

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, April 19, 2022 at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street, and via Zoom.

DIRECTORS PRESENT

Gina Hirst (arrived at 5:41 p.m.)
William Ince
George McEwan
Robyn Mecham
Spencer Summerhays
Clark Wilkinson, Chair

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Hansen, City Recorder
Nate Plaizier, Finance Director
Jacob Smith, Administrative Services Director
Cory Snyder, Community Development Director
Mike Carlson, Public Works Director
Dave Walker, Deputy Public Works Director
Kevin Campbell, City Engineer

VISITOR

Dan Bridenstine, Legacy Crossing Theatre, LLC

LEGACY CROSSING THEATRE, LLC – DISCUSS POSSIBLE AMENDMENT TO TAX INCREMENT AGREEMENT FOR DEVELOPMENT OF LAND

The RDA entered into a tax increment agreement with the Legacy Crossing Theatre, LLC company in September 2010. Per the agreement, the Megaplex must have a minimum of 500,000 theater tickets sold to be eligible to receive their tax increment payment. For tax year 2020, the theater was ordered to close due to the pandemic and were not able to sell 500,000 tickets. The RDA approved an amendment to allow for the remittance of tax increment for that year specifically due to the pandemic.

Administrative Services Director Jacob Smith explained that for 2021, Legacy Crossing Theatre, LLC again suffered from a loss in sales due to the pandemic. Ticket sales reached 354,800, and they were requesting the condition of 500,000 theater tickets sold be waived again for tax year 2021.

Dan Bridenstine with Legacy Crossing Theatre, LLC reported that, although the number of tickets sold was down, total revenue generated through the Megaplex in 2021 was \$5,290,000, due to increased ticket and concessions prices. He said he believed they met the mark for release of tax increment funds. Mr. Bridenstine said a contracted analyst predicted the Legacy Crossing Megaplex would sell 463,000 tickets in 2022 based on expected Hollywood releases. He said the biggest disadvantage for the Centerville Megaplex location compared to other Megaplex locations had been the lack of ability to attract restaurants. However, the Legacy Crossing Megaplex was always in the top four in terms of tickets sales out of all Megaplex locations in the state.

Responding to a question from Director Ince, Mr. Bridenstine said Legacy Crossing Theatre, LLC, as a landlord, needed the tax increment money to recover the debt cost of infrastructure for the asset. City Attorney Lisa Romney explained approval would involve a two-step process. The Board would first approve an amendment to the Tax Increment Agreement for Development of Land (ADL), adding tax year 2021 to the exception, and would then by motion decide what amount of tax increment to remit. The request from Legacy Crossing Theatre, LLC was to release the entire amount. Mr. Bridenstine repeated that he believed the Megaplex was a

1 tremendous asset to the community, and emphasized the more than \$5 million in revenue for
2 2021. He said it would be disappointing to not receive the full tax increment amount.

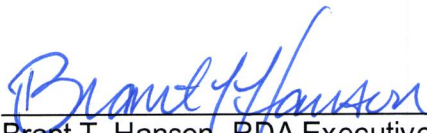
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4 Director Ince said he agreed the Megaplex was an asset to the community, and proposed
5 continuing with the full amount for tax year 2021. A majority of the RDA Board indicated they were
6 in favor of moving forward with an amendment to the ADL for 2021. Director McEwan said he did
7 not expect the RDA would approve an exception again next year.

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9 **MINUTES REVIEW AND ACCEPTANCE**

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11 Minutes of the April 5, 2022 RDA meeting were reviewed. Director Ince **moved** to accept
12 the minutes. Director Hirst seconded the motion, which passed by unanimous vote (5-0).

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14 **ADJOURNMENT**

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16 At 5:56 p.m., Director Summerhays **moved** to adjourn the RDA meeting. Director Ince
17 seconded the motion, which passed by unanimous vote (5-0).

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22 Brant T. Hanson, RDA Executive Director

05.05.2022

Date Approved

