



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **September 21, 2010** at 8:33 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Chairman
David Gibby
Shelly Jenkins
Don Hunt
Norm Searle
Alan Arnold

Others Present: Larry Hansen, Executive Director; Steve Brooks, City Attorney; Randy Daily, Community Development Director; Lynn Moulding, Public Works Director; Marilyn Banasky, 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 all Board members were present.

B. Open Communications

None

C. Consent Items

- 1. Approval of meeting minutes from September 21, 2010 RDA and Closed Executive Session meeting.**
- 2. Report on Condition of the Treasury for the months ending June 30, 2010, July 31, 2010, and August 31, 2010.**

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

Call the Question:

The motion passed unanimously.

D. Action Items

- 1. Consideration of Use Request for a freestanding ATM Kiosk for Key Bank located at 1134 W Riverdale Road in the Riverdale Road Project Area.**

Randy Daily stated that he received a request from Key Bank to place a freestanding ATM Kiosk at 1134 West Riverdale Road and recommends approval. He reported that Kevin Chaidez is here to address any questions the Board may have. Ms. Jenkins stated that she thinks that the impact will be negligible but wondered if the Macy's building were to be occupied if parking would be impacted by taking away four parking stalls for the ATM Kiosk. Mr. Daily replied that he doesn't see a parking issue in this center even if a user is in the Macy's building as it would still meet the parking requirements. Mr. Gibby inquired if vandalism was a concern as this ATM Kiosk is by itself. Kevin Chaidez replied that this

is a highly visible location from Riverdale Road that will have enhanced lighting and a security camera, so he doesn't feel vandalism will be a problem.

Motion: Mr. Arnold moved to approve the Use Request for a freestanding ATM Kiosk for Key Bank located at 1134 W. Riverdale Road in the Riverdale Road Project Area. Mr. Searle seconded the motion.

Call the Question:

The motion passed unanimously.

2. Consideration of Resolution #R2010-08 amending the H & P Agreement to Develop Land.

Larry Hansen reported that this item is to consider an addendum to the Agreement to Develop Land (ADL) with H & P that was entered into in 2007. He stated that there is a provision in that agreement that requires H & P to complete the development of the site within certain timeframes. He explained that there are three components that have not been completed and the timeframes have expired. He stated that the first two are restaurants off 700 West and the third area is a small Retail/Office Building space located at the north end of the retail offices and the west end of the townhouses. He stated that H & P has requested to extend the dates for the completion of the restaurant pads from December 31, 2008 to December 31, 2012 and the Retail/Office Building space from December 31, 2009 to December 31, 2014. Mr. Hansen recommended approving the extension of the dates but would also recommend suspending the tax increment payments to H & P until the development is built out. He stated that the RDA has an obligation to pay increment as long as H & P builds out the development. Chairman Burrows stated that the RDA can only pay out increment if they receive it. Ms. Jenkins expressed concern if H & P extends four more years, that the timeframe of the RDA project area would be over. Mr. Hansen replied that it is a 25 year project area, so there is more time out there past the four years.

Motion: Mr. Arnold moved to approve Resolution #R2010-08 amending the H & P Agreement to Develop Land as recommended by the RDA Executive Director, Larry Hansen. Mr. Gibby seconded the motion.

Call the Question:

Roll Call Vote: Ms. Jenkins, Aye; Mr. Hunt, Aye; Mr. Searle, Nay; Mr. Arnold, Aye; and Mr. Gibby, Aye. The motion passed with four in favor and one opposed.

E. Discretionary items

Larry Hansen reported that they closed on the property purchase of the home on 500 West today. He stated that the RDA authorized a not to exceed amount of \$150,000 and the final closing cost should be between \$138,000 to \$139,000. He stated that the building inspector is looking for asbestos and they have received a bid for the demolition of the home. He stated that due to the tight time schedule they are proceeding to get the home demolished and the road put in before the snow flies. He reported that he also had preliminary discussion with Pep Boys and they are interested in acquiring the parcel behind their business to gain access to their property from 550 West.

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 9:01 p.m.

Approved: October 5, 2010

Attest:

Bruce Burrows, Chairman

Larry Hansen, Executive Director