



SYRACUSE CITY

Syracuse City Redevelopment Agency Agenda

June 8, 2021 – immediately following the City Council Business Meeting, which begins at 6:00 p.m.

In-Person Location: Syracuse City Hall, 1979 W. 1900 S.

Electronic: Via Zoom Meeting

Streamed on Syracuse City YouTube Channel

This public meeting will be held in a 'hybrid' in-person/electronic format in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. In-person attendance will be allowed in the Syracuse City Council Chambers, 1979 W. 1900 S. In consideration of the COVID-19 pandemic, social distancing and mask wearing is encouraged, but not required. The meeting will be streamed live on the Syracuse City [YouTube Channel](#) and public participation will be allowed via Zoom.

Connect to the meeting using:

<https://us02web.zoom.us/j/86280129708>

Meeting ID: 862 8012 9708

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

Meeting ID: 862 8012 9708

1. Meeting called to order
Adopt agenda
2. Public Hearing: Proposed Resolution RDA21-02 adopting the annual budget for the Fiscal Year 2021-2022 as required by section 17C-1-601, Utah Code Annotated, 1953. *Board discussion, if necessary, will commence with Boardmember Bolduc.*
3. Adjourn.

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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 3<sup>rd</sup> day of June, 2021 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 3, 2021.

CASSIE Z. BROWN, MMC  
SYRACUSE CITY RECORDER



# RDA AGENDA

June 8, 2021

## Agenda Item #2

Proposed Resolution RDA21-02 and MBA21-02 to adopt the FY2021 - 2022 tentative budgets as the approved budgets for FY2021 – 2022.

### *Factual Summation*

- Any question regarding this agenda item may be directed at City Manager Brody Bovero.
- 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 11, 2021.
- **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 RDA21-02 or MBA21-02 approving the RDA or MBA budget for fiscal year 2021 - 2022.***

**RESOLUTION RDA21-02**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2021-2022 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 2021 -2022; 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 2021-2022 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 8<sup>th</sup> DAY OF JUNE, 2021.**

**SYRACUSE CITY**

ATTEST:

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

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

| Account Number                    | Account Title                  | 2018-19<br>Prior year 2<br>Actual | 2019-20<br>Prior year<br>Actual | 2020-21<br>Current year<br>Actual | 2020-21<br>Current year<br>Budget | 2021-22<br>Recommended<br>Budget | Council<br>Approved<br>Budget |
|-----------------------------------|--------------------------------|-----------------------------------|---------------------------------|-----------------------------------|-----------------------------------|----------------------------------|-------------------------------|
| <b>COMMUNITY DEVELOPMENT AREA</b> |                                |                                   |                                 |                                   |                                   |                                  |                               |
| <b>MISCELLANEOUS REVENUE</b>      |                                |                                   |                                 |                                   |                                   |                                  |                               |
| 64-36-10                          | INTEREST INCOME                | .00                               | .00                             | 31.20                             | .00                               | 500.00                           |                               |
| 64-36-20                          | TAX INCREMENT                  | .00                               | .00                             | 57,535.00                         | 57,500.00                         | 57,500.00                        |                               |
| Total MISCELLANEOUS REVENUE:      |                                | .00                               | .00                             | 57,566.20                         | 57,500.00                         | 58,000.00                        |                               |
| <b>REDEVELOPMENT AGENCY</b>       |                                |                                   |                                 |                                   |                                   |                                  |                               |
| 64-40-36                          | MANAGEMENT FEE                 | .00                               | .00                             | 2,876.75                          | 2,875.00                          | 2,875.00                         |                               |
| 64-40-37                          | PROFESSIONAL AND TECHNICAL SER | .00                               | .00                             | .00                               | .00                               | 15,000.00                        |                               |
| 64-40-48                          | TRANSFER TO OTHER FUNDS        | .00                               | .00                             | 8,362.50                          | 8,365.00                          | .00                              |                               |
| 64-40-90                          | CONTRIBUTION TO FUND BALANCE   | .00                               | .00                             | .00                               | 46,260.00                         | 40,125.00                        |                               |
| Total REDEVELOPMENT AGENCY:       |                                | .00                               | .00                             | 11,239.25                         | 57,500.00                         | 58,000.00                        |                               |

