

RIVERDALE CITY RDA BOARD

CIVIC CENTER - 4600 S. WEBER RIVER DR.

Tuesday, October 17, 2017

Board Meeting (Time approximate following City Council meeting which starts at 6:00 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](#)
September 26, 2017 RDA Special Meeting
October 3, 2017 RDA Special Meeting

D. Action Items

1. a. **Public Hearing** to receive and consider comments regarding amending the RDA budget for fiscal year 2017-2018.

[b. Consideration of Resolution R2017-04, amending the RDA budget for fiscal year 2017-2018](#)

Presenter: Cody Cardon, Business Administrator

E. Discretionary Items

F. 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 13th day of October 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

**RIVERDALE CITY
RDA Agenda
October 17, 2017**

AGENDA ITEM: C

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Jackie Manning, City Recorder

INFORMATION: a. September 26, 2017 Special RDA Meeting
b. October 3, 2017 Special RDA Meeting

[BACK TO AGENDA](#)

Minutes of the Special Meeting of the Riverdale City RDA (Redevelopment Agency) Board held Tuesday, September 26, 2017, which began at 6:00 p.m., at the Civic Center, 4600 South Weber River Dr., Riverdale City, Weber County, Utah.

Present: Board Members: Norm Searle, RDA Chairman
Brent Ellis
Alan Arnold
Cody Hansen

City Employees: Rodger Worthen, Executive Director
Steve Brooks, City Attorney
Jackie Manning, City Recorder

Absent: Braden Mitchell, Board Member
Gary Griffiths, Board Member
Mike Eggett, Community Development

Visitors: Dee Hansen

A. Welcome & Roll Call

The RDA Board meeting began at 6:02 p.m. Mr. Searle called the meeting to order and stated for the record that all board members were present with the exception of Braden Mitchell and Gary Griffiths who were excused.

B. Open Communications

There were no open communications.

C. Consent Items

1. Consideration to approve Meeting Minutes for the September 5, 2017 RDA Board Meeting.

Chairman Searle asked if there were any changes to the meeting minutes and there were none.

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

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).

MOTION: Mr. Arnold 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. Hansen seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Board members Hansen, Ellis, and Arnold all voted in favor of adjourning into the closed executive session.

The RDA Board adjourned into a closed session beginning 6:05 p.m. and ending 6:07 p.m.

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. Arnold seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Board members Hansen, Ellis, and Arnold all voted in favor of adjourning out of the closed executive session.

E. Action Items

1. Consideration of Resolution R2017-02, Developers Agreement between the Riverdale Redevelopment Agency (RDA) and WKS Restaurant LLC on behalf of Grand Slam Ventures LLC.

Mr. Worthen summarized the executive summary which explained:

As per the Riverdale Road 2005 Amended RDA Plan and associated development goals; the Agency staff is requesting the RDA board enter into a development agreement with WKS Restaurant LLC. The Agency's broker Mr. Dee Hansen, has been working with RDA staff and the developer is proposing the RDA undertake certain construction

68 activities that would allow GSV to build a restaurant site at 500 West Riverdale Road. These RDA improvements benefit
69 the future site pad and simultaneously provide improvements for the overall project area. Attached herewith is the
70 responsibility (agreement) the RDA is proposing to undertake; as such, the identified utility and transportation
71 improvements will benefit and afford progress of Riverdale Road and 550 West RDA areas eastward of Riverdale Road.
72

73 This proposed development agreement is similar to other agreements in that it utilizes tax increment funding.
74 However, the funds are being expended "upfront" rather incrementally over time in the form of agency payments. In other
75 words, the Agency has historically disbursed increment funds over time (annually) for development
76 projects/enhancements such as the 700 West Crossing project or with the Boyer group for the JC Penney project, etc.
77 However, the proposed agreement herein differs from previous activities due to the cessation of the project area and
78 related generation of increment. In essence the RDA is holding collected increment funds and should work to judiciously
79 expend the funds to carry out goals of the Riverdale road RDA plan. The goals of the Riverdale Road RDA are to assist
80 and incentivize development that fulfills Agency objectives of development, job creation, business relocation, eliminate
81 blight, and build economic enhancements. By this proposed agreement, the RDA promotes wise and beneficial
82 development in the community. Currently the Riverdale Road RDA has a cash balance over \$1.2 million dollars; the
83 conveying taxing entities anticipate these funds to be utilized for economic enhancements and job creations, thus building
84 their tax collection base.
85

