



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **October 16, 2012** at 7:06 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Chairman
Don Hunt
Norm Searle
Braden Mitchell
Michael Staten

Members Excused: Alan Arnold

Others Present: Larry Hansen, Executive Director, Steve Brooks, City Attorney, Ember Herrick, City Recorder and no members of the public.

A. Welcome and Roll Call

Chairman Bruce Burrows called the meeting to order and welcomed all those present. He noted that all Board Members were present except for Councilor Arnold who is excused.

B. Open Communications

None.

C. Consent Items

1. Consideration of September 18 Redevelopment Agency Meeting minutes

Chairman Burrows asked the Board if they had any corrections to the meeting minutes, none were noted.

Motion: Mr. Searle moved to approve the consent items. Mr. Hunt seconded the motion. There was no discussion on the motion.

Call the Question: The motion passed unanimously.

D. Reports and Presentations

1. Status Report on West Bench Project Area

Mayor Burrows said a lot of work has been done to secure the Olene Walker Housing Division waiver and he thanked the city employees involved for their preparation and efforts. Executive Director Larry Hansen said he wanted to give the Board a status report on the West Bench Project Area and the RDA's efforts to secure a \$9 million dollar budget for infrastructure upgrade needs in the area. According to Mr. Hansen there are still a few critical meetings including Thursday October 25, 2012 when Riverdale will get an official decision on their housing waiver worth \$1.8 million dollars. He said the RDA staff has worked hard to ensure that the city's application meets the state's waiver criteria and he was excited to hear from a member of the Housing Board staff that Riverdale's latest submitted housing plan is one of the best in the state.

Mr. Hansen said a second Taxing Entity Committee (TEC) Meeting will be held at 4 p.m. on October 25, 2012 where the eight member committee will vote on a budget for the RDA West Bench Project Area worth \$9 million dollars. Mr. Hansen said six votes are needed to pass the budget and if it is approved there will be a special RDA meeting at the Civic Center on Oct 30 2012 at 5 p.m. so that the RDA Board can approve the budget. He said once a budget is approved, this will empower the RDA to meet with affected property owners on the West Bench and stress the need for them to cooperate with each other to get the highest and best use development for the area. Mr. Hansen said property owners must work together to assemble parcels so that a qualified developer will front the cost of moving the high voltage power lines that transverse the property and Riverdale's RDA will enter into a reimbursement Agreement to Develop Land for the infrastructure costs if the city agrees with the developer's proposal.

Mr. Hansen said Riverdale's RDA has had success with similar agreements in the past including the JC Penney Shopping Center developed by Boyer Company and the RDA would like to see something similar happen on the West Bench once infrastructure is in place.

Mr. Hansen said Riverdale securing future sales tax revenue in the last legislative session and now creating a budget for the West Bench Project Area are great accomplishments for Riverdale's future economic prosperity. There were no questions or comments from the Board.

E. Action Items

None.

F. Discretionary items

Chairman Burrows asked the Board for any discretionary items and there were none.

G. Adjournment

With no further business to come before the Board at this time, Mr. Mitchell moved to adjourn the meeting. Mr. Hunt seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:15 p.m.

Approved: October 30, 2012

Attest:

Bruce Burrows, Chairman

Larry Hansen, Executive Director