

Mayor
• Robert Dandoy

City Manager
• Matt Andrews



Council Members
• Jan Burrell
• Joe Paul
• Bryon Saxton
• Ann Jackson
• Diane Wilson

ROY CITY RDA BOARD MEETING AGENDA

MAY 18, 2021- 5:30 PM

ROY CITY COUNCIL CHAMBERS – 5051 SOUTH 1900 WEST

This meeting will be streamed live on the Roy City YouTube channel. <https://www.youtube.com/channel/UC6zdmDzxdOSW6veb2XpzCNA>

A. Welcome and Roll Call

B. Consent Items

- a. Approval of the April 6, 2021 and May 4, 2021 Roy City RDA meeting minutes

C. Action Items

- a. Resolution 21-4 Adopting a policy for the granting of Agency funds to assist with relocation costs

D. Adjourn

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 May, 2021. A copy was also provided to the Standard Examiner and posted on the Roy City Website and Utah Public Notice Website on the 14th day of May, 2021.





ROY CITY
Roy City RDA Meeting Minutes
April 6, 2021 – 6:00 p.m.
Roy City Council Chambers
5051 South 1900 West

Minutes of the Roy City Council Meeting held in the City Council Chambers of the Roy City Municipal Building on April 6, 2021 at 6:00 p.m. The meeting didn't start until 6:30 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 posted.

The following members were in attendance:

Chairman Robert Dandoy
Boardmember Burrell
Boardmember Paul
Boardmember Saxton
Boardmember Wilson
Boardmember Jackson

City Manager, Matt Andrews
City Attorney, Andy Blackburn

Also present were: Management Services Director, Camille Cook; City Recorder, Morgan Langholf

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Boardmember Burrell, Jackson, Paul, Saxton, and Wilson were all present. He read the determination of an electronic meeting due to the COVID-19 virus.

B. Consent Items

1. Approval of the March 2, 2021 Redevelopment Agency Meeting Minutes

Boardmember Wilson motioned to approve the meeting minutes. Boardmember Jackson seconded the motion. All members voted “aye”. The motion carried.

C. Discussion Items

- a. Review resolution establishing a policy for the sale of RDA owned property.

Randy Sant presented the proposed policy for the sale of RDA owned property. He stated there might potentially be excess property available from the 5600 South interchange and 1900 West project so a policy for the sale of property needed to be established. The redevelopment statute gave authority to acquire property, but this policy dealt with several issues, including:

1. Any purchase of property had to be approved by the board by an agreement.
2. Clarification of the right to sell or donate real property acquired to any government entity.
3. Outline 2 processes to acquire property.
4. Establishes that property would be sold at fair market value determined by a qualified appraiser, with the provision that it could be sold under market value if certain qualifications were met.

It is proposed that this be approved by resolution.

Boardmember Wilson asked what would motivate the RDA to purchase land rather than the City. Mr. Sant replied that there wasn't anything stopping the City from buying property. The reason the RDA would be

interested in buying property was that this particular property was in the redevelopment property area and the redevelopment statute gave them better opportunities on prices that would be paid so they could get better prices than the City.

- b. Review a policy for purchasing property by the RDA.

This policy was not ready for review.

- c. Review of Guidelines for a grant program

Randy Sant reviewed the proposed guidelines for a grant program. The only opportunity for grant funds would occur within an existing or future redevelopment project area. The two situations where the RDA would consider granting funds would be if an outside agency was going to implement a project within a redevelopment project area for relocation costs. Another situation would be if the RDA approved a project within the development project area that affected existed businesses that were not receiving funding from the property owner or the developer. Funds would only be granted up to \$7500, unless it was because of an RDA approved project, then the amount could be up the \$15,000. Eligibility requirements were outlined in the guidelines. There was discussion about what would happen if an owner of a business that received a grant died or went bankrupt.

- d. Review of amendments to the RDA By-laws

Randy Sant presented the proposed amendments to the RDA By-laws. There were bylaws that were adopted in 2005 but the redevelopment code had changed over the years and the bylaws needed to be brought up to date to the new statute. The proposed amendments were regarding roles of the RDA and meetings. There was discussion about the proposed amendments.

Mayor Dandoy commented on the grant program and said that there would need to be a budget adjustment for that to take place. There was discussion about budget adjustment requirements.

- e. Review RDA incentive policy

Randy Sant presented this RDA incentive policy. Details of what constituted giving incentives and how the amount would be decided needed to be determined. This policy would be a tax increment financing policy. Guidelines considered for incentives was outlined in the policy as well and were discussed. There must be an incentive to the City and there must be agreements with transparency. The application process would be much more detailed. There was discussion about what would happen in the even if a business that received an incentive went out of business.

Boardmember Wilson asked what defined a good community partner. Mr. Sant recommended that there would be things put into the application that defined this and would be individually negotiated and determined on a case by case basis.

- f. Possible establishment of Point of Contact (POC) to work issues between residents, property owners, and business owners associated with proposed UDOT changes with 5600 South.

Mayor Dandoy presented this discussion. Many residents would be affected by the proposed project at I-15 and 1600 South. It was suggested that there be a point of contact for residents and businesses affected by this project to reach out to. Boardmember Wilson thought it would be a good idea and it would be consistent to send residents to one POC for issues. City Manager Matt Andrews volunteered to be that

point of contact because he would be heavily involved with the project. All agreed that the City Manager should be the POC.

