

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, January 19, 2016, held after the Regular City Council Meeting which began at 7:18 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Board Members: Norm Searle, Chairman
Brent Ellis
Gary E. Griffiths
Braden Mitchell
Alan Arnold
Cody Hansen

City Employees: Rodger Worthen, Executive Director
Steve Brooks, City Attorney
Mike Eggett, Community Development
Jackie Manning, City Recorder

Visitors: Lori Fleming Cody Deeter Dee Hansen John Hansen

A. Welcome & Roll Call

The RDA Board meeting began at 7:19 PM. Chairman Searle called the meeting to order and stated for the record that all board members were present.

B. Open Communications

There were no open communications.

C. Consent Items

1. Meeting Minutes for RDA Meeting December 15, 2015

Chairman Searle invited discussion regarding the December 15, 2015 RDA Meeting Minutes, to which there were no requested changes.

MOTION: Mr. Mitchell made a motion to approve the consent items as proposed. Mr. Ellis seconded the motion. There was no discussion regarding this motion, and all voted in favor.

D. Action Items

1. Request approval of contracted professional services provided by Lewis, Young, Robertson and Burningham, Inc. (LYRB) for RDA services.

Mr. Worthen introduced Cody Deeter. Mr. Deeter discussed the three types of project areas under the Community Development and Renewal Agencies Act: Community Development Areas (CDAs), Economic Development Areas (EDAs) and Urban Renewal Areas (URAs).

Mr. Deeter explained the purpose of a CDA, to encourage community enhancement and assistance. Mr. Deeter explained the several ways a CDA may be used and the limitations therein. He clarified CDAs are not the result of a tax increase. Mr. Deeter explained, "A portion of property taxes in excess of the base year are redirected to the redevelopment agency for use within a defined geographic area in the community." He discussed the negotiations process in regards to taxes and the affected entities. Mr. Deeter explained their company would represent the city during the negotiations, alongside with City Staff.

A CDA may be used to enhance existing businesses, new development, infrastructure, improvements, affordable housing/relocation, crime reduction, expanded employment opportunities, community concerns and priorities.

There was a brief discussion regarding the success of these projects as seen in other communities, such as North Ogden. Mr. Deeter discussed the process of creating a CDA and showed a map with proposed areas within Riverdale City.

Mr. Deeter discussed the first steps in establishing a CDA; which begins with a resolution indicating the board members desire to move forward with a draft of a project plan area, as well as establishing a budget discussing project funding. He also discussed the noticing requirements of property owners, including a public hearing before the RDA board and the City Council.

There was a brief discussion regarding the benefits of having a CDA. There was a general consensus to move forward.

There was a discussion regarding the low income housing ratio that would need to be maintained. Mr. Mitchell asked if this development would potentially impact those numbers. Mr. Eggett stated Riverdale City has an over-abundance of low income housing. Mayor Searle asked City Staff to review the low income numbers to ensure full compliance.

Mr. Arnold commented on the proposed CDA area and indicated he would like it to expand to Interstate 84. The idea

received a general consensus of approval.

MOTION: Mr. Arnold made motion to approve the request for contracted professional services provided by Lewis Young Robertson and Burningham, Inc. (LYRB) for RDA services for \$15,000, but not to exceed \$25,000. Mr. Griffiths seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Board Members: Mitchell, Hansen, Ellis, Griffiths, and Arnold all voted in favor.

E. Reports:

1. Report on 550 West RDA Area activity and progress discussion.

Dee Hansen presented a map of the proposed property discussion/progression. He discussed the new parcels recently purchased by the RDA. He discussed the process of acquiring homes and the demolition there of.

Mr. Hansen stated the next step for development for this RDA would be to receive approval from UDOT (Utah Department of Transportation) for an additional access on Riverdale Road. He discussed the locations of access points along Riverdale Road for optimal development.

Mr. Hansen discussed the negotiation with surrounding property owners in working together to integrate a plan that would benefit the property owners and the City of Riverdale.

Mr. Hansen discussed the process of geological testing, to which they are seeking bids along the hillside, water, etc. He briefly discussed the topography of the area. Mr. Eggett clarified the RDA areas affected for this plan; the 550 West RDA (located east of discount tire and pep boys in Riverdale) and Riverdale Road RDA, which is to the west of the area. Each has their own budget. There was a brief discussion regarding the expiration of each RDA.

MOTION: Mr. Mitchell motion to adjourn into the Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property. Mr. Ellis seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Board members: Hansen, Ellis, Griffiths, Arnold, and Mitchell all voted in favor.

F. Executive Closed Session.

Pursuant to Section 52-4-206(6), a sworn statement may be used in lieu of detailed meeting minutes as long as the meeting was to discuss the purposes described under subsection 52-4-205(1)(a), (1)(f), of (2). A record was made by tape recording and Sworn Statement.

Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property (roll call vote).

MOTION: Mr. Griffiths made motion to adjourn out of the Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property. Mr. Mitchell seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: All board members voted in favor.

G. Discretionary Items

There were no discretionary Items.

H. Adjournment Mitchell, Ellis

MOTION: Having no further business to discuss, Mr. Mitchell made a motion to adjourn. The motion was seconded by Mr. Hunt; all voted in favor. The meeting was adjourned at 8:25 PM

Norm Searle, Chairman

Jackie Manning, City Recorder

Date Approved: February 16, 2016