

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, September 15, 2020 at 9:05 p.m. with participants present via Zoom and streamed on YouTube due to infectious disease COVID-19.

**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  
Jacob Smith, Administrative Services Director  
Bruce Cox, Parks and Recreation Director  
Cory Snyder, Community Development Director

**OTHERS**

Orlando Taylor, Bank of America  
Eric Malmberg, Bank of America  
Mathew Salcedo, Bank of America  
Thomas Peters, Bank of America

**DETERMINATION**

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

**BANK OF AMERICA – 782 WEST PARRISH LANE**

Cory Snyder, Community Development Director, explained that Bank of America was proposing to develop a new building at 782 West Parrish Lane (former Iggy's location), located within the Parrish Gateway Neighborhood Project Area and subject to a number of documents and agreements governing development of the property. The RDA previously reviewed and provided feedback to the applicant regarding the conceptual site plan for the project on July 7, 2020. By the terms of the governing documents, any development within the Project Area is required to obtain RDA consent regarding architectural features and plan compliance.

Mr. Snyder explained that on August 12, 2020, the Planning Commission reviewed and approved the final site plan for the Bank of America project subject to conditions, including a condition that Bank of America reconsider the color scheme and obtain Planning Commission approval of the color scheme prior to issuance of a building permit. The Planning Commission reviewed and approved an alternate color and materials scheme on September 14, 2020.

Director Ince said he did not believe the proposed building design would be harmonious with surrounding buildings. He said he preferred the original darker color scheme. Director Mecham commented that the island parcel is part of the entrance to the City, an area that has been carefully protected by previous Councils. She said she believed the building design shown was significantly different from the original concept design presented to the RDA. Director Fillmore said she agreed with the importance of the gateway area, said she believed buildings in the gateway area should comply with Parrish Gateway Design Standards to a high degree, and said she agreed that the design presented did not project the same level of quality as the original conceptual design that Bank of America had previously presented to the RDA. Director Fillmore

1 said she preferred the darker color scheme, and did not like the bright white top proposed for the  
2 building. Director McEwan said the original conceptual design the Directors were shown looked  
3 like something that belonged in a gateway area, but the proposed design looked like something  
4 more appropriate in a strip mall.

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6 Mr. Snyder showed the conceptual architectural rendering included with the July 7, 2020  
7 RDA agenda, and stated that RDA discussion on July 7<sup>th</sup> had focused on parking, landscaping,  
8 and future changes to the Parrish Lane/Marketplace Drive intersection. Lisa Romney, City  
9 Attorney, confirmed that the RDA retained the right under the governing documents to approve  
10 the architecture and color scheme.

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12 Orlando Taylor, representing Bank of America, said he had thought following the July RDA  
13 meeting that the elevations and architectural design were considered in line with Parrish Gateway  
14 Design Guidelines. He said he believed the change in color scheme approved by the Planning  
15 Commission was harmonious with the surrounding development. Mr. Taylor commented that the  
16 reasons for the change in architectural design were building costs and branding. He said Bank of  
17 America had moved away from the concept design originally presented. Mr. Taylor said he had  
18 looked for direction regarding architectural design at the July meeting, and in the absence of  
19 comments regarding the design, had moved forward.

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21 Director Fillmore said she remembered the RDA Board had been clear from the beginning  
22 about the high level of quality expected on the project. She remembered that some of the Directors  
23 had not been thrilled about the change in use for the property, but had been swayed by the level  
24 of quality described for the exterior of the building.

25  
26 Directors Ince and Fillmore suggested the applicant look at the high-quality, custom  
27 buildings in the surrounding area for examples of the quality expected. Thomas Peters,  
28 representing Bank of America, commented that the Planning Commission spent considerable  
29 time discussing the color scheme, but did not mention problems with the architectural design.  
30 Chair Wilkinson said he agreed with the importance of high-quality buildings in the gateway area.  
31 Director McEwan commented that color preference would be easier to determine with an  
32 improved architectural design. Representatives of Bank of America said they would regroup and  
33 try to come up with a project that could satisfy all parties.

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35 Director Fillmore **moved** for the RDA to reject the design presented for the Bank of  
36 America building with the following findings. Director McEwan seconded the motion, which passed  
37 by unanimous vote (5-0).

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39 Findings:

- 40  
41 a. The Council finds that the subject property is part of the gateway area to the City.  
42 When the applicant first met with the RDA, it was made clear by the Directors that the  
43 highest level of quality was expected in the gateway area.  
44 b. The Council finds that the proposed design does not match the level of quality  
45 discussed.

46  
47 Director Fillmore **moved** for the RDA to recommend to the applicant that, if they are  
48 interested in moving forward, to come back first to the RDA with renderings of architectural quality  
49 comparable to the rendering originally shown, not necessarily matching or the same, but with the  
50 unique architecture of lines and high quality of materials and design, and high level of investment  
51 as would be expected in the gateway area to the City, preferably with at least one architectural

1 rendering and at least two color schemes. The RDA recommended the applicant look at  
2 surrounding properties, particularly the neighboring property, for examples of quality of materials  
3 and design. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-  
4 0).

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6 **MINUTES REVIEW AND ACCEPTANCE**  
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8 Minutes of the September 1, 2020 ACB/RDA meeting were reviewed. Director McEwan  
9 **moved** to accept the minutes. Director Ince seconded the motion, which passed by unanimous  
10 vote (5-0).

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12 **ADJOURNMENT**  
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14 At 10:13 p.m., Director McEwan **moved** to adjourn the RDA meeting and return to regular  
15 Council meeting. Director Mecham seconded the motion, which passed by unanimous vote (5-0).  
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21 Brant T. Hanson, RDA Executive Director

\_\_\_\_\_ Date Approved

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25 Katie Rust, Recording Secretary