



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **December 4, 2007** at 6:45 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Excused: Gary Griffiths

Others Present: Larry Hansen, Executive Director; Steve Brooks, City Attorney; Randy Daily, Community Development Director; Marilyn Hansen, City Recorder and 2 citizens.

A. Welcome and Roll Call

Chairman Burrows called the meeting to order and welcomed all those present. He noted that Gary Griffiths is excused.

B. Open Communications

Larry Hansen stated that he received letters and pictures from the residents at 500 West which were included in the Board members packets, regarding their concerns about the Murdock Condominium project. He reported that the Planning Commission will hold a public hearing on December 11, 2007 to consider approval of this area as a PRUD. Ms. Jenkins reported that she read the information and stated that the residents feel an RDA area should have commercial development, but that it is not uncommon for an RDA area to be residential. Mr. Haws stated that once an area is declared an RDA area, very often the blight increases as opposed to decreases until it is redeveloped. Mr. Hansen stated that it is possible that the RDA could provide some relocation assistance to these residents from the housing program.

C. Consent Items

1. Approval of meeting minutes from October 16, 2007 Regular meeting and November 27, 2007 Special meeting.

Mr. Peterson noted that there is a decimal where the comma should be on the amount in his motion at the November 27, 2007 meeting.

Motion: Mr. Haws moved to approve consent items as amended. Ms. Jenkins seconded the motion.

Call the Question:

The motion passed unanimously.

D. Action Items

1. Consideration of Resolution R2007-9 amending the Real Estate Sale and Purchase contract dated 3-23-07 between the Riverdale Redevelopment Agency and Value Place Real Estate Services, LLC.

Larry Hansen reported that since their last meeting he communicated to the broker and Liberty representative that the RDA Board was willing to amend the purchase price to \$903,093 and that the RDA was willing to retain the 2.9 acres if the deal closed by December 31, 2007. The Liberty representative indicated that they are building a Value Place hotel in West Haven and their lender got cold feet at having another unit built within 4 miles of the Riverdale site and wants to hold off on funding until it is brought on line and they see how it does.

Mr. Hansen reported that Liberty is now willing to:

- 1) Amend the contract purchase price from \$1,403,093.00 to \$903,093 for the 2.35 acres and the RDA keeps 2.9 acres,
- 2) Pay a non-refundable payment of 10%, \$90,309 to the RDA for taking the property off the market; and
- 3) Extend the period of the agreement from March 23, 2007 to close on or before December 31, 2008.

Mr. Peterson inquired if they would be able to subdivide the property and market it. Mr. Hansen replied that would be put in the amendment that the RDA has the right to proceed. Ms. Jenkins stated that she is concerned that breaking up the parcel is going against the philosophy of the RDA area and doesn't want to get down the road and have a buyer who wants the entire piece. She would like to give Liberty first right of refusal but move forward with marketing the entire piece. Mr. Gibby reported that he feels that the property will increase in value due to the airplane manufacturing and associated businesses that could be brought to the area. He stated that the RDA Board should give Liberty right of first refusal on the market value at the time, and if someone makes the RDA Board an offer, Liberty would have to match it.

Mr. Hansen suggested adding a fourth item to the above list:

- 4) RDA retains the right to market the entire parcel and would provide to Liberty, for the consideration of \$90,309, the right of first refusal to match any offer should the RDA receive one better than theirs, ending December 31, 2008.

Mr. Hansen stated that this wouldn't force them to buy the entire piece but that the RDA wants consideration now, and if they didn't purchase the property the RDA keeps the \$90,309 but if they do purchase the property, the \$90,309 would go toward the purchase price. Mr. Haws stated that he feels they should just end the deal and market the property.

Motion: Mr. Gibby moved to approve an amendment to the Value Place purchase agreement stating that they have the right to buy the property until December 31, 2007 as previously stated; beyond that time they have the right of first refusal with a non-refundable option payment of 10% (\$90,309). That right, however, would not prohibit the RDA from marketing the property for the highest and best use during that time frame and give them right of first refusal to match any offer, on whole or part of the parcel, subsequent to the closing of this amended agreement. The 10% option payment would give them right of first refusal through December 31, 2008. Mr. Peterson seconded the motion.

Call the Question:

Ms. Jenkins, Yes; Mr. Peterson, Yes; Mr. Gibby, Yes; Mr. Haws, No. The motion passed with three in favor and one opposed.

Motion: Mr. Gibby moved to approve Resolution R2007-9 as amended. Mr. Peterson seconded the motion.

Call the Question:

Mr. Peterson, Yes; Mr. Gibby, Yes; Mr. Haws, No; Ms. Jenkins, Yes. The motion passed with three in favor and one opposed.

E. Adjournment

With no further business to come before the Board at this time, Mr. Haws moved to adjourn the meeting. Mr. Peterson seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:36 p.m.

Attest:

Approved: December 18, 2007

Larry Hansen, Executive Director

Bruce Burrows, Chairman