



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: