



REDEVELOPMENT AGENCY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE REDEVELOPMENT AGENCY WILL HOLD A REGULAR MEETING AT 5:30 PM ON JUNE 3, 2025 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 - Adopt FY 2026 Final Budget
Adoption of the FY 2026 RDA Final Budget

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
May 20, 2025 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**



CENTERVILLE
REDEVELOPMENT
AGENCY

Staff Report
6/3/2025

Item No. 1.

Title: Public Hearing - Adopt FY 2026 Final Budget

Initiated By: Nate Plaizier, Finance Director

Staff Representative: Nate Plaizier, Finance Director

SUBJECT:

Adoption of the FY 2026 RDA Final Budget

RECOMMENDATION:

Approve Resolution 2025-01 adopting the FY 2026 RDA Final Budget.

BACKGROUND:

Similar to the process for adopting the City's annual budget, the RDA Board needs to hold a public hearing and adopt the FY 2026 RDA Final Budget before July 1, 2025. The RDA's Final Budget will be included in the City's Final Budget.

Changes since the last public hearing on the Tentative Budget include changes to the accounts related to the tax increment revenues and contractual expenditures.

ATTACHMENTS:

1. Resolution No. 2025-01
2. FY 2026 RDA Final Budget

RESOLUTION NO. 2025-01

A RESOLUTION ADOPTING THE FY 2026 BUDGET OF FUNDS AND ACCOUNTS FOR THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, UTAH AND PROVIDING AN EFFECTIVE DATE

WHEREAS, in order to conform with the Utah State Code and Accounting Procedures as outlined in the Uniform Accounting Manual, it is necessary to adopt the Redevelopment Agency Budget which states revenues and expenditures for the Fiscal Year ending June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Adoption. The FY 2026 final budget is hereby adopted, including all funds and accounts as shown in the budget format attached and dated June 3, 2025.

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, STATE OF UTAH, THIS 3rd DAY OF JUNE, 2025.

**REDEVELOPMENT AGENCY OF
CENTERVILLE CITY**

By: _____
Chair

I hereby certify that the above Resolution entitled "A Resolution Adopting the FY 2026 Budget of Funds and Accounts for the Redevelopment Agency of Centerville City, Utah and Providing an Effective Date" is a true and accurate copy of the Resolution passed on the 3rd day of June 2025.

ATTEST:

Executive Director

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the Utah Code § 10-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the Redevelopment Agency of Centerville City and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

JENNIFER ROBISON, City Recorder

DATE: _____

EFFECTIVE DATE: _____ day of _____, 2025.

EXHIBIT "A"

FY 2026 RDA FINAL BUDGET

RDA FUND SUMMARY

	Actual FY 2023	Prior Year Actual FY 2024	6 Month Actual FY 2025	12 Month Estimate FY 2025	Amended Budget FY 2025	Dept. Request Budget FY 2026	Tentative Budget FY 2026	Adopted Budget FY 2026
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REDEVELOPMENT AGENCY

REVENUES	\$1,792,594	\$2,081,445	\$102,313	\$2,279,068	\$1,966,000	\$2,186,000	\$2,251,000	\$2,363,000
OPERATING EXPENDITURES	\$673,264	\$724,268	\$244,321	\$806,895	\$1,053,414	\$1,260,414	\$1,325,414	\$1,437,414
TRANSFERS OUT	\$385,423	\$456,836	\$184,765	\$385,586	\$385,586	\$385,586	\$385,586	\$385,586
CAPITAL EXPENDITURES	\$0	\$64,016	\$9,834	\$527,000	\$527,000	\$540,000	\$540,000	\$540,000
TOTAL EXPENDITURES	\$1,058,687	\$1,245,120	\$438,920	\$1,719,481	\$1,966,000	\$2,186,000	\$2,251,000	\$2,363,000

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 2024	12 Month Estimate FY 2025	Amended Budget FY 2025	Adopted Budget FY 2026
Beginning Balance	\$2,257,271	\$3,093,596	\$3,093,596	\$3,653,183
Revenues	\$2,081,445	\$2,279,068	\$1,966,000	\$2,363,000
Expenditures	(\$1,245,120)	(\$1,719,481)	(\$1,966,000)	(\$2,363,000)
Ending Balance	\$3,093,596	\$3,653,183	\$3,093,596	\$3,653,183

