RIVERDALE CITY RDA BOARD

CIVIC CENTER - 4600 S. WEBER RIVER DR.

Tuesday, August 6, 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:

    June 18, 2024 RDA Board Meeting and Work Session

    July 16, 2024 RDA Board Meeting and Work Session

E. Action Items

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

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 2nd day of August 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, June 18, 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 Michael Richter Stacey Haws (via Webex)
	City Employees:	Steve Brooks, RDA Executive Director Brandon Cooper, RDA Deputy Executive Director Rich Taylor, Community Services Cody Cardon, Business Administrator Michelle Marigoni, Agency Secretary
	Excused:	Alan Arnold
	Visitors:	

A. Welcome & Roll Call

The RDA Board work session began at 5:58 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. **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).**

2. **Consideration of Resolution R2024-01 amending the Riverdale RDA Budget for Fiscal Year 24**

   Amendments included West Bench RDA increase and rent increases at the senior center.

3. **Consideration of Resolution R2024-02**

F. Comments

G. Adjournment

Having no further business to discuss, the work session was adjourned at 6:01 p.m.

Date Approved:

--

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, June 18, 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
Michael Richter
Stacey Haws (via Webex)

City Employees: Steve Brooks, RDA Executive Director
Brandon Cooper, RDA Deputy Executive Director
Rich Taylor, Community Services
Cody Cardon, Business Administrator
Michelle Marigoni, Agency Secretary

Excused: Alan Arnold

Visitors:

A. Welcome & Roll Call

The RDA Board meeting began at 9:13 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. 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).

Motion: Board member Hansen moved to open the public hearing.
Second: Board member Stevens
Absent
Stevens Yes
Haws Yes
Hansen Yes
Richter Yes
Public hearing was open 9:15 pm.

No public comment.

Motion: Board member Richter moved to close the public hearing.
Second: Board member Hansen

Stevens Yes
Haws Yes
Hansen Yes
Richter Yes

Public hearing was closed at 9:15 pm

2. **Consideration of Resolution R2024-01 amending the Riverdale RDA Budget for Fiscal Year 24**

   Motion: Board member Hansen moved to approve R2024-01 amending the Riverdale RDA Budget for Fiscal Year 24.
   Second: Board member Richter

   Richter Yes
   Stevens Yes
   Haws Yes
   Hansen Yes
   Arnold Absent

   Motion passes unanimously.

3. Consideration of Resolution R2024-02 adopting the Riverdale RDA Budget for Fiscal Year 25

   Mr. Taylor spoke about the senior housing rates and proposed a 10% increase annually on January 1st.

   Mr. Stevens asked if this had been presented to the senior board. Mr. Taylor clarified that the board does not have anything to do with the tenants.

   Motion: Board member Richter moved to approve R2024-02 adopting the Riverdale RDA Budget for Fiscal Year 25.
   Second: Board member Haws

   Arnold Absent
   Hansen Yes
   Richter Yes
   Haws Yes
   Stevens Yes

   Motion passes unanimously.

F. <u>Comments</u>

Mr. Mitchell thanked the department heads for attending the long meeting.

G. <u>Adjournment</u>

MOTION: Having no further business to discuss, Stevens made a motion to adjourn. The motion was seconded by Hansen all voted in favor. The meeting was adjourned at 9:27 p.m.

Date Approved:

Minutes of the Work Session of the Riverdale City RDA (Redevelopment Agency) held Tuesday, July 16, 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 Michael Richter Stacey Haws
	City Employees:	Steve Brooks, RDA Executive Director Brandon Cooper, RDA Deputy Executive Director Michelle Marigoni, Agency Secretary
	Excused:	
	Visitors:	

A. Welcome & Roll Call

The RDA Board work session began at 5:40 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

1. Consideration to approve meeting minutes from June 4, 2024 RDA Board Meeting and Work Session.

   Chairman Mitchell asked if there were any changes to the minutes. There were none.

E. Action Items

1. **Consideration of Resolution R2024-03 approving a participation and reimbursement agreement with Williamsen Riverdale 2, LLC for reimbursement related to demolition and access for redevelopment in the 550 West RDA.**

   Mr. Cooper noted there were some minor changes to the agreement to correct errors.

F. Comments

G. Adjournment

MOTION: Having no further business to discuss the work session was adjourned at 5:45 p.m.

Date Approved:

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, July 16, 2024 held prior to the Regular City Council Meeting at 6:00 pm, 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 Michael Richter Stacey Haws
	City Employees:	Steve Brooks, RDA Executive Director Brandon Cooper, RDA Deputy Executive Director Michelle Marigoni, Agency Secretary
	Excused:	
	Visitors:	

A. Welcome & Roll Call

The RDA Board meeting began at 6:00 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

1. Consideration to approve meeting minutes from June 4, 2024 RDA Board Meeting and Work Session.

Chairman Mitchell asked if there were any changes to the minutes. There were none.

MOTION: Board member Arnold moved to approve the meeting minutes. Board member Hansen seconded the motion. There was not any discussion regarding this motion, which passed unanimously in favor.

E. Action Items

1. Consideration of Resolution R2024-03 approving a participation and reimbursement agreement with Williamsen Riverdale 2, LLC for reimbursement related to demolition and access for redevelopment in the 550 West RDA.

Mr. Cooper noted there were changes to the resolution and the agreement and that the agreement needed to be addressed before the site plan, which is why the RDA is being done first. This is a proposed agreement for a $260,000 tax increment reimbursement for redevelopment at the former John Paras Furniture site, to be developed for Panera. This reimbursement would be paid post-performance, meaning the developer must complete the project within 12 months to receive the funds.

The site has been vacant for 3-4 years and is in a declining condition. The redevelopment is expected to boost property and sales tax revenue, create jobs, and provide variety to residents.

The reimbursement covers specific costs:
- **Demolition**- Removal of existing infrastructure.
- **Median Construction**- A median approved in the site plan that facilitates access.

- **Access Road**- Construction of a road connecting to the adjacent property, including providing an access easement.

The $260,000 comes from previously collected tax increment funds, not a loan or transfer from another project area. There is no guarantee that the access road will benefit future housing development. However, the road is crucial for Panera's operation and could indirectly encourage further development. Concerns were raised about the elevation change affecting future road connections, but engineers believe it's manageable, albeit costly. The reimbursement covers hard costs only. The agreement ensures that reimbursement does not exceed $260,000.

Motion: Board member Arnold moved to approve Resolution R2024-03 approving a participation and reimbursement agreement with Williamsen Riverdale 2, LLC for reimbursement related to demolition and access for redevelopment in the 550 West RDA, with the updated, corrected agreement.
Second: Board member Haws

Mr. Richter clarified the amount.

Board member Richter	Yes
Board member Stevens	Yes
Board member Haws	Yes
Board member Hansen	Yes
Board member Arnold	Yes

Motion passes unanimously.

F. <u>Comments</u>

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 Hansen; all voted in favor. The meeting was adjourned at 6:14 p.m.

Date Approved: