



REDEVELOPMENT AGENCY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE REDEVELOPMENT AGENCY WILL HOLD A REGULAR MEETING AT 5:30 PM ON MAY 5, 2026 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 2027 Tentative Budget

a. Presentation of the RDA FY 2027 Proposed Budget.

b. Adopt RDA FY 2027 Proposed Budget as the FY 2027 Tentative Budget and set the time and place for a public hearing.

C. 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
5/5/2026

Item No. 1.

Title: Public Hearing - FY 2027 Tentative Budget - Resolution No. 2026-01

Initiated By: Nate Plaizier, Finance Director

Staff Representative: Nate Plaizier, Finance Director

SUBJECT:

- a. Presentation of the RDA FY 2027 Proposed Budget.
- b. Adopt RDA FY 2027 Proposed Budget as the FY 2027 Tentative Budget and schedule the public hearing - Resolution No. 2026-01.

RECOMMENDATION:

Adopt Resolution No. 2026-01, tentatively adopting the Centerville City Redevelopment Agency's FY 2027 Tentative Budget and scheduling the date for the public hearing of the Final RDA Budget for June 2, 2026 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 5, 2026 City Council Agenda.

Highlighted in the FY 2027 Proposed RDA Budget is funding for the additional signs on the main entrances and thoroughfares of the City.

Once adopted, the FY 2027 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. Resolution No. 2026-01 - FY 2027 RDA Tentative Budget
2. FY 2027 RDA Tentative Budget

RESOLUTION NO. 2026-01

A RESOLUTION TENTATIVELY ADOPTING THE FY 2027 TENTATIVE BUDGET OF FUNDS AND ACCOUNTS FOR THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, UTAH

WHEREAS, pursuant to Utah Code § 17C-1-601.5, the agency shall prepare an annual budget of the agency’s revenues and expenditures for each fiscal year; and

WHEREAS, pursuant to Utah Code § 17C-1-601.5, the board shall adopt each agency budget for an agency created by a municipality, before June 30; and

WHEREAS, pursuant to Utah Code § 17C-1-601.5, before adopting an annual budget, the board shall hold a public hearing on the annual budget and provide notice of the public hearing on the annual budget as a class A notice under Utah Code § 63G-30-102, for at least one week before the day of the public hearing; and

WHEREAS, in accordance with applicable provisions of State law, the Redevelopment Agency desires to tentatively adopt the tentative budget for FY 2027 (“FY 2027 Tentative Budget”) and to schedule a public hearing to consider its adoption as final, as more particularly provided herein.

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

Section 1. Adoption. The Redevelopment Agency has prepared the FY 2027 Tentative Budget for the Redevelopment Agency in accordance with Utah Code § 17C-1-601.5, which budget was presented to the Redevelopment Agency on May 5, 2026. The Redevelopment Agency hereby tentatively adopts the FY 2027 Tentative Budget as prepared and presented to the Redevelopment Agency, including all funds and accounts, as set forth in **Exhibit A**, attached and incorporated herein by reference.

Section 2. Available for Public Inspection. Pursuant to Utah Code § 17C-1-601.5, before adopting the final annual budget, the board shall hold a public hearing on the final annual budget and make the annual budget available for public inspection at least three (3) days before the public hearing on the final budget. The City Recorder is hereby directed to make the Redevelopment Agency FY 2027 Tentative Budget available for public inspection for a period of at least three (3) days prior to the public hearing on the final budget, as required by law.

Section 3. 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 5. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE REDEVELOPMENT AGENCY OF
CENTERVILLE CITY, STATE OF UTAH, THIS 5th DAY OF MAY, 2026.**

CENTERVILLE CITY

By: _____
Chair Clark A. Wilkinson

I hereby certify that the above Resolution entitled "A Resolution Adopting the FY 2027 Tentative Budget of Funds and Accounts for the Redevelopment Agency of Centerville City, Utah" is a true and accurate copy of the Resolution passed on May 5, 2026.

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 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 _____, 2026.

EXHIBIT A

REDEVELOPMENT AGENCY FY 2027 TENTATIVE BUDGET

RDA FUND SUMMARY

	Actual FY 2024	Prior Year Actual FY 2025	6 Month Actual FY 2026	12 Month Estimate FY 2026	Amended Budget FY 2026	Dept. Request Budget FY 2027	Tentative Budget FY 2027	Adopted Budget FY 2027
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REDEVELOPMENT AGENCY

REVENUES	\$2,081,445	\$2,424,512	\$124,313	\$2,675,390	\$2,363,000	\$2,363,000	\$2,545,000	\$0
OPERATING EXPENDITURES	\$724,268	\$928,713	\$147,901	\$993,432	\$1,437,414	\$1,777,414	\$1,958,532	\$0
TRANSFERS OUT	\$456,836	\$385,586	\$192,793	\$385,586	\$385,586	\$385,586	\$386,468	\$0
CAPITAL EXPENDITURES	\$64,016	\$10,239	\$492,883	\$547,000	\$540,000	\$200,000	\$200,000	\$0
TOTAL EXPENDITURES	\$1,245,120	\$1,324,538	\$833,577	\$1,926,018	\$2,363,000	\$2,363,000	\$2,545,000	\$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).

