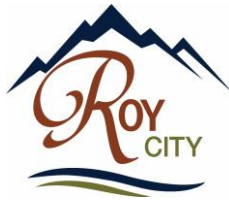


Mayor
• Robert Dandoy

City Manager
• Matt Andrews



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

ROY CITY RDA BOARD MEETING AGENDA

FEBRUARY 20, 2023 - 5:30 P.M.

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 December 5, 2023, Roy City RDA Meeting Minutes

C. Action Items

1. **Consideration of Resolution 24-1;** Adopting an Amended Project Area Plan for the City Center Redevelopment Project Area.

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 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.

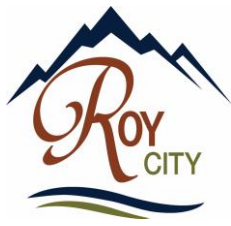
Certificate of Posting

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 15th day of February 2024. A copy was also posted on the Roy City Website and Utah Public Notice Website on this 15th day of February 2024.

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

Brittany Fowers
City Recorder





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.



ROY CITY
Roy City RDA Board Meeting
December 5th, 2023
Roy City Council Chambers
5051 South 1900 West

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.

Roy City Council and RDA Agenda Worksheet

Roy City Council and RDA Meeting Date: 2/20/2024

Agenda Item Number: Action Item #1

Subject: Resolution to Amend the City Center RDA Project Area

Prepared By: Brody Flint

Background:

In the creation of the Southeast 1900 CRA project area there were four parcels added to the project area that had previously been a part of the older City Center project area. The four parcels cannot be part of two different project areas. This resolution is to remove the four parcels from the City Center project area and amend the City Center Area Plan to continue without these four parcels so that they are part of the 1900 Southeast CRA project area. Removal of the parcels in this manner is consistent with Utah Code 17C-2-100(3)(4).

The four parcels are essentially the area on the southwest corner of 5600 South and 1900 West. (see attached map)

It will be beneficial to Roy City and the RDA for these parcels to be part of the 1900 Southeast CRA project area. Staff would recommend removing the parcels from the City Center RDA project area and allowing them to be part of the Southeast 1900 project area.

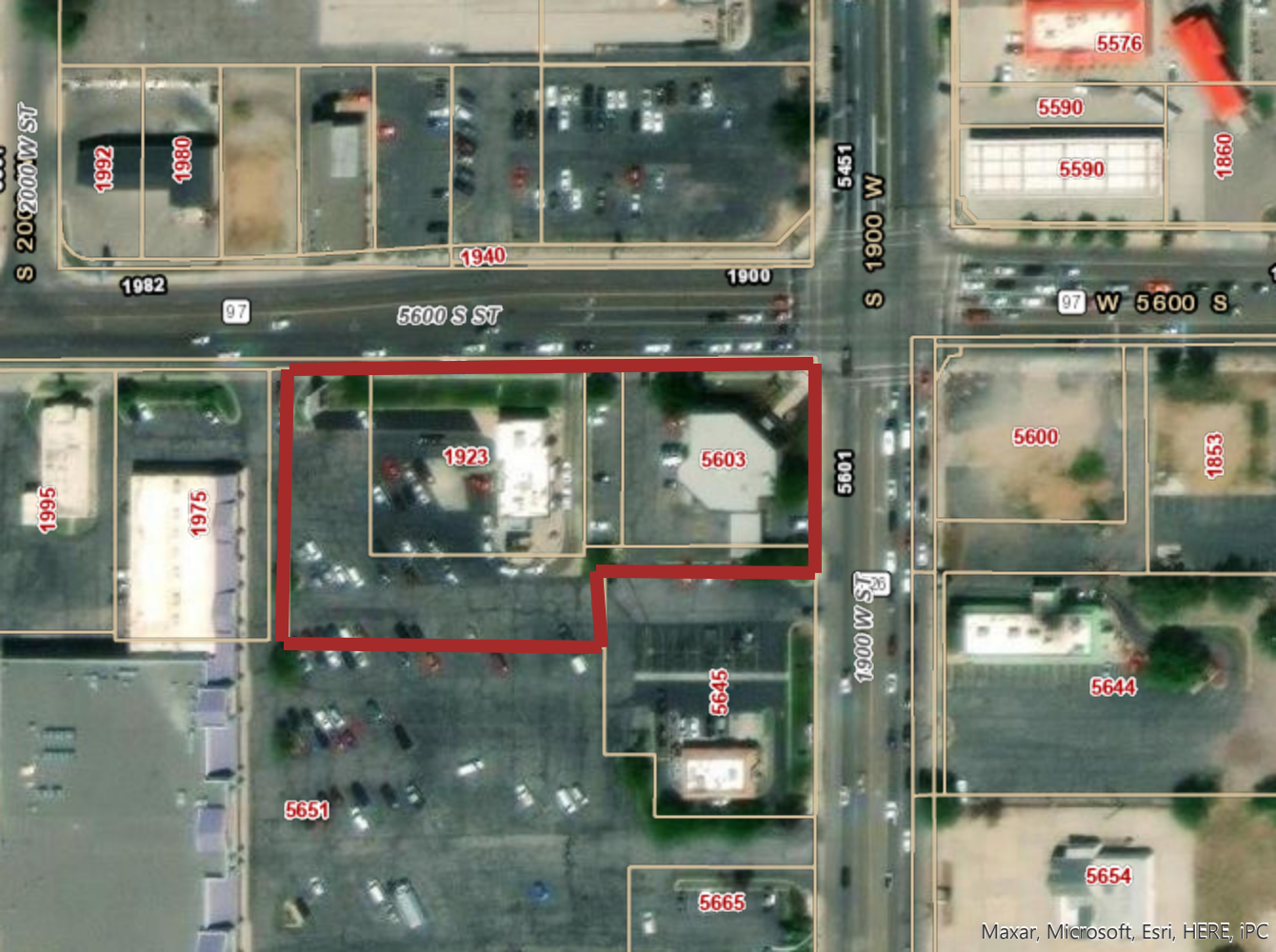
This change will be required to be made in both the RDA meeting and then ratified by the City Council.

