

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. No action will be taken during public comment.)

C. Presentations & Reports

1. 2018 Report of Developer payments.
2. Report of Taxing Entity Committee.

D. Consent Item(s)

1. Consideration to approve meeting minutes from:
June 18, 2019 RDA Meeting
2. Receive RDA Board consent on TEC agenda item for upcoming committee meeting and vote.

E. Action Item(s)

No action items.

F. Discretionary

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 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 12th day of July, 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.

Shalee Evans
Riverdale City Recorder

**RIVERDALE CITY
RDA AGENDA
July 16, 2019**

AGENDA ITEM: C1

SUBJECT: 2018 Report of Developer payments.

PRESENTER: Rodger Worthen, RDA Executive Director

INFORMATION: [a. Executive Summary](#)

[b. Letter](#)

[BACK TO AGENDA](#)

Redevelopment Agency Board Executive Summary



For the Agency Board Meeting on:
July 16, 2019

Summary of Proposed Action

Report to Board of annual 2018/19 reimbursement payments to developers for improvement projects within RDA areas.

The annual contractual tax increment payments to Developers per attached Summary of Payments and detail schedule are reported for information to the Board.

Total of Payments	\$ 196,873.00
Total Budgeted	\$ 210,000.00
(Under) Budget by	\$ (13,127.00)

Requested By

Petitioner(s):	Rodger Worthen, RDA Executive Director
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Summary

Our RDA Agency is obligated annually by agreement to reimburse developers part of the increased property taxes they have paid following their redevelopment activities.

The Redevelopment Agency of Riverdale reports to the Board on a single tax increment payment for fiscal year 2018/19 to developers. The payment is for the 11th year of 15 years to Boyer Company in the amount of \$196,873.00. This amount is well within established budget fund of \$210,000 set aside for the annual payment.

The details of these payments are represented on other attachments to this summary.

Legal Comments – City Attorney

Steve Brooks

Steve Brooks, Attorney

Fiscal Comments – Treasurer/Budget Officer

Cody Cardon

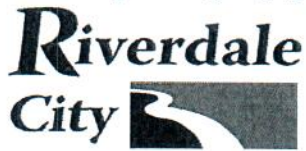
Cody Cardon, Treasurer

Administrative Comments – Executive Director

Rodger Worthen

Rodger Worthen, Executive Director

Redevelopment Agency of



July 9, 2019

RIVERDALE CENTER IV, LLC

Attn: Boyer Company
101 South 200 East, Suite 200
Salt Lake City Utah, 84111

Dear Boyer Company Property Representative:

Enclosed is a check in the amount of \$196,873.00 payable to RIVERDALE CENTER IV, LLC. This represents the tax increment payable from the 550 West RDA project area for year 11 of 15 anticipated per the ADL agreement. Also enclosed is the supporting reconciliation worksheet.

Please note that the business Lifetouch Portraits did not report taxes paid to Weber County at the time that this reporting was completed. This amount may be assessed in the future and associated increment paid once Weber County has assessed personal property increment taxes on Lifetouch Portraits.

If you have any questions or concerns regarding this payment, please call me at 801-436-1233.

Sincerely,

A handwritten signature in black ink, appearing to read "Rodger S. Worthen", written in a cursive style.

Rodger S. Worthen,
Executive Director

Encl. 2



550 West Project Area

Riverdale Center IV, LLC Tax Increment Payment Reconciliation

For Tax Year 2018 (11 of 15) - Paid in 2019

1. Real Property Increment

Ownership	Serial #	Base Year Value	2018 Taxable Value	Taxes Paid
JC Penney Properties Inc	06-305-0001	\$0	\$7,029,000	\$83,090
Riverdale Center IV, LLC	06-305-0003	\$0	\$3,216,000	\$38,016
Riverdale Center IV, LLC	06-305-0004	\$0	\$8,987,000	\$106,235
Riverdale Center IV, LLC	06-305-0006	\$0	\$2,419,000	\$28,595
Applonie, Donald Trustee	06-031-0021	\$6,300	\$0	\$0
Applonie, Donald Trustee	06-030-0029	\$54,622	\$0	\$0
Applonie, Donald Trustee	06-030-0028	\$15,000	\$0	\$0
Applonie, Donald Trustee	06-003-0004	\$10,063	\$0	\$0
Henderson Enterprises	06-028-0003	\$627,032	\$0	\$0
Hallelujah Motors Ltd	06-028-0002	\$168,414	\$0	\$0
Evans, Orren M & Karol Trustees	06-030-0025	\$55,086	\$0	\$0
Butler Jr., Joseph T Trustee	06-030-0027	\$49,508	\$0	\$0
US Investments Two LLC	06-030-0030	\$306,020	\$0	\$0
Halliday, Susi	06-003-0003	\$126,100	\$0	\$0
Lelis, Jocelyn	06-030-0031	\$200,649	\$0	\$0
Mildon, Boyd T & Wf	06-003-0005	\$56,433	\$0	\$0
Mildon, Boyd T & Wf	06-003-0006	\$25,651	\$0	\$0
Sub-total		\$1,700,878	\$21,651,000	\$255,936

