



EAGLE MOUNTAIN
REDEVELOPMENT AGENCY BOARD
MEETING

March 16, 2021, 7:00 PM

1650 E Stagecoach Run, Eagle Mountain, UT 84005

REDEVELOPMENT AGENCY BOARD MEETING - VIA LIFESIZE ELECTRONIC MEETING

This meeting will be an electronic meeting Pursuant to Utah Code Ann. 52-4- 207(4).

I, Mayor Tom Westmoreland, do hereby determine conducting an electronic meeting of the Eagle Mountain City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Eagle Mountain City Council to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- Utah's Governor and the Utah Department of Health have issued updated orders in response to record numbers of COVID-19 cases and COVID-19-related hospitalizations. The orders implement statewide what has been termed a 'mask mandate' and have severely limited social gatherings in an attempt 'to prevent and control the rapidly changing consequences of COVID-19 throughout the state.'
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address, and phone number to recordersoffice@emcity.org.

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. **CALL TO ORDER**

2. **MINUTES**

- 2.A June 16, 2020 Minutes - Redevelopment Agency Board Meeting
[June 16, 2020 RDA Minutes - DRAFT](#)

3. **RESOLUTION**

- 3.A [RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing and Electing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.](#)

BACKGROUND: *(Presented by City Recorder Fionnuala Kofoed)* The proposed resolution appoints a Board Chair and Vice Chair to serve in the Redevelopment Agency of Eagle Mountain City.

[RDA RES--Appointing and Electing Officers](#)

4. **SWEETWATER INDUSTRIAL PARK**

- 4.A [RESOLUTION/PUBLIC HEARING - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting an Official Project Area Plan for the Sweetwater Industrial Park Community Reinvestment Area #2.](#)

BACKGROUND: *(Presented by Economic Development Director Aaron Sanborn)* This project plan allows for the creation of a Community Reinvestment Area in order to allow for an enterprise data center project development on approximately 327 acres of land. The initial investment from the developer will include approximately 300,000 square feet and total \$600,000,000. The project area is adjacent to the Facebook data center site and is currently in the Regional Technology and Industry Overlay Zone.

[RDA RES--Sweetwater CRA #2 Project Area Plan](#)
[Sweetwater CRA #2 Project Area Plan](#)

- 4.B [RESOLUTION/PUBLIC HEARING - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting an Official Project Area Budget for the Sweetwater Industrial Park Community Reinvestment Area #2.](#)

BACKGROUND: *(Presented by Economic Development Director Aaron Sanborn)* The project area budget directs how the project area funds are to be used. A total of 85% of the collected funds are to be used for redevelopment activities, 10% is reserved by the RDA for affordable housing within the agency's boundaries, 2.5% of the collected funds are reserved for the RDA administrative costs (capped at \$1.4 million), and 2.5% will be refunded back to the taxing entities according to their proportional share of the property tax (in addition to the RDA administrative costs percentage over \$1.4 million).

RDA RES--Sweetwater CRA #2 Project Area Budget
Sweetwater CRA #2 Project Area Budget

5. **ADJOURNMENT**

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 11th day of March, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



The Redevelopment agency of
Eagle Mountain City Board
Meeting Minutes

June 16, 2020 8:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

REDEVELOPMENT AGENCY BOARD MEETING - ELECTRONIC MEETING VIA LIFESIZE

BOARD MEMBERS PRESENT ELECTRONICALLY: Board Chair Tom Westmoreland, Board Members Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Fionnuala Kofoed, City Recorder; Jeremy Cook, City Attorney; Elizabeth Fewkes, Recording Secretary; Steve Mumford, Assistant City Administrator/Community Development Director; Michael Hadley, Planning Manager; Pete Kane, Long-Range Planning Manager; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief; Jessa Porter, Planner; and Brad Hickman, Parks and Recreation Director; and Angela Valenzuela, Human Resource Manager.

1. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 8:38 p.m. and stated the electronic meeting was being held via Lifesize and live streamed through Granicus.

2. MINUTES

- 2.A. June 2, 2020 Minutes – Regular Redevelopment Agency of Eagle Mountain City Board Meeting

MOTION: *Board Member Curtis moved to approve the June 2, 2020 minutes. Board Member Love seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

3. RESOLUTIONS

- 3.A. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2020-2021 Budget.

Assistant City Administrator/Finance Director Paul Jerome stated the Eagle Mountain Redevelopment Agency Fiscal Year 2020-2021 Budget has not changed since the June 2, 2020 meeting and presented a summary of the budget.

MOTION: *Board Member Clark moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah adopting the Fiscal Year 2020-2021 Budget. Board Member Burnham seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

4. ADJOURNMENT

MOTION: *Board Member Gray moved to adjourn the meeting at 8:44 p.m. Board Member Clark seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:44 p.m.

Approved by the Redevelopment Agency of Eagle Mountain on March 16, 2021.

Aaron Sanborn
Executive Director



**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD
MEETING
MARCH 16, 2021**

TITLE:	RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing and Electing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Lianne Pengra, Recorder's Office

PRESENTED BY:

Fionnuala Kofoed

RECOMMENDATION:

Staff recommends that the Board adopts a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, appointing and electing officers to serve in the Redevelopment Agency of Eagle Mountain City.

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RDA RES--Appointing and Electing Officers](#)

RESOLUTION NO. R- -2021

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN
CITY APPOINTING AND ELECTING OFFICERS TO SERVE IN THE
REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY**

PREAMBLE

WHEREAS, the Redevelopment Agency of Eagle Mountain City was created to transact the business of a redevelopment agency and to exercise all of the powers provided for in the Utah Redevelopment Agencies Act, 17B-4-101 et. seq., Utah Code Annotated (1953, as amended) and any successor law or act; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City finds it necessary and desirable to elect or appoint officers of the Redevelopment Agency of Eagle Mountain City, ratify all prior actions taken by the Board; and

WHEREAS, these officers shall transact the business and exercise the powers of the Agency in each official capacity as described and provided for within the Bylaws of the Redevelopment Agency of Eagle Mountain City, and shall serve for the designated term of said office, or until such time as the Board of Directors shall appoint or elect other officers at a properly noticed meeting of the Agency.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Eagle Mountain City that all prior actions of the Board are ratified and confirmed and the following persons are hereby elected and appointed to serve as officers of the Redevelopment Agency of Eagle Mountain City for the terms provided for in the Agency's Bylaws and until their replacements are appointed or elected:

_____ Chair

_____ Vice-Chair

This Resolution takes effect upon its adoption.