**COMMUNITY DEVELOPMENT PROJECT AREA**  
**Fiscal Year Ending June 30, 2022**  
**Line Item Detail**

|                                                             | <u>Requested</u>  | <u>City Manager/Council<br/>Recommendation</u> | <u>Adopted<br/>Budget</u> |
|-------------------------------------------------------------|-------------------|------------------------------------------------|---------------------------|
| <b>64-40-36 Management fee</b>                              |                   |                                                |                           |
| Prior year budget, as modified                              |                   |                                                | \$ <u>2,875</u>           |
| Current estimates:                                          |                   |                                                |                           |
| Syracuse City Management Fee<br>(5% of total tax increment) | \$ 2,875          | \$ 2,875                                       |                           |
|                                                             | <u>          </u> | <u>          </u>                              | <u>          </u>         |
| Total budget for account                                    | <u>\$ 2,875</u>   | <u>\$ 2,875</u>                                | <u>\$ -</u>               |
| Amount changed from request                                 |                   |                                                | \$ (2,875)                |
| Increase/(decrease) from prior year modified budget         | \$ -              | \$ -                                           | \$ (2,875)                |
| <b>64-40-37 Professional &amp; technical services</b>       |                   |                                                |                           |
| Prior year budget, as modified                              |                   |                                                | \$ <u>-</u>               |
| Current estimates:                                          |                   |                                                |                           |
| CDRA Setup by WDC                                           | \$ 15,000         | \$ 15,000                                      |                           |
|                                                             | <u>          </u> | <u>          </u>                              | <u>          </u>         |
| Total budget for account                                    | <u>\$ 15,000</u>  | <u>\$ 15,000</u>                               | <u>\$ -</u>               |
| Amount changed from request                                 |                   |                                                | \$ (15,000)               |
| Increase/(decrease) from prior year modified budget         | \$ 15,000         | \$ 15,000                                      | \$ -                      |
| <b>Total expenditures</b>                                   |                   |                                                |                           |
| Prior year budget, as modified                              |                   |                                                | \$ <u>2,875</u>           |
| Total budget for expenditures                               | <u>\$ 17,875</u>  | <u>\$ 17,875</u>                               | <u>\$ -</u>               |
| Amount changed from request                                 |                   |                                                | \$ (17,875)               |
| Increase/(decrease) from prior year modified budget         | \$ 15,000         | \$ 15,000                                      | \$ (2,875)                |

| Account Number                     | Account Title                  | 2018-19<br>Prior year 2<br>Actual | 2019-20<br>Prior year<br>Actual | 2020-21<br>Current year<br>Actual | 2020-21<br>Current year<br>Budget | 2021-22<br>Recommended<br>Budget | Council<br>Approved<br>Budget |
|------------------------------------|--------------------------------|-----------------------------------|---------------------------------|-----------------------------------|-----------------------------------|----------------------------------|-------------------------------|
| <b>REDEVELOPMENT AGENCY</b>        |                                |                                   |                                 |                                   |                                   |                                  |                               |
| <b>MISCELLANEOUS REVENUE</b>       |                                |                                   |                                 |                                   |                                   |                                  |                               |
| 65-36-10                           | INTEREST INCOME                | 29,550.35                         | 21,787.93                       | 4,638.84                          | 25,000.00                         | 5,000.00                         |                               |
| 65-36-15                           | OTHER REVENUE                  | 4,834.83                          | 1,758.12                        | 200,913.15                        | 195,000.00                        | 19,788.00                        |                               |
| 65-36-20                           | TAX INCREMENT                  | 377,918.00                        | 426,513.00                      | 392,119.00                        | 392,120.00                        | 392,000.00                       |                               |
| Total MISCELLANEOUS REVENUE:       |                                | 412,303.18                        | 450,059.05                      | 597,670.99                        | 612,120.00                        | 416,788.00                       |                               |
| <b>CONTRIBUTIONS AND TRANSFERS</b> |                                |                                   |                                 |                                   |                                   |                                  |                               |
| 65-39-40                           | TRANSFERS FROM OTHER FUNDS     | .00                               | .00                             | 8,362.50                          | 8,365.00                          | .00                              |                               |
| 65-39-50                           | USE OF FUND BALANCE            | .00                               | .00                             | .00                               | .00                               | 487,951.00                       |                               |
| Total CONTRIBUTIONS AND TRANSFERS: |                                | .00                               | .00                             | 8,362.50                          | 8,365.00                          | 487,951.00                       |                               |
| <b>REDEVELOPMENT AGENCY</b>        |                                |                                   |                                 |                                   |                                   |                                  |                               |
| 65-40-36                           | MANAGEMENT FEE                 | 18,895.90                         | 21,325.65                       | 19,605.95                         | 19,610.00                         | 19,606.00                        |                               |
| 65-40-37                           | PROFESSIONAL AND TECHNICAL SER | 2,037.50                          | 1,450.00                        | 7,735.41                          | 8,800.00                          | 2,000.00                         |                               |
| 65-40-41                           | REPAYMENT TO FINANCERS         | 190,168.00                        | 148,984.00                      | 145,552.00                        | 145,552.00                        | 653,133.00                       |                               |
| 65-40-65                           | TENANT OUTREACH                | .00                               | 250,000.00                      | .00                               | 30,000.00                         | 30,000.00                        |                               |
| 65-40-70                           | CAPITAL OUTLAY                 | .00                               | 225,195.00                      | .00                               | .00                               | 200,000.00                       |                               |
| 65-40-90                           | CONTRIBUTION TO FUND BALANCE   | .00                               | .00                             | .00                               | 416,523.00                        | .00                              |                               |
| Total REDEVELOPMENT AGENCY:        |                                | 211,101.40                        | 646,954.65                      | 172,893.36                        | 620,485.00                        | 904,739.00                       |                               |

