

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 February 16, 2016 RDA Meeting Minutes – For open portion of the meeting only.

D. Action Items

1. Public Hearing: Consideration of Resolution R2016-01 consider comment regarding proposed expenditure(s) not specifically listed in the Fiscal Year 2015-2016 RDA budget for 550 West RDA.

Presenter: Rodger Worthen, City Administrator

E. Reports

1. Report on 550 West RDA

Presenter: Dee Hansen, DRH Company

F. Executive Closed Session

Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property (roll call vote).

G. Discretionary Items

H. 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 City Council Meetings.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 11th day of March at the Riverdale City Hall Noticing Board and on the City website at <http://www.riverdalecity.com/>. A copy was also provided to the Standard-examiner on March 11, 2016.

Jackie Manning

Riverdale City Recorder

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, February 16, 2016, held after the Regular City Council Meeting which began at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Board Members: Norm Searle, Chairman
Brent Ellis
Gary E. Griffiths
Braden Mitchell
Alan Arnold
Cody Hansen

City Employees: Rodger Worthen, Executive Director
Steve Brooks, City Attorney
Mike Eggett, Community Development
Jackie Manning, City Recorder

Visitors: Dee Hansen Lori Fleming

A. Welcome & Roll Call

The RDA Board meeting began at 6:30 PM. Chairman Searle called the meeting to order and welcomed all in attendance and stated for the record that all board members were present.

B. Open Communications

There were no open communications.

C. Consent Items

1. Meeting Minutes for RDA Meeting January 19, 2016

Chairman Searle invited discussion regarding the January 19, 2016 RDA Meeting Minutes, to which there were no requested changes.

MOTION: Mr. Ellis made motion to approve the consent items as proposed. Mr. Hansen seconded the motion. There was no discussion regarding this motion and all voted in favor.

D. Action Items

1. Public Hearing: Consideration of Resolution R2016-01 consider comment regarding proposed expenditure(s) not specifically listed in the Fiscal Year 2015-2016 RDA budget for 550 West RDA.

Mayor Searle stated due to a public hearing notice technicality, this item will be scheduled for a public hearing for March 15th. Mayor Searle invited a motion to schedule the public hearing.

MOTION: Mr. Hansen made a motion to schedule the public hearing for March 15, 2016 for R2016-01 consider comment regarding proposed expenditure(s) not specifically listed in the Fiscal Year 2015-2016 RDA budget for 550 West RDA. The motion was seconded by Mr. Arnold.

There was no discussion regarding this motion.

ROLL CALL VOTE: Mr. Griffiths, Mr. Arnold, Mr. Mitchell, Mr. Hansen, Mr. Ellis all voted in favor.

2. Consideration of Resolution R2016-02, boundary line agreement between the Riverdale City RDA and Valley West, LLC.

Mr. Eggett summarized an executive summary as seen in the packet, which explained:

The representatives of Valley West LLC (Valley West Apartments) have submitted a boundary line agreement document requesting that the RDA Board approve the attached Boundary Agreement for properties located in the 550 West RDA along the shared southern fence line of the Valley West Apartments (as reflected on attached documentation). In order to accomplish this Boundary Agreement shift, the Riverdale City Council and the Riverdale City RDA (as property owners along the fence line impacted by the proposed agreement) would need to execute the proposed Agreement in support of the boundary line adjustment. The fence line is off between 0.2 feet off (on the west end) and up to 4.4 feet off (on the east end) of the correct property line placement and has been this way for many prior years.

The City Engineer has reviewed the attached documentation and has provided a report following this summary. Additionally, the City Attorney and City Administrator have reviewed the Boundary Agreement and have represented no concerns regarding this request.

68 Following discussion of the request, the RDA Board may act to approve the requested Boundary Agreement as
69 submitted, approve the request with any additional conditions and requirements, or not approve the proposed Boundary
70 Agreement document with sufficient findings of fact to support the action.

71 **MOTION:** Mr. Arnold made motion to approve Resolution R2016-02, boundary line agreement
72 between the Riverdale City RDA and Valley West, LLC. Mr. Griffiths seconded the motion.
73

74 There was no discussion regarding this motion.
75

76 **ROLL CALL VOTE:** Mr. Arnold, Mr. Mitchell, Mr. Hansen, Ellis, Mr. Griffiths all voted in favor.
77

78
79 **3. Consideration of Resolution R2016-03, to create a Community Development Area and Plan by Lewis, Young,
80 Robertson & Burningham Consulting Firm.**
81

82 Mr. Worthen summarized an executive summary as seen in the packet which explained:
83

84 On October 21, 2014, the governing board of the Redevelopment Agency of Riverdale City authorized staff to move
85 forward in the possible creation of a new Community Development Project Area (CDA). As such, on January 19, 2016 the
86 RDA staff proposed and received board consensus to work with Lewis, Young, Robertson, & Burningham in this
87 endeavor. One of the first steps is to identify a Project Area Map and authorize creating an area plan via resolution as
88 specified in Title 17C of Utah law.
89

