

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, May 6, 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

Brant Hanson, City Manager
Lisa Romney, City Attorney
Nate Plaizier, Finance Director
Mike Eggett, Community Development Director
Mike Carlson, Public Works Director
Bryce King, Administrative Services Director
Sydney DeWees, Planner
Dave Walker, Deputy Public Works Director
Haley Turner, Community Services Manager

PUBLIC HEARING – FY 2026 TENTATIVE BUDGET

Finance Director Nate Plaizier presented the Fiscal Year 2026 RDA budget, noting it followed a similar process as the city's budget. He highlighted funding for the reconstruction of the intersection at 400 West and Parrish Lane, a UDOT project with RDA improvements, and for completing the economic development plan. Mr. Plaizier noted that since the budget retreat, the only change was updating tax increment revenue and expense accounts to match current fiscal year figures. In response to a question from Director Hirst, he confirmed the Porter Walton release payment was included and had increased the Young Powersports expense by approximately \$65,000.

Mayor Wilkinson opened a public hearing for this item. No comments were made, so he closed the public hearing.

Director Summerhays **moved** to approve the FY 2026 Proposed Budget for the Centerville City Redevelopment Agency as the FY 2026 Tentative Budget and set the date and time for the public hearing of the Final RDA Budget for June 3, 2025 at 5:30 PM at Centerville City Hall. Director Hirst seconded the motion, which passed by a unanimous vote (5-0).

EXCEPTION FOR DISTRIBUTION OF TAX INCREMENT SUBSIDY TO DEVELOPER FOR LEGACY CROSSING

Mr. Plaizier presented information on the Legacy Crossing agreement, which offers tax increment incentives if the Megaplex theater sells at least 500,000 tickets annually. For tax year 2024, only 421,623 tickets were sold. He explained that Amendment No. 4, approved last year, allows the RDA Board to grant an exemption and approve the full payment of \$206,605.72. The Board expressed concerns about repeated exemptions, reduced seating due to luxury upgrades, late report submissions, and the developer's absence. Members requested to hear directly from developer Dan Bridenstine regarding construction impacts, seat and screen changes, and reporting delays.

Director Hirst **moved** to table this item until the developer could be present to answer questions. Director Summerhays seconded the motion, which passed by a unanimous vote (5-0).

AMEND TAX INCREMENT PARTICIPATION AGREEMENT BETWEEN RDA AND YPCBRE, LLC

Mr. Plaizier explained that in 2022 the RDA entered a tax increment agreement with Young Power Sports for three parcels on Frontage Road, which have since been merged into one parcel with a new ID. He noted that Amendment No. 1 simply updated the agreement by replacing the three original parcel IDs with the new one, with no other changes. The Board discussed the parcel combination process and its effects on property values and tax calculations, the city's responsibility to correct the agreement, and the potential to bill the company for staff time spent on this correction.

Director Summerhays **moved** to approve Amendment No. 1 to Tax Increment Participation Agreement between Redevelopment Agency of Centerville City and YPCBRE, LLC. Director Hirst seconded the motion, which passed by a unanimous vote (5-0).

MINUTES

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

ADJOURNMENT

At 6:15 p.m., Director Summerhays **moved** to adjourn the RDA meeting. Director Hirst 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

