

Minutes of the Regular Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City held Tuesday, January 18, 2005, at 6:40 p.m. at the Riverdale Civic Center.

Members Present: Bruce Burrows, Chairman
 Nancy Brough
 David Gibby
 Stan Hadden
 Stacey Haws
 Shelly Jenkins

Others Present: Larry Hansen, Executive Director
 Steve Brooks, City Attorney
 Lynn Moulding, Public Works Director
 Randy Daily, Community Development Director
 B. Wayne Hoaldrige, Public Safety Director
 Jan Ukena, Planner
 Bruce Illum, Fire Chief
 Cindi Mansell, City Recorder

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

Fund Balance Allocation Report & Residential Loan Program - December 31, 2004

Mr. Hansen distributed a combined Fund Balance Allocation Report and Residential Rehabilitation Loan Program Summary Report as of December 31, 2004. He explained the report indicates the calendar year end, and includes increment payments which serve as the principle source of revenue to the RDA for use in infrastructure, payments according to development agreements, and housing programs. He stated funds are also transferred to the loan program.

Mr. Hansen referenced expenditures under RDA Area 3, stating there is work not yet completed relative to the development agreement on River Park Drive. Inquiry was raised as to status of satisfactory completion, with Mr. Moulding stating he has been working with DDRC, however, there are still items remaining.

Mr. Hansen explained he has combined the housing report into the fund balance allocation report; and referenced the 30 housing loans and 11 housing escrows. He stated the program shows increased activity and it continues to move forward. Mr. Hansen stated the rehabilitation loan program does show a nice increase from the increment transfers, with remaining available funding.

Mr. Hansen stated the noticing process for the bond resolution will begin in February, in the intent to bond for tax increment on the Senior Facility. He stated with the increment that is now going into that facility, estimated remaining construction costs, architectural, and equipment furnishings are visible. He stated the financial condition of the facility project appears to be in good shape, and hopefully, this will not change due to change orders.

Senior Housing/Facility - Payment Request

Mr. Hansen stated staff has received a payment request in the amount of \$375,689.19 for work completed to date on the Senior Housing/Facility.

Motion Mr. Hadden moved for approval of the payment request in the amount of \$375,689.19 payable to Kier Construction for work completed to date on the Senior Housing/Facility. Seconded by Mr. Gibby.

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

Mr. Haws commented on the request for payment, page 3, indicating on line 7 - less previous certificates in the amount of \$802,936.70 for payment; however, the fund balance allocation report indicates \$802,362.78. Mr. Haws inquired if this is coincidentally close or if it should be the same. Mr. Hansen explained that according to checks dispersed, \$802,936.70; or the amount of the request for payment on line 6, page 1 - which must reconcile the difference in the report.

Senior Housing/Facility

Mr. Hansen explained the estimated completion date is now running out to April 30, 2005 due to weather conditions. He stated staff has completed the housing application packet, which have been distributed to over 40 people who are requesting the 20 housing units. He stated he would anticipate, if all goes well, the earliest probable occupancy date of June 1 or possibly July 1, 2005. Chair Burrows stated it would be very clean to begin the fiscal year along with the rentals on July 1, 2005; unless the project is completed ahead of schedule.

Mrs. Brough commented on the fact there appear to be more applicants than units, and how to prioritize. Mr. Hansen reminded the Board of the Policy they adopted that provides preference to Riverdale City residents; followed by tenure or length of residency in Riverdale.

Mrs. Jenkins stated community amenities such as an amphitheater have been discussed in previous meetings. She stated the Senior Housing/Facility is going to be a large facility, and perhaps the Board should revisit the thoughts of a stage. She inquired if there is an opportunity to include a stage in a cheaper way versus having to create the acoustic environment that would be needed in Riverdale. Mrs. Jenkins discussed the proximity of the airport and the freeway, and inquired if an amphitheater would even be possible in those types of settings.

Mr. Hansen explained the ceiling has already been constructed, so it is too late to build an elevated permanent floor without considerable expense. He stated perhaps some type of portable platform or risers could be considered, as it would be hard to make that type of change at this point.

Mr. Hansen stated staff does have one particular change in mind with regard to the flooring in the entry area. He stated the mondo flooring simply does not provide the caliber of look the seniors and staff are after, and they want to improve and provide an inviting atmosphere and better grade of finish. He stated there is the desire to steer away from an institutional appearance, and this item will be coming forward with additional information.

With no further business to come before the Board at this time, Mrs. Brough moved to adjourn the meeting. Seconded by Mr. Gibby. The motion passed unanimously. The meeting adjourned at approximately 6:55 p.m.

Attest:

Approved: February 8, 2005

Larry Hansen
Executive Director

Bruce Burrows
Chairman