SYRACUSE CITY

Syracuse City Special Redevelopment Agency (RDA) Meeting
June 14, 2022 – 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
Connect via telephone: +1-301-715-8592 US, meeting ID: 879 2280 3440
Streamed on Syracuse City YouTube Channel

1. Meeting called to order
   Adopt agenda
2. Approval of minutes:
   a. May 10, 2022 Special Meeting.
3. Public Hearing: Proposed Resolution RDA R22-01 adopting the annual budget for the Fiscal Year (FY) 2022-2023 as required by Section 17C-1-601, Utah Code Annotated, 1953. (10 min.)
4. Proposed Resolution RDA R22-02 authorizing the preparation of a draft Community Development Project Area Plan. (10 min.)
5. 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 9th day of June, 2022 at Syracuse City Hall on the City Hall Notice Board and at http://www.syracuseut.gov/. A copy was also provided to the Standard-Examiner on June 9, 2022.

CASSIE Z. BROWN, MMC
SYRACUSE CITY RECORDER
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REDEVELOPMENT AGENCY AGENDA

June 14, 2022

Agenda Item **#2** Approval of Minutes.

Factual Summation

- Please see the draft minutes of the following meeting(s):
    a. May 10, 2022 Special Business Meeting.

- Any question regarding this agenda item may be directed at Cassie Brown, City Recorder.

Minutes of the Syracuse City Redevelopment Agency Special Meeting, May 10, 2022.

Minutes of the Special Meeting of the Syracuse City Redevelopment Agency held on May 10, 2022 at 7:38 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 813 9494 4051, 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.

DRAFT

Present: Members: Jennifer Carver
Jordan Savage
W. Seth Teague
Paul Watson

Mayor Dave Maughan
City Manager Brody Bovero
City Recorder Cassie Z. Brown

Excused: Board member Lisa W. Bingham

City Employees Present:
City Attorney Paul Roberts
Police Chief Garret Atkin
Fire Chief Aaron Byington
Parks and Recreation Director Kresta Robinson
Community and Economic Development Director Noah Steele

1. Meeting Called to Order/Adopt Agenda

Mayor Maughan called the meeting to order at 7:38 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 TEAGUE MOVED TO ADOPT THE AGENDA. BOARDMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR. Boardmember Bingham was not present when this vote was taken.

2. Consideration and/or action regarding proposed sale of City-owned land located at approximately 2068 W. 1900 S.

A staff memo from the Community and Economic Development (CED) Department explained the City is entertaining an offer to sell land within the Town Center and purchase agreement has been drafted to facilitate the transaction. The Planning Commission held a public hearing and discussed the item during their meeting on May 3, 2022. They are forwarding a unanimous recommendation for approval. No public comments were received during the public hearing. The City commissioned an independent appraisal from Wall Appraisal Company LLC. Date of the report was March 14, 2022. The appraisal came back at $345,000. The offer for the land is $365,000. The City's RDA purchased the land in 2019 for $225,000. The proceeds of the sale will go back to the RDA. Per the City's surplus property policy, real estate must be officially surplussed. The Planning Commission reviewed the surplus on November 3, 2020 and the City Council held a public hearing and approved the surplus on November 10, 2020.

BOARDMEMBER SAVAGE MADE A MOTION TO APPROVE THE SALE OF CITY-OWNED LAND LOCATED AT APPROXIMATELY 2068 WEST 1900 SOUTH. BOARDMEMBER TEAGUE SECONDED THE MOTION, ALL VOTED AYE. Boardmember Bingham was not present when this vote was taken.

Mayor Maughan announced that it can now be made public that the land will be the future home of Zupa's restaurant.

At 7:40 p.m. BOARDMEMBER CARVER MADE A MOTION TO ADJOURN. BOARDMEMBER SAVAGE SECONDED THE MOTION; ALL VOTED IN FAVOR. Boardmember Bingham was not present when this vote was taken.

______________________________	______________________________
Dave Maughan	Cassie Z. Brown, MMC
Mayor	City Recorder

Date approved: _____

COUNCIL AGENDA

June 14, 2022

Agenda Item **#3** Proposed Resolution RDA22-01 and MBA22-01 to adopt the FY2022 - 2023 tentative budgets as the approved budgets for FY2022 – 2023.

Factual Summation

- Any question regarding this agenda item may be directed at Admin. Services Director Stephen Marshall or 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 10, 2022.

