



ROY CITY
Roy City Council Work Session
January 19, 2021 – 4:30 p.m.
Roy City Council Chambers
5051 South 1900 West

Minutes of the Roy City Council Work Session held via ZOOM on January 19, 2021 at 4:30 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:

Mayor Robert Dandoy
Councilmember Jan Burrell
Councilmember Joe Paul
Councilmember Byron Saxton
Councilmember Diane Wilson
Councilmember Ann Jackson

City Manager, Matt Andrews
City Attorney, Andy Blackburn
City Planner, Steve Parkinson

Also present were: City Recorder, Morgan Langholf; Fire Chief, Craig Golden; Randy Sant,

A. Welcome & Roll Call

Mayor Dandoy welcomed those in attendance and noted Councilmembers Burrell, Paul, Saxton, Jackson, and Wilson were present.

There were 437 active cases of COVID in Roy as of January 15.

Mayor Dandoy read the electronic meeting statement about lack of anchor location.

B. Discussion

1. Proposed Mixed Use in Downtown District

City Planner Steve Parkinson opened the meeting for discussion about the statement for the proposed mixed use in the downtown district. The wording about stimulating City economy and revenue by attracting and incentivizing was brought up. It was suggested that the language be changed to “new and current businesses” in order to support current businesses and their redevelopment. Riverdale was incentivizing businesses to get them into their city and so Roy needed to do something to compete because they were losing to Riverdale.

Councilmember Jan Burrell asked how the incentive program worked. Randy Sant said the incentives would be the tax income and financing and were available to most kinds of businesses. They had discussed an incentive policy that they would bring back to the board, which would be the monetary portion of it. However, there could be other incentives they could look into such as reimbursement of impact fees by a third party or zoning considerations. An economic benefit analysis would be done to determine if businesses were eligible for incentives. Mayor Dandoy explained that when businesses partnered with the city it would give them more power to make decisions.

Councilmember Jan Burrell commented that when incentives had been offered in the past, particularly with big box companies, they had stayed the duration of the incentives and then bailed. Mr. Sant replied that for the Albertson’s project they had a tax participation agreement that required a certain assessed value within the project in order to get the taxes. They had to bring in certain users, which stayed in effect until it was paid off. They look at the return on investment and how long it took them to pay off their initial investment,

which all went into the economic benefit analysis. There could be a time requirement after incentive expiration put into the initial agreement to require businesses to stay. Mayor Dandoy commented about a company that leased an empty space for 13 years to keep competition out. This was bothersome to the City so in order to prevent that in the future they could put out a policy to set the standard or add stipulations to agreements.

The length of the project area was discussed. It had been created for a 20-year period which was the upper limit. The project area had been created but the time clock would not start until they took increment because they did not have a project yet. Councilmember Ann Jackson asked how long the incentives lasted and if there were other ways to expand the incentivization after it expired. Mr. Sant replied that the redevelopment law allowed for them to ask for an extension of an existing project area if they had a project that had a good justification for it. Alternatively, if a new development came in, they could start over in a new project area.

Mr. Sant discussed the benefits to the City from incentivizing and the revenues received. Even after some of the incentives had expired it had still been economically beneficial to the City because of the sales tax that it brought in. The project area for the Iomega was going to sunset in three years.

It was decided to add “current” to the language of the incentivizing statement.

Mayor Dandoy asked for clarification on the statement that referred to graphics, tables, and text. Mr. Sant replied that if there was a conflict, text took priority, and that tables and graphics were just there to help define or explain the text.

Use of the word “incentivizing” was discussed. Encouraging as an alternative was discussed. The incentive policy being proposed would have the process for the incentive and the requirements for an incentive and it would come before the board before they offered an incentive to anyone. It was decided to use both incentivize and encourage.

Mayor Dandoy discussed removing and adding items to page 13-22 sec. 7; removing the word residential and adding the word retail. This was mostly regarding rowhouses or townhouses. The options were to completely remove ‘rowhouse’ from the document or modify the document to have some sort of commercial space. Councilmember Saxton cautioned about losing commercial space. Council agreed that commercial space needed to be protected.

Mr. Sant stated that the redevelopment act required all project areas to put 10% of the tax increment into an affordable housing fund even if there was no affordable housing in the project. This fund could be used anywhere in the City. Developers liked to have a variety of income and housing so any project that had a housing component would probably have some affordable housing.

Mayor Dandoy said that they could take the rowhouses out of the document and project area or require rowhouses to have something other than residential on the ground floor. It was decided to completely remove the language about rowhomes and townhomes out of the document.

The survey was brought up and it had been sent to 6,000 people, 250 had replied and they wanted to get at least 800 responses.

C. Adjournment

Councilmember Burrell Motioned to Adjourn the City Council Work Session meeting at 5:30 p.m. Councilmember Jackson seconded the motion. All Councilmembers voted “aye”. The motion carried.

Robert Dandoy
Mayor

Attest:

Morgan Langholz
City Recorder

dc: