



RIVERDALE CITY RDA BOARD
CIVIC CENTER - 4600 S. WEBER RIVER DR.
Tuesday, August 19, 2025

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:

August 5, 2025 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 15th 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, August 5, 2025, 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

Bart Stevens

Michael Richter
Stacey Haws

City Employees: Steve Brooks, RDA Executive Director
Brandon Cooper, RDA Deputy Executive Director
Casey Warren, Police Chief
Matthew Hennessy, Fire Chief
Cody Cardon, Business Administrator
Shawn Douglas, Public Works Director
Michelle Marigoni, Agency Secretary

Excused: Alan Arnold
Anne Hansen

A. Welcome & Roll Call

The RDA Board work session began at 5:50 p.m. Chairman 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 July 15, 2025 RDA Board Meeting and Work Session.

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

E. Action Items

1. **Discussion and possible action regarding Riverdale Senior Center and senior lunches.**

Mr. Brooks noted the senior center can be city or RDA, depending on the issue, so it is on both agendas for discussion and possible direction.

2. **Consideration of Resolution #R2025-06 approving a Real Estate Purchase Contract for the purchase of property located at 4600 South 600 West, Riverdale, Utah.**

This is a follow-up to previous discussions about the property.

F. Comments

G. Adjournment

MOTION: Having no further business to discuss the work session was adjourned at 5:51 p.m.

Date Approved:

DRAFT



Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, July 15, 2025, held immediately following 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 Michael Richter Stacey Haws
	City Employees:	Steve Brooks, RDA Executive Director Brandon Cooper, RDA Deputy Executive Director Casey Warren, Police Chief Rich Taylor, Community Services Director Cody Cardon, Business Administrator Shawn Douglas, Public Works Director Michelle Marigoni, Agency Secretary
	Excused:	Anne Hansen
	Visitors:	

A. Welcome & Roll Call

The RDA Board meeting began at 7:21 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 July 15, 2025 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 Richter seconded the motion. There was not any discussion regarding this motion, which passed unanimously.

E. Action Items

1. Discussion and possible action regarding Riverdale Senior Center and senior lunches.

Mr. Cardon provided an overview of the Senior Center lunches and related funding, noting that the lunches are funded from the City's general fund and not from RDA funds. Discussion ensued regarding the distinction between RDA-controlled funds for the building and maintenance versus City funds for lunches and senior services, the nature of the RDA reserve as a separate fund, historical use of RDA funds for capital improvements such as roof replacement and furnishings, and the affordability requirements tied to RDA housing funds.

Board members and staff discussed rental rates, which are set based on HUD guidelines with a maximum 10% annual increase, cash flow projections including capital projects, potential future subsidies, legal challenges related to ADA and service animals, and whether the City should continue managing the housing as landlords. Staff noted efforts to improve cash flow through rent adjustments and capital planning, with the goal of the housing fund becoming self-sustaining. No motion was made.

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2. Consideration of Resolution #R2025-06 approving a Real Estate Purchase Contract for the purchase of property located at 4600 South 600 West, Riverdale, Utah.

Mr. Cooper presented details on the proposed purchase of approximately 10.4 acres from Mr. Ford for a negotiated price of \$750,000 in cash, with the remaining \$730,000 recognized as a charitable contribution, based on an appraisal of \$1,480,000.

The property is intended for potential inclusion in the Stringtown planning process, possibly as open space or park land per the City's general plan. Discussion included due diligence requirements, maintenance costs (anticipated to be minimal if left in natural state), water rights (none included), zoning, access via easement, comparison to county assessor value (\$815,000), market comps, future uses, and integration with adjacent properties. Concerns were raised over price per acre (\$70,000), topography, and viability as an investment.

Staff noted the property's strategic position as a gateway for southern parcels and alignment with an ongoing master planning process funded by Wasatch Front Regional Council. Board members expressed concerns about value, subsidies, and lack of a specific reuse plan.

Motion: Board member Arnold moved to deny Resolution #R2025-06 approving a Real Estate Purchase Contract for the purchase of property located at 4600 South 600 West, Riverdale, Utah, at this purchase price, and to possibly revisit later at a different price.

Second: Board member Haws

Board Member Stevens	No
Board Member Hansen	Absent
Board Member Haws	Yes
Board Member Richter	Yes
Board Member Arnold	Yes

Motion passed 3 in favor to 1 opposed.

Comments

Adjournment

MOTION: Having no further business to discuss, Board member Arnold made a motion to adjourn. The motion was seconded by Board member Richter and all voted in favor. The meeting was adjourned at 8:04 p.m.

Date Approved: