



ROY CITY RDA BOARD MEETING AGENDA
JUNE 16, 2026, AT 5:30 P.M.
ROY CITY COUNCIL CHAMBERS, 5051 S 1900 W ROY, UTAH 84067

A. Welcome and Roll Call

B. Consent Items

1. June 17, 2025, Roy City RDA Meeting Minutes

C. Action Items

PUBLIC HEARING – Consider approving Fiscal Year 2027 Proposed Budget

- a. Consideration of Resolution 26-1; A Resolution of the Redevelopment Agency of Roy, Utah Adopting the 2026-2027 Fiscal Budget Beginning July 1, 2026, and Ending June 30, 2027.

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 at admin@royutah.gov at least 48 hours in advance.

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 11th day of June 2026. A copy was also posted on the Roy City website and the Utah Public Notice Website on this 11th day of June 2026.

Visit the Roy City website at www.royutah.gov
Roy City Council Agenda Information – (801) 774-1020

Brittany Fowers
City Recorder

THIS MEETING WILL BE STREAMED LIVE ON THE ROY CITY YOUTUBE CHANNEL.





ROY CITY
Roy City RDA Board Meeting Minutes
June 17, 2025– 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 June 17, 2025, 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 Scadden
Boardmember Saxton
Boardmember Sophie Paul
Boardmember Wilson

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

Excused:

Also present were: N/A

A. Welcome & Roll Call

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

B. Consent Items

1. June 18, 2024, Roy City RDA Meeting Minutes.

Boardmember Wilson asked for clarification if she should abstain from the vote as she was not a boardmember for the June 18th 2024 meeting. City Manager Andrews confirmed that would be best practice.

Mayor Dandoy asked for confirmation from City Manager Andrews that both the Wasatch Executive Park would close out in 2026, and the City Center would close out in 2027. City Manager Andrews replied they would sunset at the end of 2026 and 2027, respectively.

Boardmember Scadden motioned to approve the consent items as June 18, 2024, Roy City RDA Meeting Minutes. Boardmember Jackson seconded the motion. Boardmembers Jackson, Scadden, Saxton, and Paul voted “Aye” while Boardmember Wilson abstained from voting due to not being a Boardmember when the minutes were drafted. The motion carried.

C. Action Items

PUBLIC HEARING – Consider approving Fiscal Year 2026 proposed budget

- a. Consideration of Resolution 25-1; Approving Roy City RDA FY 2026 proposed budget.

City Manager Andrews explained this item. He presented the RDA budget and noted there were few changes from the previous year. He highlighted there were two RDAs that the City was currently collecting revenue from and stated that both were due to sunset. He explained that the 'property tax increment from other government agencies' referred to the portion that came from Weber School District and Weber County. City Manager Andrews elaborated to say that once the RDAs sunset, those taxing agencies got the revenue that was currently going to the RDA.

City Manager Andrews reported that the City Staff recommended hearing public feedback and approval of the budget.

Boardmember Scadden motioned to enter into a public hearing, Boardmember Wilson seconded the motion. All Boardmembers voted "Aye" and the body entered a public hearing.

There were no public comments.

Boardmember Scadden motioned to exit the public hearing; Boardmember Paul seconded the motion. All Boardmembers voted "Aye" and the body exited the public hearing.

Boardmember Wilson asked if there was a way to open something new once the RDAs closed out. City Manager Andrews explained the area that was due to sunset at the end of 2026 was Iomega and he said they would have to go through the process again in order to get any additional funding for that area. City Manager Andrews commented that there were reserves in the estimated fund balance, although a lot of that was tied up in the RDA.

Mayor Dandoy added that the City drew money out of the fund balance to run the administrative part of the RDA and reminded the Boardmembers to be cautious of using reserve funds. Mayor Dandoy emphasized the importance of continuing to find and attract new development projects to Roy City. He commented that the Boardmembers had more variety on the RDA Board than they did on the City Council. He said that attracting development, especially in downtown and RDAs, would help keep the RDA Board afloat. Councilmember Wilson commented about some possible business that she felt would be beneficial to have in downtown Roy City. Mayor Dandoy replied they could certainly explore options and opined that if the RDA Board did not do something soon, they would dry up.

Boardmember Scadden commented about Iomega.

Boardmember Scadden motioned to approve Resolution 25-1; A Resolution of the Redevelopment Agency of Roy, Utah Adopting the 2025-2026 Fiscal Budget Beginning July 1, 2025 and Ending June 30, 2026. Boardmember Jackson seconded the motion, a roll call vote was taken, all Boardmembers voted "Aye" and the motion carried.

D. Adjournment

Boardmember Scadden motioned to adjourn the Roy City Redevelopment Agency Meeting. Boardmember Saxton seconded this motion. All Boardmembers voted "Aye" and the Redevelopment Agency adjourned at 9:41 PM.

Robert Dandoy
Chair

Attest:

Brittany Fowers
Agency Secretary

dc:

DRAFT

RESOLUTION NO. RDA 26-1

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF ROY, UTAH
ADOPTING THE 2026-2027 FISCAL BUDGET
BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027**

WHEREAS, the Redevelopment Agency of Roy, Utah has caused an annual budget to be prepared for the Fiscal Year 2026-2027; 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 2026-2027 be approved, adopted, and made part of this resolution as attached.

PASSED, APPROVED, AND ADOPTED by the Redevelopment Agency of Roy, Utah on the 16th day of June, 2026.

REDEVELOPMENT AGENCY OF ROY, UTAH

Ann Jackson, 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 16, 2026, at a Redevelopment Agency meeting and that the same shall be in effect for the budget year commencing on July 1, 2026.

Matthew Andrews
Chief Administrative Officer

REDEVELOPMENT AGENCY **OF ROY UTAH**

Fiscal Year 2027 Budget

REDEVELOPMENT AGENCY OF ROY UTAH BUDGET
Fiscal Year Ending June 30, 2027

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

Chairman

Ann Jackson 2026-2029

Board Members

Janel Hulbert 2026-2029
Alexis Jackson 2026-2027
Bryon Saxton 2024-2027
Jason Sphar 2026-2027
Diane Wilson 2026-2029

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 February. 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, 2026	Distribute budget request forms and instructions to Department Director
February 20, 2026	Deadline for submitting budget requests – review and compile requests
March 18, 2026	Budget meeting with Department Director
Ongoing	Review and revise budget requests with Department Director for inclusion in Tentative FY 2027 Budget
June 16, 2026	Public hearing and Board of Directors adoption of FY 2027 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 2027 from July 1, 2026 and ends June 30, 2027.

The total budget for the Agency is \$1,593,819 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 \$64,500. Property tax increment withheld from other agencies and submitted to Roy City under the redevelopment code totals \$350,000.

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 \$135,000 and using \$1,044,319 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	\$ 55,000	\$ 9,500	\$ 0	\$ 0
Contribution from other Govts	300,000	50,000	0	0
Interest	0	0	0	135,000
Use of Fund Balance	477,916	49,831	289,000	227,572
Total Financing Sources	\$832,916	\$109,331	\$289,000	\$362,572

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 2027 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	\$ 377,116	\$ 29,331	\$ 0	\$ 12,572
Redevelopment Activities	455,800	50,000	289,000	350,000
Repay advance to Roy City	0	30,000	0	0
Total Financing Uses	\$832,916	\$109,331	\$289,000	\$362,572

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 FY2027 budget year. The prior accumulated funds collected through the Redevelopment Agency and allocated in the FY2027 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 2027 Budget

IN THIS SECTION:

- Tax
- Miscellaneous
- Contributions and Transfers

Tab 1 – Revenues

Acct No	Acct Title	2024-25 Prior Year Actual	2025-26 Current Year Modified Budget	2026-27 Recommended Budget	Adjustments To Recommended Budget	2026-27 Approved Budget	FY 2027 Budget vs. FY 2026
REDEVELOPMENT AGENCY							
TAXES							
71-31-115	PROPERTY TAXES - RDA #3	9,652.78	9,500.00	9,500.00	0.00	9,500.00	0.00
71-31-120	PROPERTY TAXES - RDA #2	130,790.95	55,000.00	130,000.00	0.00	130,000.00	75,000.00
Total TAXES:		140,443.73	64,500.00	139,500.00	0.00	139,500.00	75,000.00
MISCELLANEOUS REVENUE							
71-36-100	INTEREST EARNINGS - GENERA	133,948.99	135,000.00	135,000.00	0.00	135,000.00	0.00
Total MISCELLANEOUS REVENUE:		133,948.99	135,000.00	135,000.00	0.00	135,000.00	0.00
CONTRIBUTIONS AND TRANSFERS							
71-38-401	CONTR FROM OTHER GOVT UN	370,382.71	300,000.00	350,000.00	0.00	350,000.00	50,000.00
71-38-402	CONTR FROM OTHER GOVT UN	47,929.18	50,000.00	50,000.00	0.00	50,000.00	0.00
71-38-700	CONTRIBUTION FROM FUND B	0.00	1,027,949.00	929,905.00	0.00	929,905.00	(98,044.00)
Total CONTRIBUTIONS AND TRANSFERS:		418,311.89	1,377,949.00	1,329,905.00	0.00	1,329,905.00	(48,044.00)
Total REDEVELOPMENT AGENCY:		692,704.61	1,577,449.00	1,604,405.00	0.00	1,604,405.00	26,956.00