90 A CDA Plan and Area Map are required to establish a CDA. The CDA Plan defines the project; provides specific
91 description of the boundaries of the proposed project map area; describes the development goals and objectives of the
92 area, and describes the public benefit that is broadly available to the City. Once these documents are created the public
93 will have an opportunity for review and input 30-days prior to consideration by the City Council.
94

95 Mr. Worthen explained a minor adjustment has been made to the map area for the CDA to add the western right of
96 way along 1050 West, two parcels north of the round-about area near cutrubus. He clarified this meeting was to authorize
97 Lewis and Young to begin the process. There will come a time for a public hearing in the future, in which the public may
98 make comments regarding the proposed CDA.
99

100 Mr. Arnold stated they previously discussed the option of including the area leading to Interstate-84, which would
101 include the trailer park. He asked if there would be any benefit in having the trailer court included. Mr. Worthen stated
102 there could be relocation assistance, if the city had plans for that area. Mr. Eggett felt it may be better to exclude
103 Interstate-84 at this time and look at the possibility of having it be a separate CDA possibly in the future. He stated taxing
104 agencies may be hesitant to cooperate if the CDA area is too large. Mr. Eggett guessed the acreage to be approximately
105 30 plus acres for the trailer park.
106

107 Mr. Griffiths asked what the standard acreage is in Weber and Davis County regarding CDA's. He asked about the
108 possibility of trying to include I-84 initially with the potential of removing it if deemed unfeasible. Mr. Eggett stated there is
109 currently no development pressure for that area, and he didn't want to create a negative perception for the area currently
110 being created.
111

112 Mr. Worthen discussed the potential public relations issue that may arise by including the trailer park area which
113 leads to I-84. Mr. Eggett stated every property owner would be notified, and because there is no current plan in motion for
114 that area it may be premature.
115

116 There was a discussion regarding relocation in relation to I-84 and the trailer park residents. Mr. Eggett stated funding
117 may also be an issue in regards to that property.
118

119 Mr. Worthen stated they are excited about the opportunities the CDA may bring. He discussed the transition period
120 and the progress made working with the property owners and the multiple projects that could benefit CDA. Mr. Eggett
121 discussed potential different phasing options for the CDA.
122

123 **MOTION:** Mr. Ellis made motion to approve Resolution R2016-03, to create a Community
124 Development Area and Plan by Lewis, Young, Robertson & Burningham Consulting Firm.
125 The motion was seconded by Mr. Griffiths.
126

127 There was no discussion regarding this motion.
128

129 **ROLL CALL VOTE:** Mr. Mitchell, Mr. Hansen, Mr. Ellis, Mr. Griffiths, Mr. Arnold all voted in favor.
130

131 **E. Reports:**

132 **1. Report on 550 West RDA**
133
134

Riverdale City RDA Board Meeting, February 16, 2016

135 Dee Hansen, with DRH Company, gave a brief update regarding 550 West RDA. They are ready to begin the soil
136 testing. There will be 8 different soil tests to provide geology information. There was a meeting with Utah Department of
137 Transportation (UDOT), Mr. Hansen, Mr. Worthen, and Mr. Eggett. He stated UDOT is "on board" with the direction the
138 RDA Board is proposing in relation to access management.

139
140 **MOTION:** Mr. Arnold made motion to adjourn into the Closed Executive Session pursuant to the
141 provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of
142 discussing the purchase, exchange, or lease of real property. Mr. Mitchell seconded the
143 motion.

144
145 There was no discussion regarding this motion.

146
147 **ROLL CALL VOTE:** Mr. Hansen, Mr. Ellis, Mr. Griffiths, Mr. Arnold, Mr. Mitchell voted in favor.

148
149 **F. Executive Closed Session.**

150 Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open
151 and Public Meetings Law for the purpose of discussing the purchase, exchange, or lease of real property (roll call
152 vote).

153
154 **MOTION:** Mr. Arnold made motion to adjourn out of the Closed Executive Session pursuant to the
155 provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of
156 discussing the purchase, exchange, or lease of real property. Mr. Mitchell seconded the
157 motion.

158
159 There was no discussion regarding this motion.

160
161 **ROLL CALL VOTE:** Mr. Ellis, Mr. Griffiths, Mr. Arnold, Mitchell, Mr. Hansen all voted in favor.

162
163 **G. Discretionary Items**

164
165 Mayor Searle stated the old best buy has people practicing softball inside the building. Mr. Griffiths asked if Motel 6
166 were under construction or demolition. Mr. Eggett stated he was not aware of any construction.

