



RIVERTON CITY REDEVELOPMENT AGENCY MEETING AGENDA

February 11, 2014

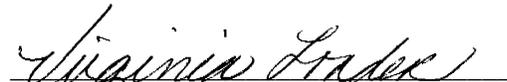
Notice is hereby given that Riverton City will hold a Redevelopment Agency (RDA) Meeting beginning at **6:20 p.m.** on **February 11, 2014** at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah

1. GENERAL BUSINESS

1. Call to Order and Roll Call
2. Approval of Minutes: RDA 01-28-14
4. **RDA Resolution No. 14-02** – Recognizing Newman Construction, Inc. as a preferred developer for the Riverton Redevelopment Agency Redwood Road South Neighborhood Development Project Area

2. ADJOURN

Dated this 7th day of February, 2014


Virginia Loader, Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least 24 hours prior to the meeting. Accessible parking and entrance are located on the south end of the building with elevator access to the City Council Chambers located on the second floor.

Certificate of Posting

I, Virginia Loader, the duly appointed and acting Recorder for Riverton City certify that, at least 24 hours prior to such meeting, the foregoing City Council Agenda was emailed to the Salt Lake Tribune, Deseret News and the South Valley Journal. A copy of the Agenda was also posted in the City Hall Lobby, on the City's Website at www.rivertoncity.com, and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated this 7th day of February, 2014

Virginia Loader, MMC
Recorder

Riverton City
REDEVELOPMENT AGENCY MEETING
Minutes
January 28, 2014

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

Attendance:

Mayor William R. Applegarth

Board Members:

Board Member Brent Johnson
Board Member Trent Staggs
Board Member Sheldon Stewart
Board Member Roy Tingey
Board Member Paul Wayman

City Staff:

Lance Blackwood, City Manager
Virginia Loader, City Recorder
Ryan Carter, City Attorney
Sheril Garn, Parks & Recreation Director

Citizens: Merillee Booren

GENERAL BUSINESS

1. Call to Order and Roll Call

[6:01:14 PM](#) Mayor Applegarth called the Riverton City Redevelopment Agency (RDA) Meeting to order at 6:00 p.m. Mayor Applegarth conducted a Roll Call. Board Members Johnson, Staggs, Stewart, and Wayman were present. Board Member Tingey was excused.

2. Approval of Minutes: RDA 01-21-14

Board Member Sheldon Stewart **MOVED to approve the Minutes of RDA 01-21-14.** Board Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes and Wayman-Yes. **The motion passed unanimously.**

3. Approve Real Estate Purchase Agreement between the Redevelopment Agency of Riverton City, Utah as Buyer, and Ponderosa Enterprises, LLC as Seller, regarding real property located at 12755 South Redwood Road

[6:02:01 PM](#) City Attorney Ryan Carter explained that a Real Estate Purchase Contract had been signed by the sellers Ponderosa Enterprises, LLC, and he explained conditions that were made abundantly clear and agreed to by the seller.

6:04:29 PM Board Member Brent Johnson **MOVED** to approve **RDA Resolution No. 14-02 - Approve Real Estate Purchase Agreement between the Redevelopment Agency of Riverton City, Utah as Buyer, and Ponderosa Enterprises, LLC as Seller, regarding real property located at 12755 South Redwood Road.** Board Member Roy Tingey **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Stagg-Yes, Stewart-Yes, Tingey-Yes and Wayman-Yes. **The motion passed unanimously.**

CLOSED SESSION

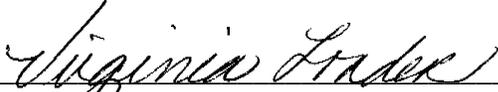
Strategy Session to discuss the sale of real property

6:05:26 PM Board Member Sheldon Stewart **MOVED** to convene in a Closed Session to discuss the sale of real property. Board Member Brent Johnson **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes and Wayman-Yes. **The motion passed unanimously.**

The Board Members convened in a Closed Session at 6:05 p.m. Minutes for the Closed Session were taken and recorded and are now on file as a Protected Record.

