



RIVERDALE CITY RDA BOARD
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY SEPTEMBER 20, 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 August 16, 2016.](#)

D. Reports & Discussion Items

1. [Discussion regarding Senior Housing rental units monthly rates.](#)
Presenter: Rodger Worthen, Executive Director
2. Report/Update regarding 550 West RDA progress.
Presenter: Rodger Worthen, Executive Director and Dee Hansen

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).

F. Discretionary Items

G. 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 16th day of September 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 September 16, 2016.

Jackie Manning
Riverdale City Recorder

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, August 16, 2016, 6:00 PM, held before the Regular City Council Meeting, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Board Members:	Norm Searle, Chairman		
	Brent Ellis		
	Braden Mitchell		
	Alan Arnold		
	Cody Hansen		
City Employees:	Rodger Worthen, Executive Director		
	Steve Brooks, City Attorney		
	Mike Eggett, Community Development		
	Jared Sholly, Fire Chief		
	Jackie Manning, City Recorder		
Excused:	Gary Griffiths		
Visitors:	Cody Deeter	Rob Sant	Timothy Henderson
	Erik Sorensen	Tanya Nielsen	Don Adamson
	Colin Crabtree	Larry Hansen	Clay Crabtree
	Miles Crabtree	Nick Floros	Lynn Fratto

A. Welcome & Roll Call

The RDA Board meeting began at 6:00 PM. Chairman Searle called the meeting to order and welcomed all in attendance and stated for the record that all board members were present, with the exception of Mr. Griffiths.

B. Pledge of Allegiance

Chairman Searle invited to Mr. Arnold lead the pledge of allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence to remember those that are serving in the military, the police department, the fire department, and all those who serve to protect our communities. Keep the RDA Board and City Council in your thoughts that they may make good decisions at tonight's meeting.

D. Open Communications

Mayor Searle invited comments/thoughts from the public and asked that they limit their comments to three minutes. No comments were made.

E. Consent Items

1. Consideration of approving Meeting Minutes for RDA Meeting held on August 2, 2016

Chairman Searle invited discussion regarding the August 2, 2016 RDA Meeting Minutes, to which there were no requested changes.

MOTION: Mr. Mitchell 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 of approval.

Action Items

1. Public Hearing: regarding the Draft 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.

Mr. Worthen summarized an executive summary which explained:

On October 21, 2014, the governing board of the Redevelopment Agency of Riverdale City authorized staff to move forward in the possible creation of a new Community Development Project Area (CDA). As such, on January 19, 2016 the RDA staff proposed and received board consensus to work with Lewis, Young, Robertson, & Burningham in this endeavor. One of the first steps is to identify a Project Area map and authorize creating an area plan via resolution as specified in Title 17C of Utah law. This work has been completed. The plan and budget have now been developed and notices have been mailed to respective land-owners and advertised in the local paper as required by state code. A public hearing is now necessary to gain input from land owners regarding the plan and budget.

A CDA Plan guides a vision of the city to develop the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. The creation of the Project Area and budget is being undertaken as a community development project pursuant to provisions

of Chapters 1 and 4 found within the Utah Community Development and Renewal Agencies Act, Utah Code Annotated Title 17C.

The Project Area envelopes both sides of Riverdale Road, between I-84 and the Weber River, and located centrally within the City's boundaries. The property encompasses approximately 191.01 acres of land. Additional information is found in the attached Draft Project Area Budget and Plan document from Lewis Young Robertson & Burningham.

It is estimated that during the 20-year life of the Project Area Budget, property Tax Increment (TIF) could be generated in the approximate amount of net present value of \$5.08 million dollars. The implementation of redevelopment projects in the Project Area is economically feasible because as redevelopment occurs, the Project Area is expected to generate new taxes based upon the new development or redevelopment. It is anticipated that additional tax increment will result from the increased value of land and improvements that are expected to be constructed within the Project Area. The main project objectives of this CDA will enhance the public health, welfare, and safety with redevelopment of project area properties. Hence, the majority of the Tax Increment collected by the Agency (95%) will be used for redevelopment activities such as offsetting certain on-site public infrastructure costs necessary to accommodate development in the Project Area, relocation of current businesses and land uses, Agency requested improvements, desirable Project Area improvements, and other items as approved by the RDA board. Payment to the City or owner/developer for Reimbursed

Costs shall be made through an agreement between the Agency and the City or the Agency and the developer. Except where the Agency issues bonds or otherwise borrows or receives funds, the Agency expects to pay the City or owner/developer for the agreed upon Reimbursed Costs in tax increment payments to be paid after receipt by the Agency of the tax increment after ad valorem taxes have been paid to the County and then distributed to the Agency. The tax increment for making payments will be received as a result of the incremental ad valorem tax increases on the Project Area due to the development in the Project Area. Subject to the provisions of the Act, the Agency may agree to pay Reimbursed Costs and other items from tax increment for any period of time that the Agency may deem to be appropriate under the circumstances. The remaining 5% will be used to offset administrative costs of the Agency.

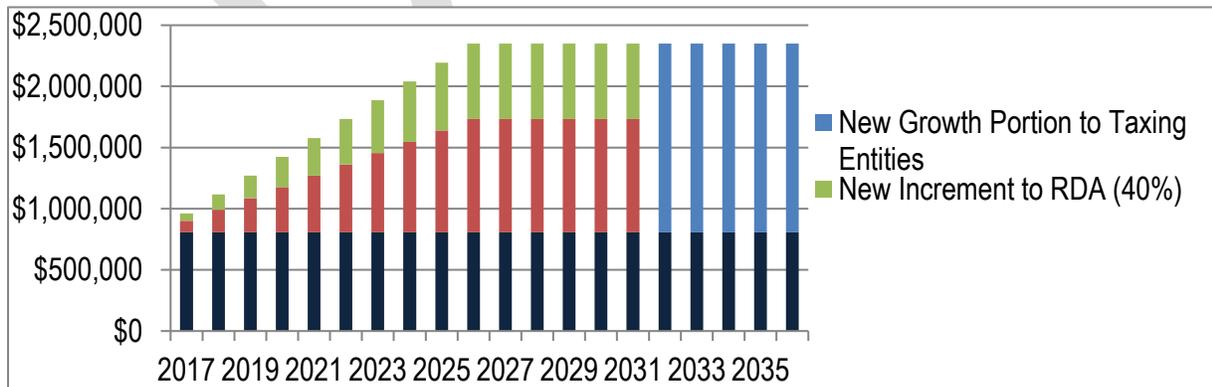
At the conclusion of the CDA project time frame the taxing entities (including the City) will see approximately a 34 percent increase in property taxes generated at the end of the 20-year life.

Cody Deeter, attorney for Lewis, Young, Robertson & Burningham, stated the purpose of the public hearing is to receive and consider comment regarding the proposed CDA to determine whether the Draft Project Area Plan should be revised, approved, or rejected.

Mr. Deeter gave a presentation regarding the proposed 700 West Community Development Area (CDA). Mr. Deeter provided a history and development of Utah Code 17C "Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act."

Mr. Deeter explained the purpose of the CDA is to encourage community enhancement and assistance. The tax increment funds become available for a specified period of time to provide assistance for: existing businesses, new development, infrastructure improvements, affordable housing, crime reduction, expanded employment opportunities, and other community concerns/priorities. Mr. Deeter stated in a CDA there is no power of eminent domain.

Mr. Deeter explained tax increment with an emphasis that it is not a result of a tax increase. He stated tax increment is a portion of property taxes in excess of the base year are redirected to the redevelopment agency for use within a defined geographic area in the community. Mr. Deeter showed a graph displaying an example of the tax increment:

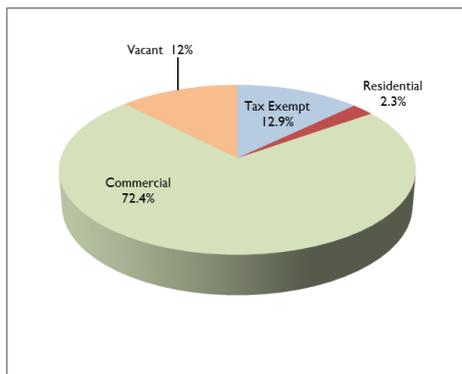


The green portion is the portion that would be used for the city for the 20 year period.

Mr. Deeter discussed the steps and process of creating a CDA including tonight's public hearing and resolutions. Property owners within the project area were mailed notice regarding this proposal, as well as the taxing entities. After the

public hearing the RDA Board has the authority to approve or deny the project plan. Then the City Council will need to adopt an ordinance for this CDA to continue.

