

Minutes of the **Regular Meeting of the Board of Directors** of the **Redevelopment Agency of Riverdale City** held **Tuesday, January 17, 2006**, at 6:56 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present:           Bruce Burrows, Chairman  
                                  David Gibby  
                                  Gary Griffiths  
                                  Stacey Haws  
                                  Shelly Jenkins  
                                  Doug Peterson

Others Present:            Larry Hansen, Executive Director  
                                  Wayne Hoaldrige, Public Safety Director  
                                  Randy Daily, Community Development Director  
                                  Steve Brooks, City Attorney  
                                  Jan Ukena, City Planner  
                                  Cindi Mansell, City Recorder  
  
                                  Don Farr

Chairman Burrows called the meeting to order and welcomed all those present.

**Consideration of Meeting Minutes**

Chairman Burrows indicated the Redevelopment Board has the December 20, 2005 meeting minutes before them at this time.

**Redevelopment Agency Income & Operations - November & December 2005**

Mr. Hansen distributed the report as of December 31, 2005. He referenced the informational RDA Income Statement format, stating it is illustrative of RDA income by type and expenditure by type (all shown by area), as well as including a functional report on housing, loan program, and the senior facility. Mr. Hansen stated there was not much change between October and November; however, tax increment was received during the month of December.

Mr. Hansen referenced the pro-forma in response to the financial analysis results from the Senior Facility as of December 31, 2005. He discussed costs and projected cash flow.

Inquiry was raised regarding housing loan expenditures and actual loans granted. Mr. Hansen stated this is actually a balance sheet item relative to money restricted cash in escrow on loans already granted. He stated the Board will need to review the financial statements to consider these loan balances in the amount of \$403,118.82. Inquiry was raised relative to loans granted this fiscal year, with Mr. Hansen stating they amounted to approximately \$30,000-\$40,000. He continued to discuss loan inquiries versus homebuyers that are disqualified because they are too highly leveraged.

**Motion:** Mr. Gibby moved to approve the consent items as presented. Mrs. Jenkins seconded the motion. The motion passed unanimously.

**Use Approval – Wedding Reception Center at 550 West Riverdale Road**

Mr. Daily explained the request is for consideration of concept approval of a wedding reception use in the Ruby River Plaza II area. He stated a final site plan will come back to the RDA for approval when complete and upon having met ordinance/code compliance and requirements. He stated the request this evening is solely for concept approval of the use.

Theron Burton, Petitioner, explained the request is for a wedding, anniversary, or any type of special or corporate event location. He stated he envisions the facility to be utilized for community aspects as well, and he feels the secluded area to be a great fit for such a use.

Mrs. Jenkins stated it would appear from the site plan the back of this development will touch several properties; and inquired as to whether staff has considered negative impacts to those residents along Cherry Drive. Mr. Daily explained the site plan will be reviewed and amended towards where this will no longer be an issue. Discussion followed regarding traffic issues, with Mr. Daily stating the intersection is not signalized but is hoped to be in the future. He stated staff does not feel there will be negative impacts to surrounding properties.

Mr. Griffiths inquired as to concerns with noise in the proposed outside area. Mr. Burton explained the outside area will mainly host pictures, and not outside activities or bands. He stated he envisions a very nice, quiet, formal "Class A" building.

**Motion:** Mr. Gibby moved to approve the proposed Wedding/General Reception Center Use in the 550 West Riverdale Road RDA area as proposed. Mr. Haws seconded the motion. The motion passed unanimously.

**RDA Resolution #R1-2006 providing for amendments to the Riverdale Road RDA Area**

Mr. Brooks explained when the January 11, 2005 Amended Riverdale Road RDA Project Area was submitted to Weber County for recording, error in legal description was recently uncovered. He stated there were two legal descriptions listed by name rather than official legal description. He stated the proper legal descriptions have now been inserted. He stated this is merely a housekeeping matter in response to Weber County request. Clarification was offered there were no changes made to the Riverdale Road RDA area boundary.

**Motion** Mr. Gibby moved for approval of RDA Resolution #R1-2006 amending RDA Resolution #R1-2005 by amending the legal description of the Amended Project Area in the Amended Project Area Plan entitled "Riverdale Road Neighborhood Development Plan, Final Amended Project Area Plan, August 28, 1989, as Amended January 11, 2005" (the "Amended Project Area Plan"). Seconded by Mr. Haws.

Roll Call Vote: Mr. Griffiths, Yes; Mr. Peterson, Yes; Mr. Gibby, Yes; Mr. Haws, Yes; and Mrs. Jenkins, Yes. The motion passed unanimously.

**Senior Housing/Facility**

**Storage Shed Construction**

Mr. Hansen explained the Senior Housing residents have presented a petition requesting the construction of storage sheds in the proposed garden area of the courtyard. He reminded the

Board the basement of this facility had to be removed because of water table issues projected by the City Engineer; stating this has now created a situation wherein there is the need for storage area by the residents.

Mr. Hansen stated he would have concern with the location of storage sheds in this beautiful courtyard, and would perhaps suggest the west end in the northwest corner for placement of a few sheds in this location instead. He discussed the already over-budget on this facility, stating the residents have even stated they would pay for the storage units themselves; however, there is a lineal space problem if all 20 are desirous of having a shed. He stated some of this area is necessary to retain for piling of snow.

Discussion followed regarding the distance from the curb to the wall, with Mr. Hansen estimating 10-12 feet. Chair Burrows suggested contacting the property owners to the west for possible options. Mr. Hansen stated he would like RDA Board approval to begin to make inquiries in this regard. Mrs. Jenkins expressed concern as to liability issues associated with storage units, and inquired as to attic space in the Senior Facility. Mr. Hansen stated the dead space is to be utilized for the facility itself if necessary and it would be difficult for seniors to access the attic. He stated he feels there would be more liability associated with this option than something external.

Discussion followed regarding the price per shed, with Mr. Hansen estimating \$850-\$1250 per 6x6 units. He stated they would be constructed of wood, and inquiry was then raised relative to maintenance, accessibility, Fire Code, etc.

Mr. Peterson stated he would support the Chair's suggestion to consider alternative options. He continued the facility is over-budget and perhaps consideration could be given to rental of storage facilities at market rate to recoup some costs. He stated he would like to support the seniors in whatever manner is most appropriate.

Mr. Gibby discussed the concept of sharing storage shed units, stating there would have to be stipulations as to types of items appropriate for storage. Further discussion followed regarding the floor plan of the residential units, with Mr. Hansen stating there is no storage on the balcony, no closets, and just no space available. He stated staff will pursue options and return with additional information for Board consideration.

#### **Payment of Claim - Kier Corp.**

Mr. Hansen referenced the Senior Center punch list as developed after the December 6, 2005 meeting. He stated a \$69,000 liberal estimate of the amount of work yet to be completed is referenced. He referenced contractor payments made, and Pay Request #14 from Kier actually requesting payment in full and including all change orders with zero retainage. He stated the RDA Board approved paying part of Change Order #10, allowing for retainage. He stated the remaining amount was to be due and paid subject to satisfactory completion of the punch list. He stated Kier received the last payment yet were under the impression that they would be paid in full. He expressed concern as to the remaining and unfinished items, stating some could be problematic with regard to facility features. He stated one significant issue appears that Kier feels their work is done and it is not.

Chair Burrows suggested retainage of \$70,000 and remitting payment of the remaining portion; or even making even payment of \$100,000. Mr. Hansen expressed concern that Kier was informed in December they would be paid a specific amount; and the remaining amount in full when the punch list was completed. He stated in the last five weeks, there has been some progress on easy items - yet the difficult items have yet to receive any attention. He expressed frustration as to the RDA Board's desire to now pay Kier \$100,000. He stated he would prefer keeping the money and demanding completion of the punch list. Chair Burrows suggested a drop-dead deadline be firmly established.

**Motion** Mr. Peterson moved to give Kier a deadline to finish without payment and if it is not met; include a markup or penalty clause. The motion died for lack of a second.

Mrs. Jenkins expressed concern as to warranty issues associated with some of the remaining work, and also the larger items they would not want Kier to walk away from. She stated if staff feels the best assurance is to retain the money, she would agree and does not want the adversarial position of being left having to worry about these items.

**Motion** Mr. Gibby moved the RDA Board give direction to Mr. Hansen to contact Kier and ask for response as to completion timeframe of the unfinished items; and to inform them that Riverdale will hold payment in abeyance until such time. Seconded by Mr. Peterson. The motion passed unanimously.

Mr. Griffiths further discussed health and safety issues associated with the punch list, stating he would like to see focus and priority on these first. Staff noted this request.

With no other business to come before the Board at this time Mr. Peterson moved to adjourn the meeting. Seconded by Mrs. Jenkins. The motion passed unanimously. The meeting adjourned at approximately 7:55 p.m.

Attest:

Approved: February 21, 2006

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Larry Hansen  
Executive Director

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Bruce Burrows  
Chairman