

Centerville City Hall

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 5:30 PM ON NOVEMBER 19, 2019 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Redevelopment Agency of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Centerville Management Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backup materials can be found at <http://centerville.novusagenda.com/agendapublic>.

Tentative - The times shown below are tentative and are subject to change during the meeting.

Time:

A. NEW BUSINESS

1. Fifth Amendment to the Agreement for Development of Land - Lot 1 of Centerville Gateway Subdivision - Marketplace Drive and Parrish Lane
Consider Fifth Amendment to the Agreement for Land Development for the Centerville Gateway Subdivision to allow a bank or financial institution as an approved use on Lot 1 and to accept Bank of America, NA as an approved user of Lot 1
2. Parrish Gateway RDA Extension
Request project area extension for the Parrish Gateway RDA - Resolution No. 2019-02
3. Centerpoint Theater
Requesting approval to to add a kitchen.
4. November 1, 2019 Annual Report
5. Minutes Review and Acceptance
October 15, 2019 RDA Minutes

B. ADJOURNMENT

**CENTERVILLE
RDA MEETING
Staff Backup Report
11/19/2019**

Item No. 1.

Short Title: Fifth Amendment to the Agreement for Development of Land - Lot 1 of Centerville Gateway Subdivision - Marketplace Drive and Parrish Lane

Initiated By: Matthew Salcedo, Deerwood Investments Utah, LLC

Scheduled Time:

SUBJECT

Consider Fifth Amendment to the Agreement for Land Development for the Centerville Gateway Subdivision to allow a bank or financial institution as an approved use on Lot 1 and to accept Bank of America, NA as an approved user of Lot 1

RECOMMENDATION

Approve Fifth Amendment to the Agreement for Land Development for the Centerville Gateway Subdivision to allow a bank or financial institution as an approved use on Lot 1 and to accept Bank of America, NA as an approved user of Lot 1.

BACKGROUND

Deerwood Investments Utah LLC ("Deerwood Investments") is the fee title owner of Lot 1 of the Centerville Gateway Subdivision (also known as the "Island Parcel") consisting of approximately 1 acre of real property at the corner of Marketplace Drive and Parrish Lane. Deerwood Investments is in negotiations with Bank of America to lease all of Lot 1 to construct and operate a bank facility. Lot 1 currently consists of the Iggy's sit-down restaurant which went out of business earlier this year. It is the intent of Bank of America to demolish the existing Iggy's structure and rebuild a new bank facility. Lot 1 of the Island Parcel is part of a redevelopment project area and subject to the Parrish Lane Gateway Neighborhood Development Plan, along with other agreements and easements regulating the use and development of property on the Island Parcel. Specifically, the Agreement for Development of Land governing the Island Parcel requires RDA approval of any use and user of property. Development within the Island Parcel also requires RDA approval of any proposed development on the Island Parcel. The attached Fifth Amendment to the Agreement for Development of Land has been prepared for RDA consideration proposing approval of the use of a bank or financial institution as an approved use of Lot 1 of the Island Parcel and approval of the Bank of America, NA as an approved user of Lot 1 of the Island Parcel. Redevelopment of Lot 1 shall be subject to the Parrish Gateway Neighborhood Plan, the Agreement for Development of Land, and all other agreements and easements encumbering the land. Redevelopment of Lot 1 shall also require conceptual site plan and final site plan approval by the Planning Commission.

ATTACHMENTS:

Description

- Fifth Amendment to the Agreement for Development of Land - Deerwood Investments Utah LLC
- Centerville Gateway Subdivision - Recorded Plat
- Proposed Plans for Bank of America - Island Parcel

When recorded, return to:

Redevelopment Agency of Centerville City
Attn: Brant Hanson, Executive Director
250 North Main Street
Centerville, Utah 84014

Affects Parcel Number: 02-238-0001

**FIFTH AMENDMENT TO AGREEMENT FOR DEVELOPMENT
OF LAND BETWEEN THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY
AND DEERWOOD INVESTMENTS UTAH LLC**

(Lot 1 – Centerville Gateway Subdivision)

THIS FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY AND DEERWOOD INVESTMENTS UTAH LLC ("Fifth Amendment") is made and entered into this _____ day of _____, 2019, by and between **DEERWOOD INVESTMENTS LLC** ("Developer"), a limited liability company, with principal offices located at 3720 S. Susan Street, Santa Ana, California, 92704, and the **REDEVELOPMENT AGENCY OF CENTERVILLE CITY** ("Agency"), a community development and renewal agency and public body organized and existing under the Limited Purpose Local Government Entities – Community Reinvestment Agency Act of the State of Utah, with principal offices located at 250 North Main, Centerville, Utah 84014.

RECITALS

WHEREAS, Developer is the fee title owner of Lot 1 of the Centerville Gateway Subdivision consisting of approximately 1 acre of real property located at the corner of Parrish Lane and Marketplace Drive, Centerville, Utah, which property is more particularly described in Exhibit A attached hereto and incorporated by reference ("Lot 1"); and

WHEREAS, Lot 1 is part of a redevelopment project area and subject to the Parrish Lane Gateway Neighborhood Development Plan, dated August 1, 1989, as recorded in the Davis County Recorder's Office as Entry No. 872794, Book No. 1318, at Page 898, as amended (collectively referred to as the "Parrish Lane Gateway Neighborhood Development Plan"); and

WHEREAS, Lot 1 is also subject to that certain Agreement for Development of Land dated June 15, 2004, governing the purchase and sale of Lot 1 and other

development restrictions, as recorded in the Davis County Recorder's Office as Entry No. 1998150, Book No. 3570, at Page 1085, as amended (collectively referred to as the "ADL Agreement"); and

WHEREAS, Developer desires to lease Lot 1 to Bank of America, national association, a national banking association ("Bank of America") for the construction of a commercial building and the operation of a bank or financial institution on Lot 1; and

WHEREAS, the parties desire to enter into this Fifth Amendment to the ADL Agreement to approve the new use and user of Lot 1 and to provide additional conditions for the development of Lot 1 as more particularly provided herein; and

NOW, THEREFORE, in consideration of the mutual promises and covenants of the parties contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AGREEMENT

1. Recitals. The Recitals are hereby incorporated into this Fifth Amendment by reference.

2. Full Force and Effect. The terms of this Fifth Amendment are hereby incorporated as part of the ADL Agreement. All other terms and conditions of the ADL Agreement, not modified by this Fifth Amendment shall remain the same and are hereby ratified and affirmed. To the extent the terms of this Fifth Amendment modify or conflict with any provisions of the ADL Agreement, the terms of this Fifth Amendment shall control.

3. Approval of Use. Pursuant to Section 1.07 of the ADL Agreement, the Agency hereby approves Developer's proposal for the use of Lot 1 of the Centerville Gateway Subdivision for a bank or financial institution. For purposes of this Fifth Amendment, "bank or financial institution" shall have the meaning defined in the Centerville Zoning Code. Developer and any acceptable end user or leasee shall comply with the use restrictions applicable to Lot 1 as set forth in Article 3 of the ADL and the Dayton West Agreement as referenced therein.

4. Approval of End User. Pursuant to Section 1.07 and Section 3.02 of the ADL Agreement, as amended, the Agency hereby approves Bank of America, national association, a national banking association, as an acceptable end user of Lot 1 of the Centerville Gateway Subdivision, subject to complying with all development obligations and restrictions for Lot 1 under the ADL Agreement, City Ordinances, and other governing documents.

5. Landscaping Improvements. Pursuant to Section 3.02(B) of the ADL Agreement, as amended, the Developer may be required to install, maintain and replace off-site park strip landscaping improvements abutting Lot 1. The Agency may also require special landscaping or other improvements for the development or redevelopment of Lot 1.

6. Developer Covenants. Pursuant to Section 5.01 of the ADL Agreement, Developer covenants and agrees for itself, and its successors, leasees, and assigns, that Developer, and such successors, leasees, and assigns, shall comply with and be subject to the terms and conditions of the ADL Agreement, including, but not limited to, the land use covenants set forth in Article 5 of the ADL Agreement. Developer shall condition any sale or transfer of Lot 1 of the Centerville Gateway Subdivision upon such successor or assign complying with all development obligations and restrictions of the ADL Agreement and other governing documents and ordinances, including entering into an assignment agreement with the RDA prior to transfer.

7. Obligations to Run with the Land. All of the provisions hereof shall be deemed to run with the land and shall be a burden and a benefit to the Developer and Agency and any person acquiring, leasing, or owning a lot within the Centerville Gateway Subdivision, and their lessees, heirs, executors, administrators, devisees, successors and assigns. Developer hereby agrees and consents to the recording of this Fifth Amendment to the ADL Agreement against Lot 1.

8. Binding Effect. This Fifth Amendment shall inure to the benefit of and be binding upon the parties hereto and their respective officers, employees, representatives, successors and assigns.

9. Effective Date. The effective date of this Fifth Amendment shall be upon final execution by the parties.

[Signature page to follow]

IN WITNESS WHEREOF, the parties hereto have executed this Fifth Amendment by and through their respective, duly authorized representatives as of the day and year first above written.

"Agency"

**REDEVELOPMENT AGENCY OF
CENTERVILLE CITY**

By: _____
Clark A. Wilkinson, Chair

ATTEST:

Secretary

"Developer"

DEERWOOD INVESTMENTS UTAH LLC

By: _____

Its: _____

RDA ACKNOWLEDGMENT

STATE OF UTAH)
 :ss
COUNTY OF DAVIS)

On the _____ day of _____, 2019, personally appeared before me, Clark A. Wilkinson, who being duly sworn by me did say that he is the Chairperson of the **REDEVELOPMENT AGENCY OF CENTERVILLE CITY**, a community reinvestment agency and public body organized and existing under the Limited Purpose Local Government Entities – Community Reinvestment Agency Act of the State of Utah, and that the forgoing instrument was signed on behalf of said Agency by authority of its Board and said Chairperson acknowledged to me that said Agency executed the same.

Notary Public

My Commission Expires:

Residing at:

DEERWOOD INVESTMENTS ACKNOWLEDGMENT

STATE OF _____)
 :ss
COUNTY OF _____)

On the _____ day of _____, 2019, personally appeared before me _____, who being duly sworn by me did say that (s)he is the managing member of **DEERWOOD INVESTMENTS UTAH LLC**, a limited liability company, and that the forgoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledged to me that said limited liability company executed the same.

