



SYRACUSE CITY

Syracuse City Redevelopment Agency Agenda

June 9, 2020 – immediately following the City Council Business Meeting, which begins at 6:00 p.m.

Electronic Via Zoom Meeting

Streamed on Syracuse City YouTube Channel

Public meeting will be held electronically in accordance with Executive Order 2020-1 issued by Governor Herbert on March 18, 2020 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus. No physical meeting location will be available. The YouTube live stream of the meeting can be found at the following [link](#).

Connect to the meeting using:

<https://us02web.zoom.us/j/81721879550>

Meeting ID: 817 2187 9550

Connect via telephone: +1-301-715-8592 US

Meeting ID: 817 2187 9550

1. Meeting called to order
Adopt agenda
2. Proposed Resolution RDA20-01 adopting the annual budget for the Fiscal Year 2020-2021 as required by section 17C-1-601, Utah Code Annotated, 1953. *Board discussion, if necessary, will commence with Boardmember Bolduc.*
3. Adjourn.

~~~~~

In compliance with the Americans Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the City Offices at 801-825-1477 at least 48 hours in advance of the meeting.

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Syracuse City limits on this 4<sup>th</sup> day of June, 2020 at Syracuse City Hall on the City Hall Notice Board and at <http://www.syracuseut.com/>. A copy was also provided to the Standard-Examiner on June 4, 2020.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# COUNCIL AGENDA

June 9, 2020

## Agenda Item #2

Proposed Resolution RDA20-01 to adopt the FY2020 - 2021 tentative budgets as the approved budgets for FY2020 – 2021.

### *Factual Summation*

- Any question regarding this agenda item may be directed at Admin. Services Director Stephen Marshall.
- 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 (no budget for FY2020).
- There have not been any changes to these budgets since the tentative budget was approved on May 12, 2020.
- **This is the last council meeting we have to adopt a final budget before the June 22 deadline provided by State Law.**

### *Action Item for Agenda*

- ***Consider Adopting resolution RDA20-01 approving the RDA budget for fiscal year 2020 - 2021.***

**RESOLUTION RDA20-01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2020-2021 AS REQUIRED BY SECTION 17C-1-601, UTAH CODE ANNOTATED, 1953.**

**WHEREAS**, the Board of Directors of the Syracuse City Redevelopment Agency has caused an annual budget to be prepared for the fiscal year 2020 -2021; and

**WHEREAS**, it is required by Section 17C-1-601, Utah Code Annotated, 1953, as amended, that each Redevelopment Agency prepare and adopt an annual budget for each fiscal year; and

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE REDEVELOPMENT AGENCY OF SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH, AS FOLLOWS:**

**SECTION 1:** The budget for FY 2020-2021 be approved, adopted, and made part of this Resolution as Exhibit “A”.

**PASSED AND ADOPTED BY THE REDEVELOPMENT AGENCY OF SYRACUSE CITY, STATE OF UTAH, THIS 9<sup>th</sup> DAY OF JUNE, 2020.**

**SYRACUSE CITY**

ATTEST:

\_\_\_\_\_  
Cassie Z. Brown, City Recorder

By:\_\_\_\_\_  
Mike Gailey, Mayor

| Account Number                     | Account Title                  | 2017-18<br>Prior year 2<br>Actual | 2018-19<br>Prior year<br>Actual | 2019-20<br>Current year<br>Actual | 2019-20<br>Current year<br>Budget | 2020-21<br>Recommended<br>Budget | Council<br>Approved<br>Budget |
|------------------------------------|--------------------------------|-----------------------------------|---------------------------------|-----------------------------------|-----------------------------------|----------------------------------|-------------------------------|
| <b>REDEVELOPMENT AGENCY</b>        |                                |                                   |                                 |                                   |                                   |                                  |                               |
| <b>MISCELLANEOUS REVENUE</b>       |                                |                                   |                                 |                                   |                                   |                                  |                               |
| 65-36-10                           | INTEREST INCOME                | 17,327.58                         | 29,550.35                       | 18,805.74                         | 30,000.00                         | 25,000.00                        |                               |
| 65-36-15                           | OTHER REVENUE                  | 4,834.88                          | 4,834.83                        | 1,758.12                          | 878.00                            | 30,000.00                        |                               |
| 65-36-20                           | TAX INCREMENT                  | 241,663.44                        | 377,918.00                      | 426,513.00                        | 378,000.00                        | 426,500.00                       |                               |
| Total MISCELLANEOUS REVENUE:       |                                | 263,825.90                        | 412,303.18                      | 447,076.86                        | 408,878.00                        | 481,500.00                       |                               |
| <b>CONTRIBUTIONS AND TRANSFERS</b> |                                |                                   |                                 |                                   |                                   |                                  |                               |
| 65-39-40                           | TRANSFERS FROM OTHER FUNDS     | 35,740.56                         | .00                             | .00                               | .00                               | .00                              |                               |
| 65-39-50                           | USE OF FUND BALANCE            | .00                               | .00                             | .00                               | 26,006.00                         | .00                              |                               |
| Total CONTRIBUTIONS AND TRANSFERS: |                                | 35,740.56                         | .00                             | .00                               | 26,006.00                         | .00                              |                               |
| <b>REDEVELOPMENT AGENCY</b>        |                                |                                   |                                 |                                   |                                   |                                  |                               |
| 65-40-36                           | MANAGEMENT FEE                 | 13,870.20                         | 18,895.90                       | 21,325.65                         | 18,900.00                         | 21,325.00                        |                               |
