



ROY CITY
Roy City Council Meeting Agenda
May 17, 2022 – 5:30 p.m.
Roy City Council Chambers
5051 South 1900 West

Minutes of the Roy City Redevelopment Agency Board Meeting held in the City Council Chambers of the Roy City Municipal Building on May 17, 2022 at 5:30 p.m.

Notice of the meeting was provided to the Utah Public Notice Website at least 24 hours in advance. A copy of the agenda was posted.

The following members were in attendance:

Chairman Robert Dandoy

Board member Jackson

Board member Wilson

Board member Joe Paul

Board member Scadden

Board member Sophie Paul

Assistant City Attorney, Brody Flint

Also present were: City Manager, Matt Andrews; City Recorder, Brittany Fowers; Randy Sant

A. Welcome & Roll Call

Chairman Dandoy welcomed those in attendance and noted Board members Jackson, Wilson, Joe Paul, Scadden, and Sophie Paul were present.

B. Consent Items

(These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

1. Approval of the February 15, 2022 Board Meeting Minutes

Board member Wilson motioned to approve the February 15, 2022 Board Meeting Minutes with the notated amendments. Board member Sophie Paul seconded the motion. All Board members voted “aye”. The motion carried.

C. Action Items

1. **Public Hearing** – Consideration on adoption of project area and budget.
 - a. DR&G Community Reinvestment Project Area

Mr. Randy Sant stated that their purpose that evening was to hear from any property owners in the affected area. He then explained that the State gave authority to the Cities to create Redevelopment Agencies (RDA) under Utah Code 17-C. He said that there were two types of project areas: urban renewal, or community reinvestment areas. He clarified that there was no eminent domain in a CRA, and as such the City had no authority to take anyone’s property, and the landowners had complete jurisdiction over the sale and purchase of the land. He discussed some of the areas in Roy City that were RDAs, and he hoped that the RDAs could be used to develop the tax base of those places. He said that RDAs were designed to help the City reach its goals, and that they could bring employment opportunities, crime reduction, infrastructure development, and other benefits for the City. He next went over the process for the creation of a RDA as well as the anticipated budget, and explained that they had



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to guess what the increased value of a property would be once it was developed. He noted that they mainly had considered a property owned by UTA when they designed their budget. He said that they were mandated to send a notice to every property owner in the impacted area, and said that they allowed for every property owner to come to City Council and speak with the City staff one-on-one to go over any questions or concerns that they had. He said that the owners could also request copies of the plan. He stated that they were required to publish their notices on their website as well. He clarified that RDAs did not have a tax rate, and that the creation of an RDA would not raise taxes for landowners. He also confirmed that this did not impact the value of a property, and said that the County Assessor was the only entity that determined property values.

Mr. Randy Sant overviewed their budget, and stated that the current base year value of all the properties included in the project area was \$1,797,600, which generated \$11,300 in property tax. He said that their budget projected that the assessed value would increase to around \$8 Million, and the majority of that value came from the UTA property that he had referenced earlier. He anticipated that in 20 years, the project area would amass \$16 Million in property tax. He explained the breakdown of taxes, and went over the amount of tax that the County, the school board, dispatch, and then the City received. He said that of the anticipated \$16 Million in tax revenue, he would ask for \$8 Million to come to the RDA, and he explained the projects that the RDA would use the money for. He elaborated that 10% of that amount would be set aside for affordable housing, and that housing could be anywhere in the City.

Chairman Dandoy opened the public hearing.

Harry Anderson gave his address as 8126 South 2225 East, and asked what kind of development would be done in the southwestern part of the CRA. Chairman Dandoy replied that they had not seen a site plan as of yet, and he imagined that it would be some kind of residential development. He said that once the site plan was given to the City, it became public record, and residents could request a copy of the plan from the Planning Commission. Board Member Wilson inquired if other types of development other than residential were allowed in that area, and Chairman Dandoy discussed that an entitlement had been granted for storage units in that area, but there did not appear to be any development to that end, and he was unsure if that project would move forward. Harry Anderson also asked what the public access would look like in the development, and Chairman Dandoy replied that most developments did require two public access points, but he did not have specific information since he had not yet seen the site plan. He elaborated that generally, the developer presented their plans for access to the City; the City did not mandate the specifics of access roads to the developer. Chairman Dandoy also specified that the RDA did not deal with the development and layout of the area, and that planning would be under the jurisdiction of the developers and the Planning Commission.

