
Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **September 19, 2006** at 7:43 pm at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Doug Peterson

Others Present: Larry Hansen, Executive Director; Steve Brooks, City Attorney; Lynn Moulding, Public Works Director; Randy Daily, Community Development Director; Marilyn Hansen, City Recorder; and approximately 4 citizens.

A. Welcome and Roll Call

Chairman Burrows called the meeting to order and welcomed all those present. He noted that all members of the Board were present except Mr. Peterson who is excused.

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 August 15, 2006 RDA meeting minutes.

2. Review of Redevelopment Agency Financial Statement for the month ending July 31, 2006 and August 31, 2006

Larry Hansen stated that Mr. Fortie went over the RDA reports during his presentation at the City Council meeting. He noted that the fund balance allocation reports are not included in their packets as there are some issues with the external auditor regarding equity transfers. Mr. Hansen reported that they did acquire and expend funds for the parcel on the West Bench.

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

Call the Question:

The motion passed unanimously.

D. Action Item

1. Department of Public Works

a. Consideration of seeking bids and approval of costs for improvements for the Sizzling Platter Agreement of October 11, 2005.

Lynn Moulding reported that they need to move ahead with this project as soon as possible to beat the cold weather and get a contractor on board before winter sets in. He explained that this item relates to Ordinance 668 on the City Council agenda tonight. Ordinance 668 will allow for Public Works projects to bypass the formal bid project for projects less than \$125,000.00. Mr. Moulding is requesting \$45,000 for this project. Ms. Jenkins asked what was budgeted for this project. Mr. Hansen replied that \$300,000 was budgeted for the intersection. Ms. Jenkins asked if they budgeted something specific for the project that doesn't include the signal light. Mr. Hansen replied that there wasn't anything budgeted in FY 2007 specifically for this project. He explained that he is very confident that if UDOT follows through with their preliminary approvals of the signalization that the \$45,000 will be all that we need to expend out of this project area for that purpose.

Motion: Mr. Haws moved to approve the seeking of bids at a cost not-to-exceed \$50,000 for this project. Mr. Gibby seconded the motion.

Mr. Hansen stated that because of the Ordinance change that would allow us to bypass the formal bidding process for projects less than \$125,000.00 he wanted to clarify that they will not be seeking formal bids. He explained that they will still be getting bids but will not be going through the formal bid process. Mr. Haws asked if Mr. Moulding will go to a preferred contractor or go to a number of vendors that normally bid on these types of contracts. Mr. Moulding replied that he will seek bids from someone who has done work for the City before and whose work was acceptable. Mr. Haws asked if he is looking to get bids from just one company to multiple companies. Mr. Moulding stated that he will seek informal bids from at least three companies.

Call the Question:

Ms. Jenkins, Yes; Mr. Griffiths, Yes; Mr. Gibby, Yes; Mr. Haws, Yes. The motion passed unanimously.

2. Department of Community Development

a. Consideration of Use Request – Riverdale Road Project Area – Spirit Halloween Superstore.

Randy Daily reported that Spirit Halloween Superstore is requesting to temporarily use the Toys R Us building. He explained that this business is strictly retail and if he wants to change the appearance of the building or has sign issues he will have to come before the Design Review Committee. Mr. Daily indicated that he had talked to the Corporate Headquarters for Toys R Us over a month ago, and they want to subdivide the parcel to sell the Toys R Us building separate from the Babies R Us building. He told them that would be fine as we want the building to be permanently occupied.

Robert Karuzas, owner of Spirit Halloween Superstore stated that he has operated two out of the past three years in Riverdale and that he would be out of the building by November 10, 2006.

Motion: Mr. Gibby moved to approve the Special Use Request for Spirit of Halloween Superstore in the Toys R Us building. Mr. Haws seconded the motion.

Call the Question:

The motion passed unanimously.

3. Department of Legal Services

a. Consideration of Resolution R5-2006 adopting a Real Estate Exchange Agreement with Rocky Mountain Power.

City Attorney, Steve Brooks reported that he is prepared to complete the land swap with Rocky Mountain Power to exchange the Bingham property for the Don Gibby property. He noted that all the documentation is included in their packets. Mr. Brooks feels strongly that it is in the best interest of the RDA to complete this transaction and give the Chairman authorization to execute the Agreement.

Motion: Mr. Gibby moved to approve resolution R5-2006 for a Property Exchange between Rocky Mountain Power and the Redevelopment Agency of Riverdale City. Mr. Griffiths seconded the motion.

Mr. Haws discussed that we are giving up a house and some land and getting a house and land in return. Mr. Brooks replied that is correct, but that the houses will probably go away. Mr. Hansen replied that we have no intention to continue occupancy and that all homes will be empty by September 30, 2006. Mr. Haws asked if it is our intent to demolish the houses. Mr. Hansen replied that he doesn't know if they will demolish them at this point, but that he may soon be coming back to the RDA requesting consideration to market the property.

Call the Question:

Mr. Griffiths, Yes; Mr. Gibby, Yes; Mr. Haws, Yes; Ms. Jenkins, Yes. The motion passed unanimously.

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. Ms. Jenkins seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:03 p.m.

Attest:

Approved: October 17, 2006

Larry Hansen, Executive Director

Bruce Burrows, Chairman