

Minutes of the Regular Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City held Tuesday, November 16, 2004, at 7:50 p.m. at the Riverdale Civic Center.

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

Others Present:                 Larry Hansen, Executive Director  
   Ron Dille, Deputy Executive Director  
   Randy Daily, Community Development Director  
   Steve Brooks, City Attorney  
   Jan Ukena, Planner  
   Cindi Mansell, City Recorder

Richard Chong	Janeice Bingham
Lois Davis	Steve Kier
Scott Kier	Norm Schwainer

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

#### **Approval of Minutes**

Mrs. Brough indicated the need for an amendment to the Regular Minutes of November 3, 2004; to include discussion relative to E-factor rating of the windows at the Senior Housing/Facility, along with the huge difference these can provide relative to heat loss/glare/fading, etc. The Board felt the discussion revealed low-E windows as being planned, but not reflective. Mrs. Brough stated she would like this concept included as a part of the minutes and as a follow-up item. It was stated that Rick Wolthius was directed to follow-up on this item.

#### **Fund Balance Allocation Report - October 31, 2004**

Mr. Hansen referenced the Proforma Fund Balance Allocation Report and Housing Report, month ending October 31, 2004. He highlighted the three RDA areas with regard to fund balances, additions and transfers that have taken place. He explained that reconciliation to the Treasury Report in the amount of \$3,023,057.16 reflects the actual fund balance in the RDA. He stated there will be bonding information coming forward in the near future with regards to the ability to fund the remaining portions of the Senior Housing/Facility.

#### **Residential Rehabilitation Loan Program Summary Report**

Mr. Dille referenced the Residential Rehabilitation Loan Program Summary Report as of October 31, 2004. He stated the loan program continues to be healthy, and contains remaining loanable funds in the amount of \$512,690.19. He stated not quite half of what has been dedicated for the loan program has been utilized. He discussed the fact that the citizens are so appreciative of this program.

**Motion** Mrs. Brough moved to approve the Common Consent items, including the minutes of the Regular Meeting of November 3, 2004 with the amendment as presented. Seconded by Mr. Hadden. The motion passed unanimously.

**Resolution #R10-2004 Designating the West Bench Redevelopment Survey Area**

Mr. Hansen stated a proposed resolution has been submitted by the RDA Attorney, Randall Feil. He stated the RDA needs to adopt a resolution with the wording as proposed in order to become more technically compliant with State Statute. Mr. Hansen stated the RDA has engaged Bob Springmeier and Bonneville Research to work in these areas, and they have already been reviewing the parcels that are involved.

Mr. Hansen stated the staff is not proposing to take property by power of eminent domain, there are no deals being made with developers, and the RDA has not engaged a developer of choice. He stated the reasoning is simply to make RDA opportunities available to these property owners and provide long-term development for the City. He stated staff would recommend adoption of the proposed resolution as submitted.

Mr. Hansen stated the Board will be providing consideration of three different areas this evening, and these three areas will also be the essence of the Public Open House scheduled for November 17, 2004. He further discussed the potential for advantages and benefits to individual property owners. He stated staff would like to begin the process to establish these new areas.

Mrs. Brough discussed the West Bench area, stating she would have a problem with redevelopment when the majority of the property is what she feels to be good development and open fields. Chairman Burrows stated that is a good question, as by law, the RDA cannot redevelop areas capable of development. He stated the survey boundary has only included those areas legally able to be included, and the remaining areas are what is considered Economic Development Areas (EDA). Chairman Burrows stated the consultant has been hired to identify whether the areas are RDA or EDA, and property owners have been sent letters of invite to the public open house in an effort to involve them up front and in advance of the survey area creation process.

At this time, Mr. Gibby disclosed that he owns property in the proposed site.

**Motion** Mr. Haws moved for approval of RDA Resolution #R10-2004 designating a redevelopment survey area known as the "West Bench Redevelopment Survey Area" and authorizing a study of said survey area to determine whether one or more redevelopment projects with the survey area are feasible and whether blight exists within the survey area. Seconded by Mrs. Jenkins.

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

**Resolution #R11-2004 Designating the 550 West Redevelopment Survey Area**

Mr. Hansen stated the second proposed resolution needs to adopt as proposed in order to become more technically compliant with State Statute. He stated this is one of the three different areas for Board consideration this evening.

Mr. Haws inquired as to the proposed map of the 550 West area. Mr. Hansen stated there are a few isolated parcels on the map. He explained there are two key areas that are rather contiguous larger parcels, which exclude the areas immediately to the south of the Boyer project area; basically containing the Lowe's area over to the viaduct. He stated some of these parcels are included because of the potential Riverdale Road widening project; should issues makes them become eligible. Mr. Hansen offered clarification as to those parcels as contained in the new RDA area, stating the others are included as part of Riverdale Road Area 1. Discussion followed, with Mr. Hansen stating the property line at the Best Buy property still remains and was never amended; the line beginning to the east side of Subway.

