



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **August 1, 2006** at 7:11 pm at the Riverdale Civic Center, 4600 South Weber Drive.

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

Others Present: Stevin Brooks, City Attorney; Lynn Moulding, Public Works Director; Marilyn Hansen, City Recorder; other city staff and approximately 2 citizens.

A. Welcome and Roll Call

Chairman Burrows called the meeting to order at approximately 7:24 p.m. 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. Consideration of the July 18, 2006 RDA meeting minutes.

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. Department of Legal Services

a. Consideration of acquisition of property – West Bench Project Area.

City Attorney, Steve Brooks reported that Larry Hansen has been in negotiations regarding the Gibby property and that they have gone back and forth on a price. He stated that the offer listed on the Executive Summary is fair to both parties. Mr. Brooks explained that Mr. Hansen felt that if they could keep the amount under \$525,000 - \$530,000 for the property that it would be a fair transaction. Mr. Gibby disclosed that Don Gibby, who is the owner of the property, is his cousin, and that he has no financial

interest whatsoever. Ms. Jenkins asked Mr. Brooks to clarify the legal opinion as stated on the Executive Summary. Mr. Brooks explained that the question was how an RDA, with no increment accumulated, can come up with the money to purchase this property. Randy Feil told Mr. Brooks that one RDA area can loan another RDA area money for housing. Mr. Brooks also stated that the City itself could also make that loan to the RDA. Ms. Jenkins stated that she would prefer to see the City loan the money to the RDA rather than have the RDA move it. Chairman Burrows reported that they are well versed that legally we were on solid footing if the loan was from one RDA to the other. He stated the funding mechanism is more secondary to the amount being presented. Mr. Haws discussed that this item seemed like a time sensitive issue and as soon as the RDA Board approves the purchase, staff will make official offer and close. Chairman Burrows stated that they will need the funding mechanism and the one that is being recommended is using RDA funds to purchase the property. Mr. Haws inquired if the purchase is approved, is it being proposing to use RDA funds. Chairman Burrows stated that the first thing to address is the amount to purchase the property and if that number is correct then the funding mechanism is second to that. Mr. Brooks stated that this will be a two step process.

Motion: Mr. Peterson moved to authorize the RDA to purchase the land at 4857 South 1550 West for the amount of \$525,000. Mr. Gibby seconded the motion.

Call the Question:

Roll Call Vote: Mrs. Jenkins, Yes; Mr. Peterson, Yes; Mr. Griffiths, Yes; Mr. Gibby, Yes, Mr. Haws, No. The motion passed with four in favor and one opposed.

Chairman Burrows indicated that a motion was needed that would address the funding mechanism. The recommended way to fund this purchase would be through RDA housing fund reserves.

Motion: Mr. Gibby moved to use the RDA housing reserves for the funding of this purchase Mr. Griffiths seconded the motion.

Ms. Jenkins stated she feels that the other option of funding the purchase by a loan from the City was not explored and she would like to explore other options regarding the funding of this purchase. Mr. Haws stated that he wonders how the Taxing Entity Committee will view the RDA using funds to purchase land in an RDA area where a budget wasn't approved. He understands that it is legal and can be done but knows that it was probably legal to have the balance reserves that we had, and the taxing entity looked at that unfavorably. Mr. Haws wonders if this loan will be looked at unfavorably as well. He would like to see the loan for this purchase from the City and not the RDA. Mr. Gibby stated that he doesn't know what options are with the City, but there is a clear option using the RDA housing fund reserves. Ms. Jenkins stated that the RDA Board needs to submit reports to entities on an annual basis to try to get a budget approved, and she wouldn't want to lose potential to get a budget approved for an area, based on this decision. Chairman Burrows stated that he thinks this is the right funding mechanism. Mr. Griffiths discussed that Rocky Mountain Power, (formerly UP&L), need to move forward as soon as possible and based on the circumstances, we have had to work quickly and make the right moves for an improvement of the area by voting in favor of this. If

we don't we could create an eye sore in that area. Mr. Haws stated that he wants to remind the Board that Rocky Mountain Power does not have approval to build on the land they own. Chairman Burrows explained that they do have approval to build on the property in question and that was the purpose of this negotiation.

Roll Call Vote: Mr. Peterson, Yes; Mr. Griffiths, Yes; Mr. Gibby, Yes; Mr. Haws, No, Mrs. Jenkins, No. The motion passed with three in favor and two opposed.

E. Discretionary Business

None

With no further business to come before the Board at this time, Mr. Gibby moved to adjourn the meeting. Ms. Jenkins seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:41 p.m.

Attest:

Approved: August 15, 2006

Larry Hansen, Executive Director

Bruce Burrows, Chairman