

Minutes of the **Regular Meeting** of the **Board of Directors of the Redevelopment Agency** of Riverdale City held **Tuesday, April 5, 2005**, at 8:05 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  
   Randy Daily, Community Development Director  
   Jan Ukena, City Planner  
   Cindi Mansell, City Recorder

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

**Consideration of Use approval and proposal to divide Shopko property & construct**

Mr. Daily explained the petitioner is not present. He stated the request is to consider a proposal to subdivide the Shopko property at approximately 4060 Riverdale Road; and to construct a 5,000 square foot multi-tenant building; and to permit staff (Mr. Daily and Mrs. Ukena) to work with the petitioner in preparing a site plan for this purpose.

Mr. Daily explained there were be no impacts to parking, traffic circulation, visual corridor, etc.; and the request at this time is strictly for use approval. He stated the petitioner would have to have specific uses; and is looking at possible restaurant type uses more on the south end of the property. Mr. Daily stated staff would ensure requirements of the zone, and merely wanted RDA Board authorization for staff to proceed.

Mrs. Jenkins stated Shopko sets up a seasonal nursery in their parking lot; and perhaps staff could deal with this issue at the same time.

**Motion** Mrs. Brough moved for use approval and to allow staff to work with the petitioner in preparing a site plan for this purpose as requested. Mr. Gibby seconded the motion.

Mr. Haws inquired if the petitioner would have to come back before the RDA Board to propose specific uses within the building. Mr. Daily stated this can be mandated, if desired. He explained uses in commercial zones in RDA areas that are not controversial in any way or similar to existing development have been permitted at staff level. He offered clarification this is someone new coming in to build a new building; as pad sites were not authorized at the time of original site plan approval.

Mrs. Jenkins stated she feels it to be a good idea for use or uses to be approved by the RDA Board. There appeared to be consensus for conceptual approval at this time.

**Senior Housing/Facility - Payment Request**

Mr. Hansen distributed several change orders and the Executive Summary, stating these are considered fairly easy change orders. He stated staff is requesting approval of Change Orders 3, 4, and 5; and an indication of approval or at least favorable consideration of proposed change order 36.

Mr. Hansen explained both change order 3 and 4 were approved as proposed; and 5 was owner initiated to eliminate the coin operated laundry equipment in the laundry room. He stated proposed change order 36 would allow the owner to assist in the selection of kitchen equipment. He stated overall, the change orders amount to a net savings to decrease the contract price. He referenced the reconciliation sheet as presented.

Mr. Hansen stated the flooring ending up only costing \$17,000. He stated Mrs. Hall has been coordinating these details, and the final savings will be calculated upon receipt of the official change order. He stated he still has proposed change orders submitted, but not agreed to.

Mr. Hansen stated although Kier is wonderful to work with and provides a valuable job, some of these change orders are a result of real discrepancies in perception in design review. He stated there appears to be no choice but to result in a change order; and this is an area that must be resolved at some point. He stated otherwise, the facility is coming along nicely, and he provided an update on interior/exterior progress. Staff would recommend approval of the change orders as presented.

**Motion** Mr. Haws moved for approval of Change Order #3 (\$2808.96); #4 (\$1139); #5 (\$3459.14); and #36 (\$4815.95) to result in an overall net savings to decrease the contract price in the amount of \$6,605.13 as proposed. Seconded by Mrs. Brough.

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

**Meeting Cancellation - April 12, 2005**

Mr. Hansen explained there would not be enough agenda items to conduct the April 12, 2005 RDA meeting.

**Motion** Mrs. Brough moved to cancel the regularly scheduled RDA Board Meeting on April 12, 2005 as proposed. Seconded by Mr. Haws. The motion passed unanimously.

With no further business to come before the Board at this time, Mr. Gibby moved to adjourn the meeting. Seconded by Mrs. Brough. The motion passed unanimously. The meeting adjourned at approximately 8:27 p.m.

*Redevelopment Agency Board  
April 5, 2005*

Attest:

Approved: June 21, 2005

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Larry Hansen  
Executive Director

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Bruce Burrows  
Chairman