| 65-40-37                           | PROFESSIONAL AND TECHNICAL SER | 31,834.00                         | 2,037.50                        | 1,450.00                          | 2,000.00                          | 7,000.00                         |                               |
| 65-40-41                           | REPAYMENT TO FINANCERS         | 195,586.00                        | 190,168.00                      | 148,984.00                        | 148,984.00                        | 145,552.00                       |                               |
| 65-40-65                           | TENANT OUTREACH                | .00                               | .00                             | 220,000.00                        | 30,000.00                         | 30,000.00                        |                               |
| 65-40-70                           | CAPITAL OUTLAY                 | .00                               | .00                             | 225,195.00                        | 235,000.00                        | .00                              |                               |
| 65-40-90                           | CONTRIBUTION TO FUND BALANCE   | .00                               | .00                             | .00                               | .00                               | 277,623.00                       |                               |
| Total REDEVELOPMENT AGENCY:        |                                | 241,290.20                        | 211,101.40                      | 616,954.65                        | 434,884.00                        | 481,500.00                       |                               |
| Net Grand Totals:                  |                                | 58,276.26                         | 201,201.78                      | 169,877.79-                       | .00                               | .00                              |                               |

**REDEVELOPMENT AGENCY**  
**Fiscal Year Ending June 30, 2021**  
**Line Item Detail**

|                                                       | <u>Requested</u>  | <u>City Manager/Council<br/>Recommendation</u> | <u>Adopted<br/>Budget</u> |
|-------------------------------------------------------|-------------------|------------------------------------------------|---------------------------|
| <b>65-40-36 Management fee</b>                        |                   |                                                |                           |
| Prior year budget, as modified                        |                   |                                                | <u>\$ 18,900</u>          |
| Current estimates:                                    |                   |                                                |                           |
| Syracuse City Management Fee                          | \$ 21,325         | \$ 21,325                                      |                           |
| (5% of total tax increment)                           |                   |                                                |                           |
|                                                       | <u>          </u> | <u>          </u>                              | <u>          </u>         |
| Total budget for account                              | <u>\$ 21,325</u>  | <u>\$ 21,325</u>                               | <u>\$ -</u>               |
| Amount changed from request                           |                   |                                                | \$ (21,325)               |
| Increase/(decrease) from prior year modified budget   | \$ 2,425          | \$ 2,425                                       | \$ (18,900)               |
| <b>65-40-37 Professional &amp; technical services</b> |                   |                                                |                           |
| Prior year budget, as modified                        |                   |                                                | <u>\$ 2,000</u>           |
| Current estimates:                                    |                   |                                                |                           |
| Year End Report                                       | \$ 2,000          | \$ 2,000                                       |                           |
| Town Center Land - Survey, Title Marketing            | \$ 5,000          | \$ 5,000                                       |                           |
| Legal or other misc.                                  |                   |                                                |                           |
|                                                       | <u>          </u> | <u>          </u>                              | <u>          </u>         |
| Total budget for account                              | <u>\$ 7,000</u>   | <u>\$ 7,000</u>                                | <u>\$ -</u>               |
| Amount changed from request                           |                   |                                                | \$ (7,000)                |
| Increase/(decrease) from prior year modified budget   | \$ 5,000          | \$ 5,000                                       | \$ (2,000)                |
| <b>65-40-41 Repayment to financiers</b>               |                   |                                                |                           |
| Prior year budget, as modified                        |                   |                                                | <u>\$ 148,984</u>         |
| Current estimates:                                    |                   |                                                |                           |
| Strategic Credit Partners Contract                    | \$ 59,544         | \$ 59,544                                      |                           |
| City Portion - Investment Reimbursement               | 7,435             | 7,435                                          |                           |
| Fun Center - Contract                                 | 78,573            | 78,573                                         |                           |
|                                                       | <u>          </u> | <u>          </u>                              | <u>          </u>         |
| Total budget for account                              | <u>\$ 145,552</u> | <u>\$ 145,552</u>                              | <u>\$ -</u>               |
| Amount changed from request                           |                   |                                                | \$ (145,552)              |
| Increase/(decrease) from prior year modified budget   | \$ (3,432)        | \$ (3,432)                                     | \$ (148,984)              |

**REDEVELOPMENT AGENCY**  
**Fiscal Year Ending June 30, 2021**  
**Line Item Detail**

|                                                     | <b>Requested</b>  | <b>City Manager/Council<br/>Recommendation</b> | <b>Adopted<br/>Budget</b> |
