



RIVERDALE CITY RDA BOARD

CIVIC CENTER - 4600 S. WEBER RIVER DR.

Tuesday, June 4, 2019

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. Executive Closed Session

1. 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**).

D. Action Item(s)

1. Consideration of [Resolution R2019-01](#), authorization to enter into a Development Agreement formation within the 550 West Redevelopment Area (RDA)

Presenter: Rodger Worthen, RDA Executive Director

E. Discretionary

F. 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 on this 31st day of May, 2019 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>, 4) the Standard-Examiner via email.

Jackie Manning
Riverdale City Recorder

**RIVERDALE CITY
RDA AGENDA
June 4, 2019**

AGENDA ITEM: D

SUBJECT: Consideration of Resolution R2019-01, authorization to enter into a Development Agreement formation within the 550 West Redevelopment Area (RDA)

PRESENTER: Rodger Worthen, RDA Executive Director

INFORMATION: [a. Executive Summary](#) (Will be provided Monday)

[b. Resolution R2019-01](#)

[BACK TO AGENDA](#)



Resolution No. R2019-01

A RESOLUTION OF THE RIVERDALE CITY REDEVELOPMENT AGENCY APPROVING THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT WITH DRH COMPANY, LLC, FOR PROJECT IMPROVEMENTS ON OR AROUND LAND LOCATED AT APPROXIMATELY 450 WEST RIVERDALE ROAD, ALL OF WHICH IS LOCATED WITHIN THE 550 WEST REDEVELOPMENT PROJECT AREA.

WHEREAS, the Riverdale City RDA Board (herein “Board”) and the Riverdale Redevelopment Agency (RDA) is duly organized and existing under the laws of the State of Utah; and

WHEREAS, the Board finds that in conformance with the provisions of the Utah Code Annotated (UCA), the governing body of the RDA may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of RDA property; and

WHEREAS, the Board finds that the public convenience and necessity requires the actions herein contemplated; and

WHEREAS, the Agency desires to enter into a Development Agreement (ADL) with Developer, DRH Company, LLC, a Utah limited liability company (Developer) for development of a commercial project consistent with approved zoning and ordinances (Project) on land located within or around the 550 West Redevelopment Project Area, located at approximately 450 West, Riverdale Road; and

WHEREAS, the Agency believes the development of the Project on the land will remove blight, develop land, provide infrastructure improvements, improve quality of life, enhance economic development, strengthen the property and income tax base, benefit the community and increase jobs, and

WHEREAS, the Agency believes Developer possesses the qualities and experience that will ensure, to the degree possible, success in developing the Project consistent with the 550 West RDA Plan and Design Guidelines (Plan), and

NOW, THEREFORE, the board of the Riverdale City Redevelopment Agency hereby resolves:

SECTION I. The terms of the Development Agreement (ADL), attached hereto as Exhibit “A”, are hereby approved.

SECTION II. The Executive Director of the Agency is hereby authorized to execute, deliver and carry out the terms and conditions of a Development Agreement as described in said Exhibit “A”. Any material change in the terms of the Development Agreement from Exhibit “A” must be approved in advance by the Agency Board.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the RDA, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the RDA.

SECTION VI - DATE OF EFFECT

This Resolution shall be effective immediately after publication or posting as required by law.

PASSED AND ADOPTED on this ____ day of June, 2019.

RIVERDALE CITY RDA BOARD

Norm Searle
Board Chairman

ATTEST:

Jackie Manning
Recorder