

RIVERDALE CITY RDA BOARD
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY OCTOBER 21, 2014

Board Meeting (Time approximate following City Council meeting which starts 6 p.m.)

- A. **Welcome & Roll Call**
- B. **Open Communications**
(This is an opportunity to address the Riverdale Redevelopment Agency regarding your concerns or ideas. Please try to limit your comments to three minutes.)
- C. **Consent Items**
1. **Review of August 19, 2014 RDA Meeting minutes**
Review of August 19, 2014 RDA Executive Session Meeting minutes
- D. **Reports and Presentations**
1. **Treasury Reports**
- E. **Action Items**
1. **Consideration of authorization for RFPs for RDA Consulting Services**
Presenter: Rodger Worthen, Executive Director
- F. **Discretionary Items**
- G. **Adjournment**

- The public is invited to attend all RDA meetings.
- In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541.
- This agenda has been properly posted and a copy provided to local news media

**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
October 21, 2014**

AGENDA ITEM: B

SUBJECT: Open Communications

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Open agenda item provided for any interested person to be able to speak about any topic.

INFORMATION: Per Governing Body desire, this item will be placed on the agenda as a permanent and regular item.

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**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
October 21, 2014**

AGENDA ITEM: C1

SUBJECT: Review meeting minutes from:
August 19, 2014 RDA Meeting minutes
August 19, 2014 RDA Executive Session Meeting minutes

PETITIONER: RDA Secretary

ACTION REQUESTED BY PETITIONER: Approve Minutes.

INFORMATION: See attached minutes as follows:

[August 19, 2014 RDA Meeting minutes](#)

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Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **August 19, 2014** at 9:16 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Chairman
Don Hunt
Braden Mitchell
Brent Ellis

Members Excused: Gary E. Griffiths
Michael Staten

Others Present: Rodger Worthen, Executive Director, Steve Brooks, City Attorney, Mike Eggett, Community Development Director; Ember Herrick, City Recorder and no members of the public.

A. Welcome and Roll Call

Chairman Norm Searle called the meeting to order and welcomed all those present. He noted that all Board Members were present except Board members Staten and Griffiths, who are excused.

B. Open Communications

Chairman Searle noted no members of the public are present to speak during open communications.

C. Consent Items

1. Review of June 17, 2014 Redevelopment Agency Meeting minutes

Chairman Searle asked for any corrections to the previous meeting minutes and none were noted in addition to the change in the second action item roll call vote noted in the work session.

Motion: Mr. Ellis moved to approve the consent items with the change noted in the work session. Mr. Mitchell seconded the motion.

Chairman Searle asked for discussion on the motion and none was noted.

Call the Question: The motion passed unanimously.

D. Reports and Presentations

1. May Treasury Report

Chairman Searle asked for any questions or comments about the May treasury report and none were noted.

E. Action Items

1. Consideration of repairing Riverdale's Senior Center Fire Suppression System

Mr. Worthen said Riverdale's Senior Center Fire Suppression System is in need of repairs and he asked authorization for an amount not to exceed \$20,000. Mr. Worthen asked for any comments or questions and none were noted.

Motion: Mr. Mitchell moved to approve repairing Riverdale's Senior Center Fire Suppression System for an amount not to exceed \$20,000. Mr. Hunt seconded the motion.

Chairman Searle asked for discussion on the motion and there was none.

Roll Call Vote: Mr. Mitchell, aye; Mr. Hunt, aye; and Mr. Ellis, aye. The motion passed unanimously.

Executive Session

Consideration of adjournment into Closed Executive Session for the purpose of strategy sessions to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms pursuant to Utah Code §52-4-5(1)(a)(iv).

Motion: Mr. Mitchell moved to adjourn into closed executive session for the purpose of strategy sessions to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms pursuant to Utah Code §52-4-5(1)(a)(iv). Mr. Hunt seconded the motion.

Call the Question: The motion passed unanimously.

The meeting adjourned at 9:20 p.m.

Motion: Mr. Ellis moved to adjourn out of closed executive session for the purpose of strategy sessions to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms pursuant to Utah Code §52-4-5(1)(a)(iv). Mr. Hunt seconded the motion.

Call the Question: The motion passed unanimously.

The meeting resumed at 9:43 p.m.

2. Consideration of action on purchase, exchange, or lease of real property

F. Discretionary items

Chairman Searle asked the Board for any discretionary items and none were noted.

G. Adjournment

With no further business to come before the Board at this time, Mr. Mitchell moved to adjourn the meeting. Mr. Ellis seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:44 p.m.

Approved: October 21, 2014

Attest:

Norm Searle, Chairman

Rodger Worthen, Executive Director

DRAFT

**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
October 21, 2014**

AGENDA ITEM: D1

SUBJECT: RDA Treasury Reports

PETITIONER: Business Administration

ACTION REQUESTED BY PETITIONER: Review of RDA Treasury Reports

INFORMATION: [June RDA Treasury Report](#)

[July RDA Treasury Report](#)

[August RDA Treasury Report](#)

[September RDA Treasury Report](#)

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Condition of the Treasury
Riverdale City Redevelopment Agency
Report as of June 30, 2014

| | <u>Amount of Money on Hand</u> | | | <u>For the Month Reported</u> | | <u>For the Fiscal Year To Date</u> | | |
|----------------------------|--------------------------------|-----------------|---------------------|-------------------------------|---------------------|------------------------------------|---------------------|-------------------|
| | <u>Savings</u> | <u>Checking</u> | <u>Cash Drawers</u> | <u>Revenues</u> | <u>Expenditures</u> | <u>Revenues</u> | <u>Expenditures</u> | <u>Difference</u> |
| RDA General Fund | \$300,435 | | | \$2,018 | \$1,071 | \$26,834 | \$5,803 | \$21,031 |
| Riverdale Road RDA Fund | \$1,246,010 | | | \$23,144 | \$476 | \$311,001 | \$129,983 | \$181,018 |
| 1050 West RDA Fund | (\$1,153) | | | (\$335) | \$0 | (\$335) | \$0 | (\$335) |
| Weber River RDA Fund | | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| 550 West RDA Fund | \$250,008 | | | \$19,806 | \$0 | \$266,710 | \$213,343 | \$53,367 |
| West Bench RDA Fund | (\$53,993) | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Statutory Housing RDA Fund | (\$43,008) | | | \$5,425 | \$911 | \$72,071 | \$458,160 | (\$386,088) |
| Housing RDA Fund | \$785,204 | | | \$6,680 | \$243 | \$87,410 | \$17,027 | \$70,382 |
| Senior Facility Fund | \$1,305,381 | | | \$35,202 | \$17,835 | \$438,185 | \$242,471 | \$195,714 |
| Total | \$3,788,883 | \$0 | \$0 | \$91,940 | \$20,536 | \$1,201,876 | \$1,066,786 | \$135,090 |

Condition of the Treasury
Riverdale City Redevelopment Agency
Report as of July 31, 2014

| | <u>Amount of Money on Hand</u> | | | <u>For the Month Reported</u> | | <u>For the Fiscal Year To Date</u> | | |
|----------------------------|--------------------------------|-----------------|---------------------|-------------------------------|---------------------|------------------------------------|---------------------|-------------------|
| | <u>Savings</u> | <u>Checking</u> | <u>Cash Drawers</u> | <u>Revenues</u> | <u>Expenditures</u> | <u>Revenues</u> | <u>Expenditures</u> | <u>Difference</u> |
| RDA General Fund | \$301,234 | | | \$764 | \$0 | \$764 | \$0 | \$764 |
| Riverdale Road RDA Fund | \$1,247,495 | | | \$1,484 | \$0 | \$1,484 | \$0 | \$1,484 |
| 1050 West RDA Fund | (\$1,153) | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Weber River RDA Fund | \$0 | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| 550 West RDA Fund | \$251,289 | | | \$1,281 | \$0 | \$1,281 | \$0 | \$1,281 |
| West Bench RDA Fund | (\$53,993) | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Statutory Housing RDA Fund | (\$42,683) | | | \$325 | \$0 | \$325 | \$0 | \$325 |
| Housing RDA Fund | \$786,288 | | | \$1,927 | \$501 | \$1,927 | \$501 | \$1,426 |
| Senior Facility Fund | \$1,305,473 | | | \$11,831 | \$11,308 | \$11,831 | \$11,308 | \$523 |
| Total | \$3,793,949 | \$0 | \$0 | \$17,612 | \$11,809 | \$17,612 | \$11,809 | \$5,803 |

Condition of the Treasury
Riverdale City Redevelopment Agency
Report as of August 31, 2014

| | <u>Amount of Money on Hand</u> | | | <u>For the Month Reported</u> | | <u>For the Fiscal Year To Date</u> | | |
|----------------------------|--------------------------------|-----------------|---------------------|-------------------------------|---------------------|------------------------------------|---------------------|--------------------|
| | <u>Savings</u> | <u>Checking</u> | <u>Cash Drawers</u> | <u>Revenues</u> | <u>Expenditures</u> | <u>Revenues</u> | <u>Expenditures</u> | <u>Difference</u> |
| RDA General Fund | \$300,873 | | | \$740 | \$1,140 | \$1,504 | \$1,140 | \$364 |
| Riverdale Road RDA Fund | \$1,247,531 | | | \$1,286 | \$1,250 | \$2,770 | \$1,250 | \$1,520 |
| 1050 West RDA Fund | (\$1,153) | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Weber River RDA Fund | \$0 | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| 550 West RDA Fund | \$252,399 | | | \$1,110 | \$0 | \$2,391 | \$0 | \$2,391 |
| West Bench RDA Fund | (\$53,993) | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Statutory Housing RDA Fund | (\$42,404) | | | \$280 | \$0 | \$605 | \$0 | \$605 |
| Housing RDA Fund | \$977,028 | | | \$189,974 | \$807 | \$191,901 | \$1,308 | \$190,593 |
| Senior Facility Fund | \$688,881 | | | \$15,221 | \$631,923 | \$27,052 | \$643,232 | (\$616,180) |
| Total | \$3,369,161 | \$0 | \$0 | \$208,611 | \$635,120 | \$226,224 | \$646,930 | (\$420,706) |

Condition of the Treasury
Riverdale City Redevelopment Agency
Report as of September 30, 2014

| | <u>Amount of Money on Hand</u> | | | <u>For the Month Reported</u> | | <u>For the Fiscal Year To Date</u> | | |
|----------------------------|--------------------------------|-----------------|---------------------|-------------------------------|---------------------|------------------------------------|---------------------|--------------------|
| | <u>Savings</u> | <u>Checking</u> | <u>Cash Drawers</u> | <u>Revenues</u> | <u>Expenditures</u> | <u>Revenues</u> | <u>Expenditures</u> | <u>Difference</u> |
| RDA General Fund | \$301,548 | | | \$749 | \$1 | \$2,254 | \$1,141 | \$1,113 |
| Riverdale Road RDA Fund | \$1,249,122 | | | \$1,591 | \$0 | \$4,361 | \$1,250 | \$3,111 |
| 1050 West RDA Fund | (\$1,153) | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Weber River RDA Fund | \$0 | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| 550 West RDA Fund | \$253,664 | | | \$1,265 | \$0 | \$3,656 | \$0 | \$3,656 |
| West Bench RDA Fund | (\$53,993) | | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Statutory Housing RDA Fund | (\$42,083) | | | \$321 | \$0 | \$926 | \$0 | \$926 |
| Housing RDA Fund | \$975,465 | | | \$2,881 | \$116 | \$194,782 | \$1,424 | \$193,358 |
| Senlor Facility Fund | \$685,633 | | | \$12,638 | \$15,476 | \$39,690 | \$658,707 | (\$619,018) |
| Total | \$3,368,203 | \$0 | \$0 | \$19,445 | \$15,593 | \$245,669 | \$662,522 | (\$416,854) |

**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
October 21, 2014**

AGENDA ITEM: E1

SUBJECT: Consideration of authorization for RFPs for RDA Consulting Services

PETITIONER: Rodger Worthen, Executive Director

ACTION REQUESTED BY PETITIONER: Consideration of authorization for RFPs for RDA Consulting Services

INFORMATION: [Executive Summary](#)

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Redevelopment Agency Board
Executive Summary



Agency Board Meeting on October 21, 2014

Summary of Proposed Action

Request consideration of granting Executive Administrator Rodger Worthen authorization to issue RFP for consulting service to investigate creation of RDA.

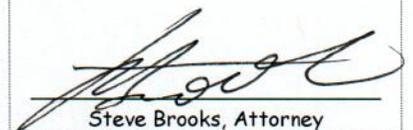
Requested By

Petitioner(s): Rodger Worthen, Executive Director

Summary

Requesting authorization from the RDA board be granted to Executive Director Rodger Worthen to issue an informal Request for Proposal (RFP) to consultants with experience and expertise in the investigation, analysis, and creation of Redevelopment Area Project Studies. The area to be studied for a potential RDA are properties in the vicinity of 700 West and Riverdale Road. Once responses are received from potential consultants, approval and funding requests for the study will be brought forth for review and approval from the RDA board.

Legal Comments - City Attorney



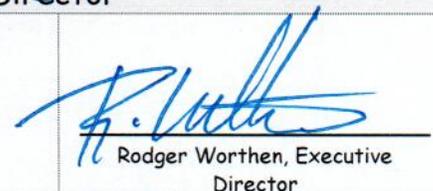
Steve Brooks, Attorney

Fiscal Comments - Treasurer/Budget Officer



Lynn Fortie, Treasurer

Administrative Comments - Executive Director



Rodger Worthen, Executive Director

**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
October 21, 2014**

AGENDA ITEM: F

SUBJECT: Discretionary Items

PETITIONER: Elected, Appointed, and Staff

ACTION REQUESTED BY PETITIONER: Open agenda item provided for comments or discussion on discretionary items.

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