



ROY CITY
Roy City Redevelopment Agency Meeting Minutes
March 15, 2022 – 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 March 15, 2022, at 8:03 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 posted.

The following members were in attendance:

Chairman Robert Dandoy
Board member Jackson
Board member Sophie Paul
Board member Scadden
Board member Wilson
Board member Joe Paul

Assistant City Attorney, Brody Flint

Also present were City Manager Matt Andrews; City Recorder Brittany Fowers; Randy Sant;

A. Welcome & Roll Call

Chairman Dandoy welcomed those in attendance and noted Boardmembers Sophie Paul, Jackson, Scadden, Wilson, 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 January 18, 2022, Board Meeting Minutes

Boardmember Scadden motioned to approve the January 18, 2022, board meeting minutes. Boardmember Jackson seconded the motion. All Boardmembers voted “Aye.” The motion carried.

C. Discussion Items

1. Review and recommendation on the project area boundaries for the frontrunner community reinvestment project area.

Mr. Randy Sant led this portion of the meeting. He explained that the boundary refers to the UTA Frontrunner Station Community Reinvestment area. He said they had discussed the size of the area, and said they needed to decide soon. He stressed that one of the requirements is a thirty-day notice along with a public hearing. He said they should only include the UTA portion of this map to the economic development community. Mr. Sant added that they recommend the project area stay as is. He then went on to list some advantages and disadvantages of keeping the project as is. He emphasized the biggest advantage was opportunity for other developments in the area which could lead to tax increments; he added these tax increments could assist the City further. With that said, he noted they still had to go through all the tax agencies and gain approval for project participation. He stressed that they cannot move forward without this approval which is contingent on a fifty percent participation. He added that the main purpose of this area would be residential. Next, he noted that, before giving any tax incentive to any developer, the redevelopment board must approve it. He said this could also clash with City approval procedures. Mr. Sant stressed the need for approval before any action could be done.



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Chair Dandoy asked if anyone on the board had any questions. Boardmember Wilson presented her concerns over having a large area. She noted that this is a large development of open land and was worried how these tax changes could affect tax funds for local schools. She did not think incentivizing developers was necessary because of the snowball effect it could have on local tax structures. She added that, given how large this land was, she did not think the taxes were being allocated appropriately as the entirety of the land is not being used.

Chair Dandoy clarified that private property would be taken out of the conversation. Boardmember Jackson agreed. Chair Dandoy said this map was a proposal and they could change the map to only reflect the UTA areas which would change the tax incentives.

Boardmember Wilson asked if they could renegotiate percentages which included caps. Mr. Sant said yes, and they could include caps which will not be affected by tax amenities. Chair Dandoy asked Mr. Sant to elaborate on where the tax amenities are. He said that the gains were the biggest thing they needed to keep their eyes on. Mr. Sant said tax rolls are equalized on January 1st of every year and this does not affect tax amenities. He said if the UTA land develops, it would take on a new tax policy with the RDA collecting taxes from growth based on their previous agreements. He said other land would only see tax money when specific types of growth occur. He stressed that tax increments only apply to property taxes and keep going until the cap is met.

Chair Dandoy said that the tax benefits go to some future projects as well though much of it will go to advance the development. Mr. Sant took this time to stress that this is where approval will be important as the County could say yes, but the City could say no. For this reason, it was important to go to every tax agency first. He added that they do not touch what is already there. Boardmember Wilson asked why they need to incentivize people who are already incentivized. Mr. Sant said much of this is because they do not know the process, and they must demonstrate need. Moreover, he said they could incentivize developers by adding other caveats like pushing for affordable housing.

Chair Dandoy said they needed to define if they wanted to scale back the map as is or be more specific about which area denotes what. Mr. Sant said that whatever they collect and map will determine the scope they have to go through. He added that if more than 40 percent of property owners protest at the public hearing, they must have a public vote on it. He said if 60 percent of owners protest, they cannot move forward with the project. He said many developers do this, and anyone can make a public comment. Mayor Dandoy emphasized that the board gets control over what this map looks like. Mr. Sant said they must decide so he can get notices out.

The process of contacting property owners was clarified. Mayor Dandoy reminded the body that this is a discussion item and not strictly a voting item. Boardmember Wilson said they should leave this as is and push for property owners to come forward if they have issues. Mr. Sant said they would move forward and have a public hearing in May.

2. Status of Woodbury Pad within the Marketplace Development located at approximately 1875 W 5300 S.

Mr. Sant said that if Woodbury Pad does not have a tax producing development by the end of the year, they owe \$35,000 plus interest with interest based on the state treasury pool. He said they had proposed two businesses: one being a soda shop and the other being some kind of restaurant. One of the tenants had submitted notice. He stressed they are actively pushing for the development, but if they do not have a tenant by July, they will likely ask them for the money back.



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A comment was made that the City would still have to seek approval to fill that spot, and they should not ask for an extension. There was subsequent discussion relating to the relationship the City has with tenants of the development. Ms. Wilson asked to clarify the agreement. Mr. Sant said they must have a sales tax producing source of revenue in the space.

3. Review of 1st quarter strategic plan, goals, and objectives.

Mr. Sant said there were some goals that needed to be accomplished by the end of the quarter in two weeks. He said this check-in is to keep the Board accountable. He said the general plan looks fine, but they need to continue and follow through in the second quarter. Mr. Sant noted they had started property inventory and were meeting with point people. He added they are sending out surveys on City performance though must figure out how to do this without the advisory board. Mr. Sant noted this is more for information spreading, and they need to figure out who is going to the quarterly conference.

Boardmember Paul motioned to adjourn. Boardmember Scadden seconded the motion. All Boardmembers voted “Aye.” The board adjourned at 8:48 p.m.