REDEVELOPMENT AGENCY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE REDEVELOPMENT AGENCY WILL HOLD A REGULAR MEETING AT 6:00 PM ON DECEMBER 5, 2023 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville Redevelopment Agency meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville Redevelopment Agency meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Agency reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:
https://centervilleutah.gov/129/Agendas-Minutes

A. ROLL CALL

B. BUSINESS ITEMS

Business action or discussion items to be considered.

1. CenterPoint Budget Presentation and Report
   Annual Budget Presentation from CenterPoint Theatre

C. MINUTES

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval
   October 3, 2023 RDA Minutes

D. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Jennifer Robison
Centerville City Recorder

REDEVELOPMENT AGENCY

Staff Report

12/5/2023

Item No. 1.
Title: CenterPoint Budget Presentation and Report
Initiated By:
Staff Representative: Nate Plaizier, Finance Director

SUBJECT:

Annual Budget Presentation from CenterPoint Theatre

RECOMMENDATION:

BACKGROUND:

Danny Inkley, Executive Director of CenterPoint Legacy Theatre, will present their annual budget in accordance to the Lease Operating Agreement, Section 30, which states:

> 30. **Budget Review and /or Approval.** The Association shall prepare and abide by an annual budget or budgets, as more particularly required herein, setting forth a plan of financial operations for the fiscal period, including an estimate of proposed expenditures for given purposes and the proposed means of financing them. All budgets shall be prepared in accordance with standard and generally accepted accounting principles. The Association shall prepare for each budget period, an annual overall operating budget ("Annual Operating Budget") and a budget for the following budgetary funds: (1) the Operations Reserve Fund; (2) the Maintenance Reserve Fund; and (3) the Capital Reserve Fund (collectively referred to as "Annual Budgets"). The Annual Budgets of the Association and an amendment thereto shall be submitted to and reviewed by the RDA and the ACB prior to becoming final. The Association shall prepare budgets for the coming year and submit the same to the RDA and ACB by November 25th. Prior to November 25th, the Association's staff will meet with RDA staff to review those portions of the Annual Budget relating to facilities maintenance. The RDA and ACB shall have until December 10th to review the budgets and to submit any recommended changes to the Association. The final Annual Budgets, as reviewed by the RDA and ACB, shall be adopted by the Association by December 20th of each year. Notwithstanding the forgoing, and for the reasons set forth herein, the final budget for the Maintenance Reserve Fund and any portion of the Annual Operating Budget dealing with or relating to the current, future and on-going maintenance, repair or replacement of any portion of the Theatre or the Site, or any improvements, fixtures, equipment or accessories related thereto, shall be subject to approval by the RDA prior to final adoption by the Association. Such approval shall be provided in accordance with the above-described budget review process and time periods. The required budgetary review and/or approval by the RDA and the ACB as provided herein is not intended to micro-manage operations of the Theatre or to prioritize programs, but is intended to provide the RDA and ACB with meaningful oversight in order to accomplish the goals and intent for the Theatre, and to provide for timely, appropriate, and sufficient maintenance and repair of the Theatre and its facilities. Any amendments to the Annual Budgets shall be subject to review and approval by the

RDA prior to final adoption by the Association.

ATTACHMENTS:

