



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **October 30, 2012** at 5:01 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
 Alan Arnold

Others Present: Larry Hansen, Executive Director, Steve Brooks, City Attorney, Bob Springmeyer, Consultant; Randall Feil, Attorney; Ember Herrick, City Recorder and four members of the public including David Gibby and Brent Ellis, Brent Smith, Kathy Smith.

Welcome and Roll Call

Chairman Bruce Burrows called the meeting to order and welcomed all those present including property owners of the West Bench. He noted that all Board Members were present.

Open Communications

None.

Consent Items

1. Consideration of October 16, 2012 Redevelopment Agency Meeting minutes

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

Motion: Mr. Mitchell moved to approve the consent items. Mr. Staten seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Reports and Presentations

None.

Action Items

Public Hearing On the proposed West Bench Redevelopment Project Area Budget

Chairman Burrows gave a brief overview of the meeting itinerary and introduced Randall Feil, an attorney specializing in RDA work that has been retained by Riverdale City to assist administration in complying with all of the legal requirements to secure a TEC budget for the West Bench Project Area.

A. Summary Statement of Purposes of the Public Hearing - Randall Feil

Mr. Feil said the notice of public hearing and the draft area budget approved by the Taxing Entities Committee (TEC) were mailed to each taxing entity and property owner and the information has also been included in the packet as a matter of public record. He said the purpose of this public hearing is for the RDA Board to receive public comment before voting on the proposed project area budget. Mr. Feil asked if Chairman Burrows or Executive Director Larry Hansen have received any written objections to the proposed budget and both stated none had been received to date.

B. Review of proposed West Bench Redevelopment Project Area Budget – Larry Hansen and Bob Springmeyer

Mr. Hansen introduced Robert Springmeyer a Consultant with expertise in financial issues and statutory requirements retained by Riverdale to assist in creating a budget for the West Bench Project Area. Mr. Hansen acknowledged the valuable assistance Mr. Springmeyer and Mr. Feil have provided throughout the process to create a budget. He said if approved by the RDA, this \$9 million dollar budget will allow needed infrastructure changes to be made to the project area including relocating the high voltage power lines in the North East quadrant to encourage the highest and best development in this project area. According to Mr. Hansen, a developer will pay for the work to be done under a development agreement that Riverdale's RDA will reimburse the cost of the infrastructure changes with the TEC budget up to \$9 million dollars or 15 years, whichever comes first. Mr. Hansen said the creation of a budget for the West Bench Project Area will allow a qualified developer to assemble the different parcels from Riverdale Road to America First Credit Union's property to achieve the highest and best use development possible for the area. According to Mr. Hansen, the area consists of two large parcels and three privately owned parcels with residences on them which may require their relocation through property reassignment before the area can be developed commercially.

Mr. Springmeyer said the creation of a TEC budget by the RDA does not obligate the board to spend the \$9 million dollar budget and does not raise property taxes in the area. He said back in 2005 the RDA Board created the West Bench Project Area and now in 2012 the TEC Committee has approved a \$9 million dollar budget that will help offset the costs of relocating high voltage power lines that transverse the project area. He said the entire \$9 million dollar budget will be available for infrastructure changes because Riverdale was able to secure the Olene Walker Housing Fund Board waiver saving the city \$1.8 million dollars. According to Mr. Springmeyer, the TEC including Weber County and the Utah School District unanimously approved the proposed budget and the final step is for the RDA Board to approve it through resolution.

C. Report regarding the Taxing Entity Committee Action – Bruce Burrows

Chairman Burrows said all eight members of the TEC unanimously approved the West Bench Project Area budget on October 25, 2012 with the signed Olene Walker Housing Fund Board waiver and an understanding that Riverdale will waive any administrative fees. He said having a budget for this RDA project area is an excellent outcome for Riverdale City.

D. Agency Board Questions to Staff/Consultant regarding the proposed West Bench Redevelopment Project Area Budget

No questions.

E. Receipt of Written or Oral Objections to the Proposed West Bench Redevelopment Project Area Budget; Public Comment on Proposed Project Area Budget; and Public Comment on Whether Proposed Project Area Budget Should Be Revised, Adopted or Rejected:

No written objections submitted.

(1) Presentations on the above Subjects by Owners of Property within the West Bench Redevelopment Project Area, If Any

Property Owner Brent Ellis said he lives in the project area and he expressed appreciation to Riverdale City for their efforts to secure a budget to help the West Bench develop in connection with the next planned Riverdale Road widening project. He said as a property owner he supports the commercial development of this area and he asked the RDA Board to vote in favor of the proposed resolution approving the \$9 million dollar TEC budget.

David Gibby said his family owns 4.6 acres of property in the West Bench Project Area including the parcels with frontage on Riverdale Road where his floral shop currently sits. He said developers over the years have been hesitant to buy his family's property because engineers who evaluate the property conclude that the power lines are a significant impediment to development. Mr. Gibby said and he is grateful for Riverdale's efforts to secure an infrastructure budget to help facilitate the project area developing into the highest and best use. He said he also hopes to see a freeway entrance to I-15 constructed by UDOT in this area in the near future. According to Mr. Gibby, his family has been in discussions with a developer interested in their property that is waiting to hear what the RDA Board decides tonight. He said if this resolution passes, it will be in the best interest of Riverdale City and the West Bench property owners and he asked the Board to vote favorably to approve the budget.

(2) Presentations on the above Subjects by Taxing Entities, If Any

None.

(3) Presentations on the above Subjects by Other Parties Having an Interest, If Any

None.

F. Agency Board Question Period and Response by Agency Staff

Mr. Arnold said creating a budget for the West Bench Project Area is an exciting development for the city and should be cause for celebration. He asked if there is any downside to approving this budget the Board should consider before voting on the issue and Chairman Burrows said this is a good thing for the city and asking for any dissenting opinions is simply part of the public hearing process. Mr. Hansen reminded the Board that after the Utah State Legislature passed a resolution during their 2012 session to allow Riverdale to keep more of its sales tax revenue, the City Council still had to accept the change through a local ordinance. He said a favorable vote on Resolution R 2012-07 is just the last formal step to approve the \$9 million dollar budget for the West Bench Project Area following the public hearing process. There were no additional comments or questions.

Motion: Mr. Hunt moved to close the public hearing. Mr. Arnold seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Motion: Mr. Searle moved to approve Resolution R2012-07 adopting the West Bench Redevelopment Project Area Budget. Mr. Arnold seconded the motion.

There was no discussion on the motion.

Roll Call Vote: Mr. Hunt, Aye; Mr. Searle, Aye; Mr. Arnold, Aye; Mr. Staten, Aye; Mr. Mitchell, Aye. The motion passed unanimously.

G. Other Agency Business

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

H. Adjournment

With no further business to come before the Board at this time, Mr. Arnold moved to adjourn the meeting. Mr. Mitchell seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 5:28 p.m.

Approved: November 20, 2012

Attest:

Bruce Burrows, Chairman

Larry Hansen, Executive Director