

RIVERDALE CITY RDA BOARD
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY APRIL 21, 2015

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 March 17, 2015 RDA Meeting minutes**
Review of March 17, 2015 RDA Executive Session Meeting minutes
- D. **Reports and Presentations**
1. **Treasury Reports**
- E. **Action Items**
1. **Consideration of memorializing RDA Project Areas and financial obligations**
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
April 21, 2015**

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
April 21, 2015**

AGENDA ITEM: C1

SUBJECT: Review meeting minutes from:
March 17, 2015 RDA Meeting minutes
March 17, 2015 RDA Executive Session Meeting minutes

PETITIONER: RDA Secretary

ACTION REQUESTED BY PETITIONER: Approve Minutes.

INFORMATION: See attached minutes as follows:

[March 17, 2015 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, **March 17, 2015** at 6:47 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Chairman
Don Hunt
Braden Mitchell
Brent Ellis
Michael Staten
Gary E. Griffiths

Others Present: Rodger Worthen, Executive Director, Steve Brooks, City Attorney; 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, noting that all Board Members are in attendance.

B. Open Communications

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

C. Consent Items

- 1. Review of January 20, 2015 RDA Meeting minutes
Review of January 20, 2015 RDA Executive Session Meeting minutes**

Chairman Searle asked for any corrections to the previous meeting minutes and none were noted.

Motion: Mr. Staten moved to approve the consent items. Mr. Hunt seconded the motion. There was no discussion on the motion.

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

Call the Question: The motion passed unanimously.

D. Reports and Presentations

- 1. Treasury Reports**

Chairman Searle asked for any questions or comments about the treasury reports and none were noted. RDA Executive Director Rodger Worthen said he and Community Development Director Michael Eggett and Business Administrator Lynn Fortie recently met with RDA Attorney Randy File to discuss memorializing RDA decisions not previously adopted through resolution to document transactions and ensure that monies are reimbursed to the appropriate funds. Mr. Worthen said he is working on a memorialization resolution for the RDA Board to consider at their next meeting. He said because of recent property acquisitions by the RDA in the 550 West Project Area the statutory housing fund is low, but Mr. Fortie informed him that

money can be utilized from other RDA funds for statutory housing projects. Mr. Worthen said the West Bench Project Area hasn't been triggered yet but there have been some costs associated with the creation of this RDA so the fund is in the red. He said when the tax increment is triggered for this area these costs are expected to be recouped.

E. Action Items

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. Ellis 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. Griffiths seconded the motion.

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

Call the Question: The motion passed unanimously.

The meeting adjourned at 6:52 p.m.

Motion: Mr. Hunt 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. Mitchell seconded the motion.

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

Call the Question: The motion passed unanimously.

The meeting resumed at 7:03 p.m.

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

Chairman Searle asked for authorization for the RDA to purchase two pieces of residential property in the RDA 550 West Project Area under the terms negotiated by Executive Director Rodger Worthen and Community Development Director Michael Eggett as outlined in the executive session.

Motion: Mr. Ellis moved to authorize the RDA Executive Director to proceed with discussions on the purchase, exchange, or lease of

real property as discussed in the executive session. Mr. Griffiths seconded the motion.

Chairman Searle asked for discussion on the motion and Mr. Hunt asked if the purchase prices should be listed and he was advised this isn't something that should be disclosed while negotiations are still pending.

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

F. Discretionary items

Chairman Searle asked the Board for any discretionary items and said when he attends sewer board meetings the chairman of that body will call for motions to help expedite long meetings and he said he has been trying this approach during tonight's Council and RDA meetings and he would like some feedback. City Attorney Steve Brooks said these are public meetings and it is important that the public understand the motion the Council is voting on but as long as the motion is clearly disclosed he doesn't see a problem with the mayor or chairman calling for motions. Mr. Hunt said if the wording "motion to approve" is used it presupposes the Council is in favor of the action item and he said he has some concerns this could lead or influence council members in their vote. Mr. Griffith said he and Mr. Hunt have discussed this together and it could appear to the public to take away the body's objectivity. Mr. Hunt said he has never felt pressured by Chairman Searle but public perception could be different with the Mayor calling for motions. Chairman Searle said he can sense the tone of the debate by listening to the Council's comments and he said he wants to move the agenda forward without being perceived as trying to influence the outcome of the vote. Mr. Staten said he appreciates serving on Riverdale's City Council because the debate and discourse is civil and he shared an anecdote about a time he attended a meeting in another city where the mayor called for a motion to "shoot this proposal in the head" which he said has led to litigation.

G. Adjournment

With no further business to come before the Board at this time, Mr. Mitchell moved to adjourn the RDA meeting. Councilor Hunt seconded the motion and the meeting adjourned at 7:15 p.m.

Approved: April 21, 2015

Attest:

Norm Searle, Chairman

Rodger Worthen, Executive Director

**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
April 21, 2015**

AGENDA ITEM: D1

SUBJECT: Treasury Report

PETITIONER: Business Administrator

ACTION REQUESTED BY PETITIONER: Information Only

INFORMATION: [March Report](#)

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Condition of the Treasury
Riverdale City Redevelopment Agency
Report as of March 31, 2015

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
RDA General Fund	\$319,272			\$2,080	\$0	\$22,839	\$4,103	\$18,736
Riverdale Road RDA Fund	\$1,529,770			\$16,263	\$0	\$292,468	\$8,709	\$283,759
1050 West RDA Fund	(\$1,153)			\$0	\$0	\$0	\$0	\$0
550 West RDA Fund	\$485,616			\$12,375	\$0	\$235,608	\$0	\$235,608
West Bench RDA Fund	(\$53,993)			\$0	\$0	\$0	\$0	\$0
Statutory Housing RDA Fund	\$31,233			\$17,307	(\$207)	\$76,751	\$2,510	\$74,242
Housing RDA Fund	\$859,620			(\$8,418)	\$180,297	\$267,853	\$181,931	\$85,923
Senior Facility Fund	\$816,699			\$33,862	\$138,040	\$364,596	\$853,313	(\$488,717)
Total	\$3,987,064	\$0	\$0	\$73,468	\$318,130	\$1,260,116	\$1,050,566	\$209,551

**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
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AGENDA ITEM: E1

SUBJECT: Consideration of memorializing RDA Project Areas and financial obligations

PETITIONER: Rodger Worthen, Executive Director

ACTION REQUESTED BY PETITIONER: Consideration of memorializing RDA Project Areas and financial obligations

INFORMATION: [Executive Summary](#)

[Memorialization Report](#)

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Riverdale RDA Executive Summary

For the Riverdale RDA meeting on:
April 21, 2015

Petitioner:
Ex. Director Rodger Worthen

Summary of Proposed Action

Present and memorialize via discussion/minutes the financial and historic uses of RDA funds within the development activities of the respective Riverdale RDA areas.

Summary of Supporting Facts & Options

RDA advisory staff recommend the decisions and financial transactions made during the life of the Riverdale City's RDA areas be memorialized for future decision making and ensuring the funding sources for each RDA project area is repaid as projects are completed and property is sold or developed. Mr. Mike Eggett has logged the respective RDA transactions on the attached excel spread sheet to be the guiding document in the repayment of respective RDA monies to statutory housing and regular RDA housing, in addition to the other RDA transactions that will need to be documented.

Legal Comments - City Attorney

Steve Brooks, Attorney

Fiscal Comments - Treasurer/Budget Officer

Lynn Fortie, Treasurer

Administrative Comments - City Administrator

Larry Hansen, City Administrator

550 West RDA - Purchased Properties Total Summary

Property	Size (Acres)	Address Approx.	Purchase Date	Funds Used	Purchase Amt	Total Paid Amt
FDIC Owned	8.52	550 West (bench east)	12/16/2009	Cap Projects	\$201,020.28	\$214,266.32
06-030-0012	0.44	4267 S 500 W	9/21/2010	Gen. House	\$137,584.14	\$146,411.25
06-030-0007	0.45	4288 S 500 W	8/15/2013	Stat. House	\$150,290.00	\$160,739.00
06-030-0010	0.3952	4285 S 500 W	3/10/2014	Stat. House	\$125,421.00	\$125,421.00
06-030-0011	0.42	4295 S 500 W	3/28/2014	Stat. House	\$170,236.00	\$170,236.00
06-030-0006	0.51	4276 S 500 W	3/18/2015	Gen. House	\$180,060.20	TBD
Total Acres	10.7352					

Stat House	Total Purch	\$445,947.00	Total Paid	\$456,396.00
Gen House	Total Purch	\$317,644.34	Total Paid	\$146,411.25 +TBD
Cap Projects	Total Purch	\$201,020.28	Total Paid	\$214,266.32
Grand Total		\$964,611.62		\$817,073.57 +TBD

Prospective RDA Properties

Assessed Value + \$50,000 RDA

06-030-0008	0.45	4296 S 500 W Stephanie Young/Howert	\$113,263.00	\$163,263.00
06-030-0005	0.55	4270 S 500 W Afton & Arlen Morton	\$82,523.00	\$132,523.00
06-030-0033	0.1857	4255 S 500 W Bret Bandley etal	\$124,729.00	\$174,729.00
06-030-0032	0.199	4249 S 500 W Bret Bandley etal	\$88,357.00	\$138,357.00
		Totals	\$408,872.00	\$608,872.00

**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
April 21, 2015**

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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