1. CenterPoint Theatre Proposed 2024 Budget

CenterPoint Legacy Theatre Budget	2024 Summary	2023 Budget	Change	% Change
Prepaid Equity (savings from prior years)	337,665	296,631	41,034	13.83%
Season Ticket Revenue	1,402,551	980,000	422,551	43.12%
Single Ticket Revenue	784,584	630,000	154,584	24.54%
Encore Memberships	-	-	-	
Ticket Exchange Fees	-	-	-	
Show Sponsorships	98,000	80,000	18,000	22.50%
Season Sponsorships	172,000	127,000	45,000	35.43%
Leishman Hall Revenue	35,000	22,000	13,000	59.09%
Leishman Hall Misc Revenue	-	-	-	
Academy	923,340	820,235	103,105	12.57%
Rentals	7,425	20,580	(13,155)	-63.92%
Concessions	121,500	70,000	51,500	73.57%
Friend to Friend Ticket Sales	12,000	8,000	4,000	50.00%
Annual Fundraising Gala	200,000	100,000	100,000	100.00%
Events (Concerts/Community)	-	10,000	(10,000)	
Miscellaneous Income	-	-	-	
In-Kind Revenue	-	-	-	
Total Operating Revenue	**$ 4,094,065**	**$ 3,164,446**	**929,619**	29.38%
Barlow Theatre (Direct Costs)	1,048,305	773,883	274,423	35.46%
Leishman Hall	31,351	20,448	10,903	53.32%
Academy	661,104	506,689	154,415	30.48%
Rental Expenses (Facility, Costume, Props)	2,950	13,438	(10,488)	-78.05%
Concessions	67,885	59,431	8,454	14.23%
Production Overhead Costs	754,396	589,658	164,738	27.94%
Total Direct Costs	$ 2,565,991	$ 1,963,546	602,445	30.68%
Marketing	353,079	250,873	102,207	40.74%
Development	177,900	170,855	7,045	4.12%
Box Office	175,910	156,872	19,039	12.14%
Administrative	502,800	335,027	167,772	50.08%
Facilities	654,318	452,474	201,844	44.61%
Total Admin Expenses	$ 1,864,007	$ 1,366,100	497,907	36.45%
Total Operating Expenses	**4,429,998**	**3,329,646**	**1,100,352**	33.05%
Depreciation	84,000	78,000	6,000	7.69%
Projects Paid with Savings	-	-	-	
Total Expenses	**$ 4,513,998**	**3,407,646**	1,106,352	32.47%
Net Income From Operations	**(419,933)**	**(243,200)**	(176,733)	72.67%
Other Non Operational Items:				
Individuals and Small Corporation Donations	27,600	27,600	-	0.00%
Foundations/Corporations/Grants/RAP Tax	308,333	206,000	102,333	49.68%
Total Donations	$ 335,933	233,600	102,333	43.81%
Interest Earnings	84,000	9,600	74,400	775.00%
Net Income	**$ (0)**	**$ 0**	(0)	-132.19%
Other Items:				
Maintenance reserve funding	40,941		Based on 1% of revenue	
Operation reserve funding	-			
	(40,941)	0		

CenterPoint Legacy Theatre

2024 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Revenues													
Prepaid Equity (savings from prior years)	337,665	-	-	-	-	-	-	-	-	-	-	-	337,665
Season Ticket Revenue	94,964	138,794	124,184	109,574	-	138,794	94,964	233,759	80,354	153,404	109,574	124,184	1,402,551
Single Ticket Revenue	53,123	77,641	69,468	61,296	-	77,641	53,123	130,764	44,950	85,814	61,296	69,468	784,584
Encore Memberships	-	-	-	-	-	-	-	-	-	-	-	-	-
Ticket Exchange Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Show Sponsorships	18,000	-	16,000	-	-	16,000	-	16,000	16,000	-	16,000	-	98,000