Mr. Deeter described the current land use in the project area as displayed in the pie graph below:



TYPE	ACRES	% OF AREA
Commercial	138.30	72%
Tax Exempt	24.65	12%
Vacant	23.60	12%
Residential	4.46	2%
Total	191.01	100%

Mr. Deeter discussed the advantages of a CDA and explained the growth it can bring into a community. Mr. Deeter discussed the development assumptions regarding the tax base and further explained the first tax increment receipt is assumed to be 2018.

Mr. Deeter stated the participation regarding the various tax entities is based on negotiation, but they are hoping to get a 70 percent commitment from the tax entities.

Mr. Mitchell asked if the taxing entities were aware of this proposed CDA. He stated when the West Bench RDA area was created the RDA Board at the time felt lucky to get it approved. Mr. Worthen stated Weber County has provided positive feedback, but no other entity has been in contact as of yet.

Mr. Ellis asked about contact with businesses. Rob Sant, with Lewis, Young, Robertson & Burningham, expressed that most businesses within the development appeared to be in support of the CDA. He received a few phone calls from residents who appeared to be supportive after their questions were answered.

Mr. Mitchell asked about the budget. Mr. Deeter explained each taxing entity could potentially negotiate a different amount.

Mr. Cody Hansen asked if any of the property owners made inquiries about residential areas and Mr. Deeter responded they had not. Mr. Cody Hansen asked about the budget analysis regarding the store/flex space. Mr. Sant responded the flex space is referring to the building behind the Tony Divino dealership. It is a mix of industrial and commercial. Mr. Cody Hansen asked about the difference in value. Mr. Sant explained they get similar properties within the city and county, and they compare square footage, usage and make comparable calculations based on market value. Within the county flex space is assessed at a higher rate than commercial.

There was a brief discussion regarding the housing component for the CDA. Mr. Sant explained there didn't have to be a housing component in the project area, rather the city would need to allocate 10 percent of the tax increment to go towards housing that could be implemented city wide for affordable housing. Mr. Deeter explained it would be similar to how the Senior Center is funded.

Motion: Mr. Ellis made a motion to open the public hearing and Mr. Arnold seconded the motion. All voted in favor to open the public hearing.

Nick Floros, 4802 South 1050 West, was seeking specifics regarding the address areas that would be impacted by the CDA creation. Mr. Worthen stated tonight's presentation was a general overview, with no specifics determined as of yet. Mr. Floros discussed his frustration regarding the notice he received and explained the process he went through to obtain a copy of the proposal for the CDA. He stated he worked in government for 30 years and he expressed sometimes the government doesn't want to be clear as to what they are doing. He asked staff to provide more specifics to the CDA area and implementation.

Tonya Nielson, 429 Santa Monica Boulevard, CA, Riverdale North Shopping Center, stated the area she manages begins at the business At Home and ends with the business Good Earth. She stated they received the notice, but her businesses were not included in the proposed CDA area. She asked how the monies were allocated amongst the impacted property owners. She asked about the requirements of the property owners to receive the funds, such as matching requirements, or whether or not they need to be credit worthy. She asked if the monies would be limited to the type of improvements. She asked if this CDA area would change the tax appeal process for property owners. She briefly discussed California Laws pertaining to Community Development Zones and asked if there would be similar requirements

174 in Utah. She discussed the Riverdale North Shopping Center and the potential for future businesses and is excited and
175 interested as to how this CDA could assist property owners.

176
177 Karen Boswell, owner of Carey's Cycle located at 4450 South 700 West, asked if her property was impacted by the
178 proposed CDA. She stated she is receiving multiple offers to purchase her property from various businesses, so she
179 wanted more information. Mr. Worthen confirmed their property would be in the CDA area. Ms. Boswell stated the only
180 information she received in the mail pertained to the public hearing. Ms. Boswell asked if there were specific plans for the
181 properties within the CDA area. Mr. Worthen explained there were no specific plans as of yet. The funds generated from
182 the creation of the CDA could be used for various uses, including to assist businesses with infrastructure improvements,
183 contingent upon approval of the City Council. There was a brief discussion regarding eminent domain and it was
184 emphasized that CDA laws prohibit eminent domain.

