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Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **January 15, 2008** at 7:39 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Chairman  
David Gibby  
Shelly Jenkins  
Doug Peterson  
Gary Griffiths  
Don Hunt

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 Mr. Peterson will be joining the meeting in progress.

## **B. Open Communications**

None

## **C. Consent Items**

- 1. Approval of meeting minutes from the December 18, 2007 Regular meeting.**
- 2. Report on Condition of the Treasury for the months ending December 31, 2007.**

**Motion:** Mr. Hunt moved to approve the consent items. Mr. Griffiths seconded the motion.

### **Call the Question:**

The motion passed unanimously.

## **D. Action Items**

- 1. Consideration of Use Request – 550 West Project Area, 4190 South 300 West for development of commercial retail/service use.**

Randy Daily reported that he has received a request to demolish the house and build a hair salon. He stated that the owner will need to re-zone the property from residential and then continue through the site development process.

Mr. Peterson arrived 7:44 p.m.

**Motion:** Mr. Gibby moved to approve the use request. Mr. Griffiths second the motion.

Ms. Jenkins inquired as to the current zone on the adjacent home. Mr. Daily replied that both properties are owned by the same owner and are zoned residential. He stated that the owner would like to have cross access with Shopko. Mr. Daily reported that the re-zone request will probably be for a planned commercial zone.

### **Call the Question.**

The motion passed unanimously.

## **2. Discussion of RDA loan program and policy changes.**

Larry Hansen reported that the RDA loan program has been operating for 8 years and that the housing element of the 550 West project area will be coming on line this year. He stated that when they received approval for the 550 West project area, that budget had a provision that 20% of tax increment would be placed in a housing program. He explained that this RDA housing program is statute driven instead of policy driven, because it is a new RDA project area and the rules have changed. Mr. Hansen reported that the 550 West project area budget is projected to accumulate housing funds in excess of \$1 million dollars over the life of the project area.

Mr. Hansen reported that on the southeast side of Riverdale road there are eight older homes that are being affected by the Murdock Condominium project and that these residents feel that they can't sell their homes for an amount that would allow for replacement costs. He explained that RDA Consultant, Jonnalynn Walker stated that the RDA may be able to use the 550 West project area housing fund for relocation money to help these residents and that he is waiting for a letter regarding this issue. Mr. Hansen reported that the developer has purchased one of these homes at the Weber County assessed value and that the homeowners feel that they cannot replace their homes based on assessed value. He explained that these homeowners would be eligible for rehab money to fix up their homes and that the RDA could revamp their policy to help them, but he feels that there could be better prospects for the area as a whole, if they considered relocation or purchase money assistance to help them relocate, possibly in Riverdale. Mr. Hansen reported that it would take the place as a 2<sup>nd</sup> mortgage to help them move and stay in Riverdale.

Ms. Jenkins inquired if the developer has requested any assistance to assemble parcels. Mr. Hansen replied that he has not. Ms. Jenkins stated that she is favorable to the concept, but isn't in favor of allowing someone to get the land for less and having the RDA make up the rest. Mr. Gibby stated that the key is replacement value, not market value and the RDA could help make up the difference. **Chairman Burrows asked for consensus to explore the idea of implementing a relocation assistance program for the homeowners in the 550 West project area, affected by the Murdock Condominium project. Consensus was reached.**

### **E. Discretionary items**

Chairman Burrows discussed the possibility of changing their policy to accept any affirmative statement either aye or yes, or any negative statement either nay or no when they vote. Mr. Peterson noted that it is a problem, due to the number of different boards that he serves on and which one allows only a yes or no and which ones allow aye or nay or either. **Consensus was reached to change the policy.**

**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 8:08 p.m.

Attest:

Approved: February 19, 2008

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Larry Hansen, Executive Director

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Bruce Burrows, Chairman