



## RIVERDALE CITY RDA BOARD

CIVIC CENTER - 4600 S. WEBER RIVER DR.

Tuesday, December 5, 2023

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**Board Meeting** (Time approximate following City Council meeting which starts at 6:00 p.m.)

**A. Welcome & Roll Call**

**B. Public Comment**

(This is an opportunity to address the Riverdale Redevelopment Agency regarding your concerns or ideas. Please try to limit your comments to three minutes.)

**C. Presentations & Reports**

**D. Consent Items**

1. Consideration to approve meeting minutes from September 5, 2023 RDA Board Meeting and Work Session.
2. Consideration to approve 2024 RDA Board Meeting Schedule.

**E. Action Items**

1. Discussion and updates regarding West Bench RDA Area.

**F. Comments**

**G. Adjournment**

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In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 X 1232 at least 48 hours in advance of the meeting. The Public is invited to attend City Council Meetings.

**Certificate of Posting**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 1<sup>st</sup> day of December, 2023 at the following places: 1)the Riverdale City Hall Noticing Board, 2) the Riverdale City Website at <http://www.riverdalecity.com/>, 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>

Michelle Marigoni  
Riverdale City Recorder

Minutes of the Work Session of the Riverdale City RDA (Redevelopment Agency) held Tuesday, September 5, 2023, held after the Regular City Council Work Session, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

Board Members: Braden Mitchell, RDA Chairman  
Alan Arnold  
Bart Stevens  
Steve Hilton (via telephone)  
Karina Merrill

City Employees: Steve Brooks, RDA Executive Director  
Mike Eggett, RDA Deputy Executive Director  
Michelle Marigoni, Agency Secretary  
Casey Warren, Police Chief

Excused: Anne Hansen

Visitors:

### **Welcome & Roll Call**

The RDA Board work session began at 5:48 p.m. Chairman Mitchell welcomed all in attendance and stated for the record that all board members were present.

### **Public Comment**

### **Presentations and Reports**

### **Consent Items**

**1. Consideration to approve meeting minutes from July 18, 2023 RDA Board Meeting.**

Chairman Mitchell asked if there were any changes to the above referenced minutes. There were no changes.

### **Action Items**

**1. Discussion and possible action regarding sale of West Bench property.**

Mr. Brooks reported this would be an update regarding the sale of the property.

### **Comments**

### **Adjournment**

Having no further business to discuss, the RDA Board work session adjourned at 5:50 pm.

**Date Approved:**

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Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, September 5, 2023, held after the Regular City Council Meeting, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:**

Board Members:	Braden Mitchell, RDA Chairman Alan Arnold Bart Stevens Steve Hilton Karina Merrill
City Employees:	Steve Brooks, RDA Executive Director Mike Eggett, RDA Deputy Executive Director Shawn Douglas, Public Works Director Casey Warren, Police Chief Michelle Marigoni, Agency Secretary
Excused:	Anne Hansen
Visitors:	Larry Hansen

**A. Welcome & Roll Call**

The RDA Board meeting began at 7:16 p.m. Mr. Mitchell called the meeting to order and welcomed all in attendance and stated for the record that all board members were present. He asked that comments from the audience be kept to a minimum.

**B. Public Comment**

Carol Daz asked how far the board has gone into it. Mr. Mitchell said it was to be discussed tonight.

**C. Presentations and Reports**

**D. Consent Items**

**1. Consideration to approve meeting minutes from July 18, 2023 RDA Board Meeting.**

Chairman Mitchell asked if there were any changes to the above referenced minutes. There were no changes.

**Motion:** Board member Arnold moved to approve the minutes.

**Second:** Board member Merrill.

All in favor, minutes approved.

**E. Action Items**

**1. Discussion and possible action regarding sale of West Bench property.**

Mr. Brooks reminded the board that several months before he was given authority to sell the property on West Bench. This has been completed and Tesla purchased the property. He felt it would be appropriate for Mr. Larry Hansen to be among the first to see what the property sold for, as he initiated the property exchanges and had a goal to sell it at some point for at least 1.2 million dollars.

Larry Hansen gave a history and spoke about the Bingham's who owned the prime pieces of the 5 acres. The power company had purchased much of the acreage many years ago. He, along with Randy Daily, worked together to have the power company move the substation to preserve the potential of the West Bench area and trade for the 5 acres in question. He appreciated Steve Brooks taking the lead on redeveloping the area.

Mr. Brooks asked Mr. Hansen to read the number of the proceeds. The sale price was \$4,582,512 and the net proceeds \$4,297,666.28. Mr. Hansen said this was easily three million dollars more than he expected and congratulated Mr. Brooks and the RDA Board.

**F. Comments**

There was discussion about the west bench and the road closures in the area. Mr. Arnold asked for more information regarding dates when the roads would reopen so he could answer questions from residents. Mr. Mitchell agreed and said it would be helpful to have an idea of how long it would be open or closed, whichever would be better in the long run. Mr. Douglas said America First wanted the road open as much as anyone else.

Mr. Stevens asked for more regular RDA meetings for updates. Mr. Arnold suggested some updates could be done via email without having a meeting.

**G. Adjournment**

**MOTION:** Having no further business to discuss, Board member Arnold made a motion to adjourn. The motion was seconded by Board member Merrill and all voted in favor. The meeting was adjourned at 7:40 pm.

**Date Approved:**

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**RDA Meeting Schedule**  
***2024 ANNUAL SCHEDULE***

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Regular meetings of the Riverdale City RDA Board will be held the third Tuesday of the month immediately following the City Council meetings which begin at 6:00 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive. Additional meetings may be scheduled as necessary, pending proper legal notification.

January 16	July 16
February 20	August 20
March 19	September 17
April 16	October 15
May 21	November 19
June 18	December 17

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