

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, November 15, 2016, held after the Regular City Council Meeting which began at 8:06 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

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

City Employees: Rodger Worthen, Executive Director
Steve Brooks, City Attorney
Mike Eggett, Community Development
Cody Cardon, Business Administrator
Rich Taylor, Community Services Director
Jackie Manning, City Recorder

Excused:

Visitors: Cody Deeter, Lewis Young Robertson & Burningham Inc.

A. Welcome & Roll Call

The RDA Board meeting began at 8:06 PM. Mr. 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 the RDA Meeting that was held on September 20, 2016

Chairman Searle invited discussion regarding the September 20, 2016 RDA Meeting Minutes, to which there were no requested changes.

MOTION: Mr. Ellis 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. Reports & Discussion Items

1. Presentation and Discussion regarding Annual 2016 RDA Financial Report

Cody Deeter, Attorney for Lewis, Young, Robertson and Burningham, presented the Annual 2016 RDA Financial Report. Mr. Deeter explained this is to provide information to the RDA board and taxing entities as required by state statute.

Mr. Deeter explained there are currently 3 active RDA project areas, with 2 areas not yet activated. He stated the Riverdale Road RDA project area will expire this year. The area will remain active until the balance is spent. He further explained the 1050 West RDA project area has 5 years remaining, and the 550 West RDA project area has 8 years remaining.

Mr. Deeter discussed and referred to the packet materials which displayed financial graphs and detailed reports for the RDA Areas.

Mr. Deeter discussed the 700 West Community Development Area and stated he will be meeting with the taxing entities soon.

Councilor Griffiths asked about the option of extending the RDA project areas that will be expiring soon. Mr. Deeter discussed the state statute requirements in requesting extensions and didn't feel any of the requirements would apply to the Riverdale RDA project areas.

2. Report/Update regarding 550 West RDA progress.

Rodger Worthen, Executive RDA Director, discussed the tree removal in the 550 West Area. He stated there will be details pertaining to real estate that will be discussed during the closed executive session. Mr. Worthen stated he is continually working with Dee Hansen for development opportunities in that area.

3. Report on Senior Center Financials

Mr. Worthen stated this information is provided at the Council's request. He explained he has met with the prior City Administrator, and prior RDA Executive Director, Larry Hansen, regarding the Senior Center and the financials pertaining to that building. He provided a history regarding the financial operation, as seen in the packet.

Mr. Worthen clarified that once the bond for the Senior Center is paid in full, the rents collected should cover most of the expenses for the operation of the Senior Center. He discussed the rental increase that will take effect in January of 2017. He discussed the maintenance needs for the Senior Center and discussed the need to budget for continual maintenance items.

Mr. Worthen discussed the option of expanding the Senior Center to include 8-10 additional units, which rental fees would assist in off-setting the increasing maintenance costs for the Senior Center. Mr. Worthen discussed the various options that may be available to the City for the expansion. All options are being reviewed and may be presented at the Strategic Planning Meeting.

E. Action Items:

1. Consideration and Discussion regarding Resolution R2016-08, Dissolving the Weber River RDA.

Mr. Worthen summarized an executive summary which explained:

The City was recently contacted by Weber County concerning the existence of an RDA in Riverdale that had never been officially removed from the county records as an RDA. Upon further review from legal, it was recommended that both the RDA Board and the City Council take action to dissolve the RDA.

The Weber River RDA was created in 1994, with the first year of tax increment being in 1995 and a life span not to exceed 12 years. That puts the life of the RDA expiring in 2007. The dissolution would be appropriate, in an effort to clean up any records for the County.

Mr. Worthen further explained if the Resolution is approved tonight, this item will appear before the City Council to be passed by City ordinance at their next City Council meeting.

MOTION: Mr. Mitchell made a motion to approve resolution, R2016-08, dissolving the Weber River RDA. Mr. Arnold seconded the motion.

There was no further discussion regarding this motion.

ROLL CALL VOTE: Mr. Ellis, Mr. Griffiths, Mr. Arnold, Mr. Mitchell, and Mr. Hansen all voted in favor of dissolving the Weber River RDA.

Mayor Searle called for a motion to adjourn into the executive session.

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. Griffiths seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Mr. Griffiths, Mr. Arnold, Mr. Mitchell, Mr. Hansen and Mr. Ellis, all voted in favor of adjourning into the closed executive session.

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. Arnold, Mr. Mitchell, Mr. Hansen, Mr. Ellis, and Mr. Griffiths, all voted in favor of adjourning out of closed executive session and back into the regular meeting.

F. Discretionary Items

There were discretionary items.

G. Adjournment.

MOTION: Having no further business to discuss, Mr. Mitchell made a motion to adjourn. The motion was seconded by Mr. Ellis; all voted in favor. The meeting was adjourned at 8:57 PM.

Norm Searle, Chairman

Jackie Manning, City Recorder

Date Approved: December 20, 2016