86 Funding for the proposed utility and transportation improvements per the agreement is from the Riverdale Road RDA
87 and limited funding from the 550 West RDA. The agreement will authorize the Agency to utilize \$151,228.63 dollars of
88 collected increment to construct utilities, roadways, sidewalks/curbs with associated engineering costs. Moreover, as part
89 of the escrow commitment the City RDA will hold contingency funds or amount at 125% of needed project funds thus the
90 entire amount held in escrow will be \$189,035.79. Unused funds will be returned to the RDA. The Riverdale Road RDA
91 budget currently holds \$120k in project funding that will be supplanted utilizing a portion of the identified \$150k transfer to
92 cash already within the RDA budget.
93

94 To stimulate development and provide utilities for future improvement of the east side of the 550 west RDA the
95 agency staff recommends approval of the development agreement and associated funding.
96

97 Mr. Worthen explained the Geotech report is available upon request.
98

99 Dee Hansen, DRH Company, discussed the retention pond needs for this area and explored the option to tie into the
100 existing storm drain. The goal is to restrict the release rate to allow other tenants to benefit from the retention pond as
101 well. This will be a \$25,000.00 savings to the RDA. The developer/buyer has agreed to this solution.
102

103 Mr. Ellis asked if the buyer information was still private, and Mr. Dee Hansen responded it will be private until the sale
104 is finalized, which will be in the near future.
105

106 There was additional discussion pertaining to future storm drain usage with an emphasis on future tenants having
107 access.
108

109 Mr. Hansen asked if surrounding landowners were
110

111 **MOTION:** Mr. Arnold moved to approve Resolution R2017-02, Developers Agreement between the
112 Riverdale Redevelopment Agency (RDA) and WKS Restaurant LLC on behalf of Grand
113 Slam Ventures LLC. Mr. Ellis Seconded the motion.
114

115 There was no discussion regarding this motion.
116

116 **ROLL CALL VOTE:** Board members Ellis, Arnold and Hansen all voted in favor of Resolution R2017-02.
117

118 **F. Discretionary Items**

119 Mr. Ellis discussed the open house conducted at the Riverdale Fire Station and felt it was a success.
120

121 **G. Adjournment**

122 **MOTION:** Having no further business to discuss, Mr. Arnold made a motion to adjourn. The motion was
123 seconded by Mr. Ellis; all voted in favor. The meeting was adjourned at 6:19 p.m.
124
125
126
127

128 _____
129 Norm Searle, Chairman
130

128 _____
129 Jackie Manning, City Recorder
130

131 **Date Approved: October 17, 2017**

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) Tuesday, October 3, 2017, held immediately after the Regular City Council Meeting, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

- Present:**
- Board Members:
 - Norm Searle, RDA Chairman
 - Brent Ellis
 - Gary E. Griffiths
 - Alan Arnold
 - Cody Hansen
 - City Employees:
 - Rodger Worthen, Executive Director
 - Steve Brooks, City Attorney
 - Cody Cardon, Business Administrator
 - Mike Eggett, Community Development
 - Jackie Manning, City Recorder
 - Excused:
 - Braden Mitchell, Board Member
 - Visitors:
 - Dee Hansen

A. Welcome & Roll Call

The Redevelopment Agency (RDA) board meeting began at 6:47 p.m. Mr. Searle called the meeting to order, welcomed all in attendance, and stated for the record that all board members were present with the exception of Mr. Mitchell who is excused.

B. Open Communications

There were no open communications.

C. Consent Items

1. Consideration to set a public hearing for October 17, 2017 to receive and consider comments regarding amending the RDA budget for fiscal year 2017-2018.