**REDEVELOPMENT AGENCY**  
**Fiscal Year Ending June 30, 2022**  
**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                              |                   |                                                | \$ 21,325                 |
| Current estimates:                                          |                   |                                                |                           |
| Syracuse City Management Fee<br>(5% of total tax increment) | \$ 19,606         | \$ 19,606                                      |                           |
|                                                             |                   |                                                |                           |
| Total budget for account                                    | <u>\$ 19,606</u>  | <u>\$ 19,606</u>                               | <u>\$ -</u>               |
| Amount changed from request                                 |                   |                                                | \$ (19,606)               |
| Increase/(decrease) from prior year modified budget         | \$ (1,719)        | \$ (1,719)                                     | \$ (21,325)               |
|                                                             |                   |                                                |                           |
| <b>65-40-37 Professional &amp; technical services</b>       |                   |                                                |                           |
| Prior year budget, as modified                              |                   |                                                | \$ 7,000                  |
| Current estimates:                                          |                   |                                                |                           |
| Year End Report                                             | \$ 2,000          | \$ 2,000                                       |                           |
|                                                             |                   |                                                |                           |
| Total budget for account                                    | <u>\$ 2,000</u>   | <u>\$ 2,000</u>                                | <u>\$ -</u>               |
| Amount changed from request                                 |                   |                                                | \$ (2,000)                |
| Increase/(decrease) from prior year modified budget         | \$ (5,000)        | \$ (5,000)                                     | \$ (7,000)                |
|                                                             |                   |                                                |                           |
| <b>65-40-41 Repayment to financiers</b>                     |                   |                                                |                           |
| Prior year budget, as modified                              |                   |                                                | \$ 145,552                |
| Current estimates:                                          |                   |                                                |                           |
| Strategic Credit Partners Contract                          | \$ 59,544         | \$ 59,544                                      |                           |
| City Portion - Investment Reimbursement                     | 7,435             | 7,435                                          |                           |
| Fun Center - Contract                                       | 73,154            | 73,154                                         |                           |
| Gertge & Thayne - Bluff Ridge Dr.                           | -                 | 513,000                                        |                           |
|                                                             |                   |                                                |                           |
| Total budget for account                                    | <u>\$ 140,133</u> | <u>\$ 653,133</u>                              | <u>\$ -</u>               |
| Amount changed from request                                 |                   |                                                | \$ (140,133)              |
| Increase/(decrease) from prior year modified budget         | \$ (5,419)        | \$ 507,581                                     | \$ (145,552)              |

**REDEVELOPMENT AGENCY**  
**Fiscal Year Ending June 30, 2022**  
**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                      |                   |                                                | \$ 277,623                |
| Current estimates:                                  |                   |                                                |                           |
| Town Center Parking Lot Improvements                | \$ 200,000        | \$ 200,000                                     |                           |
| Total budget for account                            | <u>\$ 200,000</u> | <u>\$ 200,000</u>                              | <u>\$ -</u>               |
| Amount changed from request                         |                   |                                                | \$ (200,000)              |
| Increase/(decrease) from prior year modified budget | \$ (77,623)       | \$ (77,623)                                    | \$ (277,623)              |
| <b>Total expenditures</b>                           |                   |                                                |                           |
| Prior year budget, as modified                      |                   |                                                | \$ 481,500                |
| Total budget for expenditures                       | <u>\$ 391,739</u> | <u>\$ 904,739</u>                              | <u>\$ -</u>               |
| Amount changed from request                         |                   |                                                | \$ (391,739)              |
| Increase/(decrease) from prior year modified budget | \$ (89,761)       | \$ 423,239                                     | \$ (481,500)              |

| Account Number                     | Account Title                | 2018-19<br>Prior year 2<br>Actual | 2019-20<br>Prior year<br>Actual | 2020-21<br>Current year<br>Actual | 2020-21<br>Current year<br>Budget | 2021-22<br>Recommended<br>Budget | Council<br>Approved<br>Budget |
|------------------------------------|------------------------------|-----------------------------------|---------------------------------|-----------------------------------|-----------------------------------|----------------------------------|-------------------------------|
| <b>ECONOMIC DEVELOPMENT AREA</b>   |                              |                                   |                                 |                                   |                                   |                                  |                               |
| <b>MISCELLANEOUS REVENUE</b>       |                              |                                   |                                 |                                   |                                   |                                  |                               |
| 66-36-10                           | INTEREST INCOME              | 848.82                            | 564.82                          | 154.75                            | 50.00                             | 50.00                            |                               |
| 66-36-20                           | TAX INCREMENT                | 377,918.00                        | 433,936.00                      | 489,394.00                        | 489,400.00                        | 489,000.00                       |                               |
| Total MISCELLANEOUS REVENUE:       |                              | 378,766.82                        | 434,500.82                      | 489,548.75                        | 489,450.00                        | 489,050.00                       |                               |
| <b>CONTRIBUTIONS AND TRANSFERS</b> |                              |                                   |                                 |                                   |                                   |                                  |                               |
| 66-39-50                           | USE OF FUND BALANCE          | .00                               | .00                             | .00                               | .00                               | 591.00                           |                               |
| Total CONTRIBUTIONS AND TRANSFERS: |                              | .00                               | .00                             | .00                               | .00                               | 591.00                           |                               |
| <b>ECONOMIC DEVELOPMENT AREA</b>   |                              |                                   |                                 |                                   |                                   |                                  |                               |
| 66-40-36                           | MANAGEMENT FEE               | 18,895.95                         | 21,696.80                       | 24,469.70                         | 24,470.00                         | 24,470.00                        |                               |
| 66-40-41                           | REPAYMENT TO FINANCERS       | 359,563.15                        | 412,238.96                      | 464,925.10                        | 465,699.00                        | 405,171.00                       |                               |
| 66-40-65                           | TENANT OUTREACH              | .00                               | .00                             | .00                               | .00                               | 60,000.00                        |                               |
| 66-40-90                           | CONTRIBUTION TO FUND BALANCE | .00                               | .00                             | .00                               | 719.00-                           | .00                              |                               |
| Total ECONOMIC DEVELOPMENT AREA:   |                              | 378,459.10                        | 433,935.76                      | 489,394.80                        | 489,450.00                        | 489,641.00                       |                               |

**SR-193 ECONOMIC DEVELOPMENT AGENCY**  
**Fiscal Year Ending June 30, 2022**  
**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                      |                  |                                                | \$ 21,700                 |
|                                                     |                  |                                                |                           |
| Current estimates:                                  |                  |                                                |                           |
| Syracuse City Management Fee                        | \$ 24,470        | \$ 24,470                                      |                           |
|                                                     |                  |                                                |                           |
| Total budget for account                            | \$ 24,470        | \$ 24,470                                      | \$ -                      |
| Amount changed from request                         |                  |                                                | \$ (24,470)               |
| Increase/(decrease) from prior year modified budget | \$ 2,770         | \$ 2,770                                       | \$ (21,700)               |
|                                                     |                  |                                                |                           |
| <b>66-40-41 Repayment to financiers</b>             |                  |                                                |                           |
| Prior year budget, as modified                      |                  |                                                | \$ 351,841                |
|                                                     |                  |                                                |                           |
| Current estimates:                                  |                  |                                                |                           |
| US Cold - Tenant Outreach                           | \$ 63,172        | \$ 63,172                                      |                           |
| Ninigret (remainder)                                | \$ 342,000       | \$ 342,000                                     |                           |
|                                                     |                  |                                                |                           |
| Total budget for account                            | \$ 405,172       | \$ 405,172                                     | \$ -                      |
| Amount changed from request                         |                  |                                                | \$ (405,172)              |
| Increase/(decrease) from prior year modified budget | \$ 53,331        | \$ 53,331                                      | \$ (351,841)              |
|                                                     |                  |                                                |                           |
| <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 | \$ (291,841)     | \$ (291,841)                                   | \$ (351,841)              |
|                                                     |                  |                                                |                           |
| <b>Total expenditures</b>                           |                  |                                                |                           |
| Prior year budget, as modified                      |                  |                                                | \$ 373,541                |
|                                                     |                  |                                                |                           |
| Total budget for expenditures                       | \$ 489,641       | \$ 489,641                                     | \$ -                      |
| Amount changed from request                         |                  |                                                | \$ (489,641)              |
| Increase/(decrease) from prior year modified budget | \$ 116,100       | \$ 116,100                                     | \$ (373,541)              |