Acct #	Acct Description	Actual FY 2024	Prior Year Actual FY 2025	6 Month Actual FY 2026	12 Month Estimate FY 2026	Amended Budget FY 2026	Dept. Request Budget FY 2027	Tentative Budget FY 2027	Adopted Budget FY 2027	Change
REVENUES										
20-31-100000	TAX INCREMENT - PARRISH LANE	1,109,895	1,222,244	0	1,336,895	1,222,000	1,222,000	1,336,000		9%
20-31-150000	TAX INCREMENT - LEGACY XING	403,768	404,588	0	462,721	404,000	404,000	462,000		14%
20-31-160000	TAX INCREMENT - BARNARD CREEK	321,807	371,635	0	359,837	322,000	322,000	322,000		0%
20-31-170000	TAX INCREMENT - PORTER WALTON	0	0	0	79,940	75,000	75,000	75,000		0%
20-36-100000	INTEREST INCOME	101,941	122,462	53,283	106,566	50,000	50,000	50,000		0%
20-38-750000	DCPA LEASE PAYMENT	144,034	143,401	71,030	142,060	110,000	110,000	110,000		0%
20-39-200000	TRANSFER IN - GENERAL FUND	0	84,207	0	187,371	180,000	180,000	190,000	0	6%
	TOTAL REVENUE	2,081,445	2,424,512	124,313	2,675,390	2,363,000	2,363,000	2,545,000	0	8%
EXPENDITURES										
OPERATIONS										
20-4000-210.0	PUBLIC NOTICES	0	0	0	0	100	100	100		0%
20-4000-310.0	PROFESSIONAL SERVICES	29,627	64,916	11,532	30,000	56,000	56,000	56,000		0%
20-4000-315.0	TRF - ELIGIBLE EXPENSES	0	0	1,343	1,343	1,000	72,000	72,000		7100%
20-4000-316.0	ENGINEERING	5,875	1,720	0	0	1,000	1,000	1,000		0%
20-4000-420.0	OTHER OBLIGATIONS	578	0	0	0	422,603	677,147	849,465		101%
20-4000-430.0	CONTRACTUAL - LEGACY CROSSING	215,347	206,606	0	227,504	216,000	216,000	228,000		6%
20-4000-440.0	CONTRACTUAL - BARNARD CREEK	47,948	58,345	0	60,026	58,000	58,000	60,000		3%
20-4000-445.0	CONTRACTUAL - H S LLC	21,250	18,961	0	16,565	19,000	0	0		-100%
20-4000-450.0	CONTRACTUAL - YOUNG POWERSPORTS	0	143,166	-84,207	248,486	240,000	240,000	249,000		4%
20-4000-480.0	MISC SUPPLIES	24,352	23,395	500	1,500	3,000	3,000	3,000		0%
20-4000-511.0	INSURANCE - LIABILITY AND PROPERTY	24,653	28,468	28,001	28,001	30,168	31,677	31,677		5%
20-4710-810.0	AFFORDABLE HOUSING TRANSFER TO GF	45,910	64,027	32,232	64,464	75,000	75,000	75,000		0%
20-4000-620.0	ADMINISTRATIVE SERVICES	308,728	319,109	158,500	315,543	315,543	347,490	333,290		6%
	SUBTOTAL OPERATIONS	724,268	928,713	147,901	993,432	1,437,414	1,777,414	1,958,532	0	36%
TRANSFERS OUT										
20-4710-830.0	TRANSFER - ADDITIONAL INCREM	456,836	385,586	192,793	385,586	385,586	385,586	386,468		0%
	SUBTOTAL TRANSFERS OUT	456,836	385,586	192,793	385,586	385,586	385,586	386,468	0	0%
CAPITAL										
20-4000-750.0	CAPTIAL PROJECTS	0	0	0	0	0	200,000	200,000		100%
20-5000-100.0	TRAFFIC SIGNAL - 400 W	64,016	5,448	492,883	507,000	500,000	0	0		-100%
20-5000-150.0	RDA IMPROVEMENTS - Economic Development Plan	0	4,791	0	40,000	40,000	0	0		-100%
	SUBTOTAL CAPITAL	64,016	10,239	492,883	547,000	540,000	200,000	200,000	0	-63%
	TOTAL EXPENDITURES	1,245,120	1,324,538	833,577	1,926,018	2,363,000	2,363,000	2,545,000	0	8%