



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **August 19, 2008** at 7:25 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Chairman
David Gibby
Don Hunt
Shelly Jenkins
Gary Griffiths
Doug Peterson (Participated via telephone)

Others Present: Larry Hansen, Chief Administrative Officer; Steve Brooks, City Attorney; Randy Daily, Community Development Director; Marilyn Hansen, City Recorder; other city staff 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 is participating via the telephone.

B. Open Communications

None

C. Consent Items

1. Approval of meeting minutes from the July 15, 2008 RDA meeting.

Motion: Mr. Gibby moved to approve the consent item. Mr. Peterson seconded the motion.

Call the Question:

The motion passed unanimously.

D. Action Items

1. Consideration of amended tax increment payment to developer.

Larry Hansen reported that this request is for an amended tax increment payment to Unity Enterprises, LLC. He stated that in April, according to Weber County, there was a parcel that had not had property tax paid on it, and in the mean time, per the County, the money has been paid and the Riverdale Redevelopment Agency has received that money. Mr. Hansen distributed a handout outlining the tax increment payments. He explained that the amended amount is \$86,203, and that the RDA paid Unity \$39,814, leaving a balance owing of \$46,389.00. He recommended payment to Unity as they are entitled to this money.

Motion: Mr. Gibby moved to approve the payment to Unity Enterprises in the amount of \$46,389 for tax increment due them. Mr. Peterson seconded the motion.

Call the Question:

Roll Call Vote: Ms. Jenkins, Aye; Mr. Peterson, Aye; Mr. Griffiths, Aye; Mr. Hunt, Aye; and Mr. Gibby, Aye. The motion passed unanimously.

2. Consideration of approval to demolish, grub and excavate the West Bench Property to prepare for eventual listing and sale.

Larry Hansen reported that he is requesting that the RDA Board allow him to pursue clearing the West Bench property for marketing and improved pricing potential. He stated that he has inquired into the cost to demolish the buildings and has received a bid. He reported that the fire department was initially going to burn down the old Gibby rental home, but there were asbestos issues. He stated that he is requesting to be allowed to demolish the old Bingham house and garage, the white frame house, and some brush and larger trees. He explained that the Public Works department will take care of removing some of the smaller stuff. Mr. Hansen reported that the bid he received was to demolish the two homes and garage, including foundation and footings, for \$8,300.00. He stated that to tear out the driveway to the Bingham house, remove and dispose of debris, shrubs and trees and site grading would be under \$8,000. He noted that underneath the asphalt on 1550 West there is about 8-10 inches of concrete and to take out that road would be \$31,400.00. He recommended clearing the site to get a good grade and leave the road alone for the time being for roughly \$16,000. He reported that he would need an additional \$10,000 to remove the asbestos from both homes. Mr. Hansen requested that the RDA Board allow an amount not to exceed \$30,000 to do the work to prepare the property for eventual sale. Mr. Peterson discussed Don Farr's development and wondered if this was the time to have the curb appeal or should they wait and have a developer do it. Mr. Gibby stated that he thinks right now is a good time to get it done.

Motion: Mr. Griffiths moved to approve the demolition, grubbing and excavation of the West Bench Property not to exceed \$30,000. Ms. Jenkins seconded the motion.

Call the Question:

Roll Call Vote: Mr. Peterson, Aye; Mr. Griffiths, Aye; Mr. Hunt, Aye; Mr. Gibby, Aye; and Ms. Jenkins, Aye. The motion passed unanimously.

3. Consideration of Resolution #R2008-07 adopting loan program policy changes.

Larry Hansen discussed the loan program policy changes. He explained that Exhibit A: RDA Housing Loan, Purchase and Relocation Policy was modified for owner occupied improvements of property and increases the loan amount from \$20,000 to \$30,000.

Mr. Hansen reported that the Targeted Area Loan Program "A" was modified for owner occupied residential improvements and the targeted area of 1250 West was deleted and replaced with 1225 West. He noted that the loan amount was also changed from \$20,000 to \$30,000 maximum.

Mr. Hansen reported that the Targeted Area Purchase Assistance Loan Program "B: will be used for purchase assistance. He stated that the intent of this program is for the preservation of residential areas and for owner occupied housing. He explained that this program is designed to provide assistance according to the income qualifications of the borrower. He stated that these loans would be due in full loan if the homeowner lives in the home less than five years; or if the homeowner lives in the home 5 years but less than

10 years, they would owe 50% of the loan; or if the homeowner lives in the home over 10 years, the loan would be forgiven. Ms. Jenkins inquired how the people who live outside of the community would be made aware of these new loan programs. Mr. Hansen replied that he will make contact with the Northern Utah Realtors Association. Mr. Gibby stated that the loan program only targets certain areas in the City and feels there are other isolated buildings that this might be applicable for and would like to broaden it to include those. Mr. Hansen recommended trying this policy first and see what kind of things initially materialize. Mr. Hunt inquired if Riverdale residents would receive a preference for this loan program. Mr. Hansen replied that there would be no preference given to Riverdale residents as the loan program is available to anyone who qualifies and is purchasing a home in the targeted area. Mr. Peterson inquired if the household income guidelines were linked to percentage growth or would they be updated on a regular basis. Mr. Hansen replied that the household income guidelines are provided through HUD and would be automatically updated for the RDA loan program when HUD updates theirs.

Mr. Hansen discussed the 550 West Project Area Residential Relocation Program "C". He stated that he is proposing that a developer could receive \$50,000 per residence for expenses incurred in relocating residents of all income levels in the 550 West Project Area, if the developer meets the requirements as outlined. He reported that there are nine parcels that could receive assistance under this plan. Ms. Jenkins stated her concern that \$50,000 per residence was being generous. Mr. Hansen replied that the \$50,000 gives a developer incentive to get interested in the area and provides them with the ability to negotiate with the homeowners, as well as giving them the possibility to subsidize demolition and clearing costs. He stated that the housing funds that are generated in this project area can only be used for the benefit of that project area and if they are not used for those purposes the funds must be turned over to the state.

Motion: Mr. Gibby moved to approve Resolution #R2008-07 modifying Housing Loan Policy, Housing Purchase Assistance Policy and Housing Relocation Policy. Mr. Griffiths seconded the motion.

Call the Question:

Roll Call Vote: Mr. Griffiths, Aye; Mr. Hunt, Aye; Mr. Gibby, Aye; Ms. Jenkins, Aye; and Mr. Peterson, Aye. The motion passed unanimously.

E. Discretionary items

Randy Daily reported that Fire Chief Doug Illum received a call from a fire suppression company regarding the old Macy's building and getting approval from the fire department for a hobby store to utilize part of the building. Mr. Daily stated that he is concerned to allow a company to utilize only a portion of the existing store and wonders what would happen to the rest of the space. He explained that he has received some interest from a company that could take the entire store and possibly add on to it. He reported that the request from the hobby store will be coming before the RDA Board at their next meeting. Ms. Jenkins inquired as to how much of the building the hobby store wants to use. Mr. Daily replied one-third or more. Ms. Jenkins felt that the building could be subdivided, as it is a large store.

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 8:25 p.m.

Attest:

Approved: October 21, 2008

Larry Hansen, Executive Director

Bruce Burrows, Chairman