

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, January 17, 2017, held after the Regular City Council Meeting which began at 6:22 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
Jackie Manning, City Recorder

Visitors: None.

A. Welcome & Roll Call

The RDA Board meeting began at 6:22 PM. Norm Searle, the RDA Chairman, called the meeting to order and stated for the record that all board members were present. No members of the public 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 December 20, 2016

Chairman Searle invited discussion regarding the December 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. Update/Report on 700 West CDA

Rodger Worthen, the RDA Executive Director, provided an update regarding the 700 West CDA. He explained he met with the Weber School District, who requested that the 700 West CDA Area have districts with assigned projects in each district. Mr. Worthen is currently working on their request, including areas that could benefit from storm water improvements. The contracted City Engineer, Scott Nelson, will also be reviewing the proposed projects. Mr. Worthen is hoping to have more information at the next RDA Board Meeting.

2. Update/Report on 550 West RDA

Mr. Worthen stated Dee Hansen had met with property owners along Riverdale Road, located within the 550 West RDA Area and it is not looking promising. There have been trees cleared in that area, but they still haven't received any interested parties regarding the front parcels. Mr. Worthen stated if there are not joint efforts in developing the properties within the 550 West RDA Area, development may not happen. Mr. Worthen and Dee Hansen will continue their efforts in meeting with various property owners in hopes to reach a resolution.

Mr. Griffiths asked if the property owners were aware of the geotech study that was conducted in the 550 West Area. Mr. Griffiths felt if the property owners had the data from the study it may compel them to be more open to participating in the 550 West RDA. Mr. Worthen stated the property owners are aware of the high water table, and the slope issues, but he did not believe they had a copy of the geotech study.

Mr. Hansen asked if land was being used as leverage in order to encourage property owners to participate in the 550 West RDA Area. Mr. Worthen clarified he is looking at joint efforts for an overall development versus single individual projects/developments within the RDA area and that is the information that has been relayed to the property owners. Mr. Worthen discussed Utah Department of Transportation (UDOT) and explained their standpoint regarding access points to Riverdale Road.

Mr. Hansen asked if there was another meeting scheduled with property owners and Mr. Worthen stated it is in progress but no official date as of yet.

E. Discretionary Items

Mr. Hansen asked for an update regarding the Unity property. Mr. Worthen stated he has reached out to the property owners (Unity) but no definitive meeting has been set as of yet.

Mr. Ellis asked if Best Burger was closed, and Mr. Worthen was unsure.

F. Adjournment

MOTION: Having no further business to discuss, Mr. Mitchell made a motion to adjourn. The motion was seconded by Mr. Arnold; all voted in favor. The meeting was adjourned at 6:32 PM.

Norm Searle, Chairman

Jackie Manning, City Recorder

Date Approved: May 16, 2017