Acct #	Acct Description	Actual FY 2023	Prior Year Actual FY 2024	6 Month Actual FY 2025	12 Month Estimate FY 2025	Amended Budget FY 2025	Dept. Request Budget FY 2026	Tentative Budget FY 2026	Adopted Budget FY 2026	Change
REVENUES										
20-31-100000	TAX INCREMENT - PARRISH LANE	1,025,345	1,109,895	0	1,222,244	1,110,000	1,110,000	1,110,000	1,222,000	10%
20-31-150000	TAX INCREMENT - LEGACY XING	342,836	403,768	0	404,588	404,000	404,000	404,000	404,000	0%
20-31-160000	TAX INCREMENT - BARNARD CREEK	281,858	321,807	0	371,635	322,000	322,000	322,000	322,000	0%
20-31-170000	TAX INCREMENT - PORTER WALTON	0	0	0	75,975	10,000	10,000	75,000	75,000	650%
20-36-100000	INTEREST INCOME	27,901	101,941	39,147	78,294	10,000	50,000	50,000	50,000	400%
20-38-750000	DCPA LEASE PAYMENT	114,654	144,034	63,166	126,332	110,000	110,000	110,000	110,000	0%
20-39-200000	TRANSFER IN - GENERAL FUND	0	0	0	0	0	180,000	180,000	180,000	100%
20-39-250000	USE OF FUND BALANCE	0	0	0	0	0	0	0	0	0%
TOTAL REVENUE		1,792,594	2,081,445	102,313	2,279,068	1,966,000	2,186,000	2,251,000	2,363,000	20%
EXPENDITURES										
OPERATIONS										
20-4000-210.0	PUBLIC NOTICES	0	0	0	0	100	100	100	100	0%
20-4000-310.0	PROFESSIONAL SERVICES	18,518	29,627	19,628	39,256	56,000	56,000	56,000	56,000	0%
20-4000-315.0	TRF - ELIGIBLE EXPENSES	0	0	0	0	1,000	1,000	1,000	1,000	0%
20-4000-316.0	ENGINEERING	0	5,875	1,720	1,720	1,000	1,000	1,000	1,000	0%
20-4000-420.0	OTHER OBLIGATIONS	0	578	0	0	273,581	274,330	320,463	422,603	54%
20-4000-430.0	CONTRACTUAL - LEGACY CROSSING	220,366	215,347	0	206,606	216,000	216,000	216,000	216,000	0%
20-4000-435.0	CONTRACTUAL - RIMINI	36,111	0	0	0	0	0	0	0	0%
20-4000-440.0	CONTRACTUAL - BARNARD CREEK	39,478	47,948	0	58,345	48,000	48,000	48,000	58,000	21%
20-4000-445.0	CONTRACTUAL - H S LLC	22,943	21,250	0	18,961	23,000	23,000	23,000	19,000	-17%
20-4000-450.0	CONTRACTUAL - YOUNG POWERSPORTS	0	0	0	58,959	8,700	188,700	240,000	240,000	2659%
20-4000-480.0	MISC SUPPLIES	2,500	24,352	15,395	15,895	3,000	3,000	3,000	3,000	0%
20-4000-511.0	INSURANCE - LIABILITY AND PROPERTY	20,078	24,653	28,468	28,468	28,731	30,168	30,168	30,168	5%
20-4710-810.0	AFFORDABLE HOUSING TRANSFER TO GF	41,825	45,910	22,151	54,383	70,000	75,000	75,000	75,000	7%
20-4000-620.0	ADMINISTRATIVE SERVICES	271,445	308,728	156,959	324,302	324,302	344,116	311,683	315,543	-3%
SUBTOTAL OPERATIONS		673,264	724,268	244,321	806,895	1,053,414	1,260,414	1,325,414	1,437,414	36%
TRANSFERS OUT										
20-4710-830.0	TRANSFER - ADDITIONAL INCREM	385,423	456,836	184,765	385,586	385,586	385,586	385,586	385,586	0%
SUBTOTAL TRANSFERS OUT		385,423	456,836	184,765	385,586	385,586	385,586	385,586	385,586	0%
CAPITAL										
20-5000-100.0	TRAFFIC SIGNAL - 400 W	45,912	64,016	5,043	487,000	487,000	500,000	500,000	500,000	3%
20-5000-150.0	RDA IMPROVEMENTS - Economic Development Plan	0	0	4,791	40,000	40,000	40,000	40,000	40,000	0%
SUBTOTAL CAPITAL		0	64,016	9,834	527,000	527,000	540,000	540,000	540,000	2%
TOTAL EXPENDITURES		1,058,687	1,245,120	438,920	1,719,481	1,966,000	2,186,000	2,251,000	2,363,000	20%



