



RIVERDALE CITY RDA BOARD

CIVIC CENTER - 4600 S. WEBER RIVER DR.

Tuesday, May 18, 2021

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:

[April 6, 2021 RDA Meeting](#)

[April 20, 2021 RDA Meeting.](#)

E. Action Items

1. [Discussion/Consideration to reimburse developers part of the increased property taxes.](#)

Presenter: Bill Cobabe, Executive Director

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 15th day of May, 2021 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 Nay
Riverdale City Recorder

The RDA meeting on May 18, 2021 is viewable and will be conducted electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in person participation with recommended social distancing followed. The Agenda for the meeting is also attached above.

<https://www.youtube.com/user/riverdalecity>

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, April 6, 2021 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
Bart Stevens
Steve Hilton

City Employees: Bill Cobabe, RDA Executive Director
Steve Brooks, City Attorney
Mike Eggett, Community Development
Jared Sholly, Fire Chief
Rich Taylor, Community Services
Scott Brenkman, Police Chief
Shawn Douglas, Public Works
Shalee Nay, City Recorder

Visitors: Ted Heaps

A. Welcome & Roll Call

The RDA Board meeting began at 6:22p.m. 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.

C. Presentations and Reports

D. Action Items

. Consideration to set a Public Hearing on April 20, 2021, to receive and consider comments regarding a budget amendment for the RDA Riverdale Landing Project.

Bill Cobabe, City Administrator, went over the executive summary which explained; The DRH Company, AWA Engineering, and Redevelopment Agency staff in working with the Public Works Director have discussed at length estimated project costs associated with the Riverdale Landing Phase 2 project area, as it falls within the Riverdale Road RDA area and the 500 West RDA area. Following many discussions and review efforts regarding these project costs, we have collectively agreed to the estimated Redevelopment Agency portion of the project costs for the Riverdale Landing project area. As a result, we are now bringing these estimated costs to the Redevelopment Agency Board for final consideration of these amounts and then to set a public hearing to amend the budgets of the Riverdale Road RDA and the 550 West RDA (see attached provided estimated project budget). Amounts reflected on the attached estimated. budget have been agreed to be accepted and provided as a not to exceed amount for distribution to DRH Company for development within the Riverdale Landing Phase 2 project area. The requested estimated amounts for the agreed to RDA improvements are as follows:

- Estimated grand total for all RDA project costs (percentage of the overall cost for Riverdale Road RDA and 550 West RDA determined by the next meeting): \$550,697.57.
- Additional escrow amount (10% of project costs) to be held by the RDA for the project area: \$55,069.76.

MOTION: Mr. Arnold moved to set a public hearing for April 20, 2021. Mr. Ellis seconded the motion. All board members voted in favor.

E. Closed Executive 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 RDA Controlled Real Estate (roll call vote)

MOTION: Mr. Arnold moved to open the closed executive session. Mr. Hilton seconded the motion.

ROLL CALL VOTE: All board members voted in favor.

The closed meeting began at 6:30p.m.

MOTION: Mr. Arnold moved to adjourn the closed session. Mr. Hilton seconded the motion.

Riverdale City RDA Board Meeting, April 6, 2021

ROLL CALL VOTE: All board members voted in favor.

The closed meeting adjourned at 7:10p.m.

F. Discretionary Items

G. Adjournment

MOTION: Having no further business to discuss, Mr. Arnold made a motion to adjourn. The motion was seconded by Mr. Mitchell; all voted in favor. The meeting was adjourned at 7:12 p.m.

Norm Searle, Chairman

Shalee Nay, City Recorder

Date Approved:

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, April 20, 2021 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
Bart Stevens
Steve Hilton

City Employees: Bill Cobabe, RDA Executive Director
Steve Brooks, City Attorney
Mike Eggett, Community Development
Jared Sholly, Fire Chief
Rich Taylor, Community Services
Scott Brenkman, Police Chief
Shawn Douglas, Public Works
Shalee Nay, City Recorder

A. Welcome & Roll Call

The RDA Board meeting began at 7:01p.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.

C. Presentations and Reports

D. Consent Items

. Chairman Searle noted that the meeting minutes will be brought back next RDA meeting.

E. Action Items

a. Public Hearing to receive and consider comments regarding a budget amendment for the RDA Riverdale Landing Project.

MOTION: Mr. Mitchell moved to open the public hearing. Mr. Arnold seconded the motion.

The Public Hearing is now open. There were no public comments.

MOTION: Mr. Mitchell moved to close the public hearing. Mr. Arnold seconded the motion.

