

**RIVERDALE CITY RDA BOARD**  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY JANUARY 20, 2015

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

A. **Welcome & Roll Call**

B. **Open Communications**

(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. **Consent Items**

1. [Review of November 18, 2014 RDA Meeting minutes](#)
2. [Consideration of Meeting Schedule for 2015](#)

D. **Reports and Presentations**

1. [Treasury Reports](#)

E. **Action Items**

**Executive Session**

Consideration of adjournment into Closed Executive Session for the purpose of strategy sessions to discuss the purchase, exchange, or lease of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms pursuant to Utah Code §52-4-5(1)(a)(iv).

1. [Consideration of action on purchase, exchange, or lease of real property](#)  
*Presenter: Rodger Worthen, Executive Director*

F. **Discretionary Items**

G. **Adjournment**

- The public is invited to attend all RDA meetings.
- In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Recorder at 394-5541.
- This agenda has been properly posted and a copy provided to local news media

**RIVERDALE REDEVELOPMENT AGENCY  
BOARD AGENDA  
January 20, 2015**

**AGENDA ITEM: B**

**SUBJECT:** Open Communications

**PETITIONER:** Staff

**ACTION REQUESTED BY PETITIONER:** Open agenda item provided for any interested person to be able to speak about any topic.

**INFORMATION:** Per Governing Body desire, this item will be placed on the agenda as a permanent and regular item.

**[BACK TO AGENDA](#)**

**RIVERDALE REDEVELOPMENT AGENCY  
BOARD AGENDA  
January 20, 2015**

**AGENDA ITEM: C1**

**SUBJECT:** Review meeting minutes from:  
November 18, 2014 RDA Meeting minutes

**PETITIONER:** RDA Secretary

**ACTION REQUESTED BY PETITIONER:** Approve Minutes.

**INFORMATION:** See attached minutes as follows:

[November 18, 2014 RDA Meeting minutes](#)

**[BACK TO AGENDA](#)**



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Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **November 18, 2014** at 7:35 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Norm Searle, Chairman  
Braden Mitchell  
Brent Ellis  
Michael Staten  
Gary E. Griffiths

Member Excused: Don Hunt

Others Present: Rodger Worthen, Executive Director, Mike Eggett, Community Development Director; Ember Herrick, City Recorder and one member of the public Accountant Cody Deeter with Lewis, Young, Robertson and Burningham, Inc.

### **A. Welcome and Roll Call**

Chairman Norm Searle called the meeting to order and welcomed all those present, noting that all Board Members are in attendance except for Mr. Hunt who is excused.

### **B. Open Communications**

Chairman Searle noted no members of the public are present to speak during open communications.

### **C. Consent Items**

#### **1. Review of October 21, 2014 RDA Meeting minutes**

Chairman Searle asked for any corrections to the previous meeting minutes and none were noted.

**Motion:** Mr. Mitchell moved to approve the consent items. Mr. Ellis seconded the motion. There was no discussion on the motion.

**Call the Question:** The motion passed unanimously.

### **D. Reports and Presentations**

#### **1. Annual RDA Management Report**

Accountant Cody Deeter with Lewis, Young, Robertson and Burningham, Inc. said Riverdale's RDA is required to mail an annual management report by November 1, 2014 to the taxing entities to update them about Riverdale's five RDA project areas. He said the report allows an annual TEC mandatory meeting to be waived. Mr. Deeter said the 2014 report projects anticipated monies for 2015 just over \$1 million dollars with three active RDA project areas generating revenue. He said the Riverdale Road Project area will end in 2017 which could cause a bump in property tax in 2018 if a legislative bill being discussed in 2015 passes that is

designed to preserve property tax revenue for cities with RDA project areas. Mr. Deeter said the other two active RDA project areas in Riverdale are set to expire in 2021 and 2023 and the West Bench Project Area created in 2012 hasn't been triggered yet.

Mr. Deeter said \$30,000 in Riverdale's RDA budget is allocated to cover the cost of the annual report and RDA employee wages, \$300,000 is allocated for the Riverdale Senior Center, and \$200,000 is set aside for affordable housing loans. He briefly discussed the annual payments required to be made to developers through development agreements. Mr. Deeter noted the section of the report that evaluates how successful each RDA Project Area has been for Riverdale and said the average growth for the Riverdale Road Project Area is 10 percent annually which is nearly double the overall city average growth of 5.5 percent. He asked the Board for any questions and Mr. Griffiths said the creation of RDA project areas appears to have helped blighted areas of Riverdale's commercial district to develop and boost the city's sales tax revenue, which is redistributed to Riverdale's neighboring communities. Executive Director Rodger Worthen thanked Mr. Deeter for his work on Riverdale's Annual RDA Management Report.

**E. Action Items**

**None.**

**F. Discretionary items**

Chairman Searle asked the Board for any discretionary items and none were noted.

**G. Adjournment**

With no further business to come before the Board at this time, Mr. Mitchell moved to adjourn the meeting at 8:01 p.m. Mr. Griffiths seconded the motion. The motion passed unanimously.

Approved: January 20, 2015

Attest:

\_\_\_\_\_  
Norm Searle, Chairman

\_\_\_\_\_  
Rodger Worthen, Executive Director

**RIVERDALE REDEVELOPMENT AGENCY  
BOARD AGENDA  
November 18, 2014**

**AGENDA ITEM: C2**

**SUBJECT:** Consideration of Meeting Schedule for 2015

**PETITIONER:** RDA Secretary

**ACTION REQUESTED BY PETITIONER:** Approve schedule

**INFORMATION:** [Meeting Schedule for 2015](#)

**[BACK TO AGENDA](#)**



**RIVERDALE CITY  
2015 ANNUAL SCHEDULE  
RDA MEETING 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 and pending proper legal notification.

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

The City of Riverdale, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call 394-5541 extension 1232, giving at least two working days notice.

**RIVERDALE REDEVELOPMENT AGENCY  
BOARD AGENDA  
January 20, 2015**

**AGENDA ITEM: D1**

**SUBJECT:** Treasury Reports

**PETITIONER:** Business Administrator

**ACTION REQUESTED BY PETITIONER:** Information Only

**INFORMATION:** [October Report](#)

[November Report](#)

**[BACK TO AGENDA](#)**

Condition of the Treasury  
Riverdale City Redevelopment Agency  
Report as of October 31, 2014

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
RDA General Fund	\$302,281			\$718	\$17	\$2,972	\$1,158	\$1,814
Riverdale Road RDA Fund	\$1,248,186			\$1,891	\$2,827	\$6,252	\$4,077	\$2,175
1050 West RDA Fund	(\$1,153)			\$0	\$0	\$0	\$0	\$0
Weber River RDA Fund	\$0			\$0	\$0	\$0	\$0	\$0
550 West RDA Fund	\$255,167			\$1,503	\$0	\$5,159	\$0	\$5,159
West Bench RDA Fund	(\$53,993)			\$0	\$0	\$0	\$0	\$0
Statutory Housing RDA Fund	(\$41,697)			\$386	\$0	\$1,312	\$0	\$1,312
Housing RDA Fund	\$971,777			\$3,768	\$1,228	\$198,550	\$2,652	\$195,898
Senior Facility Fund	\$681,344			\$11,271	\$15,929	\$50,960	\$674,637	(\$623,677)
<b>Total</b>	<b>\$3,361,913</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,537</b>	<b>\$20,002</b>	<b>\$265,206</b>	<b>\$682,524</b>	<b>(\$417,318)</b>

Condition of the Treasury  
Riverdale City Redevelopment Agency  
Report as of November 30, 2014

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
RDA General Fund	\$300,980			\$1,566	\$2,900	\$4,538	\$4,058	\$480
Riverdale Road RDA Fund	\$1,262,936			\$16,000	\$1,250	\$22,252	\$5,327	\$16,925
1050 West RDA Fund	(\$1,153)			\$0	\$0	\$0	\$0	\$0
Weber River RDA Fund	\$0			\$0	\$0	\$0	\$0	\$0
550 West RDA Fund	\$268,093			\$12,925	\$0	\$18,085	\$0	\$18,085
West Bench RDA Fund	(\$53,993)			\$0	\$0	\$0	\$0	\$0
Statutory Housing RDA Fund	(\$38,267)			\$3,430	\$0	\$4,742	\$0	\$4,742
Housing RDA Fund	\$976,902			\$6,503	\$76	\$205,053	\$2,728	\$202,325
Senior Facility Fund	\$690,319			\$23,044	\$14,069	\$74,004	\$688,706	(\$614,702)
<b>Total</b>	<b>\$3,405,816</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,468</b>	<b>\$18,295</b>	<b>\$328,674</b>	<b>\$700,820</b>	<b>(\$372,146)</b>

**RIVERDALE REDEVELOPMENT AGENCY  
BOARD AGENDA  
January 20, 2015**

**AGENDA ITEM: E1**

**SUBJECT:** Consideration of action on purchase, exchange, or lease of real property

**PETITIONER:** Rodger Worthen, Executive Director

**ACTION REQUESTED BY PETITIONER:** Consideration of action on purchase, exchange, or lease of real property

**INFORMATION:** [Executive Summary](#)

**[BACK TO AGENDA](#)**



### RDA Board Executive Summary

For the RDA meeting on:  
January 15, 2015 (Closed Session)

Petitioner:  
RDA Exec. Director Rodger Worthen

#### Summary of Proposed Action

Consideration of action on purchase, exchange, or lease of real property - Discuss and provide authorization to RDA executive director Rodger Worthen to purchase private property.

#### Summary of Supporting Facts & Options

Discussion of property purchase with RDA Board.

#### Legal Comments - City Attorney

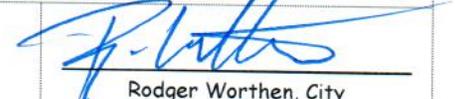
  
Steve Brooks, Attorney

#### Fiscal Comments - Treasurer/Budget Officer

*I don't have the financial details but as long as we are using public funds in a responsible manner, I'm ok.*

  
Lynn Fortie, Business Administrator

#### Administrative Comments - City Administrator

  
Rodger Worthen, City Administrator

**RIVERDALE REDEVELOPMENT AGENCY  
BOARD AGENDA  
January 20, 2015**

**AGENDA ITEM: F**

**SUBJECT:** Discretionary Items

**PETITIONER:** Elected, Appointed, and Staff

**ACTION REQUESTED BY PETITIONER:** Open agenda item provided for comments or discussion on discretionary items.

**[BACK TO AGENDA](#)**