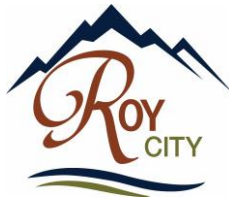


Mayor
• Robert Dandoy

City Manager
• Matt Andrews



Council Members
• Ann Jackson
• Diane Wilson
• Joe Paul
• Randy Scadden
• Sophie Paul

ROY CITY RDA BOARD MEETING AGENDA

MAY 17, 2022 – 5:30 PM

ROY CITY COUNCIL CHAMBERS – 5051 SOUTH 1900 WEST

This meeting will be streamed live on the Roy City YouTube channel.

A. Welcome & Roll Call

B. Consent Items

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

1. Approval of February 15, 2022, RDA Meeting Minutes and March 15, 2022, RDA Meeting Minutes.

C. Action Items

1. **PUBLIC HEARING** – Consideration on adoption of project area and budget
 - a. DR&G Community Reinvestment Project Area.
2. Review and consideration of RDA Resolution 22- , a resolution approving the removal of certain property from the new Iomega #2, redevelopment project area.

D. Presentations

1. Proposed RDA Budget for FY 2023

E. Discussion Items

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

F. Adjournment

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Administration Department at (801) 774-1020 or by email: admin@royutah.org at least 48 hours in advance of the meeting.

Pursuant to Section 52-4-7.8 (1)(e) and (3)(B)(ii) “Electronic Meetings” of the Open and Public Meetings Law, Any Councilmember may participate in the meeting via teleconference, and such electronic means will provide the public body the ability to communicate via the teleconference. The anchor location shall be the Roy City Council Chambers located at 5051 South 1900 West, Roy Utah.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in a public place within the Roy City limits on this 13th day of May 2022. A copy was also posted on the Roy City Website and Utah Public Notice Website on the 13th day of May 2022.

Visit the Roy City Website @ www.royutah.org
Roy City Council Agenda information – (801) 774-1020

Brittany Fowers
City Recorder





Minutes of the Roy City Redevelopment Agency Board Meeting held in the City Council Chambers of the Roy City Municipal Building on February 15, 2022 at 8:00 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 Joe Paul
Board member Scadden
Board member Wilson
Board member Sophie Paul

City Attorney, Andy Blackburn

Also present were: City Manager, Matt Andrews; City Planner, Steve Parkinson; City Recorder, Brittany Fowers; Randy Sant; Glenda Moore; Kevin Homer

A. Welcome & Roll Call

Chairman Dandoy welcomed those in attendance and noted Board members Jackson, Joe Paul, Scadden, Wilson 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. Resolution 22-1 Adopting the Roy City Economic Development Strategic Plan

Randy Sant said that they had noted a couple of corrections that needed to be made. They had added dates for completion and where they listed action items, they gave numbers to the corresponding implementations. There were a couple of typos that had also been corrected. He went through the updated items. He said that this was their economic development plan moving forward. The economic development committee would be reviewing and discussing this, but he wanted to make sure that the RDA knew that approving this would be moving forward with this economic plan for the city.

Board Member Wilson motioned to approve Resolution 22-1 with the notated amendments. Board Member Joe Paul seconded the motion. All Board Members voted “aye.” The motion carried.

C. Discussion Items

1. Weber County Economic Development Office – request for listings of all properties within Roy City of 5 acres or more

Mayor Dandoy presented this discussion item. He indicated that there were currently 3 different businesses looking to relocate to Weber County. Mr. Sant said that he had identified 11 properties of 5 acres or more and he hadn't found any vacant buildings with that square footage. He said that what they were trying to do was get a property database put together so that when leads came in she could give them

direction.



ROY CITY
Roy City Council RDA Meeting Agenda
February 15, 2022 – 5:30 p.m.
Roy City Council Chambers
5051 South 1900 West

Board Member Scadden said that they had discussed a CRA, and they would need to put out a public notice and they might get some comments because the last time they had done a CRA they had gotten a big response from citizens. Mr. Sant said that they had found an area and would bring a discussion to Council. They would have to send out a notice to all the property owners within the project area and anyone who would be taxed because of it. He explained the process of public notice. Mr. Sant said that since the plan was done the RDA should review the completed plan and the map of the project area.

Board Member Scadden motion to adjourn. Board Member Jackson seconded the motion. All Board Members voted “aye.” The Board adjourned at 8:15 pm.



ROY CITY
Roy City Redevelopment Agency Meeting Minutes
March 15, 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 March 15, 2022, at 8:03 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 Sophie Paul
Board member Scadden
Board member Wilson
Board member Joe Paul

Assistant City Attorney, Brody Flint

Also present were City Manager Matt Andrews; City Recorder Brittany Fowers; Randy Sant; Sophie Paul

A. Welcome & Roll Call

Chairman Dandoy welcomed those in attendance and noted Boardmembers Jackson, Scadden, Wilson, and 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 January 18, 2022, Board Meeting Minutes

Boardmember Scadden motioned to approve the January 18, 2022, board meeting minutes. Boardmember Jackson seconded the motion. All Boardmembers voted “Aye.” The motion carried.

C. Discussion Items

1. Review and recommendation on the project area boundaries for the frontrunner community reinvestment project area.

Mr. Randy Sant led this portion of the meeting. He explained that the boundary refers to the UTA Frontrunner Station Community Reinvestment area. He said they had discussed the size of the area, and said they needed to decide soon. He stressed that one of the requirements is a thirty-day notice along with a public hearing. He said they should only include the UTA portion of this map to the economic development community. Mr. Sant added that they recommend the project area stay as is. He then went on to list some advantages and disadvantages of keeping the project as is. He emphasized the biggest advantage was opportunity for other developments in the area which could lead to tax increments; he added these tax increments could assist the City further. With that said, he noted they still had to go through all the tax agencies and gain approval for project participation. He stressed that they cannot move forward without this approval which is contingent on a fifty percent participation. He added that the main purpose of this area would be residential. Next, he noted that, before giving any tax incentive to any developer, the redevelopment board must approve it. He said this could also clash with City approval procedures. Mr. Sant stressed the need for approval before any action could be done.



ROY CITY
Roy City Redevelopment Agency Meeting Minutes
March 15, 2022 – 5:30 p.m.
Roy City Council Chambers
5051 South 1900 West

Chair Dandoy asked if anyone on the board had any questions. Boardmember Wilson presented her concerns over having a large area. She noted that this is a large development of open land and was worried how these tax changes could affect tax funds for local schools. She did not think incentivizing developers was necessary because of the snowball effect it could have on local tax structures. She added that, given how large this land was, she did not think the taxes were being allocated appropriately as the entirety of the land is not being used.

Chair Dandoy clarified that private property would be taken out of the conversation. Boardmember Jackson agreed. Chair Dandoy said this map was a proposal and they could change the map to only reflect the UTA areas which would change the tax incentives.

Boardmember Wilson asked if they could renegotiate percentages which included caps. Mr. Sant said yes, and they could include caps which will not be affected by tax amenities. Chair Dandoy asked Mr. Sant to elaborate on where the tax amenities are. He said that the gains were the biggest thing they needed to keep their eyes on. Mr. Sant said tax rolls are equalized on January 1st of every year and this does not affect tax amenities. He said if the UTA land develops, it would take on a new tax policy with the RDA collecting taxes from growth based on their previous agreements. He said other land would only see tax money when specific types of growth occur. He stressed that tax increments only apply to property taxes and keep going until the cap is met.

Chair Dandoy said that the tax benefits go to some future projects as well though much of it will go to advance the development. Mr. Sant took this time to stress that this is where approval will be important as the County could say yes, but the City could say no. For this reason, it was important to go to every tax agency first. He added that they do not touch what is already there. Boardmember Wilson asked why they need to incentivize people who are already incentivized. Mr. Sant said much of this is because they do not know the process, and they must demonstrate need. Moreover, he said they could incentivize developers by adding other caveats like pushing for affordable housing.

Chair Dandoy said they needed to define if they wanted to scale back the map as is or be more specific about which area denotes what. Mr. Sant said that whatever they collect and map will determine the scope they have to go through. He added that if more than 40 percent of property owners protest at the public hearing, they must have a public vote on it. He said if 60 percent of owners protest, they cannot move forward with the project. He said many developers do this, and anyone can make a public comment. Mayor Dandoy emphasized that the board gets control over what this map looks like. Mr. Sant said they must decide so he can get notices out.

The process of contacting property owners was clarified. Mayor Dandoy reminded the body that this is a discussion item and not strictly a voting item. Boardmember Wilson said they should leave this as is and push for property owners to come forward if they have issues. Mr. Sant said they would move forward and have a public hearing in May.

2. Status of Woodbury Pad within the Marketplace Development located at approximately 1875 W 5300 S.

Mr. Sant said that if Woodbury Pad does not have a tax producing development by the end of the year, they owe \$35,000 plus interest with interest based on the state treasury pool. He said they had proposed two businesses: one being a soda shop and the other being some kind of restaurant. One of the tenants had submitted notice. He stressed they are actively pushing for the development, but if they do not have a tenant by July, they will likely ask them for the money back.



ROY CITY
Roy City Redevelopment Agency Meeting Minutes
March 15, 2022 – 5:30 p.m.
Roy City Council Chambers
5051 South 1900 West

A comment was made that the City would still have to seek approval to fill that spot, and they should not ask for an extension. There was subsequent discussion relating to the relationship the City has with tenants of the development. Ms. Wilson asked to clarify the agreement. Mr. Sant said they must have a sales tax producing source of revenue in the space.

3. Review of 1st quarter strategic plan, goals, and objectives.

Mr. Sant said there were some goals that needed to be accomplished by the end of the quarter in two weeks. He said this check-in is to keep the Board accountable. He said the general plan looks fine, but they need to continue and follow through in the second quarter. Mr. Sant noted they had started property inventory and were meeting with point people. He added they are sending out surveys on City performance though must figure out how to do this without the advisory board. Mr. Sant noted this is more for information spreading, and they need to figure out who is going to the quarterly conference.

