

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Monday, October 26, 2020
2 at 6:15 p.m. with participants present via Zoom due to infectious disease COVID-19.

3
4 **DIRECTORS PRESENT**

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

10
11 **STAFF PRESENT**

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Cory Snyder, Community Development Director

14
15 **VISITOR**

Orlando Taylor, Bank of America
Thomas Peters, Attorney for property owner

17
18 **DETERMINATION**

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

21
22 **RDA CONSENT – BANK OF AMERICA – 782 WEST PARRISH LANE**

23
24 At the October 20, 2020 RDA meeting, the applicant was instructed to bring back changes
25 to building renderings for the proposed Bank of America building at 782 West Parrish Lane.
26 Orlando Taylor, representing Bank of America (BOA), presented Options B1 and B2 with
27 feedback from the Council incorporated in the renderings. Chair Wilkinson said he thought the
28 renderings for Options B1 and B2 were very similar to the original concept rendering shown to
29 the RDA. Director McEwan thanked Mr. Taylor for the additional effort, and expressed preference
30 for Option B1.

31
32 Director Mecham said she was still frustrated with the design, and said she believed the
33 previous Council kept covenants on the property for a reason. She said she did not think the
34 proposed building would cost \$4.5 million to build as originally promised by BOA. Councilmember
35 Mecham expressed the opinion that the proposed building would lend itself well to fast-food, and
36 said some of the sides looked like they belonged in a strip-mall. She said all four sides of the
37 Zions Bank and America First Credit Union buildings on Parrish Lane were beautiful.

38
39 Director Fillmore thanked Mr. Taylor for the extra effort, and stated she believed the
40 changes were what the Board had asked for. She said she preferred Option B1, and said the only
41 change she would suggest would be to replace the stucco with the linear metal paneling.

42
43 Director Ivie said she thought the facade was nice, but was not impressed with the other
44 elevations. She expressed the opinion that the design did not look like quality. Director Fillmore
45 commented that the design was high quality for the style. She said modern style was sleek and
46 clean, and said adding heaving detail on all elevations would not be in keeping with the style.
47 Director Fillmore said she did not think the RDA could ask for more than quality materials. She
48 expressed confidence that the building would look like quality on all sides, if the stucco were
49 changed for the metal paneling. Director McEwan said he agreed.

50
51 Director Ince stated he did not like either of the options, and did not believe either of the
52 options would fit in with neighboring buildings. He said he was struggling to decide how much his
53 personal dislike of modern style was swaying his opinion.

1 City Attorney Lisa Romney read aloud from the governing documents that any
2 development in the area was required to obtain RDA consent regarding architectural features,
3 and "approval of architectural features shall not be unreasonably withheld." She explained that
4 the island parcel was subject to regulatory framework not imposed on some of the other properties
5 in the area because the City used to own the parcel. Responding to Director McEwan, Ms.
6 Romney commented that in terms of "reasonableness" and comparing to neighboring buildings,
7 she would consider the neighboring dental office and the MTC building, as well as the 7-Eleven
8 and the Chevron. She said she believed the RDA Board had quite a bit of discretion within reason.
9

10 Director Ince said he was hung up on the originally promised construction price of \$4.5
11 million, as brought up by Director Mecham. Director Fillmore agreed that the promised quality of
12 the building was a persuading factor in approving the use, along with the information from
13 marketers who had worked hard to market the property. Ms. Romney commented that the
14 monetary value of the construction would not qualify as an "architectural feature" for RDA consent.
15 With the term "reasonable" not defined in the governing documents, Ms. Romney read aloud a
16 dictionary definition: "having sound judgement, and being fair and sensible." She pointed out that
17 the RDA had power of consent regarding architectural features, not the architecture as a whole.
18

19 Director Mecham repeated that she believed the use was approved based on the promise
20 of a \$4.5 million building. Director Fillmore repeated that markers had a hard time finding a use
21 for the property. She stated that if the RDA said "no" to this, they were saying "yes" to something
22 else. She said she believed saying "no" to the Bank of America project was saying "yes" to
23 dilapidation. Director Mecham said she believed the City could get a better building, whatever the
24 use. Director Ivie pointed out that the purpose of the RDA was to redevelop and improve the
25 quality. Director McEwan said, considering the location of the parcel, he believed a 9-5 business
26 would be best. Director Mecham said she disagreed, stating the location should be a nighttime
27 business in order to share parking with the neighboring dentist office.
28

29 Director Ivie stated she did not think Bank of America had proposed a stellar building.
30 Director Fillmore asked what Director Ivie would want to see on a stellar building. Director Ivie
31 said she was looking for something that looked compatible all the way around. Director Fillmore
32 said she believed Director Ivie was getting dangerously into personal taste. Director Ivie said she
33 believed the RDA had the latitude, and she intended to exercise it.
34

