



REDEVELOPMENT AGENCY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE REDEVELOPMENT AGENCY WILL HOLD A REGULAR MEETING AT 5:30 PM ON MAY 7, 2024 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 2025 Tentative Budget
 - a. Presentation of the RDA FY 2025 Proposed Budget.
 - b. Adopt RDA FY 2025 Proposed Budget as the FY 2025 Tentative Budget and set the time and place for a 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
December 5, 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
5/7/2024

Item No. 1.

Title: Public Hearing - FY 2025 Tentative Budget

Initiated By: Nate Plaizier, Finance Director

Staff Representative: Nate Plaizier, Finance Director

SUBJECT:

- a. Presentation of the RDA FY 2025 Proposed Budget.
- b. Adopt RDA FY 2025 Proposed Budget as the FY 2025 Tentative Budget and set the time and place for a public hearing

RECOMMENDATION:

Adopt the FY 2025 Proposed Budget for the Centerville City Redevelopment Agency as the FY 2025 Tentative Budget and set the date and time for the public hearing of the Final RDA Budget for June 4, 2024 at 5:30 PM at Centerville City Hall.

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 7, 2024 City Council Agenda.

Highlighted in the FY 2025 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. Also included in the Proposed Budget is funding for completion of the Economic Development Plan.

Once adopted, the FY 2025 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 2025 RDA Tentative Budget

RDA FUND SUMMARY

	Actual FY 2022	Prior Year Actual FY 2023	6 Month Actual FY 2024	12 Month Estimate FY 2024	Amended Budget FY 2024	Dept. Request Budget FY 2025	Tentative Budget FY 2025	Adopted Budget FY 2025
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REDEVELOPMENT AGENCY

REVENUES	\$1,773,643	\$1,792,594	\$95,256	\$2,025,982	\$1,768,000	\$1,780,000	\$1,966,000	\$0
OPERATING EXPENDITURES	\$650,045	\$673,264	\$215,161	\$696,715	\$784,164	\$867,414	\$1,053,414	\$0
TRANSFERS OUT	\$388,000	\$385,423	\$228,418	\$456,836	\$456,836	\$385,586	\$385,586	\$0
CAPITAL EXPENDITURES	\$0	\$45,912	\$64,016	\$148,032	\$527,000	\$527,000	\$527,000	\$0
TOTAL EXPENDITURES	\$1,038,045	\$1,104,599	\$507,595	\$1,301,583	\$1,768,000	\$1,780,000	\$1,966,000	\$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 2023	12 Month Estimate FY 2024	Amended Budget FY 2024	Adopted Budget FY 2025
Beginning Balanc	\$687,995	\$1,569,275	\$1,569,275	\$2,293,674
Revenues	\$1,792,594	\$2,025,982	\$1,768,000	\$0
Expenditures	(\$1,104,599)	(\$1,301,583)	(\$1,768,000)	\$0
Ending Balance	\$1,569,275	\$2,293,674	\$1,569,275	\$2,293,674