ADOPTED by the Redevelopment Agency of Eagle Mountain City this 16th day of March, 2021.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above Resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah on this 16th day of March, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Aaron Sanborn, Executive Director

Posted to City bulletin boards on _____ by _____.



**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD
MEETING
MARCH 16, 2021**

TITLE:	RESOLUTION/PUBLIC HEARING - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting an Official Project Area Plan for the Sweetwater Industrial Park Community Reinvestment Area #2.		
ITEM TYPE:	Resolution/Public Hearing		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION Business Park / Light Industry	CURRENT ZONE Regional Technology & Industry Overlay Zone	ACREAGE 327	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Aaron Sanborn, Admin

PRESENTED BY:

RDA Executive Director
Aaron Sanborn

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RDA RES--Sweetwater CRA #2 Project Area Plan](#)
[Sweetwater CRA #2 Project Area Plan](#)

RESOLUTION NO. R- -2021

RESOLUTION OF THE EAGLE MOUNTAIN REDEVELOPMENT AGENCY ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT PROJECT AREA #2.

WHEREAS, the Eagle Mountain Redevelopment Agency (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the Utah Code amended May 10, 2016, (the "Act"); and

WHEREAS, the City of Eagle Mountain (the "City") has a planning commission and has adopted a general plan pursuant to applicable law; and

WHEREAS, the Agency, by Resolution, has authorized the preparation of a draft project area plan as provided in Section 17C-5-103 of the Act; and

WHEREAS, pursuant to Section 17C-5-104 of the Act, the Agency has (a) prepared a draft Sweetwater Industrial Park Community Reinvestment Project Area #2 Plan (the "Project Area Plan" or "Plan") and (b) made the draft Project Area Plan available to the public at the Agency's offices during normal business hours; and

WHEREAS, the Agency provided notice of the public hearing in strict compliance with Sections 17C-1-805, 806, and 808; and

WHEREAS, the Agency has held a public hearing on the draft Project Area Plan and at that Plan hearing (a) allowed public comment on the draft Project Area Plan and whether the draft Project Area Plan should be revised, approved or rejected, and (b) received all written and heard all oral objections to the draft Project Area Plan; and

WHEREAS, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Plan, and whether to revise, approve or reject the draft Project Area Plan;

WHEREAS, less than one year has passed since the date of the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Agency:

Section I. Adoption of Project Area Plan. It has become necessary and desirable to adopt the draft Project Area Plan as the official Project Area Plan for the Project Area. The draft Project Area Plan, in the form attached hereto as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby designated and adopted as the official Project Area Plan for the Project Area. The Agency shall submit the Project Area Plan, together with a copy of this Resolution, to the City Council of the City requesting that the Project Area Plan be adopted by ordinance of the legislative body of City in accordance with the provisions of the Act. All comments and objections to the draft Project Area

Plan (if any) have been considered and are, unless otherwise provided in the minutes of this meeting (if at all), passed upon.

Section 2. Legal Description of the Project Area Boundaries. The legal description of the boundaries of the Project Area covered by the Project Area Plan is attached hereto and incorporated herein as **Exhibit A**. A map of the Project Area is attached and incorporated herein as **Exhibit B**.

Section 3. Agency's Purposes and Intent. The Agency's purposes and intent with respect to the Project Area are to accomplish the following:

- A. Encourage and accomplish appropriate private development and community reinvestment activities within the Project Area.
- B. Provide for redevelopment infrastructure improvements within or to serve the Project Area.
- C. Provide for the strengthening of the tax base and economic health of the community.

Section 4. Project Area Plan Incorporated by Reference. The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

Section 5. Agency Board Findings. The Agency Board hereby determines and finds as follows:

The adoption of the Project Area Plan will:

- A. Satisfy a public purpose by, among other things, encouraging and accomplishing appropriate community reinvestment activities within the Project Area;
- B. Produce a public benefit in the form of, among other things, increased development activity within the boundaries of the Agency, including in particular within the Project Area, that is desirable and will enhance the tax base of all taxing entities within the Project Area, as demonstrated by the analysis provided in the Project Area Plan;
- C. Be economically sound and feasible; in that the revenue needed for the implementation of the Project Area Plan will come from incremental property taxes generated by new private development within the Project Area, all as further shown and supported by the analysis contained in the Project Area Plan;
- D. Conform to the City's general plan in that, among other things, the Project Area Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the City's general plan; and

E. Promotes the public peace, health, safety and welfare of the City.

Section 6. Financing. Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of sales tax, tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of community development project areas permitted by Chapter 5 of the Act.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption, and pursuant to the provisions of the Act, the Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the City.

IN WITNESS WHEREOF, the Governing Board of the Eagle Mountain Redevelopment Agency has approved, passed and adopted this Resolution this 16th day of March, 2021.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above Resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah on this 16th day of March, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Aaron Sanborn, Executive Director

Posted to City bulletin boards on _____ by _____.

EXHIBIT A – LEGAL DESCRIPTION OF THE PROJECT AREA

Parcel Serial Number: 59:057:0002

Legal Description: *The POINT OF BEGINNING commencing at the North East corner of Section 25, Township 6 South, Range 2 West, Salt Lake Meridian;
thence South 0°35'28" West 5308.67 feet along section line to the SE section corner;
thence North 89°24'32" West 1366.19 feet;
thence North 0°55'38" East 5319.13 feet to the north line of section 25;
thence South 88°57'50" East 1335.025 feet to the POINT OF BEGINNING.
Contains 7,177,044.5 square feet or 164.76 acres, more or less.*

Parcel Serial Number: 59:029:0002

Legal Description: *The POINT OF BEGINNING commencing at the North East corner of Section 25, Township 6 South, Range 2 West, Salt Lake Meridian;
thence South 89°48'27" East 1319.77 feet;
thence South 0°13'21" West 5319.96 feet to the South section line of Section 30;
thence North 89°19'25" West 1353.98 feet;
thence North 0°35'29" East 5308.65 feet to the POINT OF BEGINNING.
Contains 7,104,490.24 square feet or 163.09 acres, more or less.*

EXHIBIT B – MAP OF THE PROJECT AREA

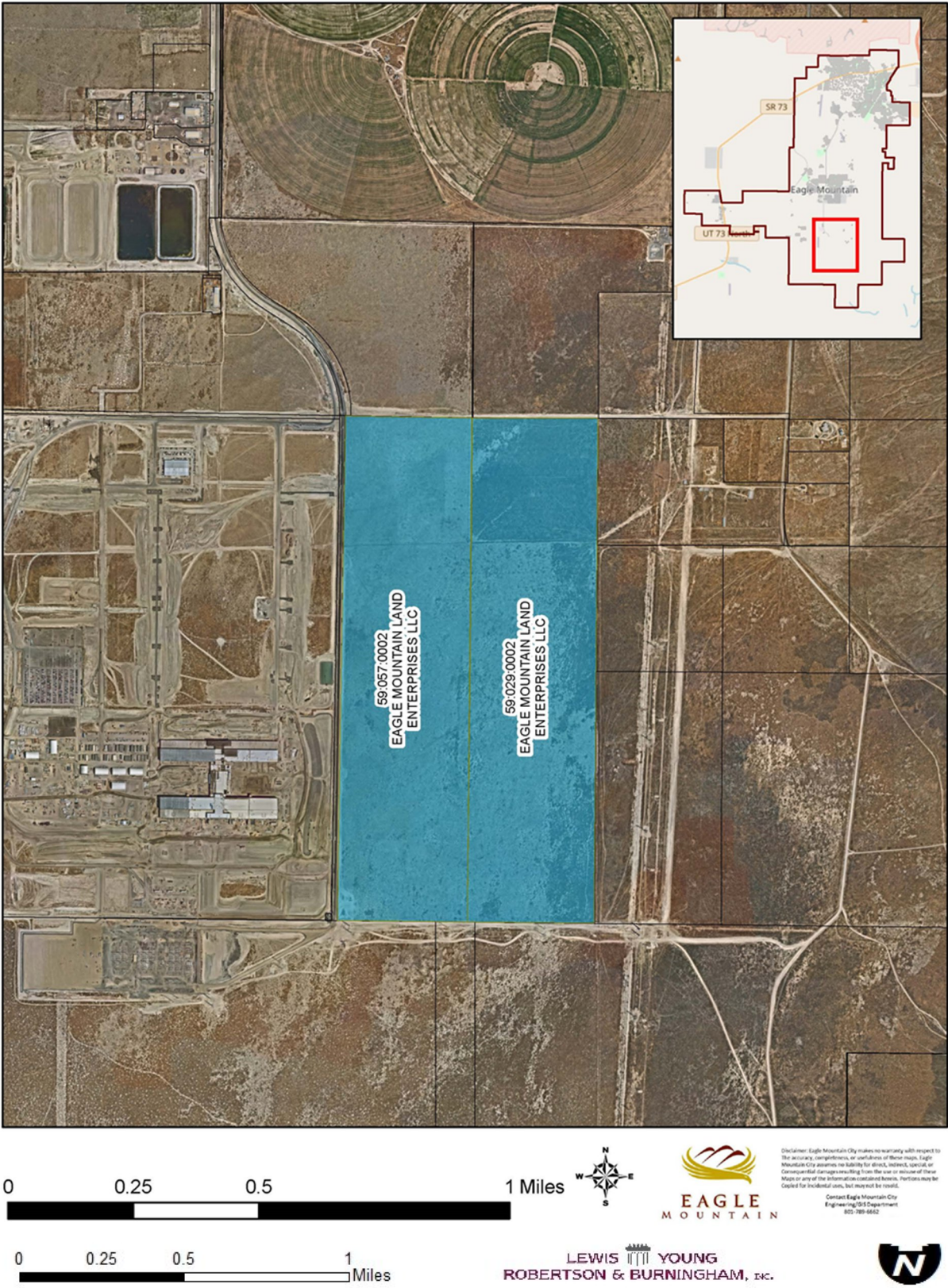
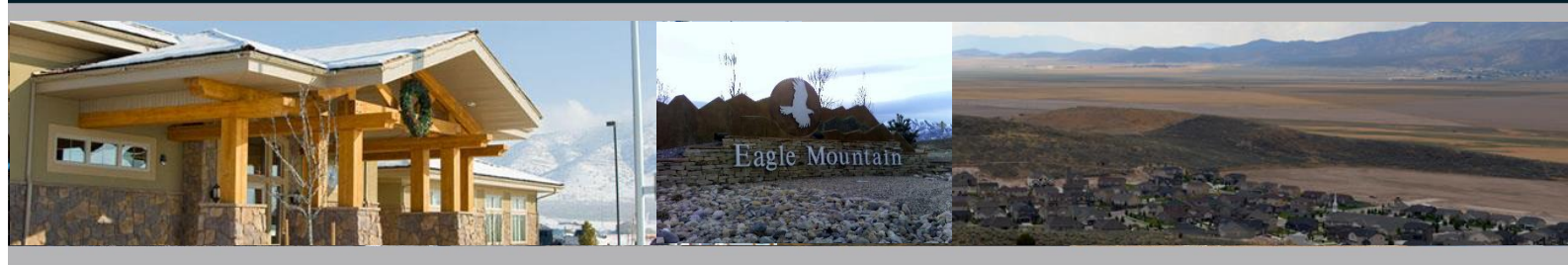


EXHIBIT C: PROJECT AREA PLAN

PROJECT AREA PLAN

SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT AREA (CRA) #2

EAGLE MOUNTAIN REDEVELOPMENT AGENCY, UTAH



FEBRUARY 2021


LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
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Definitions

As used in this Community Reinvestment Project Area Plan, the term:

"Act" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

"Agency" shall mean the Eagle Mountain Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

"Base taxable value" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"City" or "Community" shall mean the City of Eagle Mountain.

"Legislative body" shall mean the City Council of Eagle Mountain which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (41) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (**Exhibit A & Exhibit B**).

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over a number of years in today's dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

-  the base taxable value of property in the Project Area;
-  the projected tax increment expected to be generated within the Project Area;
-  the amount of tax increment expected to be shared with other taxing entities;
-  the amount of tax increment expected to be used to implement the Project Area plan;
-  if the area from which tax increment is to be collected is less than the entire Project Area:
 - the tax identification number of the parcels from which tax increment will be collected; or

- a legal description of the portion of the Project Area from which tax increment will be collected; and

☞ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

“Project Area Plan” or “Plan” shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the SWEETWATER INDUSTRIAL PARK #2 PLAN will be subject to an interlocal agreement process with the taxing entities within the Project Area.

“Taxes” includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible.

“Taxing Entity” shall mean any public entity that levies a tax on any property within the Project Area.

“Tax Increment” shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

“Tax Increment Period” shall mean the period of time in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

“Tax Year” shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2020 - October 31, 2021 tax year.

