



RIVERDALE CITY RDA BOARD

CIVIC CENTER - 4600 S. WEBER RIVER DR.

Tuesday, February 21, 2023

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

1. Discussion regarding 550 West/Riverdale Road RDA Areas

D. Consent Items

1. Consideration to approve meeting minutes from December 6, 2022 RDA Board Meeting

E. Action Items

1. Consideration to adjourn into a closed executive session pursuant to UCA 52-4-205 (d) and (e): Purchase, exchange, or lease of real property.

F. Comments

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 17th day of February, 2023 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.

Michelle Marigoni
Riverdale City Recorder

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, December 6, 2022 held after the Regular City Council Meeting, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Board Members: Braden Mitchell, RDA Chairman
Alan Arnold
Bart Stevens
Steve Hilton
Anne Hansen
Karina Merrill

City Employees: Steve Brooks, RDA Executive Director
Mike Eggett, RDA Deputy Executive Director
Jared Sholly, Fire Chief
Rich Taylor, Community Services
Michelle Marigoni, Agency Secretary

Visitors:

A. Welcome & Roll Call

The RDA Board meeting began at 8:40 p.m. Mr. Mitchell 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 was no public comment.

C. Presentations and Reports

D. Consent Items

E. Action Items

1. Review of and discussion regarding Riverdale Senior Center programs and forms.

Mr. Brooks explained that he wanted to update the board, as they are moving forward with some changes. There are some individuals at the senior center that shouldn't be there, as they are not fully independent. They need to be able to take care of themselves, and it is a liability. Evictions will be done within the next two weeks.

The housing leases and documents have been redone as they were outdated. They are considering doing month-to-month leases rather than one-year leases. He met with Weber County regarding some programs that could help the senior center, including a voucher system and some Covid funding from the state. The rents are very low, below the HUD rate. Rents will be increased over the next three years to catch up to the HUD rate. Incorporating the voucher system would allow the full amount to be charged now, but the county requires a one-year lease. The state program has no restrictions.

Mr. Taylor clarified that the reason for raising rents is that the senior center is losing money every year and does not have the RDA Tax increment anymore. The people who live there should shoulder the costs of running it, and the RDA needs to break even. The HUD rate is about the amount that is needed to break even. The voucher programs have strings attached, so it needs to be fully investigated to find out if it is the right thing to do. There are inspections, lease requirements, etc.

Mr. Stevens said for four years he dealt with individuals in the low-income housing in Ogden City. He said the section 8 housing has cleanliness requirements. He asked who at Weber Human Services has been talked to about this. Mr. Taylor and Mr. Brooks have met Kevin Eastman, director and a resident of Riverdale who is an assistant director.

Mr. Taylor said if it isn't feasible to run the senior housing without subsidizing it, he isn't sure what to do.

Ms. Hansen said it was never intended to be subsidized by the city, and the rents should cover the costs. The intent was not to have people who needed housing assistance, but people who could afford to live there.

Mr. Mitchell asked if there was still a waiting list. Mr. Taylor said there is, but it is going to change. The person at the top of the list has been there for seven years. There has not been a vacancy yet, but when there is one it will be handled differently. People's situations are changing before they even get the chance to move in from the waiting list. People are

not being added to the waiting list any longer, and there are currently about 300 people on the list. People are very interested due to the extremely low rent rates.

Mr. Brooks said Weber County provides lunch through Meals on Wheels, which is an option being looked into. Ms. Hansen said it should really be looked at to make sure it's right for the residents before deciding on that.

1. **Comments**

2. **Adjournment**

MOTION: Having no further business to discuss, Mr. Stevens made a motion to adjourn. The motion was seconded by Mr. Hilton all voted in favor. The meeting was adjourned at 8:59 p.m.

Date Approved:

DRAFT