

Boardmember Maughan asked how the Board can be asked to act upon interlocal agreements that have not yet been approved by other agencies. Mr. Mellor stated that one of the parties must be the first to act upon the agreement; the Davis County School District is the only other party that has not yet acted upon the agreement and if they are to make any changes to what the City has approved, an updated agreement would be brought before the RDA Board for further consideration.

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Mayor Palmer opened the public hearing.

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Devon Dahl stated he is from Fountain Valley, California and he has a Master's Degree in Governmental Administration and he has some concerns about this issue. In California, Redevelopment Agencies have been shut down after they were found to be very corrupt and that RDAs were taking tremendous amount of money to subsidize projects for their friends. The City of Westminster was essentially funding all public safety efforts in their City through their RDA without putting new money back into the fund to help bring new businesses into the City and help it grow. He stated his family owns property within the proposed CDA boundary; his father died in 1971 and over the past 40 years the property has been zoned commercial though no commercial property has been sold or developed on that road in the past 45 years. He has paid commercial taxes on the property for that time knowing there was no opportunity to develop it for commercial purposes. The property has been listed for sale, but it has been useless because no party has been willing to pay more than \$7.00 per square foot. He is concerned that RDAs have been deemed corrupt and declared bankruptcy in California and that same situation may occur in Utah eventually. He has much experience in this field and is worried about cities being in very serious problematic situations.

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TJ Jensen stated there is an RDA directly north of the project to be included in the CDA; it encompasses Smith's and he wondered why that RDA is not being extended to include this property.

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Ralph Vaughan stated he is a former resident of San Diego County in California; he was on the Planning Commission there and he worked through several different RDA and CDA projects. The area has a showcase RDA project, which was a complete redevelopment of the 37-acre downtown area in the City of Vista; it is generating a lot of money because a good RDA was put in place. From what he has read about this proposed CDA, he believes it is very strong. There are some horror stories coming out of California, but there are also some stellar success stories as well and he believes the City of Syracuse stands to benefit greatly from the creation of this CDA.

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There were no additional persons appearing to be heard and the public hearing was closed.

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Mr. Mellor addressed Mr. Jensen's question; he noted that redevelopment areas have been eliminated and the only tools Redevelopment Agencies now have are CDAs, Urban Renewal Areas (URA), and Economic Development Areas (EDA). As of next month, CDAs will also be eliminated. He briefly reviewed the rules of each type of RDA tool, after which he noted that the City does not have the ability to retroactively add property to an existing RDA; this would be problematic from the standpoint of tax increment collection as well. He then addressed Mr. Dahl's concerns and noted that the City cannot use CDA funds for public purposes; the City cannot even use tax increment to construct a public building. The situations in California have been problematic, but it is his understanding that the laws governing RDAs in California were not well written. He noted all communities throughout the State of Utah use these types of development tools; if the Board wants to bring a daytime population into the City to increase tax revenue, these tools must be employed. The City is at a competitive disadvantage due to its distance from Interstate-15. He noted that the zoning of Mr. Dahl's property will not be changed and the CDA will only increase the likelihood of the property being developed.

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Boardmember Maughan added that the Board must approve the expenditure of any funds generated within the CDA. Mr. Mellor stated that is correct and noted that all agreements and expenditures must be publicly noticed. He added that for large employers to be eligible for State incentives, the City in which they are wishing to locate must also have RDA tools available to them.

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Boardmember Lisonbee stated that the Utah State Legislature has been very careful in their consideration of RDA law with the goal of eliminating some of the loopholes that existed in California law that led to corruption. The Utah laws are much stronger than those that were in place in California. She added that the CDA will help the property owners along the Antelope Drive corridor to be able to develop quicker and in a better fashion.

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BOARDMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION RDA16-04 APPROVING THE SYRACUSE ANTELOPE DRIVE COMMUNITY DEVELOPMENT PROJECT AREA (CDA). BOARDMEMBER GAILEY SECONDED THE MOTION; ALL VOTED IN FAVOR.

[7:43:15 PM](#)

4. Proposed Resolution RDA16-05 Approving Interlocal Agreement between Syracuse City Redevelopment Agency and Davis County.

[7:43:24 PM](#)

BOARDMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION RDA16-05 APPROVING INTERLOCAL AGREEMENT BETWEEN SYRACUSE CITY REDEVELOPMENT AGENCY AND DAVIS COUNTY. BOARDMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

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5. Proposed Resolution RDA16-06 Approving Interlocal Agreement between Syracuse City Redevelopment Agency and Davis School District.

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BOARDMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION RDA16-06 APPROVING INTERLOCAL AGREEMENT BETWEEN SYRACUSE CITY REDEVELOPMENT AGENCY AND DAVIS SCHOOL DISTRICT. BOARDMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

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6. Proposed Resolution RDA16-07 Approving Interlocal Agreement between Syracuse City Redevelopment Agency and Mosquito Abatement District – Davis.

[7:44:17 PM](#)

BOARDMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION RDA16-07 APPROVING INTERLOCAL AGREEMENT BETWEEN SYRACUSE CITY REDEVELOPMENT AGENCY AND MOSQUITO ABATEMENT DISTRICT-DAVIS. BOARDMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

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7. Proposed Resolution RDA16-08 Approving Interlocal Agreement between Syracuse City Redevelopment Agency and North Davis Sewer District.

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BOARDMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION RDA16-08 APPROVING INTERLOCAL AGREEMENT BETWEEN SYRACUSE CITY REDEVELOPMENT AGENCY AND NORTH DAVIS SCHOOL DISTRICT. BOARDMEMBER ANDERSON SECONDED THE MOTION; ALL VOTED IN FAVOR.

[7:45:06 PM](#)

8. Proposed Resolution RDA16-09 Approving Interlocal Agreement between Syracuse City Redevelopment Agency and Weber-Basin Water Conservancy District.

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BOARDMEMBER MAUGHAN MADE A MOTION TO ADOPT RESOLUTION RDA16-09 APPROVING INTERLOCAL AGREEMENT BETWEEN SYRACUSE CITY REDEVELOPMENT AGENCY AND WEBER BASIN WATER CONSERVANCY DISTRICT. BOARDMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

At [7:45:38 PM](#) p.m. BOARDMEMBER MAUGHAN MADE A MOTION TO ADJOURN. BOARDMEMBER BOLDUC SECONDED THE MOTION; ALL VOTED IN FAVOR.

Terry Palmer
Mayor

Cassie Z. Brown, CMC
City Recorder

Date approved: September 13, 2016