

Minutes of the **Regular Meeting** of the **Board of Directors of the Redevelopment Agency** of Riverdale City held **Tuesday, May 17, 2005**, at 9:06 p.m. at the Riverdale Civic Center.

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

Others Present:                 Larry Hansen, Executive Director  
   Stevin Brooks, City Attorney  
   Cindi Mansell, City Recorder

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

**Consideration of Meeting Minutes**

Chairman Burrows stated the Board has before them the regular meeting minutes of February 15 and March 29, 2005. Mr. Gibby suggested one amendment in regards to his traffic concerns on the use approval for Wendy's in the Family Center North; along with two other typographical amendments.

**Motion:** Mr. Gibby moved to approve the minutes, with the amendments as proposed. Mrs. Brough seconded the motion. The motion passed unanimously.

**Annual Payments to Developers**

Mr. Hansen explained staff would request Board approval of annual payments totaling \$241,072 to developers per existing developer's agreements. He stated now that he has received sufficient detail from Weber County, he has been able to calculate the required payments. He referenced the payments as follows:

- Unity Enterprises, LLC                                 \$ 82,523
- Shopko     \$ 26,881
- Riverdale Partners, LTD                                 \$ 6,668
- Home Depot     \$ 0
- Rocky Mtn. Real Estate, LLC                                 \$125,000

Mr. Hansen explained the Home Depot amount is \$0 because Riverdale is still recouping the prior overpayment due to McDonald's. He stated the payment to Rocky Mountain provides reimbursement for the River Park Drive Road; which staff is asking for approval just in case the tree gets planted and the water line fixed and payment request is made.

Mrs. Brough inquired as to budget; with Mr. Hansen stating \$6072 of payment was not included based on prior disbursement. He explained Meier & Frank was reassessed at a higher rate, which in turn increased the payment requirement.

**Motion:** Mr. Haws moved to approve the annual payments to developers as requested, for a total of \$241,072. Seconded by Mr. Gibby.

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

**Seniors Housing Facility**

Mr. Hansen requested construction progress payment to Kier in the amount of \$325,070.91. He stated the estimated completion date is June 15-20, 2005 for the entire facility. He stated the July 1 deadline cannot be missed because of signed lease agreements. He discussed the weather delays and trouble getting subcontractors back on site to get the work completed.

**Motion:** Mr. Gibby moved to approve the payment of \$325,070.91 to Kier for work performed on the senior's facility. Seconded by Mr. Hadden.

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

Mr. Hansen continued to discuss Senior Facility construction issues and proposed change orders. He stated there continue to be interesting dynamics in the relationship between Richard Chong and Kier Corporation; and both have been invited to come in and explain the change orders in person. He stated this may occur on June 7, 2005. Mr. Hansen explained that Kier is working off the construction drawings as prepared by Chong; and there appear to be resulting design issues.

**Discretionary Business**

Mr. Hansen stated he appreciates the "heads-up" given by Mr. Haws relative to the Deseret Morning News article. He discussed the anticipated legislative audit, including an all day session on the taxation tax force. He stated the tax force is just getting into outlining an approach as to what they would like to do as a committee; part of which is a recall and audit of RDAs and increment.

Mr. Hansen stated he did have conversation with Weber County; and they have asked Riverdale to send something in writing as far as the rescission of Resolution #R17-2004 regarding the recreational tax increment. He stated Weber County is still awaiting assessor information relative to certified tax rate preparations.

With no other business to come before the Board at this time Mr. Gibby moved to adjourn the meeting. Seconded by Mr. Haws. The motion passed unanimously. The meeting adjourned at approximately 9:22 p.m.

Attest:

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Larry Hansen  
Executive Director

Approved June 7, 2005

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Bruce Burrows  
Chairman