Expenditures

Redevelopment Agency of Roy Utah FY 2027 Budget

IN THIS SECTION:

- Expenditures

Tab 2 – Expenditures

Acct No	Acct Title	2024-25 Prior Year Actual	2025-26 Current Year Modified Budget	2026-27 Recommended Budget	Adjustments To Recommended Budget	2026-27 Approved Budget	FY 2027 Budget vs. FY 2026
REDEVELOPMENT AGENCY							
OPERATING EXPENDITURES							
71-40-210	BOOKS, SUBSCRIP, & MEMBER	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	15,000.00	15,000.00	0.00	15,000.00	0.00
71-40-240	OFFICE SUPPLIES & EQUIPMEN	0.00	5,000.00	5,000.00	0.00	5,000.00	0.00
71-40-310	PROFESSIONAL & TECHNICAL S	8,775.00	274,000.00	274,000.00	0.00	274,000.00	0.00
71-40-400	DEMOLITION	0.00	189,000.00	189,000.00	0.00	189,000.00	0.00
71-40-410	LAND RELOCATION & IMPROVE	30,000.00	420,000.00	420,000.00	0.00	420,000.00	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 FE	391,289.00	402,649.00	429,605.00	0.00	429,605.00	26,956.00
71-40-640	DOWNTOWN BEAUTIFICATION	0.00	260,000.00	260,000.00	0.00	260,000.00	0.00
Total OPERATING EXPENDITURES:		430,064.00	1,577,449.00	1,604,405.00	0.00	1,604,405.00	26,956.00
Total REDEVELOPMENT AGENCY:		430,064.00	1,577,449.00	1,604,405.00	0.00	1,604,405.00	26,956.00

REDEVELOPMENT AGENCY OF ROY CITY
FY 2027 Budget

	RDA Area #2 #254	RDA Area #3 #272	RDA Area #4 #383	General RDA	TOTAL
Estimated Fund Balance June 30, 2026	<u>1,595,185</u> <i>Base Year 1997?</i>	<u>65,858</u> <i>Base Year 1989</i>	<u>546,067</u> <i>Base Year 2002</i>	<u>744,929</u>	<u>2,952,039</u>
TAXES					
Property tax increment	55,000	9,500	0	0	64,500
Property tax increment delinquent	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Sub-total	<u>55,000</u>	<u>9,500</u>	<u>0</u>	<u>0</u>	<u>64,500</u>
MISCELLANEOUS					
Interest earnings	0	0	0	135,000	135,000
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>135,000</u>	<u>135,000</u>
CONTRIBUTIONS AND TRANSFERS					
Contribution from other governments	300,000	50,000	0	0	350,000
Contribution from fund balance	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Sub-total	<u>300,000</u>	<u>50,000</u>	<u>0</u>	<u>0</u>	<u>350,000</u>
Total revenues	<u>355,000</u>	<u>59,500</u>	<u>0</u>	<u>135,000</u>	<u>549,500</u>
EXPENDITURES					
Books, subscriptions, membership	4,300	0	0	0	4,300
Public notices	1,500	0	0	0	1,500
Travel/training expense	15,000	0	0	0	15,000
Office supplies and equip	5,000	0	0	0	5,000
Prof and technical fees	174,000	50,000	0	50,000	274,000
Demolition	0	0	39,000	150,000	189,000
Land, relocation & improvements	250,000	30,000	0	140,000	420,000
Relocation Grants	0	0	0	0	0
Promotion	6,000	0	0	0	6,000
Administration	386,643	30,072	0	12,889	429,605
Downtown beautification	0	0	250,000	10,000	260,000
Total expenditures	<u>842,443</u>	<u>110,072</u>	<u>289,000</u>	<u>362,889</u>	<u>1,604,405</u>
Revenues over expenditures	<u>(487,443)</u>	<u>(50,572)</u>	<u>(289,000)</u>	<u>(227,889)</u>	<u>(1,054,905)</u>
Budgeted fund balance June 30, 2027	<u>1,107,742</u>	<u>15,286</u>	<u>257,067</u>	<u>517,040</u>	<u>1,897,134</u>