Redevelopment Agency of Riverdale City

RIVERDALE CITY RDA BOARD

CIVIC CENTER - 4600 S. WEBER RIVER DR.

Tuesday, April 21, 2026

****AMENDED 4/20/2026****

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 consideration of Resolution #R2026-01 modifying the application of the demand feature for certain housing rehabilitation program loans to allow temporary non-occupancy without triggering acceleration.

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 20th day of April 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:

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, September 16, 2025, 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.**

<u>Comments</u>

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.

<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 Richter and all voted in favor. The meeting was adjourned at 7:13 p.m.

Date Approved:

Redevelopment Agency Board
Executive Summary

For the Board meeting on:	Petitioner:
April 21, 2026	Steve Brooks/Stacey Comeau

Summary of Proposed Action

Review a housing contract that requires occupancy as a conditional term on a housing loan document. Proposal would allow for some leniency in situations where "non-occupancy" is temporary, as in this case.

Summary of Supporting Facts & Options

As was previously brought up before the RDA Board, our current RDA housing forms require "occupancy" in the house for the loan to continue "as is." We have a situation, currently before the Board, where the borrower is not currently living in the residence but is away for school. Their indication to us is that they plan to return once school is completed.

I do not think this situation was ever contemplated when the original forms were entered. Traditionally, administration staff has followed the language of the contract and required the residency status and enforced them as written. We have searched for any previously written "powers" of the Board concerning this matter and have been unable at this point to locate anything in our archives. This could result in a future discussion item but that will be another matter for that time. State law does grant authority to the Board to enter contracts generally so the proposal at this point is to address this issue through a resolution that in effect amends the contract to allow for certain exceptions with some restrictions. This approach allows us to manage the current matter, without having to go back and modify every loan we have, based on one situation, and still protect the RDA's interest.

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Business Administrator/Budget Officer

Cody Cardon,
Business Administrator

Administrative Comments – Executive Director

Steve Brooks,
Executive Director

Redevelopment Agency of Riverdale City

RESOLUTION NO. R2026-01

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF RIVERDALE CITY MODIFYING THE APPLICATION OF THE DEMAND FEATURE FOR CERTAIN HOUSING REHABILITATION PROGRAM LOANS TO ALLOW TEMPORARY NON-OCCUPANCY WITHOUT TRIGGERING ACCELERATION

RECITALS

WHEREAS, the Riverdale City Redevelopment Agency (the "**Agency**") is a separate public body corporate and politic, duly and regularly created, established, organized and existing under and by virtue of the Constitution and laws of the State of Utah; and

WHEREAS, the Agency operates and is authorized to transact business and exercise its powers under and pursuant to the Limited Purpose Local Government Entities – Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the "**Act**"), previously known as the Utah Redevelopment Agencies Act; and

WHEREAS, the Agency is authorized under the Act to administer housing and redevelopment programs and to enter into and manage loan agreements; and

WHEREAS, the Agency previously issued a certain loan under its Housing Rehabilitation Program, specifically Loan No. 2012-01, secured by real property within Riverdale City (the "**Loan**");

WHEREAS, such Loan included a Demand Feature that permits the Agency to require immediate repayment upon the occurrence of specified events, including the discontinuance of the borrower's residency at the secured property;

WHEREAS, the Agency also retains the contractual right, at its option, to extend due dates or modify loan terms;

WHEREAS, the Agency Board finds that strict application of the residency requirement within the Loan may create unintended hardship in situations involving temporary absence, including but not limited to medical needs, employment relocation, or family circumstances; and

WHEREAS, the Agency Board desires to clarify and modify the application of the Demand Feature in the Loan to allow limited, temporary non-occupancy while preserving the intent of the program and protecting public funds**;**

NOW, THEREFORE, it is hereby resolved by the Riverdale City Redevelopment Agency as follows:

Section 1: Modification of Demand Feature (Residency Requirement)

Notwithstanding any provision of the Loan documents to the contrary:

1. The discontinuance of borrower occupancy shall not constitute a triggering event for the Demand Feature, provided that:
    - The discontinuance is temporary in nature, and
    - The borrower does not cease occupancy for a period exceeding twenty-four (24) consecutive months.

Section 2: Conditions of Temporary Non-Occupancy

To qualify for the exemption provided in Section 1:

1. The borrower shall:
    - Provide written notice to the Agency of the temporary discontinuance of residency; and
    - Provide a general explanation of the reason for absence, if requested by the Agency.
2. The property shall:
    - Not be used in a manner inconsistent with the purposes of the Housing Rehabilitation Program; and
    - Remain in compliance with applicable laws and Loan conditions.

Section 3: Reinstatement of Demand Feature

The Demand Feature shall remain fully enforceable and may be exercised by the Agency upon:

1. A discontinuance of residency exceeding twenty-four (24) months; or
2. Conversion of the property to a use inconsistent with owner-occupancy intent; or
3. Occurrence of any other default event under the Loan documents.

Section 4: No Waiver of Other Rights

Except as expressly modified herein:

- All other terms and conditions of the Loan documents remain in full force and effect.
- This Resolution shall not be construed as a waiver of the Agency's rights under any loan agreement within the Housing Rehabilitation Program.

Section 5: Authority and Implementation

The Executive Director, or designee, is authorized to:

- Apply this policy to the Loan;
- Issue written interpretations consistent with this Resolution; and
- Execute administrative documents necessary to implement this policy.

Section 6: Applicability

This Resolution shall apply to:

- Loan No. 2012-01

Section 7: Effective Date

APPROVED AND ADOPTED the _______ day of ____________, 2026.

RIVERDALE CITY REDEVELOPMENT AGENCY

____
Braden Mitchell
Board Chair

Attest: ___________________
Agency Secretary