

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, May 22, 2018 at
2 8:00 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville,
3 Utah.

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5 **DIRECTORS PRESENT**

Clark Wilkinson, Chair
Tamilyn Fillmore
William Ince
Stephanie Ivie, Vice-Chair
George McEwan
Robyn Mecham

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12 **STAFF PRESENT**

Steve Thacker, RDA Executive Director
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

15
16 **STAFF ABSENT**

Jacob Smith, Management Services Director

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18 **VISITORS**

Fred Hale, H&S, LLC
Chad Salmon, H&S, LLC
Nick Smith, Legacy Trails Subdivision Project Manager
Shaun Johnson, Legacy Trails Subdivision Project
Manager

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24 **LEGACY TRAILS APARTMENT PROJECT**

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26 Chad Salmon of H&S, LLC provided the Directors with cost summaries and maps of
27 improvements in the Legacy Trails Subdivision, as well as a summary document, and the
28 Parrish-Legacy Crossing Community Development Project Area (CDA) Plan (attached). He
29 stated he and Mr. Hale feel H&S, LLC added value to the Legacy Crossing CDA and to the
30 community as a whole, and that they met the intent of the CDA Plan in multiple areas. Mr.
31 Salmon said they feel all the costs shown on the Legacy Trails Subdivision Cost Spreadsheet
32 are worthy of note in regards to the CDA, and asked that the RDA particularly take into
33 consideration the specific costs associated with Parrish Lane, 1250 West, and Legacy Trail Part
34 A and B, for tax increment participation.

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36 Mr. Salmon explained that land was deeded and improvements made along 1250 West
37 in conjunction with development of the Legacy Crossing Subdivision to the east, prior to
38 development of the Legacy Trails Subdivision. Staff pointed out that the same land would have
39 been deeded and improvements required at the time Legacy Trails Subdivision was developed.

40
41 Mr. Salmon stated in hindsight they realize a tax increment agreement should have been
42 reached before beginning the project. He said they went forward with the development in good
43 faith, thinking the agreement would occur after the project. Steve Thacker, City Manager, stated
44 meeting minutes from 2014 reflect discussion of the possibility of tax increment participation for
45 the trail connection portion of the development. Councilwoman Fillmore said she feels the
46 improvements were already incentivized with the density that was granted. Cory Snyder,
47 Community Development Director, said he remembers recommending H&S, LLC approach the
48 City Manager in 2014 to talk about RDA participation for the trail portion. The improvements to
49 Parrish Lane and 1250 West were all required for the development to occur.

50
51 Mr. Salmon commented that the trail connection was very costly. He said they were
52 required to pay a park impact fee for each housing unit, and said they feel they were double
53 charged since Park Impact Fees are used to establish trail access. Referring to RDA tax
54 increment participation with the Legacy Crossing U.S. Development project, Mr. Salmon

1 acknowledged that the first group to develop in the area should be given preferential treatment.
2 He said he and Mr. Hale are only asking to be treated fairly. Councilman McEwan responded
3 that park impact fees would have been charged regardless of the trail connection. All new
4 housing units are charged a park impact fee. Councilwoman Fillmore pointed out that approval
5 of the project was by tight majority vote of 3-2. She said it is difficult to know if approval would
6 have been granted if H&S, LLC had pushed for more tax increment participation than was
7 recommended by staff at that time. Ms. Romney stated the developer may have had an
8 expectation of greater tax increment participation, but the City did not. Based on costs related
9 to the off-site trail connection previously submitted by Mr. Salmon and Mr. Hale, Mr. Thacker
10 recommended the RDA consider \$75,000 tax increment participation. Councilman Ince said it
11 appears from the list that a significant portion of the costs were associated with UDOT.
12

13 Mr. Salmon stated they did not need to install the trail system or the decorative fencing.
14 He added that the additional units were costly because of the park impact fees. Ms. Romney
15 responded that all of the improvements were required for approval of the PDO. She
16 recommended the RDA Board consider the request as a new petition, since no agreement was
17 entered into prior to development. Director Fillmore read aloud the development objectives from
18 the CDA Plan. She pointed out that residential development costs the city much more long term
19 than commercial development, and the Legacy Trails Subdivision has a higher residential
20 component than commercial. The Legacy Crossing Subdivision to the east has a much higher
21 commercial element than the Legacy Trails Subdivision.
22

23 Director McEwan commented that the trail connection enhances the property itself as
24 well as the City. It benefits the residents who live closest to it more than other residents in the
25 City. Mr. Salmon agreed, but stated the trail connection qualifies as a trail system and
26 betterment to the City. Councilwoman Fillmore responded that the \$75,000 recommended by
27 staff recognizes the betterment to the City. Chair Wilkinson asked Mr. Salmon what amount
28 they are asking for. Mr. Salmon responded they believe \$291,000 is supportable.
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30 The RDA Board and staff discussed taxable value and City tax revenue with Mr. Salmon
31 and Mr. Hale. Mr. Thacker said the City expects to receive a new report from the County within
32 the next couple of weeks. Mr. Thacker reminded the RDA Board that the Legacy Crossing CDA
33 owes \$200,000 to the Parrish Gateway Project Area. He provided an updated RDA Project
34 Areas Financial Projection (attached).
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36 Mr. Hale and Mr. Salmon described their experience with the property since they
37 purchased the five acres in 1993. There has not been commercial interest in the property. He
38 said they have not had any calls on the two remaining commercial lots. Mr. Hale pointed out
39 they have given the City some kind of tax base where there wasn't any. Director Ince stated he
40 needs time to think about what has been presented. Director McEwan expressed that the RDA
41 Board is trying to be responsible stewards of the City's funds. He agreed with Ms. Romney's
42 recommendation to consider the request as a new petition. Mr. Thacker said staff can update
43 the financial projection when they receive updated values from the County. He suggested the
44 RDA Board and H&S, LLC could possibly enter into a tax increment agreement for the two
45 remaining commercial properties.
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47 ADJOURNMENT

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49 Vice-Chair Ivie made a **motion** to adjourn the meeting at 9:24 p.m. Director Ince
50 seconded the motion, which passed by unanimous vote (5-0).

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Steve H. Thacker
Steve Thacker, RDA Executive Director

6/7/18
Date Approved

Katie Rust
Katie Rust, Recording Secretary