CENTERVILLE
REDEVELOPMENT
AGENCY

Staff Report
6/3/2025

Item No. 1.

Title: Minutes Review and Approval

Initiated By:

Staff Representative:

SUBJECT:

May 20, 2025 RDA Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 05-20-25 RDA DRAFT

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, May 20, 2025 at
2 5:30 pm with participants present at Centerville City Hall, 250 North Main Street.

3
4 **DIRECTORS PRESENT**

Spencer Summerhays
5 Robyn Mecham
6 Brian Plummer
7 Gina Hirst
8 Cheylynn Hayman

9
10 **DIRECTORS ABSENT**

Clark Wilkinson, Chair

11
12 **STAFF PRESENT**

Brant Hanson, City Manager
13 Lisa Romney, City Attorney
14 Jennifer Robison, City Recorder
15 Nate Plaizier, Finance Director
16 Mike Eggett, Community Development Director
17 Mike Carlson, Public Works Director
18 Bryce King, Administrative Services Director
19 Will Barnes, Centerville Police Department
20 Kevin Campbell, City Engineer

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22
23 **VISITORS**

Dan Bridenstine, Legacy Crossing Theatre
24 Mike Miller, The Ferguson Group
25 Zach Israel, The Ferguson Group
26

27
28 **EXCEPTION FOR DISTRIBUTION OF TAX INCREMENT SUBSIDY TO DEVELOPER**
29 **FOR LEGACY CROSSING – TABLED FROM MAY 6, 2025**

30
31 Director Summerhays reintroduced the item tabled from the previous meeting regarding
32 a tax increment exception for Legacy Crossing Theatre. Dan Bridenstine addressed council
33 questions, explaining the theater renovation occurred from January to July, reducing seats from
34 2,919 to 1,829 while maintaining 14 screens. He emphasized the upgrade to luxury seating was
35 necessary to stay competitive, noting increased revenues despite fewer seats.

36
37 Mr. Bridenstine reported that the renovation cost over \$4 million, and was partially offset
38 by two developer concessions: rolled-back rents and a \$200,000 contribution toward
39 improvements. In exchange, the lease was extended by five years. Council members asked
40 whether the project could still meet the seat count requirement in the agreement, with Mr.
41 Bridenstine noting attendance growth despite falling short of the 500,000-seat benchmark.
42 Alternative performance metrics, such as gross revenue, were discussed. Directors expressed
43 varying views on adjusting the reimbursement criteria, with some advocating for a temporary
44 exception and others proposing stricter limits.

45
46 Director Hirst **moved** to allow the tax increment distribution of \$206,605.72 for the year
47 2024, and directed staff to consider allowing Legacy Crossing Theatre to turn in their numbers in
48 April. Director Mecham seconded the motion, which passed by a unanimous vote (5-0).

49
50 **MINUTES**

51
52 The minutes of the May 6, 2025 RDA meeting were reviewed. Director Hayman **moved**
53 to approve the minutes. Director Hirst seconded the motion, which passed unanimously (5-0).
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ADJOURNMENT

At 6:22 p.m., Director Hirst **moved** to adjourn the RDA meeting which passed by unanimous vote (5-0).

Brant T. Hanson, RDA Executive Director

Date Approved