

1 Minutes of the **Redevelopment Agency of Centerville** City/Davis Center for the Performing
2 Arts Administrative Control Board meeting held Tuesday, December 5, 2017 at 5:00 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 (arrived at 6:05 p.m.)
8 William Ince, RDA of Centerville City, ACB Board member
9 Stephanie Ivie, RDA of Centerville City, ACB Board member
10 George McEwan, RDA of Centerville City
11 Robyn Mecham, RDA of Centerville City
12

13 **MEMBERS ABSENT**

14 John Marc Knight, ACB Board Member, Bountiful City Council
15 John Pitt, ACB Board Member, Bountiful City Council
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17 **STAFF PRESENT**

18 Steve Thacker, RDA Executive Director
19 Jacob Smith, Management Services Director
20 Lisa Romney, Centerville City Attorney
21 Jansen Davis, CPT Executive Director
22 Katie Rust, Recording Secretary
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24 **VISITORS**

25 John Redd, CPT Board Chair
26 Jason Burningham, CPT Board Chair-elect
27

28 **CENTERPOINT LEGACY THEATRE (CPT) 2018 BUDGET**

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30 Jan Davis, CPT Executive Director, presented the proposed CPT 2018 Budget. He
31 reported that the CPT Academy program has been very successful in the last year. The CPT
32 Board continues to be conservative with revenue projections, and it is anticipated that sufficient
33 funds will remain at the end of the year to add to reserve funds. Mr. Davis reported on current
34 reserve fund balances, and answered questions from the RDA. He explained that Ken Lane, as
35 in-house Maintenance Manager, has implemented cost-saving procedures and efficiencies that
36 contribute to the reduced facility maintenance estimate for 2018. Mr. Thacker reported that a
37 meeting of the property owner's association will be scheduled to discuss inconsistencies in
38 allocation of irrigation costs.
39

40 The RDA Board authorized HVAC commissioning work earlier this year for the
41 performing arts center, and a progress summary was included with the staff report. In the
42 progress summary, Kelly Gibbons with FEA expressed concern that some of the conditions
43 discovered should have been detected and reported by Harris Service as part of their HVAC
44 maintenance services contract. Mr. Thacker stated a meeting will be scheduled with Harris
45 Service to review the maintenance contract and discuss expectations.
46

47 RDA Chair Cutler made a **motion** for the RDA to accept the CPT 2018 Annual Budget,
48 and approve the CPT 2018 Facilities Budget. RDA Director Ince seconded the motion, which
49 passed by unanimous vote of the RDA (5-0).
50

51 Chair Cutler expressed a desire to find ways for the Parrish Lane commercial area to
52 remain vibrant and not deteriorate. He asked Mr. Davis if CPT would be interested in
53 purchasing banners to occasionally advertise shows if the RDA were to purchase brackets. Mr.

Davis responded that CPT has a fairly tight advertising budget, and he would need to look closely at the numbers.

Jason Burningham commented that as a partner with the RDA, CPT is trying to approach and address preventative facility maintenance. He stated it is as important to CPT that the facility remain vibrant as it is to the RDA. Director Ince suggested, and Mr. Burningham agreed, that reserve fund caps should be reconsidered to ensure sufficient funds are available in the long-run. Chair Cutler suggested the RDA consider a Lease amendment regarding naming rights and use of naming right revenue. Ms. Romney commented that an amendment regarding naming rights was already approved, but additional alterations would be possible.

LOAN BETWEEN RDA PROJECT AREAS

Mr. Thacker reported on efforts to determine the status of what is owed by the Legacy Crossing CDA and Barnard Creek CDA to the Parrish Gateway Project Area. When the Legacy Crossing and Barnard Creek project areas were created, startup costs and some infrastructure costs were paid initially from Parrish Gateway Project Area tax increment revenue, with the intent these loans would eventually be repaid from Legacy Crossing and Barnard Creek tax increment revenue. Staff have reviewed all RDA expenditures beginning with FY 2014 and sorted by project area.

Mr. Thacker explained staff did not find evidence that two major expenses approved by the RDA Board were recorded as RDA expenses – a fence upgrade on Parrish Lane (\$120,000), and the cost of transferring soil from the Performing Arts Center building site to the Community Park Expansion area (\$100,000). Director McEwan asked if looking back to FY 2014 is far enough, and Mr. Thacker agreed staff could look back as far as FY 2010 to see if anything else should be factored into the loans between project areas.

2018 FACILITIES BUDGET ACCEPTANCE BY ACB

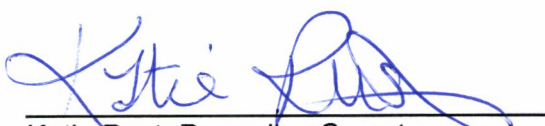
Director Fillmore arrived at 6:05 p.m. Director Ivie made a **motion** for the ACB to review and accept the 2018 CPT Annual Budget, and approve the 2018 Facilities Budget. Chair Cutler seconded the motion, which passed by unanimous vote of the ACB (4-0).

ADJOURNMENT

At 6:26 p.m., Chair Cutler made a **motion** to adjourn the meeting. Director Ivie seconded the motion, which passed by unanimous vote (6-0).


Steve Thacker, RDA Executive Director

12-28-2017
Date Approved


Katie Rust, Recording Secretary

