

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, June 19, 2018
2 at 9:18 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

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12 **STAFF PRESENT**

Steve Thacker, RDA Executive Director
Jacob Smith, Management Services Director
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

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17 **AMEND FY 2018 RDA BUDGET – PUBLIC HEARING**

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19 Steve Thacker, RDA Executive Director, and Jacob Smith, Management Services
20 Director, explained proposed amendments to the FY 2018 RDA Budget.

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22 Chair Wilkinson opened a public hearing at 9:32 p.m.

23
24 Shaun Johnson – Representing Salmon Construction, Mr. Johnson asked if the CDA
25 ever terminates. Mr. Thacker responded that the RDA is an ongoing entity. The Legacy
26 Crossing CDA will terminate after 15 years, in 2028. Mr. Thacker answered Mr. Johnson's
27 questions about specific items on the RDA Budget.

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29 Chair Wilkinson closed the public hearing at 9:41 p.m.

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31 Director McEwan made a **motion** to adopt RDA Resolution No. 2018-01 amending the
32 FY 2018 Budget of Funds and Accounts for the RDA. Vice-Chair Ivie seconded the motion,
33 which passed by unanimous vote (5-0).

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35 **ADOPT FY 2019 RDA BUDGET**

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37 Director McEwan made a **motion** to table adoption of Resolution No. 2018-02 to the
38 June 26 special RDA meeting [later rescheduled to June 21]. Director Mecham seconded the
39 motion, which passed by unanimous vote (5-0).

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41 **SOUTHEAST CORNER OF 1250 WEST AND PARRISH LANE**

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43 Mr. Thacker reported he received an estimate of \$1,200 for a re-design of the "Welcome
44 to Centerville" sign for the southeast corner of the 1250 West/Parrish Lane intersection. Hogan
45 Construction has agreed to donate up to \$13,000 of the cost of the sign. Director Mecham
46 emphasized that the new design should fit within a given budget. The Directors and Mr.
47 Thacker agreed the sign should be designed in partnership with Hogan Construction. Director
48 McEwan stated he is willing to expend funds for a re-design if Hogan is still committed to
49 participating.

50
51 Director McEwan made a **motion** to authorize expenditure of \$1,200 for the redesign of
52 the "Welcome to Centerville" sign and the space around it, subject to approval by Chair
53 Wilkinson. Director Fillmore seconded the motion, which passed by unanimous vote (4-0).

1 **FY 2019 TAX INCREMENT REVENUE PROJECTIONS AND OBLIGATIONS &**
2 **POTENTIAL USES OF REVENUE**

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4 Mr. Thacker presented tax increment revenue projections for FY 2019 (attached).
5 Director Fillmore said she believes the idea of spending the full amount available every year is
6 faulty. She said she feels the RDA should be setting an amount aside every year in each of the
7 funds for future improvements, such as improvements related to the planned Parrish Lane
8 interchange project. Mr. Thacker said it is his understanding that interchange improvements
9 could be funded by any of the three project areas.

10
11 Mr. Thacker explained that the Parrish Gateway Project Area would be able to repay the
12 \$117,000 owed to the General Fund for the Parrish Lane fencing upgrade within the next two
13 years. Directors Fillmore and McEwan stated it makes sense for the Parrish Gateway Area to
14 repay the loan.

15
16 At 10:18 p.m., Chair Wilkinson allowed public comment.

17
18 Shaun Johnson – Mr. Johnson asked what the \$200,000 loan from Parrish Gateway to
19 the Legacy Crossing Area was used for. Mr. Thacker listed expenses associated with creating
20 the Project Area. Mr. Johnson suggested it would be intelligent to coordinate design of the
21 “Welcome to Centerville” sign with design of the Legacy Commons water feature planned for the
22 northwest corner of the intersection.

23
24 **ADJOURNMENT**

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26 Director McEwan made a **motion** to adjourn the RDA meeting and return to regular
27 meeting at 10:24 p.m. Director Ince seconded the motion, which passed by unanimous vote (5-
28 0).

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34 Steve Thacker, RDA Executive Director

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36 Date Approved

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39 _____
Katie Rust, Recording Secretary

Revisions 5/22/18
" 4/19/18

RDA Project Areas Financial Projection

	FY 2019	FY 2020	FY 2021	FY 2022
Parrish Gateway RDA				
Revenue				
Regular Tax Increment only	\$ 873,511 ^{910,000}	\$ 873,511	\$ 873,511	\$ 873,511
Expenses				
DS-DCPA	\$ (592,838)	\$ (592,963)	\$ (593,163)	\$ -
Tax Increment Payments				
Dayton-West	\$ (70,000) ^(80,000)	\$ (70,000)	\$ (70,000)	\$ (70,000)
Land Rover	\$ (25,000) ^(34,000)	\$ (25,000)	\$ (25,000)	\$ (25,000)
Admin, etc	\$ (155,200) ^(176,400)	\$ (153,200) ^(114,900)	\$ (148,200) ^(111,750)	\$ (143,600) ^(107,700)
% of \$200,000 ^{150,000}	77.6%	76.6%	74.1%	71.8%
(Haircut increment & lease revenue included when calculating Admin %)				
Revenue over Exp	\$ 69,273 ^{30,473}	\$ 32,348 ^{70,648}	\$ 37,148 ^{74,198}	\$ 634,911 ^{670,811}
	<u>87,762</u>			
Legacy Crossing CDA				
Revenue				
Tax Increment only	\$ 240,000 ^{253,313}	\$ 240,000	\$ 270,000	\$ 300,000
Expenses				
Tax Increment payment	\$ (155,000) ^(172,000)	\$ (155,000)	\$ (185,000)	\$ (185,000)
Admin, etc	\$ (32,600) ^(24,450)	\$ (32,000) ^(24,000)	\$ (35,000) ^(26,250)	\$ (37,600) ^(28,200)
% of \$200,000 ^{150,000}	16.3%	16.0%	17.5%	18.8%
Revenue over Expenses	\$ 60,550 ^{52,400}	\$ 61,000 ^{53,000}	\$ 68,750 ^{50,000}	\$ 96,800 ^{77,400}
	<u>56,550</u>			
Barnard Creek CDA				
Revenue				
Tax Increment only	\$ 90,000 ^{95,546}	\$ 110,000	\$ 130,000	\$ 150,000
Expenses				
Tax Increment Payments				
Salmon/Pastures	\$ ✓ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)
Housing Revitalization (10%)	\$ (9,555) ^(11,100)	\$ (11,000)	\$ (13,000)	\$ (15,000)
Admin, etc	\$ (12,200) ^(9,150)	\$ (14,800) ^(11,100)	\$ (16,800) ^(12,600)	\$ (18,800) ^(14,100)
% of \$200,000 ^{150,000}	6.1%	7.4%	8.4%	9.4%
Revenue over Expenses	\$ 41,850 ^{38,800}	\$ 57,900 ^{54,200}	\$ 74,400 ^{70,200}	\$ 90,900 ^{86,200}
	<u>2 42,400</u>			

Legacy Crossing

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022-2028</u>
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L.P. Trail reimb.	25,000	25,000	25,000	0
Payback loan to PG	20,000	20,000	-	-

+ new development

Total \approx \$200,000

Tax incr.	10,000	10,000 +
	55,000	increases related to FH commercial development

~~Barish~~
 Payment of \$117,000 owed to GF for Barish Lane fencing:
 • From PG Project area in FY 2019 and FY 2020