|-----------------------------------------------------|-------------------|------------------------------------------------|---------------------------|
| <b>65-40-65 Tenant Outreach</b>                     |                   |                                                |                           |
| Prior year budget, as modified                      |                   |                                                | \$ 30,000                 |
| Current estimates:                                  |                   |                                                |                           |
| Misc.                                               | \$ 30,000         | \$ 30,000                                      |                           |
| Total budget for account                            | <u>\$ 30,000</u>  | <u>\$ 30,000</u>                               | <u>\$ -</u>               |
| Amount changed from request                         |                   |                                                | \$ (30,000)               |
| Increase/(decrease) from prior year modified budget | \$ -              | \$ -                                           | \$ (30,000)               |
| <b>65-40-70 Capital outlay</b>                      |                   |                                                |                           |
| Prior year budget, as modified                      |                   |                                                | \$ 235,000                |
| Current estimates:                                  |                   |                                                |                           |
| Total budget for account                            | <u>\$ -</u>       | <u>\$ -</u>                                    | <u>\$ -</u>               |
| Amount changed from request                         |                   |                                                | \$ -                      |
| Increase/(decrease) from prior year modified budget | \$ (235,000)      | \$ (235,000)                                   | \$ (235,000)              |
| <b>Total expenditures</b>                           |                   |                                                |                           |
| Prior year budget, as modified                      |                   |                                                | \$ 434,884                |
| Total budget for expenditures                       | <u>\$ 203,877</u> | <u>\$ 203,877</u>                              | <u>\$ -</u>               |
| Amount changed from request                         |                   |                                                | \$ (203,877)              |
| Increase/(decrease) from prior year modified budget | \$ (231,007)      | \$ (231,007)                                   | \$ (434,884)              |

| Account Number                     | Account Title                | 2017-18<br>Prior year 2<br>Actual | 2018-19<br>Prior year<br>Actual | 2019-20<br>Current year<br>Actual | 2019-20<br>Current year<br>Budget | 2020-21<br>Recommended<br>Budget | Council<br>Approved<br>Budget |
|------------------------------------|------------------------------|-----------------------------------|---------------------------------|-----------------------------------|-----------------------------------|----------------------------------|-------------------------------|
| <b>ECONOMIC DEVELOPMENT AREA</b>   |                              |                                   |                                 |                                   |                                   |                                  |                               |
| <b>MISCELLANEOUS REVENUE</b>       |                              |                                   |                                 |                                   |                                   |                                  |                               |
| 66-36-10                           | INTEREST INCOME              | 544.93                            | 848.82                          | 560.79                            | 50.00                             | 50.00                            |                               |
| 66-36-20                           | TAX INCREMENT                | 292,096.67                        | 377,918.00                      | 433,936.00                        | 400,000.00                        | 434,000.00                       |                               |
| Total MISCELLANEOUS REVENUE:       |                              | 292,641.60                        | 378,766.82                      | 434,496.79                        | 400,050.00                        | 434,050.00                       |                               |
| <b>CONTRIBUTIONS AND TRANSFERS</b> |                              |                                   |                                 |                                   |                                   |                                  |                               |
| 66-39-40                           | TRANSFERS FROM OTHER FUNDS   | 43,199.33                         | .00                             | .00                               | .00                               | .00                              |                               |
| 66-39-50                           | USE OF FUND BALANCE          | .00                               | .00                             | .00                               | 280.00                            | .00                              |                               |
| Total CONTRIBUTIONS AND TRANSFERS: |                              | 43,199.33                         | .00                             | .00                               | 280.00                            | .00                              |                               |
| <b>ECONOMIC DEVELOPMENT AREA</b>   |                              |                                   |                                 |                                   |                                   |                                  |                               |
| 66-40-36                           | MANAGEMENT FEE               | 16,764.80                         | 18,895.95                       | 21,696.80                         | 20,000.00                         | 21,700.00                        |                               |
| 66-40-41                           | REPAYMENT TO FINANCERS       | 319,001.82                        | 359,563.15                      | 412,238.96                        | 320,330.00                        | 351,841.00                       |                               |
| 66-40-65                           | TENANT OUTREACH              | .00                               | .00                             | .00                               | 60,000.00                         | 60,000.00                        |                               |