Introduction

The Eagle Mountain Redevelopment Agency (the “Agency”), following thorough consideration of the needs and desires of Eagle Mountain City (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this draft Project Area Plan (the “Plan”) for the Sweetwater Industrial Park Community Reinvestment Project Area #2 (the “Project Area”). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies within the southern portion of the City, generally to the west of Lake Mountain Road, east of Pony Express Parkway, and to the north of 1000 North. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities – Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area. The realization of the Plan is subject to interlocal agreements between the taxing entities individually and the Agency.

Resolution Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on **April 21, 2020**.

Utah Code
§17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Project Area Plan

In order to adopt a community reinvestment project area plan, the Agency shall;

- ☐ Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;
- ☐ Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies within the southern portion of the City, generally to the west of Lake Mountain Road, east of Pony Express Parkway, and to the north of 1000 North. All of the land use in the project area is currently vacant. The Project Area is comprised of approximately 327.85 acres of property.

As delineated in the office of the Utah County Recorder, the Project Area encompasses all of the parcels detailed in **Table 1**.

TABLE 1: PARCEL LIST

Parcel Id	Parcel Owner	Acres
59:057:0002	Eagle Mountain Land Enterprises LLC	164.76
59:029:0002	Eagle Mountain Land Enterprises LLC	163.09
Total		327.85

General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

General Land Uses

The property within the Project Area is currently classified as greenbelt property. The majority of the property surrounding the Project Area to the east is also greenbelt.

Table 2 summarizes the approximate acreage of existing land uses by land use type.

TABLE 2: LAND USES

Type	Acres	% of Area
Greenbelt	327.85	100%
Total	327.85	100%

This Project Area Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

Layout of Principal Streets

There are currently no paved streets within the Project Area, 1000 N., an unpaved road runs along the southern periphery of the Project Area. Pony Express Parkway is to the west of the Project Area and has been paved in the portions adjacent to and north of the Project Area.

Population Densities

There are no residences within the Project Area, therefore the estimated population density is 0.0 residents per acre.

Building Densities

Building densities will increase as development occurs. The intent of this plan is to promote greater economic utilization of the land area.

Impact of Community Reinvestment on Land Use, Layout of Principal Streets, and Population Densities

Community reinvestment activities within the Project Area will primarily consist of development and economic enhancement of an underutilized area of the City. The types of land uses will include a data center and affiliated office space.

Land Use – It is anticipated that future development within the Project Area will create space for a data center. Other supplementary development may take place during future phases of the development.

Layout of Principal Streets – It is anticipated that the community reinvestment of the Project Area will not alter the layout of principal streets in the area. It is anticipated that access roads will be constructed within the Project Area.

Population Densities – The Project Area does not include any residential components. The population density will not be affected by the Project Area. The daytime population of the City will slightly increase as the Project Area is anticipated to create approximately 30 new jobs.

UTAH CODE
§17C-5-105(3)

Standards Guiding the Community Reinvestment

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

UTAH CODE
§17C-5-105(4)

How the Purposes of this Title Will Be Attained by Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area.

**UTAH CODE
§17C-5-105(5)**

Conformance of the Proposed Development to the Community's General Plan

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

**UTAH CODE
§17C-5-105(7)**

Describe any Specific Project or Projects that are the Object of the Proposed Community Reinvestment

The Project Area is being created in order to assist with the construction of a future data center facility.

**UTAH CODE
§17C-5-105(8)**

Method of Selection of Private Developers to Undertake the Community Reinvestment and Identification of Developers Currently Involved in the Process

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developer's financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency, developers and property owners shall be by an approved agreement.

**UTAH CODE
§17C-5-105(9)**

Reason for Selection of the Project Area

The Project Area is currently classified as greenbelt and is collecting relatively no tax revenue for the taxing entities. The creation of the Project Area will create a significant economic benefit to all taxing entities as this underutilized area will be developed to a higher and greater use.

**UTAH CODE
§17C-5-105(10)**

Description of Physical, Social and Economic Conditions Existing in the Project Area

Physical Conditions

The Project Area consists of approximately 327.85 acres of relatively flat, privately owned land as shown on the Project Area map.

Social Conditions

The Project Area experiences a lack of connectivity and vitality. There are no residential units and no parks, libraries, or other social gathering places in the Project Area. This is in line with the contemplated uses of the area surrounding the Project Area which is currently under the greenbelt classification or used for similar types of development as contemplated in the Project Area.

Economic Conditions

The Project Area is currently under greenbelt classification. The Agency desires to encourage development within the Project Area that will directly benefit the existing economic base of the City, Utah County and other taxing entities.

UTAH CODE
§17C-5-105(11)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Infrastructure improvements will focus on water facilities. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems appropriate under the circumstances. A cost benefit analysis will assist the Agency in making decisions about offering assistance.

In general, tax incentives may be offered to achieve the community reinvestment goals and objectives of this plan, specifically to:

-  Foster and accelerate economic development;
-  Stimulate job development;
-  Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
-  Assist with property acquisition and/or land assembly; and
-  Provide attractive development for high-quality tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

UTAH CODE
§17C-5-105(12)

Anticipated Public Benefit to be Derived from the Community Development

The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased

revenues will come from the property values associated with new construction in the area, as well as increased land values as the property within the Project Area will no longer be classified as greenbelt. Property values include land, buildings and personal property (machines, equipment, etc.).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available). The City also envisions this area as a future industrial park, this development will further attract new businesses to the area.

Efforts to Maximize Private Investment

The agency has formed a partnership with the developers to realize the vision of this Project Area. It is anticipated that the development will require over \$600 million of private capital. Creating a CRA will act as a catalyst for the development.

