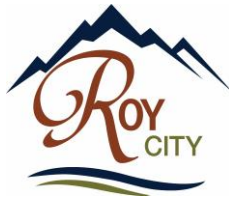


City Manager
Matt Andrews

Assistant City Manager
Brody Flint

City Recorder
Brittany Fowers



Mayor
Rober Dandoy

Council Members
Ann Jackson
Bryon Saxton
Joe Paul
Randy Scadden
Sophie Paul

ROY CITY RDA BOARD MEETING AGENDA

JUNE 18, 2024 - 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

1. February 20, 2024, Roy City RDA Meeting Minutes; March 19, 2024, Roy City RDA Meeting Minutes

C. Action Items

PUBLIC HEARING – Consider approving Fiscal Year 2025 proposed budget

- a. Consideration of Resolution 24-3; Approving Roy City RDA FY 2025 proposed budget

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.

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 14th day of June 2024. A copy was also posted on the Roy City Website and Utah Public Notice Website on this 14th day of June 2024.

Visit the Roy City Web Site @ www.royutah.org

Roy City Council Agenda Information – (801) 774-1020

Brittany Fowers
City Recorder





ROY CITY
Roy City RDA Board Meeting Minutes
February 20, 2024– 5:30 p.m.
Roy City Council
5051 S 1900 W Roy, UT 84067

Minutes of the Roy City Redevelopment Agency Board Meeting held in person in the Roy City Council Chambers and streamed on YouTube on February 20, 2024, 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 on the Roy City website.

The following members were in attendance:

Chairman Dandoy
Boardmember Jackson
Boardmember Joe Paul
Boardmember Scadden
Boardmember Saxton
Boardmember Sophie Paul

City Manager, Matt Andrews
City Attorney, Matt Wilson
City Recorder, Brittany Fowers

Excused:

Also present were:

A. Welcome & Roll Call

Chair Robert Dandoy welcomed those in attendance and noted Councilmembers Jackson, Saxton, Sophie Paul, Scadden, and Joe Paul were present.

B. Consent Items

1. Approval of December 5, 2023, Roy City RDA Meeting Minutes

Boardmember Scadden motioned to approve the consent items as listed. Boardmember Joe Paul seconded the motion, all present members voted “Aye” and the motion carried.

C. Action Items

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

Assistant City Manager Flint said this was a fairly simple housekeeping item. He said when they created the Southeast CRA project area plan, they had found four parcels that had been included which were already part of another RDA. He explained parcels could not be in more than one CRA, so they needed to amend the old RDA to remove the four parcels, which would allow them to remain in the current CRA.

Boardmember Scadden motioned to approve Resolution 24-1; Adopting an Amended Project Area Plan for the City Center Redevelopment Project Area. Boardmember Jackson seconded the motion. A roll call vote was taken, all Boardmembers voted “Aye” and the motion carried.

E. Adjournment

Redevelopment Agency Board Meeting Minutes

February 20, 2024

Page 2

Boardmember Scadden motioned to adjourn the Roy City Redevelopment Agency Meeting and return to the Roy City Council Meeting. Boardmember Sophie Paul seconded this motion. All present members voted “aye” and the Redevelopment Agency adjourned at 8:35 PM.

Robert Dandoy
Chair

Attest:

Brittany Fowers
Agency Secretary

dc:



ROY CITY
Roy City RDA Board Meeting Minutes
March 19, 2024– 5:30 p.m.
Roy City Council
5051 S 1900 W Roy, UT 84067

Minutes of the Roy City Redevelopment Agency Board Meeting held in person in the Roy City Council Chambers and streamed on YouTube on March 19, 2024, 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 on the Roy City website.

The following members were in attendance:

Chairman Dandoy
Boardmember Jackson
Boardmember Joe Paul
Boardmember Scadden
Boardmember Saxton
Boardmember Sophie Paul

City Manager, Matt Andrews
City Attorney, Matt Wilson
City Recorder, Brittany Fowers

Excused:

Also present were: Assistant City Manager, Brody Flint and Enrique DeVarona.

A. Welcome & Roll Call

Chair Robert Dandoy welcomed those in attendance and noted Boardmembers Jackson, Saxton, Sophie Paul, Scadden, and Joe Paul were present.

B. Action Items

1. **Consideration of Resolution 24-2;** A Resolution of The Roy City Redevelopment Agency Approving The 1900 Southeast Community Reinvestment Project Participation Agreement Between the Roy City Redevelopment Agency and Echelon Development, LLC.

Assistant City Manager Flint explained this item and indicated the applicant was present to answer any questions. He shared some images of the two parcels and oriented the Board to their location, noting they were located behind the Lees Schwab. He expressed his opinion this was an exciting development and thought this was a good use of a relatively small piece of land.

Assistant City Manager Flint explained the applicant was asking for, and the Staff was recommending that \$1.26 Million in TIF money from the Redevelopment Board be allocated for this project. He explained this was revenue the Board was allowed to use, but the business created. He noted the projected increase over 20 years from this project alone was \$100,000 and explained how this money would be allocated between different entities. He noted 10% of that would be invested back into the RDA Board for affordable housing projects. He reiterated this hotel was a great project and added that the Board could opt to designate additional funding beyond what was included in the TIF funds.

Boardmember Saxton asked how many floors this hotel would be and Assistant City Manager thought there were going to be four floors. Boardmember Jackson asked about a restaurant and Assistant City Manager Flint replied there would be a restaurant and ballrooms that could accommodate meetings.

Boardmember Scadden motioned to approve Resolution 24-2; A Resolution of The Roy City Redevelopment Agency Approving The 1900 Southeast Community Reinvestment Project Participation Agreement Between the Roy City Redevelopment Agency and Echelon Development, LLC. Boardmember Joe Paul seconded the motion. A roll call vote was taken, all Boardmembers voted “Aye” and the motion carried.

E. Discussion Items

1. The Warriors over the Wasatch Sponsorship

City Manager Andrews explained this was being discussed in the RDA meeting since it was a revenue-driver for the City. He explained the various sponsorship levels and the benefits for sponsorships, which was namely branding and the chance to network with other government officials. He stated the RDA Board did have the funds to participate in sponsorship if they were interested.

Boardmember Saxton asked what they had sponsored before and City Manager Andrews said this was actually the first time Roy City had done anything like this.

Chairman Dandoy solicited feedback from the Boardmembers. Boardmember Jackson asked exactly what “mingling with State officials” entailed. Boardmember Sophie Paul thought it probably depended on what level of sponsorship they wanted to pursue. Mayor Dandoy pointed out if they did not want to do it this year, they could reconsider that decision in two years. Boardmember Jackson thought they should do it in a couple years. Mayor Dandoy reminded the Board about how many people went to these events. Boardmember Sophie Paul did not think there would be a significant difference in where they were as a City in two years compared to where they were now. Boardmember Jackson agreed they could do something now. Boardmember Joe Paul also noted if they did decide to sponsor, they should commit to attending the events as well.

The Boardmembers voted to participate in sponsorship.

Boardmember Joe Paul motioned to adjourn the Roy City Redevelopment Agency Meeting. Boardmember Jackson seconded this motion. All present members voted “Aye” and the Redevelopment Agency adjourned at 9:02 p.m.

Robert Dandoy
Chair

Attest:

Brittany Fowers
Agency Secretary

dc:

RESOLUTION NO. RDA 24-3

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF ROY, UTAH
ADOPTING THE 2024-2025 FISCAL BUDGET
BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025**

WHEREAS, the Redevelopment Agency of Roy, Utah has caused an annual budget to be prepared for the Fiscal Year 2024-2025; and

WHEREAS, it is required by Section 17C-1-601.5, Utah Code Annotated, 1953, as amended, that each redevelopment agency prepare and adopt an annual budget for each fiscal year; and

WHEREAS, the Redevelopment Agency of Roy, Utah has adhered to appropriate public hearing requirements as required by law; and

WHEREAS, the Redevelopment Agency of Roy, Utah has made the annual budget available for inspection as required by law.

NOW, THEREFORE, Be It Hereby Resolved by the Board of Directors of the Redevelopment Agency of Roy, Utah that the budget for FY 2024-2025 be approved, adopted, and made part of this resolution as attached.

PASSED, APPROVED, AND ADOPTED by the Redevelopment Agency of Roy, Utah on the 18th day of June, 2024.