Season Sponsorships	51,000	26,000	-	50,000	-	45,000	-	-	-	-	-	-	172,000
Leishman Hall Revenue	-	-	-	-	-	3,750	16,250	15,000	-	-	-	-	35,000
Leishman Hall Misc Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Academy Tuition	56,000	56,000	56,000	56,000	56,000	-	-	-	56,000	56,000	56,000	56,000	504,000
Academy Registration Fee	600	-	-	-	-	-	-	35,520	1,200	-	-	-	37,320
Costume Fee - Musical Theatre	-	-	-	-	-	-	-	7,500	-	-	-	-	7,500
Academy Fundraising	-	-	-	-	25,000	-	-	-	-	-	-	-	25,000
Academy Theater Ticket Sales	26,520	-	26,520	5,610	46,920	19,890	-	-	26,860	5,100	-	25,500	182,920
Academy Sponsor	-	-	-	-	75,000	-	-	-	-	-	-	-	75,000
Summer Camp Tuition	-	-	-	-	-	22,900	45,800	22,900	-	-	-	-	91,600
Workshop Tuition	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Rental	-	-	-	4,000	3,275	-	-	-	-	-	-	150	7,425
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Costume Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Prop Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Concessions	7,313	10,688	11,953	10,547	-	10,688	7,313	22,500	6,188	11,813	10,547	11,953	121,500
Friend to Friend Ticket Sales	-	-	-	-	-	6,000	-	-	-	-	-	6,000	12,000
Annual Fundraising Gala	-	-	-	-	-	200,000	-	-	-	-	-	-	200,000
Events (Concerts/Community)	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-
In-Kind Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**645,185**	**309,123**	**304,126**	**297,027**	**206,195**	**540,663**	**217,450**	**483,943**	**231,552**	**312,130**	**253,417**	**293,256**	**4,094,065**
Expenses													
Barlow Theatre Expenses													
Production Manager (in prod overhead now)	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage Manager	2,000	-	2,000	-	-	2,000	-	2,000	2,000	-	2,000	-	12,000
Assistant Stage Manager	1,000	-	1,000	-	-	1,000	-	1,000	1,000	-	1,000	-	6,000
Director	3,000	-	3,000	-	-	5,000	-	3,300	3,000	-	3,100	-	20,400
Assistant Director	-	-	-	-	-	-	-	-	-	-	1,200	-	1,200
Choreographer	2,200	-	2,000	-	-	2,400	-	2,000	2,000	-	2,100	-	12,700
Music Director	2,300	-	2,000	-	-	2,000	-	3,000	2,100	-	2,000	-	13,400
Assistant Music Director	-	-	-	-	-	-	-	-	-	-	-	-	-
Costumer	4,000	-	4,000	-	-	3,500	-	3,000	3,500	-	3,500	-	21,500
Stitchers	1,500	-	1,500	-	-	1,500	-	1,000	1,500	-	1,500	-	8,500
Set Designer	2,000	-	2,000	-	-	2,000	-	2,500	2,000	-	2,000	-	12,500
Scenic Charge Artist (in prod overhead now)	-	-	-	-	-	-	-	-	-	-	-	-	-
Painters	500	-	500	-	-	500	-	500	500	-	500	-	3,000
Light Designer	2,000	-	2,000	-	-	2,000	-	2,000	2,000	-	2,000	-	12,000
Assistant Light Designer	-	-	-	-	-	-	-	-	-	-	-	-	-
Sound Designer	1,100	-	1,100	-	-	1,000	-	1,500	1,000	-	1,000	-	6,700
Music Designer	3,200	-	3,200	-	-	3,200	-	3,200	3,200	-	3,200	-	19,200
Projection Designer	-	-	2,500	-	-	-	-	-	-	-	-	-	2,500
Fly Crew Coordinator	-	-	-	-	-	-	-	-	-	-	-	-	-

