

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Wednesday, March 21,
2 2018 at 5:45 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street,
3 Centerville, Utah.

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5 **DIRECTORS PRESENT**

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

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10 **DIRECTORS ABSENT**

Tamilyn Fillmore
George McEwan

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13 **STAFF PRESENT**

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

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19 **VISITORS**

Fred Hale
Chad Salmon

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22 **UPDATED FINANCIAL ANALYSIS/PROJECTIONS**

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

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32 **REQUEST FOR TAX INCREMENT REIMBURSEMENT**

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

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

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52 Lisa Romney, City Attorney, pointed out that all improvements and upgraded
53 architecture in the project were required for PDO approval. Vice-Chair Ivie stated she was
54 uncomfortable with the higher density to begin with, and she would be uncomfortable approving

1 any further benefit. Mr. Thacker emphasized that tax increment incentive situations are
2 intended to incentivize development that would not otherwise happen. Mr. Salmon said he feels
3 the development to the east received too much tax increment incentive. He explained that he
4 and Mr. Hale had to give up property multiple times due to UDOT requirements. He asked for
5 further consideration of the matter, and suggested a third party analysis.
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7 Mr. Salmon said he and Mr. Hale fought with UDOT for additional egress points, which
8 are a benefit to the community. Mr. Snyder pointed out that the development would not have
9 been approved without the additional egress points. The RDA Directors indicated they would
10 like more information and more time to study the issue. Ms. Romney suggested to Mr. Salmon
11 and Mr. Hale that they submit any further information in the next two weeks. Director Ince said
12 a chronology of discussions and events would be helpful, as well as a copy of the Project Area
13 Plan.
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15 **ADJOURNMENT**

16 Councilwoman Ivie made a **motion** to adjourn the meeting at 6:51 p.m. Councilman
17 Ince seconded the motion, which passed by unanimous vote (4-0).
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23 Steve Thacker, RDA Executive Director
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26 4/10/18
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28 Date Approved
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28 Katie Rust, Recording Secretary
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