all of an entire tract of land, situate in the NE1/4 SW1/4 and the NW1/4 SW1/4 of Section 7, T.2 N., R.1 E., S.L.B.& M., in Davis County, Utah, for the purpose of facilitating reconstruction of sidewalks, pedestrian ramps, and appurtenant parts thereof incident to intersection improvements to Parrish Lane, known as Project F-0105(8)1. The boundaries of said entire tract are described as follows:

Beginning at a point which is 187.47 feet S.00°05'33"E. along the section line and 1,405.80 feet N.89°53'45"E. and 50.00 feet North from the West Quarter Corner of said Section 7; and running thence S.89°53'45"W. 29.82 feet (Deed = 33.05 feet); thence N.83°15'41"W. 103.97 feet (Deed = 100.72 feet) to the southerly boundary line of Lot 1 of Centerville Corporate Park, a subdivision recorded June 1, 2000 as

Entry No. 1595245 in Book 2654 at Page 308 in the office of the Davis County Recorder; thence N.89°53'45"E. 133.07 feet along said southerly boundary line to the southeast corner of said Lot 1; thence South 12.39 feet (Deed = 12.00 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described tract of land contains 1009 sq. ft. or 0.023 acre.

(Note: Rotate the above bearings 0°18'50" clockwise to equal highway bearings.)

STATE OF) Redevelopment Agency of Centerville City
) ss.
COUNTY OF) By _____

On this ____ day of _____, in the year 20__, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of the Redevelopment Agency of Centerville City and that said document was signed by him/her on behalf of said Redevelopment Agency of Centerville City by Authority of a resolution adopted at a regular meeting of the _____ held on the _____ day of _____, A.D. 20__, and said _____ acknowledged to me that said Agency executed the same.

Notary Public

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right-of-Way, Fourth Floor
4501 South 2700 West
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CITY)

Davis County

Tax ID No. 02-024-0082

PIN 15917

Project No. F-0105(8)1

Parcel No. 0105:107

Redevelopment Agency of Centerville City, a
municipal corporation of the State of Utah, Grantor,
hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee,
at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of
TEN (\$10.00), Dollars, and other good and valuable considerations, the following
described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of land, in the NE1/4 SW1/4, of
Section 7, T.2 N., R.1 E., S.L.B.& M., in Davis County, Utah, for the purpose of
facilitating reconstruction of sidewalks, pedestrian ramps, and appurtenant parts thereof
incident to intersection improvements to Parrish Lane, known as Project F-0105(8)1.
The boundaries of said part of an entire tract are described as follows:

Beginning at a point which is 15.00 feet North from the intersection of the
northerly right of way line of Parrish Lane and the Westerly right of way line of 400 West
Street, said intersection being 136.83 feet S.00°06'35"E. (Deed= 136.56 feet
S.00°05'33"E.) along the section line and 1,705.90 feet (Deed= 1,705.93 feet)
N.89°53'45"E. from the West Quarter Corner of said Section 7 (Note: said West Quarter
Corner is 102.69 feet N.89°45'29"E. from a Witness Corner reference monument); and
running thence S.44°56'53"W. 21.23 feet to the southerly boundary line of said entire

tract; thence S.89°52'29"W. (Deed= S.89°53'45"W.) 14.00 feet along said southerly boundary line to the westerly boundary line of said entire tract; thence N.47°10'30"E. 32.72 feet; thence North 35.01 feet; thence N.89°52'10"E. 5.00 feet to the easterly boundary line of said entire tract; thence South 42.22 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 440 sq. ft. or 0.010 acre.

STATE OF) Redevelopment Agency of Centerville City
) ss.
 COUNTY OF) By _____

On this ____ day of _____, in the year 20__, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of _____ Redevelopment Agency of Centerville City and that said document was signed by him/her on behalf of said Redevelopment Agency of Centerville City by Authority of a resolution adopted at a regular meeting of the held on the _____ day of _____, A.D. 20__, and said _____ acknowledged to me that said municipal corporation executed the same.

 Notary Public



City of Centerville Right of Way Division Statement of Just Compensation

Project No: F-0105(8)1 Parcel No.(s): 103:T, 107

Pin No: 15917 Job/Proj No: 55144 Project Location: Parrish Ln Intersections at 400 W & Marketplace Dr
 County of Property: DAVIS Tax ID / Sidwell No: 02-024-0080, 02-024-0082
 Property Address: 460 West 400 North CENTERVILLE UT, 84014
 Owner's Address: 250 N. Main Street, Centerville, UT, 84014
 Owner's Home Phone: Owner's Work Phone:
 Owner / Grantor (s): Redevelopment Agency of Centerville City
 Grantee: City of Centerville

The following information is the basis for the amount estimated by City of Centerville to be just compensation.

Parcel No.	Type of Interest Acquired	Size	Units	Price Per Unit	Property % Use	County
103:T	Land	1009	SQFT	\$24	100 Government	DAVIS
107	Land	440	SQFT	\$34	100 Government	DAVIS

VALUE OF THE TAKING

						Factor	Donation
103:T	----->	1009	SQFT	\$24	100	x 1 =	\$24,216.00
107	----->	440	SQFT	\$34	100	x 1 =	\$14,960.00
NET DONATED AMOUNT:							\$39,176.00

City of Centerville declares that this offer is the amount that has been established by City of Centerville as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: _____

3/1/23 Maurine Bachman

Maurine Bachman (Consultant) / Acquisition Agent

Value of Donations

 City of Centerville Mayor or City Representative

