

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, June 4, 2019 held after the Regular City Council Meeting, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

**Present:** Board Members: Norm Searle, RDA Chairman  
Braden Mitchell  
Brent Ellis  
Alan Arnold  
Cody Hansen  
Bart Stevens

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

Excused:

Visitors: Dee Hansen

**A. Welcome & Roll Call**

The RDA Board meeting began at 6:27 p.m. Mr. Searle called the meeting to order and welcomed all in attendance and stated for the record that all board members were present.

**B. Public Comment**

There were no public comments, due to no members of the public being present.

**C. 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).

**MOTION:** Mr. Ellis moved to adjourn into a closed executive closed 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. Mr. Arnold seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Mr. Arnold, Mitchell, Hansen, Ellis and Stevens all voted in favor of the motion.

**The closed meeting began at 6:29 p.m. The closed meeting adjourned at 6:56 p.m.**

**MOTION:** Mr. Hansen moved to adjourn out of the closed executive session and return into the regular RDA board meeting. Mr. Arnold seconded the motion. There was no discussion regarding this motion and all voted in favor.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Mr. Stevens, Arnold, Mitchell, Hansen and Ellis all voted in favor of the motion.

**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).**

Rodger Worthen, the RDA Executive Director, summarized the executive summary which explained:

Time is of the essence with this particular land deal transaction; as previously discussed Mr. Dee Hansen (DRH Company), working with the City RDA, has received notice of acceptance on a land purchase offer from the Branz Family. The land is within the Riverdale Road RDA area and adjacent to the 550 West RDA; it (the purchased land) is integral to develop RDA land holdings in both plan areas. To properly develop RDA lands each of the parties must mutually work to accomplish the best reasonable outcome. As such, with the upcoming closing on the real property, the RDA and DRH will need to finalize and enter into an Agreement to Develop Land (ADL) spanning the Riverdale Road RDA and the 550 west

RDA. The agreement will follow the guiding principles of previous discussions and direction from the RDA board. These are:

- Cost of the Branz property purchase to be “spread” across the purchased property and the existing RDA and City owned property.
- DRH shall have the sole right to market the purchased property in conjunction with RDA property.
- Interest and value to develop RDA land will be conveyed in the agreement to DRH. DRH will promote the interests and area plan goals of the RDA in development of the land.
- DRH will absolve the RDA of claims for work or interest that DRH may have vested in the development of all RDA properties (excluding the Branz property) heretofore improved or promoted. If necessary, the RDA will deed property to DRH to secure the Branz land purchase.
- RDA development objectives in the Riverdale Road RDA and 550 West RDA Plan will focus priority on commercial/retail with residential housing as secondary.
- RDA funds may be used/considered for installation of utility infrastructure to benefit the City and both parties in attracting and supplying future tenants with needed services.
- Transportation routes within the property and outside of the property will be mutually coordinated to benefit the motoring public, adhere to UDOT requirements, and meet internal transit needs of the developer, the RDA and the City.
- Protection clauses, terms, and severability will be part of the standard language of the agreement.

RDA staff is requesting authorization from the RDA Board to enter into an ADL with DRH with the above summary points as part of the agreement. We are requesting that once formulated the Chairman of the RDA Board and the RDA Executive Director be authorized to enter into such agreement. Mr. Dee Hansen will be available during the meeting for further input and discussion in formulating the ADL.

Dee Hansen explained the marketing strategy with regard to the interested tenants. He noted the property will need to close prior to any conceptual plan being dispersed or formally marketed. The projected closing date is December 1, 2019, with construction anticipated beginning spring of 2020.

Mr. Worthen explained the various options the RDA Board had with regards to the ADL, which consisted of providing authorization through tonight's resolution to allow Mr. Worthen and Mayor Searle the authority to sign the ADL and bring back the executed copy to present to the RDA board, or bring back the ADL at a future date and have the RDA board formally review and approve it. Mike Eggett, Community Development, discussed the options of amending the ADL.

**MOTION:** Mr. Hansen moved to approve Resolution R2019-01, authorization to enter into a Development Agreement formation within the 550 West Redevelopment Area (RDA). Mr. Arnold seconded the motion.

There was no discussion regarding this motion.

**ROLL CALL VOTE:** Mr. Mitchell, Hansen, Ellis, Stevens and Arnold all voted in favor of the motion.

**E. Discretionary Items**

There were no discretionary items.

**F. Adjournment**

**MOTION:** Having no further business to discuss, Mr. Mitchell moved to adjourn. The motion was seconded by Mr. Arnold; all voted in favor. The meeting was adjourned at 7:04 p.m.

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Norm Searle, Chairman

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Jackie Manning, City Recorder

**Date Approved: June 18, 2019**