



RIVERDALE CITY RDA BOARD
CIVIC CENTER - 4600 S. WEBER RIVER DR.
Tuesday, January 20, 2026

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:

[September 16, 2025 RDA Board Meeting and Work Session](#)

E. Action Items

1. [Discussion and action regarding Ballard RDA loan repayment appeal.](#)

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 16th day of January 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, September 16, 2025, 2025, held immediately following the Regular City Council Work Session at 5:30 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
Anne Hansen

City Employees: Steve Brooks, RDA Executive Director
Brandon Cooper, RDA Deputy Executive Director
Casey Warren, Police Chief
Michelle Marigoni, Agency Secretary

Excused:

Visitors: Adam Long, RDA Attorney

A. Welcome & Roll Call

The RDA Board work session began at 5:51 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 August 19, 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. **Public Hearing to receive and consider comments regarding amendment of the West Bench Redevelopment Project Area budget to provide for 80% tax increment participation over a 20-year period, not to exceed \$45,591,683.**
2. **Consideration of Resolution #R2025-07 amending the West Bench Redevelopment Project Area budget to provide for 80% tax increment participation over a 20-year period, not to exceed \$45,591,683.**
3. **Consideration of Resolution #R2025-08 adopting and implementing an Independent Living Policy for the Senior Center apartment facility.**

Mr. Brooks explained the policy was long overdue and necessary for the center.

4. **Discussion Item: Senior Center grants.**

Comments

Adjournment

Having no further business to discuss, the work session was adjourned at 5:56 p.m.

Date Approved:

DRAFT

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, September 16, 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 Anne Hansen
City Employees:	Steve Brooks, RDA Executive Director Brandon Cooper, RDA Deputy Executive Director Casey Warren, Police Chief Michelle Marigoni, Agency Secretary
Excused:	
Visitors:	Adam Long, RDA Attorney Kim Choate

A. Welcome & Roll Call

The RDA Board meeting began at 6:39 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 August 19, 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. **Public Hearing to receive and consider comments regarding amendment of the West Bench Redevelopment Project Area budget to provide for 80% tax increment participation over a 20-year period, not to exceed \$45,591,683.**

Mr. Cooper presented the West Bench RDA background and proposed changes.

Motion: Board member Arnold moved to open the public hearing.

Second: Board member Haws

Board Member Arnold	Yes
Board Member Stevens	Yes
Board Member Richter	Yes
Board Member Hansen	Yes
Board Member Haws	Yes

Motion passed unanimously, public hearing open at 6:49 p.m.

Public comment: No public present.

Motion: Board member Arnold moved to close the public hearing.

Second: Board member Haws

Board Member Haws	Yes
Board Member Arnold	Yes
Board Member Hansen	Yes
Board Member Stevens	Yes
Board Member Richter	Yes

Motion passed unanimously, public hearing closed at 6:49 p.m.

2. Consideration of Resolution #R2025-07 amending the West Bench Redevelopment Project Area budget to provide for 80% tax increment participation over a 20-year period, not to exceed \$45,591,683.

Motion: Board member Arnold moved to approve Resolution #R2025-07 amending the West Bench Redevelopment Project Area budget to provide for 80% tax increment participation over a 20-year period, not to exceed \$45,591,683.

Second: Board member Richter

Board Member Hansen	Yes
Board Member Richter	Yes
Board Member Stevens	Yes
Board Member Haws	Yes
Board Member Arnold	Yes

Motion passed unanimously.

3. Consideration of Resolution #R2025-08 adopting and implementing an Independent Living Policy for the Senior Center apartment facility.

Mr. Brooks explained the senior center is considered an independent living facility, but there has not been a policy defining independent living.

Motion: Board member Arnold moved to approve Resolution #R2025-08 adopting and implementing an Independent Living Policy for the Senior Center apartment facility.

Second: Board member Hansen

Board Member Richter	Yes
Board Member Stevens	Yes
Board Member Arnold	Yes
Board Member Haws	Yes
Board Member Hansen	Yes

Motion passed unanimously

4. Discussion Item: Senior Center grants.

Comments

Kim Choate, America First Credit Union, expressed thanks and appreciation to Mr. Cooper for work on the RDA.

Mayor Mitchell spoke about the bridge project. UDOT is still saying the I84 will be open in October.

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 7:13 p.m.

Date Approved:

DRAFT



RDA Executive Summary

For the RDA meeting on: January 21, 2026

Summary of Proposed Action

(X) Review	Requesting a full review of the RDA board action taken by staff on an RDA loan.
(X) Action	

Requested By

Petitioner(s): Steve Brooks

Summary of Supporting Facts & Options

Following our usual process on this type of a matter, staff called this RDA loan due as per the term of our RDA loan agreement (Item #2 on page 2).

This one is somewhat different from others we have handled in the past in that the party here indicates that they are planning on returning once school is completed (Others in the past had left and/or moved with no intention of returning).

I feel the language in the agreement is clear on this but since we have nothing in our process that allows me to deviate from the document, nor do we have anything on how to appeal a decision like this when the applicant requested and without any of that I felt it best to bring it in to the full Board for direction.

Recommend:

- 1- giving me authority to review these on a case-by-case process and/or
- 2- set up an appellate process on these kinds of things and/or
- 3- amend our agreements to allow for certain exceptions.

Legal Comments –

Steve Brooks, Attorney

Fiscal Comments – Treasurer/Budget Officer

Cody Cardon, Treasurer

Administrative Comments –

Steve Brooks, Administrator

Demand: This loan has a demand feature. See following sections of this document for explanation.

Refer to your trust deed note for information about nonpayment, default, the security interest, and our policy regarding assumption of the loan.

DEMAND FEATURES:

1. When failure to make a payment subsists on the date the next payment becomes due and payable.
2. In the event that the borrower(s) sells, conveys, disposes or assigns any interest in the secured property, or if borrower(s) shall make any inter vivos transfer of said property, or if the title thereto shall become vested in any other person or persons in any manner whatsoever or if borrower(s) shall discontinue his or her residency at said property, or agrees to do any of the acts specified therein without the express written consent of the RDA being first obtained; or
3. In the event the borrower(s) shall die, become insolvent, become bankrupt, either voluntarily or involuntarily, or make a general assignment for the benefit of creditors; or if any proceeding for enforcement of a judgement is commenced against the property of the borrower(s) or any other person liable on Promissory Note; or if a petition for any relief under any law relating to the relief of debtors or readjustment of indebtedness shall be filed by the borrower(s); or if a writ or order of attachment is issued against any of the property used to secure this title,

Upon the occurrence of the first of any of the foregoing, it is understood and agreed by the borrower(s) that, notwithstanding any other provision of Trust Deed Note or the accompanying security instrument used to secure Trust Deed Note, the entire unpaid balance amount of the Note, together with accrued interest and late charges, shall become immediately due and payable on demand in one lump sum, at the option of the RDA, without notice to the borrower(s). Failure of the RDA to exercise such options shall not constitute a waiver of such default.

Upon occurrence of any of the above, the Redevelopment Agency of Riverdale City or its assignee reserves the right as its option:

1. To demand payment in accordance with the terms of the Note.
2. To extend the due date.
3. To establish a new loan with the borrower(s) or his/her heirs, administrators, executors, assignees, or beneficiaries.

I acknowledge receipt of a copy of this statement.

March 26, 2012

Deather Jones