

1 Minutes of the Centerville City **Redevelopment Agency** meeting held Tuesday, May 7,
2 2013 at approximately 8:00 p.m. in the Centerville City Council Chambers, 250 North Main
3 Street, Centerville, Utah 84014.

4
5 **MEMBERS PRESENT**

6
7 Directors Ronald G. Russell, Chair
8 Justin Y. Allen
9 Ken S. Averett
10 John T. Higginson (arrived 8:13 p.m.)
11 Lawrence Wright

12
13 **MEMBERS ABSENT** Sherri Lyn Lindstrom

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15 **STAFF PRESENT** Steve Thacker, Executive Director
16 Blaine Lutz, Finance Director
17 Lisa Romney, City Attorney
18 Kathy Streadbeck, Recording Secretary

19
20 **MINUTES REVIEW AND APPROVAL**

21
22 The minutes of the April 2, 2013 Centerville Redevelopment Agency meeting were
23 reviewed. Director Wright made a **motion** to approve the minutes as written. The motion was
24 seconded by Chair Russell and passed by unanimous vote (3-0). Director Allen abstained from
25 voting as he was not present at this meeting.

26
27 **CHICK-FIL-A FINAL DEVELOPMENT PLAN – Review and approve final**
28 **development plan for Lot 202 of the Centerville Corporate Park Subdivision, amended,**
29 **regarding proposed Chick-Fil-A site plan and development for compliance with design**
30 **guidelines and Development Agreement.**

31
32 Director Russell made a **motion** for the Redevelopment Agency to approve the final site
33 plan and proposed development for the Chick-Fil-A restaurant for Lot 202 of the Centerville
34 Corporate Park Subdivision, Amended. The motion was seconded by Director Wright and passed
35 by unanimous vote (4-0).

36
37 **ASSIGNMENT AND ASSUMPTION AGREEMENT**

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39 Lisa Romney, City Attorney, reported the Planning Commission recently approved a
40 small subdivision waiver/lot split for the division of the Island Parcel into two lots to be known
41 as Lot 1 and Lot 2. Condition No. 8(g) of the Commission's approval requires the developer to
42 enter into an agreement with the future proposed owner (Wasatch Running Center) of Lot 2,
43 agreeing to be bound by the Parrish Lane Gateway Neighborhood Development Plan and the
44 Agreement of Disposition of Land governing the Centerville Gateway Subdivision. This
45 Assignment Agreement also increases the approved building size to a maximum of 6,200 square
46 feet. This change is necessary to accommodate a few changes to the building design for the

1 Wasatch Running Center. However, it will not likely change the footprint of the building but
2 rather allow for more stacking as the building is proposed to be two stories.

3
4 Director Wright made a **motion** for the RDA to approve the Assignment and Assumption
5 Agreement between the Redevelopment Agency of Centerville City, Mackey Investments, LC,
6 and Wasatch Running Center, LLC, for the Centerville Gateway Subdivision and authorize the
7 Chair to sign such Agreement on behalf of the RDA. The motion was seconded by Director
8 Allen and passed by unanimous roll-call vote (5-0).

9
10 **RDA PROPOSED BUDGET FY 2014**

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12 Blaine Lutz, Finance Director, reviewed the proposed FY 2014 Tentative RDA Budget
13 and responded to questions from the Directors. Staff explained the Tentative Budget must be
14 adopted by the RDA in order to start the process of discussions, work sessions and a public
15 hearing per State law. The Tentative Budget is in no way a final budget and can be adjusted as
16 needed before final approval. Staff also recommended a public hearing be held on this matter on
17 June 4, 2013.

18
19 Director Wright made a **motion** for the RDA to adopt the proposed FY 2014 Tentative
20 RDA Budget and set the public hearing regarding the budget for June 4, 2013. The motion was
21 seconded by Director Higginson and passed by unanimous vote (5-0).

22
23 **ADJOURNMENT**

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25 The Redevelopment Agency meeting was adjourned at 8:21 p.m.

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28 _____
29 Steve H. Thacker, Executive Director

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31
32 _____
33 Kathleen Streadbeck, Recording Secretary