“But For” Analysis

The anticipated development includes numerous costs, including land purchase, infrastructure and over \$300 million of personal property. “But-for” the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

Cost/Benefit Analysis

Based on the land use assumptions and tax increment participation levels, the following tables outline the benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create a net benefit to the City and the other taxing entities that participate in the Project Area. The cost/benefit analysis only includes the tax increment projections on the first phase of the development. The Agency may be allowed to receive 20 years of tax increment for each phase that is undertaken, not to exceed 40 years for all phases beginning with the first year increment is remitted to the Agency. Additional 20-year periods will be outlined in an amended Project Area Plan, as necessary.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	100% Personal Property 75% Real Property	20 Years	\$5,059,276	\$3,459,270
Alpine School District	100% Personal Property 75% Real Property	20 Years	50,434,662	34,484,601
Eagle Mountain City	100% Personal Property 75% Real Property	20 Years	6,211,165	4,246,872
Central Utah Water Conservancy District	100% Personal Property 75% Real Property	20 Years	3,011,474	2,059,090
Unified Fire District – Salt Lake County	100% Personal Property 75% Real Property	20 Years	13,137,556	8,982,778
Total Sources of Tax Increment Funds			\$77,854,134	\$53,232,611

TABLE 4: PROJECT AREA REVENUES

Entity	Property Tax	Franchise Tax	Total Tax Increment Revenues
Utah County	\$5,631,630	-	5,631,630
Alpine School District	56,140,315	-	56,140,315
Eagle Mountain City	6,913,832	113,271	7,027,103
Central Utah Water Conservancy District	3,352,161	-	3,352,161
Unified Fire District – Salt Lake County	14,623,802	-	14,623,802
Total Revenue	\$86,661,740	\$113,271	\$86,775,010

TABLE 5: PROJECT AREA EXPENDITURES

Entity	Property Tax	General Government	Public Safety	Public Works	Total Expenditures
Utah County	\$5,059,276	\$153,975	-	-	\$5,213,251
Alpine School District	50,434,662	349,510	-	-	50,784,173
Eagle Mountain City	6,211,165	218,467	15,645	581,260	7,026,537
Central Utah Water Conservancy District	3,011,474	104,132	-	-	3,115,606
Unified Fire District – Salt Lake County	13,137,556	581,293	-	-	13,718,848
Total Revenue	\$77,854,134	\$1,407,377	\$15,645	\$581,260	\$79,858,415

The total net benefit to the taxing entities of participating in the Project Area is Project Area is \$6,916,595 with the City's net benefit being \$566¹.

¹ The net benefit does not include the \$7.79 million housing portion of tax increment that will be reinvested into the City.



EXHIBIT A: Legal Description of Sweetwater Industrial Park CRA #2

Parcel: 59:057:0002

Legal Description: The POINT OF BEGINNING commencing at the North East corner of Section 25, Township 6 South, Range 2 West, Salt Lake Meridian;
thence South 0°35'28" West 5308.67 feet along section line to the SE section corner;
thence North 89°24'32" West 1366.19 feet;
thence North 0°55'38" East 5319.13 feet to the north line of section 25;
thence South 88°57'50" East 1335.025 feet to the POINT OF BEGINNING.

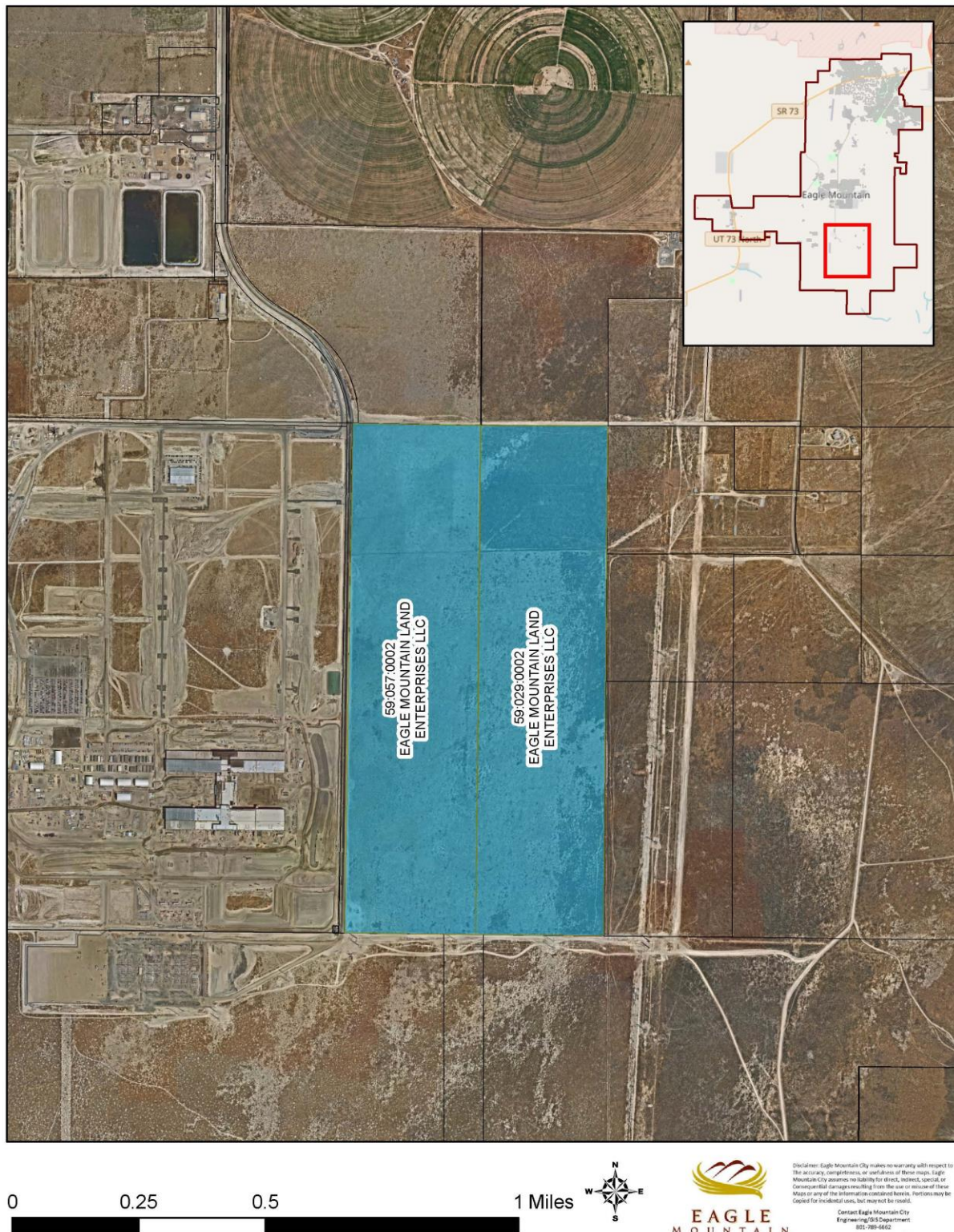
Contains 7,177,044.5 square feet or 164.76 acres, more or less.