Boardmember Paul motioned to adjourn. Boardmember Scadden seconded the motion. All Boardmembers voted “Aye.” The board adjourned at 8:48 p.m.

D&RG COMMUNITY REINVESTMENT DRAFT PROJECT AREA PLAN

The Redevelopment Agency of Roy, Utah



April 2022

PREPARED BY:
RS CONTRACT
MANAGEMENT

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SECTION 1: INTRODUCTION

The Redevelopment Agency of Roy, Utah (the "Agency"), following thorough consideration of the needs and desires of Roy City (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this Project Area Plan (the "Plan") for the D&RG Community Reinvestment Project Area (the "Project Area"). This Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies mostly south of 4000 South, along both sides of the Roy Frontrunner Station. The Plan is envisioned to define the methods and means of development for the Project Area from its current state to a higher and better use. The City has determined that it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Government Entities - Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed throughout the establishment of the Project Area.

SECTION 2: DEFINITIONS

As used in this plan

- 2.1 "Act" means Title 17C of the Utah Code Annotated ("UCA") 1953, as amended: the Utah Limited Purpose Local Government Entities - Community Reinvestment Agency Act, as amended, or such successor law or act as may from time to time be enacted.
- 2.2 "Agency" means the Redevelopment Agency of Roy City, created and operating pursuant to UCA 17C-1-201.5 and its predecessor or successor statutes, as designated by Roy City to act as a reinvestment agency.
- 2.3 "Agency Board" or "Board" means the governing body of the Redevelopment Agency of Roy City.
- 2.4 "Base Taxable Value" has the same meaning that it bears in the Act (UCA 17C-1-102(9)). "Base Taxable Value" is synonymous with "Base Year Taxable Value", "Base Year Value", and "Base Value".
- 2.5 "Base Tax Amount" means a sum equal to the tax revenue arising from the Project Area during the Base Year, which is calculated as the product of the Base Taxable Value and the certified tax rate in effect during the Base Year.
- 2.6 "Base Year" means the Tax Year during which the Project Area Budget is approved pursuant to UCA 17C-1-102(9)(d).
- 2.7 "Bond" means any bonds, notes, interim certificates, or other obligations issued by an agency.

- 2.8 "City" means Roy City, a political subdivision of the State of Utah.
- 2.9 "County" means Weber County, a political subdivision of the State of Utah.
- 2.10 "Comprehensive General Plan" or "General Plan" means the general plan adopted by the City under the provisions of UCA 10-9a-401
- 2.11 "Community Reinvestment" means development activities within a community, including the encouragement, promotion, or provision of development.
- 2.12 "Community Reinvestment Plan" means a project area plan, as defined by UCA 17C-1-102(50) of the Act, developed by the Agency and adopted by ordinance of the governing body of the City, to guide and control community reinvestment undertakings in a specific project area.
- 2.13 "Governing Body" means (a) in reference to the Redevelopment Agency of Roy City, the Board of the Redevelopment Agency of Roy City, or, (b) if used in reference to Roy City, it means the City Council of Roy City
- 2.14 "Project Area" means the D&RG Community Reinvestment Project Area, as selected by resolution of the Agency.
- 2.15 "Property Taxes" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.
- 2.16 "Taxing Entities" means the public entities, including the state, any county, and city, any school district, special district, or other public body, which levy property taxes on any parcel or parcels of property located within the Project Area.
- 2.17 "Tax Increment" means that portion of the levied taxes each year in excess of the base tax amount, which excess amount is paid into a special fund of the Agency, pursuant to 17C-1-401 and Part 5 of UCA Chapter 17C, as amended.
- 2.18 "Tax Year" means the 12-month period between sequential tax role equalizations (November 1st through October 31st) of the following year, e.g., the Nov. 1, 2019 - Oct. 31 2020 tax year).

SECTION 3: DESCRIPTION OF COMMUNITY REINVESTMENT PROJECT AREA

The Project Area lies entirely within the boundaries of the City and is located on the northwest side of the City, and lies mostly south of 4000 South, along both sides of the Roy Frontrunner Station. As a Station for the UTA Frontrunner, this area has the potential to be a transit-oriented development, which creates both opportunity and increased service demand. The property encompasses approximately 83 acres of land.

- As delineated in the office of the Weber County Recorder, the Project Area encompasses all the parcels detailed in [Appendix A: Property Description](#)

- A map and legal description of the Project Area are attached hereto in APPENDIX B.

SECTION 4: PROJECT AREA CHARACTERISTICS AND HOW THEY WILL BE AFFECTED BY COMMUNITY REINVESTMENT

LAND USES IN THE PROJECT AREA

The Project Area currently consists primarily of vacant, tax exempt land. The Project Area is designated for mixed, transit-oriented land use. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated.

Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the revised Ordinances of Roy City, and all other applicable laws including all goals and objectives in the City's General Plan or amendments to the City general Plan.

LAYOUT OF PRINCIPAL STREETS IN THE PROJECT AREA

The layout of principle streets within the Project Area are outlined in APPENDIX B - MAP, AND LEGAL DESCRIPTION.

POPULATION IN THE PROJECT AREA

The Project area was laid out in order to create the least amount of disruption to existing residential structures. Currently there are no residential structures within the Project Area.

BUILDING INTENSITIES IN THE PROJECT AREA

Any new development within the Project Area will be required to meet all current or amended zoning requirements and design or development standards. It is anticipated that the redevelopment of the Project Area will result in additional buildings and increased density within the Project Area. The primary zoning ordinance for this area is found in chapter 13 of Title 10- Roy City Zoning Ordinance

SECTION 5: STANDARDS THAT WILL GUIDE COMMUNITY REINVESTMENT

DEVELOPMENT OBJECTIVES

The Agency and City desire to create a high-quality transit-oriented development in the City. The Agency and City want to guide development in order to ensure development standards blend harmoniously with the character of the City, and meet the zoning requirements as outlined within chapter 13 of Title 10 Roy City Zoning Ordinance.

DESIGN OBJECTIVES

Development within the Project Area will be held to the highest quality design and construction standards, subject to (1) appropriate elements of the City's General Plan; (2) the planning and zoning ordinances of the

City; (3) other applicable building codes and ordinances of the City; (4) and Agency review to ensure consistency with this Plan.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, off-street parking to be provided, and any other data determined to be necessary or requested by the City or the Agency.

All development shall provide an attractive environment, blend harmoniously with the adjoining areas, and provide for the optimum amount of open space and well-landscaped area in relation to the new buildings. In addition, it shall maintain maximum availability of parking, and comply with the provisions of this Plan.

APPROVALS

The Agency may have the right to approve the design and construction documents of any development within the Project Area to ensure that any development within the Project Area is consistent with this Project Area Plan.

SECTION 6: HOW THE PURPOSES OF THE STATE LAW WOULD BE ATTAINED BY COMMUNITY REINVESTMENT

It is the intent of the Agency, with possible assistance from the City and in participation with potential developers and property owners, to accomplish this Project Area Plan, which will include development contemplated in this Project Area Plan. This will include the construction of public infrastructure, and the appropriate use of incentives permitted under the Act, to maximize this development as beneficial to the citizens of the City and the surrounding communities. This will strengthen the community's tax base through the provision of necessary goods and services demanded within the community and in furtherance of the objectives set forth in this Plan.

SECTION 7: HOW THE PROJECT AREA PLAN IS CONSISTENT WITH THE COMMUNITY'S GENERAL PLAN

This Plan and the development contemplated thereby shall conform to the City's General Plan and land use regulations.

SECTION 8: DESCRIPTION OF THE SPECIFIC PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY REINVESTMENT

The primary objective of the Project Area is to encourage a transit-oriented development around the Frontrunner Station. The objectives of the Agency include pursuing development of vacant and underutilized parcels of property within the Project Area, which will result in an economic increase to the Agency and City.

SECTION 9:WAYS IN WHICH PRIVATE DEVELOPERS WILL BE SELECTED TO UNDERTAKE THE COMMUNITY REINVESTMENT

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers will need to provide a thorough development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, and meets the requirements of the incentive policy adopted by the Agency Board. Any participation between the Agency and developers and property owners shall be by an approved agreement.

SECTION 10: REASONS FOR THE SELECTION OF THE PROJECT AREA

The Project Area was selected by the Agency as an area within the City that can serve as a transit-oriented development and provide additional economic benefit to the City. Boundaries of the Project Area were determined by the Agency after a review of a study area by members of the City's economic development committee, staff, and consultant.

SECTION 11: DESCRIPTIONS OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

There are no residents located within the Project Area, therefore no meaningful demographics would be available to describe social conditions within the Project Area. The Project Area consists of approximately 83 acres of property. The Agency wants to encourage upgrades and improvements as applicable to the existing economic base of the City.

SECTION 12: DESCRIPTION OF ANY FINANCIAL ASSISTANCE THAT THE AGENCY ANTICIPATES OFFERING A PARTICIPANT

The following generally describes incentives which the Agency intends to offer within the Project Area to developers, participants, or property owners as incentives to improve and develop property within the Project Area:

1. The Agency intends to use the tax increment approved by agreement with the taxing entities for public infrastructure improvements, parking structures land purchase, building renovation or upgrades, certain offsite improvements, and other improvements as approved by the Agency.

2. Payments made to a developer/participant as approved by the Agency Board and outlined in an tax Increment participation agreement
3. Expenditures approved and outlined in the adopted Project Area Budget.

Except where the Agency issues Bonds or otherwise borrows or receives funds, the Agency expects to pay the City, developers, or participants for the agreed amounts, in the agreed upon time frame to the extent the tax increment funds are received and available.

