



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **May 7, 2013** at 6:38 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Chairman
Norm Searle
Braden Mitchell
Michael Staten
Alan Arnold

Members Excused: Don Hunt

Others Present: Larry Hansen, Executive Director, Michael Eggett, RDA Deputy Executive Director, Ember Herrick, City Recorder and no members of the public.

Welcome and Roll Call

Chairman Bruce Burrows called the meeting to order and welcomed all those present including all Board Members except for Mr. Hunt who is excused.

Open Communications

None.

Consent Items

- 1. Review of April 16, 2013 RDA Meeting minutes**
- 2. Set a public hearing on June 4, 2013 to receive and consider public comment regarding proposed amendments to the FY 2012-2013 budget**
- 3. Set a public hearing on June 4, 2013 to receive and consider public comment regarding proposed FY 2013-2014 budget**

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

Motion: Mr. Searle moved to approve the consent items. Mr. Arnold seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

Reports and Presentations

None.

Action Items

1. Consideration of Resolution R2013-1 and adoption of FY 2013-2014 Tentative Budget

Executive Director Larry Hansen said 18 pages of Riverdale's tentative 2014 budget deals with RDA expenditures and the adoption of a tentative budget is required under state statute.

Motion: Mr. Arnold moved to approve Resolution R2013-1 and adoption of FY 2013-2014 Tentative Budget. Mr. Mitchell seconded the motion.

There was no discussion on the motion.

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

2. Consideration of Resolution R2013-2 amending RDA Rehab Loan Program Authority

Mr. Hansen said occasionally he receives requests for RDA Rehab Loans that don't qualify although the petitioner meets the low income requirements because the policy is so rigid. He said the proposed amendments would allow the Executive Director authority to use RDA Rehab Loan funds up to \$2,500 to provide minor relief to mitigate or abate health safety issues in owner occupied housing where other remedies have been exhausted. He said if the home is not owner occupied Riverdale would try to compel the property owner to abate the nuisance on behalf of the renter. According to Mr. Hansen, the proposed amendments would provide latitude to make grants to home owners who live in Riverdale's four mobile home parks to resolve unsafe situations verified by Riverdale's Building Inspector, only requiring a security at the Executive Director's discretion. Mr. Searle said Colette Hadlock mentioned grants are available to assist mobile homeowners and Mr. Hansen said he would have Community Development Director Michael Eggett contact Ms. Hadlock for additional information about potential grants.

Mr. Arnold said people could argue this policy isn't fair if the decision is at the discretion of the Executive Director and he recommended the Board be petitioned for final approval of all RDA Rehab Loans that don't meet the criteria but may qualify for a grant not to exceed \$2,500. He said he likes the idea of having homeowners contribute by serving in the community in lieu of a lien or other security against the property as a loan guarantee. Mr. Hansen said some applicants may not be physically able to do community service and the Board should consider this amendment a method of abating health and safety problems through a grant that the city may never collect on. Chairman Burrows said he likes Councilor Arnold's suggestion that final approval come from the RDA Board and Councilor Mitchell agreed there should be oversight as the Board doesn't know who will be running the program after Mr. Hansen retires. Mr. Hansen said his only concern is making loan applicants wait until the Board convenes a meeting to approve their request and Mr. Arnold said he has no objections to the Board being polled for their consent via email so that there is a paper trail of the decision when these rare requests arise. There were no additional comments or questions.

Motion: Mr. Arnold moved to approve Resolution R2013-2 amending RDA Rehab Loan Program Authority with the approval of the RDA Board through an email poll. Mr. Mitchell seconded the motion.

There was no discussion on the motion.

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

There was no discussion on the motion.

G. Other Agency Business

Chairman Burrows asked the Board for any discretionary items and Councilor Mitchell said he noticed a new sign for prospective tenants at The Crossing development on 700 West and he asked if the sign is in response to a letter the Board directed Mr. Hansen to send to H & P Investments. Chairman Burrows said the sign was placed prior to the notice being mailed to H & P Investments and Mr. Daily said he has contacted Sizzling Platter LLC to encourage them to build a new Sizzler on the second restaurant pad at The Crossing or in another location in Riverdale. Mr. Daily said a Sizzler would do well in Riverdale now the restaurant has closed on 12th Street in Ogden to accommodate the construction of a new Walgreens Pharmacy. Chairman Burrows said Ruby River Steakhouse is under new ownership and is no longer owned by Sizzling Platter so a Sizzler would not be a competitor. He asked for any additional 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 7:00 p.m.

Approved: June 4, 2013

Attest:

Bruce Burrows, Chairman

Larry Hansen, Executive Director