

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- AMENDED

AUGUST 17, 2021- 6:00 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 June 15, 2021 Roy City RDA meeting minutes

C. Discussion Items

- a. Economic Strategic Plan and Goals
- b. Review of the Roy City Redevelopment Agency Guidelines, Policy, and Procedures for the Relocation Grant Program

D. Action Items

- i. Review of Dilly Dally's \$15,000 grant application
- ii. Review of a \$30,000 loan application for Ridgeline Realty

E. 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 16th day of August, 2021. A copy was also provided to the Standard Examiner and posted on the Roy City Website and Utah Public Notice Website on the 16th day of August, 2021.





ROY CITY
Roy City Council Meeting Agenda
June 15, 2021 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 June 15, 2021 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 posted.

The following members were in attendance:

Chairman Robert Dandoy
Board member Burrell
Board member Paul
Board member Saxton
Board member Jackson
Board member Wilson

City Manager, Matt Andrews
City Attorney, Andy Blackburn

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

A. Welcome & Roll Call

Chairman Dandoy welcomed those in attendance and noted Board members Burrell, Paul, Saxton, Wilson and Jackson 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 May 4, 2021 and May 18, 2021 Roy City RDA meeting minutes

Board member Jackson motioned to approve the May 4, 2021, and May 18, 2021, Roy City RDA meeting minutes with the notated amendments. Councilmember Saxton seconded the motion. All Councilmembers voted “Aye.” The motion carried.

A. Action Items

- a. **PUBLIC HEARING-** Consideration of FY 2022 RDA Budget
 - i. Resolution 21-5- Adopting FY 2022 Redevelopment Agency Budget

Management Services Director Camille Cook led this portion of the meeting. She noted the purpose of this was to facilitate redevelopment in designated communities and to distribute the third round of the budget in order to assist with economic development. She stated that agency encourages private and public investment in areas previously underutilized. This funding comes from tax funding within the county. The taxing entity committee also votes to approve the project and forgoes the property tax revenue for the area for a certain period of time. Ms. Cook noted the proposed budget was 1,487,190 dollars which differs from the original proposal. She made clear this included 150,000 for revolving loan funding and 200,000 dollars in grants for relocation grants. The budget was also adjusted for beautification projects, signs, and to change the title of agency director to chief administrative officer. She recommended public comment and consideration of approval.



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Boardmember Paul motioned to go into a public hearing regarding the FY 2022 RDA budget. Boardmember Saxton seconded the motion. All Boardmembers voted “Aye.” The motion carried.

No comments were made at this time.

Boardmember Paul motioned we close the public hearing. Boardmember Jackson seconded the motion. All members voted “Aye.” The motion carried.

Boardmember Paul motioned to approve the FY 2022 RDA Budget. Boardmember Saxton seconded the motion. A roll call vote was taken. All members voted “Aye.” The motion carried.

There was a brief discussion regarding grant applications and the process of awarding funds.

Boardmember Burrell motioned to adjourn. Board member Saxton seconded the motion. All Board members voted “Aye.” The board adjourned at 8:30 p.m.

**Whitepaper on the
Roy City Redevelopment Agency Guidelines, Policy, and Procedures for the
Relocation Grant Program
17 Aug 2021**

ISSUE:

Reviewing the RDA Resolution 20-4 (attachment 1) and the Roy City Redevelopment Agency Guidelines, Policy, and Procedures for the Relocation Grant Program (attachment 2) there is a strong possibility the final language approved by the RDA Board on May 18, 2021, allows any business located in a Roy Community Reinvestment Area (CRA) to be eligible to apply for RDA grant funding regardless of any economic development improvement coming to those CRAs. It was never the intent of the grant program to simply give businesses relocation funds because they decided to move somewhere else in Roy City.

BACKGROUND:

- The intent of the Roy City Relocation Grant program was to assist businesses impacted by Federal, State, and/or City redevelopment projects.
- The Community Reinvestment Area (CRA) is a municipality economic development tool governed under Utah State law, Title 17C Limited Purpose Local Government Entities – Community Reinvestment Agency Act. This tool is administered by the City to provide tax incentives for renovation of existing properties or construction of new buildings. The development or redevelopment of these project properties within the City is intended, in the long run, to increase tax revenues back to the community and stimulate economic growth.
- In the May 4, 2021, RDA Board meeting a draft grant policy was submitted for members comments, corrections, and recommendations. During that meeting the Board members recommended and approve to “Table” the proposal policy in order for changes to be made and then resubmit back for consideration.
- In the May 18, 2021, RDA Board meeting Resolution 21-4 adopting a policy for the granting of Agency funds to assist in relocation costs was approved by the RDA Board.
- The draft Roy City Redevelopment Agency Guidelines, Policy, and Procedures for the Relocation Grant Program document found in attachment 3, was the one under review prior to the May 18 2021, RDA Board meeting.

DISCUSSION:

- The wording in the last sentence of the PURPOSE statement states: “The creation of the Southeast and Southwest Community Reinvestment Project areas to be considered as redevelopment-initiated projects, for these guidelines” (see attachment 2 highlighted).

- Now couple that statement with the ELIGIBILITY REQUIREMENTS FOR GRANT FUNDS statement: “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....”. (see attachment 2 highlighted)
- Clearly the PURPOSE statement indicates that the two (2) CRAs, Southeast and Southwest Reinvestment Project areas, are considered projects approved by the RDA Board for the purposes of these guidelines. Because they are approved projects, they meet the eligibility requirements for the grant funds because the policy states the “business has or will be impacted by a project” or “the business has been impacted by a redevelopment project approved by the Roy City RDA”. The two CRAs were approved in November 2019 and under this policy considered projects, therefore one can conclude any business that is willing to move from either of those existing CRAs are eligible to apply.
- CRAs are not projects they are economic development tools to provide incentives to help stimulate economic growth. Project Development is the systematic use of resources, knowledge, and practices to design and implement a given project and meet its goals and objectives under specific requirements.
- At this point NO project developments within the two existing CRA’s has been approved, yet the language within the policy indicates the creation of the CRA’s are themselves development projects. This is wrong and must be corrected. It was never the intent of the grant program to simply give businesses relocation funding because they decided to move somewhere else in Roy City, but rather help off-set expenses when a federal, state, or city approved project development was involve within the CRA’s.
- When Roy City does receive a project development proposal within either of the two existing CRA’s, then the RDA Board should entertain any business application that meets the eligibility requirements of the policy.
- The only difference between the policy document (see attachment 3) that was being considered prior to the May 18 2021, RDA approval of Resolution 21-4 and the one that was finally submitted to the Board for approval, was the wording added in the last sentence of the PURPOSE statement.

RECOMMENDATION:

Remove the wording: “The creation of the Southeast and Southwest Community Reinvestment Project Areas are to be considered as redevelopment-initiated projects, for these guidelines” from the PURPOSE paragraph in the existing Roy City Redevelopment Agency Guidelines, Policy, and Procedures for the Relocation Grant Program.

(Attachment 1)

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

(Attachment 2)

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.

(Attachment 3)

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

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