

Minutes of the Syracuse City Redevelopment Agency Special Meeting, June 11, 2024.

Minutes of the Special Meeting of the Syracuse City Redevelopment Agency of June 11, 2024, at 6:50 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 884 7551 1590, 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:	Jennifer Carver Brett Cragun Julie Robertson Jordan Savage 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 Colin Winchester
Fire Chief Aaron Byington
Police Chief Garret Atkin
Parks and Recreation Director Kresta Robinson
Public Works Director Robert Whiteley
Communications Specialist Kara Finley

1. Meeting Called to Order/Adopt Agenda

Mayor Maughan called the meeting to order at 6:50 p.m. as a special meeting, with notice of time, place, and agenda provided 24 hours in advance to the newspaper and each Boardmember.

BOARDMEMBER SAVAGE MOVED TO ADOPT THE AGENDA. COUNCILMEMBER WATSON
SECONDED THE MOTION, ALL VOTED IN FAVOR.

2. Public Hearing: Proposed Resolution RDA 24-01 adopting the annual budget for the Fiscal Year (FY) 2024-2025, as required by 17C-1-601, Utah Code Annotated, 1953

A staff memo from the Administrative Services Director explained the City Council and Mayor are the acting board members for both the RDA and the MBA. Each is a separate legal entity, and each has a separate budget proposal to go along with the proposed resolutions. The RDA board oversees two RDA areas (town center and 750 West), the SR-193 EDA area, and the Antelope Drive CDA. There have not been any changes to these budgets since the tentative budget was approved on May 14, 2024.

Mayor Maughan opened the public hearing at 6:51. There were no persons appearing to be heard and the public hearing was closed.

BOARDMEMBER WATSON MADE A MOTION TO ADOPT PROPOSED RESOLUTION RDA 24-01 ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR (FY) 2024-2025, AS REQUIRED BY 17C-1-601, UTAH CODE ANNOTATED, 1953. BOARDMEMBER SAVAGE SECONDED THE MOTION; ALL VOTE IN FAVOR.

3. Proposed Resolution RDA24-02 authorizing the preparation of a Community Reinvestment Project Area Plan for the area near the intersection of 3000 West and Antelope Drive.

A staff memo from the Community and Economic Development (CED) Department explained The city intends to create a new Community Reinvestment Project Area (CRA). It comprises approximately 179 undeveloped acres located near 3000 W and Antelope Drive. The area is adjacent to exit 13 of the newly constructed SR 177. SR 177, also known as the West Davis Corridor, is a new 4 -lane divided freeway with grade-separated interchanges. The new highway was needed to accommodate the transportation needs of the rapidly growing west Davis County. Syracuse is among the top ten fastest growing cities in the state. Exit 13 is the northernmost exit and intersects with Antelope Drive which is also a state highway named SR 127. Because the project area is located adjacent to the northernmost exit of the 16-mile highway project, and intersects with another state highway, traffic counts are projected to be high, which is anticipated to attract development. Antelope Drive is also used to access Antelope Island State Park, one of the busiest state parks. It is also where the majority of Syracuse's commercial businesses are located. The City's general plan has identified the area as a prime location for commercial and residential uses. Due to the large undeveloped parcels, easy access to SR 127 and the West Davis Corridor, the city believes that the area could become a regionally significant retail area. These uses would provide much needed property and sales tax revenue to the city as well as provide goods and services that residents of the region need. It would also employ large numbers of jobs, which is also beneficial to our population. The location is good, however, due to atypical infrastructure and geographical features of the site, it has become apparent that development of the area will be delayed or struggle to occur without economic development intervention. The adjacent storm and sanitary sewer line capacities are

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insufficient for the scale of anticipated development. Nearly one mile of new, larger capacity lines are required. Also, the site lacks sufficient transportation infrastructure. A new roundabout and two new public roadways are needed. The bordering existing roadway lacks sidewalk and turn lanes will need to be added. Possibly most significantly, the site is in need of wetland mitigation, which is a significant hurdle to development. These infrastructure improvements are needed to open up the area. One of the tools the City has available to spur economic development is the Community Reinvestment Agency Act as detailed in Title 17C of Utah State Code. Community Reinvestment Agencies or (CRA) is similar to an RDA where tax increment can be used to finance needed infrastructure. Once established, the property taxes that would be diverted to the Agency could be used to pay for public infrastructure improvements described above. In order to establish a CRA, the first step is for the city to make a resolution notifying the community and taxing entities of our intent to do a study of the project area. The city would then commission the study to establish the details of the proposed project area plan. Then, each affected taxing entity would need to sign a memorandum approving the requested percentage of tax increment diversion and also the requested duration of the diversion. The city would also need to make another resolution adopting the project area plan. Any formal agreements authorizing increment participation towards any specific public infrastructure improvements in the area cannot be made until after the project area plan is approved and authorized by the affected taxing entities. Included in the packet is a draft resolution that if approved, would 'get the ball rolling' towards creating a project area. The goal of the discussion is to decide whether or not the resolution should be approved.

BOARDMEMBER ROBERTSON MADE A MOTION TO ADOPT RESOLUTION RDA24-02 AUTHORIZING THE PREPARATION OF A COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE AREA NEAR THE INTERSECTION OF 3000 WEST AND ANTELOPE DRIVE. BOARDMEMBER SAVAGE SECONDED THE MOTION, ALL VOTED AYE, WITH THE EXCEPTION OF BOARMEMBER CARVER, WHO VOTED IN OPPOSITION.

At 6:53 P.M., MAYOR MAUGHAN DECLARED THE MEETING ADJOURNED.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: July 9, 2024