- **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 RDA22-01 or MBA22-01 approving the RDA or MBA budget for fiscal year 2022 - 2023.***

RESOLUTION RDA22-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2022-2023 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 2022 -2023; 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 2022-2023 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 14th DAY OF JUNE, 2022.

SYRACUSE CITY

ATTEST:

______________________________ By:______________________________

Cassie Z. Brown, City Recorder Dave Maughan, Mayor

Account Number	Account Title	2019-20 Prior year 2 Actual	2020-21 Prior year Actual	2021-22 Current year Actual	2021-22 Current year Budget	2022-23 Recommended Budget	Council Approved Budget
COMMUNITY DEVELOPMENT AREA							
MISCELLANEOUS REVENUE							
64-36-10	INTEREST INCOME	.00	59.29	216.44	500.00	500.00	
64-36-20	TAX INCREMENT	.00	57,535.00	80,932.00	57,500.00	81,000.00	
Total MISCELLANEOUS REVENUE:		.00	57,594.29	81,148.44	58,000.00	81,500.00	
REDEVELOPMENT AGENCY							
64-40-36	MANAGEMENT FEE	.00	2,876.75	4,046.60	2,875.00	4,050.00	
64-40-37	PROFESSIONAL AND TECHNICAL SER	.00	.00	.00	15,000.00	15,000.00	
64-40-48	TRANSFER TO OTHER FUNDS	.00	8,362.50	.00	.00	.00	
64-40-90	CONTRIBUTION TO FUND BALANCE	.00	.00	.00	40,125.00	62,450.00	
Total REDEVELOPMENT AGENCY:		.00	11,239.25	4,046.60	58,000.00	81,500.00	
Net Grand Totals:		.00	46,355.04	77,101.84	.00	.00	

COMMUNITY DEVELOPMENT PROJECT AREA
Fiscal Year Ending June 30, 2023
Line Item Detail

	Requested	City Manager/Council Recommendation	Adopted Budget
64-40-36 Management fee			
Prior year budget, as modified			$ 2,875
Current estimates:			
Syracuse City Management Fee (5% of total tax increment)	$ 4,050	$ 4,050	
Total budget for account	$ 4,050	$ 4,050	$ -
Amount changed from request			$ (4,050)
Increase/(decrease) from prior year modified budget	$ 1,175	$ 1,175	$ (2,875)
64-40-37 Professional & technical services			
Prior year budget, as modified			$ 15,000
Current estimates:			
CDRA Setup by WDC	$ 15,000	$ 15,000	
Total budget for account	$ 15,000	$ 15,000	$ -
Amount changed from request			$ (15,000)
Increase/(decrease) from prior year modified budget	$ -	$ -	$ (15,000)
Total expenditures			
Prior year budget, as modified			$ 17,875
Total budget for expenditures	$ 19,050	$ 19,050	$ -
Amount changed from request			$ (19,050)
Increase/(decrease) from prior year modified budget	$ 1,175	$ 1,175	$ (17,875)

Account Number	Account Title	2019-20 Prior year 2 Actual	2020-21 Prior year Actual	2021-22 Current year Actual	2021-22 Current year Budget	2022-23 Recommended Budget	Council Approved Budget
REDEVELOPMENT AGENCY							
MISCELLANEOUS REVENUE							
65-36-10	INTEREST INCOME	21,787.93	5,529.56	4,443.39	5,000.00	5,000.00	
65-36-15	OTHER REVENUE	1,758.12	203,238.16	16,650.86	19,788.00	12,561.00	
65-36-20	TAX INCREMENT	426,513.00	392,119.00	380,696.00	392,000.00	380,700.00	
	Total MISCELLANEOUS REVENUE:	450,059.05	600,886.72	401,790.25	416,788.00	398,261.00	
CONTRIBUTIONS AND TRANSFERS							
65-39-40	TRANSFERS FROM OTHER FUNDS	.00	8,362.50	.00	.00	.00	
65-39-50	USE OF FUND BALANCE	.00	.00	.00	487,951.00	275,288.00	
	Total CONTRIBUTIONS AND TRANSFERS:	.00	8,362.50	.00	487,951.00	275,288.00	
REDEVELOPMENT AGENCY							
65-40-36	MANAGEMENT FEE	21,325.65	19,605.95	19,034.80	19,606.00	19,035.00	
65-40-37	PROFESSIONAL AND TECHNICAL SER	1,450.00	7,735.41	1,543.75	2,000.00	12,000.00	
65-40-41	REPAYMENT TO FINANCERS	148,984.00	145,552.00	436,113.25	653,133.00	412,514.00	
65-40-65	TENANT OUTREACH	250,000.00	.00	.00	30,000.00	30,000.00	
65-40-70	CAPITAL OUTLAY	225,195.00	.00	3,775.00	200,000.00	200,000.00	
	Total REDEVELOPMENT AGENCY:	646,954.65	172,893.36	460,466.80	904,739.00	673,549.00	
	Net Grand Totals:	196,895.60-	436,355.86	58,676.55-	.00	.00	

