



Minutes of the **Regular Meeting of the Board of Directors of the Redevelopment Development Agency of Riverdale City** held Tuesday, **April 18, 2006** at 8:20 pm at the Riverdale Civic Center, 4600 South Weber Drive.

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

Others Present: Larry Hansen, Executive Director; Lynn Moulding, Public Works Director; Randy Daily, Community Development Director; Jan Ukena, City Planner; Stevin Brooks, City Attorney; Marilyn Hansen, City Recorder; other city staff and approximately 10 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.

Brent Ellis is a property owner in the area being considered for redevelopment. He understands that Utah Power and Light has purchased property and is looking to put a substation in the area. His concern is that the City has put a lot of time, money, and effort into developing that section of land. He has 30 shares of irrigation water that runs through the property. Mr. Ellis stated that he has not been contacted by the owners to try to work out an agreement to continue to provide irrigation water to the farms in the area. Because of this, he would like to see this item tabled for 30 days to get in contact with Utah Power and Light and get these concerns addressed before Council approves this item.

Don Farr owns the property just south of the proposed site of the Utah Power and Light substation. He did some research and took pictures of the site and some additional sites that he is proposing, which were given to the Board Members. He is concerned with the devaluation of the surrounding properties and the visibility of the substation from Riverdale Road at the proposed site. Mr. Farr then proposed several alternate sites for the substation. He indicated that he had a sketch of the site showing they needed an acre to build the substation. Mr. Farr also discussed the adoption of the Redevelopment Plan, dated April 1, 2005, which addresses taxes and burial of power transmission lines. He indicated that the

power company will not have to pay taxes and the City will not get any tax credit. Mr. Farr also felt that the City will have better economic health without the substation.

Don Gibby seconded what Mr. Farr had to say. He is concerned that their property values will go down as well as their quality of living. Mr. Gibby currently enjoys a beautiful view of the mountains and feels that the power station will stand out. He would prefer to have a beautiful home or church on that hill. Mr. Gibby also expressed concern about living around more power lines.

Bob Springmeyer is with Bonneville Research and was part of the economic development team who did the Master Plan for this area. He showed several maps of the property. Mr. Springmeyer stated that utility property in the State of Utah is state assessed rather than being county assessed. The Bingham property would go on the state assessment roles and come off the Weber county roles and the City would still get their share of the taxes. He stated that there would probably be a negative increment from that in the Redevelopment Area.

C. Consent Items

1. Approval of Minutes

Chairman Burrows reported the Redevelopment Board has before them the minutes of the Regular Meeting of March 22, 2006.

2. Review Redevelopment Agency Financial Statement – March 31, 2006

Mr. Hansen stated that everything has continued to go very positive for the Agency and the senior facility. He recommended taking more time to talk about the finances in May, when a budget amendment will be brought forth.

3. Review of Annual Agency Reports for Tax Year 2005

a. County Auditor Reports for Tax Year 2005

b. Weber County Treasurer's Office – Final Settlement Disbursement Report (Tax) Year 2005

c. Executive Director's Multi-Year Comparative Report Summary by Project Area

Mr. Hansen indicated that items 3a, and 3b, are annual agency reports provided by the County. He noted that the County Auditor Annual report is by project area and the tax revenue Mr. Springmeyer referred to was on line 1C and 2D on this report. Mr. Hansen pointed out that because two areas under older statutes, a 25 year project area was opted for, allowing the amount of improvements to go back to the other entities in the county. This benefits not only the RDA area but the community at large. The second set of reports is the County Treasurer Settlement Report which shows disbursement by month and area. The third report was compiled by Mr. Hansen and breaks down the areas by project for the last 5 years.

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

D. Action Items

1. Department of Community Development

a. Consideration of action on property use request – West Bench Area – UP&L Substation.

Steve Rush, Regional Community Manager from Utah Power and Light introduced Kim Derrick and Jerry Hessler. Mr. Rush explained the need for a substation in Riverdale City and showed maps of the area. He indicated that the current substations are loaded and maxed out for their capacity and that the new substation needs to be online by June, 2007, to serve the growing needs in Riverdale City. Mr. Rush noted that they have been approached by the City to bury the high-power power lines and that they want to meet the needs of the citizens and customers. UP&L has purchased property that is adjacent to the Interstate and in the center of where the new load will be. Mr. Rush explained that this substation is needed, independent of whether the business park goes in or not. He explained that this new substation would have a block wall surrounding it and would be built similar to the South Weber substation, which is the newest one in the area. Mr. Rush discussed the property tax issue. He said they are assessed by the state and do pay property tax. Typically, they are the largest property tax payer in any county they are in.

