

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, February 2, 2021
2 at 6:30 p.m. with participants present via Zoom due to infectious disease COVID-19.
3

4 **DIRECTORS PRESENT**

5 Tamilyn Fillmore
6 William Ince
7 Stephanie Ivie, Vice Chair
8 George McEwan
9 Robyn Mecham
10 Clark Wilkinson, Chair

11 **STAFF PRESENT**

12 Brant Hanson, RDA Executive Director
13 Lisa Romney, City Attorney
14 Jacob Smith, Administrative Services Director
15 Janet Denison, City Recorder
16 Bruce Cox, Parks and Recreation Director
17 Kevin Campbell, City Engineer
18 Mackenzie Wood, Assistant Planner

19 **VISITOR**

20 Robert Byrnes

21 **DETERMINATION**

22 Chair Wilkinson read aloud a determination regarding
23 electronic meetings without an anchor location due to
24 COVID-19

25 **TAX INCREMENT PARTICIPATION AGREEMENT**

26
27 Jacob Smith, Administrative Services Director, explained that prior to October 2017, there
28 was an informal agreement between Staff and Rimini Properties, LLC (Stuart Construction) that
29 tax increment generated by the development of the Parrish Creek Business Park would be used
30 to reimburse Rimini Properties, LLC for:

- 31
- 32 • Enhancements made to wetlands
 - 33 • Providing trail access through the business park
 - 34 • Trail system connection with the regional trail system on 1250 West using the shore
35 along the canal on the south end of the project
- 36

37 Due to access restrictions and to make the business park work, the plan for the business
38 park was approved as a PDO with the trail system as a part of the design. Since that time, there
39 were a few barriers to creating the canal trail, including access to the land along the canal. In
40 October of 2017, Staff recommended use of tax increment generated by the business park would
41 be better used to enhance the trail system along 1250 West instead of the canal trail system.
42

43 Mr. Smith said Rimini Properties, LLC was requesting a tax increment reimbursement
44 agreement with the RDA to recover the following costs:
45

- 46 • Storm drain system in public road - \$10,831 for pipe and manholes and \$14,503 for
47 labor and equipment to install
- 48 • Storm drain system to wetlands - \$47,298 for pipe, manholes and oil separator;
49 \$52,949 for labor and equipment to install
- 50 • **Total cost incurred to date - \$125,580**

1 On September 15, 2020, the City Council approved an amendment to the Parrish Creek
2 Business Park PDO. One of the conditions of approval was an agreement with the RDA on use
3 of tax increment to replace the originally slated developer installed canal trail connecting the
4 project to 1250 West. The estimated cost of the trail was \$33,468. As Rimini had not provided an
5 alternative to the canal trail per the amendment, the RDA would retain an equal amount of \$33,468
6 in Tax Increment Incentive to be used to enhance the Barnard Creek CDA. The \$33,468 would
7 be recovered by reducing the amount from the eligible tax increment reimbursement, reducing
8 the total amount to \$92,112. The life of the Barnard Creek CDA was 15 more years. Every \$1
9 million in value generated about \$7,000 in increment, current around \$9,000 (\$1.3 million total
10 value as of January 1, 2019).

11
12 Mr. Smith said Staff recommended entering into the agreement with Rimini Properties,
13 LLC for the Parrish Creek Business Park, reimbursing the developer each year using 50% of tax
14 increment generated from the Parrish Creek Business Park up to a total reimbursed amount of
15 \$92,112. Staff provided background on early discussions and email communication related to the
16 use of tax increment for the project, and answered questions from the Directors.


17
18 Director Ince **moved** to approve the Tax Increment Participation Agreement between the
19 RDA and Rimini Properties, LLC regarding tax increment funding for development improvements
20 associated with the Parrish Creek Business Park PDO. Director Ivie seconded the motion, which
21 passed by unanimous vote (5-0).

22
23 **MINUTES REVIEW AND ACCEPTANCE**

24
25 Minutes of the January 5, 2021 RDA meeting were reviewed. Director Ince **moved** to
26 accept the minutes. Director Ivie seconded the motion, which passed by unanimous vote (5-0).

27
28 **ADJOURNMENT**

29
30 At 6:55 p.m., Director Ince **moved** to adjourn the RDA meeting, and Director Ivie seconded
31 the motion. The motion passed by unanimous vote (5-0).

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35 _____
36 Brant T. Hanson, RDA Executive Director

05-24-2021

Date Approved

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41 Katie Rust, Recording Secretary

