

1 Minutes of the Redevelopment Agency of Centerville City/Davis Center for the Performing Arts
2 Administrative Control Board meeting held Tuesday, September 13, 2016 at 5:15 p.m. in the
3 Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.
4

5 **MEMBERS PRESENT**

6 Paul Cutler, RDA of Centerville City Chair, ACB Chair, Centerville Mayor
7 Tamilyn Fillmore, RDA of Centerville City, ACB Board member
8 William Ince, RDA of Centerville City, ACB Board member
9 Stephanie Ivie, RDA of Centerville City, ACB Board member
10 John Marc Knight, ACB Board Member, Bountiful City Council
11 George McEwan, RDA of Centerville City
12 Robyn Mecham, RDA of Centerville City
13

14 **MEMBERS ABSENT**

15 John Pitt, ACB Board Member, Bountiful City Council
16

17 **STAFF PRESENT**

18 Steve Thacker, RDA Executive Director
19 Blaine Lutz, Centerville Finance Director
20 Lisa Romney, Centerville City Attorney
21 Jansen Davis, CPT Executive Director
22 Kristy Woodward, CPT Chief Financial Officer
23 Katie Rust, Recording Secretary
24

25 **VISITORS**

26 Jason Burningham, CPT Board Member
27 Cathleen Gilbert, CPT Board Member
28 Gary Hill, Bountiful City Manager
29 Randy Lewis, Bountiful Mayor
30 John Redd, CPT Board President
31 Ron Russell, CPT Board Member
32

33 **DISCUSSION OF POTENTIAL USE OF CENTERVILLE AND BOUNTIFUL RAP TAX**
34 **REVENUE TO BENEFIT CPT/PERFORMING ARTS CENTER**
35

36 Jansen Davis, CenterPoint Legacy Theatre (CPT) Executive Director, reported on the
37 mission of CPT, patron demographics, and programs sponsored and operated by CPT. He
38 expressed appreciation for the opportunity to partner with the RDA and ACB. Mr. Davis
39 acknowledged that CPT is the resident company responsible for taking care of the beautiful
40 Davis Center for the Performing Arts, and stated there is no other comparable organization with
41 a similar facility. The CPT Board is excited for the future, and wanting to establish a way to
42 ensure that CPT is intact for a long time. With the previous RAP Tax arrangement, the Davis
43 Center for the Performing Arts received 90% of RAP Tax revenues from Centerville and
44 Bountiful. On behalf of the CPT Board, Mr. Davis proposed that, with passage of the new RAP
45 Tax, the theatre receive 10% of RAP Tax revenues from Centerville and Bountiful to help CPT
46 maintain the facility in the manner that would be expected by the community. He recognized
47 that 90% was an imbalance, and said he feels 10% would represent a rebalancing of RAP Tax
48 revenues.
49

50 John Redd, CPT Board President, shared an experience that emphasized the positive
51 impact of CPT's children's theater program. He stressed the Board's desire to be good
52 stewards of the facility, and added that the requested RAP Tax revenues would help with that
53 goal. Ron Russell, CPT Board member, described the history of the Davis Center for the
54 Performing Arts and RAP Tax in Bountiful and Centerville. He expressed the opinion that the

1 Theatre is an integral part of keeping businesses in the area vibrant. Production proceeds are
2 not enough to maintain the building in the manner the community would expect and want. Mr.
3 Russell expressed the hope that the existing partnership will continue to be adequately funded.
4

5 Gary Hill, Bountiful City Manager, explained the application process established by the
6 Bountiful City Council to allocate the 11% of Bountiful RAP Tax revenues made available to not-
7 for-profit organizations. The application deadline has passed, but Mr. Hill suggested it might be
8 possible for the deadline to be extended for an application from CPT or the RDA. Priority is
9 given to funding for project costs over operating costs.
10

11 At 5:53 p.m. the representatives from Bountiful left the meeting to attend their own
12 Council meeting.
13

14 The RDA and ACB members discussed whether the application to Bountiful should be
15 submitted by CPT, the RDA, or the two organizations jointly. The original RAP Tax agreement
16 channeled revenues directly to the RDA. The RDA owns the facility, but CPT is responsible for
17 maintenance. Jason Burningham, CPT Board member, expressed the hope that Bountiful will
18 realize most of the applications they receive will not be from organizations in which they have
19 already invested. Tami Fillmore said she thinks from Bountiful's perspective it would make
20 more sense to support the theatre company rather than the facility, since the facility is owned by
21 Centerville. Chair Cutler commented he would be comfortable with CPT taking the lead on the
22 application, with a letter of support from the RDA. George McEwan stressed the importance of
23 being careful with the landlord/tenant relationship. He said he has concerns regarding which
24 organization will apply and receive the funds, as well as the policy of using public funding going
25 forward for the facility. He agreed with the RDA including a letter of support with an application
26 prepared and submitted by CPT. Bill Ince added that, if City staff helps with the application, an
27 understanding should be reached regarding how much staff time would be fair. Mr. Davis
28 responded that very little City staff time will be needed for CPT in the future. It was agreed that
29 CPT will be the applicant, with a letter of support from the RDA. Mr. Davis said the requested
30 10% from both Bountiful and Centerville would cover approximately one-third of the annual
31 maintenance budget (around \$60,000).
32

