

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, September 15,
2 2020 at 9:05 p.m. with participants present via Zoom and streamed on YouTube due to infectious
3 disease COVID-19.

4
5 **DIRECTORS PRESENT**

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

11
12 **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

18
19 **OTHERS**

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

23
24 **DETERMINATION**

25
26 Chair Wilkinson read aloud a determination regarding electronic meetings without an
27 anchor location due to COVID-19.

28
29 **BANK OF AMERICA – 782 WEST PARRISH LANE**

30
31 Cory Snyder, Community Development Director, explained that Bank of America was
32 proposing to develop a new building at 782 West Parrish Lane (former Iggy's location), located
33 within the Parrish Gateway Neighborhood Project Area and subject to a number of documents
34 and agreements governing development of the property. The RDA previously reviewed and
35 provided feedback to the applicant regarding the conceptual site plan for the project on July 7,
36 2020. By the terms of the governing documents, any development within the Project Area is
37 required to obtain RDA consent regarding architectural features and plan compliance.

38
39 Mr. Snyder explained that on August 12, 2020, the Planning Commission reviewed and
40 approved the final site plan for the Bank of America project subject to conditions, including a
41 condition that Bank of America reconsider the color scheme and obtain Planning Commission
42 approval of the color scheme prior to issuance of a building permit. The Planning Commission
43 reviewed and approved an alternate color and materials scheme on September 14, 2020.

44
45 Director Ince said he did not believe the proposed building design would be harmonious
46 with surrounding buildings. He said he preferred the original darker color scheme. Director
47 Mecham commented that the island parcel is part of the entrance to the City, an area that has
48 been carefully protected by previous Councils. She said she believed the building design shown
49 was significantly different from the original concept design presented to the RDA. Director Fillmore
50 said she agreed with the importance of the gateway area, said she believed buildings in the
51 gateway area should comply with Parrish Gateway Design Standards to a high degree, and said
52 she agreed that the design presented did not project the same level of quality as the original

1 conceptual design that Bank of America had previously presented to the RDA. Director Fillmore
2 said she preferred the darker color scheme, and did not like the bright white top proposed for the
3 building. Director McEwan said the original conceptual design the Directors were shown looked
4 like something that belonged in a gateway area, but the proposed design looked like something
5 more appropriate in a strip mall.
6

7 Mr. Snyder showed the conceptual architectural rendering included with the July 7, 2020
8 RDA agenda, and stated that RDA discussion on July 7th had focused on parking, landscaping,
9 and future changes to the Parrish Lane/Marketplace Drive intersection. Lisa Romney, City
10 Attorney, confirmed that the RDA retained the right under the governing documents to approve
11 the architecture and color scheme.
12

13 Orlando Taylor, representing Bank of America, said he had thought following the July RDA
14 meeting that the elevations and architectural design were considered in line with Parrish Gateway
15 Design Guidelines. He said he believed the change in color scheme approved by the Planning
16 Commission was harmonious with the surrounding development. Mr. Taylor commented that the
17 reasons for the change in architectural design were building costs and branding. He said Bank of
18 America had moved away from the concept design originally presented. Mr. Taylor said he had
19 looked for direction regarding architectural design at the July meeting, and in the absence of
20 comments regarding the design, had moved forward.
21

22 Director Fillmore said she remembered the RDA Board had been clear from the beginning
23 about the high level of quality expected on the project. She remembered that some of the Directors
24 had not been thrilled about the change in use for the property, but had been swayed by the level
25 of quality described for the exterior of the building.
26

27 Directors Ince and Fillmore suggested the applicant look at the high-quality, custom
28 buildings in the surrounding area for examples of the quality expected. Thomas Peters,
29 representing Bank of America, commented that the Planning Commission spent considerable
30 time discussing the color scheme, but did not mention problems with the architectural design.
31 Chair Wilkinson said he agreed with the importance of high-quality buildings in the gateway area.
32 Director McEwan commented that color preference would be easier to determine with an
33 improved architectural design. Representatives of Bank of America said they would regroup and
34 try to come up with a project that could satisfy all parties.
35

36 Director Fillmore **moved** for the RDA to reject the design presented for the Bank of
37 America building with the following findings. Director McEwan seconded the motion, which passed
38 by unanimous vote (5-0).
39

40 Findings:
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- 42 a. The Council finds that the subject property is part of the gateway area to the City.
43 When the applicant first met with the RDA, it was made clear by the Directors that the
44 highest level of quality was expected in the gateway area.
- 45 b. The Council finds that the proposed design does not match the level of quality
46 discussed.
47

48 Director Fillmore **moved** for the RDA to recommend to the applicant that, if they are
49 interested in moving forward, to come back first to the RDA with renderings of architectural quality
50 comparable to the rendering originally shown, not necessarily matching or the same, but with the
51 unique architecture of lines and high quality of materials and design, and high level of investment

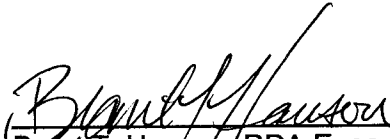
1 as would be expected in the gateway area to the City, preferably with at least one architectural
2 rendering and at least two color schemes. The RDA recommended the applicant look at
3 surrounding properties, particularly the neighboring property, for examples of quality of materials
4 and design. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-
5 0).

6
7 **MINUTES REVIEW AND ACCEPTANCE**

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

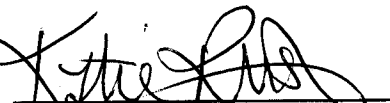
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13 **ADJOURNMENT**

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15 At 10:13 p.m., Director McEwan moved to adjourn the RDA meeting and return to regular
16 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

01.12.2021

Date Approved

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24 
25 _____
26 Katie Rust, Recording Secretary