CenterPoint Legacy Theatre

2024 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Makeup Consultant	1,000	-	1,000	-	-	1,000	-	1,000	1,000	-	1,000	-	6,000
Prop Master	1,500	-	1,500	-	-	1,500	-	1,500	1,500	-	1,500	-	9,000
Wig Master	1,500	-	1,500	-	-	1,500	-	1,500	1,500	-	1,500	-	9,000
SDC Fees	-	-	-	-	-	2,500	-	-	-	-	-	-	2,500
Show Stage Manager	1,610	1,330	1,890	1,050	-	2,030	910	2,940	1,470	1,470	1,750	1,190	17,640
Assistant Stage Managers	1,380	1,140	1,620	900	-	1,740	780	2,520	1,260	1,260	1,500	1,020	15,120
Sound Techs	1,610	1,330	1,890	1,050	-	2,030	910	2,940	1,470	1,470	1,750	1,190	17,640
Lighting Techs	1,380	1,140	1,620	900	-	1,740	780	2,520	1,260	1,260	1,500	1,020	15,120
Spotlight techs	2,300	1,900	2,700	1,500	-	2,900	1,300	4,200	2,100	2,100	2,500	1,700	25,200
Stage Crew	7,590	6,270	8,910	4,950	-	9,570	4,290	13,860	6,930	6,930	8,250	5,610	83,160
Dressers	2,530	2,090	2,970	1,650	-	3,190	1,430	4,620	2,310	2,310	2,750	1,870	27,720
Fly Crew	-	-	-	-	-	-	-	-	-	-	-	-	-
Tear Down	-	-	-	-	-	-	-	-	-	-	-	-	-
Builders	-	-	-	-	-	-	-	-	-	-	-	-	-
Fight Coordinator	-	-	-	-	-	-	-	-	-	-	-	-	-
Live Musicians	-	-	-	-	-	-	-	-	-	-	-	-	-
Accompanist	200	-	200	-	-	200	-	500	200	-	200	-	1,500
Costume Material/Rental,etc	10,000	-	12,000	-	-	10,000	-	5,000	7,500	-	7,000	-	51,500
Wigs	2,000	-	2,500	-	-	2,000	-	1,200	1,000	-	1,500	-	10,200
Paint and Supplies	500	-	500	-	-	500	-	500	500	-	500	-	3,000
Light Supplies (not include new equipment)	500	-	500	-	-	500	-	500	500	-	500	-	3,000
Sound Supplies (not include new equipment)	500	-	500	-	-	500	-	500	500	-	500	-	3,000
Music Track Adjustments	500	-	600	-	-	600	-	1,200	600	-	600	-	4,100
Props	2,000	-	2,200	-	-	2,000	-	1,500	1,500	-	1,500	-	10,700
Special Effects	1,000	-	2,000	-	-	1,000	-	2,000	2,000	-	2,000	-	10,000
Construction Materials	10,000	-	11,000	-	-	10,000	-	10,000	11,000	-	10,000	-	62,000
Sale of Set	-	-	-	-	-	-	-	-	-	-	-	-	-
Royalties	39,000	-	36,000	-	-	48,000	-	48,000	36,000	-	40,000	-	247,000
Printing-Copies	700	-	900	-	-	900	-	900	700	-	1,000	-	5,100
Playbills (from Amy)	7,800	-	7,800	-	-	7,800	-	7,800	7,800	-	7,800	-	46,800
Mailing Charges	-	-	200	-	200	-	-	200	200	-	200	200	1,200
Dry Cleaning	-	-	2,000	-	3,000	-	-	2,500	2,000	-	2,000	2,500	14,000
Wig/ Costume maint.	800	-	1,200	-	-	1,200	-	1,000	1,200	-	1,800	-	7,200
Food - Production	2,990	700	3,490	700	-	4,090	100	3,490	3,800	1,090	4,490	700	25,640
Promotional Event Expense	200	-	200	-	-	200	-	200	200	-	200	-	1,200
Actor Recognition/Appreciation	1,805	-	2,210	-	-	2,090	-	2,210	1,850	-	2,300	-	12,465
Expense Reimbursement	-	12,000	-	28,000	-	-	25,000	26,000	-	18,000	-	40,000	149,000
Sales Tax Refund	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Barlow Theatre Expenses	**127,695**	**27,900**	**138,400**	**40,700**	**3,200**	**147,380**	**35,500**	**177,800**	**123,650**	**35,890**	**133,190**	**57,000**	**1,048,305**
Leishman Hall Expenses													
Production Manager	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage Manager	-	-	-	-	-	-	400	-	-	-	400	-	800
Director	-	-	-	-	-	-	1,400	-	-	-	900	-	2,300
Music Director	-	-	-	-	-	-	-	-	-	-	-	-	-
Choreographer	-	-	-	-	-	-	400	-	-	-	-	-	400
Costumer	-	-	-	-	-	-	600	-	-	-	600	-	1,200
Stitchers	-	-	-	-	-	-	-	-	-	-	-	-	-
Set Designer	-	-	-	-	-	-	-	-	-	-	-	-	-
Set Painters	-	-	-	-	-	-	-	-	-	-	-	-	-
Light/Sound Designer	-	-	-	-	-	-	300	-	-	-	300	-	600

