

ROY CITY
Roy City RDA Board Meeting
April 4, 2023 – 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 April 4, 2023, at 5:30 p.m.

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

The following Members were in attendance:

Chairman Robert Dandoy

Board Member Jackson

Board Member Sophie Paul

Board Member Wilson

Board Member Scadden

Board Member Joe Paul

City Manager, Matt Andrews

C.E.D Director, Brody Flint

City Recorder, Brittany Fowers

City Attorney, Matt Wilson

Also present were: Kevin Homer, Glenda Moore, Leon Wilson, and Shawn Bailey.

A. Welcome & Roll Call

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

B. Action Items

1. Dilly Dally's Request for Relocation Grant Funding

Mayor Dandoy expressed he wanted to assess impacts from a State agency on a development project which laid out a financial opportunity for Dilly Dally's to meet. Mayor Dandoy explained there were set conditions, which he noted were laid out in the RDA board Member's packets. Mayor Dandoy stated they had reviewed the Planning Commission notes on these items and noted this business would be one of the first impacted by a zoning change, w thereby necessitating a CRA. Mayor Dandoy said the owner was not willing to give Dilly Dally's a long term lease until Council approved Chapter 13 ordinance changes. Mayor Dandoy noted there was significant pressure on both the Council and those involved in Dilly Dally's business to expedite this rezoning. Mayor Dandoy recalled they had initially been presented with initial changes in October of 2020, and said in October 2020 they had requested more time to look over these documents and conduct a public survey. Mayor Dandoy explained how the Dilly Dally's owners had elected to move their business to the old Planet Fitness location, which had resulted in the owners paying lease payments for both properties as well as associated fees for the cost of moving. Mayor Dandoy further explained in early Spring of 2021, Council approved the Chapter 13 document which would have delayed the development, and he added that the extra complication of COVID-19 had delayed this even further. Mayor Dandoy said the approval of Chapter 13 had extended the financial obligations Dilly Dally had to both building spaces. Mayor Dandoy said the property owner proposed a new development plan in early 2023, along with a grant request that the RDA board now needed to consider. Mayor Dandoy said the grant program was now discontinued, and Dilly Dally's had been the only business to apply for this program while they offered it.

Mayor Dandoy opened the floor for public comments.

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Shawn Bailey came forward first and gave his address as 5680 S 3600 W. Mr. Bailey said they were initially kicking and screaming when this all first started. Mr. Bailey apologized for any complications and thanked the Board. Board Member Ann Jackson praised the decision to move.

Board Member Randy Scadden joked with Mr. Bailey. Board Member Scadden said he had lots of good memories at Dilly Dally's.

Mayor Dandoy said the expenditures totaled \$80,000 and the rent cost was \$50,000. Mayor Dandoy said the max amount they could be given from the grant was \$15,000. Mayor Dandoy asked them to consider giving them more money to cover moving expenses, but stipulated the amount would not cover the lease. Board Member Jackson agreed with this. Board Member Diane Wilson said she had reservations that they met the actual grant requirements.

Board Member Scadden felt they were putting the cart before the horse, and pointed out Dilly Dally's had benefited from the move. Board Member Scadden added that this has been in the works before the TIF request was made. Mayor Dandoy said there was little both the applicant and RDA board could do to impact the TIF request.

Board Member Joe Paul said he would be open to give Mr. Bailey \$7,500, but expressed frustration at the ambiguities surrounding this now defunct grant program. Board Member Joe Paul said he guessed a former Board Member made a promise to Mr. Bailey and that is why they were faced with this problem now. Board Member Joe Paul said the City was not a bank.

Board Member Wilson expressed she would like to help them as they were not treated like "good neighbors." Board Member Wilson said this felt like an all or nothing case as to whether or not they meet the grant criteria. Board Member Wilson said she personally did not feel they met the grant criteria despite her desire to help them.