REDEVELOPMENT AGENCY OF ROY, UTAH

Robert Dandoy, Chairman

Attested and Recorded:

Brittany Fowers, Secretary

Agency Members Voting “Aye”

Agency Members Voting “Nay”

CERTIFICATION

I hereby certify that the foregoing is the budget adopted by the Redevelopment Agency of Roy, Utah by resolution on June 18, 2024, at a Redevelopment Agency meeting and that the same shall be in effect for the budget year commencing on July 1, 2024.

Matthew Andrews
Chief Administrative Officer

REDEVELOPMENT AGENCY **OF ROY UTAH**

Fiscal Year 2025 Budget

REDEVELOPMENT AGENCY OF ROY UTAH BUDGET
Fiscal Year Ending June 30, 2025

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**REDEVELOPMENT AGENCY OF ROY UTAH
BOARD OF DIRECTORS**



Robert Dandoy
2022-2025

Board Members



Ann Jackson
2024-2027



Joe Paul
2024-2027



Sophie Paul
2022-2025



Bryon Saxton
2024-2027



Randy Scadden
2022-2025

Administrative Personnel

Matthew D. Andrews, *Roy City Chief Administrative Officer*
Amber Kelley, *Budget Officer*

BUDGET CALENDAR

The Office of the City Manager and the Community & Economic Development Department are responsible for the development of the annual budget. As the schedule below details, the budget process began in early January. The RDA Director and staff are responsible for compiling budget figures, which are then reviewed and adjusted by the City Manager.

Date	Activity
February-March, 2024	Distribute budget request forms and instructions to Department Directors
February 29, 2024	Deadline for submitting budget requests – review and compile requests
March 21, 2024	Budget meetings with Department Directors
Ongoing	Review and revise budget requests with Department Directors for inclusion in Tentative FY 2025 Budget
May 7, 2024	Presentation of Tentative FY 2025 Budget to Mayor and City Council
June 18, 2024	Public hearing and City Council adoption of FY 2025 Budget

BUDGET MESSAGE

To the Board of Directors of the Redevelopment Agency of Roy Utah:

The Agency Administration is pleased to once again present a balanced budget for your consideration. The budget covers Fiscal Year 2025 from July 1, 2024 and ends June 30, 2025.

The total budget for the Agency is \$1,530,809 and includes using funds accumulated in prior years for projects and general redevelopment activities.

In October 2023, several taxing entities within Weber County agreed to participate in the 1900 South East Community Reinvestment Project Area. Roy City RDA adopted a participation agreement with a project and is waiting to get it off the ground. Projections are complete, but we will wait until the project is triggered for final approval of the project budget.

Revenue

The Redevelopment Agency intends to request the full amount of property tax increment available for each area, which amounts to \$55,500. Property tax increment and contributions from other government units is estimated to be equal to the prior year. Property tax increment withheld from other agencies and submitted to Roy City under the redevelopment code totals \$272,000.

Although the 1900 West District has received all increment it is due, it will continue to improve the area with the increment received.

The budget includes interest income of \$50,000 and using \$1,153,309 of fund balance reserves.

The following is a summary of revenue for the various RDA Districts:

Redevelopment Agency Funds				
	#2 Wasatch Executive Park	#3 City Centre	#4 1900 West	General
Revenue Sources:				
Property Tax Increment	\$ 48,000	\$ 7,500	\$ 0	\$ 0
Contribution from other Govts	235,000	37,000	0	0
Interest	0	0	0	50,000
Use of Fund Balance	1,052,680	62,890	0	37,739
Total Financing Sources	\$1,335,680	\$107,390	\$ 0	\$87,739

Expenditures

Because RDA Area #2 (Wasatch Executive Park) is pre-1993, use of funds can be set each year as projects become known. Much of the Agency's operating costs will be funded from this area. The remaining funds will be used to assist with land acquisition, land write-down, and the installation of on and off-site improvements.

The use of funds in RDA Area #4 was determined by the taxing entity committee upon its creation in 2002. The FY 2025 budget reflects the allocation of available tax increment as originally adopted by the committee.

