

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, December 7, 2021 at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

DIRECTORS PRESENT

William Ince
Stephanie Ivie, Vice Chair
George McEwan
Robyn Mecham
Clark Wilkinson, Chair

DIRECTOR ABSENT

Tamilyn Fillmore

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Hansen, City Recorder
Jacob Smith, Administrative Services Director
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Bryce King, Recreation Coordinator
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department
Marc Marchant, Streets Supervisor

VISITORS

Rob Sant, Lewis Young Robertson & Burningham
Gary Nichols

PUBLIC HEARING – ADOPTION OF PROJECT AREA PLAN FOR THE PORTER-WALTON COMMUNITY REINVESTMENT PROJECT AREA

Rob Sant, Vice President with Lewis Young Robertson & Burningham, presented a proposed plan for a Porter-Walton Community Reinvestment Area (CRA). He explained tax-increment financing (TIF), and explained that the proposed CRA would provide an instrument to help the developer (Young Powersports) financially by using in part the increase in the development's property value. The proposed CRA project area boundaries (14.17 acres) would be east of I-15 and south of 400 South, along Frontage Road.

Mr. Sant explained that a CRA project area would: stimulate capital investment and development; promote job creation; and expand tax base. The estimated base year tax value was \$6,082,092, with an incremental assessed value of \$11,097,466 in 10 years, and a total assessed value of \$17,179,558 in 20 years. Tax increment participation was proposed for 10 years, with a 50% participation rate of all taxing entities, and with 50% of City point of sale sales tax for 3 years. Mr. Sant presented the following assumptions:

• City Sales Tax to Agency (50%, 3 years)	\$453,409
• Remaining City Sales Tax (10 years)	\$2,987,098
• City RAP Sales Tax (10 years)	\$582,077
• Total City Sales Tax (10 years)	\$3,569,175
• Annual Sales Tax at Conclusion of TIF Period	\$454,197

City Manager Brant Hanson shared that he was personally associated with Spencer Young, and bought his personal vehicles from Young Automotive, but believed he could be objective in the matter. Mr. Hanson said he believed formation of a CRA would be beneficial to the City.

1 Chair Wilkinson opened a public hearing at 5:51 p.m.
2

3 Gary Nichols said he owned a building in the area, and asked for clarification regarding
4 proposed boundaries. City Attorney Lisa Romney and Mr. Sant explained proposed boundaries
5 and properties involved. Mr. Sant explained that area properties other than Young Powersports
6 were included in the proposed boundaries for potential future redevelopment. Mr. Nichols asked
7 questions about drainage in the area.
8

9 Chair Wilkinson closed the public hearing at 5:58 p.m. Mr. Hanson spoke of a current
10 application with FEMA regarding the floodplain zone, and said area property owners would be
11 informed when the City received the decision from FEMA. Responding to questions from Vice
12 Chair Ivie, Mr. Sant and Mr. Hanson spoke of the property tax increase recently approved by the
13 Council and how the CRA would be impacted.
14

15 Director McEwan **moved** to adopt Resolution No. 2021-04 adopting the official project
16 area plan for the Porter-Walton Community Reinvestment Project Area. Director Ince seconded
17 the motion, which passed by unanimous vote (4-0).
18

19 **PUBLIC HEARING – ADOPTION OF PROJECT AREA BUDGET FOR PORTER-**
20 **WALTON COMMUNITIY REINVESTMENT PROJECT AREA**
21

22 The Board reviewed a proposed budget for the Porter-Walton Community Reinvestment
23 Project Area. Chair Wilkinson opened a public hearing at 6:07 p.m., and closed the public hearing
24 seeing that no one wished to comment.
25

26 Director McEwan **moved** to approve Resolution No. 2021-05 adopting the project area
27 budget for Porter-Walton CRA. Director Ince seconded the motion, which passed by unanimous
28 vote (4-0).
29

30 **CONSIDER AUTHORIZING THE EXTENSION OF RDA PROJECT AREAS**
31

32 Mr. Sant explained the proposal to extend collection of tax increment for two years within
33 the Legacy Crossing and Barnard Creek project areas due to the negative impact the COVID-19
34 pandemic had on development. He explained that developers and property owners within project
35 areas were contacted for feedback regarding the impact of the pandemic. An extension was not
36 recommended for the Parrish Gateway project area.
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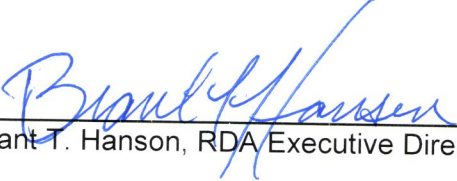
38 Director Ince **moved** to approve Resolution No. 2021-06 authorizing the extension of
39 collection of tax increment for two years within the RDA Legacy Crossing and Barnard Creek
40 project areas due to negative impacts of the COVID-19 pandemic, as allowed by State law.
41 Director McEwan seconded the motion, which passed by unanimous vote (4-0).
42

43 **MINUTES REVIEW AND ACCEPTANCE**
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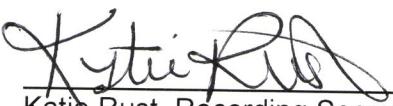
45 Minutes of the November 3, 2021 RDA meeting were reviewed. Director McEwan **moved**
46 to accept the minutes, and Vice Chair Ivie seconded the motion. The motion passed by unanimous
47 vote (4-0).

1 **ADJOURNMENT**
2

3 At 6:25 p.m., Director McEwan **moved** to adjourn the meeting. Vice Chair Ivie seconded
4 the motion, which passed by unanimous vote (4-0).
5

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9 
10 Brant T. Hanson, RDA Executive Director

11 12-23-2021
12 Date Approved

13
14 
Katie Rust, Recording Secretary