Recommendation (Information Only or Decision):

Decision

Contact Person / Phone Number:

Brody Flint



1992

1980

1940

5576

5590

5590

1860

1982

1900

97

5600 S ST

5451

S 1900 W

97

W 5600 S

1995

1975

1923

5603

5601

5600

1853

5645

1900 W ST

5644

5651

5665

5654

RESOLUTION NO. 24-1

RESOLUTION OF THE REDEVELOPMENT AGENCY OF ROY CITY ADOPTING AN AMENDED PROJECT AREA PLAN FOR THE CITY CENTER REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of Roy City (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the Utah Code (the "Act"); and

WHEREAS, the City of Roy (the "City") has a planning commission and has adopted a general plan pursuant to applicable law; and

WHEREAS, pursuant to Section 17C-2-110 of the Act, the Agency has (a) prepared a draft Amended City Center Redevelopment Project Area Plan (the "Project Area Plan" or "Plan"), which removes four parcels within the City Center Redevelopment Project Area (the "Project Area") which the Agency has deemed as no longer necessary to the Project Area.

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

Section 1. Adoption of Project Area Plan. It has become necessary and desirable to adopt the draft Amended Project Area Plan as the official Project Area Plan for the Project Area. The draft Amended Project Area Plan, in the form attached hereto as **Exhibit B**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby designated and adopted as the official Project Area Plan for the Project Area. The Agency shall submit the Amended Project Area Plan, together with a copy of this Resolution, to the City Council of the City requesting that the Amended Project Area Plan be adopted by ordinance of the legislative body of City in accordance with the provisions of the Act.

Section 2. Boundary Description of the Project Area. The boundary description of the Project Area covered by the Project Area Plan remains the same, with four parcels being removed, which parcel list is attached hereto and incorporated herein as **Exhibit A**.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption, and pursuant to the provisions of the Act, the Amended Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the City.

IN WITNESS WHEREOF, the Governing Board of the Redevelopment Agency of Roy City has approved, passed and adopted this Resolution on this 20th day of February 2024.

Robert Dandoy, RDA Chair

ATTEST:

Brittany Fowers, RDA Secretary

EXHIBIT A – PARCELS REMOVED FROM PROJECT AREA

Parcel_ID	Owner	Acres
09-101-0005	Utah Department of Transportation	0.47
09-101-0019	Utah Department of Transportation	0.09
09-340-0003	RC Centre LC	0.55
09-340-0006	RC Centre LC	0.53
Total		1.64

EXHIBIT B – AMENDED PROJECT AREA PLAN

Amendment #1 to City Center Redevelopment Project Area

Pursuant to Utah Code Annotated (“UCA”) § 17C-2-110, the City Center Redevelopment Project Area (the “Project Area”) within Roy City (the “City”) is amended to remove the following parcels, as they are part of the Roy 1900 Southeast Community Reinvestment Area and are no longer necessary to the Project Area.

Table 1: Parcels Removed from City Center

Parcel_ID	Owner	Acres
09-101-0005	Utah Department of Transportation	0.47
09-101-0019	Utah Department of Transportation	0.09
09-340-0003	RC Centre LC	0.55
09-340-0006	RC Centre LC	0.53
Total		1.64

Except as expressly modified in this Amendment, all other sections of the Original Project Area Plan adopted in 1995 remain in full force and effect.