



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **December 16, 2008** at 7:26 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

Excused: Doug Peterson

Others Present: Larry Hansen, Executive Director; Steve Brooks, City Attorney; Lynn Moulding, Public Works Director; Doug Illum, Fire Chief; Marilyn Hansen, City Recorder; other city staff and 6 citizens.

A. Welcome and Roll Call

Chairman Burrows called the meeting to order and welcomed all those present. He noted that all Board members are present with the exception of Mr. Peterson who is excused.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from the November 18, 2008 RDA meeting.**
- 2. Report on Condition of the Treasury for the month ending November 30, 2008.**

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

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. Consideration of a Use Approval – Riverdale Road Project Area – Various Halloween/Christmas uses in the Toys R Us Building.**

James Bernard reported that he has run a haunted house called the Castle of Chaos since 2001 and a murder mystery show since 2007 in Salt Lake City and is looking to expand his business to Riverdale. He stated that he knows the owner of Spirit Halloween, who has previously used the Toys R Us building for his business, and they wanted to use part of the building for the Halloween store and part of the building for a haunted house/murder mystery theater. He reported that this type of business requires mass gather permits which are subject to fire inspections, health inspections and building inspections. He explained

that before pursuing the lease with Toys R Us he wanted to speak to the City and make sure they were amenable to this idea. Mr. Bernard discussed the details of the letter that he sent to the RDA Board outlining his use proposal.

Chairman Burrows inquired if this proposal was for a purchase of the building or if Mr. Bernard was just looking to lease the building. Mr. Bernard replied that their intention is to find a location that works for a year around facility and that he feels that this community is perfect for the murder mysteries. Chairman Burrows reported that there are a lot of safety issues associated with mass gatherings and that this building is almost 20 years old and would need some renovations. He stated that the RDA's goal is to renovate areas and if something were to come in on a temporary basis, that could thwart those efforts. Ms. Jenkins stated that she is on the side of the Chair as sometimes an opportunity for a permanent tenant is missed if a temporary tenant is there. Mr. Bernard stated that this facility has plenty of room to grow and could allow him to leave the Salt Lake location but that he wants to run a season first before he commits further. He explained that he needs a permanent location for the murder mysteries. He reported that if the use request is granted for the haunted house, he wouldn't be changing the outside appearance of the building. Mr. Gibby inquired if the murder mystery is theater style. Mr. Bernard replied that it is theatrical but the customers walk through it. Mr. Gibby asked if the business was successful would he then alter the outside of the building. Mr. Bernard replied that he would make it look like the Castle of Chaos in South Salt Lake. He explained that his haunted house uses sponsors such as the Boys and Girls Club, the Phoenix Alliance and The Truth to promote a good environment and promote a tobacco free theme. He stated that dinners are offered on some of the murder mysteries and that he currently runs four shows on Friday and Saturday. Ms. Jenkins stated that she wants time to review this proposal as she thinks it is reasonable to explore this and see if it could be a permanent fit. Mr. Griffiths stated that he feels that live entertainment would be good for Riverdale. Mr. Hunt inquired as to how much space Mr. Bernard would need. Mr. Bernard replied that Spirit Halloween would need 8,000 square feet for store front and some for storage and that he could stretch to 20,000 square feet. He explained that would leave a gap in between the two businesses as there is more space in the building than they both need. He noted that the gap could be used as the fire wall, if the Fire Chief and Building Inspector agreed to it, as he can't afford to put in a fire wall and make this location work.

Mr. Hansen reported that he would like to see a letter from the owner of building indicating their willingness to provide the building on a temporary lease and express their willingness to work with Mr. Bernard. He also requested that Mr. Bernard provide something that would indicate that he has the financial ability for this use request. Mr. Bernard replied that he would provide financials. He reported that he didn't want to get a lease before making sure it was a possibility with the City. Chairman Burrows stated that the RDA's main goal is to renovate and upgrade buildings for the long term and ensure that both the outward and inward appearances are kept up. He asked Mr. Bernard if he had a projected time line to have an answer from the RDA. Mr. Bernard replied that he would need to hear back from the RDA by the end of February, 2009. Chairman Burrows stated that any lease arrangement with the buildings owner would need an escape clause to terminate the lease and utilize the building for sale or long term lease to accomplish the goals of this Board. He further stated that they would also need to know that Mr. Bernard has addressed the safety and code issues as well as the financial issues. Ms. Jenkins stated that Mr. Bernard reported that he couldn't afford to do a fire wall and that she is not aware of codes that allow temporary fire walls. Mr. Bernard stated that it falls to the Building Inspector and

that there is more flexibility on mass gathering permits for these things. He reported that if the City won't allow him to use the gap between the buildings as a temporary fire wall, then it doesn't make financial sense for him. Chairman Burrows stated that he thinks it is an intriguing concept and requested that Mr. Bernard give them the requested information so that they will have a better chance to evaluate his proposal.

2. Consideration of Resolution # R2008-09 amending RDA Loan Policy.

Larry Hansen reported that he would like to provide a targeted area property improvement and purchase assistance program for homes in R-2 zones. He stated that this program would give owners of a dwelling that is currently being used as two family dwelling up to \$10,000 for conversion expenses if they would be willing to convert it to a single family dwelling and allow the City to record that they have given up the rights as a two family dwelling. He explained that the second piece of this policy would to provide \$5,000 purchase assistance if someone purchases a dwelling that has been converted from a two family dwelling to a single family dwelling. He reported that the \$10,000 property improvement assistance would be due in full upon the sale, transfer of ownership, or change of use of the property and that the \$5,000 purchase assistance would be due in full if the owner lives in the house less than five years, or the owner would owe 50% if they lived there more than 5 years but less than 10, or forgiven completely if they live in the home over 10 years. Chairman Burrows thanked Mr. Hansen for looking for positive ways to mitigate the R-2 issue. Ms. Jenkins stated that she feels that this is a good tool to use to help the City. She inquired if this program would be offered to both homeowners whose two family dwellings are legal and those that are not. Mr. Hansen replied that he would be inclined to be more liberal with this program in order to get someone to go on record and say that their property is not going to be a two family dwelling anymore. Mr. Hunt stated that this is an opportunity for residents to get assistance and upgrade the neighborhood in the process. Ms. Jenkins inquired if this program would still follow the same credit worthiness guidelines as a regular RDA loan. Mr. Hansen replied that he wouldn't do credit ratings on this as they are not trying to qualify someone to carry the first mortgage or buy a property. Ms. Jenkins inquired how do they make sure a property owner doesn't take the money and run. Mr. Hansen replied that the Building Inspector will do a preliminary inspection and verify that the conditions exist, then the owner will give him a list of work to be accomplished and the Building Inspector can guide the owner on code issues. He stated that before the deal is closed, it will be confirmed that the work was done through an escrow agreement outlining that the RDA will hold the money and disburse it upon successful completion of work.

Motion: Mr. Gibby moved to approve Resolution #R2008-09 modifying Housing Loan policy and Housing Purchase Assistance policy. Ms. Jenkins seconded the motion

Call the Question:

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

E. Discretionary items

Mr. Hunt passed on thanks from the senior citizens who attended the Christmas dinner and program for the ability to be served and how much they appreciated the difference from the Thanksgiving dinner.

F. Adjournment

With no further business to come before the Board at this time, Ms. Jenkins moved to adjourn the meeting. Mr. Gibby seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:26 p.m.

Attest:

Approved: January 20, 2009

Larry Hansen, Executive Director

Bruce Burrows, Chairman