185
186 Tonya Nielson, 429 Santa Monica Boulevard, CA, Riverdale North Shopping Center, discussed infrastructure
187 improvements, such as sewer improvements. Ms. Nielson stated that type of improvement would not increase commercial
188 value of the property. Mr. Worthen discussed the process for a property owner, within the CDA area, to request funding
189 generated through the CDA. He further explained it would need to be approved by the RDA board and City Council. There
190 is no guarantee any project would or would not be approved. The RDA board and City Council would review proposals
191 based on what is best for Riverdale City. There was a brief discussion regarding tax values and the impact it may have on
192 the CDA.

193
194 Don Adamson, 860 West Riverdale Road, asked about potential property tax increase. He asked if the taxing entities
195 are distributing their funds to the CDA is it feasible to assume those same entities will increase property taxes. Mr.
196 Worthen didn't believe it would. Mr. Worthen explained this is based on increased value, not on increased taxes.

197
198 Larry Hansen, 805 West 3875 South, former Riverdale City Administrator and former Executive Director for Riverdale
199 City, stated he didn't see anything on the agenda that limited the amount of time someone could speak for a public
200 hearing. He stated he has reviewed the CDA plan and the budget carefully and it causes him concern. He is glad that staff
201 sought professional assistance in the creation of the CDA, but asked that they do the right thing. Mr. Hansen disclosed
202 that he has used the firm, Lewis & Young in the past.

203
204 Mr. Hansen stated he has been out of the country for a long period of time and acknowledged the changes in the
205 state statute regarding CDA's since his return. He discussed the different names in which the government has labeled
206 CDA's from the time they were initially created by the government. Mr. Hansen stated Bill Oswald, an attorney who
207 assisted in writing/drafting the original CDA law, has been retained in the past by Riverdale City to assist in creating
208 various RDA areas. Mr. Hansen stated Bill Oswald is now retired and Randy File is his successor, whom the City of
209 Riverdale has also retained in the past for matters pertaining to RDA law. Mr. Hansen stated there are various law firms
210 and consultants that are knowledgeable in RDA laws.

211
212 Mr. Hansen disclosed he has been in conversation with one of the RDA board members, regarding the West Bench
213 RDA area. He explained when the West Bench RDA project area was adopted it acted in companionship with Title 10 for
214 community development. His understanding is the West Bench would not change unless altered through the RDA board
215 and/or the City Council by ordinance. Mr. Hansen presented and distributed a small packet of information to the City
216 Council. The document was titled, CDA/RDA – Unintended Consequences? The document highlighted existing RDA
217 areas as well as budgets for those areas. The document displayed Mr. Hansen's viewpoints regarding the creation of the
218 proposed 700 West CDA as well as what he believed were unintended consequences.

219
220 Mr. Hansen discussed the critical timing of the 700 West CDA creation in relation to the new laws that will take effect
221 September 1, 2016 which impacts the housing component requirements for CDA's. He discussed his concerns regarding
222 the existing RDA's. He discussed the annual report requirement for each RDA, which shows the status of each project
223 area. He stated he reviewed the 2014 and 2015 report carefully and noticed the West Bench Area was not included in the
224 2015 RDA report. He discussed the laws pertaining to RDA in relation to the annual report and explained the West Bench
225 Area should be included. He discussed "active project area" and read state statute pertaining to active project areas.

226
227 Mr. Hansen discussed the process to dissolve a project area. He informed the RDA Board that they were a separate
228 entity from the City Council. He discussed the articles of incorporation pertaining to RDA Boards in relation to different
229 governing bodies. He discussed the binding actions of the RDA agency. He explained the RDA Agency can create vesting
230 rights, developmental rights. He discussed the role in which Title 10 plays in relation to the RDA Board and community
231 development.

232
233 Mr. Hansen referred to the 2015 annual RDA report prepared by Lewis & Young and he reiterated that the West
234 Bench Project Area was not in the report and should be.

235
236 Mr. Hansen discussed his involvement with prior RDA areas and the prior RDA Board. Mr. Hansen expressed he felt
237 it would be in the RDA Boards best interest to hear the history regarding the creation of prior RDA project areas. He
238 stated the original four RDA Project Areas are: Riverdale Road, 1150 West, 550 West, and the West Bench.

239
240 Mr. Hansen explained Riverdale Road and 1150 West were adopted by the RDA Board. He felt it was great for the

241 Redevelopment Agency. At the time the state requirements to adopt the RDA area were minimal and entailed adopting a
242 plan and a budget. Mr. Hansen discussed the impact this had on taxing entities. He felt this is what caused the continual
243 change in the state legislature pertaining to RDA Laws. He explained when a CDA is created the RDA Board is capturing
244 property tax revenue to be used for various purposes and in some cases goes to the benefit of the public. Mr. Hansen
245 discussed a signalized intersection by the business Ruby River, which was created in conjunction with the 550 West RDA.
246 Mr. Hansen stated that connection has not improved the market value of the commercial property in that area.

247
248 Mr. Hansen made a comment directed at a member in the audience, Tonya Nielson, and he disclosed that in the past
249 there has been a storm drain issue near Sports Authority. He provided a more detailed history of the past storm drain
250 issue in the parking lot near the business Sport's Authority ending near the business At-Home.

251
252 Mr. Hansen explained by 2005, when the 550 West RDA was created the laws to create an RDA had become more
253 restrictive. He stated the change implemented approval by a tax entity committee which consists of 8 members; 2
254 members of Weber County, 2 members of the Weber School Board, 1 member of the State School Board, 2 members of
255 Riverdale City, and an at large member from the other taxing entities. 5 votes are needed for an RDA budget approval.
256 Mr. Hansen explained in 2005 the RDA Board at that time asked for budgeting for the 550 West RDA as well as the West
257 Bench RDA. The West Bench was not approved at that time due to lack of plan. He explained at the time the 550 West
258 had specific developers interested for the plan.

259
260 Mr. Hansen explained in 2012 he returned to the taxing entity committee, in regards to the West Bench Area in which
261 public interest was pitched to the entities. He discussed the relocation of the power substation and arrangements made
262 with Rocky Mountain Power in relation to the proposed West Bench RDA. He stated the RDA Board at that time
263 purchased 6 acres of land, and did a property exchange with Rocky Mountain Power to allow for a better location for their
264 power substation. Mr. Hansen discussed the prime property for the West Bench RDA. Mr. Hansen explained in 2012,
265 state law required a super majority (6 of the 8 committee members in favor) of the taxing entity committee in order to pass
266 a budget. The West Bench RDA was approved at this time.

267
268 Mr. Hansen stated every taxing entity during the 4 adoptions of the RDA's were compelled to participate for the
269 associated tax revenues. He stated there were no negotiations at that time. He explained it was difficult to get RDA areas
270 approved and it continues to become more difficult as the RDA laws and requirements continue to become more
271 restrictive.

272
273 Mr. Hansen discussed the timeline of the proposed 700 West CDA in relation to changing laws. He emphasized the
274 taxing entities ability to decline, negotiate, or opt out of participating in the 700 West CDA. He explained the taxing entities
275 today have much more control over CDA's/RDA's than in the past. Mr. Hansen felt this was a good change because the
276 taxing entities have the authority to levy taxes on property owners. Because of this, Mr. Hansen questioned the
277 anticipated projections that were presented in the 700 West proposed CDA area.

278
279 Mr. Hansen asked if there could be potential unintended consequences for this CDA creation. Mr. Hansen stated if
280 they [the City] capture property taxes through the CDA that otherwise could have gone to the city's general fund, he asked
281 if it was the right thing. Mr. Hansen discussed Weber County's property tax issue. Mr. Hansen discussed Weber School
282 District's tax increase.

283
284 Mr. Hansen asked if any of the RDA Board members reviewed the RDA annual reports to see what the ending results
285 were to the previous RDA's. Mr. Hansen wondered if the taxing entity committee would ask Riverdale City about what
286 happened to the 9 million dollars in tax increment budget which was previously approved for the West Bench RDA.

287
288 Mr. Hansen stated he has made phone calls and has had face to face discussions with a few people. He felt there
289 were prospects who could become interested in the West Bench RDA, or at least would communicate opportunities to
290 other potential interested parties. He explained the two people he spoke with had the ability to become involved. He felt
291 there were key commercial businesses who were not informed about the RDA's within Riverdale City and the
292 development opportunities herein. He asked about the efforts of staff and the RDA Board in relation to the 9 million
293 previously mentioned. He asked if the RDA Board had been updated sufficiently.

294
295 Mr. Hansen discussed fairness and equity. He expressed concern regarding the dealership relocation, as mentioned
296 in the CDA proposal. Mr. Hansen was against that idea and provided an example of a dealership, Tony Divino, who
297 negotiated a private deal with a different property owner to expand his business. He provided another example of Larry H
298 Miller. Mr. Hansen stated both dealerships worked through private negotiations without the government assistance. He felt
299 that was better practice for business.

300
301 Mr. Hansen discussed mobile home park residents. He commented on the mobile home park [formerly Leslie's
302 Mobile Home Park] in which Ken Garff recently purchased. Mr. Hansen discussed the way the Leslie family operated the
303 mobile home park. Mr. Hansen stated he knows some of the residents of that mobile home park and they were not aware
304 of the CDA proposal. Mr. Hansen stated due to the age of the mobile homes located within Leslies Park they cannot be
305 moved. Mr. Hansen stated in his discussion with this mobile home resident disclosed that she received a letter from the
306 new owners, Ken Garff, that stated she would need to vacate the park within 3 years. Mr. Hansen discussed the
307 difference in management from the Leslie family to the new owners Ken Garff. He discussed the increase in rates and the

308 lack of amenities. Mr. Hansen felt this CDA would force the Ken Garff business owner to evict their mobile home tenants
309 which would result in a mobile relocation. He asked is if that is the position the City Council and RDA Board would like to
310 be in.

311
312 Mr. Hansen discussed weak developer performance. Mr. Hansen stated when he became the City Administrator and
313 RDA Executive Director he dealt with a developer who he felt would be interested in this new CDA, and this same
314 developer has not followed through with their prior development agreements. He felt this developer already has interests
315 within this CDA area and the development would happen regardless of the CDA creation. He reiterated his belief that
316 private enterprise will lead people to do what is in their best interest.

317
318 Mr. Hansen didn't feel the critical timeline/deadline of September 1, 2016 was enough to justify the creation of the
319 700 West CDA. Mr. Hansen stated community development people love to have tools to benefit the community, but from
320 a tax payers perspective accumulating property tax interest and distributing it without extreme caution could put the RDA
321 Board in a position of being unfair, unequitable, or at the expense of someone else. Mr. Hansen stated he reviewed what
322 car dealerships are paying in property taxes which to Riverdale City would be approximately 400 thousand dollars for the
323 next 20 years, and he compared it to the taxing revenue the CDA could create for the City would be 500 thousand for the
324 next 20 years. He stated the city is limited to collecting the same amount of money each year. He stated if assessed
325 values increase, then the certified rate could change. Mr. Hansen stated his property tax increased. He stated he now
326 pays more money to the city and taxing entities. He discussed property taxes paid to the City of Riverdale and the
327 differences in each business.

328
329 Mr. Hansen stated he put a lot of time and effort in his service to the city. He stated looking at the housing loan
330 program, which was created from the RDA, he felt that was a good benefit to the City. When he reviews the Senior Center
331 which could not have been obtained any other way, but through an RDA; and 1050 West Project Area which isn't going to
332 any property owner and is dedicated to pay the Senior Center he felt those were good. He encouraged the RDA Board to
333 do the right thing. He asked them to consider his questions and points.

334
335 Perry Shulton, Area Director of Riverdale City Chili's, asked if there were restrictions this project will put on Chili's due
336 to the new development the CDA is attempting to attract? He asked if this new area would restrict the way they operate
337 their business. He asked if the RDA Board expected them to put more capital dollars into maintenance or upgrades as a
338 result of this CDA. Mr. Worthen answered no to all of these questions.

339
340
341 MOTION: Mr. Mitchell made a motion to close the public hearing. Mr. Arnold seconded the motion
342 and all voted in favor.

343
344 Mayor Searle invited Mr. Worthen to address some of the concerns expressed during the public hearing. The first
345 question pertained to whether or not the CDA had specific properties in mind for this proposed CDA. Mayor Searle
346 discussed the current developments taking place right now without regards for the CDA. Mr. Worthen discussed how
347 money is allocated within a CDA. He explained the funds generated by the CDA are dispersed through development
348 agreements, or property improvement agreement. He discussed the review and approval process that has to occur
349 through City Staff and the RDA Board Members. The monies are contingent upon the final approval of the RDA Board.
350 The monies are not based on property size, but rather through proposals brought forth and agreed to by the RDA Board.
351 Monies can also used by the City for infrastructure needs.

352
353 Mr. Worthen addressed the West Bench RDA. He stated most of the funding was approved for the relocation of the
354 Rocky Mountain Power Lines in that area. The monies dispersed is at the discretion of the RDA Board. Mr. Eggett stated
355 the incomplete draft of the RDA annual report was placed on the Riverdale City Website. He explained the final and
356 correct RDA Annual Report, which includes the West Bench Area, was sent to the taxing entities and stated the RDA
357 Annual Report will be updated on the City Website.

358
359 **2. Consideration of Resolution No. R2016-06, a resolution approving the Draft 700 West Community Development**
360 **Project Area Plan as the official Project Area Plan.**

361
362
363 Mayor Searle invited discussion regarding Resolution R2016-06. Mr. Hansen asked if the current zoning for the
364 proposed CDA Area was in harmony with the General Plan. Mr. Eggett confirmed it was.

365
366 Mr. Hansen expressed concern regarding the timing of creating the CDA Area. His concern was that the RDA Board
367 was creating the CDA to meet the needs of a few current developers/property owners, versus creating opportunities for
368 new development. He expressed concern regarding the taxing entities having negotiation authority in the amount they
369 contribute, if they decide to contribute. Mr. Hansen felt that giving assistance to businesses financially capable was not
370 the purpose of a CDA. He felt developments would occur in that area with or without the creation of the CDA.

371
372 Mr. Mitchell asked if existing development, such as the new Maverik being built on 900 West, could ask the RDA
373 Board for reimbursement of construction. Mr. Eggett explained the developments taking place at this point in time, would
374 not be eligible because the taxes would not be accumulated until approximately 2018. The timing would not align. Mr.

375 Eggett explained the RDA Board can establish criteria for approving/denying CDA monies requested by business
376 owners/developers/etc. That criteria has not been created at this time, so the RDA Board can still take the best interest of
377 the community to keep it fair. Mr. Deeter added a property owner may ask the RDA Board for virtually anything, but the
378 criteria set forth by the RDA Board could limit retroactive reimbursements for developments. Mr. Arnold stated the RDA
379 Board has discretion on whether or not they approve any funding, while following the established criteria.
380

381 Mr. Mitchell discussed car dealership in relation to tax increment and traffic flow. He expressed concern about losing
382 car dealerships and replacing them with box stores/retail. He asked if the CDA would give control regarding the types of
383 businesses that come into the development. Mr. Arnold stated this CDA would provide tools for property owners, but
384 ultimately it isn't in the cities control whether or not they stay within Riverdale City.
385

386 Mr. Arnold felt this CDA helps create development opportunities and creates a clearer vision for Riverdale City's
387 future. He felt Mr. Worthen was capable in developing the CDA Area. Mr. Eggett discussed the aging of buildings for
388 various businesses within this area. He stated the CDA could create opportunities for existing business owners to help
389 tenants keep their areas clean and updated which also promotes development.
390

391 Mr. Mitchell discussed a concern expressed by Larry Hansen during the public hearing regarding the eviction of the
392 mobile home tenants. He didn't feel a City should be involved in evictions. Mr. Worthen explained that city staff discussed
393 they would not participate in any relocation for the mobile home residents. He further explained the mobile homes of
394 Leslie Park is private property with private contracts whose business is between the owner and the renters. The CDA
395 would not undertake any discussions or removal for the mobile home residents. Mayor Searle stated he attends church
396 with some of the residents who live in the mobile home park and it is his understanding that Ken Garff has been wanting
397 to relocate the residents for some time. Mr. Hansen agreed it is a private property issue, but stated there is a difference
398 between letting it run its course as a private transaction, versus having the City assist by giving funds through the CDA to
399 assist in the relocation.
400

401 Mr. Hansen discussed the time line of creation for the CDA. He recalled a rezone that was approved and requested
402 by H&P Investments, which took place before Lewis & Young Attorneys were retained to help create CDA Area. Mr.
403 Hansen expressed it appeared the CDA creation was to assist developers who were currently in progress with their
404 developments. Mayor Searle commented that most of the developments in progress will be finished prior to any funds
405 being generated for this CDA. Mr. Eggett reiterated there were no plans in effect for retroactive fund disbursement from
406 the CDA monies. Mr. Eggett explained H&P Investments intent is to finish their development by the end of 2016.
407

