



RIVERDALE CITY RDA BOARD

CIVIC CENTER - 4600 S. WEBER RIVER DR.

Tuesday, September 5, 2017

Board Meeting (Time approximate following City Council meeting which starts 6 p.m.)

A. Welcome & Roll Call

B. Open Communications

(This is an opportunity to address the Riverdale Redevelopment Agency regarding your concerns or ideas. Please try to limit your comments to three minutes.)

C. Consent Items

1. [Consideration to approve meeting minutes:](#)
July 18, 2017 RDA Board Meeting

D. Executive Closed Session

1. Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property (roll call vote).

E. Action Items

1. Consideration of Development Activities in the 500 West Redevelopment Area
Presenter: Rodger Worthen, RDA Executive Director, Dee Hansen DRH Company

F. Discretionary Items

G. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 X 1232 at least 48 hours in advance of the meeting. The Public is invited to attend City Council Meetings.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 1st day of September at the following places: 1) the Riverdale City Hall Noticing Board, 2) the Riverdale City Website at <http://www.riverdalecity.com/>, 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>, 4) the Standard-Examiner via email.

Jackie Manning
Riverdale City Recorder

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, July 18, 2017, held after the Regular City Council Meeting which began at 7:46 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Board Members: Norm Searle, RDA Chairman
Braden Mitchell, Board member
Brent Ellis, Board member
Gary E. Griffiths, Board member
Cody Hansen, Board member

Excused: Alan Arnold, Board member

City Employees: Rodger Worthen, Executive Director
Steve Brooks, City Attorney
Mike Eggett, Community Development
Jackie Manning, City Recorder

Visitors: Dee Hansen Mike Staten

A. Welcome & Roll Call

The Redevelopment Agency (RDA) Board meeting began at 7:46 p.m. Mr. Searle called the meeting to order and welcomed all in attendance and stated for the record that all board members were present, with the exception of Mr. Arnold who was excused.

B. Open Communications

There were no open communications.

C. Consent Items

1. Consideration of approving Meeting Minutes for the RDA Meeting that was held on June 20, 2017.

Chairman Searle invited discussion regarding the June 20, 2017 RDA Board Meeting Minutes, to which there were no requested changes.

MOTION: Mr. Mitchell moved to approve the consent items as proposed. Mr. Ellis seconded the motion. There was no discussion regarding this motion and all voted in favor of the motion.

Action Items

1. a. Public Hearing: to receive and consider comments regarding a property exchange between the Riverdale City RDA and Riverdale Apartment Partners LLC, property located at approximately 4296 South 500 West, Riverdale, Utah 84405.

The executive summary, as seen in the packet, explained:

The City and Riverdale RDA currently share a common boundary line with Riverdale Apartment Partners LLC. The respective parties (City Staff & Riverdale Apartment Partners) have requested the City Council & RDA Board consider an exchange of 2,035 sq. feet of City/RDA land for 1,038 sq. feet owned by RAP LLC. In addition, the Riverdale Apartment Partners has offered to assume ownership of a difficult parcel of land adjacent 300 West Street ROW that historically has proved challenging for the City to maintain due to slope and vegetation issues. City staff is requesting authorization from the Council and the RDA board to execute this land exchange. The staff favorably recommends the proposed exchange established on the following benefits:

The "bow-tie" exchange of land is the means to construct approximately 30 moderate-income

- The "bow-tie" exchange of land is the means to construct approximately 30 moderate-income housing units; essentially replacing nine housing units lost (removed) as a result of the project area development by the RDA. These additional housing options occur only via the exchange being proposed by both parties. This exchange promotes income targeted housing and improves available housing options in Riverdale in compliance with the Utah Community Reinvestment Agency Act code 17C-1-412.
- The 30 new apartment units would financially allow development of amenities within the Greenhill Estates apartments, such as gathering areas, fire pit, hot tub, meeting house... etc.
- The land exchange enhances an alignment with future road access from Riverdale Road south of the Farmers Insurance building.
- The City and RDA will see reduced costs in ongoing land maintenance.

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MOTION: Mr. Mitchell moved to open the public hearing. Mr. Ellis seconded the motion; all voted in favor.

No comments were made.

MOTION: Mr. Mitchell moved to close the public hearing. Mr. Ellis seconded the motion; all voted in favor.

b. Consideration of Resolution R2017-02, to declare property as surplus and to give authorization for staff to conduct a property exchange between the Riverdale City RDA and Riverdale Apartment Partners LLC, property located at approximately 4296 South 500 West, Riverdale, Utah 84405.

There was no discussion.

MOTION: Mr. Hansen moved to approve Resolution R2017-02, declaring property as surplus and giving authorization to staff to conduct a property exchange between the Riverdale City RDA and the Riverdale Apartment Partners LLC, for property located approximately 4296 South 500 West, Riverdale, Utah 84405. Mr. Mitchell seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Mr. Hansen, Ellis, Griffiths and Mitchell all voted in favor of Resolution R2017-02.

D. Executive Closed Session

Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property (roll call vote).

The RDA Board adjourned into a closed session beginning 7:51 p.m. and ending 8:20 p.m.

MOTION: Mr. Hansen made motion to adjourn into the Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property. Mr. Griffiths seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Mr. Ellis, Griffiths, Mitchell and Hansen all voted in favor of adjourning into the closed executive session.

MOTION: Mr. Ellis made motion to adjourn out of the Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property. Mr. Hansen seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Mr. Griffiths, Mitchell, Hansen and Ellis all voted in favor of adjourning out of the closed executive session.

E. Discretionary Items

There were no discretionary items.

F. Adjournment

MOTION: Having no further business to discuss, Mr. Mitchell moved to adjourn. The motion was seconded by Mr. Ellis; all voted in favor. The meeting was adjourned at 8:20 p.m.

Norm Searle, RDA Chairman

Jackie Manning, City Recorder

Date Approved: September 5, 2017