

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, December 3, 2019 at 9:20 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

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

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Leah Romero, City Recorder

VISITORS

Matthew Salcedo, ACP Management
Adam Lewis, Situs Retail Group
Chris Christiansen, Bank of America
Jansen Davis, Executive Director, CenterPoint Theatre
Paul Cutler, Vice Chair, CPT Board of Directors

CENTERPOINT THEATRE

Jan Davis, Executive Director of CenterPoint Legacy Theatre (CPT), presented plans to add a warming kitchen at the Theatre facility to more easily facilitate large events. CPT staff will have Food Handler Permits, but the Health Department will not require annual inspections because food will be brought in already prepared, not cooked from scratch onsite. Lisa Romney, City Attorney, explained that any alterations and improvements to the Theatre building require written approval from the RDA. Prior to making any alterations or improvements, CPT is required to submit to the RDA for review and approval the design drawings and specifications for improvements. These drawings are included in the Staff Report for this matter.

Director McEwan made a **motion** to approve kitchen improvements and drawings subject to compliance with all Lease provisions regarding alterations and improvements and use of the Capital Projects Reserve Fund. Director Ince seconded the motion, which passed by unanimous vote (5-0).

Mr. Davis presented CPT 2020 Annual Budgets, and answered questions from the RDA Board. The RDA and ACB shall review the proposed budgets and provide any recommended changes to CPT by December 10th. Pursuant to the terms of the Lease Agreement, CPT shall adopt the annual budgets, as reviewed by the RDA and ACB, by December 20th.

FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT OF LAND – LOT 1 OF CENTERVILLE GATEWAY SUBDIVISION – MARKETPLACE DRIVE AND PARRISH LANE – TABLED FROM NOVEMBER 19, 2019

Chris Christiansen with Bank of America answered some of the questions raised at the November 19 RDA meeting. Mr. Christiansen said Bank of America anticipates hiring 5-10 full-time employees from South Davis County at a minimum starting wage of \$20 per hour to staff the proposed Centerville office. The intention is to sign a 15-year land lease with an option to renew. Mr. Christiansen explained Bank of America's plans to expand in Utah, and ways Bank of America gives back to communities.

1 Responding to a question from Director Fillmore, Brant Hanson commented that indirect
2 costs and revenues of switching from a restaurant use to a financial institution use are difficult to
3 quantify. He stated the direct cost to the City in annual sales tax and property tax revenue would
4 be a loss of \$10,000-\$15,000.
5

6 Director Mecham expressed concern with the appearance of the subject property as part
7 of the gateway to the City. The RDA was assured that Bank of America would build a beautiful,
8 state-of-the-art building that would look fantastic in the City's gateway. Director Fillmore
9 commented that the decision is difficult because the desire had been for sit-down restaurant use
10 to support the Performing Arts Center. Mr. Hanson said Staff agrees the City needs more sit-
11 down restaurants; however, the subject location is not ideal for the type of restaurant desired.
12 Staff is looking into other possible locations for restaurant use. Director McEwan spoke in favor
13 of the proposed amendment.
14

15 Director McEwan made a **motion** to approve the Fifth Amendment to the Agreement for
16 Land Development for the Centerville Gateway Subdivision to allow a bank or financial
17 institution use on Lot 1 and to accept Bank of America, NA as the approved user of Lot 1.
18 Director Fillmore seconded the motion. Mr. Hanson said he would direct Staff to put together
19 numbers regarding indirect impacts of the Amendment. The motion passed by majority vote (3-
20 2), with Directors Fillmore, Ince, and McEwan in favor and Vice Chair Ivie and Director Mecham
21 dissenting.
22

23 Director Fillmore left the meeting at 10:29 p.m.
24

25 MINUTES REVIEW AND ACCEPTANCE

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27 The minutes of the November 19, 2019 RDA meeting were reviewed. Director McEwan
28 **moved** to accept the minutes. Director Ince seconded the motion, which passed by unanimous
29 vote (4-0).
30

31 ADJOURNMENT

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33 At 10:30 p.m., Director McEwan made a **motion** to adjourn the meeting. Vice Chair Ivie
34 seconded the motion, which passed by unanimous vote (4-0).
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40 Brant Hanson, RDA Executive Director

December 17, 2019
Date Approved

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42 Katie Rust
43 Katie Rust, Recording Secretary
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