Ron Wilson gave his address as 4302 South 2675 West, and asked about the project area plan. He said that there was a section of that plan which had not been included, and recalled that they had previously discussed having that area included. Board Member Jackson pulled up a map of the project area, and identified the area in question. He explained that the area was under a different tax ID number, and imagined that was the reason that it had been omitted from the rest of the project area. He said that they could add that section to the RDA, and noted that they would have to change the legal description, as well as the map, to account for the change. He further stated that they would have to hold the public hearing open, since they had changed the boundaries of the CRA.

Board Member Wilson did not believe that this area should be included in a CRA, since it was undeveloped land that already had a lot of demand interest. She did not think it was appropriate to



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incentivize people or developers to come to the land. She thought that they were depriving the school district of tax dollars, and explained that in all likelihood, once the land was developed, it would be high density residential, and as such there would be an increased number of students, which would force the school board to raise their taxes to account for additional expenses.

2. Review and consideration of RDA Resolution 22-2 a resolution approving the removal of certain property from the Iomega #2, redevelopment project area.

D. Presentations

1. Proposed RDA Budget for FY 2023

Mr. Randy Sant stated that their current budget was \$1.6 Million, and they had spent about \$30,000 thus far that year. He said that they had one individual with an outstanding loan, and said people were welcome to buy it if they wanted to. He also stated that they had beautification money which was not being spent.

Chairman Dandoy asked if they should continue having \$150,000 in the Revolving Loan Fund. He felt that the program was no longer useful, and was unsure if they were continuing to find value with having the program. Mr. Randy Sant gave a brief background of the program, and felt that there was no problem with continuing the program. He acknowledged that as applications came in, they needed to carefully scrutinize the applicants on a case-by-case basis. He noted that they could restructure the program as well, to adapt to the changing needs of business owners in Roy City. The other Board Members agreed that the program should be left intact. Councilmember Paul commented that the \$150,000 was not a large enough amount of money to make a dent in their resources, and he thought it was helpful to incentivize businesses to remain within the City. Chairman Dandoy replied that the RDA board was ill-equipped to effectively manage the Loan Fund, since they were not a bank, and it was not their job to manage loans. Mr. Randy Sant discussed that the City employee who managed the Loan Fund did a wonderful job, even though it was not her area of expertise. Board Member Wilson thought that they should publicize the Loan Fund more, rather than relying on word of mouth, since she thought it was important to keep businesses in Roy City, and it was discussed that they could post about the Loan Fund on the City website. Board Member Wilson acknowledged that they were not loan officers, and said that there were pros and cons to keeping the fund. She felt that more research had to be done. Chairman Dandoy thought they needed to minimize any risk to the RDA board.

E. Discussion Items

1. Amendment of the 1900 East Community Reinvestment Area to add additional property.

Mr. Randy Sant recalled that House Bill 151 had recently passed, and the Bill did restrict Cities from offering any kind of retail incentive to businesses after July first. He said that hotels counted as retail, and Roy City was a prime location for a new hotel. He voiced a concern that if the City did not do something soon, they would not be allowed to offer an incentive for a hotel to come to the area. He recommended that they use the east side of 1900 as a project area, and incorporate some of the area to the west of that as well, and create an RDA for those areas to use as a potential site for a hotel. He discussed that they would need to get a map and a legal description done as quickly as possible, since this would have to be completed by the end of June. He thought they would have to get notices out to all



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of the affected landowners by Friday of that week. He said that there would be some challenges with getting this done so quickly, but said that it was their overall suggestion that they attempt to get it incorporated as a CRA. Chairman Dandoy recalled that they had tried to get a hotel in Roy City several years ago, but had faced challenges due to COVID-19. He said that residents of Roy had also consistently asked for a sit-down restaurant, and House Bill 151 would also inhibit commercial development of restaurants. He agreed that the CRA should be established as quickly as possible. He said that it was important to have the CRA so that they could continue bringing businesses to the City.

F. Adjournment