



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **September 15, 2009** at 8:06 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

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

Others Present: Larry Hansen, Executive Director; Steve Brooks, City Attorney; Lynn Moulding, Public Works Director; Randy Daily, Community Development Director; Marilyn Banasky, City Recorder, and 9 citizens.

A. Welcome and Roll Call

Chairman Burrows called the meeting to order and welcomed all those present. He noted that all Board members were present and that Mr. Peterson is participating via telephone.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from the August 18, 2009 RDA meeting.**
- 2. Report on Condition of the Treasury for the months ending June 30, 2009 and July 31, 2009.**

Motion: Mr. Hunt moved to approve the consent items. Ms. Jenkins seconded the motion.

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. Consideration of Use Approval – Riverdale Road Project Area, former Toys R Us site – for retail and restaurant.**

Randy Daily reported that this request is to approve a retail and restaurant use of the property, and subdivision of the property in order to create two parcels on the one lot. He stated that there is sufficient parking and drive up window stacking for the restaurant pad, but with the current widening of Riverdale Road there may be set-back issues when the property is subdivided.

Matt Anderson with Spire Commercial introduced Robert Schmidt from Peg Development. Mr. Anderson reported that they are in the early stages of putting together a proposal to acquire the Toys R Us building and the possibility of a restaurant pad development in front

of that building. He stated that they are also looking at the possible expansion of the Toys R Us building to accommodate different tenants. He stated that he represents various tenants in their expansion to the Utah market and that Mr. Schmidt works on the development side of things. Larry Hansen stated that they brought this use request to the Board because there may be some set back issues with the subdivision of the project due to the widening of Riverdale Road. He reported that they have been working with Mr. Anderson for the last 5-6 months and appreciate their initiative to find tenants for this property. He stated that he highly recommends the concept of this development and if the Board approves it tonight, it will then go to the Planning Commission and through the public process.

Motion: Mr. Gibby moved to approve the Use proposal and also pending agreement with staff and the Planning Commission including the subdivision of the property site. Ms. Jenkins seconded the motion.

Call the Question:

The motion passed unanimously.

E. Discretionary items

Larry Hansen reported that he was contacted by a company to challenge the property tax assessment on the Senior Apartments on a contingency basis. He stated that the appeal needed to be filed today, and he felt like it was a good idea and had the company file the appeal.

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 8:20 p.m.

Approved: October 20, 2009

Attest:

Bruce Burrows, Chairman

Larry Hansen, Executive Director