

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, May 20, 2025 at 5:30 pm with participants present at Centerville City Hall, 250 North Main Street.

DIRECTORS PRESENT

Spencer Summerhays
Robyn Mecham
Brian Plummer
Gina Hirst
Cheylynn Hayman

CHAIR ABSENT

Clark Wilkinson, Chair

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Mike Eggett, Community Development Director
Mike Carlson, Public Works Director
Bryce King, Administrative Services Director
Will Barnes, Centerville Police Department
Kevin Campbell, City Engineer

VISITORS

Dan Bridenstine, Legacy Crossing Theatre
Mike Miller, The Ferguson Group
Zach Israel, The Ferguson Group

**EXCEPTION FOR DISTRIBUTION OF TAX INCREMENT SUBSIDY TO DEVELOPER
FOR LEGACY CROSSING – Tabled from May 6, 2025**

Director Summerhays reintroduced the item tabled from the previous meeting regarding a tax increment exception for Legacy Crossing Theatre. Dan Bridenstine addressed council questions, explaining the theater renovation occurred from January to July, reducing seats from 2,919 to 1,829 while maintaining 14 screens. He emphasized the upgrade to luxury seating was necessary to stay competitive, noting increased revenues despite fewer seats.

Mr. Bridenstine reported that the renovation cost over \$4 million, and was partially offset by two developer concessions: rolled-back rents and a \$200,000 contribution toward improvements. In exchange, the lease was extended by five years. Council members asked whether the project could still meet the seat count requirement in the agreement, with Mr. Bridenstine noting attendance growth despite falling short of the 500,000-seat benchmark. Alternative performance metrics, such as gross revenue, were discussed. Directors expressed varying views on adjusting the reimbursement criteria, with some advocating for a temporary exception and others proposing stricter limits.

Director Hirst **moved** to allow the tax increment distribution of \$206,605.72 for the year 2024, and directed staff to consider allowing Legacy Crossing Theatre to turn in their numbers in April. Director Mecham seconded the motion, which passed by a unanimous vote (5-0).

MINUTES

The minutes of the May 6, 2025 RDA meeting were reviewed. Director Hayman **moved** to approve the minutes. Director Hirst seconded the motion, which passed unanimously (5-0).

ADJOURNMENT

At 6:22 p.m., Director Hirst **moved** to adjourn the RDA meeting which passed by unanimous vote (5-0).



Brant T. Hanson, RDA Executive Director

06-04-2025

Date Approved