CenterPoint Legacy Theatre

2024 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Music Designer	-	-	-	-	-	-	-	-	-	-	320	-	320
Prop Coordinator	-	-	-	-	-	-	200	-	-	-	200	-	400
SDC Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Show Stage Managers	-	-	-	-	-	-	120	440	-	-	80	480	1,120
Asst Stage Managers	-	-	-	-	-	-	-	-	-	-	-	-	-
Sound/Lighting Tech	-	-	-	-	-	-	120	440	-	-	80	480	1,120
Spotlight Techs	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage Crew	-	-	-	-	-	-	-	-	-	-	-	-	-
Builders/Set Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Wig Mistress	-	-	-	-	-	-	-	-	-	-	-	-	-
Audition Accompanist	-	-	-	-	-	-	-	-	-	-	-	-	-
Workers Comp	-	-	-	-	-	-	-	-	-	-	-	-	-
Costume Material	-	-	-	-	-	-	600	-	-	-	400	-	1,000
Wigs & Make Up	-	-	-	-	-	-	150	-	-	-	250	-	400
Lighting & Sound Supplies	-	-	-	-	-	-	100	-	-	-	100	-	200
Props, Prop Rentals, Set Dressing	-	-	-	-	-	-	200	-	-	-	200	-	400
Special Effects	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Materials	-	-	-	-	-	-	400	-	-	-	400	-	800
Royalties	-	-	-	-	-	-	4,591	-	-	-	1,850	-	6,441
Program Printing (from Amy)	-	-	-	-	-	-	900	-	-	-	900	-	1,800
Printing-Copies	-	-	-	-	-	-	25	-	-	-	25	-	50
Dry Cleaning	-	-	-	-	-	-	-	100	-	-	-	100	200
Marketing (from Amy)	-	-	-	-	-	-	1,900	-	-	-	1,900	-	3,800
Food	-	-	-	-	-	-	125	-	-	-	125	-	250
Recognition	-	-	-	-	-	-	875	-	-	-	875	-	1,750
Expense Reimbursement	-	-	-	-	-	-	-	3,000	-	-	-	3,000	6,000
Total Leishman Hall Expenses	**-**	**-**	**-**	**-**	**-**	**-**	**13,406**	**3,980**	**-**	**-**	**9,905**	**4,060**	**31,351**
Academy Expenses													
Academy Classtime Wages	27,402	27,614	25,514	23,764	20,781	4,825	-	-	32,696	39,521	21,564	20,863	244,544
Academy Admin Wages	7,308	7,308	7,308	7,308	9,062	7,308	7,308	7,308	7,308	7,308	9,062	7,308	91,200
Academy Production Staff Wages	3,600	-	3,600	900	12,500	2,700	-	-	15,400	900	-	11,500	51,100
Academy Technical Staff Wages	2,400	1,000	2,800	1,000	4,350	1,625	-	-	2,850	1,000	1,000	2,000	20,025
Academy Summer Camp Wages	-	-	-	-	-	8,200	16,400	8,200	-	-	-	-	32,800
Payroll Taxes	3,114	2,748	3,000	2,522	3,572	1,886	1,814	1,186	4,456	3,728	2,419	3,188	33,635
Office Supplies-Instructional	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Royalties	3,895	2,450	5,570	3,490	-	2,450	-	-	4,770	-	-	3,050	25,675
Costumes - Musical Theatre	2,500	2,500	3,500	1,500	2,500	1,000	-	-	5,000	500	500	1,000	20,500
Costumes - T-Shirts	-	-	-	-	1,575	-	-	5,000	-	-	-	-	6,575
Costume Design	3,000	-	3,000	-	7,000	3,000	-	-	6,000	-	1,500	-	23,500
Hair and Makeup Design	450	-	450	450	900	450	-	-	900	-	-	450	4,050
Props	500	-	500	600	750	500	-	-	1,000	100	100	500	4,550
Prop Design	450	-	450	450	750	450	-	-	900	-	-	450	3,900
Sets	1,000	500	1,500	1,500	500	-	-	-	7,000	500	500	500	13,500
Scenic Design	500	-	500	500	1,000	500	-	2,000	1,000	-	-	500	6,500
Set Dressing	450	-	450	900	900	450	-	-	900	450	450	450	5,400
Painting	100	-	100	150	100	-	-	-	100	50	50	50	700
Set Dressing Design	450	-	450	900	900	450	-	-	900	450	450	450	5,400
Lighting Design	1,000	-	1,000	1,600	1,600	1,000	-	-	2,000	600	600	1,000	10,400
Sound-Music, Effects	500	500	500	500	1,000	-	-	-	1,000	250	250	500	5,000
Sound Design	450	-	450	900	900	450	-	-	900	450	450	450	5,400

