



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **June 2, 2014** at 7:15 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Excused: Braden Mitchell

Others Present: Rodger Worthen, Executive Director; Steve Brooks, City Attorney; Mike Eggett, Community Development Director; Lynn Fortie, Business Administrator; and Lynette Limburg, Acting City Recorder

A. Welcome and Roll Call

Chairman Searle called the meeting to order and welcomed all those present. He noted that all Board Members were present with the exception of Mr. Mitchell who is excused.

B. Open Communications

No open communications.

C. Consent Items

1. Review of April 21, 2015 Redevelopment Agency Meeting minutes

Chairman Searle asked for any corrections to the April 21, 2015 meeting minutes and none were noted.

Motion: Mr. Ellis moved to approve the consent items. Mr. Griffiths seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

D. Reports and Presentations

Chairman Searle turned the time to Mr. Worthen for the reports listed on the agenda.

1. Report of annual tax increment payments per RDA agreements with developers.

Mr. Worthen stated that tax increment payments are to be made a part of the public record annually. He gave a summary of tax increment payment as follows:

Unity Enterprises \$ 97,637

Shopko \$ 29,477

H&P Investments \$ 22,520

And for 550 W. \$205,654 paid out this year which is \$44,346 under budget. He feels good about this report and noted that no action is necessary from the RDA board.

Mr. Staten asked about H&P failing to perform their obligation to the RDA. Mr. Eggett stated that the issue with H&P has been resolved. H&P presented documents to Mr. Hansen before he left the city's employment showing that they had performed in adding value sufficiently.

2. Continuation of memorializing RDA Project Areas and financial obligations

Mr. Worthen stated that this is a dynamic document that tracks transactions by the RDA of money, land, and agreements. It is basically an accounting as to where these monies are going.

E. Action Items

1. a. Public hearing to receive and consider public comment regarding Resolution R2015-01 proposed amendments to the FY 2014-2015 Budget

Executive Director Rodger Worthen stated the amendments to the 2014-2015 RDA budget included \$530,000 in purchase of property.

Motion: Councilor Ellis moved to open the public hearing. Councilor Hunt seconded the motion.

There was no discussion on the motion.

Call the question: The motion passed unanimously.

There were no questions or comments in regard to the public hearing.

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

There was no discussion on the motion.

Call the Question: The motion passed unanimously.

b. Consideration of Resolution 2015-01 adopting proposed amendments to the FY 2014-2015 budget

Motion: Mr. Ellis moved to adopt Resolution 2015-01 proposed amendments to the FY 2014-2015 budget. Mr. Griffiths seconded the motion.

There was no discussion on the motion.

Call the Question: The motion passed unanimously by roll call vote.

2. Public hearing to receive and consider public comment regarding Resolution R2015-02 proposed FY 2015-2016 budget

Mr. Worthen stated that this year's budget is very similar to last years.

Areas and money amounts are as follows:

RDA General Fund \$27,000

Riverdale Road RDA Fund \$310,000

1050 W RDA Fund \$0

550 W RDA Fund \$300,000

West Bench RDA Fund \$0

Statutory Housing fund \$101,800
Housing RDA Fund \$636,000
Senior Facility RDA Fund \$459,000

Mayor Searle noted that \$10,000 had set aside for incentives in RDA general fund. He asked that it be left there. He said that previous directors had received an additional salary based on approving and processing RDA loans. That salary went away but recently Mr. Eggett and Mr. Worthen have been doing a lot of work in regard to RDA loans. Having that money in the general fund gives the RDA board options.

Motion: Mr. Hunt moved to open the public hearing. Mr. Staten seconded the motion.

There was no discussion on the motion.

Call the question: The motion passed unanimously.

There were no comments in regard to the public hearing.

Motion: Mr. Griffiths moved to close the public hearing. Mr. Ellis seconded the motion.

There was no discussion on the motion.

Call the question: The motion passed unanimously.

3. Authorization to participate with the install of UTA bus stops along Riverdale Road

Mr. Worthen stated that for some time the goal of the city has been to get bus shelters in Riverdale, especially along Riverdale Rd. He noted that according to UTA the ridership in the area is up. The RDA has been working with UTA to accomplish this goal. The cost for four sites in the city is \$63,500 with half a total of \$31,750 coming from city RDA funds. He is requesting authorization this evening to move forward with the process. There is \$100,000 budgeted but he stated the amount used would be well below \$100,000.

The locations for these shelters on Riverdale Road are 4177 (Noodles), 4191 S (the old Best Buy building), 4067 (Chick-Fil-A), 4262 S (Discount Tire), 4066 S (Shopko). The \$63,500 does not include the Shopko site. He also noted that the city will partner in providing some improvements to the bus stop at the top of 4400 S across from Convergys, which is actually not in the city limits. However, that is not an RDA issue.

Mr. Eggett stated that the city has been working on getting these bus shelters for about three years. The ones that are currently in place were paid for by UTA with grant money they had received.

Motion: Mr. Ellis moved to approve Authorization to participate with the install of UTA bus stops along Riverdale Road. Mr. Griffiths seconded the motion.

There was no discussion on the motion.

Call the question: The motion passed unanimously with a roll call vote.

F. Discretionary items

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

Chairman Searle asked for a motion to adjourn to an executive session.

Motion: Mr. Ellis moved to recess into closed executive session for the purpose of strategy sessions to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms pursuant to Utah Code §52-4-5(1)(a)(iv). Mr. Griffiths seconded the motion.

There was no comment on the motion.

Call the question: The motion passed unanimously.

The regular RDA meeting adjourned to an executive session at approximately 7:40 pm and the regular meeting reconvened at approximately 8:20 pm.

G. Adjournment

With no further business to come before the Board at this time, Mr. Griffiths moved to adjourn the meeting. Mr. Staten seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:25 p.m.

Approved: June 16, 2015

Attest:

Norm Searle, Chairman

Rodger Worthen, Executive Director