The following table summarizes the budgeted expenditures of the Agency:

Redevelopment Agency Funds				
	#2 Wasatch Executive Park	#3 City Centre	#4 1900 West	General
Expenditures:				
Administration	\$ 352,160	\$ 27,390	\$ 0	\$ 11,739
Redevelopment Activities	983,520	50,000	0	76,000
Repay advance to Roy City	0	30,000	0	0
Total Financing Uses	\$1,335,680	\$107,390	\$ 0	\$87,739

A detail of expenditures for redevelopment follows this memo. With all bonded debt repaid in RDA Area #3, tax increment will be used to repay an advance from Roy City for on-sight improvements to the City Centre project area. The advance was made in the early 1990's and totaled \$550,000.

Monies received from investments and accumulated fund balance in the general redevelopment fund will be used to assist with land acquisition, land write-down, demolition, beautification, and the installation of on and off-site improvements. The budgeted expenditures are based on projections for actual amounts that will be needed during the FY2025 budget year. The prior accumulated funds collected through the Redevelopment Agency and allocated in the FY2025 budget will remain in the Fund Balance for future allocation when the need arises.

In Summary

The use of funds shown above is the best estimate of the administration based upon current and proposed redevelopment activities. Economic changes and new redevelopment opportunities could alter the specific allocations.

Respectfully submitted,



Matthew D. Andrews
Chief Administrative Officer

Revenues

Redevelopment Agency of Roy Utah FY 2025 Budget

IN THIS SECTION:

- Tax
- Miscellaneous
- Contributions and Transfers

Tab 1 – Revenues

Acct No	Acct Title	2022-23 Prior Year Actual	2023-24 Current Year Modified Budget	2024-25 Requested Budget	Adjustments To Requested Budget	2024-25 Recommended Budget	FY 2025 Budget vs. FY 2024
REDEVELOPMENT AGENCY							
TAXES							
71-31-115	PROPERTY TAXES - RDA #3	9,080.20	7,500.00	7,500.00	0.00	7,500.00	0.00
71-31-120	PROPERTY TAXES - RDA #2	41,561.67	48,000.00	48,000.00	0.00	48,000.00	0.00
Total TAXES:		50,641.87	55,500.00	55,500.00	0.00	55,500.00	0.00
MISCELLANEOUS REVENUE							
71-36-100	INTEREST EARNINGS - GENERAL	109,511.00	50,000.00	50,000.00	0.00	50,000.00	0.00
71-36-900	MISCELLANEOUS REVENUE	35,000.00	0.00	0.00	0.00	0.00	0.00
Total MISCELLANEOUS REVENUE:		144,511.00	50,000.00	50,000.00	0.00	50,000.00	0.00
CONTRIBUTIONS AND TRANSFERS							
71-38-401	CONTR FROM OTHER GOVT UN	279,614.64	235,000.00	235,000.00	0.00	235,000.00	0.00
71-38-402	CONTR FROM OTHER GOVT UN	46,265.82	37,000.00	37,000.00	0.00	37,000.00	0.00
71-38-700	CONTRIBUTION FROM FUND B	0.00	1,136,210.00	1,153,309.00	0.00	1,153,309.00	17,099.00
Total CONTRIBUTIONS AND TRANSFERS:		325,880.46	1,408,210.00	1,425,309.00	0.00	1,425,309.00	17,099.00
Total REDEVELOPMENT AGENCY:		521,033.33	1,513,710.00	1,530,809.00	0.00	1,530,809.00	17,099.00
Grand Totals:		521,033.33	1,513,710.00	1,530,809.00	0.00	1,530,809.00	17,099.00

Expenditures

Redevelopment Agency of Roy Utah FY 2025 Budget

IN THIS SECTION:

- Expenditures

Tab 2 – Expenditures

Acct No	Acct Title	2022-23 Prior Year Actual	2023-24 Current Year Modified Budget	2024-25 Requested Budget	Adjustments To Requested Budget	2024-25 Recommended Budget	FY 2025 Budget vs. FY 2024
REDEVELOPMENT AGENCY							
OPERATING EXPENDITURES							
71-40-210	BOOKS, SUBSCRIP, & MEMBERS	0.00	4,300.00	4,300.00	0.00	4,300.00	0.00
71-40-220	PUBLIC NOTICES	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
71-40-230	TRAVEL/TRAINING EXPENSE	0.00	13,000.00	13,000.00	0.00	13,000.00	0.00
71-40-240	OFFICE SUPPLIES & EQUIPMEN	0.00	1,000.00	1,000.00	0.00	1,000.00	0.00
71-40-310	PROFESSIONAL & TECHNICAL S	36,378.07	274,000.00	274,000.00	0.00	274,000.00	0.00
71-40-400	DEMOLITION	0.00	59,000.00	59,000.00	0.00	59,000.00	0.00
71-40-410	LAND RELOCATION & IMPROVE	30,000.00	320,000.00	320,000.00	0.00	320,000.00	0.00
71-40-420	RELOCATION GRANTS	0.00	200,000.00	200,000.00	0.00	200,000.00	0.00
71-40-600	PROMOTIONS	0.00	6,000.00	6,000.00	0.00	6,000.00	0.00
71-40-610	ROY CITY ADMINISTRATION FEE	319,836.00	374,190.00	391,289.00	0.00	391,289.00	17,099.00
71-40-640	DOWNTOWN BEAUTIFICATION	0.00	260,720.00	260,720.00	0.00	260,720.00	0.00
Total OPERATING EXPENDITURES:		386,214.07	1,513,710.00	1,530,809.00	0.00	1,530,809.00	17,099.00
Total REDEVELOPMENT AGENCY:		(386,214.07)	(1,513,710.00)	(1,530,809.00)	0.00	(1,530,809.00)	(17,099.00)
Grand Totals:		(386,214.07)	(1,513,710.00)	(1,530,809.00)	0.00	(1,530,809.00)	(17,099.00)

REDEVELOPMENT AGENCY OF ROY CITY
FY 2025 Budget

	RDA Area #2 #254	RDA Area #3 #272	RDA Area #4 #383	General RDA	TOTAL
Estimated Fund Balance June 30, 2024 <i>(does not include land values)</i>	<u>1,466,031</u> <i>Base Year 1997?</i>	<u>73,037</u> <i>Base Year 1989</i>	<u>546,067</u> <i>Base Year 2002</i>	<u>495,036</u>	<u>2,580,172</u>
TAXES					
Property tax increment	48,000	7,500	0	0	55,500
Property tax increment delinquent	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Sub-total	<u>48,000</u>	<u>7,500</u>	<u>0</u>	<u>0</u>	<u>55,500</u>
MISCELLANEOUS					
Interest earnings	0	0	0	50,000	50,000
Miscellaneous revenue	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Sub-total	<u>0</u>	<u>0</u>	<u>0</u>	<u>50,000</u>	<u>50,000</u>
CONTRIBUTIONS AND TRANSFERS					
Contribution from other governments	235,000	37,000	0	0	272,000
Contribution from fund balance	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Sub-total	<u>235,000</u>	<u>37,000</u>	<u>0</u>	<u>0</u>	<u>272,000</u>
Total revenues	<u>283,000</u>	<u>44,500</u>	<u>0</u>	<u>50,000</u>	<u>377,500</u>
EXPENDITURES					
Books, subscriptions, membership	4,300	0	0	0	4,300
Public notices	1,500	0	0	0	1,500
Travel/training expense	13,000	0	0	0	13,000
Office supplies and equip	1,000	0	0	0	1,000
Prof and technical fees	174,000	50,000	0	50,000	274,000
Promotion	6,000	0	0	0	6,000
Administration	352,160	27,390	0	11,739	391,289
Downtown beautification	250,720	0	0	10,000	260,720
Revolving Loan	0	0	0	0	0
Demolition	43,000	0	0	16,000	59,000
Land, relocation & improvements	290,000	30,000	0	0	320,000
Relocation Grants	200,000	0	0	0	200,000
Housing	0	0	0	0	0
Debt Service Reserve	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total expenditures	<u>1,335,680</u>	<u>107,390</u>	<u>0</u>	<u>87,739</u>	<u>1,530,809</u>
Revenues over expenditures	<u>(1,052,680)</u>	<u>(62,890)</u>	<u>0</u>	<u>(37,739)</u>	<u>(1,153,309)</u>
Budgeted fund balance June 30, 2025	<u>413,351</u>	<u>10,147</u>	<u>546,067</u>	<u>457,297</u>	<u>1,426,863</u>