CenterPoint Legacy Theatre
2024 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Marketing/Photography	1,400	-	1,400	2,100	1,400	1,050	-	-	1,400	700	700	700	10,850
Food Expense	400	400	400	600	800	100	100	100	400	400	400	400	4,500
Miscellaneous Expense	200	200	300	300	300	100	100	100	300	200	200	200	2,500
Printing Programs & Scripts	500	1,500	500	2,000	500	100	100	2,000	1,000	100	100	100	8,500
Online Registration Fees	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Total Academy Expenses	**63,269**	**48,420**	**64,942**	**55,634**	**75,340**	**40,294**	**27,521**	**27,594**	**99,880**	**58,906**	**41,995**	**57,309**	**661,104**
Rental Expenses													
Facility Rental Labor	-	-	-	2,000	950	-	-	-	-	-	-	-	2,950
Costume Rental Wages	-	-	-	-	-	-	-	-	-	-	-	-	-
Dry Cleaning (Rentals)	-	-	-	-	-	-	-	-	-	-	-	-	-
Prop Rental Wages	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Rental Expenses	**-**	**-**	**-**	**2,000**	**950**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,950**
Concession Expenses													
Concession Wages	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
Concessions Payroll Taxes	107	107	107	107	107	107	107	107	107	107	107	107	1,285
Employee Uniforms	300	-	-	-	-	-	-	-	-	-	-	-	300
Concessions Supplies	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
Miscellaneous	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Total Concession Expenses	**7,307**	**5,507**	**5,507**	**5,507**	**5,507**	**5,507**	**5,507**	**5,507**	**5,507**	**5,507**	**5,507**	**5,507**	**67,885**
Other Production Costs													
Production Overhead Wages	47,023	47,023	47,023	47,023	70,534	47,023	47,023	47,023	47,023	47,023	70,534	47,023	611,297
Production Payroll Taxes	3,597	3,597	3,597	3,597	5,396	3,597	3,597	3,597	3,597	3,597	5,396	3,597	46,764
Tools - supplies	2,300	900	900	900	900	900	900	900	900	900	2,300	900	13,600
Repair and Maintenance	150	150	150	150	7,150	150	150	150	150	150	150	150	8,800
Equipment Purchases	1,500	700	-	-	700	-	-	700	-	-	700	-	4,300
Costume Shop Supplies	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Props	580	580	580	580	580	580	580	580	580	580	580	580	6,960
Wigs	125	125	125	125	100	125	125	125	125	125	125	125	1,475
Sound-Music, etc	800	-	800	800	-	800	800	800	800	800	800	800	8,000
Practical Lighting	400	-	400	-	400	-	-	400	400	-	400	-	2,400
Lights & Projections	650	-	650	650	-	650	650	650	650	650	650	650	6,500
Sign language Interpretation	-	700	-	700	-	-	700	700	-	700	-	700	4,200
Miscellaneous Expense	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Workers Comp Insurance	-	-	6,200	-	-	6,200	-	4,650	2,000	-	-	6,650	25,700
Total Other Production Expenses	**58,325**	**54,975**	**61,625**	**55,725**	**86,960**	**61,225**	**55,725**	**61,475**	**57,425**	**55,725**	**82,835**	**62,375**	**754,396**
Marketing Expenses													
Marketing Wages	9,167	9,167	9,167	9,167	11,750	9,167	9,167	9,167	9,167	9,167	11,750	9,167	115,169
Marketing Payroll Taxes	701	701	701	701	899	701	701	701	701	701	899	701	8,810
Artistic Design/Photography	3,400	1,000	1,250	1,000	1,000	1,250	750	1,250	1,250	1,000	2,000	-	15,150
Postage - Shipping	10	-	10	10	10	-	10	10	10	10	10	10	100
Printing	2,050	800	1,850	800	800	1,850	800	1,850	6,850	800	2,050	800	21,300
Advertising	14,325	3,525	6,175	3,175	21,925	5,125	22,075	4,325	5,075	8,225	51,000	12,400	157,350
Website	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Outreach/PR	2,000	50	50	50	50	700	700	2,000	2,000	300	50	50	8,000
Miscellaneous Marketing Exp	200	200	200	200	200	200	1,000	200	200	200	200	200	3,200
Total Marketing	**33,853**	**17,443**	**21,403**	**17,103**	**38,634**	**20,993**	**37,203**	**21,503**	**27,253**	**22,403**	**69,959**	**25,328**	**353,079**