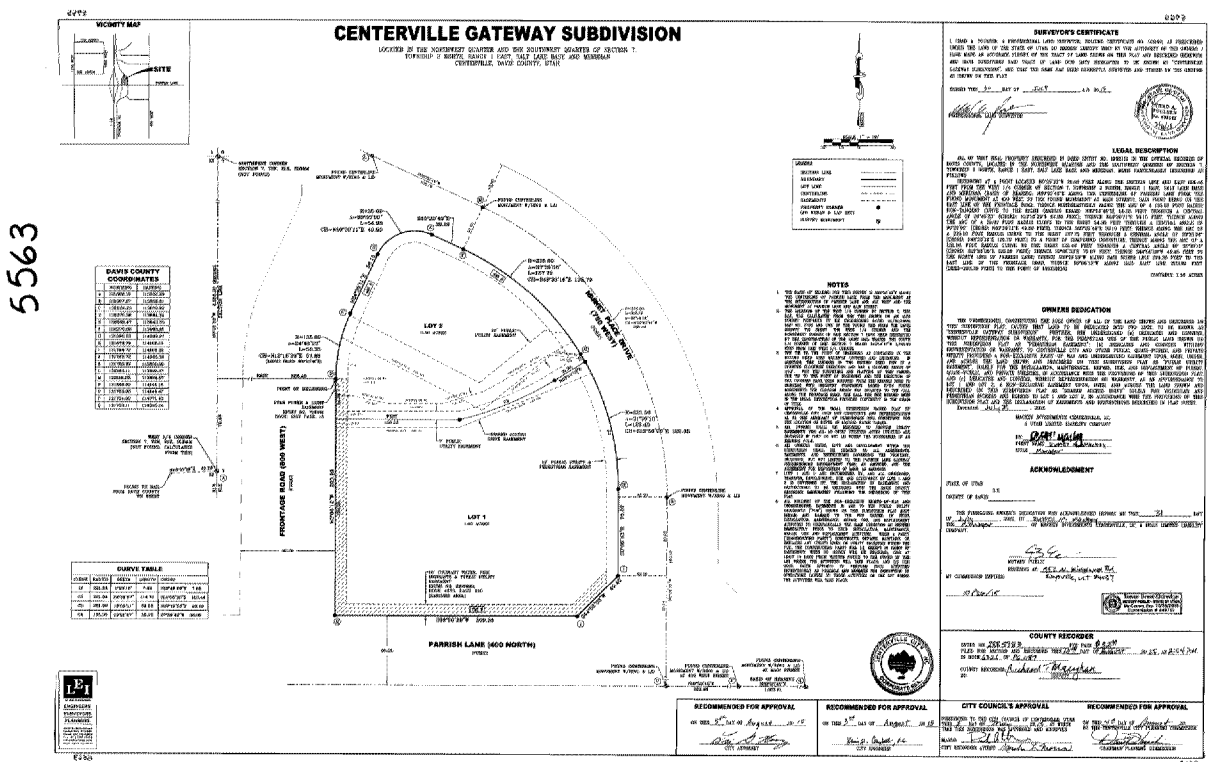
Notary Public

My Commission Expires:

Residing at:

LOT 1 – LEGAL DESCRIPTION

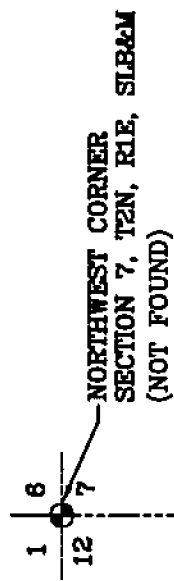
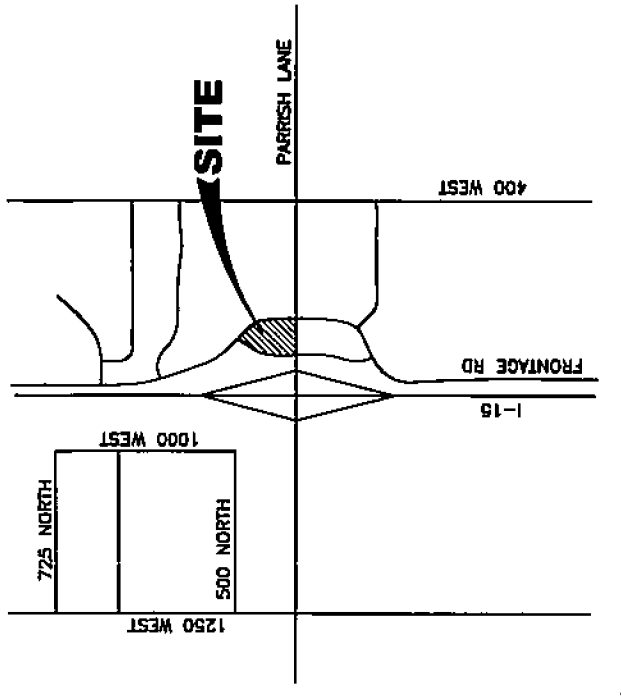
All of Lot 1 of the Centerville Gateway Subdivision as recorded at the Davis County Recorder's Office, State of Utah.