SECTION 13: PLAN RESTRICTIONS

13.1 Eminent Domain

This Community Reinvestment Project Area Plan does not allow the Agency to acquire real property using eminent domain.

13.2 Tax Increment

Use of tax increment is subject to approval of the Agency's Project Area Budget through an interlocal agreement with any taxing entity that levies a certified tax rate within the Project Area. The use of tax increment is essential in meeting the objectives of this Plan.

SECTION 14: ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY REINVESTMENT

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the area.

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

SECTION 15: PROVISIONS FOR AMENDING THE PROJECT AREA PLAN

This Plan may be amended or modified any time by the Agency by means of the procedures established in the act, its successor statutes, or any other procedure established by law.

SECTION 16: NECESSARY AND APPROPRIATE ANALYSIS

Authority to act or enter into agreements under this Plan shall be vested exclusively in the Agency's Governing Board. The Agency's Governing Board shall be authorized to delegate this authority pursuant to resolutions approved by the Board. The administration and enforcement of this Plan and any documents implementing this Plan shall be performed by the Agency and/or City.

The provisions of this Plan or other documents entered pursuant to this Plan may also be enforced by litigation by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, agreements or any recorded provisions which are expressly for the benefit of owners of property in the project Area may be enforced by such owners.

The particulars of any contemplated development will be set out in a participation agreement between the Agency and the participant requesting assistance.

Before any future development agreement or participation agreement under the Plan may be entered into and/or executed by the Agency, the Agency may hold a public hearing on the proposed agreement. The Agency may prepare or require the developer/participant to prepare a feasibility analysis and a necessary and appropriate analysis with respect to all new projects being proposed and with respect to the ongoing feasibility of the overall Project being implemented pursuant to this Plan. The purpose of this provision is to assure that the feasibility, necessity, appropriateness, the nature, extent of, and need for any public subsidy or other assistance, and the likely public benefit of new projects is reviewed on their own merits and in the context of implementing this Plan as a whole before any particular projects are approved, thereby assuring that substantial and effective measures are being taken, or have been taken, that are reasonably designed to mitigate any harm, damage, or disadvantage as may be suffered as a result of development within the Project Area by owners of property, or tenants within the Project Area.

APPENDIX A: PROPERTY OWNERS

Taxable Property Schedule (2018)		
Parcel_ID	Owner	Acres
08-022-0018	Roy City Corp	3.04
08-022-0044	Roy City Corp	5.23
08-052-0016	Potter, Todd	3.38
08-488-0003	Utah Transit Authority	4.61
08-488-0002	Utah Transit Authority	5.50
08-488-0001	Utah Transit Authority	3.14
08-052-0068	Edward & Bonnie Weakland.	0.63
08-052-0066	Combe, Clay & Janey Combe 1/2 ETAL	0.87
08-052-0050	Edward & bonnie Weakland	0.46
08-052-0064	Shaw, H. Lamar & Helen A. Shaw Trustees	0.42
08-052-0065	Terry & Jo Ann Anderson Trust	0.43
08-052-0051	LYNC construction LLC	1.83
08-052-0052	LYNC Construction LLC	8.27
08-052-0056	Hooper Water Improvement District	4.52
08-052-0015	Weber County	5.00
08-052-0013	Wilson, Leon B. & WF Diane H. Wilson	8.55
08-488-0005	Roy City Corp	1.31
08-488-0006	Utah Transit Authority	0.65
08-488-0004	Utah Transit Authority	3.80
08-052-0014	Oregon Short Line Railroad Company	11.17
08-007-0023	Utah Transit Authority	10.31
Total		83.12

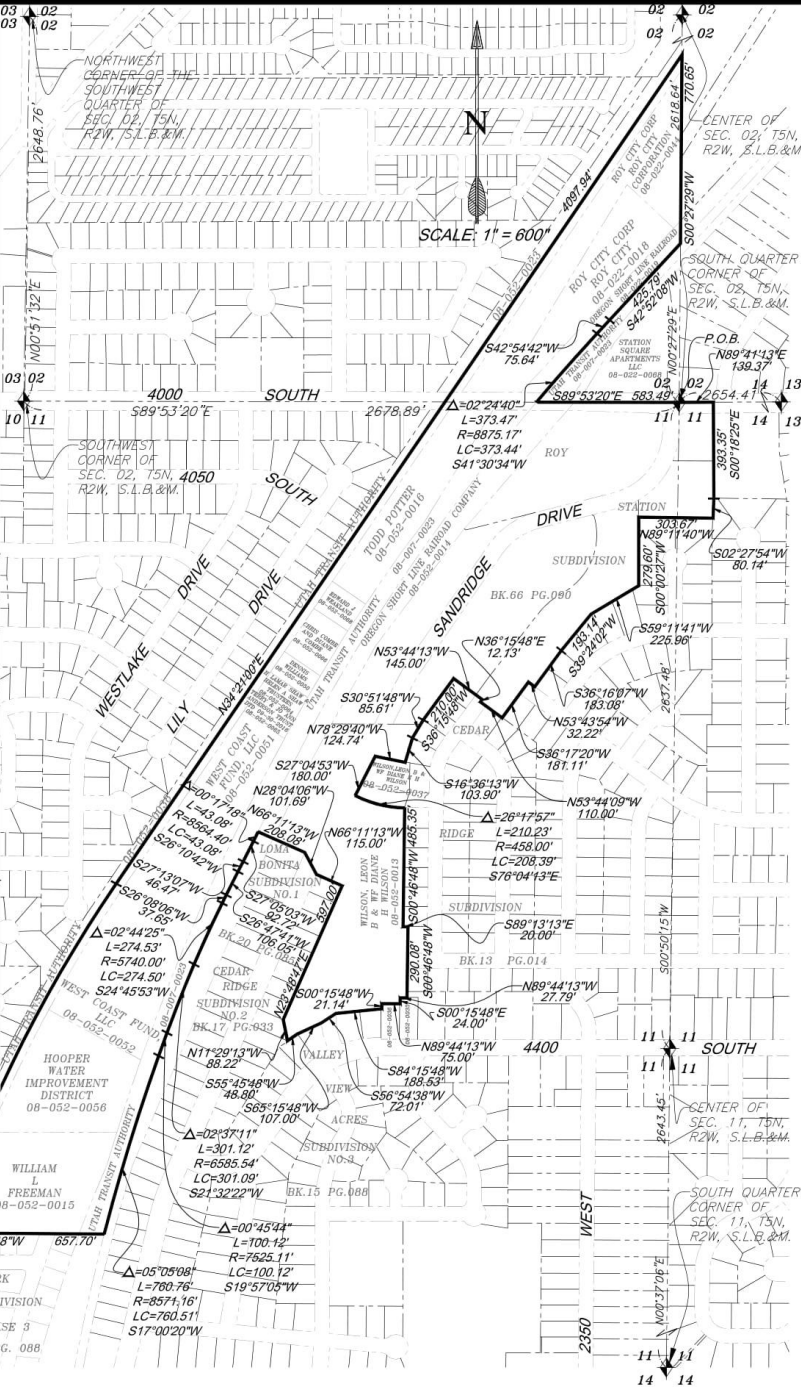
APPENDIX B: MAP AND LEGAL DESCRIPTION

AREA 3 DESCRIPTION

AT PART OF THE SOUTHWEST QUARTER OF SECTION 2, AND ALL OF SECTION 11 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 11; RUNNING THENCE NORTH 89°41'13" EAST 139.37 FEET ALONG THE NORTH LINE OF SAID SECTION AS SHOWN IN THE ROY STATION SUBDIVISION AS RECORDED IN BOOK 86 AT PAGE 90 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG SAID SUBDIVISION; (1) SOUTH 00°18'25" EAST 383.35 FEET; (2) SOUTH 02°27'54" WEST 80.14 FEET; (3) NORTH 89°11'40" WEST 303.67 FEET; (4) SOUTH 00°00'27" WEST 270.00 FEET; (5) SOUTH 59°11'41" WEST 225.96 FEET; (6) SOUTH 39°24'02" WEST 193.14 FEET; (7) SOUTH 36°18'07" WEST 183.08 FEET; (8) NORTH 53°43'54" WEST 32.22 FEET; (9) SOUTH 36°12'20" WEST 181.11 FEET; (10) NORTH 53°44'09" WEST 110.00 FEET; (11) NORTH 36°15'48" EAST 12.13 FEET; (12) NORTH 53°44'13" WEST 145.00 FEET; (13) SOUTH 36°15'48" WEST 210.00 FEET SAID POINT IS ALSO ON THE WEST LINE OF CEDAR RIDGE SUBDIVISION AS RECORDED IN BOOK 13 AT PAGE 014 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID WEST LINE; (1) SOUTH 30°51'48" WEST 85.61 FEET; (2) SOUTH 16°36'13" WEST 103.90 FEET TO THE NORTH LINE OF PARCEL NO. 08-052-0037; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCE ALONG SAID PARCEL; (1) NORTH 78°29'40" WEST 124.74 FEET; (2) SOUTH 27°04'53" WEST 180.00 FEET TO A POINT OF NON-CURVATURE WITH A 458.00 FOOT RADIUS CURVE TO THE RIGHT; (3) 210.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°17'57" (CHORD BEARS SOUTH 79°04'11" EAST 280.39 FEET) TO A POINT OF NON-CURVATURE; THENCE THE FOLLOWING THREE COURSES AND DISTANCE ALONG SAID CEDAR RIDGE SUBDIVISION; (1) SOUTH 00°46'48" WEST 485.35 FEET; (2) SOUTH 89°13'11" EAST 20.10 FEET; (3) SOUTH 00°15'48" WEST 21.14 FEET AND ITS SOUTHERLY EXTENSION TO THE NORTH LINE OF PARCEL NO. 08-052-0035; THENCE NORTH 89°44'13" WEST 27.79 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL; THENCE NORTH 00°15'48" EAST 24.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF PARCEL NO. 08-052-0036; THENCE NORTH 89°44'13" WEST 75.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 00°15'48" WEST 21.14 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE VALLEY VIEW ACRES SUBDIVISION NO. 3 AS RECORDED IN BOOK 10 AT PAGE 008 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SUBDIVISION; (1) SOUTH 84°15'48" WEST 188.53 FEET; (2) SOUTH 56°54'38" WEST 101.89 FEET; (3) NORTH 66°11'13" WEST 208.00 FEET; (4) SOUTH 55°45'48" WEST 48.80 FEET TO THE SOUTHWEST CORNER OF CEDAR RIDGE SUBDIVISION NO. 2 AS RECORDED IN BOOK 17 AT PAGE 33 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 29°13'13" WEST 88.22 FEET ALONG THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 23°49'47" EAST 597.00 FEET ALONG SAID EAST LINE AND THE EAST LINE OF THE LOMA BONA SUBDIVISION NO. 1 AS RECORDED IN BOOK 20 AT PAGE 85 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCE ALONG SAID SUBDIVISION; (1) NORTH 68°11'13" WEST 115.00 FEET; (2) NORTH 28°04'06" WEST 101.89 FEET; (3) NORTH 66°11'13" WEST 208.00 FEET; AND ITS WESTERLY EXTENSION TO THE EAST LINE OF THE UTAH TRANSIT AUTHORITY PARCEL NO. 08-007-0023 SAID POINT ALSO BEING A POINT OF NON-CURVATURE WITH A 856.40 FOOT RADIUS TO THE LEFT; THENCE THE FOLLOWING NINE (9) COURSES AND DISTANCES ALONG SAID EAST LINE; (1) 43.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'18" (CHORD BEARS SOUTH 26°10'42" WEST 43.08 FEET) TO A POINT OF TANGENCY; (2) SOUTH 27°05'03" WEST 92.72 FEET; (3) SOUTH 27°13'07" WEST 48.47 FEET; (4) SOUTH 26°17'57" WEST 106.05 FEET; (5) SOUTH 26°08'08" WEST 32.65 FEET TO A POINT OF COMPOUND CURVATURE WITH A 5740.00 FOOT RADIUS CURVE TO THE RIGHT; (6) 274.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°44'25" (CHORD BEARS SOUTH 24°45'53" WEST 274.53 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 6585.54 FOOT RADIUS CURVE TO THE RIGHT; (7) 301.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°37'11" (CHORD BEARS SOUTH 21°32'21" WEST 301.12 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 7525.11 FOOT RADIUS CURVE TO THE RIGHT; (8) 100.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°45'44" (CHORD BEARS SOUTH 19°57'05" WEST 100.12 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 8571.16 FOOT RADIUS CURVE TO THE RIGHT; (9) 760.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°05'08" (CHORD BEARS SOUTH 17°00'20" WEST 760.51 FEET) TO THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST PARK SUBDIVISION PHASE 3 AS RECORDED IN BOOK 85 AT PAGE 048 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 89°36'48" WEST 657.70 FEET ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION TO THE CENTER LINE OF THE UTAH TRANSIT AUTHORITY PARCEL NO. 08-052-0038 SAID POINT IS A POINT OF NON-CURVATURE WITH A 5729.65 FOOT RADIUS CURVE TO THE RIGHT; THENCE 1598.23 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTER LINE THROUGH A CENTRAL ANGLE OF 15°06'21" (CHORD BEARS NORTH 26°22'08" EAST 1591.07 FEET) TO A POINT OF TANGENCY; THENCE NORTH 34°21'00" EAST 4097.94 FEET ALONG SAID CENTER LINE AND EXTENDED THROUGH PARCEL NO. 08-007-0023 TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°27'29" WEST 770.65 FEET ALONG SAID EAST LINE TO THE WEST LINE OF SAID SECTION 2; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID WEST LINE; (1) SOUTH 42°52'08" WEST 425.79 FEET; (2) SOUTH 42°54'42" WEST 75.84 FEET TO A POINT OF CURVATURE WITH A 8785.17 FOOT RADIUS CURVE TO THE LEFT; (3) 373.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°24'40" (CHORD BEARS SOUTH 41°30'34" WEST 373.44 FEET) TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 89°53'20" EAST 583.49 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 83.12 ACRES MORE OR LESS.



ROY CITY
REDEVELOPMENT
AGENCY

**RDA AREA 3
BOUNDARY EXHIBIT**

SHEET:
3
OF 3 SHEETS

D&RG CRA Legal Description

ROY CITY REDEVELOPMENT AGENCY AREA 3 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, AND ALL OF SECTION 11 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 83.12 ACRES MORE OR LESS.

DRAFT PROJECT AREA BUDGET

D&RG

COMMUNITY REINVESTMENT AREA (CRA)

REDEVELOPMENT AGENCY OF ROY, UTAH

MAY 2022

**PREPARED BY:
RS CONTRACT
MANAGEMENT**



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SECTION 1: INTRODUCTION

The Redevelopment Agency of Roy (the “Agency”), following thorough consideration of the needs and desires of Roy City (the “City”) and its residents, as well as understanding the City’s capacity for new development, has carefully crafted the Project Area Plan (the “Plan”) for the D&RG Community Reinvestment Project Area (the “Project Area” or “CRA”). The Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies mostly south of 4000 South, along both sides of the Roy Frontrunner Station.

The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined that it is in the best interest of its citizens to assist in the development of the Project Area. This Project Area Budget document (the “Budget”) is predicated upon certain elements, objectives and conditions outlined in the Plan and intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

The Project is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agencies Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area.

SECTION 2: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA

The Project Area is within the northwest boundaries of the City. It lies mostly south of 4000 South, along both sides of the Roy Frontrunner Station. The property encompasses approximately 83 acres of land.

A map and legal description of the Project Area are attached hereto in [APPENDIX A](#).

SECTION 3: GENERAL OVERVIEW OF PROJECT AREA BUDGET

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

BASE YEAR VALUE

The Agency has determined that the base year property tax value for the Project Area Budget will be the total taxable value for the 2021 tax year which is estimated to be \$1,155,314. Using the 2021 tax rates established within the Project Area the property tax levied equate to \$12,444 annually.

PAYMENT TRIGGER

This Budget will have a twenty-year (20) duration from the date of the first tax increment receipt. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1. In no case will the Agency trigger increment collection after March 1, 2025.

PROJECTED TAX INCREMENT REVENUE – TOTAL GENERATION

Development within the Project Area is anticipated to commence upon favorable market conditions in 2022 and included both horizontal and vertical infrastructure and development. The contemplated development will generate significant additional property taxes above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2024. It is currently estimated that during the 20-year life of the Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$16.28 million or \$10.44 million in terms of net present value (NPV).¹ This amount is over and above the \$248,878 of base taxes that the property would generate over 20 years.

¹ Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.

SECTION 4: PROPERTY TAX INCREMENT

PROPERTY TAX INCREMENT SHARED FOR BUDGET

While property tax increment generated within the CRA is expected to be approximately \$16.28 million over 20 years, only a portion of this increment will be shared with the Agency. It is anticipated that all taxing entities that receive property tax generated within the CRA will share at least a portion of that increment generation with the Agency. It is anticipated that all taxing entities will contribute 70% of their respective tax increment during the project life. Table 4.1 shows the projected amount of tax increment to be shared with the Agency. A multi-year projection of tax increment is included in APPENDIX B.

TABLE 4.1: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Weber County	70%	20 Years	\$2,436,220	\$1,561,828
Weber School District	70%	20 Years	\$5,887,972	\$3,774,699
Roy City	70%	20 Years	\$1,833,248	\$1,175,270
Weber Basin Water Conservancy District	70%	20 Years	\$139,636	\$89,519
North Davis Sewer District	70%	20 Years	\$721,451	\$462,513
Weber County Mosquito Abatement District	70%	20 Years	\$88,859	\$56,966
Roy Water Conservancy District	70%	20 Years	\$59,239	\$37,978
Weber Area Dispatch 911 and Emergency Services District	70%	20 Years	\$227,437	\$145,807
Total Sources of Tax Increment Funds			\$11,394,062	\$7,304,579

USES OF TAX INCREMENT

Most of the tax increment collected by the Agency will be used to facilitate the costs of development within the CRA. 10% will go towards the CRA affordable housing requirement. Approximately 3% will be used to administer the CRA.

TABLE 4.2: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
Redevelopment Activities (87%)	\$9,912,834	\$6,354,984
CRA Housing Requirement (10%)	\$1,139,406	\$730,458
Project Area Administration (3%)	\$341,822	\$219,137
Total Uses of Tax Increment Funds	\$11,394,062	\$7,304,579

PROJECTED TAX INCREMENT REMAINING WITH TAXING ENTITIES

It is anticipated that all taxing entities will receive 30% of their respective property tax increment generated within the Project Area during the duration of the Budget and all tax increment thereafter. The table below describes the forecasted property tax benefit that each taxing entity will retain during the duration of the Project Area Budget.

TABLE 4.3: TAX INCREMENT REMAINING FOR TAXING ENTITIES

Entity	Total	NPV at 4%
Weber County	\$1,044,094	\$669,355
Weber School District	\$2,523,417	\$1,617,728
Roy City	\$785,678	\$503,687
Weber Basin Water Conservancy District	\$59,844	\$38,365
North Davis Sewer District	\$309,193	\$198,220
Weber County Mosquito Abatement District	\$38,082	\$24,414
Roy Water Conservancy District	\$25,388	\$16,276
Weber Area Dispatch 911 and Emergency Services District	\$97,473	\$62,489
Total Tax Increment to Taxing Entities	\$4,883,169	\$3,130,534

SECTION 5: COST/BENEFIT ANALYSIS

ADDITIONAL REVENUES

OTHER TAX REVENUES

The development within the Project Area will also generate sales taxes and energy sales and use taxes.

Table 5.1 shows the total revenues generated by the project. This total includes the anticipated property tax increment, sales tax and energy sales and use tax.

TABLE 5.1: TOTAL REVENUES

Entity	Property Tax	Sales Tax	Franchise Taxes	Total Incremental Revenues
Weber County	\$3,480,314	\$195,644	-	\$3,675,958
Weber School District	\$8,411,389	-	-	\$8,411,389
Roy City	\$2,618,925	\$447,186	\$1,513,960	\$4,580,071
Weber Basin Water Conservancy District	\$199,480	-	-	\$199,480
North Davis Sewer District	\$1,030,644	-	-	\$1,030,644
Weber County Mosquito Abatement District	\$126,942	-	-	\$126,942
Roy Water Conservancy District	\$84,628	-	-	\$84,628
Weber Area Dispatch 911 and Emergency Services District	\$324,910	-	-	\$324,910
Totals:	\$16,277,231	\$642,830	\$1,513,960	\$18,434,021

ADDITIONAL COSTS

The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Project Area Plan are identified below.

TABLE 5.2: TOTAL EXPENDITURES

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Incremental Expenditures
Weber County	\$2,436,220	\$42,864	-	-	\$2,479,084
Weber School District	\$5,887,972	\$1,212,929	-	-	\$7,100,901
Roy City	\$1,833,248	\$346,917	\$254,352	\$786,310	\$3,220,827
Weber Basin Water Conservancy District	\$139,636	\$20,313	-	-	\$159,949
North Davis Sewer District	\$721,451	\$23,481	-	-	\$744,932
Weber County Mosquito Abatement District	\$88,859	\$2,077	-	-	\$90,936
Roy Water Conservancy District	\$59,239	\$14,020	-	-	\$73,259
Weber Area Dispatch 911 and Emergency Services District	\$227,437	\$6,914	-	-	\$234,351
Totals:	\$11,394,062	\$1,669,515	\$254,352	\$786,310	\$14,104,239

The total net benefit of implementing the project area is approximately \$4.33 million, with a \$1.36 million net benefit to the City.

D&RG CRA Legal Description

ROY CITY REDEVELOPMENT AGENCY AREA 3 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, AND ALL OF SECTION 11 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 11;
RUNNING THENCE NORTH 89°41'13" EAST 139.37 FEET ALONG THE NORTH LINE OF SAID SECTION AS SHOWN IN THE ROY STATION SUBDIVISION AS RECORDED IN BOOK 66 AT PAGE 90 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES ALONG SAID SUBDIVISION; (1) SOUTH 00°18'25" EAST 393.35 FEET; (2) SOUTH 02°27'54" WEST 80.14 FEET; (3) NORTH 89°11'40" WEST 303.67 FEET; (4) SOUTH 00°00'27" WEST 279.60 FEET; (5) SOUTH 59°11'41" WEST 225.96 FEET; (6) SOUTH 39°24'02" WEST 193.14 FEET; (7) SOUTH 36°16'07" WEST 183.08 FEET; (8) NORTH 53°43'54" WEST 32.22 FEET; (9) SOUTH 36°17'20" WEST 181.11 FEET; (10) NORTH 53°44'09" WEST 110.00 FEET; (11) NORTH 36°15'48" EAST 12.13 FEET; (12) NORTH 53°44'13" WEST 145.00 FEET; (13) SOUTH 36°15'48" WEST 210.00 FEET SAID POINT IS ALSO ON THE WEST LINE OF CEDAR RIDGE SUBDIVISION AS RECORDED IN BOOK 13 AT PAGE 014 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID WEST LINE; (1) SOUTH 30°51'48" WEST 85.61 FEET; (2) SOUTH 16°36'13" WEST 103.90 FEET TO THE NORTH LINE OF PARCEL NO. 08-052-0037; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCE ALONG SAID PARCEL; (1) NORTH 78°29'40" WEST 124.74 FEET; (2) SOUTH 27°04'53" WEST 180.00 FEET TO A POINT OF NON-CURVATURE WITH A 458.00 FOOT RADIUS CURVE TO THE RIGHT; (3) 210.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°17'57" (CHORD BEARS SOUTH 76°04'13" EAST 208.39 FEET) TO A POINT OF NON-TANGENCY; THENCE THE FOLLOWING THREE COURSES AND DISTANCE ALONG SAID CEDAR RIDGE SUBDIVISION; (1) SOUTH 00°46'48" WEST 485.35 FEET; (2) SOUTH 89°13'13" EAST 20.00 FEET; (3) SOUTH 00°46'48" WEST 290.08 FEET AND ITS SOUTHERLY EXTENSION TO THE NORTH LINE OF PARCEL NO. 08-052-0035; THENCE NORTH 89°44'13" WEST 27.79 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 00°15'48" EAST 24.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF PARCEL NO. 08-052-0036; THENCE NORTH 89°44'13" WEST 75.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 00°15'48" WEST 21.14 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE VALLEY VIEW ACRES SUBDIVISION NO. 3 AS RECORDED IN BOOK 15 AT PAGE 88 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SUBDIVISION; (1) SOUTH 84°15'48" WEST 188.53 FEET; (2) SOUTH 56°54'38" WEST 72.01 FEET; (3) SOUTH 65°15'48" WEST 107.00 FEET; (4) SOUTH 55°45'48" WEST 48.80 FEET TO THE SOUTHEAST CORNER OF CEDAR RIDGE SUBDIVISION NO. 2 AS RECORDED IN BOOK 17 AT PAGE 33 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 11°29'13" WEST 88.22 FEET ALONG THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 23°48'47" EAST 597.00 FEET ALONG SAID EAST LINE AND THE EAST LINE OF THE LOMA BONITA SUBDIVISION NO.1 AS RECORDED IN BOOK 20 AT PAGE 85 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCE ALONG SAID SUBDIVISION; (1) NORTH 66°11'13" WEST 115.00 FEET; (2) NORTH 28°04'06" WEST 101.69 FEET; (3) NORTH 66°11'13" WEST 208.08 FEET, AND ITS WESTERLY EXTENSION TO THE EAST LINE OF THE UTAH TRANSIT AUTHORITY PARCEL NO. 08-007-0023 SAID POINT ALSO BEING A POINT OF NON-CURVATURE WITH A 8564.40 FOOT RADIUS TO THE LEFT; THENCE THE FOLLOWING NINE (9) COURSES AND DISTANCES ALONG SAID EAST LINE; (1) 43.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'18" (CHORD BEARS SOUTH 26°10'42" WEST 43.08 FEET) TO A POINT OF TANGENCY; (2) SOUTH 27°05'03" WEST 92.72 FEET; (3) SOUTH 27°13'07" WEST 46.47 FEET; (4) SOUTH 26°47'41" WEST 106.05 FEET; (5) SOUTH 26°08'06" WEST 37.65 FEET TO A POINT OF CURVATURE WITH A 5740.00 FOOT RADIUS CURVE TO THE RIGHT; (6) 274.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°44'25" (CHORD BEARS SOUTH 24°45'53"

WEST 274.50 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 6585.54 FOOT RADIUS CURVE TO THE RIGHT; (7) 301.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°37'11" (CHORD BEARS SOUTH 21°32'22" WEST 301.09 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 7525.11 FOOT RADIUS CURVE TO THE RIGHT; (8) 100.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'44" (CHORD BEARS SOUTH 19°57'05" WEST 100.12 FEET) TO A POINT OF COMPOUND CURVATURE WITH A 8571.16 FOOT RADIUS CURVE TO THE RIGHT; (9) 760.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°05'08" (CHORD BEARS SOUTH 17°00'20" WEST 760.51 FEET) TO THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST PARK SUBDIVISION PHASE 3 AS RECORDED IN BOOK 85 AT PAGE 88 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 89°36'48" WEST 657.70 FEET ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION TO THE CENTER LINE OF THE UTAH TRANSIT AUTHORITY PARCEL NO. 08-052-0038 SAID POINT IS A POINT OF NON-CURVATURE WITH A 5729.65 FOOT RADIUS CURVE TO THE RIGHT; THENCE 1596.23 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTER LINE THROUGH A CENTRAL ANGLE OF 15°96'21" (CHORD BEARS NORTH 26°22'08" EAST 1591.07 FEET) TO A POINT OF TANGENCY; THENCE NORTH 34°21'00" EAST 4097.94 FEET ALONG SAID CENTER LINE AND EXTENDED THROUGH PARCEL NO. 08-052-0023 TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00°27'29" WEST 770.65 FEET ALONG SAID EAST LINE TO THE WEST LINE OF THE UTAH TRANSIT AUTHORITY PARCEL NO. 08-007-0023; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID WEST LINE; (1) SOUTH 42°52'08" WEST 425.79 FEET; (2) SOUTH 42°54'42" WEST 75.64 FEET TO A POINT OF CURVATURE WITH A 8875.17 FOOT RADIUS CURVE TO THE LEFT; (3) 373.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°24'40" (CHORD BEARS SOUTH 41°30'34" WEST 373.44 FEET) TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 89°53'20" EAST 583.49 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 83.12 ACRES MORE OR LESS.

APPENDIX B: ABBREVIATED MULTI-YEAR BUDGET

INCREMENTAL TAX ANALYSIS:	Payment Year	2023	2024	2025	2026	2027	2032	2037	2038	2039	2040	2041	2042	TOTALS	NPV
	Tax Year	2022	2023	2024	2025	2026	2031	2036	2037	2038	2039	2040	2041		
	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
Cumulative Taxable Value															
Commercial		\$516,515	\$1,033,030	\$1,377,374	\$1,721,717	\$2,066,061	\$3,443,434	\$3,443,434	\$3,443,434	\$3,443,434	\$3,443,434	\$3,443,434	\$3,443,434		
Office		\$664,329	\$1,328,657	\$1,771,543	\$2,214,428	\$2,657,314	\$4,428,857	\$4,428,857	\$4,428,857	\$4,428,857	\$4,428,857	\$4,428,857	\$4,428,857		
Residential		\$11,360,455	\$22,720,910	\$29,537,183	\$48,020,123	\$64,230,971	\$80,441,820	\$80,441,820	\$80,441,820	\$80,441,820	\$80,441,820	\$80,441,820	\$80,441,820		
Total Assessed Value:		\$12,541,299	\$25,082,597	\$32,686,100	\$51,956,268	\$68,954,346	\$88,314,111	\$88,314,111	\$88,314,111	\$88,314,111	\$88,314,111	\$88,314,111	\$88,314,111		
Value of Current Property		\$1,155,314	\$1,155,314	\$1,155,314	\$1,155,314	\$1,155,314	\$1,155,314	\$1,155,314	\$1,155,314	\$1,155,314	\$1,155,314	\$1,155,314	\$1,155,314		
Less Base Year Value		\$ (1,155,314)	\$ (1,155,314)	\$ (1,155,314)	\$ (1,155,314)	\$ (1,155,314)	\$ (1,155,314)	\$ (1,155,314)	\$ (1,155,314)	\$ (1,155,314)	\$ (1,155,314)	\$ (1,155,314)	\$ (1,155,314)		
TOTAL INCREMENTAL VALUE:		\$12,541,299	\$25,082,597	\$32,686,100	\$51,956,268	\$68,954,346	\$88,314,111	\$88,314,111	\$88,314,111	\$88,314,111	\$88,314,111	\$88,314,111	\$88,314,111		
TAX RATE & INCREMENT ANALYSIS:	2021 Rates														
Weber County	0.002303	28,883	57,765	75,276	119,655	158,802	203,387	203,387	203,387	203,387	203,387	203,387	203,387	3,480,314	2,231,182
Weber School District	0.005566	69,805	139,610	181,931	289,189	383,800	491,556	491,556	491,556	491,556	491,556	491,556	491,556	8,411,389	5,392,428
Roy City	0.001733	21,734	43,468	56,645	90,040	119,498	153,048	153,048	153,048	153,048	153,048	153,048	153,048	2,618,925	1,678,957
Weber Basin Water Conservancy District	0.000132	1,655	3,311	4,315	6,858	9,102	11,657	11,657	11,657	11,657	11,657	11,657	11,657	199,480	127,884
North Davis Sewer District	0.000682	8,553.17	17,106	22,292	35,434	47,027	60,230	60,230	60,230	60,230	60,230	60,230	60,230	1,030,644	660,732
Weber County Mosquito Abatement District	0.000084	1,053	2,107	2,746	4,364	5,792	7,418	7,418	7,418	7,418	7,418	7,418	7,418	126,942	81,381
Roy Water Conservancy District	0.000056	702	1,405	1,830	2,910	3,861	4,946	4,946	4,946	4,946	4,946	4,946	4,946	84,628	54,254
Weber Area Dispatch 911 and Emergency Services District	0.000215	2,696	5,393	7,028	11,171	14,825	18,988	18,988	18,988	18,988	18,988	18,988	18,988	324,910	208,295
Totals:	0.010771	135,082	270,165	352,062	559,621	742,707	951,231	951,231	951,231	951,231	951,231	951,231	951,231	16,277,231	10,435,113
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:		\$135,082	\$270,165	\$352,062	\$559,621	\$742,707	\$951,231	\$951,231	\$951,231	\$951,231	\$951,231	\$951,231	\$951,231	\$16,277,231	\$10,435,113
PROJECT AREA BUDGET		2023	2024	2025	2026	2027	2032	2037	2038	2039	2040	2041	2042		
Sources of Funds:		2022	2023	2024	2025	2026	2031	2036	2037	2038	2039	2040	2041	TOTALS	NPV
<i>Property Tax Participation Rate for Budget</i>		70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%		
<i>Property Tax Increment for Budget</i>															
Tax RATE & INCREMENT ANALYSIS:		\$20,218	\$40,436	\$52,693	\$83,759	\$111,161	\$142,371	\$142,371	\$142,371	\$142,371	\$142,371	\$142,371	\$142,371	\$2,436,220	\$1,561,828
Weber School District		\$48,863	\$97,727	\$127,352	\$202,432	\$268,660	\$344,089	\$344,089	\$344,089	\$344,089	\$344,089	\$344,089	\$344,089	\$5,887,972	\$3,774,699
Roy City		\$15,214	\$30,428	\$39,652	\$63,028	\$83,649	\$107,134	\$107,134	\$107,134	\$107,134	\$107,134	\$107,134	\$107,134	\$1,833,248	\$1,175,270
Weber Basin Water Conservancy District		\$1,159	\$2,318	\$3,020	\$4,801	\$6,371	\$8,160	\$8,160	\$8,160	\$8,160	\$8,160	\$8,160	\$8,160	\$139,636	\$89,519
North Davis Sewer District		\$5,987	\$11,974	\$15,604	\$24,804	\$32,919	\$42,161	\$42,161	\$42,161	\$42,161	\$42,161	\$42,161	\$42,161	\$721,451	\$462,513
Weber County Mosquito Abatement District		\$737	\$1,475	\$1,922	\$3,055	\$4,055	\$5,193	\$5,193	\$5,193	\$5,193	\$5,193	\$5,193	\$5,193	\$88,859	\$56,966
Roy Water Conservancy District		\$492	\$983	\$1,281	\$2,037	\$2,703	\$3,462	\$3,462	\$3,462	\$3,462	\$3,462	\$3,462	\$3,462	\$59,239	\$37,978
Weber Area Dispatch 911 and Emergency Services District		\$1,887	\$3,775	\$4,919	\$7,819	\$10,378	\$13,291	\$13,291	\$13,291	\$13,291	\$13,291	\$13,291	\$13,291	\$227,437	\$145,807
Total Property Tax Increment for Budget:		\$94,558	\$189,115	\$246,443	\$391,735	\$519,895	\$665,862	\$665,862	\$665,862	\$665,862	\$665,862	\$665,862	\$665,862	\$11,394,062	\$7,304,579
Uses of Tax Increment Funds:		2023	2024	2025	2026	2027	2032	2037	2038	2039	2040	2041	2042	TOTALS	NPV
Redevelopment Activities (Infrastructure, Relocation,	87.0%	\$82,265	\$164,530	\$214,406	\$340,809	\$452,309	\$579,300	\$579,300	\$579,300	\$579,300	\$579,300	\$579,300	\$579,300	\$9,912,834	\$6,354,984
CRA Housing Requirement	10.0%	\$9,456	\$18,912	\$24,644	\$39,173	\$51,990	\$66,586	\$66,586	\$66,586	\$66,586	\$66,586	\$66,586	\$66,586	\$1,139,406	\$730,458
RDA Administration	3.0%	\$2,837	\$5,673	\$7,393	\$11,752	\$15,597	\$19,976	\$19,976	\$19,976	\$19,976	\$19,976	\$19,976	\$19,976	\$341,822	\$219,137
Total Uses		\$94,558	\$189,115	\$246,443	\$391,735	\$519,895	\$665,862	\$665,862	\$665,862	\$665,862	\$665,862	\$665,862	\$665,862	\$11,394,062	\$7,304,579
REMAINING TAX REVENUES FOR TAXING ENTITIES		2023	2024	2025	2026	2027	2032	2037	2038	2039	2040	2041	2042	TOTALS	NPV
Tax RATE & INCREMENT ANALYSIS:		\$8,665	\$17,330	\$22,583	\$35,897	\$47,641	\$61,016	\$61,016	\$61,016	\$61,016	\$61,016	\$61,016	\$61,016	\$1,044,094	\$669,355
Weber School District		\$20,941	\$41,883	\$54,579	\$86,757	\$115,140	\$147,467	\$147,467	\$147,467	\$147,467	\$147,467	\$147,467	\$147,467	\$2,523,417	\$1,617,728
Roy City		\$6,520	\$13,040	\$16,994	\$27,012	\$35,849	\$45,915	\$45,915	\$45,915	\$45,915	\$45,915	\$45,915	\$45,915	\$785,678	\$503,687
Weber Basin Water Conservancy District		\$497	\$993	\$1,294	\$2,057	\$2,731	\$3,497	\$3,497	\$3,497	\$3,497	\$3,497	\$3,497	\$3,497	\$59,844	\$38,365
North Davis Sewer District		\$2,566	\$5,132	\$6,688	\$10,630	\$14,108	\$18,069	\$18,069	\$18,069	\$18,069	\$18,069	\$18,069	\$18,069	\$309,193	\$198,220
Weber County Mosquito Abatement District		\$316	\$632	\$824	\$1,309	\$1,738	\$2,226	\$2,226	\$2,226	\$2,226	\$2,226	\$2,226	\$2,226	\$38,082	\$24,414
Roy Water Conservancy District		\$211	\$421	\$549	\$873	\$1,158	\$1,484	\$1,484	\$1,484	\$1,484	\$1,484	\$1,484	\$1,484	\$25,388	\$16,276
Weber Area Dispatch 911 and Emergency Services District		\$809	\$1,618	\$2,108	\$3,351	\$4,448	\$5,696	\$5,696	\$5,696	\$5,696	\$5,696	\$5,696	\$5,696	\$97,473	\$62,489
Total		\$40,525	\$81,049	\$105,619	\$167,886	\$222,812	\$285,369	\$285,369	\$285,369	\$285,369	\$285,369	\$285,369	\$285,369	\$4,883,169	\$3,130,534

Resolution No. 22-2

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF ROY CITY
APPROVING THE REMOVAL OF CERTAIN PROPERTY FROM THE
NEW IOMEGA #2 PROJECT AREA**

WHEREAS the Redevelopment Agency of Roy City (the “Agency”) has been created by the Roy City Council to transact the business and exercise all the powers provided for by Title 17C of the Utah Code Annotated, known as the “Limited Purpose Local Government Entities — Community Reinvestment Agency Act” (the “RDA Act”);

WHEREAS under section 17C-1-401.5(5)(a)(i) of the RDA Act, “The boundaries of one project area may overlap and include the boundaries of an existing project area.”;

WHEREAS under section 17C-1-401.5(5)(b)(i) of the RDA Act, “Before an Agency may receive tax increment from the newly created overlapping portion of the project area, the Agency shall inform the county auditor regarding the respective amount of tax increment that the agency is authorized to receive from the overlapping portion of each of the project areas.”;

WHEREAS, the Agency has created a new project area (the “**DR&G Reinvestment Project Area**”) that will overlap, in part, the boundaries of the existing New Iomega #2 Project Area created by Ordinance No.668 dated July 7,1990 as adopted by the Roy City Council.

WHEREAS, the New Iomega #2 Project Area boundaries currently include the real property identified in the attached Exhibit A , which property described in Exhibit A is referred to as the “**Removed Property**”, and which Removed Property is included within the boundaries of the DR&G Community Reinvestment Project Area;

WHEREAS, with the creation of the DR&G Community Reinvestment Project Area, the Removed Property will be solely a part of this Project Area and will no longer be considered a part of the New Iomega #2 Project Area, for purposes of tax increment collection as provided under the RDA Act;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE REDEVELOPMENT AGENCY OF ROY CITY:

1. The Removed Property is hereby deemed removed from the New Iomega #2 Project Area, and the Removed Property will be considered solely a part of the DR&G Community Reinvestment Project Area for purposes of tax increment calculation.

2. The Agency staff and consultants are instructed to provide the required notice to the county auditor, and any other county officials or departments who request the same, in order to carry out the intent and purpose of this resolution. This resolution, or a memorandum of this resolution, may be recorded on the Removed Property.

3. This resolution takes effect upon adoption.

THIS RESOLUTION IS APPROVED AND ADOPTED on May 17th ,2022

Chair

ATTEST:

Secretary

Exhibit A

Description of the “Removed Property”

REDEVELOPMENT AGENCY
OF ROY UTAH

Fiscal Year 2023 Budget

REDEVELOPMENT AGENCY OF ROY UTAH BUDGET
Fiscal Year Ending June 30, 2023

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**REDEVELOPMENT AGENCY OF ROY UTAH
BOARD OF DIRECTORS**



Robert Dandoy
2022-2025

Board Members



Ann Jackson
2020-2023



Joe Paul
2020-2023



Sophie Paul
2022-2025



Randy Scadden
2022-2025



Diane Wilson
2020-2023

Administrative Personnel

Matthew D. Andrews, *Roy City Chief Administrative Officer*
Amber Fowles, *Budget Officer*

BUDGET CALENDAR

The Office of the City Manager and the Community & Economic Development Department are responsible for the development of the annual budget. As the schedule below details, the budget process began in early January. The RDA Director and staff are responsible for compiling budget figures, which are then reviewed and adjusted by the City Manager.

Date	Activity
February-March, 2022	Distribute budget request forms and instructions to Department Directors
March 11, 2022	Deadline for submitting budget requests – review and compile requests
March 24-25, 2022	Budget meetings with Department Directors
Ongoing	Review and revise budget requests with Department Directors for inclusion in Tentative FY 2023 Budget
May 17, 2022	Presentation of Tentative FY 2023 Budget to Mayor and City Council
June 21, 2022	Public hearing and City Council adoption of FY 2023 Budget

BUDGET MESSAGE

To the Board of Directors of the Redevelopment Agency of Roy Utah:

The Agency Administration is pleased to once again present a balanced budget for your consideration. The budget covers Fiscal Year 2023 from July 1, 2022 and ends June 30, 2023.

The total budget for the Agency is \$1,609,356 and includes using funds accumulated in prior years for projects and general redevelopment activities.

Revenue

The Redevelopment Agency intends to request the full amount of property tax increment available for each area, which amounts to \$55,500. Property tax increment and contributions from other government units is estimated to be equal to the prior year. Property tax increment withheld from other agencies and submitted to Roy City under the redevelopment code totals \$272,000.

Although the 1900 West District has received all increment it is due, it will continue to improve the area with the increment received.

The budget includes interest income of \$10,000 and using \$1,271,856 of fund balance reserves.

The following is a summary of revenue for the various RDA Districts:

Redevelopment Agency Funds				
	#2 Wasatch Executive Park	#3 City Centre	#4 1900 West	General
Revenue Sources:				
Property Tax Increment	\$ 48,000	\$ 7,500	\$ 0	\$ 0
Contribution from other Govts	235,000	37,000	0	0
Interest	0	0	0	10,000
Use of Fund Balance	1,138,372	57,889	0	75,595
Total Financing Sources	\$1,421,372	\$102,389	\$0	\$85,595

Expenditures

Because RDA Area #2 (Wasatch Executive Park) is pre-1993, use of funds can be set each year as projects become known. Much of the Agency's operating costs will be funded from this area. The remaining funds will be used to assist with land acquisition, land write-down, and the installation of on and off-site improvements.

The use of funds in RDA Area #4 was determined by the taxing entity committee upon its creation in 2002. The FY 2022 budget reflects the allocation of available tax increment as originally adopted by the committee.

The following table summarizes the budgeted expenditures of the Agency:

Redevelopment Agency Funds				
	#2	#3	#4	
	Wasatch Executive Park	City Centre	1900 West	General
Expenditures:				
Administration	\$ 287,852	\$ 22,389	\$ 0	\$ 9,595
Redevelopment Activities	1,133,520	50,000	0	76,000
Repay advance to Roy City	0	30,000	0	0
Total Financing Uses	\$1,421,372	\$ 102,389	\$ 0	\$85,595

A detail of expenditures for redevelopment follows this memo. With all bonded debt repaid in RDA Area #3, tax increment will be used to repay an advance from Roy City for on-sight improvements to the City Centre project area. The advance was made in the early 1990's and totaled \$550,000.

Monies received from investments and accumulated fund balance in the general redevelopment fund will be used to assist with land acquisition, land write-down, demolition, beautification, and the installation of on and off-site improvements. The budgeted expenditures are based on projections for actual amounts that will be needed during the FY2023 budget year. The prior accumulated funds collected through the Redevelopment Agency and allocated in the FY2023 budget will remain in the Fund Balance for future allocation when the need arises.

In Summary

The use of funds shown above is the best estimate of the administration based upon current and proposed redevelopment activities. Economic changes and new redevelopment opportunities could alter the specific allocations.

Respectfully submitted,

Matthew D. Andrews
Chief Administrative Officer

Revenues

Redevelopment Agency of Roy Utah FY 2023 Budget

IN THIS SECTION:

- Tax
- Miscellaneous
- Contributions and Transfers

Acct No	Acct Title	2020-21 Prior Year Actual	2021-22 Current Year Modified Budget	2022-23 Requested Budget	Adjustments To Requested Budget	2022-23 Recommended Budget	FY 2023 Budget vs. FY 2022
REDEVELOPMENT AGENCY							
TAXES							
71-31-100	PROPERTY TAX INCREMENT	.00	.00	.00	.00	.00	.00
71-31-105	PROPERTY TAXES - #271	.00	.00	.00	.00	.00	.00
71-31-106	DELINQUENT TAXES - #271	.00	.00	.00	.00	.00	.00
71-31-110	PROPERTY TAXES - RDA #1	.00	.00	.00	.00	.00	.00
71-31-111	DELINQUENT TAXES - RDA #1	.00	.00	.00	.00	.00	.00
71-31-115	PROPERTY TAXES - RDA #3	9,325.32	7,169.00	7,500.00	.00	7,500.00	331.00
71-31-116	DELINQUENT TAXES - RDA #3	.00	.00	.00	.00	.00	.00
71-31-120	PROPERTY TAXES - RDA #2	58,195.09	46,161.00	48,000.00	.00	48,000.00	1,839.00
71-31-121	DELINQUENT TAXES - RDA #2	.00	.00	.00	.00	.00	.00
71-31-125	PROPERTY TAXES - RDA #4	.00	.00	.00	.00	.00	.00
71-31-126	DELINQUENT TAXES - RDA #4	.00	.00	.00	.00	.00	.00
Total TAXES:		67,520.41	53,330.00	55,500.00	.00	55,500.00	2,170.00
MISCELLANEOUS REVENUE							
71-36-100	INTEREST EARNINGS - GENERAL	12,821.25	30,000.00	10,000.00	.00	10,000.00	(20,000.00)
71-36-105	INTEREST EARNINGS - #271	.00	.00	.00	.00	.00	.00
71-36-110	INTEREST EARNINGS - RDA #1	.00	.00	.00	.00	.00	.00
71-36-115	INTEREST EARNINGS - RDA #3	.00	.00	.00	.00	.00	.00
71-36-120	INTEREST EARNINGS - RDA #2	.00	.00	.00	.00	.00	.00
71-36-410	INVESTMENT EARNINGS	.00	.00	.00	.00	.00	.00
71-36-420	SALE OF LAND	.00	.00	.00	.00	.00	.00
71-36-800	PROCEEDS FROM ISSUANCE OF GE	.00	.00	.00	.00	.00	.00
71-36-810	PROCEEDS FROM REFUNDING BON	.00	.00	.00	.00	.00	.00
71-36-900	MISCELLANEOUS REVENUE	1,000.00	.00	.00	.00	.00	.00
71-36-901	REPAY - ADV FROM OTHER FUND	.00	.00	.00	.00	.00	.00
Total MISCELLANEOUS REVENUE:		13,821.25	30,000.00	10,000.00	.00	10,000.00	(20,000.00)
CONTRIBUTIONS AND TRANSFERS							
71-38-000	TRANSFER FROM GENERAL FUND	.00	.00	.00	.00	.00	.00
71-38-220	TRANSFER FROM UTILITY E. FUND	.00	.00	.00	.00	.00	.00
71-38-330	CONTRIBUTION - GENERAL FUND	.00	.00	.00	.00	.00	.00
71-38-401	CONTR FROM OTHER GOVT UNITS #	263,172.95	236,342.00	235,000.00	.00	235,000.00	(1,342.00)
71-38-402	CONTR FROM OTHER GOVT UNITS #	42,751.30	36,702.00	37,000.00	.00	37,000.00	298.00
71-38-403	CONTR FROM OTHER GOVT UNITS #	.00	.00	.00	.00	.00	.00
71-38-530	LOAN FROM GENERAL FUND	.00	.00	.00	.00	.00	.00
71-38-550	LOAN FROM UTILITY E. FUND	.00	.00	.00	.00	.00	.00
71-38-700	CONTRIBUTION FROM FUND BALA	.00	1,130,816.00	1,271,856.00	.00	1,271,856.00	141,040.00
Total CONTRIBUTIONS AND TRANSFERS:		305,924.25	1,403,860.00	1,543,856.00	.00	1,543,856.00	139,996.00
Net Total REDEVELOPMENT AGENCY:		387,265.91	1,487,190.00	1,609,356.00	.00	1,609,356.00	122,166.00
Net Grand Totals:		387,265.91	1,487,190.00	1,609,356.00	.00	1,609,356.00	122,166.00

Expenditures

Redevelopment Agency of Roy Utah FY 2023 Budget

IN THIS SECTION:

- Expenditures

Tab 2 – Government

Acct No	Acct Title	2020-21 Prior Year Actual	2021-22 Current Year Modified Budget	2022-23 Requested Budget	Adjustments To Requested Budget	2022-23 Recommended Budget	FY 2023 Budget vs. FY 2022
REDEVELOPMENT AGENCY							
OPERATING EXPENDITURES							
71-40-130	FICA	.00	.00	.00	.00	.00	.00
71-40-140	RETIREMENT	.00	.00	.00	.00	.00	.00
71-40-150	INSURANCE	.00	.00	.00	.00	.00	.00
71-40-160	WORKERS COMPENSATION	.00	.00	.00	.00	.00	.00
71-40-170	UNEMPLOYMENT COMPENSATION	.00	.00	.00	.00	.00	.00
71-40-210	BOOKS, SUBSCRIP, & MEMBERSHIP	.00	6,500.00	4,300.00	.00	4,300.00	(2,200.00)
71-40-220	PUBLIC NOTICES	.00	1,500.00	1,500.00	.00	1,500.00	.00
71-40-230	TRAVEL/TRAINING EXPENSE	.00	13,000.00	13,000.00	.00	13,000.00	.00
71-40-240	OFFICE SUPPLIES & EQUIPMENT	223.81	1,000.00	1,000.00	.00	1,000.00	.00
71-40-290	REVOLVING LOAN FUND	30,000.00	150,000.00	150,000.00	.00	150,000.00	.00
71-40-295	HOUSING	.00	.00	.00	.00	.00	.00
71-40-310	PROFESSIONAL & TECHNICAL SVC	84,330.21	300,000.00	274,000.00	.00	274,000.00	(26,000.00)
71-40-400	DEMOLITION	.00	59,000.00	59,000.00	.00	59,000.00	.00
71-40-410	LAND RELOCATION & IMPROVEME	30,000.00	320,000.00	320,000.00	.00	320,000.00	.00
71-40-420	RELOCATION GRANTS	.00	200,000.00	200,000.00	.00	200,000.00	.00
71-40-500	JOHNSON/SACKETT - PRINCIPAL	.00	.00	.00	.00	.00	.00
71-40-510	JOHNSON/SACKETT - INTEREST	.00	.00	.00	.00	.00	.00
71-40-600	PROMOTIONS	.00	6,000.00	6,000.00	.00	6,000.00	.00
71-40-610	ROY CITY ADMINISTRATION FEE	161,886.00	169,470.00	319,836.00	.00	319,836.00	150,366.00
71-40-620	ROY CITY CENTRE PMT (#272)	.00	.00	.00	.00	.00	.00
71-40-640	DOWNTOWN BEAUTIFICATION	.00	260,720.00	260,720.00	.00	260,720.00	.00
71-40-650	RECREATIONAL/CULTURAL FACILITY	.00	.00	.00	.00	.00	.00
71-40-710	LAND	.00	.00	.00	.00	.00	.00
71-40-720	FURNITURE FIXTURES & EQUIPMNT	.00	.00	.00	.00	.00	.00
71-40-730	CAPITAL IMPROVEMENTS PROGRA	.00	.00	.00	.00	.00	.00
71-40-820	PRIN PAYMNET - ROY CITY NOTE 1	.00	.00	.00	.00	.00	.00
71-40-830	INT PAYMENT - ROY CITY NOTE 1	.00	.00	.00	.00	.00	.00
71-40-840	PRIN PAYMENT - ROY CITY NOTE 2	.00	.00	.00	.00	.00	.00
71-40-850	INT PAYMENT - ROY CITY NOTE 2	.00	.00	.00	.00	.00	.00
71-40-851	BOND PRINCIPAL PAYMENT (#272)	.00	.00	.00	.00	.00	.00
71-40-860	BOND INTEREST PAYMENT (#272)	.00	.00	.00	.00	.00	.00
71-40-881	BOND PRINCIPAL PMT - (#271)	.00	.00	.00	.00	.00	.00
71-40-882	BOND INTEREST PMT - (#271)	.00	.00	.00	.00	.00	.00
71-40-883	BOND FEES - (#272)	.00	.00	.00	.00	.00	.00
71-40-884	FINANCING COSTS	.00	.00	.00	.00	.00	.00
Total OPERATING EXPENDITURES:		306,440.02	1,487,190.00	1,609,356.00	.00	1,609,356.00	122,166.00
TRANSFERS & OTHER USES							
71-48-330	CONTRIBUTION TO GENERAL FUND	.00	.00	.00	.00	.00	.00
71-48-400	CONTRIBUTION TO OTHER GOVRN	.00	.00	.00	.00	.00	.00
71-48-800	APPROPR INCREASE IN FUND BAL	.00	.00	.00	.00	.00	.00
71-48-810	DEBT SERVICE RESERVE - CONTRIB	.00	.00	.00	.00	.00	.00
Total TRANSFERS & OTHER USES:		.00	.00	.00	.00	.00	.00
Net Total REDEVELOPMENT AGENCY:		(306,440.02)	(1,487,190.00)	(1,609,356.00)	.00	(1,609,356.00)	(122,166.00)
Net Grand Totals:		(306,440.02)	(1,487,190.00)	(1,609,356.00)	.00	(1,609,356.00)	(122,166.00)

REDEVELOPMENT AGENCY OF ROY CITY
FY 2023 Budget

	RDA Area #2 #254	RDA Area #3 #272	RDA Area #4 #383	General RDA	TOTAL
Estimated Fund Balance March 31, 2022 <i>(does not include land values)</i>	<u>1,267,308</u> <i>Base Year 1997?</i>	<u>70,994</u> <i>Base Year 1989</i>	<u>(79,640)</u> <i>Base Year 2002</i>	<u>75,874</u>	<u>1,334,536</u>
TAXES					
Property tax increment	48,000	7,500	0	0	55,500
Property tax increment delinquent	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Sub-total	<u>48,000</u>	<u>7,500</u>	<u>0</u>	<u>0</u>	<u>55,500</u>
MISCELLANEOUS					
Interest earnings	0	0	0	10,000	10,000
Miscellaneous revenue	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Sub-total	<u>0</u>	<u>0</u>	<u>0</u>	<u>10,000</u>	<u>10,000</u>
CONTRIBUTIONS AND TRANSFERS					
Contribution from other governments	235,000	37,000	0	0	272,000
Contribution from fund balance	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Sub-total	<u>235,000</u>	<u>37,000</u>	<u>0</u>	<u>0</u>	<u>272,000</u>
Total revenues	<u>283,000</u>	<u>44,500</u>	<u>0</u>	<u>10,000</u>	<u>337,500</u>
EXPENDITURES					
Books, subscriptions, membership	4,300	0	0	0	4,300
Public notices	1,500	0	0	0	1,500
Travel/training expense	13,000	0	0	0	13,000
Office supplies and equip	1,000	0	0	0	1,000
Prof and technical fees	174,000	50,000	0	50,000	274,000
Promotion	6,000	0	0	0	6,000
Administration	287,852	22,389	0	9,595	319,836
Downtown beautification	250,720	0	0	10,000	260,720
Revolving Loan	150,000	0	0	0	150,000
Demolition	43,000	0	0	16,000	59,000
Land, relocation & improvements	290,000	30,000	0	0	320,000
Relocation Grants	200,000	0	0	0	200,000
Housing	0	0	0	0	0
Debt Service Reserve	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total expenditures	<u>1,421,372</u>	<u>102,389</u>	<u>0</u>	<u>85,595</u>	<u>1,609,356</u>
Revenues over expenditures	<u>(1,138,372)</u>	<u>(57,889)</u>	<u>0</u>	<u>(75,595)</u>	<u>(1,271,856)</u>
Budgeted fund balance June 30, 2023	<u>128,936</u>	<u>13,105</u>	<u>(79,640)</u>	<u>279</u>	<u>62,680</u>

