

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, June 5, 2018 held after the Regular City Council Meeting, 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 Alan Arnold Cody Hansen Bart Stevens
City Employees:	Rodger Worthen, RDA Executive Director Steve Brooks, City Attorney Mike Eggett, Community Development Jackie Manning, City Recorder
Visitors:	Lori Fleming

A. Welcome & Roll Call

The RDA Board meeting began at 7:21 p.m. Mr. Searle called the meeting to order and welcomed all in attendance and stated for the record that all board members were present.

B. Public Comment

There were no public comments.

C. Consent Items

1. Consideration to approve meeting minutes from the May 15, 2018 RDA Meeting.

During the Work Session meeting, Chariman Searle made note of an error on line 37, where Mr. Arnold is listed as making the motion and seconding the motion. Mrs. Manning agreed to make the correction to the motion. There were no additional requested changes.

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

D. Action Items

1. Consideration of Resolution R2018-01, to amend the Developer Agreement between the Riverdale City RDA and Grand Slam Ventures, LLC.

Rodger Worthen, the Executive Director for the RDA, summarized the executive summary which explained:

Recently the RDA staff received bids for redevelopment of 500 West Street as part of the GSV construction of a new Krispy Kreme restaurant building/pad. Associated with the restaurant are the roadway improvements for the access into the east side of the RDA area. The cost estimates approved previously were deficient as per several UDOT requirements, inflationary pressures, and additional construction material and items added to the scope of work not included within the initial estimate. RDA staff recommends approval as per the initial agreement amending the amount provided from \$210,000 to \$381,669.58. Mr. Worthen felt the road improvements would benefit the entire RDA area.

There was a discussion regarding the removal of the median located along Riverdale Road and approximately 500 West. Councilmember Stevens expressed concerns regarding safety if the median is removed. Mr. Worthen explained as Riverdale Road is a state road, the Utah Department of Transportation (UDOT) will not remove the median unless it meets a set of criteria, which takes safety into consideration. There was a discussion regarding the loss of business that occurred when UDOT installed the median. It was assumed that the median removal could potentially help businesses within that area.

Mr. Hansen expressed reservations about approving the additional amount with relation to the RDA budget and with relation to future road construction needs in that RDA area; but he also understood the existing commitment in place.

MOTION: Mr. Hansen moved to approve Resolution R2018-01, to amend the Developer Agreement between Grand Slam Ventures, LLC and the Riverdale City RDA Board. Mr. Stevens seconded the motion.

There was a discussion as to whether the motion should include the amount. Mr. Worthen recommended rounding up to \$385,000. Mr. Hansen and Mr. Stevens agreed to amend the motion to include the amount of \$385,000.

AMENDED MOTION: Mr. Hansen moved to amend his motion to approve Resolution R2018-01, to amend the Developer Agreement between Grand Slam Ventures, LLC and the Riverdale City RDA Board in the amount of \$385,000. Mr. Stevens seconded the amended motion.

Mr. Worthen discussed the importance of the timing of the preconstruction meeting. He felt one month in advance was more advisable to allow for all financial logistics of the agreement to be in place prior to appearing on the RDA agenda. Mike Eggett, in Community Development, explained in reference to future roadways within the RDA area, it should be more financially feasible, because the developer would assume the majority of those costs.

Mr. Arnold expressed discomfort in how underestimated this RDA project has been in relation to the agreement and overall costs. He hopes this doesn't occur again, especially with other projects within the City. Mr. Worthen discussed the construction bid with relation to current construction inflation costs and explained the original development agreement was developed using prior construction bid estimates (before the inflation began). Mr. Worthen agreed to consider this in future projects.

ROLL CALL VOTE: Mr. Ellis, Stevens, Arnold, Mitchell and Hansen all voted in favor of the motion. The motion carried with a unanimous vote.

Chairman Searle noted a typographical error in the resolution where Riverdale Road was written as "Riverdale River Road". City staff made note and agreed to make the changes before Chairman Searle signed the resolution.

E. Reports & Discussion Items

Mr. Eggett summarized the executive summary which explained:

The annual contractual tax increment payments to Developers per attached Summary of Payments schedule and detail schedules is reported for information to the Board.

Total of Payments	\$ 198,528
Total Budgeted	\$ 210,000
(Under) Budget by	\$ (11,472)

The RDA Agency is obligated annually by agreement to reimburse developers part of the increased property taxes they have paid following their redevelopment activities. The details of these payments are represented on the other attachments to this summary.

The RDA payments are under budget principally due to a conservative estimate for increment income based on Weber County assessed market values for associated properties.

It was noted that the Riverdale Road RDA obligations have been fulfilled and no further increment payments are scheduled to be paid to H&P Investments LLC, Shopko, or Unity Enterprises LLC.

Mr. Eggett noted that Sports Clips was missing from the property payments, as such Mr. Eggett will follow up with Weber County regarding the reason for this.

There were no comments regarding this item.

F. Discretionary Items

There were no discretionary items.

G. Adjournment

MOTION: Having no further business to discuss, Mr. Hansen made a motion to adjourn. The motion was seconded by Mr. Mitchell; all voted in favor. The meeting was adjourned at 7:40 p.m.

Norm Searle, Chairman

Jackie Manning, City Recorder

Date Approved: June 19, 2018