



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **January 20, 2009** at 8:01 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Larry Hansen, Executive Director; Steve Brooks, City Attorney; Lynn Moulding, Public Works Director; Marilyn Banasky, City Recorder.

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.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from the December 16, 2008 RDA meeting.**
- 2. Report on Condition of the Treasury for the month ending December 31, 2008.**

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

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. Consideration of reimbursement of Tax Increment for the Weber River Neighborhood Project Area from Rocky Mountain Real Estate, LLC.**

Chairman Burrows reported that they received a letter requesting the monies that have been held in abeyance due to the construction flaws that Riverdale believes exist for River Park Drive. Larry Hansen reported that this letter constitutes Rocky Mountain Real Estate's written notice requesting that the RDA Board release the remaining \$752,639.00. He stated that a more accurate number is \$750,000. He noted that they are willing to grant the RDA Board an extension for a short period of time in order to process the payment and if the payment can not be made by the end of January, they want to know that. Mr. Hansen reported that Mr. Brooks and Mr. Moulding have a meeting scheduled on January 27, 2009 with Rocky Mountain Real Estate to discuss the project. Steve Brooks reported that it is his

understanding that this was a poorly completed project that is inferior to what Riverdale would expect and that shortly after the road was completed, it began to fall apart. He stated that Riverdale is maintaining that the road was poorly constructed and needs to be addressed before the payment is made. Mr. Gibby stated that he feels the Board should hold off regarding the payment. He inquired as to what it would take to make the road right. Mr. Moulding replied that the actual cost to restore and build the road back to what it should be is just about what the RDA is holding. Mr. Griffiths inquired if that would constitute a new road. Mr. Moulding replied that it would. Ms. Jenkins reported that they have discussed this item every year and decided to hold the funds until the road is fixed. She stated that she thinks that staff has acted as has been discussed every year and feels they should stay on that course.

Motion: Ms. Jenkins moved to table this item. Mr. Peterson seconded the motion.

Chairman Burrows requested that they add instructions that the builder or Rocky Mountain Real Estate be responsible to see that the road is put in the proper condition as it should have been.

Amended Motion: Ms. Jenkins moved to table this item with instructions that the builder or Rocky Mountain Real Estate, LLC be responsible to see that the road is put in the proper condition that it should have been. Mr. Peterson agreed as the second.

Larry Hansen reported that he thinks it is appropriate to state that when this work was completed, early on and in good faith, the Agency immediately paid half of the costs that were invoiced for the construction of the road, including infrastructure as well as some additional things that the Agency had negotiated with the Developer such as custom street lights and participation on the 900 West signalization.

Call the Question:

The motion passed unanimously.

E. Discretionary items

Ms. Jenkins inquired if there had been any interest on the new RDA program that provides help converting a two family dwelling into a single family dwelling. Larry Hansen replied that he has had a couple of inquiries but no applications yet and did receive a call from a realtor who was interested in the program. Chairman Burrows reported that he had a former resident, who would like to move back to Riverdale, ask him about the program.

F. Adjournment

With no further business to come before the Board at this time, Mr. Peterson moved to adjourn the meeting. Mr. Gibby seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:13 p.m.

Attest:

Approved: February 17, 2009

Larry Hansen, Executive Director

Bruce Burrows, Chairman