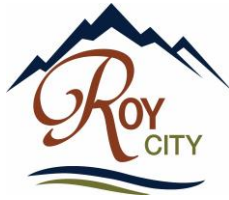


**Mayor**  
Robert Dandoy

**City Manager**  
Matt Andrews



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

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## ROY CITY RDA BOARD MEETING AGENDA

**APRIL 4, 2023 - 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. Action Items**

1. Dilly Dally's Request for Relocation Grant Funding

**C. Discussion Items**

1. Woodbury Tax Increment Financing (TIF) Request

**D. 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](mailto: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 31<sup>st</sup> day of March 2023. A copy was also posted on the Roy City Website and Utah Public Notice Website on the 31<sup>st</sup> day of March 2023.

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

**Brittany Fowers**  
City Recorder



# **Roy City RDA Agenda Worksheet**

**Roy City RDA Board Meeting Date:** 4 April 2023

**Agenda Item Number: Action Item #1**

**Subject:** Dilly Dally's Request for Relocation Grant Funding

**Prepared By:** Bob Dandoy

## **Background:**

Discussion and consideration of a request from Dilly Dally's for relocation funding.

### History

- Roy City RDA Board approved an Ordinance that would provide financial assistance to businesses located within a CRA that were impacted by a public entity or an approved redevelopment project.
- Roy City Council reviewed a Planning Commission recommendation to rezone and authorize Mixed Use development within our Downtown commercial areas commonly known today as Chapter 13 in our current Title 10 zoning ordinance.
- Dilly Dallys was within the area that was expected to be one of the first to be impacted by the zoning changes and the need to establish a CRA.
- Roy City was working to get the Chapter 13 Re-zoning approved by the City Council. One of the property owners in our downtown business district needed the proposed Chapter 13 approved in order to submit a site plan for a major development. Since Dilly Dally's was located within the property owner's land south of Harmon's, the owner was not willing to issue Dilly Dallys a long-term lease after being requested to do so.
- The property owner was expecting the City to approve the Chapter 13 Zoning changes so they could move forward in the Spring of 2021 with a new development.
- Sensing the pressure of the City and some Council members in wanting to get the zoning changed and the pressure from the property owner to start a mixed-use development, the Dilly Dally's owner felt they needed to secure a new business location 6 months before their existing lease ran-out. Not doing so would have left their business unable to have a location in the downtown business district.
- The downtown available store front space was limited so Dilly Dallys was running out of options in finding a future business location within Roy City.
- The Roy City Council was presented the Chapter 13 rezoning recommendations in Oct 2020, with hopes of immediate approval so that the property owner could begin the process needed to begin development in the Spring of 2021.
- In Oct 2020, the decision by the City Council indicated the need for more time to assess the Chapter 13 documents with a request for a survey to be conducted.
- Dilly Dally's feeling the pressure of a pending zoning change, lack of available empty storefront location, and a property owner placing limits on any long-term lease agreements, they elected to move the business to the old Planet Fitness building along 5600 South. This was 6 months before their lease agreement was up at the location south of Harmon's.

- That decision resulted in Dilly Dally's owners paying both the existing location lease payment and the new location lease payment, plus the expenses of moving, signage, and improvements.
- Finally in the early Spring of 2021 the Council approved the Chapter 13 document which further delayed the property owner from starting the development. But since they had a lease agreement with Dilly Dally's, they expected their regular monthly rent payments under the terms of the agreement.
- Roy City received and the Planning Commission approved a project development site plan for the area where the Dilly Dallys was previously located, south of Harmon's.
- In 2023 the property owner of the proposed new development has submitted a Tax Increment Funding (TIF) request to the city to help in the multimillion-dollar development cost.
- With the proposed development site plan and the TIF request, Roy City has received all requirements necessary for the RDA Board to consider Dilly Dally's request for compensation under the rescinded Relocation Grant Funding program.
- Dilly Dally's was the only business who submitted a request for compensation while the RDA Relocation Grant program was active. It was determined that the RDA Board should consider the request even though the program was discontinued on January 17, 2023.

**ATTACHED:**

1. Copy of the Dilly Dally's Relocation Grant Updated Request Letter Dated 9/15/2022.
2. Copy of the Original RDA BOARD Relocation Grant Policy

**Recommendation (Information Only or Decision):**

Decision on Dilly Dally's request for Relocation Grant funding.

**Contact Person / Phone Number:** Bob Dandoy

## ATTACHMENT 1

### Copy of the Dilly Dally's Relocation Grant Request Letter Dated 9/15/2022

#### A. PURPOSE

The Roy Redevelopment Grant program purpose is to assist businesses located within adopted and approved Community Reinvestment Areas, or Urban Renewal Project Areas who have been impacted either by an outside public entity or an approved redevelopment project with costs associated with the relocation of their business to a new location within Roy City.

#### B. TERMS & PROVISIONS

**GRANT AMOUNT:** For Federal or state funded relocation costs, the maximum amount of any grant to be used to cover relocation costs shall not exceed \$7,500. For Agency redevelopment initiated projects, where no other funds are available, the maximum amount of any grant shall not exceed \$15,000.

**PROPERTY ACQUISITION BY AGENCY:** In the event the Agency acquires property, that would result in the need to displace any person, or business the Agency shall follow the rules and obligations outline in the Utah State Relocation Act, and will provide relocation funding in the amount necessary to cover the costs necessary for the relocation, and other required costs are outlined in the Act. All payments required under this provision shall be administered in a manner which is fair and reasonable, and uniform as practicable.

#### APPROVAL OF GRANT/RELOCATION

#### FUNDING

All grant funding will be reviewed and approved by the Agency Board in a regular meeting of the Agency.

#### C. ELIGIBILITY REQUIREMENTS FOR GRANT FUNDS

For a business to qualify for any grant funds all of the following requirements shall apply:



- The affected business must be located within an adopted redevelopment project area.
- The business receiving any grant funds must relocate the business in Roy City.
- The reason for relocation is because the business has or will be impacted by a project approved for funding and development by a State or Federal agency, or the business has been impacted by a redevelopment project approved by the Roy City RDA, and no other funding or assistance has been offered to the business.
- In the event other relocation funding is available from other outside entities, the applicant shall apply for such funding, prior to applying for Agency funds.
- The business will provide to the Agency a list of all funding received from other agencies, for the payment of relocation costs, and the relocation cost items submitted to the funding agency for relocation reimbursement. RDA will not provide any additional fund for the approved and funded items, unless evidence has been submitted the cost for these services was not adequate to fund the cost.
- The business will provide a list of the relocation items not covered by any outside reimbursement, and the cost of those items.
- The business will be required to provide a bid or other evidence to support the cost requested from the Agency for reimbursement.
- The business may be required to sign an affidavit that the funds will only be used for relocation of its business.
- Business will agree to remain in Roy for a period of 3 years after its relocation, and in the event, it fails to remain in business in Roy, the Agency may at its discretion, require repayment of the funds provided by the Agency.

#### **D. APPLICATION SUBMISSION**

Interested applicants must submit the application, attached to these guidelines, for determination of eligibility, including applicant qualifications, and how the requests meet

the guidelines. The acceptance of an application does not constitute grant approval.

Once a completed application and all supporting documents have been received, staff

will review the application and prepare a recommendation for the agency Board's approval.

☐

## GRANT

### APPLICATION

Business Name Dilly Dallys Family Discount

Date

9/15/22

Business Street Address 5420 S. 1900 W. old location  
1930 W. 5600 S. City Roy

State Utah

Contact Name Shawn or Jill Bailey Phone 801-825-4459

Email Address

dillydallys@gmail.com

Please fill out a Source and Use for the entire budget amount of the business project

Amount of grant funds requested

\$ 15,000.00

Amount received from other Agencies.

\$

Amount requested from Roy RDA

\$ 65,676.08

Total Source of Funds

\$ 80,676.08

Use of Funds:



Moving costs  
\$ 1196.00  
Replacement of supplies  
\$ 0  
Marketing materials  
\$ 6797.69  
Furniture and Fixtures  
\$ 11,275.00  
Leasehold Improvements  
\$ 9867.51  
Professional fees and costs  
\$ 0

Other costs ( provide detail)  
\$ 51,539.88

6 month lease from Woodbury  
had to pay 2 leases  
because we were unable  
to get out of original lease

Total Use of Funds  
\$ 80,676.08

Address of new location in Roy  
1930 W. 5600 S. Roy, Ut.

Are you leasing or purchasing new location?  
leasing

Date of move into new location 1/2/2022

**Applicant Certification:**

I/we hereby certify that all statements in this application are true  
and complete and are made for the purpose of obtaining a

relocation grant. I/we fully understand it's a crime punishable by fine or imprisonment or both to knowingly make false statements concerning any of the above facts.

Applicant Signature Shawn A. Jill Bailey

Please attached to the application any bids, estimates or other documents you may have that support and verify the cost to relocate your business to another location within Roy City.

Application and required documents are to be submitted to:

City Manager  
Roy City Corporation  
5051 South 1900 West  
Roy City, Utah 84067  
Attention: Loan Document



## ATTACHMENT 2

### Copy of the Original RDA BOARD Relocation Grant Policy

#### **Roy City Redevelopment Agency Guidelines, Policy, and Procedures for the Relocation Grant Program**

##### **A. PURPOSE**

The Roy Redevelopment Grant program purpose is to assist businesses located within adopted and approved Community Reinvestment Areas, or Urban Renewal Project Areas who have been impacted either by an outside public entity or an approved redevelopment project with costs associated with the relocation of their business to a new location within Roy City. The creation of the Southeast and Southwest Community Reinvestment Project Areas are to be considered as redevelopment-initiated projects, for these guidelines.

##### **B. TERMS & PROVISIONS**

**GRANT AMOUNT:** For Federal or state funded relocation projects, the maximum amount of any grant to be used to cover relocation costs shall not exceed \$7,500. For Agency Redevelopment initiated projects, and no other funds are available, the maximum amount of any grant shall not exceed \$15,000.

**PROPERTY ACQUISITION BY AGENCY:** In the event the Agency acquires property, that would result in the need to displace any person, or business the Agency shall follow the rules and obligations outline in the Utah State Relocation Act and will provide relocation funding in the amount necessary to cover the costs necessary for the relocation, and other required costs are outlined in the Act. All payments required under this provision shall be administered in a manner which is fair and reasonable, and uniform as practicable.

**APPROVAL OF GRANT/RELOCATION FUNDING:** All grant funding will be reviewed and approved by the Agency Board in a regular meeting of the Agency.

##### **C. ELIGIBILITY REQUIREMENTS FOR GRANT FUNDS**

For a business to qualify for any grant funds all the following requirements shall apply:

- The affected business must be located within an adopted redevelopment project area and the costs associated with the relocation must have occurred after November 2019 when the Southeast and Southwest Community Reinvestment Project Areas were adopted.
- The business receiving any grant funds must relocate the business in Roy City.
- The reason for the relocation is because the business has or will be impacted by a project approved for funding and development by a State or Federal agency, or the business has been impacted by a redevelopment project approved by the Roy City RDA, and insufficient funds were made available to cover relocation expenses.

- In the event other relocation funding is available from other outside entities, the applicant shall apply for such funding, prior to applying for Agency funds.
- The business will provide to the Agency a detail cost item list of all funding received from other agencies associated with relocation reimbursement. RDA will not provide any additional funds unless evidence has been submitted showing that the reimbursement from other agencies was not adequate to cover the total cost.
- The business will provide a list of the additional relocation items not covered by any outside reimbursement, and the cost of those items.
- The business will be required to provide a bid or other evidence to support the relocation cost requested from the Agency for reimbursement.
- The business shall be required to sign an affidavit that the funds will only be used for relocation of its business.
- Business will agree to remain in Roy for a period of 3 years after its relocation, and in the event, it fails to remain in business in Roy, the Agency may at its discretion, require repayment of the funds provided by the Agency.

#### D. APPLICATION SUBMISSION

Interested applicants must submit the application, attached to these guidelines, for determination of eligibility, including applicant qualifications, and how the requests meet the guidelines. The acceptance of an application does not constitute grant approval.

Once a completed application and all supporting documents have been received, staff will review the application and prepare a recommendation for the agency Board's approval.

# **Roy City RDA Agenda Worksheet**

**Roy City RDA Board Meeting Date:** 4 April 2023

**Agenda Item Number:** Discussion #1

**Subject:** Woodbury Tax Increment Financing (TIF) Request

**Prepared By:** Bob Dandoy

## **Background:**

- Tax Increment Financing (TIF)
  - Tax increment financing (TIF) is a method of financing real estate development costs--i.e., to encourage developers to construct buildings or other private improvements, or to pay for public improvements, such as streets, sidewalks, sewer and water, and similar improvements.
  - TIF is a geographically targeted economic development tool. It captures the increase in property taxes resulting from new development and diverts that revenue to subsidize that development. TIF funds are generated from the difference between the value of an improved property and the frozen base value. If big improvements are made to a building in a TIF district, then that building has a higher value, and therefore pays more taxes.
  - TIF calls for local taxing bodies to make a joint investment in the development or redevelopment of an area, with the intent that any short-term gains be reinvested and leveraged so that all taxing bodies will receive larger financial gains in the future.
  - Tax increment is the primary source of revenue that redevelopment agencies can use to undertake redevelopment projects. It is based on the idea that a revitalized project area will generate more property taxes than were produced before redevelopment. When a redevelopment project area is adopted, the current assessed values of the property within the project area are designated as the base year value.
- Roy City received and the Planning Commission approved a project development site plan for the area south of the Harmon's on Woodbury property.
- Recently the property owner of the proposed new development has submitted a Tax Increment Funding (TIF) request to the city to help in the multimillion-dollar development cost.
- This agenda item is intended to generate a discussion on the current status of the Woodbury TIF request.

## **Recommendation (Information Only or Decision):**

Information Only

**Contact Person / Phone Number:** Brody Flint