408 Mr. Ellis stated there are pros and cons to creating the CDA area. He discussed other cities that have utilized RDA's
409 and CDA's to further development in their cities, such as North Ogden City. He explained they provide opportunities to
410 further progress and fulfill the goals of the City. The RDA Board has the opportunity to approve or deny requests as they
411 come in. This would provide a tool for the City to increase the initial tax base.
412

413 Mr. Hansen reiterated he believed development is market driven and would occur without the creation of the CDA. He
414 didn't feel it was fiscally responsible. Mr. Arnold stated there are certain businesses who have the funding for business
415 improvements, but others, such as Carey's Cycles, does not. This provides a tool for business owners and developments,
416 which would assist for the betterment of Riverdale City. Mr. Arnold provided the example of the Senior Center. He felt the
417 Senior Center was for the betterment of Riverdale City, but also had unintended consequences because the Senior
418 Center does not produce enough revenue to be self-sustaining and is being subsidized by the 1050 West RDA. Mr. Arnold
419 stated in order for the city to be community driven it is important to have variety of commercial businesses, big and small.
420

421 There was a discussion regarding market driven economies with an emphasis on government involvement and
422 whether or not it was important for the city to have a say in community development. Mr. Eggett emphasized the CDA is
423 about retention of all businesses, as well as create opportunities for new development.
424

425 **MOTION:** Mr. Arnold made motion to approve Resolution No. R2016-06, a resolution approving the
426 Draft 700 West Community Development Project Area Plan as the official Project Area
427 Plan. Mr. Ellis seconded the motion.
428

429 There was no discussion regarding this motion.
430

431 **ROLL CALL VOTE:** Mr. Mitchell, Ellis and Arnold voted in favor. Mr. Hansen voted in opposition. The motion
432 carried in favor of Resolution R2016-06 with a majority vote.
433

434 **3. Consideration of Resolution No. R2016-07, a resolution approving the Draft 700 West Community Development**
435 **Project Area Budget as the official Project Area Budget.**
436

437
438 Mr. Mitchell asked if this budget was more of an educated projection. Mr. Deeter explained it provides a starting point
439 for negotiations. Mr. Deeter stated if the percentages change after negotiation they will bring the information before the
440 RDA Board for approval. Mr. Mitchell asked if this budget had to be approved tonight. Mr. Deeter stated the law did not
441 require it to be approved, but generally taxing entities like it approved before the negotiation process begins. The plan

442 describes what the City wishes to accomplish, and the budget provides a way to accomplish that vision. It is not a vested
443 interest.

444
445 **MOTION:** Mr. Ellis made motion to approve Resolution No. R2016-07, a resolution approving the
446 Draft 700 West Community Development Project Area Budget as the official Project Area
447 Budget. Mr. Arnold seconded the motion.

448
449 There was no discussion regarding this motion.

450
451 **ROLL CALL VOTE:** Mr. Ellis, Arnold, Mitchell all voted in favor. Mr. Hansen voted in opposition. The motion
452 carried in favor of Resolution R2016-07 with a majority vote.

453
454 **Discretionary Items**

455
456 There were no discretionary items.

457
458 **F. Adjournment.**

459
460 **MOTION:** Having no further business to discuss, Mr. Mitchell made a motion to adjourn. The motion was
461 seconded by Mr. Arnold; all voted in favor. The meeting was adjourned at 7:52 PM.

462
463
464 _____
465 Norm Searle, Chairman

466 _____
467 Jackie Manning, City Recorder

468 **Date Approved: September 20, 2016**



DATE: Sept. 14, 2016

FROM: Rodger Worthen, RDA Ex. Director

TO: Riverdale RDA Board Members

SUBJ: Increase in Sr. Housing Rental Rates

The last increase in rental rates at the Sr. center housing units was in July 2008. Since that time there have been significant increases in utilities, insurance, taxes and maintenance costs. The current rental rates are \$520 for a single bedroom and \$680 for a two bedroom unit. These rental rates should be reviewed and adjusted probably every 3 to 4 years, obviously we are behind schedule in this review. That being said, I would propose moving forward with a percentage increase of 3.5% effective January 2017. This across the board increase will establish rates as follows and allow the RDA to recover ever increasing costs of support and maintenance: a one bedroom will increase to \$538 and two bedrooms will increase to \$704 per month.

The residents will receive a preliminary notice of the upcoming increases in October and a final notice in December prior to implementation. These changes will be reflected in the final year RDA revenue budget amendments.