



Syracuse City Redevelopment Agency

DRAFT Syracuse WDC Gateway Community Reinvestment Area Project Area Budget

June 2024



SYRACUSE WDC GATEWAY CRA PROJECT AREA BUDGET

The following narrative has been prepared in accordance with Utah Code §17C-5-303 for an Agency that receives tax increment.

This Budget is prepared in good faith as a current reasonable estimate of the economic impact of projected development and redevelopment within the Project Area. Fundamental economic and other circumstances may influence the actual impact. With these assumptions, the information contained within this Budget represents the reasonable expectations of the Agency. The Agency makes no guarantee that the projections contained in this Budget or the Project Area Plan for the Project Area accurately reflect the future development and/or redevelopment within the Project Area. Further, the Agency specifically reserves all powers granted to it under the Act, now and as may be amended; this Budget shall not be interpreted to limit or restrict the powers of the Agency as granted by the Act. The actual amount of tax increment received by the Agency will be determined solely by interlocal agreement(s) between the Agency and the various taxing entities; this Budget does not control the flow of tax increment money, nor does it entitle the Agency to receive money from tax increment or any other source.

1(A). THE BASE TAXABLE VALUE [17C-5-303(1)(A)]

The base taxable value is the year 2023 value of \$505,358.

1(B). PROJECTED AMOUNT OF TAX INCREMENT TO BE GENERATED WITHIN THE PROJECT AREA [17C-5-303(1)(B)]

The projected amount of tax increment to be generated within the Project Area over 25 years is over \$51 million.

TABLE 1: INCREMENTAL PROPERTY TAX REVENUES FOR 25 YEARS

100% of Tax Increment	Tax Rate	Total – 25 Years	NPV – 25 Years*
Davis County	0.001152	\$5,792,120	\$2,718,775
Multi-County Assessing	0.000015	\$75,418	\$35,401
County Assessing	0.000131	\$658,653	\$309,166
Davis County School District	0.006228	\$31,313,649	\$14,698,376
Syracuse	0.001739	\$8,743,487	\$4,104,123
Weber Basin Water Conservancy District	0.000200	\$1,005,576	\$472,009
Davis County Mosquito Abatement District	0.000098	\$492,732	\$231,285
North Davis Sewer District	0.000476	\$2,393,272	\$1,123,383
County Library	0.000234	\$1,176,524	\$552,251
Total	0.010273	\$51,651,432	\$24,244,768

*NPV = net present value discounted at 6 percent

1(C). PROJECT AREA FUNDS COLLECTION PERIOD [17C-5-303(1)(C)]

The anticipated collection period is 25 years.

1(D). PROJECTED AMOUNT OF TAX INCREMENT TO BE PAID TO OTHER TAXING ENTITIES [17C-5-303(1)(D)]

The projected amount of incremental tax revenue to be paid to the taxing entities over 25 years is nearly \$26 million. In addition, the taxing entities will continue to receive the full amount of property tax revenues generated by the current base taxable value.

TABLE 2: INCREMENTAL PROPERTY TAX REVENUES PAID TO TAXING ENTITIES FOR 25 YEARS

Incremental Tax Revenues to Taxing Entities	Tax Rate	Total – 25 Years	NPV – 25 Years*
Davis County	0.001152	\$2,896,060	\$1,359,387
Multi-County Assessing	0.000015	\$37,709	\$17,700
County Assessing	0.000131	\$329,326	\$154,583
Davis County School District	0.006228	\$15,656,825	\$7,349,188
Syracuse	0.001739	\$4,371,743	\$2,052,061
Weber Basin Water Conservancy District	0.000200	\$502,788	\$236,005
Davis County Mosquito Abatement District	0.000098	\$246,366	\$115,642
North Davis Sewer District	0.000476	\$1,196,636	\$561,691
County Library	0.000234	\$588,262	\$276,126
Total	0.010273	\$25,825,716	\$12,122,384

*NPV = net present value discounted at 6 percent

1(E). IF THE AREA FROM WHICH TAX INCREMENT IS COLLECTED IS LESS THAN THE ENTIRE PROJECT AREA [17C-5-303(1)(E)]

Not applicable.

1(F). THE PERCENTAGE OF TAX INCREMENT THE AGENCY IS AUTHORIZED TO RECEIVE [17C-5-303(1)(F)]

The percentage of tax increment that the Agency is authorized to receive will be established by the interlocal agreements between the Agency and the various taxing entities. The Agency anticipates requesting participation from the taxing entities for 50 percent of tax increment for a period of up to 25 years.

1(G). THE MAXIMUM CUMULATIVE DOLLAR AMOUNT OF TAX INCREMENT THE AGENCY IS AUTHORIZED TO RECEIVE FROM THE PROJECT AREA [17C-5-303(1)(G)]

The maximum amount of tax increment the Agency is authorized to receive will be dictated by the interlocal agreements between the Agency and the various taxing entities. The Agency anticipates requesting a maximum amount of approximately \$10 million. This amount could be reduced if grants are received that aid in the construction costs for the identified capital improvements necessary for the area.

2. IF THE AGENCY RECEIVES SALES AND USE TAX REVENUE [17C-5-303(2)(A) AND (B)]

Not applicable.

3. AMOUNT OF PROJECT AREA FUNDS THE AGENCY WILL USE TO IMPLEMENT THE PROJECT AREA [17C-5-303(3)]

The Agency estimates that its funds will be used as follows but reserves the right to maintain flexibility with the funds and not to adhere strictly to the items listed below. All Agency funds will be used for infrastructure, administrative or economic development purposes within the Project Area. Administrative funds have been calculated based on 3.0 percent of Agency tax increment receipts annually. In addition, ten percent of Agency receipts, in years where total increment exceeds \$100,000, have been set aside for housing projects. Housing funds do not need to be spent within the Project Area. The remaining funds are allocated primarily for possible improvements as follows:

TABLE 3: PROPOSED IMPROVEMENTS

Off Site Public Improvement	Cost
Sidewalk along S 3000 W and Path along Antelope Drive Frontage	\$122,000
Storm Sewer to W 2700 S (4,356 LF)	\$1,093,935
Sanitary Sewer to W 2700 S (4,356 LF)	\$1,052,045
West New Road A 1,300 LF (3 Lane Road w/ Sidewalk, Landscaping & Utilities)	\$2,705,631
South New Road B 1,215 LF (3 Lane Road w/ Sidewalk, Landscaping & Utilities)	\$2,547,456
SE New Roundabout	\$1,100,000
New Road A/Antelope Drive EB right-turn lane (striping only) and WB left-turn lane (striping only)	\$15,000
Total Public Improvement Hard Costs	\$8,636,067

4. THE AGENCY'S COMBINED INCREMENTAL VALUE [17C-5-303(4)]

The Agency has four active project areas with a total combined incremental value of \$219,018,089.

TABLE 4: COMBINED INCREMENTAL VALUE

Existing Project Areas	Incremental Taxable Value
Syracuse 750 West RDA	\$42,876,135
Syracuse Town Center (1700 South) RDA	\$24,904,633
Syracuse SR 193 EDA	\$100,609,221
Syracuse Antelope Drive CDA	\$50,628,100
TOTAL	\$219,018,089

Source: Utah State Tax Commission, Property Tax Division

5. THE AMOUNT OF PROJECT AREA FUNDS THAT WILL BE USED TO COVER THE COST OF ADMINISTERING THE PROJECT AREA [17C-5-303(5)]

The Agency is requesting that 3.0 percent of revenues received be set aside for administrative purposes. The projected total amount of administrative costs over the 25-year timeframe is roughly \$775,000 to Syracuse. In addition, Davis County requires that the same percentage of administrative increment paid to the Agency be paid to the County, based on the increment the County contributes to the Agency. Therefore, it is anticipated that Davis County will receive nearly \$87,000 in administrative revenues over 25 years.

6. FOR PROPERTY THAT THE AGENCY OWNS AND EXPECTS TO SELL, THE EXPECTED TOTAL COST OF THE PROPERTY TO THE AGENCY AND THE EXPECTED SALE PRICE [17C-5-303(6)]

The Agency does not currently own any property in the project area.