



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **October 21, 2014** at 7:41 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Chairman
Don Hunt
Braden Mitchell
Brent Ellis
Michael Staten
Gary E. Griffiths

Others Present: Rodger Worthen, Executive Director, Mike Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

A. Welcome and Roll Call

Chairman Norm Searle called the meeting to order and welcomed all those present, noting that all Board Members are in attendance.

B. Open Communications

Chairman Searle noted no members of the public are present to speak during open communications.

C. Consent Items

- 1. Review of August 19, 2014 RDA Meeting minutes
Review of August 19, 2014 RDA Executive Session Meeting minutes**

Chairman Searle asked for any corrections to the previous meeting minutes and none were noted.

Motion: Mr. Ellis 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. Treasury Reports**

Chairman Searle asked for any questions or comments about the June, July, August, and September treasury reports and none were noted. Executive Director Rodger Worthen said the West Bench and 550 West RDA Project Areas are the most active at this time.

E. Action Items

- 1. Consideration of authorization for RFPs for RDA Consulting Services**

Mr. Worthen said he is requesting authorization from the Board to solicit requests for proposals for consulting services in connection with property in the area of 700 West and Riverdale Road. According to Mr. Worthen a developer is interested in a parcel in this area but there is a

significant housing component associated with the proposal that the developer would like the RDA's assistance through the creation of a new project area. Mr. Griffiths asked what role the consultant would play and Mr. Worthen said they would evaluate the potential benefits to Riverdale of creating a new project area. Mr. Worthen said this authorization is simply to give staff a bargaining chip in their discussions with the interested developer. He said no money will be expended without the Board's approval to hire a consultant, including an approved dollar amount. Mr. Hunt asked for an approximate cost and Mr. Worthen said \$20,000 to \$30,000 and he added that a blight study alone will cost approximately \$5,000 to \$10,000. Mr. Eggett said he would like to see a not to exceed amount of \$40,000 for consulting services and Mr. Ellis confirmed no monetary amount is being requested at this time.

Mr. Worthen said he cannot discuss the specifics of the proposed development because he has not been authorized by the developer to do so outside of a closed executive session to discuss possible real estate transactions.

Mr. Griffiths said if the Board creates a new RDA area even if the current development doesn't pan out another individual could come forward with interest in developing the area in the future. Mr. Mitchell asked how long staff would like the Board to approve this authorization and Mr. Worthen said he and Mr. Eggett didn't discuss this but the Board could put a six month cap on the authorization. Mr. Eggett said some deals take up to 10 years to develop and he would prefer authorization for an RFP to be open ended. Mr. Mitchell said he trusts staff but because the Board has a responsibility to the public he would recommend any motion in favor of this request be specific to the 700 West Riverdale Road area of the city.

Motion: Mr. Griffiths moved to authorize an RFP for RDA Consulting Services for the 700 West Riverdale Road area. Mr. Hunt seconded the motion.

Chairman Searle asked for discussion on the motion and there was none.

Call the Question: The motion passed unanimously.

F. Discretionary items

Chairman Searle asked the Board for any discretionary items and none were noted.

G. Adjournment

With no further business to come before the Board at this time, Mr. Searle adjourned the meeting at 8:01 p.m.

Approved: November 18, 2014

Attest:

Norm Searle, Chairman

Rodger Worthen, Executive Director