Rodger Worthen, the RDA Executive Director, explained this public hearing is for the purpose to consider amendments to the RDA budget for transactions relative to the development agreement.

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

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).

MOTION: Mr. Ellis moved 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. Arnold seconded the motion.

There was no discussion regarding this motion.

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

The RDA Board adjourned into a closed session beginning 6:49 p.m. and ending 7:04 p.m.

MOTION: Mr. Hansen moved 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. Arnold seconded the motion.

There was no discussion regarding this motion.

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

E. Action Items

68 **1. Consideration of Resolution R2017-03, for Term Sheet for a property purchase agreement within the**
69 **Riverdale Road RDA.**

70
71 Mr. Worthen explained the term sheet incorporates the remaining property of the best burger which was acquisitioned
72 by the Riverdale City RDA. This document also clears the interest of Dee Hansen and serves as a transaction history for
73 this property.
74

75 **MOTION:** Mr. Griffiths moved to approve Resolution R2017-03, Term Sheet for property purchase
76 agreement within the Riverdale Road RDA. Mr. Hansen seconded the motion
77

78 There was a discussion regarding whether or not the amount should be specified within the motion. Mr. Worthen
79 explained the amount is \$111,800 as listed in the Term Sheet. Steve Brooks, the City Attorney, informed the board
80 members they would be fine to approve the Term Sheet.
81

82 **ROLL CALL VOTE:** Mr. Ellis, Griffiths, Arnold, and Hansen all voted in favor to approve Resolution R2017-03.
83
84

85 **F. Discretionary Items**

86
87 Mr. Worthen informed the board City Staff is conducting research regarding new audio/video for City Council and
88 RDA Board meetings.
89

90 **G. Adjournment**

91
92 **MOTION:** Having no further business to discuss, Mr. Arnold moved to adjourn. The motion was
93 seconded by Mr. Hansen; all voted in favor. The meeting was adjourned at 7:07 p.m.
94
95

96
97 _____
98 Norm Searle, Chairman

96
97 _____
98 Jackie Manning, City Recorder

99
100 **Date Approved: October 17, 2017**

**RIVERDALE CITY
RDA Agenda
October 17, 2017**

AGENDA ITEM: D

SUBJECT: Public hearing and consideration to approve Resolution R2017-04, amending the RDA budget for fiscal year 2017-2018

PRESENTER: Cody Cardon, Business Administrator

INFORMATION: [a. Executive Summary](#)
[b. Resolution R2017-04](#)
[c. Attachment A](#)

[BACK TO AGENDA](#)



Redevelopment Agency Board Executive Summary

For the Board meeting on:
October 17, 2017

Petitioner:
Cody Cardon, Business Administrator

Summary of Proposed Action

The RDA Board will hold a public hearing tonight to receive and consider public comment on its proposed budget amendments for fiscal year 2017-2018.

Please consider adopting resolution R2017-04 that will formally amend the budgets for the Redevelopment Agency funds for fiscal year 2017-2018 in light of recent events and opportunities.

Summary of Supporting Facts & Options

In connection with recent development opportunities in the Riverdale Road RDA area the budget associated with this fund and the Housing RDA Fund needs to be amended. These changes will provide the RDA staff with the financial resources to execute the RDA Board's objectives and resolutions. The budget amendments reflect full (gross) transaction values, even if the transactions occurred in a net format, to allow for the proper accounting and presentation in the RDA/City's financial statements.

Attachment "A" provides the detail associated with these amendments.

Legal Comments - City Attorney

Steve Brooks

Steve Brooks, Attorney

Fiscal Comments - Business Administrator/Budget Officer

Cody Cardon

Cody Cardon,
Business Administrator

Administrative Comments - Executive Director

Rodger Worthen

Rodger Worthen,
Executive Director

Signatures were added electronically. There were no comments for this item.



