

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, October 20, 2020 at 5:30 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 (arrived at 5:49 p.m.)
George McEwan
Robyn Mecham (arrived at 5:40 p.m.)
Clark Wilkinson, Chair

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Leah Romero, City Recorder
Cory Snyder, Community Development Director
Jacob Smith, Administrative Services Director

VISITOR

Orlando Taylor, Bank of America
Eric Malmberg, Bank of America

DETERMINATION

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

RDA CONSENT – BANK OF AMERICA – 782 WEST PARRISH LANE

Bank of America (BOA) representatives were instructed by the RDA at the September 15, 2020 RDA meeting, to return with renderings of architectural quality comparable to the original conceptual rendering shown to the RDA. The RDA Board did not require that the new renderings necessarily match the original rendering, but that it have unique architecture of lines, high quality materials and design, and high level of investment as would be expected in the gateway area to the City. The RDA requested that BOA present at least one architectural rendering and at least two color schemes.

Orlando Taylor, representing BOA, presented two renderings (Options A and B) and two color schemes as requested. Chair Wilkinson and Directors Fillmore and McEwan expressed a preference for Option B. Director Fillmore suggested that adding a darker element (e.g., oil-rubbed bronze rather than artic white on the citadel) to Option B would help pull the design in with the warm tones of surrounding properties. Director McEwan said he agreed with the suggestion. Mr. Taylor said the change would be possible.

Cory Snyder, Community Development Director, advised Mr. Taylor to check the parameters of City Code regarding height and placement of wall signs. Directors Ince, Mecham, and Ivie said they were not fond of Options A or B. Mr. Taylor commented that Bank of America had granted some customizing leeway for this site, so the building would be one-of-a-kind. Director Fillmore stated the Board's previous reservations were based on quality of materials, and cautioned that Board decisions should not be based on personal design taste. Director Mecham said she had never liked the idea of a bank at the subject location. She said she did not believe Options A or B reflected the high level of investment she would expect in the gateway area.

The Board looked at previous design renderings presented for the project for comparison. Director McEwan stated he liked that the curved feature added depth to the design of Option B.

1 Director Fillmore said she agreed there was still a difference in quality between the original
2 concept rendering and the two options presented. Director Mecham said she appreciated that
3 effort was made to present improved design, but said she believed the two options presented did
4 not yet reflect the quality expected. Directors Mecham and Ivie said they believed bank use was
5 only approved because of the promise of an amazing building.
6

7 Director Fillmore mentioned the previously unsuccessful efforts to market the existing
8 Iggy's site, and said that, although she was not excited about another bank building in Centerville,
9 she preferred a well-designed bank building to a vacant weed patch. Director McEwan referred
10 to the first conversations with BOA representatives and the fact that they said their beginning
11 employee pay would be \$20 per hour, and said he was in favor of adding such a quality employer
12 to the area.
13

14 Chair Wilkinson suggested that adding another curved element to Option B or matching
15 the color of the rock would bring the rendering closer to the original concept rendering. Mr. Snyder
16 said a lot of the difference he could see between the two renderings was in the color contrast. He
17 suggested a greater contrast in the rock would bring it closer to what the Board had in mind.
18 Director Fillmore emphasized that she would expect the high-quality materials to wrap around the
19 entire building. She suggested including the stone from the original concept rendering, wrapping
20 the metal panel system or the stone around the entire building, and using a bronze tone on the
21 canopy/overhang instead of the proposed white tone on Option B. She also requested renderings
22 of remaining elevations.
23

24 Director Ince said he was not convinced he would be pleased with the proposal, even with
25 changes discussed. Director Ivie said she liked the splash of red included on the original concept
26 rendering. Director McEwan said he would be in favor of approving the basic architectural form of
27 Option B, with the ability to adjust and approve colors later. Mr. Taylor confirmed that some
28 curvature could be added to the front canopy/overhang. Director Fillmore said she believed
29 curvature would provide a higher level of architectural quality.
30

31 City Manager Brant Hanson suggested scheduling a special RDA meeting for presentation
32 of changes requested. Mr. Hanson asked if the Board would be willing to put specific guidelines
33 for design element changes in a motion to give Mr. Taylor reasonable assurance of approval if
34 the guidelines were met. Directors Fillmore and McEwan expressed willingness to approve and
35 move forward with the project if the discussed changes were made. Directors Ince, Mecham, and
36 Ivie said they were not sure. Chair Wilkinson said he would not want to waste Mr. Taylor's time if
37 the Board already knew they would not approve moving forward with the changes discussed.
38

39 Director McEwan **moved** for the RDA to schedule a special meeting on Friday, October
40 23, 2020, at noon to review and discuss renderings provided by the BOA team for acceptance or
41 denial. Director Ivie seconded the motion, which passed by unanimous vote (5-0).
42

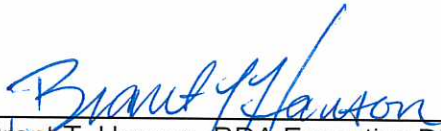
43 MINUTES REVIEW AND ACCEPTANCE

44

45 Minutes of the September 15, 2020 and October 6, 2020 RDA meetings were reviewed.
46 Director Ince **moved** to approve both sets of minutes. Director Ivie seconded the motion, which
47 passed by unanimous vote (5-0).

ADJOURNMENT

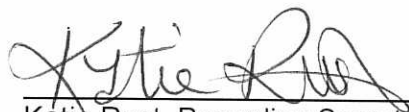
At 6:40 p.m., Director McEwan **moved** to adjourn the RDA meeting. Director Ivie seconded the motion, which passed by unanimous vote (5-0).



Brant T. Hanson, RDA Executive Director

05.24.2021

Date Approved



Katie Rust, Recording Secretary