| 66-40-90                           | CONTRIBUTION TO FUND BALANCE | .00                               | .00                             | .00                               | .00                               | 509.00                           |                               |
| Total ECONOMIC DEVELOPMENT AREA:   |                              | 335,766.62                        | 378,459.10                      | 433,935.76                        | 400,330.00                        | 434,050.00                       |                               |
| Net Grand Totals:                  |                              | 74.31                             | 307.72                          | 561.03                            | .00                               | .00                              |                               |

**SR-193 ECONOMIC DEVELOPMENT AGENCY**  
**Fiscal Year Ending June 30, 2021**  
**Line Item Detail**

|                                                     | <b>Requested</b> | <b>City Manager/Council<br/>Recommendation</b> | <b>Adopted<br/>Budget</b> |
|-----------------------------------------------------|------------------|------------------------------------------------|---------------------------|
|                                                     |                  |                                                |                           |
| <b>66-40-36 Management fee</b>                      |                  |                                                |                           |
| Prior year budget, as modified                      |                  |                                                | \$ 20,000                 |
|                                                     |                  |                                                |                           |
| Current estimates:                                  |                  |                                                |                           |
| Syracuse City Management Fee                        | \$ 21,700        | \$ 21,700                                      |                           |
|                                                     |                  |                                                |                           |
| Total budget for account                            | \$ 21,700        | \$ 21,700                                      | \$ -                      |
| Amount changed from request                         |                  |                                                | \$ (21,700)               |
| Increase/(decrease) from prior year modified budget | \$ 1,700         | \$ 1,700                                       | \$ (20,000)               |
|                                                     |                  |                                                |                           |
| <b>66-40-41 Repayment to financiers</b>             |                  |                                                |                           |
| Prior year budget, as modified                      |                  |                                                | \$ 320,330                |
|                                                     |                  |                                                |                           |
| Current estimates:                                  |                  |                                                |                           |
| US Cold - Tenant Outreach                           | \$ 63,841        | \$ 63,841                                      |                           |
| Ninigret (remainder)                                | \$ 288,000       | \$ 288,000                                     |                           |
|                                                     |                  |                                                |                           |
| Total budget for account                            | \$ 351,841       | \$ 351,841                                     | \$ -                      |
| Amount changed from request                         |                  |                                                | \$ (351,841)              |
| Increase/(decrease) from prior year modified budget | \$ 31,511        | \$ 31,511                                      | \$ (320,330)              |
|                                                     |                  |                                                |                           |
| <b>66-40-65 Tenant Outreach</b>                     |                  |                                                |                           |
| Prior year budget, as modified                      |                  |                                                | \$ 60,000                 |
|                                                     |                  |                                                |                           |
| Current estimates:                                  |                  |                                                |                           |
| Antelope Business Park - Rent Incentive             | \$ 60,000        | \$ 60,000                                      |                           |
|                                                     |                  |                                                |                           |
| Total budget for account                            | \$ 60,000        | \$ 60,000                                      | \$ -                      |
| Amount changed from request                         |                  |                                                | \$ (60,000)               |
| Increase/(decrease) from prior year modified budget | \$ (260,330)     | \$ (260,330)                                   | \$ (320,330)              |
|                                                     |                  |                                                |                           |
| <b>Total expenditures</b>                           |                  |                                                |                           |
| Prior year budget, as modified                      |                  |                                                | \$ 340,330                |
|                                                     |                  |                                                |                           |
| Total budget for expenditures                       | \$ 433,541       | \$ 433,541                                     | \$ -                      |
| Amount changed from request                         |                  |                                                | \$ (433,541)              |
| Increase/(decrease) from prior year modified budget | \$ 93,211        | \$ 93,211                                      | \$ (340,330)              |