The Public Hearing is now closed.

b. Consideration of Resolution R2021-01, amending the budget for the RDA.
Riverdale Landing Project

MOTION: Mr. Arnold moved to approve Resolution R2021-01. Mr. Mitchell seconded the motion.

Chairman Searle invited discussion on the motion.

ROLL CALL VOTE: All board members voted in favor.

F. Discretionary Items

There were no Discretionary Items.

G. Adjournment

MOTION: Having no further business to discuss, Mr. Mitchell made a motion to adjourn. The motion was seconded by Mr. Arnold; all voted in favor. The meeting was adjourned at 7:12 p.m.

Date Approved:

Redevelopment Agency of



Redevelopment Agency Board Executive Summary

For the Board meeting on:

May 18th, 2021

Summary of Proposed Action

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

Total of Payments \$ 187,803.00

Total Budgeted \$ 210,000.00

(Under) Budget by \$ (22,197.00)

Requested By

Petitioner(s): Bill Cobabe, Executive Director

Summary of Supporting Facts & Options

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 2020/21 to developers. The payment is for the 13th year of 15 years to Boyer Company in the amount of \$187,803. This amount is well within the established budget funds of \$200,000.00 set aside for the annual payment.

This payment to Boyer Company will be processed and sent out following this reporting to the RDA Board.

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

Legal Comments – City Attorney

Steve Brooks, Attorney

Fiscal Comments – Treasurer/Budget Officer

Cody Cardon, Treasurer

Administrative Comments – Executive Director

Bill Cobabe,
Executive Director

Redevelopment Agency of



Summary of Tax Increment Payments to Developers for Tax Year 2020

Payments reported to the RDA Board on May 18th, 2021

	<u>RDA Area</u>	<u>Number</u>	<u>Payment</u>		<u>FY 2020</u>	<u>Over/(Under)</u>
			<u>Amount</u>		<u>Budget</u>	<u>Budget</u>
Riverdale Center IV, LLC (Nov. 21, 2006)	550 West	13 of 15	\$187,803		\$210,000	(\$22,197)
Total	550 West		<u>\$187,803</u>		<u>\$210,000</u>	<u>(\$22,197)</u>
Grand Totals			\$187,803		\$210,000	(\$22,197)



May 19th, 2021

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 \$187,803.00 payable to RIVERDALE CENTER IV, LLC. This represents the tax increment payable from the 550 West RDA project area for year 13 of 15 anticipated per the ADL agreement. Also enclosed is the supporting reconciliation worksheet.

Please note that the businesses Dress Barn and Firehouse Subs 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 Dress Barn and Firehouse Subs.

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 "Bill Cobabe".

Bill Cobabe,
RDA Executive Director

Encl. 2



550 West Project Area

Riverdale Center IV, LLC Tax Increment Payment Reconciliation

For Tax Year 2020 (13 of 15) - Paid in 2021

1. Real Property Increment

Ownership	Serial #	Base Year Value	2020 Taxable Value	Taxes Paid
JC Penney Properties Inc	06-305-0001	\$0	\$6,725,000	\$81,927
Riverdale Center IV, LLC	06-305-0003	\$0	\$3,546,000	\$37,949
Riverdale Center IV, LLC	06-305-0004	\$0	\$9,908,000	\$106,035
Riverdale Center IV, LLC	06-305-0006	\$0	\$2,561,000	\$27,408
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	\$22,740,000	\$253,319

Less Base Year Assessed Value and Taxes

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

Real Property Increment

\$21,039,122 \$232,043

2. Personal Property Increment

		Taxes Paid
Famous Footwear #2692	101926	\$206
Dress Barn #1056	101927 Did not report taxes paid	
Goodwood Barbeque Co	101930	\$675
JC Penney	101933	\$6,077
Justice Store #897	101935	\$203
Maurices #1665	101939	\$331
Rumbi Island Grill	101947	\$339
TJ Maxx #1098	101953	\$3,309
Uita Salon	104043	\$4,149
Carter's	107112	\$383
Lane Bryant # 4711	107113	\$175
Costa Vida	112270	\$344
Noodles & Company	112391	\$761
Café Zupas	112392	\$1,761
SportClips	117742	\$65
Firehouse Subs	119483 Have not paid taxes yet	
Sub-Total		\$18,780

Less Base Year Taxes

(\$419)

Personal Property Increment

\$18,361

3. Total Increment

(Real + Personal = 1 + 2)

\$250,404

4. Total Increment Available to RDA

100%

\$250,404

5. Pmt per ADL for Tax Year 2020

(75% X Total Increment Available)

\$187,803