

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, September 20, 2016, held after the Regular City Council Meeting which began at 6:31 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Board Members:	Braden Mitchell Brent Ellis Gary E. Griffiths Alan Arnold Cody Hansen
City Employees:	Rodger Worthen, Executive Director Steve Brooks, City Attorney Cody Cardon, Business Administrator Mike Eggett, Community Development Jackie Manning, City Recorder
Excused:	Norm Searle, Chairman
Visitors:	Lori Fleming

A. Welcome & Roll Call

The RDA Board Meeting began at 6:31 PM. Mr. Mitchell called the meeting to order and stated for the record that all board members were present with the exception of Mr. Searle, who is attending a conference.

B. Open Communications

There were no open communications.

C. Consent Items

1. Consideration of approving Meeting Minutes for the RDA Meeting that was held on August 16, 2016.

Mr. Mitchell invited discussion regarding the August 16, 2016 RDA Meeting Minutes, to which there were no requested changes.

MOTION: Mr. Arnold made 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. Reports & Discussion Items

1. Discussion regarding Senior Housing rental units monthly rates.

Rodger Worthen, RDA Executive Director, summarized the memo as seen in the packet which explained:

The last increase in rental rates at the Sr. center housing units was in July 2008. Since that time there have been significant increases in utilities, insurance, taxes and maintenance costs. The current rental rates are \$520 for a single bedroom and \$680 for a two bedroom unit. These rental rates should be reviewed and adjusted probably every 3 to 4 years, obviously we are behind schedule in this review. Mr. Worthen proposed moving forward with a percentage increase of 3.5% effective January 2017. This across the board increase will establish rates as follows and allow the RDA to recover ever increasing costs of support and maintenance: a one bedroom will increase to \$538 and two bedrooms will increase to \$704 per month.

The residents will receive a preliminary notice of the upcoming increases in October and a final notice in December prior to implementation. These changes will be reflected in the final year RDA revenue budget amendments.

Cody Cardon, Business Administrator, provided an analysis to the RDA Board members which displayed future projections for the RDA budget when taxes are no longer being incremented for this 1050 West RDA area. He discussed the plans to help mitigate that impact. He discussed operating costs and deficits due to the continual rise in cost for the Senior Center. Mr. Worthen disclosed that after extensive review the deficit isn't as extensive as originally thought.

There was a brief discussion regarding how the rent increase would impact the budget. Mr. Cardon explained the rental monies are contingent upon tenant vacancies. It will be an estimated increase of \$5,112 over the course of the year excluding vacancy impacts.

There was a discussion regarding rental vacancies with a suggestion from Mr. Hansen on implementing the rate increase to new residents as they come and keeping the current residents rates as is. It was determined varying rental rates would increase staff time and may not be feasible with current staffing.

Councilor Griffiths suggested assessing assets and maintenance costs and build a management plan to help project future costs and financial impacts. Mr. Worthen agreed. Councilor Mitchell discussed the importance of determining which costs are as a result of Senior Center tenants, versus City Staff to keep the costs fair for the tenants to who reside in the Senior Center. For example, the maintenance of the industrial kitchen fridge.

2. Report/Update regarding 550 West RDA progress.

Mr. Worthen stated there was tree clearing in the 550 West RDA area. The geotechnical study is done and awaiting third party reviews. The area has a high water table, so additional reviews will be made to see about housing feasibility in that area.

Mr. Worthen stated they have been in discussion with the Valley West Apartment owners, to see about cross connection. Mr. Worthen stated he will be meeting with Dee Hansen tomorrow and will provide a full report at the next RDA meeting. He stated there has been interest in the sites for this area.

E. Executive Closed Session:

1. 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. Ellis 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. Arnold seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Board Members Mr. Ellis, Mr. Griffiths, Mr. Arnold, Mr. Mitchell, and Mr. Hansen all voted in favor to enter into the closed executive session.

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. Ellis seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Board members Mr. Griffiths, Mr. Arnold, Mr. Mitchell, Mr. Hansen, and Mr. Ellis all voted in favor to exit out of the executive session.

Discretionary Items.

Mr. Worthen distributed the tax increment participation criteria for the proposed 700 West Community Development Area. Mr. Worthen stated they will be reviewing the criteria with Cody Deeter, from Lewis, Young, and Burningham, regarding the proposal to ensure they present the best options to the taxing entities involved. The Council will be sent a power-point of the presentation Mr. Deeter will make to Weber County regarding the proposed 700 West CDA.

There was a discussion regarding the timeline of the proposed 700 West CDA in relation to other developments occurring in the city, specifically a car lot owned by the Cutrubus family. There were clarification questions pertaining to the time-frame of the anticipated taxing funds for the 700 West CDA. Mr. Worthen explained the funding would be available for projects that begin after the initiation date which is approximately March 2017.

There was a discussion regarding the car dealership Mazda and whether or not it was sold to a different entity.

There was a brief discussion regarding the trailer park formerly known as Leslies Mobile Home Park, recently acquired by Ken Garff. Mr. Arnold inquired as to the time frame regarding any action taken from the new owners. Mr. Eggett explained that is a private business and no information or action plans were given to the City.

F. Adjournment

MOTION: Having no further business to discuss, Mr. Hansen made a motion to adjourn. The motion was seconded by Mr. Arnold; all voted in favor. The meeting was adjourned at 7:09 PM.

Braden Mitchell

Jackie Manning, City Recorder

Date Approved: November 15, 2016