Less Base Year Assessed Value and Taxes

(\$1,700,878) (\$21,276)

Real Property Increment

\$19,950,122 \$234,660

2. Personal Property Increment

		Taxes Paid
Famous Footwear #2692	101926	\$286
Dress Barn #1056	101927	\$666
Goodwood Barbeque Co	101930	\$786
JC Penney	101933	\$12,646
Justice Store #897	101935	\$260
Maurices #1665	101939	\$400
Rumbi Island Grill	101947	\$431
TJ Maxx #1098	101953	\$3,079
Lifetouch Portraits	102446	Did not report taxes paid \$0
Ultra Salon	104043	\$4,776
Carter's	107112	\$292
Lane Bryant # 4711	107113	\$243
Costa Vida	112270	\$535
Noodles & Company	112391	\$1,127
Café Zupas	112392	\$2,214
SportClips	117742	\$106
Firehouse Subs	119483	\$410
Sub-Total		\$28,256

Less Base Year Taxes

(\$419)

Personal Property Increment

\$27,837

3. Total Increment

(Real + Personal = 1 + 2)

\$262,498

4. Total Increment Available to RDA

100%

\$262,498

5. Pmt per ADL for Tax Year 2018

(75% X Total Increment Available)

\$196,873

**RIVERDALE CITY
RDA AGENDA
July 16, 2019**

AGENDA ITEM: D1

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Shalee Evans, City Recorder

INFORMATION: [a. June 18, 2019 RDA Session](#)

[BACK TO AGENDA](#)

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, June 18, 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
Excused:	
Visitor:	Shalee Evans

A. Welcome & Roll Call

The RDA Board meeting began at 6:51 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. Action Item(s)

1. Mayor Searle invited discussion regarding the first RDA action item, public hearing and consideration of Resolution R2019-02, adoption of the final RDA budget for fiscal year 2019-2020. Mr. Worthen briefly outlined one change from the tentative budget to the proposed final RDA budget. This change was an addition of funds to the projects line item in the Riverdale Road RDA budget. These funds would be used to assist possible infrastructure needs if the property in the plan area develops. There was no discussion regarding this item.

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

D.

Discretionary Items

There were no discretionary items.

E. Adjournment

MOTION: Having no further business to discuss the Council adjourned at 6:07 p.m. to convene into their Regular City Council Meeting.

Norm Searle, Chairman

Shalee Evans, City Recorder

Date Approved:

**RIVERDALE CITY
RDA AGENDA
July 16, 2019**

AGENDA ITEM: D2

SUBJECT: Receive RDA Board consent on TEC agenda item for upcoming committee meeting and vote.

PRESENTER: Rodger Worthen, RDA Executive Director

INFORMATION: [a. Executive Summary](#)

[BACK TO AGENDA](#)

Redevelopment Agency Board Executive Summary



For the Agency Board Meeting on:
July 16, 2019

Summary of Proposed Action

Receive RDA Board consent on TEC agenda item for upcoming committee meeting and vote.

Requested By

Petitioner(s):	Rodger Worthen, RDA Executive Director
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Summary

The Redevelopment Agency of Riverdale is requesting from the Taxing Entities Committee additional 5-years within the West Bench RDA trigger date for collecting tax increment. That being said, the RDA director as a member of the TEC requests consent from the Board to extend this vote as such by adding 5 additional year from 2020 to 2025 (as currently proposed) and to vote according to this directive.

This additional time will collect funding otherwise that would not be seen on the last 4-5 years of the plan project. Mr. Eggett as of today received a positive Email from the developer highly focused on this area to move forward; the additional 5-year time was noted in his email communication and perceived very enthusiastically. In summary, the developer continues to show interest in a major retail mixed use development in the plan area. The track record of this developer is very impressive and has completed other successful projects within state of Utah.

Legal Comments – City Attorney

	<u>Steve Brooks</u> Steve Brooks, Attorney
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Fiscal Comments – Treasurer/Budget Officer

	<u>Cody Cardon</u> Cody Cardon, Treasurer
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Administrative Comments – Executive Director

	<u>Rodger Worthen</u> Rodger Worthen, Executive Director
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