



RIVERDALE CITY RDA BOARD
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY AUGUST 2, 2016

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. Consideration of approving meeting minutes for the RDA Meeting that was held on June 21, 2016.
2. Discussion and consideration to set a public hearing for August 16, 2016 at 6:00 PM, regarding the draft of the 700 West Community Development Project Area Plan to allow public comment on the Draft Project Area Plan and whether the Draft Project Area Plan should be revised, approved, or rejected.

D. Action Items

1. Consideration to list RDA (Redevelopment Agency of Riverdale City) Home for sale; property located at 4425 South 900 West in Riverdale City, Utah 84405.

Presenter: Rodger Worthen, Executive Director

E. Discretionary Items

F. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 X 1232 at least 48 hours in advance of the meeting. The Public is invited to attend City Council Meetings.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 29th day of July at the Riverdale City Hall Noticing Board, on the Riverdale City Website at <http://www.riverdalecity.com/>, as well as the Public Notice Website: <http://www.utah.gov/pmn/index.html> Public Notice Website. A copy was also provided to the Standard-examiner on July 29, 2016.

Jackie Manning
Riverdale City Recorder

**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
August 2, 2016**

AGENDA ITEM: C1

SUBJECT: Review and Consideration of Meeting Minutes

PRESENTER: Jackie Manning, City Recorder

INFORMATION: [a. June 21, 2016 RDA Meeting Minutes](#)

[BACK TO AGENDA](#)

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, June 21, 2016, held after the Regular City Council Meeting which began at 7:36 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

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

City Employees: Steve Brooks, City Attorney
Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused: Rodger Worthen, Executive Director

A. Welcome & Roll Call

The RDA Board meeting began at 7:36 PM. Chairman Searle called the meeting to order and welcomed all in attendance and stated for the record that all board members were present. Chairman Searle excused Mr. Worthen, the Executive Director for the RDA board.

B. Open Communications

There were no open communications.

C. Consent Items

1. Meeting Minutes for RDA Meeting June 7, 2016

Chairman Searle invited discussion regarding the June 7, 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. Action Items

1. a. Public Hearing: to receive and consider public comment regarding the proposed amendments for the RDA budget for fiscal year 2015-2016.

Cody Cardon, Business Administrator, summarized an executive summary which explained:

The Redevelopment Agency's fiscal year end is approaching and as such the financial statements have been reviewed for possible amendments. The amendments are summarized in the attached exhibit for the Council's consideration. Mr. Cardon welcomed questions.

MOTION: Mr. Hansen made a motion to open the public hearing. The motion was seconded by Mr. Arnold; all voted in favor.

No members of the public were present to comment.

MOTION: Mr. Arnold made a motion to close the public hearing. The motion was seconded by Mr. Mitchell; all voted in favor.

b. Consideration of Resolution R2016-04, amendment of the RDA budget for fiscal year 2015-2016.

There was no further discussion regarding this item.

MOTION: Mr. Arnold made motion to approve Resolution R2016-04, amendment of the RDA budget for fiscal year 2015-2016. Mr. Griffiths seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Board Members Mr. Mitchell, Hansen, Ellis, Griffiths, Arnold all voted in favor.

2. Consideration of R2016-05, approval of the Fiscal Year 2016-2017 RDA Budget.

There were no comments or questions regarding this item.

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MOTION: Mr. Arnold made motion to approve Resolution R2016-05, approval of the Fiscal Year 2016-2017 RDA Budget. Mr. Mitchell seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Board Members Mr. Hansen, Ellis, Griffiths, Arnold, Mitchell all voted in favor.

The Mayor called for a motion to move into the closed executive session.

MOTION: Mr. Griffiths 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. Arnold seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Board Members Mr. Ellis, Griffiths, Arnold, Mitchell, Hansen all voted in favor.

E. 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. Hansen 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. Arnold seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Board Members Mr. Griffiths, Arnold, Mitchell, Hansen and Ellis all voted in favor.

F. Discretionary Items

There were no discretionary items discussed.

G. 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 7:46 PM.

Norm Searle, Chairman

Jackie Manning, City Recorder

Date Approved: **August 2, 2016**

**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
August 2, 2016**

AGENDA ITEM: D1

SUBJECT: Consideration to list RDA Home for Sale.

PRESENTER: Rodger Worthen, Executive Director

INFORMATION: [a. Executive Summary](#)

[BACK TO AGENDA](#)



RDA Board Executive Summary

For the RDA meeting on:
August 02, 2016

Presenter:
RDA Exec. Director Rodger Worthen

Summary of Proposed Action

Approve RDA staff to list the remaining RDA home at 4425 South 900 West, Riverdale City for sale.

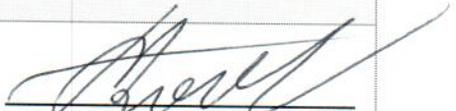
Summary of Supporting Facts & Options

Recently, the renters of the 1050 West RDA owned house at 4425 South 900 West have moved out of the home. Staff is seeking authorization from the RDA Board to list the home for sale at this time when the current real estate market is in positive action for existing home sales. The residence was initially purchased for approximately \$120k in May 2004 for the shelter needs of caretakers/employees assigned to the Sr. Center and its associated maintenance and care. However, the City mainly has utilized part-time employees to care for the maintenance of the Sr. Center; and no longer requires the house for its intended purpose. Nonetheless, the house and property does require City personnel to maintain the grounds and structure, as such the RDA would like to sale the home and relinquish the ongoing maintenance costs associated with the house and seeks approval of the board to place the home for sale.

The house no longer fulfills the objectives of the RDA plan and is a cost to the RDA/City. Unlike the City, the RDA is not required to hold a public hearing to sale their owned land. The code that states what the agency's powers are is 17C-1-202 (c-d).

The home is estimated to sale between \$180,000 to \$200,000 which far exceeds the purchase price. Staff would recommend to contract via RFP with a real-estate agent to properly establish the sale price for the property. The funds from the sale would be returned to the General RDA fund from whence they came.

Legal Comments - City Attorney


Steve Brooks, Attorney

Fiscal Comments - Treasurer/Budget Officer


Cody Cardon, Business
Administrator

Administrative Comments - City Administrator


Rodger Worthen, City
Administrator