

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

Date Approved: 8/6/2024