Minutes of the Redevelopment Agency of Centerville meeting held Wednesday, March 21, 2018 at 5:45 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT
Clark Wilkinson, Chair
William Ince
Stephanie Ivie, Vice-Chair
Robyn Mecham

DIRECTORS ABSENT
Tamilyn Fillmore
George McEwan

STAFF PRESENT
Steve Thacker, RDA Executive Director
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

VISITORS
Fred Hale
Chad Salmon

UPDATED FINANCIAL ANALYSIS/PROJECTIONS
The RDA FY 2018 Budget was adopted in June 2017 based on the County’s preliminary reports (May 2017) of tax increment to be distributed to the RDA in March 2018 from each of the RDA’s three Project Areas. Unfortunately, the County’s final reports in February 2018 reveal the RDA will receive about 9% less than the total shown in the earlier preliminary reports, a reduction of about $135,000. Steve Thacker, RDA Executive Director, explained the reasons for the difference. Due to a lack of time, the detailed review of RDA revenue, expenditures, Project Area loan status, and financial projections will be rescheduled for a later RDA meeting.

REQUEST FOR TAX INCREMENT REIMBURSEMENT
Fred Hale and Chad Salmon, developers of the Legacy Trails mixed use development (apartments and commercial), have requested tax increment reimbursement relating to this project. They have met with staff several times to discuss the potential reimbursement amount, but disagree with staff’s recommendation. Staff believe all development improvements, other than the southern or “off-site” portion of the west-side trail, were needed to satisfy either the Parrish Lane Design Guidelines or to justify the higher density of this PDO project. Mr. Thacker referred to minutes of the December 2, 2014 RDA meeting, and emphasized that he only ever represented the west portion of the trail system as an amenity that warrants RDA assistance in the form of tax increment.

Chad Salmon stated he and Fred Hale had not realized it would have been better to reach a tax increment agreement at the beginning of the project. He acknowledged that Mr. Thacker only ever represented the trail as qualifying for tax increment. However, he said he and Mr. Hale were aware of the tax increment that other developers in the area had received. He said he and Mr. Hale represented to their investors they would be able to get more than initially anticipated by staff. Mr. Salmon said they believe other elements of the project should be considered for tax increment, and they would like an opportunity to present more information.

Lisa Romney, City Attorney, pointed out that all improvements and upgraded architecture in the project were required for PDO approval. Vice-Chair Ivie stated she was uncomfortable with the higher density to begin with, and she would be uncomfortable approving
any further benefit. Mr. Thacker emphasized that tax increment incentive situations are intended to incentivize development that would not otherwise happen. Mr. Salmon said he feels the development to the east received too much tax increment incentive. He explained that he and Mr. Hale had to give up property multiple times due to UDOT requirements. He asked for further consideration of the matter, and suggested a third party analysis.

Mr. Salmon said he and Mr. Hale fought with UDOT for additional egress points, which are a benefit to the community. Mr. Snyder pointed out that the development would not have been approved without the additional egress points. The RDA Directors indicated they would like more information and more time to study the issue. Ms. Romney suggested to Mr. Salmon and Mr. Hale that they submit any further information in the next two weeks. Director Ince said a chronology of discussions and events would be helpful, as well as a copy of the Project Area Plan.

ADJOURNMENT

Councilwoman Ivie made a motion to adjourn the meeting at 6:51 p.m. Councilman Ince seconded the motion, which passed by unanimous vote (4-0).

Steve Thacker, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary