

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, May 16, 2023 at 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

DIRECTORS PRESENT

Gina Hirst
George McEwan
Robyn Mecham
Spencer Summerhays
Clark Wilkinson, Chair

DIRECTOR ABSENT

William Ince

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Cory Snyder, Community Development Director
Dave Walker, Deputy Public Works Director
Bryce King, Community Services Manager
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director

VISITOR

Dan Bridenstine, US Development

LEGACY CROSSING THEATRE LLC – REQUEST TO AMEND AGREEMENT

Finance Director Nate Plaizier reported the Megaplex Theatre did not meet the minimum requirement of 500,000 theater tickets sold in 2022 (421,639) to be eligible to receive a tax increment payment per the agreement entered into by the RDA and Legacy Crossing Theatre, LLC in September 2010. The RDA approved amendments to the agreement when the number of tickets sold did not meet the minimum in 2020 and 2021, allowing remittance of tax increment due to the pandemic. Mr. Plaizier said Legacy Crossing Theatre, LLC was requesting the tax increment payment (\$220,365.50) for tax year 2022.

Dan Bridenstine with US Development said he believed the Megaplex Theatre had been a great community asset. He showed annual ticket sales for 2012 – 2022, and spoke of continued pandemic-related struggles in the movie industry. Mr. Bridenstine said he anticipated a stronger market in 2023, and stated Legacy Crossing Theatre, LLC had followed through on all other agreement responsibilities.

Councilmember Summerhays asked if the number of seats at the Megaplex had changed since opening, and questioned if number of tickets sold was still the correct metric. Mr. Bridenstine said the seat count may have reduced when a number of rows were removed to install higher-priced luxury seats in some of the auditoriums. The Directors and Mr. Bridenstine discussed trends and changes in the movie industry since the 2010 agreement, including the number of streaming services available.

Director Hirst expressed support for giving the Megaplex one more year with an amendment to the agreement to see what would happen. Responding to a question from Director Mecham, City Attorney Lisa Romney said she did not remember specifically why the number of tickets sold was chosen as a metric in 2010, but said it was important in a tax increment agreement to incentivize a successful project. Director Mecham said she was sympathetic and agreed with Director Hirst, and said she would want to wait another year to see what happened before moving away from the 500,000-ticket metric.

1 RDA Executive Director Brant Hanson commented that the infrastructure required in the
2 2010 agreement was installed at great cost to the developer. He recommended waiting another
3 year before looking at changing the metric.
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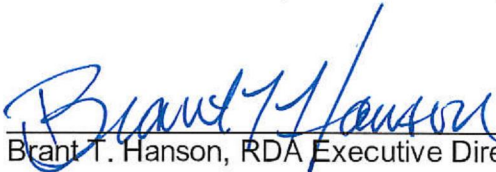
5 Director Summerhays made a **motion** to direct staff to prepare Amendment No. 3 to
6 extend the waiver another year. Director Mecham seconded the motion, which passed by
7 unanimous vote (4-0).
8

9 **MINUTES REVIEW AND APPROVAL**

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11 Minutes of the May 2, 2023 RDA meeting were reviewed. Director Summerhays **moved**
12 to approve the minutes. Director Mecham seconded the motion, which passed by unanimous vote
13 (4-0).
14

15 **ADJOURNMENT**

16
17 At 6:13 p.m., Director McEwan **moved** to adjourn the RDA Meeting. Director Summerhays
18 seconded the motion, which passed by unanimous vote (4-0).
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20
21 
22 Brant T. Hanson, RDA Executive Director
23


Date Approved

