RIVERDALE CITY RDA BOARD

CIVIC CENTER - 4600 S. WEBER RIVER DR.

Tuesday, June 4, 2024

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 December 5, 2023 and February 20, 2024 RDA Board Meetings and Work Sessions.

2. Consideration to set a public hearing to receive and consider comments regarding adoption of the final Riverdale RDA Budget for fiscal year 2025 (2024-2025) and amending of the final Riverdale RDA Budget for fiscal year 2024 (2023-2024).

E. Action Items

1. Consideration to adjourn into a closed session pursuant to UCA 52-4-205 (c) and (e), to discuss the sale or purchase of real property and pending or reasonably imminent litigation.

F. Comments

G. Adjournment

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 RDA Meetings.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted on this 30th day of May 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, December 5, 2023, held after the Regular City Council Work Session, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

NOT HELD

Present:	Board Members:	Braden Mitchell, RDA Chairman Alan Arnold Bart Stevens Steve Hilton Anne Hansen Karina Merrill
	City Employees:	Steve Brooks, RDA Executive Director Mike Eggett, RDA Deputy Executive Director Michelle Marigoni, Agency Secretary Casey Warren, Police Chief
	Excused:	
	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 September 5, 2023 RDA Board Work Session and Meeting.**

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

2. Consideration to approve 2024 RDA Board Meeting Schedule.

Action Items

1. **Discussion and updates regarding West Bench property.**

Mr. Brooks reported this would be an update regarding

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, December 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 Anne Hansen Karina Merrill
	City Employees:	Steve Brooks, RDA Executive Director Mike Eggett, RDA Deputy Executive Director Michelle Marigoni, Agency Secretary Casey Warren, Police Chief
	Excused:	
	Visitors:	Jake Tate Kim Choate

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 September 5, 2023 RDA Board Meeting and Work Session.**

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

2. Consideration to approve 2024 RDA Board Meeting Schedule.

Motion: Board member Arnold moved to approve the consent items.
Second: Board member Merrill

All in favor, consent items approved.

E. Action Items

1. **Discussion and updates regarding West Bench property.**

Mr. Brooks noted there have been major changes. Jake Tate with AWA was present representing America First, as well as Kim Choate with America First. During a recent meeting, changes and issues came up. The project is getting larger and will benefit the city in the end. The bridges in the area are going to be replaced by UDOT, but only as they stand with no size improvements. Staff are working on communicating the need for widening to UDOT.

RDA could try to increase the budget, but it would be difficult. The current budget is 9 million. Mr. Brooks said he plans to continue working with America First and helping any way possible, as long as the RDA board is supportive.

Jake Tate from AWA presented slides about the AFCU Master Plan.

F. Comments

G. Adjournment

MOTION: Having no further business to discuss, Board member Arnold made a motion to adjourn. The motion was seconded by Board member Hilton and all voted in favor. The meeting was adjourned at 7:28 pm.

Date Approved:

Minutes of the Work Session of the Riverdale City RDA (Redevelopment Agency) held Tuesday, February 20, 2024, 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 Anne Hansen (via telephone) Michael Richter Stacey Haws
	City Employees:	Steve Brooks, RDA Executive Director Casey Warren, Police Chief Sergeant Vazquez Michelle Marigoni, Agency Secretary
	Excused:	
	Visitors:	

Welcome & Roll Call

The RDA Board work session began at 5:51 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

Action Items

1. Discussion and action regarding funding disbursements for the 550 West RDA Area.

Mr. Brooks reported this was discussed and the budget amendment was approved in July 2023. The project had been on hold due to a lawsuit. Panera is getting close to developing, and a water line needs to be upgraded, and a medial will have to be installed as per UDOT. Staff hopes to do both projects simultaneously, avoiding the closure of Riverdale Road more than once. He reminded the board that he had said he would not spend any funds until he brought it back to the board.

Comments

Adjournment

Having no further business to discuss, the RDA Board work session adjourned at 5:57 pm.

Date Approved:

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, February 20, 2024, 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 Anne Hansen (via telephone) Michael Richter Stacey Haws
	City Employees:	Steve Brooks, RDA Executive Director Michelle Marigoni, Agency Secretary
	Excused:	
	Visitors:	Dee Hansen Kent Hill

A. Welcome & Roll Call

The RDA Board meeting began at 6:46 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.

B. Public Comment

C. Presentations and Reports

D. Consent Items

E. Action Items

1. Discussion and action regarding funding disbursements for the 550 West RDA Area.

Mr. Brooks stated that a one-page summary had been provided to board members. He explained that in July 2023, a budget reallocation of $600,000 had been approved. He had promised at the time to bring any requests to the board before proceeding with them. There is a need for funding for the demolition of the old John Paras building, as well as the construction of a median on Riverdale Road and a waterline upgrade. He invited Dee Hansen to discuss costs. Mr. Hansen remarked that this marked the 10-year milestone of the project. He mentioned that restaurants had been brought in, as intended. The other aspect of the project was access, which is nearly completed and requires the road behind the restaurants to be finished.

They have been working with demolition contractors and have observed costs decreasing over the last 3 to 4 years. He would like to oversee the demolition of the building. He explored the option of taking down a portion of the building, but found it more cost-effective to demolish the entire building. He noted that if this doesn't happen, Panera may not be able to move in.

Mr. Stevens inquired if they could influence UDOT regarding the median. He noted that businesses are negatively affected by the barriers.

The median is mandated by UDOT and the RDA is willing to assist with the cost.

Mr. Brooks stated that he was seeking permission to allocate funds for the median, demolition, and the waterline issue. Mr. Hansen estimated it could cost around $225,000. The waterline for Panera and Shake Shack would be addressed simultaneously. The waterlines were not relocated when Riverdale Road was widened.

Consensus: Unanimous. Approved amount: $225,000.00.

F. Comments

G. <u>Adjournment</u>

MOTION: Having no further business to discuss, Board member Arnold made a motion to adjourn. The motion was seconded by Board member Haws, and all voted in favor. The meeting was adjourned at 7:07 pm.

Date Approved:
