

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, February 16, 2016, held after the Regular City Council Meeting which began at 6:30 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: Dee Hansen                      Lori Fleming

**A. Welcome & Roll Call**

The RDA Board meeting began at 6:30 PM. Chairman Searle called the meeting to order and welcomed all in attendance 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 January 19, 2016**

Chairman Searle invited discussion regarding the January 19, 2016 RDA Meeting Minutes, to which there were no requested changes.

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

**D. Action Items**

**1. Public Hearing: Consideration of Resolution R2016-01 consider comment regarding proposed expenditure(s) not specifically listed in the Fiscal Year 2015-2016 RDA budget for 550 West RDA.**

Mayor Searle stated due to a public hearing notice technicality, this item will be scheduled for a public hearing for March 15<sup>th</sup>. Mayor Searle invited a motion to schedule the public hearing.

**MOTION:** Mr. Hansen made a motion to schedule the public hearing for March 15, 2016 for R2016-01 consider comment regarding proposed expenditure(s) not specifically listed in the Fiscal Year 2015-2016 RDA budget for 550 West RDA. The motion was seconded by Mr. Arnold.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Mr. Griffiths, Mr. Arnold, Mr. Mitchell, Mr. Hansen, Mr. Ellis all voted in favor.

**2. Consideration of Resolution R2016-02, boundary line agreement between the Riverdale City RDA and Valley West, LLC.**

Mr. Eggett summarized an executive summary as seen in the packet, which explained:

The representatives of Valley West LLC (Valley West Apartments) have submitted a boundary line agreement document requesting that the RDA Board approve the attached Boundary Agreement for properties located in the 550 West RDA along the shared southern fence line of the Valley West Apartments (as reflected on attached documentation). In order to accomplish this Boundary Agreement shift, the Riverdale City Council and the Riverdale City RDA (as property owners along the fence line impacted by the proposed agreement) would need to execute the proposed Agreement in support of the boundary line adjustment. The fence line is off between 0.2 feet off (on the west end) and up to 4.4 feet off (on the east end) of the correct property line placement and has been this way for many prior years.

The City Engineer has reviewed the attached documentation and has provided a report following this summary. Additionally, the City Attorney and City Administrator have reviewed the Boundary Agreement and have represented no concerns regarding this request.

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Following discussion of the request, the RDA Board may act to approve the requested Boundary Agreement as submitted, approve the request with any additional conditions and requirements, or not approve the proposed Boundary Agreement document with sufficient findings of fact to support the action.

**MOTION:** Mr. Arnold made motion to approve Resolution R2016-02, boundary line agreement between the Riverdale City RDA and Valley West, LLC. Mr. Griffiths seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Mr. Arnold, Mr. Mitchell, Mr. Hansen, Ellis, Mr. Griffiths all voted in favor.

**3. Consideration of Resolution R2016-03, to create a Community Development Area and Plan by Lewis, Young, Robertson & Burningham Consulting Firm.**

Mr. Worthen summarized an executive summary as seen in the packet which explained:

On October 21, 2014, the governing board of the Redevelopment Agency of Riverdale City authorized staff to move forward in the possible creation of a new Community Development Project Area (CDA). As such, on January 19, 2016 the RDA staff proposed and received board consensus to work with Lewis, Young, Robertson, & Burningham in this endeavor. One of the first steps is to identify a Project Area Map and authorize creating an area plan via resolution as specified in Title 17C of Utah law.

A CDA Plan and Area Map are required to establish a CDA. The CDA Plan defines the project; provides specific description of the boundaries of the proposed project map area; describes the development goals and objectives of the area, and describes the public benefit that is broadly available to the City. Once these documents are created the public will have an opportunity for review and input 30-days prior to consideration by the City Council.

Mr. Worthen explained a minor adjustment has been made to the map area for the CDA to add the western right of way along 1050 West, two parcels north of the round-about area near cutrubus. He clarified this meeting was to authorize Lewis and Young to begin the process. There will come a time for a public hearing in the future, in which the public may make comments regarding the proposed CDA.

Mr. Arnold stated they previously discussed the option of including the area leading to Interstate-84, which would include the trailer park. He asked if there would be any benefit in having the trailer court included. Mr. Worthen stated there could be relocation assistance, if the city had plans for that area. Mr. Eggett felt it may be better to exclude Interstate-84 at this time and look at the possibility of having it be a separate CDA possibly in the future. He stated taxing agencies may be hesitant to cooperate if the CDA area is too large. Mr. Eggett guessed the acreage to be approximately 30 plus acres for the trailer park.

Mr. Griffiths asked what the standard acreage is in Weber and Davis County regarding CDA's. He asked about the possibility of trying to include I-84 initially with the potential of removing it if deemed unfeasible. Mr. Eggett stated there is currently no development pressure for that area, and he didn't want to create a negative perception for the area currently being created.

Mr. Worthen discussed the potential public relations issue that may arise by including the trailer park area which leads to I-84. Mr. Eggett stated every property owner would be notified, and because there is no current plan in motion for that area it may be premature.

There was a discussion regarding relocation in relation to I-84 and the trailer park residents. Mr. Eggett stated funding may also be an issue in regards to that property.

Mr. Worthen stated they are excited about the opportunities the CDA may bring. He discussed the transition period and the progress made working with the property owners and the multiple projects that could benefit CDA. Mr. Eggett discussed potential different phasing options for the CDA.

**MOTION:** Mr. Ellis made motion to approve Resolution R2016-03, to create a Community Development Area and Plan by Lewis, Young, Robertson & Burningham Consulting Firm. The motion was seconded by Mr. Griffiths.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Mr. Mitchell, Mr. Hansen, Mr. Ellis, Mr. Griffiths, Mr. Arnold all voted in favor.

**E. Reports:**

**1. Report on 550 West RDA**

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Dee Hansen, with DRH Company, gave a brief update regarding 550 West RDA. They are ready to begin the soil testing. There will be 8 different soil tests to provide geology information. There was a meeting with Utah Department of Transportation (UDOT), Mr. Hansen, Mr. Worthen, and Mr. Eggett. He stated UDOT is "on board" with the direction the RDA Board is proposing in relation to access management.

**MOTION:** Mr. Arnold made 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. Mitchell seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Mr. Hansen, Mr. Ellis, Mr. Griffiths, Mr. Arnold, Mr. Mitchell voted in favor.

**F. Executive Closed Session.**

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. Arnold 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.

**ROLL CALL VOTE:** Mr. Ellis, Mr. Griffiths, Mr. Arnold, Mitchell, Mr. Hansen all voted in favor.

**G. Discretionary Items**

Mayor Searle stated the old best buy has people practicing softball inside the building. Mr. Griffiths asked if Motel 6 were under construction or demolition. Mr. Eggett stated he was not aware of any construction.

**H. Adjournment.**

**MOTION:** Having no further business to discuss, Mr. Mitchell made a motion to adjourn. The motion was seconded by Mr. Hansen; all voted in favor. The meeting was adjourned at 7:15 PM

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Norm Searle, Chairman

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Jackie Manning, City Recorder

Date Approved: **March 15, 2016**