ADJOURN

Board Member Roy Tingey **MOVED** to adjourn. Board Member Brent Johnson **SECONDED** the motion. The vote was as follows: Board Member Johnson-Yes, Staggs-Yes, Stewart-Yes, Tingey-Yes and Wayman-Yes. **The motion passed unanimously.** The Meeting adjourned at 6:15 p.m.



Virginia Loader, MMC
City Recorder

Approved: RDA 02-04-14



RDA Issue Paper

Item No. 1.3

Presenter/Submitted By:	Ryan Carter, City Attorney	
Subject: Adopt Resolution recognizing Newman Construction, Inc. as the preferred developer for the Redwood Road South Neighborhood Development Project Area.	Meeting Date: February 11, 2014	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>The Redevelopment Agency of Riverton City (“Agency”) is attempting to promote further development within the Redwood Road South Neighborhood Development Project Area located between Redwood Road and 1630 West Streets, and between 12800 South and approximately 12650 South Streets (the “Project Area-East Location”). As a step in this direction, Agency staff recently issued a public notice requesting qualified developers to submit proposals to be considered in selection of a preferred developer for the area. The Agency received only one proposal from Newman Construction Inc., but fortunately Newman Construction, Inc. is a capable property developer from the state of Utah. Agency staff supports selection of Newman Construction, Inc. as the preferred developer for the Redwood Road South Neighborhood Development Project Area.</p>		
Recommendation: <p>Approve selection of Newman Construction, Inc. as the preferred developer for the Redwood Road South Neighborhood Development Project Area.</p>		
Recommended Motion: <p>“I move the Riverton City Redevelopment Agency approve the selection of Newman Construction Inc. as the preferred developer for the Redwood Road South Neighborhood Development Project Area-East Location.”</p>		

**RIVERTON CITY REDEVELOPMENT AGENCY
RESOLUTION NO. 14-02**

A RESOLUTION OF THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF RIVERTON CITY RECOGNIZING NEWMAN CONSTRUCTION, INC. AS A PREFERRED DEVELOPER FOR THE RIVERTON REDEVELOPMENT AGENCY REDWOOD ROAD SOUTH NEIGHBORHOOD DEVELOPMENT PROJECT AREA

WHEREAS, Riverton City Redevelopment Agency of Riverton City (the “Agency”) was created to transact the business and exercise the powers provided for in the former Utah Neighborhood Development Act, the Redevelopment Agencies Act and any successor law or act (the “Act”); and

WHEREAS, The Agency developed a project area known as the Redwood Road South Neighborhood Development Project Area (“Project Area”); and

WHEREAS, on the date of January 7, 1997, the Agency approved Resolution 1-7-97-1 which adopted the official Rules Governing Participation and Preference by Owners, Operators of Businesses and Tenants within the Project Area; and

WHEREAS, on the date of February 1, 2014, Agency staff issued a request for proposals to identify a preferred developer to consult with the City and participate in the development of the balance of undeveloped property in the Project Area located between Redwood Road and 1630 West Streets, and between 12800 South and approximately 12650 South Streets (the “Project Area-East Location”); and

WHEREAS, Newman Construction, Inc., the only developer which submitted a proposal, and is recommended by Agency staff to be a developer of sufficient qualifications to participate in a development project within the Project Area-East Location;

WHEREAS, The Agency has considered the proposed selection of Newman Construction, Inc. as the preferred developer within the Project Area, and it is the sense of the Agency that adoption of this Resolution will to promote further development within the project area,

NOW THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Riverton City:

1. That Newman Construction, Inc. is hereby recognized as the preferred developer for further development of the Project Area-East Location.
2. This resolution shall become effective upon passage and posting as required by law.

PASSED AND APPROVED by the Redevelopment Agency of Riverton, Utah,
this 11th day of February, 2014, by the following vote:

Board Member Brent Johnson	_____ Yes	_____ No
Board Member Sheldon Stewart	_____ Yes	_____ No
Board Member Trent Staggs	_____ Yes	_____ No
Board Member Roy Tingey	_____ Yes	_____ No
Board Member Paul Wayman	_____ Yes	_____ No

**RIVERTON CITY
REDEVELOPMENT AGENCY**

[SEAL]

Bill Applegarth, Board Chair

ATTEST:

**Virginia Loader, MMC
Recorder**