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Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **February 20, 2007** at 9:24 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Larry Hansen, Executive Director; Steve Brooks, City Attorney; Randy Daily, Community Development Director; Marilyn Hansen, City Recorder and 6 citizens.

## **A. Welcome and Roll Call**

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

## **B. Informational Items**

### **1. Open Communications**

Chairman Burrows called for open communications. No comments were given during Open Communications.

## **C. Consent Items**

- 1. Approval of the meeting minutes from January 16, 2007 RDA meeting.**
- 2. Report on Condition of the Treasury for the month ending January 31, 2007.**

**Motion:** Mr. Gibby moved to approve the consent items as presented. Mr. Peterson seconded the motion.

### **Call the Question:**

The motion passed unanimously.

## **D. Action Items**

### **1. Consideration of Use Request – West Bench – Toby Milesky, Office Warehouse.**

Mr. Milesky reported that he is interested in building a professional office/industrial warehouse for small warehousable items that small businesses could use. He stated that the building would be two stories with the upper level facing to the south and that each level would be from 5,000 to 7,500 square feet. Mayor Burrows asked what type of businesses he anticipated in this development. Mr. Milesky reported that they could be real estate related, mortgage banker, or some type of medical or insurance sales industry. Mr. Gibby asked Mr. Milesky to explain the warehouse portion of his plan. Mr. Milesky explained that they would custom build for the tenant. It could have 3-4 doors that would be pre-built. Mr. Griffiths inquired if Mr. Milesky had developments similar to the one he is proposing. Mr. Milesky replied that he has one in Harrisville. Mr. Peterson asked

Mr. Milesky why he wants warehouse space. Mr. Milesky explained that there is a lot of professional office space for rent and not as much industrial small business space available. Ms. Jenkins stated that the property to the south of this parcel is in the landmark zone and we need to be sensitive to that. Mr. Milesky stated that he had no problem focusing on professional office space but may need some type of specific use later on.

**Motion:** Mr. Gibby moved to approve the Use Request for professional office space. Mr. Griffiths seconded the motion.

**Call the Question.**

The motion passed unanimously.

**2. Consideration of Use Request – West Bench – NAI Utah and Value Place, Extended Stay.**

John Fox from Value Place, and Rick Davidson from NAI of Utah distributed information to the Council. Mr. Davidson stated that they are looking at the same acreage as Mr. Milesky to build an extended stay hotel. He reported that they are looking to use 2.5 acres of the approximately 4 acre site and are not sure what they can do with the lower part of the property until they get more engineering plans and figure out access. Mr. Davidson reported that this Value Place would be a franchise location with them providing the service to get the hotel developed for the franchisee. He stated that they realize there would be surplus property left and that they would probably try to sell it for office space use. Mr. Gibby stated that they would have come back before the RDA for any additional uses on the balance of the property.

**Motion:** Mr. Gibby moved to approve the Conditional Use for NAI Utah and Value Place. Mr. Peterson seconded the motion.

Chairman Burrows inquired as to what it would cost to stay at the hotel. Mr. Fox stated that it is strictly an extended stay hotel and that all the rooms are for a one week minimum, with no nightly rentals. He explained that rates in like markets such as Las Vegas and Denver are between \$229 – \$279 week. Mr. Griffiths inquired if the hotel would have conference space. Mr. Fox replied that there are no conference facilities. He explained that they have cut out the amenities such as a gym, swimming pool and conference rooms to keep the costs lower.

**Call the Question.**

The motion passed unanimously.

**3. Closed Executive Session**

a. Consideration of adjournment into Closed Executive Session for the purpose of strategy session to sale real property pursuant to Utah Code 52-4-205(1)(e).

**Motion:** Mr. Gibby moved to adjourn into Closed Executive Session. Mr. Peterson seconded the motion.

**Call the Question.**

The motion passed unanimously.

The meeting adjourned into Closed Executive Session at 10:00 p.m.  
The meeting re-convened at 10:30 p.m.

b. Consideration of action regarding the sale of real property.

**Motion:** Mr. Gibby moved to allow Mr. Hansen to negotiate the sale of the west bench property with the bottom line to be not less than \$1.5 million. Mr. Griffiths seconded the motion.

**Call the Question.**

The motion passed unanimously.

**4. Discussion of letters from Litz and Company and Jonnalynne Walker.**

Larry Hansen reported that since late fall the RDA Board has not been given financial information by project area. He explained that he, Lynn Fortie, Brent Litz, and Jonnalynne Walker wanted to come up with a mutually acceptable idea of expanding the current accounting system. He stated that they were looking for an accounting system to handle the recording of information and develop reporting system that would serve as a management information system. Mr. Hansen stated that they established Riverdale RDA general funds that have less strings attached to them. He noted that the project areas are then broken down with the intent to provide a better accounting system to record complex transactions in the various areas. Mr. Griffiths asked what the cost would be for an information system. Mr. Hansen replied that this method uses our existing Caselle financial accounting system, so there is no additional cost. Chairman Burrows stated that it might be smart to explore what the costs are for an information system as it could be valuable to them.

**E. Discretionary Business**

None

**F. Adjournment**

With no further business to come before the Board at this time, Mr. Gibby moved to adjourn the meeting. Mr. Peterson seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:39 p.m.

Attest:

Approved: March 20, 2007

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Larry Hansen, Executive Director

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Bruce Burrows, Chairman