Resolution No. R2017-04

**A RESOLUTION OF THE RIVERDALE CITY REDEVELOPMENT AGENCY AMENDING
THE BUDGET FOR THE CITY OF RIVERDALE
FOR FISCAL YEAR 2018 (JULY 1, 2017 JUNE 30, 2018).**

WHEREAS, the Riverdale City Redevelopment Agency (herein “RDA”) Board (Board) finds that the Riverdale Redevelopment Agency is duly organized and existing under the laws of the State of Utah; and

WHEREAS, the Board further finds that in conformance with the provisions of the Utah Code Annotated (UCA), the governing body of the RDA may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of RDA property; and

WHEREAS, the Agency previously adopted a previously adopted a budget for Fiscal Year 2017-2018; and

WHEREAS, the administration has presented a proposed amendment to the 2018 fiscal year budget to make adjustments of the funds within said budget which recognize anticipated revenue, adjustments to expenditures and/or funding alternatives, to the Board for their consideration; and

WHEREAS, said budget adjustment presents itself as a result of unforeseen development opportunities and activities that arose after the regular budget was considered; and

WHEREAS, for the purpose of amending the Fiscal Year 2018 Budget, a public hearing was scheduled and notice thereof legally given and was duly held at the time and place provided in said notice (October 17, 2017) and all of said proceedings were duly and regularly conducted; and

WHEREAS, the Board received all competent evidence to said proposed budget amendment and it appearing that the proposed budget is in accordance with the UCA and it also appearing that the adoption of said proposed budget amendments is in the best interest of the RDA, citizens and will promote the health, safety and general welfare of the community; and

NOW, THEREFORE, be it hereby resolved by the City Council of the City of Riverdale, Utah; that the budget for the 2018 fiscal year is hereby amended as set forth in Attachment A, attached hereto and incorporated hereby.

This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 17th day of October, 2017.

RIVERDALE CITY RDA BOARD

Norm Searle
Board Chairman

ATTEST:

Jackie Manning
Recorder

**ATTACHMENT A
BUDGET AMENDMENT
FISCAL YEAR 2018**

		ADOPTED BUDGET 2018	PROPOSED AMENDMENTS	AMENDED BUDGET 2018
RIVERDALE ROAD RDA FUND REVENUES				
22-31-1000	TAX INCREMENT	\$ 350,000	\$ -	\$ 350,000
22-31-1100	INCREMENT TRANSFERRED	(70,000)	-	(70,000)
22-36-4000	SALE OF ASSETS	-	1,100,000	1,100,000
22-36-8100	TRANSFER FROM OTHER FUNDS	-	450,000	450,000
22-36-9100	USE OF FUND BALANCE	-	132,000	132,000
TOTALS		<u>280,000</u>	<u>1,682,000</u>	<u>1,962,000</u>
RIVERDALE ROAD RDA FUND EXPENDITURES				
22-40-3400	PROFESSIONAL SERVICES	10,000	38,000	48,000
22-40-5400	IMPROVEMENTS	120,000	150,000	270,000
22-40-5500	LAND	-	1,644,000	1,644,000
22-40-9000	INCREASE IN RESERVES	150,000	(150,000)	-
TOTALS		<u>280,000</u>	<u>1,682,000</u>	<u>1,962,000</u>
HOUSING RDA FUND REVENUES				
29-31-1000	TAX INCREMENT - TRANSFERRED	70,000	-	70,000
29-36-1000	INTEREST	4,600	-	4,600
29-36-1100	LOAN INTEREST	5,500	-	5,500
29-36-4000	SALE OF ASSETS	-	480,000	480,000
TOTALS		<u>80,100</u>	<u>480,000</u>	<u>560,100</u>
HOUSING RDA FUND EXPENDITURES				
29-40-2300	TRAVEL AND TRAINING	500	-	500
29-40-3300	ATTORNEY SERVICES	5,000	-	5,000
29-40-3400	PROFESSIONAL SERVICES	10,000	-	10,000
29-40-4600	MISCELLANEOUS	5,000	-	5,000
29-40-8100	TRANSFER TO OTHER FUNDS	-	450,000	450,000
29-40-9000	INCREASE IN RESERVES	59,600	30,000	89,600
TOTALS		<u>\$ 80,100</u>	<u>\$ 480,000</u>	<u>\$ 560,100</u>