

Minutes of the Syracuse City Redevelopment Agency Special Meeting, August 8, 2023.

Minutes of the Special Meeting of the Syracuse City Redevelopment Agency August 8, 2023, at 7:09 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 832 5589 1097, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present:	Members:	Lisa W. Bingham Jennifer Carver Jordan Savage W. Seth Teague Paul Watson
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Mayor Dave Maughan
City Manager Brody Bovero
City Recorder Cassie Z. Brown

City Employees Present:

Administrative Services Director Stephen Marshall
City Attorney Brie Brass
Fire Chief Aaron Byington
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Community and Economic Development Director Noah Steele

1. Meeting Called to Order/Adopt Agenda

Mayor Maughan called the meeting to order at 7:09 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Boardmember.

2. Public Hearing: Proposed Resolution RDA23-02 approving the Syracuse 2500 West Community Reinvestment Area (CRA) Project Area Plan and related matters.

A staff memo from the Community and Economic Development (CED) Department explained with the goal of fostering economic development that will benefit the residents of the city in the form of jobs, property tax revenue, and a more diverse economy, the city has created a draft 2500 West Community Reinvestment Area Project Area Plan and Budget. As required by state law, notice of the plan adoption and public hearing has been sent to properties within the area. The following is a short list of common questions asked by the residents who received the letter:

- What is a CRA? A Community Reinvestment Area (CRA) is a property tax tool that diverts property taxes from the taxing entities of the Syracuse Redevelopment Agency. The diverted funds can then be used to fund infrastructure improvements, and assist businesses to locate within the project area.
- How will this affect my property taxes? The CRA diverts property taxes from the taxing entities (school district, county, etc.) and not individual homeowners. Property tax assessment will not be changed for homeowners.
- Does this approve any specific development? No. Any development plans will follow all standard procedures for rezone, site plan, building permits, etc. with associated staff reviews and public hearings. The creation of the CRA is laying the tax framework to encourage development of light industrial and commercial in the large fields of vacant land but specific plans for development will come forward at a future time.

The memo concluded staff has discovered a noticing error relating to the public hearing notice for adoption of the Project Area Plan and Budget; Staff recommends holding the public hearing, but rather than adopting the Plan and Budget, the Board is advised to continue the public hearing to the September 12 meeting to allow time for the noticing error to be cured. The Board can, however, take action on the interlocal agreements.

Mayor Maughan opened the public hearing at 7:11 p.m.

Shawn Helm stated that his backyard abuts the area included in the proposed CRA boundaries; one of things that drew him to Syracuse is the sense of community, farming, and agriculture. He is curious about how that sense of community will be preserved if undeveloped property throughout the City is consumed by industrial uses.

Mayor Maughan stated that every landowner has a right to sell their land and they are not obligated to preserve agricultural or open space uses. The City also cannot regulate the use outside of assigning zoning to the property; the only way to control the future use of land is to own it. A large portion of the land included in the proposed CRA is owned by the Church of Jesus Christ of Latter-Day Saints (LDS) and they have indicated they would like to divest themselves of the land in the future. Whoever owns the land in the future can apply for development opportunities that are inline with zoning. Mr. Helm stated he understands the City's ability to control future use of undeveloped land; his larger concern is the use of or diversion of tax dollars to support the LDS Church in divesting themselves of their property. Mayor Maughan stated the City is not using tax dollars for that purpose. If the CRA is created, this will allow for the diversion of future tax dollars from

Redevelopment Agency Special Meeting

August 8, 2023

various taxing entities to pay for infrastructure improvements within the area. He then expounded on the purpose of CRA project areas and allowable uses for tax increment financing.

Vaughan Jones stated he does not live in Syracuse City, but he is a brokerage and is involved in the efforts to sell properties on 2000 West; he is grateful for the proposal to create the CRA as he feels it will improve the marketability of the land by providing access to tax increment financing that can be used to build new roads west of the properties.

Mary Knight stated that the agenda references 2500 West as the boundary of the CRA, but the letter she received references 3000 West. Mayor Maughan stated that 3000 West is the western border, but 2500 West is the area where the Utah Department of Transportation (UDOT) has given permission for a new road. Ms. Knight then asked if residents near the project area will receive a new letter advertising the public hearing, to which Mayor Maughan answered yes.

Michael Hinsley asked if zoning of the properties within and adjacent to the CRA project area will automatically change. Mayor Maughan answered no; any property owner will need to pursue any zone change that they desire independent of this action.

BOARDMEMBER SAVAGE MADE A MOTION TO CONTINUE THE PUBLIC HEARING REGARDING PROPOSED RESOLUTION RDA23-02 APPROVING THE SYRACUSE 2500 WEST COMMUNITY REINVESTMENT AREA (CRA) PROJECT AREA PLAN AND RELATED MATTERS TO THE SEPTEMBER 12 SPECIAL REDEVELOPMENT AGENCY BUSINESS MEETING. BOARDMEMBER CARVER SECONDED THE MOTION, ALL VOTED AYE.

3. Proposed Interlocal agreements relating to 2500 West CRA. (10 min.)

- a. Proposed Resolution RDA23-03 authorizing the Executive Director to execute an interlocal agreement with Davis County regarding the Syracuse 2500 West Community Reinvestment Area (CRA).
- b. Proposed Resolution RDA23-04 authorizing the Executive Director to execute an interlocal agreement with Davis School District regarding the Syracuse 2500 West Community Reinvestment Area (CRA).
- c. Proposed Resolution RDA23-05 authorizing the Executive Director to execute an interlocal agreement with Mosquito Abatement District – Davis regarding the Syracuse 2500 West Community Reinvestment Area (CRA).
- d. Proposed Resolution RDA23-06 authorizing the Executive Director to execute an interlocal agreement with North Davis Sewer District regarding the Syracuse 2500 West Community Reinvestment Area (CRA).
- e. Proposed Resolution RDA23-07 authorizing the Executive Director to execute an interlocal agreement with Weber Basin Water Conservancy District regarding the Syracuse 2500 West Community Reinvestment Area (CRA).

BOARDMEMBER SAVAGE MADE A MOTION TO TABLE CONSIDERATION AND ACTION ON THE PROPOSED INTERLOCAL AGREEMENTS UNTIL THE SEPTEMBER 12 RDA MEETING. BOARDMEMBER CARVER SECONDED THE MOTION, ALL VOTED AYE.

At 7:23 P.M. BOARDMEMBER CARVER MADE A MOTION TO ADJOURN. BOARDMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: September 12, 2023