Board Member Jackson strongly encouraged the board to give Dilly Dally's the full amount for the grant, and she pointed out the money was sitting there regardless. Board Member Joe Paul said there was little to support the application given the timeline, but said he was open to giving them \$7,500 because of their relationship to the business.

BoardMember Joe Paul motioned to approve the Relocation Grant Funding request at \$7500.00, however, due to no second, the motion was denied.

BoardMember Jackson motioned to approve the Relocation Grant Funding request at the full \$15,000.00 request, however, due to no second, the motion was denied.

Mayor Dandoy asked if they should table this. Board Member Joe Paul said there have been two motions to give Dilly Dally's money which have failed. City Manager Andrews said they should motion and formally deny the request.

BoardMember Scadden motioned to deny the Relocation Grant Funding request from Dilly Dally's. BoardMember Wilson second the motion. BoardMembers Joe Paul, Scadden, Wilson, and Sophie Paul voted "Aye" and BoardMember Jackson voted "Nay". The motion carried.

C. Discussion Items

1. Woodbury Tax Increment Financing (TIF) Request

C.E.D. Director Brody Flint led this portion of the meeting. C.E.D. Director Flint said they were still finalizing details, but the total funding needed for a new mixed use development comes in between 7.5 and 8 Million. C.E.D. Director Flint said they would pay out the request over a 20 year period. C.E.D. Director Flint said there was also a reimbursement program through impact fees, as well as a State infrastructure loan which this project could apply for. C.E.D. Director Flint added there is also a sales tax plan, but they wanted to discourage this, and he noted they were still finalizing the full proposed budget and currently writing out contracts. C.E.D. Director Flint said they plan on giving a full presentation at the first RDA meeting in May and will then bring back the project for final approval. C.E.D. Director Flint added they were going through the details as best as they can.

Board Member Wilson asked when they will start on the project. C.E.D. Director Flint said it depended on how the request process works. Mayor Dandoy said UDOT reported a 10 to 12% increase in funding requests each year, and they should consider this when requesting funds. Mayor Dandoy said this will also go through City Council.

Board Member Wilson said she did not understand the issue given how much of this planning is on Woodbury's own property. Board Member Wilson said she understands people need to make sacrifices, but why should they pay an inflated price for their land.

Board Member Joe Paul said he would like to better understand the financial impact. C.E.D. Director Flint said they have projected numbers and will know more as the process continues. C.E.D. Director Flint said all of these funds will come from improvements that the project brings in. Board Member Joe Paul asked what happens if the project does not bring in money. C.E.D. Director Flint reminded the Board that this repayment will span 20 years. Mayor Dandoy reminded the Board that they are not the only body agreeing to this process.

Mayor Dandoy said the money came from future property tax requirements and these taxes will help fund affordable housing initiatives which are state requirements. Mayor Dandoy said they will have a meeting in May, and said he does not feel comfortable telling other government bodies to support projects that the RDA cannot get behind.

C.E.D. Director Flint said the school board will have a big say in this, and said the school distinct funding could make a huge difference. C.E.D. Director Flint reminded the board that they will gain a lot through property taxes alone.

Mayor Dandoy reminded the board that they are making a decision which will outlast all of their terms. Mayor Dandoy said there was a similar property in Ogden that holds 76 homes which make more money than almost all the property taxes throughout Roy City.

C.E.D. Director Flint said the proposed budget will also be split among all entities involved including the school district. C.E.D. Director Flint said they have an obligation to 18% of the costs. Mayor Dandoy said most of the property taxes goes to the school district and asked the board to consider the math. C.E.D. Director Flint said they will know more when they have an official proposed budget versus projections.

Mayor Dandoy asked what will trigger things and get this project in motion. Board Member Joe Paul said they should consider the affordable housing end of this.

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Mayor Dandoy asked everyone to look over this proposal before the May meeting as this can only move forward with RDA approval.

Board Member Joe Paul motioned to adjourn. Board Member Jackson seconded the motion. All Board Members voted “Aye”. The board adjourned at 8:43 p.m.