CenterPoint Legacy Theatre
2024 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Business Development													
Development Wages	6,154	6,154	6,154	6,154	9,231	6,154	6,154	6,154	6,154	6,154	9,231	6,154	80,000
Payroll Taxes	471	471	471	471	706	471	471	471	471	471	706	471	6,120
Correspondence	50	50	50	50	50	50	50	50	50	50	50	50	600
Decorations	100	100	100	100	100	100	100	100	100	100	600	-	1,600
Encore Club	200	-	200	-	-	600	-	800	2,000	-	2,000	2,000	7,800
Annual Fundraising Gala	-	-	-	-	-	50,000	-	-	-	-	-	-	50,000
Community Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Guild	-	-	-	-	-	-	-	-	-	-	-	-	-
Outreach Programs	650	250	300	250	250	-	-	900	300	250	300	-	3,450
Friend to Friend	500	500	1,500	650	3,000	5,000	500	500	500	1,000	2,000	2,000	17,650
Fundraising Expenses	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Theatre Relations	580	380	380	80	80	380	80	380	880	80	380	1,000	4,680
Total Business Development Expenses	**9,205**	**8,405**	**9,655**	**8,255**	**13,917**	**63,255**	**7,855**	**9,855**	**10,955**	**8,605**	**15,767**	**12,175**	**177,900**
Box Office Expenses													
Box Office Wages	11,108	11,108	11,108	11,108	16,662	11,108	11,108	11,108	11,108	11,108	16,662	11,108	144,400
Box Office Payroll Taxes	850	850	850	850	1,275	850	850	850	850	850	1,275	850	11,047
Equipment/Supplies	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
Ticket Sales - Tix	100	250	400	250	300	150	100	3,000	2,000	350	1,000	1,000	8,900
Uniforms	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Expense	1,255	5	5	5	5	5	5	5	255	5	5	5	1,564
Total Box Office Expenses	**23,312**	**12,213**	**12,363**	**12,213**	**18,241**	**12,113**	**12,063**	**14,963**	**14,213**	**12,313**	**18,941**	**12,963**	**175,910**
Administrative Expense													
Administrative Wages	19,229	19,229	19,229	19,229	28,844	19,229	19,229	19,229	19,229	19,229	28,844	19,229	249,980
Severance Expense	7,612	7,612	7,612	7,612	11,417	7,612	7,612	1,903	-	-	-	-	58,990
Employee Benefits - Insurance	385	385	385	385	577	385	385	385	385	385	577	385	5,000
Admin Payroll Taxes	2,083	2,083	2,083	2,083	3,124	2,083	2,083	1,646	1,500	1,500	2,251	1,500	24,019
Office Supplies and Postage	460	460	460	460	460	580	460	460	460	460	460	460	5,640
Telephone Expense	925	925	925	925	925	925	925	925	925	925	925	925	11,100
Printing Expense	800	-	-	-	-	-	-	-	-	-	-	-	800
Dues & Subscriptions	243	18	2,753	243	18	818	243	1,968	18	243	18	18	6,601
Business Meals/Entertainment	50	50	50	50	50	50	50	50	50	50	50	50	600
Insurance	1,200	1,200	1,200	1,200	1,200	2,200	5,400	1,400	1,400	1,400	1,400	1,400	20,600
Consulting-Professional	-	-	-	-	10,000	-	-	-	-	-	5,000	-	15,000
Property Tax	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Miscellaneous Expense	800	200	200	200	200	200	200	200	200	200	200	200	3,000
Training/Education/Research	-	-	-	-	3,000	-	-	-	-	3,500	-	-	6,500
Staff/Volunteer Appreciation	850	8,250	250	1,250	250	250	850	650	250	850	6,250	450	20,400
Computer/Copier Equipment	535	535	535	535	535	2,285	535	535	535	535	535	535	8,170
Banking Service Fees	6,600	4,000	4,000	4,000	2,000	2,000	2,700	2,000	19,000	7,600	3,500	4,000	61,400
Total Adminstrative Expenses	**41,771**	**44,946**	**44,681**	**38,171**	**62,600**	**38,616**	**40,671**	**31,351**	**43,952**	**36,877**	**50,009**	**29,152**	**502,800**
Facilities Expense													
Safety Expense	-	-	500	-	-	500	-	-	500	-	-	500	2,000
Contract Repairs & Maintenance	1,000	1,120	1,000	1,000	1,520	1,000	1,000	1,120	1,000	1,000	1,000	1,120	12,880
Repairs & Maintenance	3,000	3,000	3,455	3,000	3,000	3,455	3,000	3,000	3,455	3,000	3,000	3,455	37,820
Janitorial Expense	7,650	7,650	7,900	7,650	8,950	7,900	7,650	7,650	10,400	8,650	7,650	7,900	97,600
Janitorial Supplies	800	800	800	800	800	800	800	800	800	800	800	800	9,600
Water/Sewer/Trash	1,900	600	900	600	900	600	1,900	600	600	900	600	900	11,000

