

ROY CITY
Roy City RDA Board Meeting
December 5th, 2023
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 December 5th, 2023, at 8:00 PM.

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

Also present: Glenda Moore, Kevin Homer

A. Welcome & Roll Call

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

B. Consent Items

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

1. Approval of the February 21 2023, June 20 2023, and October 17 2023 Roy City RDA Board Meeting Minutes

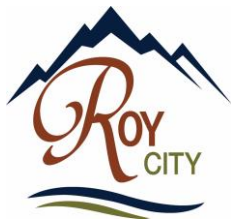
Board Member Scadden motioned to approve the minutes with changes as indicated by Mayor Dandoy. Councilmember Wilson seconded the motion. All Councilmembers voted “aye.” The motion carried.

C. Action Items

PUBLIC HEARING - AMENDED PROJECT AREA BUDGET FOR THE 1900 SOUTHEAST COMMUNITY REINVESTMENT PROJECT AREA.

1. Consideration of Resolution 23-8; A Resolution of the Roy City Redevelopment Agency adopting the amended project area budget for the 1900 Southeast Community Reinvestment Project Area.

C.E.D. Flint gave an overview of the proposed amendments to the CRA project area and shared a map of 1900 to situate the Board Members. He explained how the initial budget had been put together in 2019, so this was an update with numbers from 2023. C.E.D. Flint shared the assumptions of what the tax base currently was as well as what it would be in 20 years with the projected growth of the area. He explained why some of the numbers in the updated budget were actually a bit lower than what was stated in the 2019 budget. He also clarified the TIF did not take taxes from anyone, but rather the RDA board was going to capture any property tax growth in the area to be used for development projects within that area.



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C.E.D. Flint reported on some of the assumptions and projections of what each entity would receive over the scope of the project. He also noted that 87% of their budget would be used for redevelopment projects, which he said gave them wide latitude to help foster development in the area. He added that 10% of their budget needed to be used for affordable housing options, per a new State requirement, and said they did have some plans to comply with that. He also explained the reasons for the TIF, and stated that the RDA Board was able to assist with project proposals experiencing market-driven constraints. C.E.D. Flint also commented on projected parking requirements, and noted that they needed infrastructure like parking in order to facilitate growth. He summarized that there was a substantial need to facilitate infrastructure parking in order to make this development be the best it could be. C.E.D. Flint explained the process going forward and said the RDA board needed to formalize their budget so that it could be sent to the other agencies.

Board Member Wilson motioned to open the floor for a Public Hearing. Board Member Joe Paul seconded. All Members voted “Aye.” The Public Hearing was opened.

Kevin Homer of 5398 South 1000 West, Roy, expressed his excitement for the planned development, although expressed his disapproval of private funds being used for public entities.

Glenda Moore 2088 West 3828 South, Roy, expressed support for the project and requested that information about the RDA and CRA be added to the City website. She noted there was a section for those things on the website, although it had no information in it.

Board member Sophie Paul motioned to close the floor for Public Hearing. Board member Scadden seconded the motion. All Members voted “Aye.” The floor was closed.

Board Member Wilson clarified that the overall project had not changed; they had just needed to give it time for final approval. C.E.D Flint explained that was correct, and noted their budget and projections had changed due in part to COVID-19 as well as the School Board. C.E.D. Flint added this was a 20-year term and all of the interlocal agreements had a cap amount on development.

Board Member Joe Paul motioned to approve Resolution 23-8; A Resolution of the Roy City Redevelopment Agency adopting the amended project area budget for the 1900 Southeast Community Reinvestment Project Area. Board Member Sophie Paul seconded. A roll call vote was taken in which all Board Members voted “Aye” and the motion passed.

D. Adjournment

Motion to adjourn made by Board Member Scadden. Seconded by Board Member Joe Paul. All voted aye. Motion passed unanimously.