

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, April 3, 2018 at  
2 9:00 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  
William Ince  
Stephanie Ivie, Vice-Chair  
Robyn Mecham  
Tamilyn Fillmore  
George McEwan

11  
12 **STAFF PRESENT**

Steve Thacker, RDA Executive Director  
Jacob Smith, Management Services Director  
Lisa Romney, City Attorney  
Marcus Arbuckle, Keddington & Christensen  
Avalon Comly, Recording Secretary

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18 **UPDATED FINANCIAL ANALYSIS/PROJECTIONS**

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20 Steve Thacker explained the process of residential and commercial property valuation.  
21 Centerville received \$135,000 less in tax increment than expected, which Mr. Thacker said is  
22 due in part to a reduction in the valuation of the MTC buildings and an incorrect assessment of  
23 the Fred Hale project. The main reason, however, is the shift in relative valuation between  
24 commercial and residential properties.

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26 Mr. Thacker updated the Directors on expected revenue and expenditures for the RDA,  
27 and the status of loans between project areas. He presented adopted and estimated actual  
28 budget figures, and reviewed RDA financial commitments. Director Mecham questioned the  
29 need for the RDA to incentivize the Legacy Trails Development. Mr. Thacker clarified that the  
30 RDA only discussed helping with the trail connection, and did not commit to a specific dollar  
31 amount. Director McEwan said he believes the risk tradeoff for the developer not having a firm  
32 commitment for RDA participation was the benefit of the higher density.

33  
34 Director Fillmore said she would like the RDA to keep in mind that the overpass is going  
35 to be rebuilt, and she believes betterments would be an important use of RDA money. Mr.  
36 Thacker suggested the RDA authorize a tax increment analysis when approached about tax  
37 increment participation for developments in the future. Director Ince pointed out that each year  
38 properties are not built up represents less tax income.

39  
40 Responding to a question from Director Ince, Mr. Thacker said he is optimistic that the  
41 hotel and restaurant project on the northwest corner of Parrish Lane and 1250 West will  
42 happen. Mr. Thacker stated he does not know when Mr. Hale and Mr. Salmon will approach the  
43 RDA with additional information about the Legacy Trails Development.

44  
45 Referring to the financial projections, Director Ince commented that Parrish Gateway  
46 Area revenue may go up now that the MTC building has been sold. Director Ince asked when  
47 the overpass will be rebuilt, and Mr. Thacker responded likely not within the next ten years.

48  
49 Steve Thacker presented potential uses for RDA funds:

- 50  
51
- The Parrish Gateway Area could set money aside for the Theater Reserve Fund.
  - Money could be used within project areas for street maintenance or reconstruction. Staff recommends construction cost of the roundabout on 1250 West north of Parrish Lane could be shared by the Legacy Crossing and Barnard Creek project areas.
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- 1 • A revolving loan fund could be established to help keep buildings freshened and up-
- 2 to-date in the Parrish Gateway Area.
- 3 • A pathway along 1250 West north of Parrish Lane to connect with the Legacy trail
- 4 (will not be funded by grant).
- 5 • Legacy trail connection with the Fred Hale project in the Legacy Crossing Area -
- 6 \$75,000.
- 7 • Affordable housing allowance (10%) from Barnard Creek Project Area revenue.
- 8 • Enhancements for the interchange replacement would benefit all three project areas.
- 9 • Support for the CenterPoint Gala would be a Parrish Gateway Area expense.

10  
11 Ms. Romney reviewed projects mentioned in the Barnard Creek Area Plan. Director  
12 Fillmore said she is uncomfortable funding street projects with RDA money. Mr. Thacker stated  
13 the Chase Lane I-15 water main and Barnard Creek Culvert project have been funded by other  
14 sources. Director Fillmore commented that she voted against creation of the Barnard Creek  
15 CDA because she did not feel a high enough return on investment was projected. Director  
16 Fillmore said she believes the goal regarding return on investment is to find a balance between  
17 job centers and retail.

18  
19 The RDA could wait until May or June to decide how to allocate funds. Mr. Thacker  
20 recommended paying \$100,000 to the Parks Capital Improvement Fund now for the soil moved  
21 from the performing arts center site to the Community Park Expansion site; and recommended  
22 the Barnard Creek Area repay the \$11,598 to the Parrish Gateway Area now. Payment for  
23 Parrish Lane fencing should be shown on balance sheets as an obligation of the RDA to the  
24 General Fund, but does not need to be identified at this time with a specific project area.

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26 Director McEwan made a **motion** to authorize the Barnard Creek Project Area to repay  
27 \$11,598 to the Parrish Gateway Project Area. Director Ince seconded the motion, which passed  
28 by unanimous vote (5-0).

29  
30 Vice-Chair Ivie made a **motion** for the Parrish Gateway Project Area to pay \$100,000 to  
31 the Parks Capital Improvement Fund for the Community Park Expansion Project. Director Ince  
32 seconded the motion, which passed by unanimous vote (5-0).

33  
34 Director McEwan made a **motion** to set up a receivable in the amount of \$116,929 owed  
35 to the General Fund for Parrish Lane fencing. Vice-Chair Ivie seconded the motion, which  
36 passed by unanimous vote (5-0).

37  
38 Director McEwan made a **motion** to direct staff to analyze the bylaws and create  
39 appropriate amendments to allow the Chair, as a Director, to vote on RDA issues if allowed by  
40 State law. Vice-Chair Ivie seconded the motion, but no vote occurred.

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42 Director McEwan made a **motion** to fund a table at the CenterPoint Gala for \$2,500.  
43 The motion was seconded by Vice-Chair Ivie and passed by unanimous vote (5-0).

#### 44 **MINUTES REVIEW AND ACCEPTANCE**

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47 The minutes of the March 21, 2018 Redevelopment Agency meeting were reviewed.  
48 Vice-Chair Ivie made a **motion** to accept the minutes. Director Ince seconded the motion,  
49 which passed by unanimous vote (5-0).

**ADJOURNMENT**

Director Ince made a **motion** to adjourn the meeting at 10:16 p.m. Vice-Chair Ivie seconded the motion, which passed by unanimous vote (5-0).

*Steve H. Thacker*  
Steve Thacker, RDA Executive Director

4/26/18  
Date/Approved

*Katie Rust*  
Katie Rust, Recording Secretary