CenterPoint Legacy Theatre
2024 Budget

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Gas	4,000	4,000	3,000	2,000	2,000	1,300	1,000	1,000	1,000	2,000	2,000	4,000	27,300
Electricity	3,000	3,000	3,000	4,000	5,000	6,500	7,500	6,800	6,900	4,500	4,000	4,000	58,200
HVAC	12,500	5,000	5,000	5,000	5,000	5,000	12,500	5,000	5,000	5,000	5,000	5,000	75,000
HVAC Contract	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Lamps/Ballast/Fixtures	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Equipment Expense	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Seat & Paver Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Lease Expense	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	8,714	104,568
Miscellaneous	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Grounds/Snow Removal/MTC	3,500	3,000	3,000	3,000	14,000	3,000	3,000	3,000	3,000	5,000	3,000	3,000	49,500
Factory Lease Expense	-	-	8,245	8,245	8,245	8,245	8,245	8,245	8,245	8,245	8,245	8,245	82,450
Factory Utilities	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Total Facilities Expenses	**53,264**	**44,084**	**52,714**	**51,209**	**65,329**	**54,214**	**62,509**	**53,129**	**56,814**	**55,009**	**51,209**	**54,834**	**654,318**
Depreciation	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Projects Paid with Savings	-	-	-	-	-	-	-	-	-	-	-	-	-
Bad Debt Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	**425,002**	**270,893**	**418,290**	**293,517**	**377,679**	**450,597**	**304,960**	**414,157**	**446,649**	**298,235**	**486,318**	**327,702**	**4,513,998**
Net Operating Income	**220,183**	**38,230**	**(114,164)**	**3,510**	**(171,484)**	**90,066**	**(87,510)**	**69,786**	**(215,097)**	**13,895**	**(232,901)**	**(34,447)**	**(419,933)**
Other Income (Expense)													
Interest Income	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	84,000
Other Income (Expense)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income (Expense)	**7,000**	**7,000**	**7,000**	**7,000**	**7,000**	**7,000**	**7,000**	**7,000**	**7,000**	**7,000**	**7,000**	**7,000**	**84,000**
Donations													
Seat Donations	-	-	-	-	-	-	-	-	-	-	-	-	-
Paver Donations	-	-	-	-	-	-	-	-	-	-	-	-	-
Donations	2,800	600	4,350	4,350	1,300	1,100	3,400	2,000	1,200	1,000	1,000	4,500	27,600
Grants	13,000	-	70,000	5,000	-	-	182,333	-	-	-	-	-	270,333
RAP Taxes	7,000	-	-	7,000	-	-	7,000	10,000	-	7,000	-	-	38,000
Total Donations	**22,800**	**600**	**74,350**	**16,350**	**1,300**	**1,100**	**192,733**	**12,000**	**1,200**	**8,000**	**1,000**	**4,500**	**335,933**
Net Income	**249,983**	**45,830**	**(32,814)**	**26,860**	**(163,184)**	**98,166**	**112,223**	**88,786**	**(206,897)**	**28,895**	**(224,901)**	**(22,947)**	**(0)**

REDEVELOPMENT AGENCY

Staff Report

12/5/2023

Item No. 1.
Title: Minutes Review and Approval
Initiated By:
Staff Representative:

SUBJECT:

October 3, 2023 RDA Minutes

RECOMMENDATION:

BACKGROUND:

ATTACHMENTS:

1. 10-3-23 RDA minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, October 3, 2023 at 6:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

DIRECTORS PRESENT	Gina Hirst William Ince George McEwan Robyn Mecham Spencer Summerhays Clark Wilkinson, Chair
STAFF PRESENT	Lisa Romney, City Attorney Jennifer Robison, City Recorder Bruce Cox, Parks and Recreation Director Nate Plaizier, Finance Director Mike Carlson, Public Works Director Bryce King, Administrative Services Director Kevin Campbell, City Engineer Lt. Allen Ackerson, Centerville Police Department
VISITOR	Danny Inkley, CenterPoint Executive Director

CENTERPOINT TRAFFIC CALMING CROSSWALKS

Parks and Recreation Director Bruce Cox explained traffic calming measures tried along the north side of the Davis Center for the Performing Arts property, and data collected regarding effectiveness. Mr. Cox presented staff's recommendation to install one raised sidewalk (estimated $75,000 construction cost) and two permanent asphalt speed bumps (replacing temporary speed bumps currently in place) using RDA funds. City Engineer Kevin Campbell answered questions from the RDA. Finance Director Nate Plaizier said the expense was not currently budgeted, but funds were available. Responding to a question from Director McEwan, Mr. Cox said permanent signage was already in place. Mr. Campbell said the construction estimate for the raised sidewalk was conservative, and a bid may possibly come in lower.

The Directors and staff discussed the life expectancy of speed bumps. Mr. Campbell said he could come back with estimates for wider asphalt speed humps, which would cost less and possibly last 10-15 years. He explained that the wider speed humps tended to slow drivers just as well as speed bumps. Mr. Campbell suggested staff put together a concept plan with three speed humps for bid.

MINUTES REVIEW AND APPROVAL

Minutes of the July 18, 2023 and September 5, 2023 RDA meetings were reviewed. Director Hirst **moved** to approve both sets of minutes. Director Mecham seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 6:59 p.m., Director Summerhays **moved** to adjourn the RDA meeting. Director Hirst seconded the motion, which passed by unanimous vote (5-0).

______________________________ Brant T. Hanson, RDA Executive Director

____________________ Date Approved