33 Mr. Thacker pointed out that the Lease Agreement includes a requirement that CPT put
34 together a long-term comprehensive maintenance plan, which the City/RDA staff agreed to help
35 prepare. The process was begun previously but not completed, and he suggested the RDA and
36 CPT should get back to it at some point. The RDA reviewed balances and funds transferred by
37 CPT to the various reserve funds:
38

- 39 • \$17,337.05 was transferred to the Maintenance Reserve Fund, for a balance of
40 \$178,111.54.
- 41 • The Operating Reserve Fund, which currently has a balance of \$110,393.20, did not
42 receive a transfer from 2015 operations.
- 43 • The Capital Projects Reserve Fund currently has a zero balance with no significant
44 capital project planned.
- 45 • The Theatre Reserve Fund has a balance of approximately \$444,000.
46

47 George McEwan commented that, without having set any priorities for RAP Tax
48 revenues, it is difficult to make a specific commitment. Blaine Lutz and Jake Smith will work on
49 drafting a comprehensive maintenance plan. CPT will work on an application to Bountiful for
50 RAP Tax funding. With CPT submitting the application, the funds would probably be sent
51 directly to CPT. The Council is scheduled to meet with the Parks Department on October 4th to
52 discuss possible allocation of RAP Tax revenues. Bill Ince suggested that, if RAP Tax revenues
53 from Bountiful and Centerville are used for CPT, residents of the two cities should receive

1 discounted ticket prices. Mr. Redd responded that the ticket price is already discounted – the
2 discount is available to everyone. Mr. Davis added that the CPT Board is currently working
3 through an evaluation of ticket prices.

4
5 **APPROVE TRANSFER TO MAINTENANCE RESERVE FUND**

6
7 Bill Ince made a **motion** for the ACB to recommend the RDA approve the allocation of
8 \$17,337.05 to the Maintenance Reserve Fund. Stephanie Ivie seconded the motion, which
9 passed by unanimous vote of the ACB (4-0).

10
11 Chair Cutler made a **motion** for the RDA to approve allocation of \$17,337.05 to the
12 Maintenance Reserve Fund. Tami Fillmore seconded the motion, which passed by unanimous
13 vote of the RDA (6-0).

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15 **APPROVAL OF LEASE AMENDMENTS**

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17 The RDA Board has authorized RDA funding to pay property insurance premiums for the
18 performing arts center building. This was done with the intent to amend the Operating Lease,
19 which requires CPT pay the cost for both general liability and property insurance. Amendment
20 No. 9 to the Operating Lease has been drafted for this purpose.

21
22 Chair Cutler made a **motion** for the ACB to recommend RDA approval of Amendment
23 No. 9 to the Operating Lease regarding property insurance. Tami Fillmore seconded the
24 motion, which passed by unanimous vote of the ACB (4-0).

25
26 Chair Cutler made a **motion** for the RDA to approve Amendment No. 9 to the Operating
27 Lease. George McEwan seconded the motion, which passed by unanimous vote of the RDA (6-
28 0).

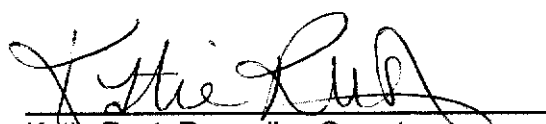
29
30 George McEwan made a **motion** to table approval of Amendment No. 10 to a future
31 RDA meeting to allow time for CPT Board review. Stephanie Ivie seconded the motion, which
32 passed by unanimous vote of the RDA (6-0).

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34 **ADJOURNMENT**

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36 At 6:57 p.m. Stephanie Ivie made a **motion** to adjourn the meeting. Bill Ince seconded
37 the motion, which passed by unanimous vote (6-0).

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43 Steve Thacker, RDA Executive Director

10-27-16 (electronically)
Date Approved

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47 
48
49 Katie Rust, Recording Secretary



CENTERVILLE REDEVELOPMENT AGENCY/ADMINISTRATIVE CONTROL BOARD MEETING

Tuesday, September 20 16
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Cathleen Gilbert

Brimful Utah

Jansen Davis

ENTER POWER

Kristy Woodward

CenterPoint

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the City Council meeting.