

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, May 21, 2013 at
2 8:29 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville,
3 Utah.

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5 **DIRECTORS PRESENT**

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7 Directors Ronald G. Russell, Chair
8 Ken S. Averett
9 John T. Higginson, Vice Chair
10 Sherri Lyn Lindstrom
11 Lawrence Wright

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13 **DIRECTOR ABSENT** Justin Y. Allen

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

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20 **VISITOR** Jason Burningham, Lewis Young Robertson Burningham

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22 **MINUTES REVIEW AND ACCEPTANCE**

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24 The minutes of the May 7, 2013 RDA meeting were reviewed. Vice Chair Higginson
25 made a **motion** to approve the minutes. Director Wright seconded the motion, which passed by
26 unanimous vote (5-0).

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28 **DISCUSSION OF THE DRAFT PROJECT AREA PLAN FOR THE BARNARD CREEK**
29 **COMMUNITY DEVELOPMENT AREA**

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31 On February 19, 2013 the RDA Board approved the resolution authorizing the drafting of
32 a project area plan for the Barnard Creek Community Development Area. Staff has worked with
33 Lewis Young Robertson Burningham to develop a draft plan. Staff have met with several
34 property owners directly, and sent letters to all business addresses in the proposed project area.
35 Blaine Lutz, Finance Director, reported several property owners have expressed enthusiasm for
36 the project. Staff recommends the project area include properties from 725 North to 1275
37 North, including the area around the I-15 interchange and Parrish Lane. Mr. Lutz described
38 significant potential projects in the north portion of the proposed area, two of which are in the
39 early stages of design/development. Staff feels the creation of the CDA is a vital component to
40 initiate desired development in the area. A preliminary budget was reviewed.

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42 Director Lindstrom asked why the project area does not extend to the Farmington
43 border. Mr. Lutz responded that potential future improvements for that area are not timely for
44 inclusion in this proposed CDA. Jason Burningham of Lewis Young Robertson Burningham
45 added that a common mistake made by RDAs is extending a larger footprint than effective for
46 the tax increment time-frame, and cautioned the RDA not to make the project too big. He
47 suggested the proposed CDA will be similar to the Pheasant Hollow development in Salt Lake
48 City.

49
50 Mr. Lutz explained the next steps to be taken in the process. Chair Russell asked if the
51 improvements would happen without the tax increment subsidy. Mr. Lutz responded that they
52 probably would someday, but the CDA would allow the improvements to happen sooner and
53 give the RDA the ability to ensure a quality project. Director Lindstrom stated she knows there
54 are company owners between Parrish Lane and the south boundary of the proposed

1 development area that want to upgrade, and asked that staff stay in contact with them. The
2 RDA directed staff to move forward with the next steps in the process.
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4 **ADJOURNMENT**

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6 At 9:03 p.m. Director Wright made a **motion** to return to regular Council meeting.
7 Director Lindstrom seconded this motion, which passed by unanimous vote (5-0).
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14 Steve Thacker, RDA Executive Director

_____ Date Approved

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19 Katie Rust, Recording Secretary