Parcel: 59:029:0002

Legal Description: The POINT OF BEGINNING commencing at the North East corner of Section 25, Township 6 South, Range 2 West, Salt Lake Meridian;
thence South 89°48'27" East 1319.77 feet;
thence South 0°13'21" West 5319.96 feet to the South section line of Section 30;
thence North 89°19'25" West 1353.98 feet;
thence North 0°35'29" East 5308.65 feet to the POINT OF BEGINNING.

Contains 7,104,490.24 square feet or 163.09 acres, more or less.

EXHIBIT B: Project Area Map





**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD
MEETING
MARCH 16, 2021**

TITLE: RESOLUTION/PUBLIC HEARING - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting an Official Project Area Budget for the Sweetwater Industrial Park Community Reinvestment Area #2.

ITEM TYPE: Resolution/Public Hearing

FISCAL IMPACT:

APPLICANT:

**GENERAL PLAN
DESIGNATION**
Business Park/Light Industry

CURRENT ZONE
Regional Technology and
Industry Overlay Zone

ACREAGE
327

COMMUNITY

PUBLIC HEARING:
Yes

PREPARED BY:
Aaron Sanborn, Admin

PRESENTED BY:
RDA Executive Director
Aaron Sanborn

RECOMMENDATION:

BACKGROUND:
This project plan allows for the creation of a Community Reinvestment Area in order to allow for an enterprise data center project development on approximately 327 acres of land. The initial investment from the developer will include approximately 300,000 square feet and total \$600,000,000. The project area is adjacent to the Facebook data center site and is currently in the Regional Technology and Industry Overlay Zone. This project area budget directs how the project area funds are to be used. A total of 85% of the collected funds are to be used for redevelopment activities, 10% is reserved by the RDA for affordable housing within the agency's boundaries, 2.5% of the collected funds are reserved for the RDA administrative costs (capped at \$1.4 million), and 2.5% will be refunded back to the taxing entities according to their proportional share of the property tax (in addition to the RDA administrative costs percentage over \$1.4 million).

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RDA RES--Sweetwater CRA #2 Project Area Budget](#)

[Sweetwater CRA #2 Project Area Budget](#)

RESOLUTION NO. R- -2021

RESOLUTION OF THE EAGLE MOUNTAIN REDEVELOPMENT AGENCY ADOPTING THE PROJECT AREA BUDGET FOR THE SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT PROJECT AREA #2

WHEREAS, the Eagle Mountain Redevelopment Agency (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

WHEREAS, the Agency has adopted by Resolution the Sweetwater Industrial Park Community Reinvestment Project Area #2 Plan (the "Plan") for the Sweetwater Industrial Park Community Reinvestment Project Area #2 (the "Project Area"); and

WHEREAS, the Plan allows for the Agency to collect tax increment created within the Project Area to assist in the creation of jobs, to meet other goals and objectives as outlined in the Plan, to promote economic development, and provide a public benefit within Eagle Mountain City (the "City"); and

WHEREAS, the Agency has prepared a Project Area Budget in accordance with section 17C-5-303 of the Act.

WHEREAS, the Agency has held a public hearing on the draft Project Area Budget and at that hearing allowed public comment on the draft Project Area Budget and whether the draft Project Area Plan should be revised, approved or rejected; and

WHEREAS, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Budget, and whether to revise, approve or reject the draft Project Area Budget;

NOW, THEREFORE BE IT RESOLVED BY THE EAGLE MOUNTAIN REDEVELOPMENT AGENCY:

1. The Project Area Budget attached hereto as **Exhibit A**, and together with any changes to the draft Project Area Budget as may be indicated in the minutes of this meeting (if any), is hereby approved and adopted on the 16th day of March 2021.
2. The Agency staff will include in the November 1st report, the taking of tax increment from the Sweet Water Industrial Park Community Reinvestment Project Area #2 beginning with the tax year before the Agency requests funding.

3. The Agency staff is authorized to finalize negotiations with the taxing entities that levy a certified rate in the Project Area, to participate with the Agency in the implementation and funding of the Budget in accordance with Sections 17C-5-201, 202, 203, 204, 205 and 206 of the Act.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above Resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah on this 16th day of March, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Aaron Sanborn, Executive Director

Posted to City bulletin boards on _____ by _____.

EXHIBIT A: PROJECT AREA BUDGET

PROJECT AREA BUDGET

SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT AREA (CRA) #2

EAGLE MOUNTAIN REDEVELOPMENT AGENCY, UTAH



FEBRUARY 2021


LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM



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Section 1: Introduction

The Eagle Mountain Redevelopment Agency (the "Agency"), following thorough consideration of the needs and desires of the City of Eagle Mountain (the "City") and its residents, as well as understanding the City's capacity for new development, has carefully crafted the Project Area Plan (the "Plan") for the Sweetwater Industrial Park Community Reinvestment Project Area #2 (the "Project Area"). The Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies within the southern portion of the City, generally to the west of Lake Mountain Road, east of Pony Express Parkway, and to the north of 1000 North.

The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. This **Project Area Budget** document (the "Budget") is predicated upon certain elements, objectives and conditions outlined in the Plan and intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

The creation of the Project Area is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

Section 2: Description of Community Development Project Area

The Project Area lies west of Lake Mountain Road, east of Pony Express Parkway, and to the north of 1000 North, and is located within the City's southern boundaries. The property is currently under greenbelt classification and is generating very little tax revenue for the City and other taxing entities. The property encompasses approximately 327.85 acres of land.

A map of the Project Area is attached hereto in **EXHIBIT A**.

Section 3: General Overview of Project Area Budget

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan vision and objectives. The Project Area Plan has identified that tax increment financing is essential in order to meet the objectives of the CRA Project Area. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

Base Year Value

The Agency has determined that the Base Year Value for the Project Area will be equal to taxable value for the tax year immediately prior to the triggering of the Project Area and the individual phases. As the trigger year(s) have not been determined, the 2019 tax year has been used to estimate the Base Year Value. The Base Year Value is estimated to be \$2,393. Using the tax rates established within the Project Area, the property taxes levied equate to \$24.75 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

Payment Trigger

Each phase will have a twenty (20)-year duration from the date of the first tax increment received by the Agency. The first year for collection of tax increment will be determined by the Agency. The Agency will provide a trigger notice to Utah County before each first year of collection.

Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development will begin in the Project Area in the next two to three years. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will actually be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2022, though there is no requirement under this agreement that mandates the beginning date and it can be later. It is currently estimated that during the 20-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$86.66 million or at a net present value (NPV)¹ of \$59.22 million. This amount is over and above the \$495 of base taxes that the property would generate over 20 years at the \$24.75 annual amount it currently generates as shown in Table 4.1 below.

¹ Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.

Section 4: Property Tax Increment

Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be \$2,393. Based upon the tax rates in the area, the collective taxing entities are receiving \$25 in property tax annually from this Project Area. This equates to approximately \$495 over the 20-year life of the Project Area.

TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 20 YEARS)

Entity	Total	NPV at 4%
Utah County	\$32	\$22
Alpine School District	321	218
Eagle Mountain City	39	27
Central Utah Water Conservancy District	19	13
Unified Fire Service Area – Salt Lake County	84	57
Total Revenue	\$495	\$336

Property Tax Increment Shared with RDA

All taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. All taxing entities will contribute 100% of their respective tax increment off of the personal property within the Project Area and 75% of their respective tax increment off of the real property for 20 years. The State will not contribute any portion of their incremental sales tax to implement the Project Area Plan. The assumptions in this analysis only include the tax increment projections on the first phase of the development. The Agency may be allowed to receive 20 years of tax increment for each phase that is undertaken, not to exceed 40 years for all phases beginning with the first year increment is remitted to the Agency. Each additional 20-year period will be outlined in an amended Project Area Budget, as necessary. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	100% Personal Property 75% Real Property	20 Years	\$5,059,276	\$3,459,270
Alpine School District	100% Personal Property 75% Real Property	20 Years	50,434,662	34,484,601
Eagle Mountain City	100% Personal Property 75% Real Property	20 Years	6,211,165	4,246,872
Central Utah Water Conservancy District	100% Personal Property 75% Real Property	20 Years	3,011,474	2,059,090
Unified Fire Service Area – Salt Lake County	100% Personal Property 75% Real Property	20 Years	13,137,556	8,982,778
Total Sources of Tax Increment Funds			\$77,854,134	\$53,232,611

Uses of Tax Increment

The anticipated development includes numerous costs, including land purchase, infrastructure and over \$300 million of personal property. “But-for” the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

The Agency will take an annual percentage of 2.5%, not to exceed a cumulative \$1.4 million to administer the CRA. With the current assumptions regarding tax rates, project valuation and phasing, it is estimated that the Project Area Administration \$1.4 million cap will be reached during year 15 of the Project Area. When the Project Area Administration cap is met, the 2.5% of tax increment which was previously allocated to Project Area Administration will be refunded to the taxing entities. Each year of the Tax Increment Period, a minimum of a 2.5% of the annual tax increment will be refunded to the taxing entities. After the Project Area Administration cap is met, the Administration Refund Back to Taxing Entities will increase to 5%.

The majority of the remaining Tax Increment collected by the Agency will be used to overcome the obstacles outlined above (85%). Including: offsetting certain on-site public infrastructure costs, development incentives, Agency requested improvements and upgrades, desirable Project Area improvements, and other redevelopment activities as approved by the Agency. The remaining 10% will go towards affordable housing, as required by the Act.

TABLE 4.3: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
Redevelopment Activities	\$66,176,014	\$45,247,720
CRA Housing Requirement	7,785,413	5,323,261
Administration Refund Back to Taxing Entities	2,492,707	1,606,062
Project Area Administration	1,400,000	1,055,568
Total Uses of Tax Increment Funds	\$77,854,134	\$53,232,611

A multi-year projection of tax increment is included in **EXHIBIT B**.

Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Project

As described above, the collective taxing entities are currently receiving approximately \$25 in property taxes annually from this Project Area. At the end of 20 years an additional \$3,656,786 in property taxes annually is anticipated, totaling approximately \$3,656,810 in property taxes annually for the area. “But for” the assistance provided by the RDA through tax increment revenues, this momentous increase in property taxes generated for the taxing entities would not be possible.

TABLE 4.4: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Utah County	\$2	\$237,633	\$237,634
Alpine School District	16	2,368,901	2,368,917
Eagle Mountain City	2	291,737	291,739
Central Utah Water Conservancy District	1	141,448	141,449
Unified Fire Service Area – Salt Lake County	4	617,067	617,071
Total Revenue	\$25	\$3,656,786	\$3,656,810

Section 5: Cost/Benefit Analysis

Additional Revenues

Other Tax Revenues

The development within the Project Area will also generate sales taxes, energy sales and use taxes for natural gas and telecommunications.

Table 5.1 shows the total revenues generated by the Project Area. This total includes the anticipated property tax increment and energy sales and use tax.

TABLE 5.1 TOTAL REVENUES

Entity	Property Tax	Franchise Tax	Total Incremental Revenues
Utah County	\$5,631,630	-	5,631,630
Alpine School District	56,140,315	-	56,140,315
Eagle Mountain City	6,913,832	113,271	7,027,103
Central Utah Water Conservancy District	3,352,161	-	3,352,161
Unified Fire Service Area – Salt Lake County	14,623,802	-	14,623,802
Total Revenue	\$86,661,740	\$113,271	\$86,775,010

Additional Costs

The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Project Area Plan, are identified below.

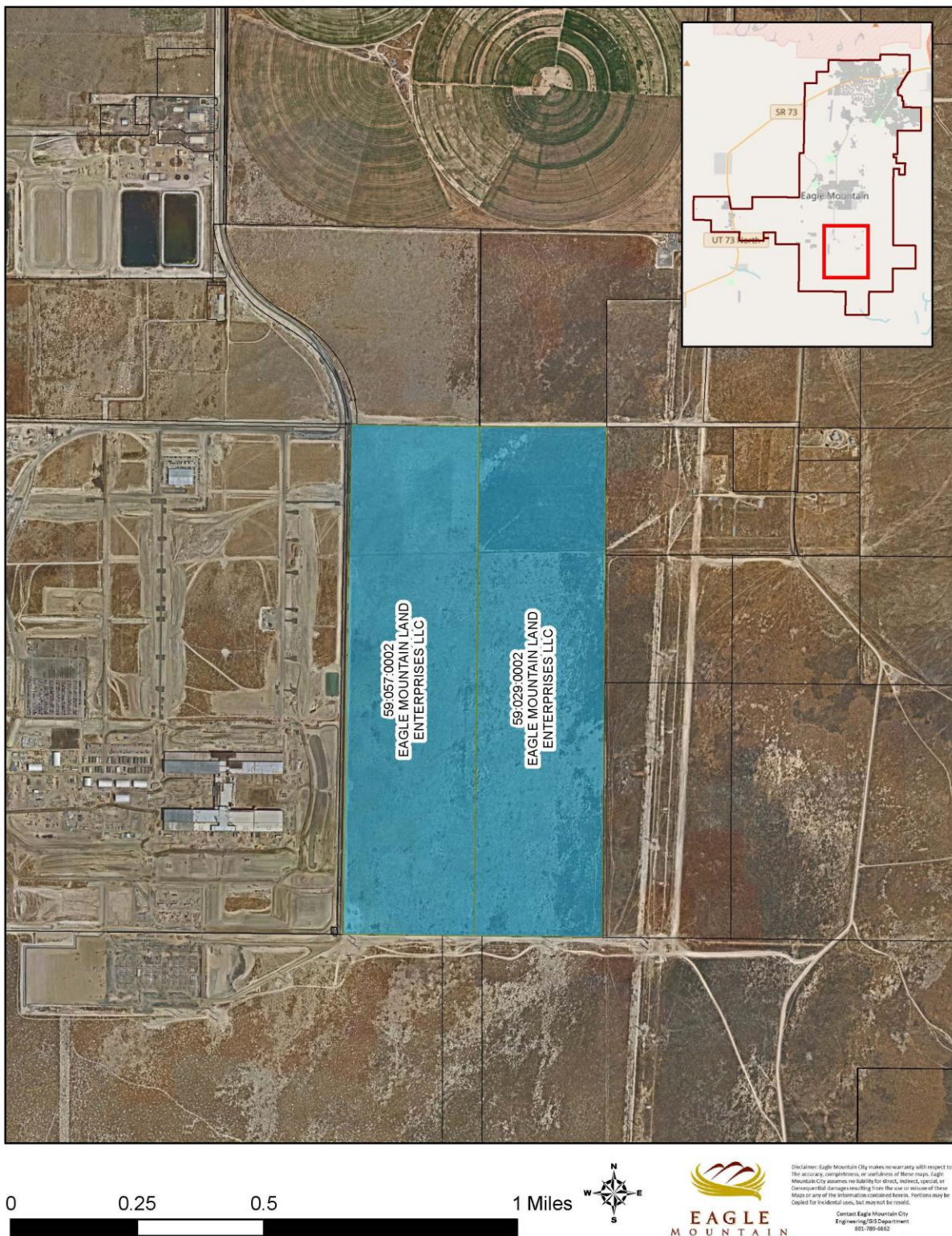
TABLE 5.2 TOTAL EXPENDITURES

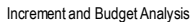
Entity	CRA Budget	General Government	Public Works	Public Safety	Total Incremental Expenditures
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Central Utah Water Conservancy District	3,011,474	104,132	-	-	3,115,606
Unified Fire Service Area – Salt Lake County	13,137,556	581,293	-	-	13,718,848
Total Expenditures	\$77,854,134	\$1,407,377	\$15,645	\$581,260	\$79,858,415

The total net benefit to the taxing entities of participating in the Project Area is \$6,916,595 with the City's net benefit being \$566².

² The net benefit does not include the \$7.79 million housing portion of tax increment that will be reinvested into the City.

Exhibit A: Project Area Map





INCREMENTAL TAX ANALYSIS:																					
Cumulative Taxable Value	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Real Property Value (Building & Land)		\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403	\$170,343,403
Personal Property Value		\$300,276,709	\$285,276,709	\$255,276,709	\$219,276,709	\$183,276,709	\$300,276,709	\$285,276,709	\$255,276,709	\$219,276,709	\$183,276,709	\$300,276,709	\$285,276,709	\$255,276,709	\$219,276,709	\$183,276,709	\$300,276,709	\$285,276,709	\$255,276,709	\$219,276,709	\$183,276,709
Total Assessed Value:		\$470,620,112	\$455,620,112	\$425,620,112	\$389,620,112	\$353,620,112	\$470,620,112	\$455,620,112	\$425,620,112	\$389,620,112	\$353,620,112	\$470,620,112	\$455,620,112	\$425,620,112	\$389,620,112	\$353,620,112	\$470,620,112	\$455,620,112	\$425,620,112	\$389,620,112	\$353,620,112
Value of Current Property		\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393	\$2,393
Less Base Year Value		(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)	(\$2,393)
TOTAL INCREMENTAL VALUE:		\$470,620,112	\$455,620,112	\$425,620,112	\$389,620,112	\$353,620,112	\$470,620,112	\$455,620,112	\$425,620,112	\$389,620,112	\$353,620,112	\$470,620,112	\$455,620,112	\$425,620,112	\$389,620,112	\$353,620,112	\$470,620,112	\$455,620,112	\$425,620,112	\$389,620,112	\$353,620,112
TAX RATE & INCREMENT ANALYSIS:		2019 Rates																			
Utah County	0.000672	316,257	306,177	286,017	261,825	237,633	316,257	306,177	286,017	261,825	237,633	316,257	306,177	286,017	261,825	237,633	316,257	306,177	286,017	261,825	237,633
Alpine School District	0.006699	3,152,684	3,052,199	2,851,229	2,610,065	2,368,901	3,152,684	3,052,199	2,851,229	2,610,065	2,368,901	3,152,684	3,052,199	2,851,229	2,610,065	2,368,901	3,152,684	3,052,199	2,851,229	2,610,065	2,368,901
Eagle Mountain City	0.000825	388,262	375,887	351,137	321,437	291,737	388,262	375,887	351,137	321,437	291,737	388,262	375,887	351,137	321,437	291,737	388,262	375,887	351,137	321,437	291,737
Central Utah Water Conservancy District	0.000400	188,248	182,248	170,248	155,848	141,448	188,248	182,248	170,248	155,848	141,448	188,248	182,248	170,248	155,848	141,448	188,248	182,248	170,248	155,848	141,448
Unified Fire Service Area - Salt Lake County	0.001745	821,232	795,057	742,707	679,887	617,067	821,232	795,057	742,707	679,887	617,067	821,232	795,057	742,707	679,887	617,067	821,232	795,057	742,707	679,887	617,067
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:	0.010341	\$4,866,683	\$4,711,568	\$4,401,338	\$4,029,062	\$3,656,786	\$4,866,683	\$4,711,568	\$4,401,338	\$4,029,062	\$3,656,786	\$4,866,683	\$4,711,568	\$4,401,338	\$4,029,062	\$3,656,786	\$4,866,683	\$4,711,568	\$4,401,338	\$4,029,062	\$3,656,786</

This projected model does not take into account the phasing and triggering of future phases as the phasing and timing data has not been provided