

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, March 18, 2025 with participants present at Centerville City Hall, 250 North Main Street.

DIRECTORS PRESENT

Clark Wilkinson, Chair
Spencer Summerhays
Robyn Mecham
Brian Plummer
Gina Hirst
Cheylynn Hayman

STAFF PRESENT

Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Mike Eggett, Community Development Director
Mike Carlson, Public Works Director
Bryce King, Administrative Services Director
Nate Plaizier, Finance Director

VISITORS

Michael Petrogeorge, Marketplace 24, LLC

CENTERVILLE CORPORATE PARK – ASSIGNMENT AGREEMENT – LOT 1 AND LOT

201

City Attorney Lisa Romney provided background on the assignment agreement for Centerville Corporate Park. She explained that Marketplace 24, LLC had purchased Lot 1 (soon to be 1A) and Lot 201 (soon to be 201A) from J&S Purpura Ventures, LLC. The agreement was to ensure that the new owner, Marketplace 24, LLC becomes a party to all governing documents.

Director Summerhays **moved** to approve the Assignment and Assumption Agreement between the City, RDA, J&S Purpura Ventures, LLC, and Marketplace 24, LLC for Lot 1 and Lot 201 of the Centerville Corporate Park. Director Hayman seconded the motion, which passed by a unanimous vote (5-0).

CENTERVILLE CORPORATE PARK – AMENDED AND RESTATE GRANT OF EASEMENTS

Ms. Romney presented updates to the governing document for the Centerville Corporate Park Subdivision, noting ownership changes and the addition of parties such as Chick-fil-A. Revisions included removing outdated references, updating the management structure to allow a professional manager, and maintaining the four-vote system with the RDA retaining one vote. Parking easements remain unchanged to ensure theater access, and shared maintenance responsibilities were clarified.

Director Summerhays recommended clarifying “reasonable fee” to “commercially reasonable fee” in regards to compensation. Director Hayman noted two minor typographical issues: page numbering errors and font inconsistencies.

Director Hayman **moved** to approve amendments to the Grant of Easements and Restrictions for the Centerville Corporate Park Subdivision, with the three revisions discussed. Director Summerhays seconded the motion, which passed by a unanimous vote (5-0).

CENTERVILLE CORPORATE PARK – AMENDED AND RESTATE BYLAWS OF CENTERVILLE CORPORATE PARK OWNERS ASSOCIATION, INC.

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Ms. Romney presented the Amended and Restated Bylaws of the Centerville Corporate Park Owners Association, Inc., noting the document serves as Exhibit A to the grant of easements and restrictions, with updates to reference the amended and restated grant. Key changes included revised noticing methods to allow mail, email, or hand delivery, and clarification on the delegation of duties to the manager. The importance of holding annual association meetings was emphasized. Director Summerhays noted a typographical error in Article 5, Section 12, and suggested establishing reserves for future capital improvements. Ms. Romney concluded with optimism regarding continued collaboration with MTC following their repurchase of the lots.

Director Hayman **moved** to approve amendments to the Bylaws for the Centerville Corporate Park Owners Association, Inc., with the minor corrections discussed. Director Hirst seconded the motion, which passed by a unanimous vote (5-0).

MINUTES

The minutes of the February 18, 2025 RDA meeting were reviewed. Director Hirst **moved** to approve the minutes. Director Summerhays seconded the motion, which passed unanimously (5-0).

ADJOURNMENT

At 6:56 p.m., Director Hirst **moved** to adjourn the RDA meeting. Director Summerhays seconded the motion which passed by unanimous vote (5-0).

Brant T. Hanson

Brant T. Hanson, RDA Executive Director

5/22/2025 | 3:39 PM MDT

Date Approved