REDEVELOPMENT AGENCY
Fiscal Year Ending June 30, 2023
Line Item Detail

	Requested	City Manager/Mayor Recommendation	Adopted Budget
65-40-36 Management fee			
Prior year budget, as modified			$ 19,606
Current estimates:			
Syracuse City Management Fee	$ 19,035	$ 19,035	
(5% of total tax increment)			
Total budget for account	$ 19,035	$ 19,035	$ -
Amount changed from request			$ (19,035)
Increase/(decrease) from prior year modified budget	$ (571)	$ (571)	$ (19,606)
65-40-37 Professional & technical services			
Prior year budget, as modified			$ 2,000
Current estimates:			
Year End Report	$ 2,000	$ 2,000	
Clock tower design	$ 10,000	$ 10,000	
Total budget for account	$ 12,000	$ 12,000	$ -
Amount changed from request			$ (12,000)
Increase/(decrease) from prior year modified budget	$ 10,000	$ 10,000	$ (2,000)
65-40-41 Repayment to financers			
Prior year budget, as modified			$ 653,133
Current estimates:			
Strategic Credit Partners Contract	$ 55,575	$ 55,575	
City Portion - Investment Reimbursement	6,939	6,939	
Gertge & Thayne - Bluff Ridge Dr.	350,000	350,000	
Total budget for account	$ 412,514	$ 412,514	$ -
Amount changed from request			$ (412,514)
Increase/(decrease) from prior year modified budget	$ (240,619)	$ (240,619)	$ (653,133)

REDEVELOPMENT AGENCY
Fiscal Year Ending June 30, 2023
Line Item Detail

	Requested		City Manager/Mayor Recommendation		Adopted Budget	
65-40-65 Tenant Outreach						
Prior year budget, as modified					$	30,000
Current estimates:						
Misc.	$	30,000	$	30,000		
Total budget for account	$	30,000	$	30,000	$	-
Amount changed from request					$	(30,000)
Increase/(decrease) from prior year modified budget	$	-	$	-	$	(30,000)
65-40-70 Capital outlay						
Prior year budget, as modified					$	200,000
Current estimates:						
Town Center Parking Lot Improvements	$	200,000	$	200,000		
Total budget for account	$	200,000	$	200,000	$	-
Amount changed from request					$	(200,000)
Increase/(decrease) from prior year modified budget	$	-	$	-	$	(200,000)
Total expenditures						
Prior year budget, as modified					$	904,739
Total budget for expenditures	$	673,549	$	673,549	$	-
Amount changed from request					$	(673,549)
Increase/(decrease) from prior year modified budget	$	(231,190)	$	(231,190)	$	(904,739)

Account Number	Account Title	2019-20 Prior year 2 Actual	2020-21 Prior year Actual	2021-22 Current year Actual	2021-22 Current year Budget	2022-23 Recommended Budget	Council Approved Budget
ECONOMIC DEVELOPMENT AREA							
MISCELLANEOUS REVENUE							
66-36-10	INTEREST INCOME	564.82	155.70	279.98	50.00	50.00	
66-36-20	TAX INCREMENT	433,936.00	489,394.00	677,872.00	489,000.00	678,000.00	
	Total MISCELLANEOUS REVENUE:	434,500.82	489,549.70	678,151.98	489,050.00	678,050.00	
CONTRIBUTIONS AND TRANSFERS							
66-39-50	USE OF FUND BALANCE	.00	.00	.00	591.00	1,166.00	
	Total CONTRIBUTIONS AND TRANSFERS:	.00	.00	.00	591.00	1,166.00	
ECONOMIC DEVELOPMENT AREA							
66-40-36	MANAGEMENT FEE	21,696.80	24,469.70	33,894.00	24,470.00	33,894.00	
66-40-41	REPAYMENT TO FINANCERS	412,238.96	464,925.10	643,978.00	405,171.00	585,322.00	
66-40-65	TENANT OUTREACH	.00	.00	.00	60,000.00	60,000.00	
	Total ECONOMIC DEVELOPMENT AREA:	433,935.76	489,394.80	677,872.00	489,641.00	679,216.00	
	Net Grand Totals:	565.06	154.90	279.98	.00	.00	

SR-193 ECONOMIC DEVELOPMENT AGENCY
Fiscal Year Ending June 30, 2023
Line Item Detail

		Requested		City Manager/Council Recommendation		Adopted Budget
66-40-36 Management fee						
Prior year budget, as modified					$	24,470
Current estimates:						
Syracuse City Management Fee	$	33,894	$	33,894		
Total budget for account	$	33,894	$	33,894	$	-
Amount changed from request					$	(33,894)
Increase/(decrease) from prior year modified budget	$	9,424	$	9,424	$	(24,470)
66-40-41 Repayment to financers						
Prior year budget, as modified					$	405,171
Current estimates:						
US Cold - Tenant Outreach	$	122,322	$	122,322		
Ninigret (remainder)	$	463,000	$	463,000		
Total budget for account	$	585,322	$	585,322	$	-
Amount changed from request					$	(585,322)
Increase/(decrease) from prior year modified budget	$	180,151	$	180,151	$	(405,171)
66-40-65 Tenant Outreach						
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	$	(345,171)	$	(345,171)	$	(405,171)
Total expenditures						
Prior year budget, as modified					$	429,641
Total budget for expenditures	$	679,216	$	679,216	$	-
Amount changed from request					$	(679,216)
Increase/(decrease) from prior year modified budget	$	249,575	$	249,575	$	(429,641)

RDA AGENDA

June 14, 2022

Agenda Item #4 — Intent to Create a Community Development Project Area Plan

Factual Summation

There is a large block of mostly undeveloped land comprising approximately 280 acres of farmland and homes located along the south side of 193 between 2000 W and 3000 W. The majority of the land area is owned primarily by the Cook family and the LDS church. The city's general plan has identified the area as a prime location for large scale industrial land uses due to the large undeveloped parcels, easy access to state highways and the West Davis Corridor which will be completed soon. The city has recieved inquiries from manufacturing, distribution, and data centers in recent history. These uses would build large buildings that would provide property tax revenue to the city. They would also employ large numbers of jobs, which is also beneficial to our population.

The main access point into the future development area will be the planned 2500 W. The road is designated as a 66' collector road on the city's Impact Fee Facilities Plan (IFFP). This north-south road would be the backbone of the development. It is anticipated that the road would be built in phases with the first phase to include the signalized intersections and about 1000 feet of the northern most portion of the road. This first phase would open up access to the land that would spur the anticipated industrial development. The road would not go through to 700 S until a future time.

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 or offer incentives to companies to locate in the city. Once established, the property taxes that would be diverted to the Agency could be used to pay for transportation improvements such as 2500 W. 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 incentives for specific development in the area cannot be made until after the project area plan is approved and authorized by the affected taxing entities.

Goal of Discussion

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.

West Point
Syracuse
125 S
W 75 S
193
193
S 3000 W
S 2925 W
2000 W
W 700 S
W 700 S
S 3000 W
S 2500 W
Heritage Pkwy

RESOLUTION RDA R22-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SYRACUSE CITY REDEVELOPMENT AGENCY AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN

WHEREAS, the Syracuse City Redevelopment Agency (the “Agency”) is a community development and renewal agency duly created, established and authorized to transact business and exercise it powers, pursuant to the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act, Title 17C of the Utah Code, as amended; and

WHEREAS, the Board of Directors (the “Board”) of the Agency desires to authorize the preparation of a draft community development project area plan in order to facilitate development along SR-193 between 2000 West and 3000 West; and

WHEREAS, the Board has previously approved expenditure of Agency funds for this purpose;

NOW THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH AS FOLLOWS:

Section 1: The Syracuse City Community and Economic Development Department is hereby authorized to prepare a draft community development project area plan, tentatively known as the SR-193 Community Development Project Area Plan.

PASSED AND ADOPTED BY THE SYRACUSE CITY REDEVELOPMENT AGENCY, STATE OF UTAH THIS _______________________.

SYRACUSE CITY RDA

ATTEST:

____
Cassie Z. Brown, MMC
City Recorder

By: ________________________________
Dave Maughan
Mayor