



ROY CITY
Roy City RDA Board Meeting
January 17, 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 January 17, 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

Also present were: Kevin Homer and Glenda Moore

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. 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 June 21, 2022, Roy City RDA Board Meeting Minutes

Board member Wilson motioned to approve the June 21, 2022, Minutes. Councilmember Scadden seconded the motion. All Councilmembers voted “aye”. The motion carried.

C. Action Items

1. Update the Economic Development Strategic Plan

Mayor Dandoy noted this plan had lost traction and asked CED Director Brody Flint about changes. CED Director Flint said he had not made many changes, and the biggest question was determining if they needed to create a new timeline or make an overall more focused plan. CED Director Flint said he felt there was value in focusing on making a list of their priorities and fine tuning details within existing guidelines.

Councilmember Wilson cautioned sometimes making things too detailed could strip them of flexibility, and asked CED Director Flint what he had in mind. CED Director Flint said he did not want to lock them totally in place, but felt some things should be done regardless of the plan like training sessions. Councilmember Joe Paul agreed and said they need to minimize fluff and get some more “meat and potatoes” in the plan.



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Mayor Dandoy said there was definitely an aesthetic component to this plan, along side areas which need more direction. Mayor Dandoy presented each RDA member with EDC Utah papers which broke down how to economically develop cities. Mayor Dandoy said this program trains government employees on how to best develop their respective cities. Mayor Dandoy felt the training environment was important and could impact multiple departments. Mayor Dandoy asked if they would be comfortable sending CED Director Flint and City Manager Andrews to one of these training sessions.

Councilmember Wilson felt this could be a good opportunity.

Mayor Dandoy said they had access to consultants who can broaden their perspective. Mayor Dandoy said the secret was knowing what you are doing. Mayor Dandoy gave the example of consulting with a development strategist on building a hotel in Roy City. Mayor Dandoy said mixed use development additions present them with the greatest issues. Mayor Dandoy said they would need to run economic analysis before making decisions like this and then create a concrete procedure.

Mayor Dandoy said they would also lose property taxes from undeveloped areas. Mayor Dandoy urged the RDA to address these issues and create a plan to help develop these areas.

Councilmember Jackson expressed frustration with developing properties in accordance with existing regulations. Mayor Dandoy reminded Councilmember Jackson that development owners were more inclined to partner versus sell their land. Mayor Dandoy said they would need to figure out how to partner. Councilmember Joe Paul suggested looking into their legal rights in acquiring land from developers who have not maintained their properties.

Mayor Dandoy said they need to think more broadly on how to get people to come to Roy City for economic development. Mayor Dandoy said they may need to work on corporate partnerships and work on unity versus condemnation. Mayor Dandoy asked if they could go with CED Director Flint's idea and focus on certain specific items first and get more information on broader issues like economic development along the way.

2. Letter to Roy Downtown Property Owners

Mayor Dandoy wanted to give full transparency to property owners and give them the option to begin a conversation with CED Director Flint. Mayor Dandoy shared a story of a property owner asking to add a mixed use development to his lot. Mayor Dandoy noted the change did not go forward and he attributed this partially to the owner not having adequate communication networks.

D. Discussion Items

1. CSRA Contract to continue to development of the Roy Downtown Plan

Mayor Dandoy announced the CSRA was just awarded a contract by Roy City. City Manager Andrews said they were working on a stationary plan. Councilmember Joe Paul noted they had already updated and changed since the plan started. Councilmember Wilson said she was concerned given the amount they have already spent on the project. Councilmember Wilson said they should also assess what they do when this is all completed. Councilmember Wilson was unsure of what more they could do with an additional \$15,000.



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Mayor Dandoy said Councilmember Wilson had good points, and he suggested getting some consulting on these investments, although he added there needed to be some connectivity to all their projects in moving forward.

2. RDA Relocation Grant and Revolving Loan Fund Programs

Mayor Dandoy acknowledged these were difficult programs to administer. He noted the successes and failures of these programs, but outright stated that City officials were not loan officers. Mayor Dandoy noted three applications took advantage of the fund and one of the grant, and he suggested shutting these programs down.

Councilmember Jackson asked if other Cities had these programs. Mayor Dandoy replied they did, although they are mostly for beautification projects.

Mayor Dandoy said the RDA board could finish proposals even if others had started them. Mayor Dandoy said this could be a way to assist those in need. Councilmember Joe Paul said this was an option and urged the RDA to do away with this program.

Councilmember Sophie Paul asked where this money would go if they did not use it. City Manager Andrews said they do not need to worry about that, since it was based off their application and loan based. Councilmember Joe Paul reiterated that they were not loan officers.

Mayor Dandoy said there was an option given by Wells Fargo to have a community team for these issues, but the Councilmembers expressed they were not in favor of this option. Mayor Dandoy elaborated Wells Fargo was working on retooling this idea and would be in touch, but it could be a few years before that happened. Mayor Dandoy said they would also work on getting these programs worked out as projects started to develop.

Councilmember Wilson asked about plans to rework the grant program, as opposed to totally getting rid of it. Councilmember Sophie Paul asked if they needed a timeline. Councilmember Joe Paul said they had dragged this along, and at this point, they owed it to themselves to move forward. Mayor Dandoy said according to the policy they cannot bring this up for discussion until they get a TIF application from property owners. Mayor Dandoy said they could also close this chapter. Mayor Dandoy recommended dissolving these specific programs and meeting again to discuss new options.

Councilmember Wilson said they would leave things where they are at if they dissolve the programs. CED Director Flint said making too many changes at once could present legal issues.

Mayor Dandoy said they could close the program down and wait for the next meeting. Mayor Dandoy said they have flexibility.

3. Draft Development of a Tax Increment Funding (TIF) Policy

Mayor Dandoy said he wanted to discuss board flexibility with TIF policy. CED Director Flint said this was about procedure when someone asks for TIF money. CED Director Flint said the consensus he got from economic advisors was not to have any policy if the policy will be too strict. CED Director Flint said they could craft a great policy that checks all the boxes, but it makes things more difficult when sorting through requests. CED Director Flint stressed the need for flexibility and board deference. CED



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Director Flint was against a check-list method and advocated for more individual discernment on each project. CED Director Flint said there were projects in the past they all hated but met all the requirements. Mayor Dandoy said these were all great points to reflect on.

Mayor Dandoy mentioned a several bills coming up regarding food sales tax, property taxes, and affordable housing issues that would be impacted by this policy. Mayor Dandoy said he was waiting for more details on those bills, but wanted to remind the RDA to keep an eye out.

Councilmember Wilson asked about the February 15th deadline. CED Director Flint said they could possibly amend the old general plan if any new things come up. Councilmember Joe Paul said they should do their best now and amend things if they come up. Mayor Dandoy reminded the RDA of the procedure. CED Director Flint asked the RDA to send him their ideas.

Board member Joe Paul motioned to adjourn. Board member Scadden seconded the motion. All Board members voted “aye”. The board adjourned at 8:17 p.m.