A discussion was held as to whether developers would continue to have interest in this area if a substation is built. Mr. Gibby said he had talked to three developers that have previously had interest in that area and that all three would back out if the substation is put in. Mr. Rush disagreed and pointed out that Gateway has two substations that were there from the beginning and that he has studies that show the retail market does not suffer. Mr. Griffiths noted that Gateway has went to a great deal of expense to hide the substation. Ms. Jenkins talked about how that piece of property is elevated and asked how tall the highest tower would be. Mr. Rush replied that the static mast is the highest pole and is approximately 45 feet tall. Mr. Peterson addressed the location that Mr. Farr had referenced, located between the railroad tracks and the west side of the freeway, north of 4800 and asked if that was a location they would consider. Mr. Rush noted that the substation footprint requires two acres, not one as Mr. Farr had indicated. The property they purchased is 3.4 acres. Mr. Rush doesn't know if the property across the freeway is for sale, but it is not where they want to be.

A discussion was held regarding the business park and investment the City has put into the area. Mr. Rush said that if the power is not available then there is no business park as they won't be able to serve any of the loads the city wants in there. He pointed out that it is a great location from an electrical standpoint to serve the loads in the surrounding areas. Mr. Peterson indicated that there is a similar sense across the Board that there is other land available where this substation might be built and that some of these alternatives should be looked at.

Motion: Mr. Peterson moved to table this item. Mr. Gibby seconded the motion.

Discussion on the motion was held. Mr. Griffiths requested a copy of the studies Mr. Rush had on retail value of properties near substations. Mr. Rush reminded those present that a substation may not be the most desirable feature, but is necessary and it is an allowed use. Mr. Haws asked for clarification on what authority the RDA has for

approving or denying the request for a substation. Mr. Springmeyer discussed that there is an approved development plan and that that the RDA Board really needs to decide if this use is consistent with that development plan. Mr. Hansen pointed out that we are not disputing the need for a substation, but that there are some stakeholders options that could prove acceptable to UP&L and that there may be some alternatives that could work and might be forthcoming in the immediate future. Mr. Rush reminded those present that timing is the key thing here. Chairman Burrows stated that, recognizing the time constraints this item could be placed on the next RDA agenda.

Call the Question

The motion passed unanimously.

b. Consideration of action on extension of time request per developer's agreement – Riverdale Road Project Area – Les Schwab.

David Gibson from the Real Estate Department of Les Schwab explained that they have undertaken and accomplished all the things they were requested to do in the Developers Agreement to open their store. They had a 6 month agreement to acquire adjoining land. To date they have placed one property under contract, unfortunately it appears that person may not actually own the property. They have been working for the past 2 ½ months with the title company to clear up this issue. Mr. Gibson stated that they made an offer to Mr. Buckway on the other property, but he did not accept it. They are trying to come to terms, as Mr. Buckway would have to relocate his business if he sells the property. Mr. Gibson stated that they have tried and are hopeful to redevelop this area but their six months is up at the end of May. Chairman Burrows inquired as to how long of an extension Les Schwab is looking for. Mr. Gibson replied that they are asking for an additional six month extension. He further indicated that they would not be able to build this construction season and that they want to continue to work with Mr. Buckway and the other owners to purchase the properties.

Motion: Mr. Gibby made the motion to grant the extension. Mr. Peterson seconded the motion.

Call the Question

The motion passed unanimously.

c. Consideration of Use of Approval, Frontier Systems – 1150 West Riverdale Road (old Redman Van Storage Building).

Mr. Daily informed the Board that the petitioner is not present. A discussion was held as to withdraw or act upon the request.

Motion: Mr. Peterson made the motion to deny petitioners request. Mr. Gibby seconded the motion.

A discussion was held on the motion as to the rights of the petitioner not being present and denying the request. Mr. Hansen informed the Board that they have the authority to deny, table or ignore the request, whether the petitioner is present or not.

Call the Question

Roll call vote: Ms. Jenkins, Yes; Mr. Peterson, Yes; Mr. Griffiths, Yes; Mr. Gibby, Yes; and Mr. Haws, No. The motion passed four votes in favor to one opposed.

E. Discretionary Business

None

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 9:45 p.m.

Attest:

Approved: May 2 2006

Larry Hansen, Executive Director

Bruce Burrows, Chairman