

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, August 2, 2016, held after the Regular City Council Meeting which began at 6:25 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  
Jackie Manning, City Recorder

Excused:

Visitors: Cody Deeter & Robert Sant, Lewis and Young

**A. Welcome & Roll Call**

The RDA Board meeting began at 6:25 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. Consideration of approving Meeting Minutes for RDA Meeting June 21, 2016**

Chairman Searle invited discussion regarding the June 21, 2016 RDA Meeting Minutes, to which there were no requested changes.

**2. Discussion and consideration to set a public hearing for August 16, 2016 at 6:00 PM, regarding the draft of the 700 West Community Development Project Area Plan to allow public comment on the Draft Project Area Plan and whether the Draft Project Area Plan should be revised, approved, or rejected.**

Mr. Worthen explained he will email the information for the CDA, which is also available to the public. There was a discussion regarding the definition/meaning of RDA versus CDA. Mr. Worthen explained an RDA (Redevelopment Area) and a CDA (Community Development Project Area) are very similar, with rules that are set by the state legislature. Mayor Searle explained the West Bench RDA is actually a CDA. The state is working to combine the different variations of CDA, RDA, etc.

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

**D. Action Items**

**1. Consideration to list RDA (Redevelopment Agency of Riverdale City) Home for sale; property located at 4425 South 900 West in Riverdale City, Utah 84405.**

Mr. Worthen summarized an executive summary which explained:

Recently, the renters of the 1050 West RDA owned house at 4425 South 900 West have moved out of the home. Staff is seeking authorization from the RDA Board to list the home for sale at this time when the current real estate market is in positive action for existing home sales. The residence was initially purchased for approximately \$120,000 in May 2004 for the shelter needs of the caretakers/employees assigned to the Senior Center and its associated maintenance and care. However, the city mainly has utilized part-time employees to care for the maintenance of the Senior Center; and no longer requires the house for its intended purpose. Nonetheless, the house and property does require city personnel to maintain the grounds and structure, as such the RDA would like to sale the home and relinquish the ongoing maintenance costs associated with the house and seeks approval of the board to place the home for sale.

The house no longer fulfills the objectives of the RDA plan is a cost to the RDA/City. Unlike the City, the RDA is not required to hold a public hearing to sale their owned land. The code that states what the agency's powers are, is 17C-1-202(c-d).

The home is estimated to sale between \$180,000 to \$200,000 which far exceeds the purchase price. Staff would recommend to contract via RFP with a real-estate agent to properly establish the sale price for the property. The funds from the sale would be returned to the General RDA fund from whence they came.

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**MOTION:** Mr. Arnold made motion to approve the request to list the RDA (Redevelopment Agency of Riverdale City) Home for sale; property located at 4425 South 900 West in Riverdale City, Utah 84405. Mr. Mitchell seconded the motion.

Mr. Searle invited discussion regarding the motion. Mr. Arnold recommended the City sell the home on the higher range. Mr. Searle received clarification from the Council, that if they do not get an offer above \$180,000 to present the offer to the Council prior to accepting.

**CALL THE QUESTION:** The Board members voted unanimous in favor.

**E. Discretionary Items**

Mr. Worthen reminded the Council in two weeks the RDA Board meeting will begin at 6:00PM, before the City Council Meeting. It will be advertised and the Work Session will still begin at 5:30 PM.

**F. Adjournment**

**MOTION:** Having no further business to discuss, Mr. Ellis made a motion to adjourn. The motion was seconded by Mr. Mitchell; all voted in favor. The meeting was adjourned at 6:34 PM.

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Norm Searle, Chairman

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Jackie Manning, City Recorder

Date Approved: **August 16, 2016**