Chairman Burrows stated he feels any other questions can be asked at the Public Open House, when both the consultant as well as the RDA attorney will be present. He stated the law requires adoption of the resolutions to be able to move forward.

Mrs. Brough inquired as to whether these resolutions will lead to a study or costs for these areas. Mr. Hansen explained the RDA already engaged Bob Springmeier to do the study work; and the RDA is being asked to approve the resolutions to provide for technical correction and compliance with State Statute.

Inquiry was raised as to the option to request to opt out of an area. Mr. Hansen stated from a public use perspective, an RDA area is not required to put in a street. He stated the City Council can take the property for public use and utilize eminent domain; such a possibility exists with or without an RDA/EDA area. He stated however, he would hope that property owners can find advantages to participation.

**Motion** Mr. Gibby moved for approval of RDA Resolution #R11-2004 designating a redevelopment survey area known as the "550 West Redevelopment Survey Area" and authorizing a study of said survey area to determine whether one or more redevelopment projects with the survey area are feasible and whether blight exists within the survey area. Seconded by Mr. Hadden.

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

**Resolution #R12-2004 Authorizing preparation of a Draft Economic Development Project Area Plan and Budget**

Mr. Hansen explained the proposed resolution authorizes the RDA Board to begin the preparation of a draft project area plan and area budget in order to provide for the creation of an economic development project area known as the Cozy Dale Economic Development Project Area.

**Motion** Mr. Gibby moved for approval of RDA Resolution #R12-2004 authorizing the preparation of a Draft Economic Development Project Area Plan and a Draft Project Area Budget. Seconded by Mrs. Jenkins.

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

**South Ogden & Riverdale Road RDA at 40<sup>th</sup> Street**

Chairman Burrows explained this item pertains to the area near 40<sup>th</sup> Street, including the Toys-R-Us & Shopko Project Area. He stated South Ogden City is proposing to have a redevelopment area to the north, and discussion had recently taken place at the Utah League of Cities and Towns that it might be advantageous to both cities to work cooperatively to provide better cross-access. He stated this will allow both cities to benefit. He stated South Ogden Mayor Garwood is preparing a letter to Riverdale formally requesting the Riverdale City Council entertain the idea in the near future. He stated the main thing he is looking for this evening is consensus of support.

Mr. Gibby inquired if the two redevelopment areas are adjacent to each other. Chairman Burrows explained they will be administrated separately, under an individual umbrella in terms of thought and development. He stated Riverdale has concerns about existing buildings in that area, and problematic traffic flow has been present in both areas. He stated as a result, he can foresee advantages to working together. Inquiry was raised, with Chairman Burrows stating he is not aware as to whether there is a predecessor for such a process; however, he would like to pursue the willingness to participate in a common development.

Mrs. Jenkins inquired as to plans in changing the one-way streets. Chairman Burrows indicated South Ogden has property from the fence that goes along Burch Creek, which is now the amended boundary line of Toys-R-Us. He discussed the concept that all the buildings to the north are South Ogden; and yet anyone that wants to come in and out of Shopko could not come off 40<sup>th</sup> Street if they wanted to. He clarified this is not a legitimate or viable alternative for ingress/egress.

Chairman Burrows further stated there are certain buildings that are not that old, yet really do not lend themselves to an overall development. South Ogden tends to agree. He stated the RDA's would be separate, but provide a cooperative effort to make both areas appear contiguous, provide cross access, and a positive visual.

Mrs. Jenkins stated in working with the Traffic Committee and law enforcement, it is well known that the two one-way streets in this area begin the traffic congestion that perpetuates down Riverdale Road. She inquired if there is any way that South Ogden would consider making these streets two-way again. Chairman Burrows stated this would be up to South Ogden to study per Darrin Adamson, UDOT. Discussion followed that the one-way streets have basically created a blighted area in between.

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Chairman Burrows inquired if the Board is willing to provide consensus in support of exploring the idea of doing a joint RDA cooperative effort with South Ogden as described. Their appeared to be consensus to the consideration of overall cooperation with South Ogden.

With no further business to come before the Board at this time, Mr. Haws moved to adjourn the meeting. Seconded by Mrs. Jenkins. The motion passed unanimously. The meeting adjourned at approximately 8:42 p.m.

Attest:

Approved: December 21, 2004

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Larry Hansen  
Executive Director

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Bruce Burrows  
Chairman