

Minutes of the Syracuse City Redevelopment Agency Special Meeting, September 13, 2022.

Minutes of the Special Meeting of the Syracuse City Redevelopment Agency September 13, 2022, at 7:30 p.m., held in a hybrid in-person/electronic format via Zoom, meeting ID 812 6560 5947, 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
----------	----------	--

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

City Employees Present:

Administrative Services Director Stephen Marshall
City Attorney Paul Roberts
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 7:30 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.

2. Proposed Resolution RDA R22-03 authorizing the execution of an agreement for tax increment financing (TIF) related to restaurant construction in the Syracuse Town Center Redevelopment Area.

A staff memo from the Community and Economic Development (CED) Department explained Zupas is building a new restaurant in the Town Center near Walmart. They recently completed the land purchase from the City for \$390,000 and they have been given site plan approval by the Planning Commission on June 7, 2022. They also have an approved building permit, which was issued on August 2, 2022. As is standard procedure, before issuing the building permit, all fees are collected including inspection fees, impact fees, review fees etc. The fees were paid, and construction has begun on the building. The total permit fee paid was \$118,000, however, the company, who has recently been expanding and building new restaurants in many other locations is reporting that our fees are considerably higher than other cities. They reported that their whole permit for Logan City was \$63,000, while Syracuse's transportation fee alone was \$60,356. Syracuse City impact fees are based on the current transportation master plan and every city will be different based off the future projects needed. While Zupas did pay the fee so they could get going on construction, they have requested to be on the agenda to ask for assistance from the Redevelopment Agency (RDA) to offset the fee to make it comparable with other cities so that they can successfully deliver the new store on budget and on time. Zupas is requesting \$30,000 in assistance from the RDA. The RDA board reviewed the proposal on August 23, 2022 and forwarded the item to this business meeting for a vote.

BOARDMEMBER BINGHAM MADE A MOTION TO ADOPT PROPOSED RESOLUTION RDA22-03 AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR TAX INCREMENT FINANCING (TIF) RELATED TO RESTAURANT CONSTRUCTION IN THE SYRACUSE TOWN CENTER REDEVELOPMENT AREA. BOARDMEMBER TEAGUE SECONDED THE MOTION. ALL VOTED AYE.

At 7:33 p.m. MAYOR MAUGHAN DECLARED THE MEETING ADJOURNED.

Dave Maughan
Mayor

Cassie Z. Brown, MMC
City Recorder

Date approved: October 11, 2022