167
168 **H. Adjournment.**

169
170 **MOTION:** Having no further business to discuss, Mr. Mitchell made a motion to adjourn. The motion was
171 seconded by Mr. Hansen; all voted in favor. The meeting was adjourned at 7:15 PM

172
173
174
175 _____
176 Norm Searle, Chairman

175 _____
176 Jackie Manning, City Recorder

177
178 Date Approved:



RDA Board Executive Summary

For the RDA meeting on:
March 15, 2016

Presenter:
RDA Exec. Director Rodger Worthen

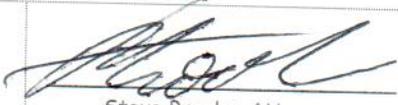
Summary of Proposed Action

Approve budget amendments for two expenditures not within the 2015-2016 General RDA adopted budget. The two expenditures are for the professional consulting services recently approved for the 700 West CDA and secondly, the demolition costs for the 550 West RDA residential home sites.

Summary of Supporting Facts & Options

On January 19, 2016 the RDA board approved via consensus consulting work needed to create a new CDA area in Riverdale City. The cost for this work is not to exceed \$25,000, which cost needs to be amended in the General RDA fund of the City. Secondly, the RDA board approved work to execute demolition of residential homes within the 550 West RDA area at a cost of \$64,912.00; these budget adjustments account for expenses not originally within the City RDA. Staff recommends the RDA budget(s) be amended accordingly by holding a public hearing and proper resolution of approval by the RDA Board.

Legal Comments - City Attorney



Steve Brooks, Attorney

Fiscal Comments - Treasurer/Budget Officer



Cody Cardon, Business
Administrator

Administrative Comments - City Administrator



Rodger Worthen, City
Administrator

RESOLUTION R2016-01

A RESOLUTION APPROVING AN AMENDMENT OF THE BUDGET FOR THE 550 WEST REDEVELOPMENT AGENCY BUDGET OF THE CITY OF RIVERDALE FOR THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016

WHEREAS, the Board of Directors of the Redevelopment Agency of Riverdale adopted by resolution the budget for the City of Riverdale for the fiscal year beginning July 1, 2015 and ending June 30, 2016, in accordance with the requirements of the state statute; and

WHEREAS, the Executive Director of the Redevelopment Agency has prepared and filed with the City Recorder a proposed amendment to the adopted budget for consideration by the Board of Directors and said proposed amendment reflects changes in the budget from an increase in revenues and expenditures; and

WHEREAS, the proposed amendments have been duly noticed and public hearings were held on March 15, 2016 and all conditions precedent to the amendment of the Redevelopment Agency's budget have been accomplished; and

WHEREAS, the Board of Directors of the Redevelopment Agency received all competent evidence offered in support of and opposed to said proposed budget amendments and determines that amending the fiscal year 2015-2016 budget for the 550 West Redevelopment Agency is in the best interest of the health, safety, and welfare of the citizens of the City of Riverdale, Utah.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of the City of Riverdale, Utah as follows:

SECTION 1 - BUDGET ADOPTION

The budget amendment(s) attached hereto as Exhibit A and made a part of this Resolution is hereby adopted and incorporated in the budget of the 550 West Redevelopment Agency of the City of Riverdale, Utah for the fiscal year beginning July 1, 2015, and ending June 30, 2016, in accordance with the requirements of state law.

SECTION 2 – CERTIFICATION AND EFFECTIVE DATE

The City Recorder is hereby directed to have this Resolution certified by the Chairman of the Redevelopment Agency. This Resolution shall take effect immediately upon posting.

PASSED AND APPROVED this ____ day of March, 2016.

By: Norm Searle, Chairman,
Redevelopment Agency of Riverdale City

ATTEST:

Jackie Manning, City Recorder

ATTACHMENT A
BUDGET AMENDMENT
FISCAL YEAR 2016

Exhibit A

<u>RDA GENERAL FUND EXPENDITURES</u>		ADOPTED BUDGET 2016	PROPOSED AMENDMENT	AMENDED BUDGET 2016
21-40-1500	PERFORMANCE INCENTIVES	10,000	-	10,000
21-40-2000	BUSINESS & ECONOMIC DEVELOPMNT	5,000	-	5,000
21-40-2100	SUBSCRIPTIONS AND MEMBERSHIPS	500	-	500
21-40-2200	PUBLIC NOTICES	500	-	500
21-40-2300	TRAVEL & TRAINING	1,000	-	1,000
21-40-2400	OFFICE SUPPLIES	100	-	100
21-40-3300	ATTORNEY SERVICES	3,000	-	3,000
21-40-3400	PROFESSIONAL SERVICES	3,000	25,000	28,000
21-40-4100	INSURANCE	1,500	-	1,500
21-40-4600	MISCELLANEOUS	500	-	500
21-40-5600	INCREASE IN RESERVE ACCOUNTS	1,900	-	1,900
TOTALS		<u>27,000</u>	<u>25,000</u>	<u>52,000</u>
<u>550 WEST RDA FUND EXPENDITURES</u>				
25-40-5300	INCREMENT PAYMENTS	250,000	-	250,000
25-40-5400	IMPROVEMENTS	8,000	-	8,000
25-40-5500	LAND	-	64,912	64,912
25-40-9000	INCREASE IN RESERVES	42,000	-	42,000
TOTALS		<u>300,000</u>	<u>64,912</u>	<u>364,912</u>