

Minutes of the **Regular Meeting of the Board of Directors** of the **Redevelopment Agency of Riverdale City** held **Tuesday, October 18, 2005**, at 7:10 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Members Excused: Stacey Haws

Others Present: Larry Hansen, Executive Director
 Lynn Moulding, Public Works Director
 Jan Ukena, City Planner
 Steve Brooks, City Attorney
 Cindi Mansell, City Recorder

Janeice Bingham

Lois Davis

Chairman Burrows called the meeting to order and welcomed all those present. He acknowledged that all Board members were in attendance; with the exception of Mr. Haws, who has asked to be excused from the meeting.

Consideration of Meeting Minutes

Chairman Burrows indicated the Redevelopment Board has the September 20, 2005 meeting minutes before them at this time.

Redevelopment Agency Income Statement - July & August 2005

Mr. Hansen explained that City Treasurer Lynn Fortie has worked diligently to get caught up from the budget year end duties. He referenced the new RDA Income Statement format, stating it is hoped this will represent an easier format to follow. He referenced this informational statement, illustrative of RDA income by type and expenditure by type (all shown by area).

Mrs. Jenkins inquired as to the total Senior Facility income; and what can actually go to the RDA. Mr. Hansen explained that balance would pick up supplies, maintenance, utilities, insurance, and actual operation of the facility. Inquiry was raised as to the apartments only being RDA owned, with Mr. Hansen stating the RDA owns the overall facility and is responsible for any payments. He then referenced the total ties to the financial statements and Treasury Report.

Mrs. Jenkins inquired as to why some of the numbers reflect the same totals between July and August. Mr. Hansen explained when the RDA took \$1.6 million from the bond, and as draws were paid for payment to Kier Corp., the remaining amount was residual to disperse all funds. He explained the 533.14 is illustrative and will not change. He stated the next year budget will reflect -0-, rather than this minor residual amount as dispersed from the bond.

Mr. Hansen stated expenses accumulate monthly within each area. Inquiry was raised regarding senior facility debt service, with Mr. Hansen stating the RDA did repay the City \$225,000 from Area 1 in August; and \$75,000 from Area 3 (Weber River); and yet another \$75,000 out of Senior Facility funds.

Review of Senior Facility Operations - July & August 2005

Mr. Hansen referenced the perpetual loan fund in excess of \$1, 00,000 that will just sit and benefit the community in perpetuity. He discussed Senior Facility loan payment and accrual entries in the amount of \$382,000, stating the RDA still owes Kier final payment on contract for retainage. There is about \$90,000 remaining in unsolved Change Orders that are not ready. He stated he is more concerned about completing the punch list on contract than resolving Change Orders, and stated this may come before the Board on November 15, 2005. Inquiry was raised as to whether any of the residual would be going to Richard Chong, with Mr. Hansen stating not much and not because of Change Orders. He discussed possible legal action to be pursued in the future.

Mr. Hansen discussed senior operations, pro-forma versus actual. He stated this report is an administrative response to try and provide something more meaningful and easier to interpret. He stated this is a facility operating comparative statement, and once the loans are repaid; there should be a fairly healthy bottom line. He discussed the year-to-date estimate, stating the annual was merely divided by 12 to provide this column estimate.

Mr. Gibby inquired as to whether the facility had been rented out, with Mr. Hansen stating he is unsure as to reservations but is aware of inquiries being made.

Discussion followed regarding the apartment rentals, with Mr. Hansen stating there is currently a waiting list. Mrs. Jenkins referenced the ADA apartments, and inquired if the waiting list should be separate from the regular unit rentals. She expressed concern that a handicapped person would not have any other option but to rent the properly equipped facility. Mr. Hansen stated by law, the facility must have 10% ADA accessible apartment units; and other than that, can rent to anyone they want. Mr. Brooks stated he does not see any reason to have to keep the waiting list separate. The Board determined it would make sense to separate the listing to determine if there is a handicap need. Mr. Hansen stated it is unknown as to whether any of the current tenants are disabled, and Mrs. Jenkins expressed concern these individuals may not have the same legal options. Mr. Hansen stated staff will keep a separate listing for handicap units, should a vacancy arise.

Review of Senior Center monthly lunch attendance

Mr. Hansen referenced the monthly lunch attendance by year, stating there has been a huge increase from last year. He stated clearly, participation in the lunch program is the most significant draw on the facility. He stated he has only heard positive feedback in regards to the new cook.

Mr. Hansen stated these and other information reports are still being developed. He stated Mrs. Hall and Mr. Fortie are working on counts for activities, etc.

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

Senior Housing/Facility - Review of Bond Rates

Mr. Hansen referenced the handout illustrative of Senior Facility bond rates. He stated because this is a floating rate, he felt it may be interesting to see what has happened since the March 24 bond closing at slightly above 2% rate. He stated within the first month or so, the rate went up to 3%, back down to 2%, and bounced around between 2-3%. He stated currently it has eased back up to just below 3% (or 2.74%).

Mr. Hansen stated he tracks this on a weekly basis, and has plotted on a monthly basis graph to illustrate less distortion and more of an average cost. He stated this is illustrative of where bond rates have been for the past six months; and he is happy to report they are still within expected levels as far as cost and budget. Inquiry was raised as to an average rate, with Mr. Hansen stating he would guess 2.6%. He stated this is actually not bad, when comparing to the mortgage option of 6-7%.

The Board thanked Mr. Hansen for this information.

With no other business to come before the Board at this time Mr. Gibby moved to adjourn the meeting. Seconded by Mrs. Jenkins. The motion passed unanimously. The meeting adjourned at approximately 7:43 p.m.

Attest:

Approved: November 15, 2005

Larry Hansen
Executive Director

Bruce Burrows
Chairman