Acct #	Acct Description	Actual FY 2022	Prior Year Actual FY 2023	6 Month Actual FY 2024	12 Month Estimate FY 2024	Amended Budget FY 2024	Dept. Request Budget FY 2025	Tentative Budget FY 2025	Adopted Budget FY 2025	Change
REVENUES										
20-31-100000	TAX INCREMENT - PARRISH LANE	1,115,893	1,025,345	0	1,109,895	1,025,000	1,025,000	1,110,000		8%
20-31-150000	TAX INCREMENT - LEGACY XING	317,104	342,836	0	403,768	343,000	343,000	404,000		18%
20-31-160000	TAX INCREMENT - BARNARD CREEK	225,197	281,858	0	321,807	282,000	282,000	322,000		14%
20-31-170000	TAX INCREMENT - PORTER WALTON	0	0	0	0	0	10,000	10,000		100%
20-36-100000	INTEREST INCOME	1,812	27,901	27,412	54,824	10,000	10,000	10,000		0%
20-36-870000	INSURANCE REIMBURSEMENT	11,840	0	0	0	0	0	0		0%
20-38-750000	DCPA LEASE PAYMENT	101,797	114,654	67,844	135,688	108,000	110,000	110,000		2%
20-39-250000	USE OF FUND BALANCE	0	0	0	0	0	0	0		0%
	TOTAL REVENUE	1,773,643	1,792,594	95,256	2,025,982	1,768,000	1,780,000	1,966,000	0	11%
EXPENDITURES										
OPERATIONS										
20-4000-210.0	PUBLIC NOTICES	0	0	0	0	100	100	100		0%
20-4000-310.0	PROFESSIONAL SERVICES	35,777	18,518	9,330	18,660	56,000	56,000	56,000		0%
20-4000-315.0	TRF - ELIGIBLE EXPENSES	0	0	0	0	1,000	1,000	1,000		0%
20-4000-316.0	ENGINEERING	1,575	0	1,285	3,000	1,000	1,000	1,000		0%
20-4000-420.0	OTHER OBLIGATIONS	9,634	0	578	578	78,684	90,965	281,084		257%
20-4000-430.0	CONTRACTUAL - LEGACY CROSSING	187,464	220,366	0	215,347	210,000	220,000	216,000		3%
20-4000-435.0	CONTRACTUAL - RIMINI	35,960	36,111	0	0	0	0	0		0%
20-4000-440.0	CONTRACTUAL - BARNARD CREEK	32,633	39,478	0	47,253	34,000	40,000	48,000		41%
20-4000-445.0	CONTRACTUAL - H S LLC	16,953	22,943	0	21,250	17,000	23,000	23,000		35%
20-4000-450.0	CONTRACTUAL - YOUNG POWERSPORTS	0	0	0	0	0	8,700	8,700		100%
20-4000-480.0	MISC SUPPLIES	2,524	2,500	2,800	3,300	2,000	3,000	3,000		50%
20-4000-511.0	INSURANCE - LIABILITY AND PROPERTY	17,719	20,078	24,653	24,653	25,652	28,731	28,731		12%
20-4710-810.0	AFFORDABLE HOUSING TRANSFER TO GF	37,199	41,825	22,151	53,946	50,000	70,000	70,000		40%
20-4000-620.0	ADMINISTRATIVE SERVICES	272,607	271,445	154,364	308,728	308,728	324,918	316,799		3%
	SUBTOTAL OPERATIONS	650,045	673,264	215,161	696,715	784,164	867,414	1,053,414	0	34%
TRANSFERS OUT										
20-4710-830.0	TRANSFER - ADDITIONAL INCREM	388,000	385,423	228,418	456,836	456,836	385,586	385,586		-16%
	SUBTOTAL TRANSFERS OUT	388,000	385,423	228,418	456,836	456,836	385,586	385,586	0	-16%
CAPITAL										
20-5000-100.0	TRAFFIC SIGNAL - 400 W	0	45,912	64,016	128,032	487,000	487,000	487,000		0%
20-5000-150.0	RDA IMPROVEMENTS - Economic Development Plan	0	0	0	20,000	40,000	40,000	40,000		0%
	SUBTOTAL CAPITAL	0	45,912	64,016	148,032	527,000	527,000	527,000	0	0%
	TOTAL EXPENDITURES	1,038,045	1,104,599	507,595	1,301,583	1,768,000	1,780,000	1,966,000	0	11%



REDEVELOPMENT AGENCY

Staff Report
5/7/2024

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

December 5, 2023 RDA Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 12-5-23 RDA minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, December 5, 2023 at 6:00 p.m. with participants present at Centerville City Hall, 250 North Main Street.

DIRECTORS PRESENT

Gina Hirst
William Ince
Robyn Mecham
Spencer Summerhays
Clark Wilkinson, Chair

DIRECTOR ABSENT

George McEwan

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Paul Child, Centerville Police Chief
Haley Turner, Community Services Manager

VISITOR

Danny Inkley, CenterPoint Executive Director

CENTERPOINT BUDGET PRESENTATION AND REPORT

CenterPoint Executive Director Danny Inkley presented a proposed CenterPoint Theatre 2024 Facilities Budget. Directors Mecham and Summerhays expressed interest in reviewing a long-term maintenance plan. RDA Executive Director Brant Hanson reported the current balance of the Maintenance Reserve Fund and the Operations Reserve Fund. Mr. Inkley reported CenterPoint was in the process of hiring a new Development Director, and discussed grant and donation revenue with the RDA.

Director Summerhays **moved** for the RDA to accept the maintenance and repair portions of the 2024 CPT Budget, subject to addition of a line item to reflect the estimated minimum Reserve Fund contribution for 2024. Director Ince seconded the motion, which passed by unanimous vote (4-0).

MINUTES REVIEW AND APPROVAL

Minutes of the October 3, 2023 RDA Meeting were reviewed. Director Ince **moved** to approve the minutes. Director Mecham seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 6:30 p.m., Director Hirst **moved** to adjourn the meeting. Director Summerhays seconded the motion, which passed by unanimous vote (4-0).

Brant T. Hanson, RDA Executive Director

Date Approved