



RIVERDALE CITY RDA BOARD
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY DECEMBER 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 and Discussion regarding approving meeting minutes for the RDA Meeting that was held on November 15, 2016.
2. Consideration of 2017 Annual RDA Meeting Schedule

D. Reports & Discussion Items

1. Report/Update regarding 700 West CDA progress.
Presenter: Rodger Worthen, Executive RDA Director

F. Discretionary Items

G. Adjournment

In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-394-5541 at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted on December 16, 2016 at the following places: 1) Riverdale City Civic Center Noticing Board 4600 S Weber River Drive, Riverdale, UT 84405, 2) Riverdale City Website <http://www.riverdalecity.com/>, 3) Public Notice Website <http://www.utah.gov/pmn/index.html>, and 4) the Standard-Examiner.

JACKIE MANNING
RIVERDALE CITY RECORDER

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, November 15, 2016, held after the Regular City Council Meeting which began at 8:06 PM, 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
 - Gary E. Griffiths
 - Alan Arnold
 - Cody Hansen
 - City Employees:
 - Rodger Worthen, Executive Director
 - Steve Brooks, City Attorney
 - Mike Eggett, Community Development
 - Cody Cardon, Business Administrator
 - Rich Taylor, Community Services Director
 - Jackie Manning, City Recorder
 - Excused:
 - Visitors:
 - Cody Deeter, Lewis Young Robertson & Burningham Inc.

A. Welcome & Roll Call

The RDA Board meeting began at 8:06 PM. Mr. Searle called the meeting to order and welcomed all in attendance and stated for the record that all board members were present.

B. Open Communications

There were no open communications.

C. Consent Items

1. Consideration of approving Meeting Minutes for the RDA Meeting that was held on September 20, 2016

Chairman Searle invited discussion regarding the September 20, 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. Reports & Discussion Items

1. Presentation and Discussion regarding Annual 2016 RDA Financial Report

Cody Deeter, Attorney for Lewis, Young, Robertson and Burningham, presented the Annual 2016 RDA Financial Report. Mr. Deeter explained this is to provide information to the RDA board and taxing entities as required by state statute.

Mr. Deeter explained there are currently 3 active RDA project areas, with 2 areas not yet activated. He stated the Riverdale Road RDA project area will expire this year. The area will remain active until the balance is spent. He further explained the 1050 West RDA project area has 5 years remaining, and the 550 West RDA project area has 8 years remaining.

Mr. Deeter discussed and referred to the packet materials which displayed financial graphs and detailed reports for the RDA Areas.

Mr. Deeter discussed the 700 West Community Development Area and stated he will be meeting with the taxing entities soon.

Councilor Griffiths asked about the option of extending the RDA project areas that will be expiring soon. Mr. Deeter discussed the state statute requirements in requesting extensions and didn't feel any of the requirements would apply to the Riverdale RDA project areas.

2. Report/Update regarding 550 West RDA progress.

Rodger Worthen, Executive RDA Director, discussed the tree removal in the 550 West Area. He stated there will be details pertaining to real estate that will be discussed during the closed executive session. Mr. Worthen stated he is continually working with Dee Hansen for development opportunities in that area.

3. Report on Senior Center Financials

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70 Mr. Worthen stated this information is provided at the Council's request. He explained he has met with the prior City
71 Administrator, and prior RDA Executive Director, Larry Hansen, regarding the Senior Center and the financials pertaining
72 to that building. He provided a history regarding the financial operation, as seen in the packet.
73

74 Mr. Worthen clarified that once the bond for the Senior Center is paid in full, the rents collected should cover most of
75 the expenses for the operation of the Senior Center. He discussed the rental increase that will take effect in January of
76 2017. He discussed the maintenance needs for the Senior Center and discussed the need to budget for continual
77 maintenance items.
78

79 Mr. Worthen discussed the option of expanding the Senior Center to include 8-10 additional units, which rental fees
80 would assist in off-setting the increasing maintenance costs for the Senior Center. Mr. Worthen discussed the various
81 options that may be available to the City for the expansion. All options are being reviewed and may be presented at the
82 Strategic Planning Meeting.
83

84 **E. Action Items:**

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86 **1. Consideration and Discussion regarding Resolution R2016-08, Dissolving the Weber River RDA.**

87 Mr. Worthen summarized an executive summary which explained:
88

89
90 The City was recently contacted by Weber County concerning the existence of an RDA in Riverdale that had never
91 been officially removed from the county records as an RDA. Upon further review from legal, it was recommended that
92 both the RDA Board and the City Council take action to dissolve the RDA.
93

94 The Weber River RDA was created in 1994, with the first year of tax increment being in 1995 and a life span not to
95 exceed 12 years. That puts the life of the RDA expiring in 2007. The dissolution would be appropriate, in an effort to clean
96 up any records for the County.
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98 Mr. Worthen further explained if the Resolution is approved tonight, this item will appear before the City Council to be
99 passed by City ordinance at their next City Council meeting.
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101 **MOTION:** Mr. Mitchell made a motion to approve resolution, R2016-08, dissolving the Weber River
102 RDA. Mr. Arnold seconded the motion.
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104 There was no further discussion regarding this motion.
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106 **ROLL CALL VOTE:** Mr. Ellis, Mr. Griffiths, Mr. Arnold, Mr. Mitchell, and Mr. Hansen all voted in favor of
107 dissolving the Weber River RDA.
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109 Mayor Searle called for a motion to adjourn into the executive session.
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111 **MOTION:** Mr. Arnold made motion to adjourn into the Closed Executive Session pursuant to the
112 provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of
113 discussing the purchase, exchange, or lease of real property. Mr. Griffiths seconded the
114 motion.
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116 There was no discussion regarding this motion.
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118 **ROLL CALL VOTE:** Mr. Griffiths, Mr. Arnold, Mr. Mitchell, Mr. Hansen and Mr. Ellis, all voted in favor of
119 adjourning into the closed executive session.
120

121 **Executive Closed Session.**

122 Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open
123 and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property (roll call
124 vote).
125

126 **MOTION:** Mr. Arnold made motion to adjourn out of the Closed Executive Session pursuant to the
127 provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of
128 discussing the purchase, exchange, or lease of real property. Mr. Mitchell seconded the
129 motion.
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131 There was no discussion regarding this motion.
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133 **ROLL CALL VOTE:** Mr. Arnold, Mr. Mitchell, Mr. Hansen, Mr. Ellis, and Mr. Griffiths, all voted in favor of
134 adjourning out of closed executive session and back into the regular meeting.

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F. Discretionary Items

There were discretionary items.

G. Adjournment.

MOTION: Having no further business to discuss, Mr. Mitchell made a motion to adjourn. The motion was seconded by Mr. Ellis; all voted in favor. The meeting was adjourned at 8:57 PM.

Norm Searle, Chairman

Jackie Manning, City Recorder

Date Approved: December 20, 2016

DRAFT



**RIVERDALE CITY
2017 ANNUAL SCHEDULE
RDA MEETING SCHEDULE**

Regular meetings of the Riverdale Redevelopment Agency will be held the third Tuesdays of the month at approximately 7:00 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive. Additional meetings may be scheduled as necessary and pending proper legal notification.

January 17	July 18
February 21	**<u>August 16</u>
March 21	September 19
April 18	October 17
May 16	November 21
June 20	December 19

*****Meeting date changed to Wednesday to accommodate Primary Election (if needed).***

Riverdale City is in compliance with the Americans with Disabilities Act, and provides special accommodations for all citizens in need of assistance. Persons requesting accommodations should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.