35 Director Mecham said she believed the America First Credit Union building on Parrish
36 Lane was a high-quality building. Director McEwan commented that the Iggy's building, from the
37 back, was just the back of a building with equipment and dumpsters. Director Ince asked Mr.
38 Taylor to comment on the estimated construction cost of the proposed building. Mr. Taylor
39 responded that the project was roughly at the \$4 million mark with construction, consultant, and
40 vendors, without the requested upgraded materials. He said the estimate did not include
41 demolition of the Iggy's building.
42

43 Chair Wilkinson said he liked Option B1 with the change requested by Director Fillmore.
44 He said he believed the proposed building would cost close to \$4.5 million. Director McEwan said
45 he believed Option B1 would fit in with the professional buildings in the area. Responding to
46 Director Mecham, Director Fillmore emphasized that previous Councils were concerned about
47 protecting the street front more than architectural style. Mr. Snyder commented that Bank of
48 America altered the landscaping plan to accommodate land that UDOT would take as part of the
49 planned Parrish Lane project. The planned landscape wall would be removed with the Parrish
50 Lane project.

1 Director Fillmore asked if the proposed building had the largest footprint that would fit on
2 the property. Mr. Snyder said there may be a little more room, but it was pretty close to maximum
3 size. Directors Ince and Fillmore said they remembered expressing a preference for losing a row
4 of parking over losing a row of landscaping when UDOT took some of the property. Mr. Snyder
5 said it was his understanding that no landscaping or parking would be taken on the east side of
6 the property. Mr. Taylor confirmed that only landscaping along Parrish Lane would be taken by
7 UDOT.
8

9 Director McEwan repeated that he believed the proposed building would fit in with the
10 area. He commented that every building had a back side. Director McEwan **moved** for the RDA
11 to grant permission for Option B1 as included in the packet. The motion died for lack of second.
12 Director Fillmore **moved** for the RDA to approve Option B1, replacing the Benjamin Moore Taupe
13 Premier Stucco with the Pure and Freedom Roma Noce Metal Panel System. Director McEwan
14 seconded the motion.
15

16 Director Ince asked what would happen if the proposal were not approved. Ms. Romney
17 responded that the applicant would be back to the drawing board, retaining approval for the use
18 and the user. Director Ince said he had never been averse to the use and user. Ms. Romney
19 emphasized that any change in use or user would require approval of the RDA.
20

21 Director Fillmore said she was concerned that the applicant would walk away and the
22 property would remain dilapidated if the RDA was too hard to work with. Mr. Taylor said he would
23 have to take the RDA's decision back to BOA to discuss moving forward. He said he believed his
24 team had already responded to everything the RDA asked.
25

26 Thomas Peters, a representative of the property owner, reiterated that the property owner
27 did everything in their power to try to keep Iggy's in the space, and then to try to market the Iggy's
28 site when Iggy's left. He repeated that no interest was shown for restaurant use. Mr. Peters
29 emphasized that BOA would bring an element of economic development that was not present
30 before. He said he believed the architect had tried to strike a balance between the RDA's requests
31 with color, design, and architectural elements, and the design goals of BOA. He commented that
32 color and design preferences of the Planning Commission had been different from those of the
33 Council.
34

35 Director Mecham said she was not trying to get rid of BOA. She said she hoped they would
36 come back with a good plan she could approve. Responding to a question from Director Mecham,
37 Mr. Peters said he would have to get back to the RDA regarding whether or not they had seen
38 additional interest in the property.
39

40 Director McEwan said his concern was not with the design of the building. He commented
41 that a dilapidated building in the gateway to Centerville, compared to the new development in
42 surrounding cities, did not reflect well on the Centerville business community. Director Fillmore
43 said she believed the back of the building would be very nice with the requested change in
44 material. She emphasized that Option B1 was very close to the conceptual rendering the RDA
45 was originally shown, and said she would be uncomfortable sending it back and requesting a
46 totally different style.
47

48 RDA Executive Director Brant Hanson said Staff recommended approval, and said he
49 believed Option B1 was very similar to the original concept rendering presented. He suggested
50 the cost of the building was subjective. He spoke of the economic development benefit that would
51 be seen in terms of sale tax revenue from BOA customers coming into the City and shopping with

1 surrounding businesses. Director Ivie said she did not believe there would be significant sales tax
2 revenue benefit. Chair Wilkinson repeated that he would not want the property to remain in the
3 current dilapidated condition.
4

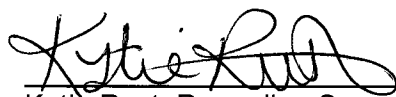
5 The motion to approve passed (3-2), with Directors Fillmore, McEwan, and Ince in favor,
6 and Directors Ivie and Mecham dissenting.
7

8 **ADJOURNMENT**
9

10 At 7:35 p.m., Director Ince **moved** to adjourn the RDA meeting. Director McEwan
11 seconded the motion, which passed by unanimous vote (5-0).
12

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16 Brant T. Hanson, RDA Executive Director
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18
19 05.24.2021
20 Date Approved
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23 
24
25 Katie Rust, Recording Secretary