D. Approval Items

1. Proposed loan for the “Bugs Off Car Wash” located at 1885 W 4400 S- Brenda Nelson proprietor

Randy Sant proposed this new loan for the “bugs off car wash.” There were no mortgages or liens on this so the collateral would be the car wash itself and the City would have first lien. The property alone was worth \$262,000. The loan was to do repairs to the building and update the equipment which would cost \$69,000. Ms. Nelson was requesting a \$30,000 loan and the remaining would be equity that came out of her personal savings account. The application met all the criteria, and the project was financially feasible. Staff recommendation was to fund the loan.

Boardmember Paul motioned to approve this loan. Boardmember Jackson seconded the motion. A roll call vote was taken, all board members voted “aye.” The motion carried.

E. Adjournment

Boardmember Jackson Motioned to Adjourn the City Council meeting at 7:41 p.m. Boardmember Burrell seconded the motion. All Boardmembers voted “aye.” The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholf
City Recorder

dc:

RDA RESOLUTION NO. 21-4

RESOLUTION OF THE REDEVELOPMENT AGENCY OF ROY CITY ADOPTING THE GUIDELINES, POLICY, AND PROCEDURES FOR THE RELOCATION GRANT PROGRAM

WHEREAS, the Redevelopment Agency of Roy City (the “Agency”) was created to transact the business and exercise the powers provided in the Utah Community Reinvestment Agency act; and

WHEREAS, the Community Reinvestment Agency Act grants the Agency powers to use funds to provide for project area development within project area boundaries; and

WHEREAS, the Agency desires to create a grant program to assist affected business located within the created project areas in the event there is a project approved by the Agency or an event from a State or Federal agency that would require the business to relocate, and no other relocation funding is available.

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

1. The guidelines, policy, and application attached to this resolution are approved as the official guidelines, policy and procedures for the grant program
2. The Agency staff and its consultant are authorized to accept applications from qualified businesses, for the grant of funds in accordance with the guidelines.
3. The funding for the grant program will be authorized by the Agency either through the approval of the Agency annual budget, or an approved amendment to any existing budget, after a required public hearing.

Chair, Redevelopment Agency of
Roy City

Attest

Roy City Redevelopment Agency Guidelines, Policy, and Procedures for the Relocation Grant Program

A. PURPOSE

The Roy Redevelopment Grant program purpose is to assist businesses located within adopted and approved Community Reinvestment Areas, or Urban Renewal Project Areas who have been impacted either by an outside public entity or an approved redevelopment project with costs associated with the relocation of their business to a new location within Roy City. The creation of the Southeast and Southwest Community Reinvestment Project Areas are to be considered as redevelopment initiated projects, for these guidelines.

B. TERMS & PROVISIONS

GRANT AMOUNT: For Federal or state funded relocation projects, the maximum amount of any grant to be used to cover relocation costs shall not exceed \$7,500. For Agency Redevelopment initiated projects, and no other funds are available, the maximum amount of any grant shall not exceed \$15,000.

PROPERTY ACQUISITION BY AGENCY: In the event the Agency acquires property, that would result in the need to displace any person, or business the Agency shall follow the rules and obligations outline in the Utah State Relocation Act and will provide relocation funding in the amount necessary to cover the costs necessary for the relocation, and other required costs are outlined in the Act. All payments required under this provision shall be administered in a manner which is fair and reasonable, and uniform as practicable.

APPROVAL OF GRANT/RELOCATION FUNDING: All grant funding will be reviewed and approved by the Agency Board in a regular meeting of the Agency.

C. ELIGIBILITY REQUIREMENTS FOR GRANT FUNDS

For a business to qualify for any grant funds all the following requirements shall apply:

- The affected business must be located within an adopted redevelopment project area and the costs associated with the relocation must have occurred after November 2019 when the Southeast and Southwest Community Reinvestment Project Areas were adopted.
- The business receiving any grant funds must relocate the business in Roy City.
- The reason for the relocation is because the business has or will be impacted by a project approved for funding and development by a State or Federal agency, or the business has been impacted by a redevelopment project approved by the Roy City RDA, and insufficient funds were made available to cover relocation expenses.
- In the event other relocation funding is available from other outside entities, the applicant shall apply for such funding, prior to applying for Agency funds.
- The business will provide to the Agency a detail cost item list of all funding received from other agencies associated with relocation reimbursement. RDA will not provide any additional funds unless evidence has been submitted showing that the reimbursement from other agencies was not adequate to cover the total cost.
- The business will provide a list of the additional relocation items not covered by any outside reimbursement, and the cost of those items.

- The business will be required to provide a bid or other evidence to support the relocation cost requested from the Agency for reimbursement.
- The business shall be required to sign an affidavit that the funds will only be used for relocation of its business.
- Business will agree to remain in Roy for a period of 3 years after its relocation, and in the event, it fails to remain in business in Roy, the Agency may at its discretion, require repayment of the funds provided by the Agency.

D. APPLICATION SUBMISSION

Interested applicants must submit the application, attached to these guidelines, for determination of eligibility, including applicant qualifications, and how the requests meet the guidelines. The acceptance of an application does not constitute grant approval.

Once a completed application and all supporting documents have been received, staff will review the application and prepare a recommendation for the agency Board's approval.