5563

2203

VICINITY MAP



DAVIS COUNTY COORDINATES		
	NORTHING	EASTING
A	131888.19	113032.28
B	131087.87	113858.81

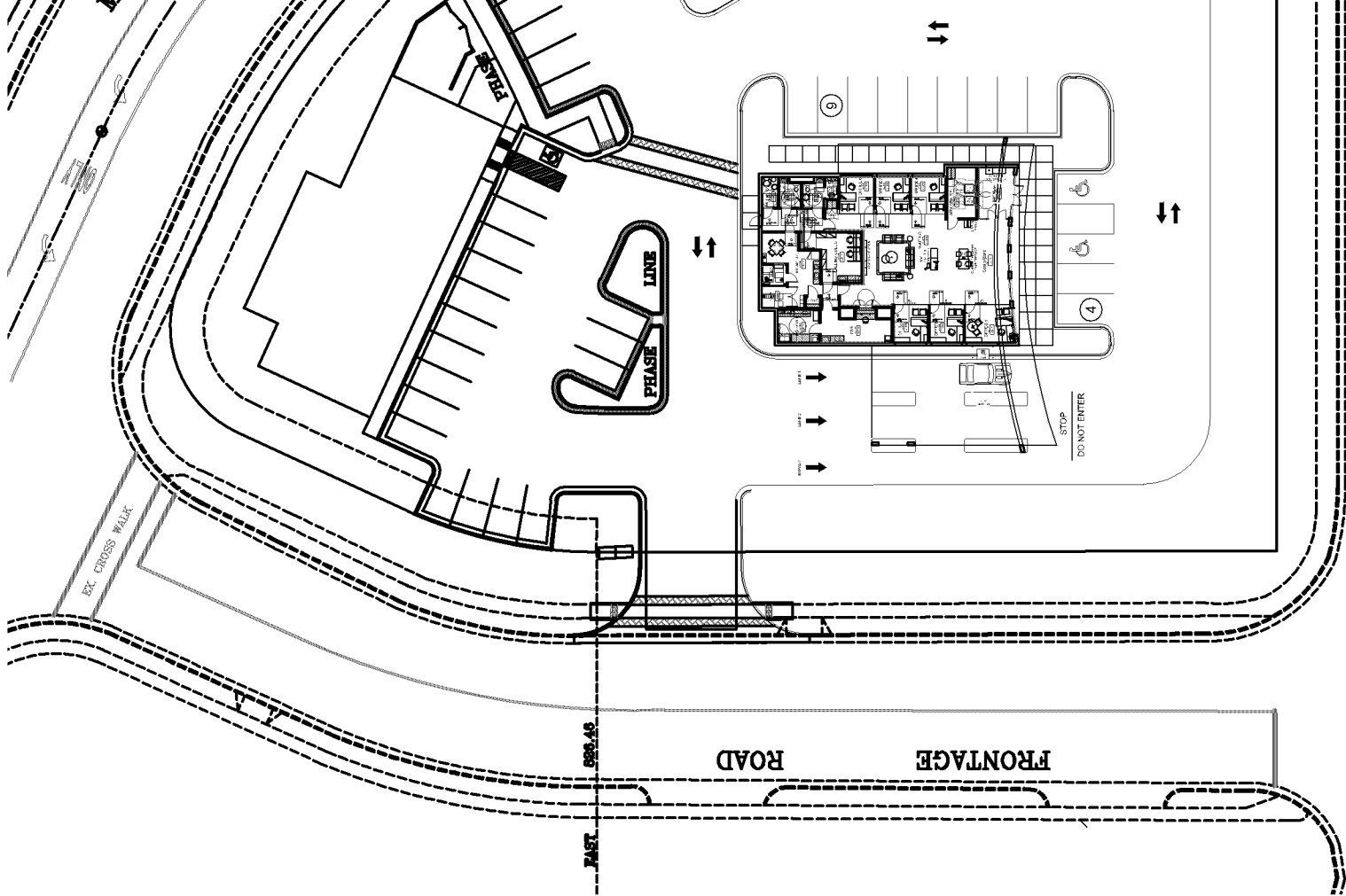
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Exterior Rendering

A -



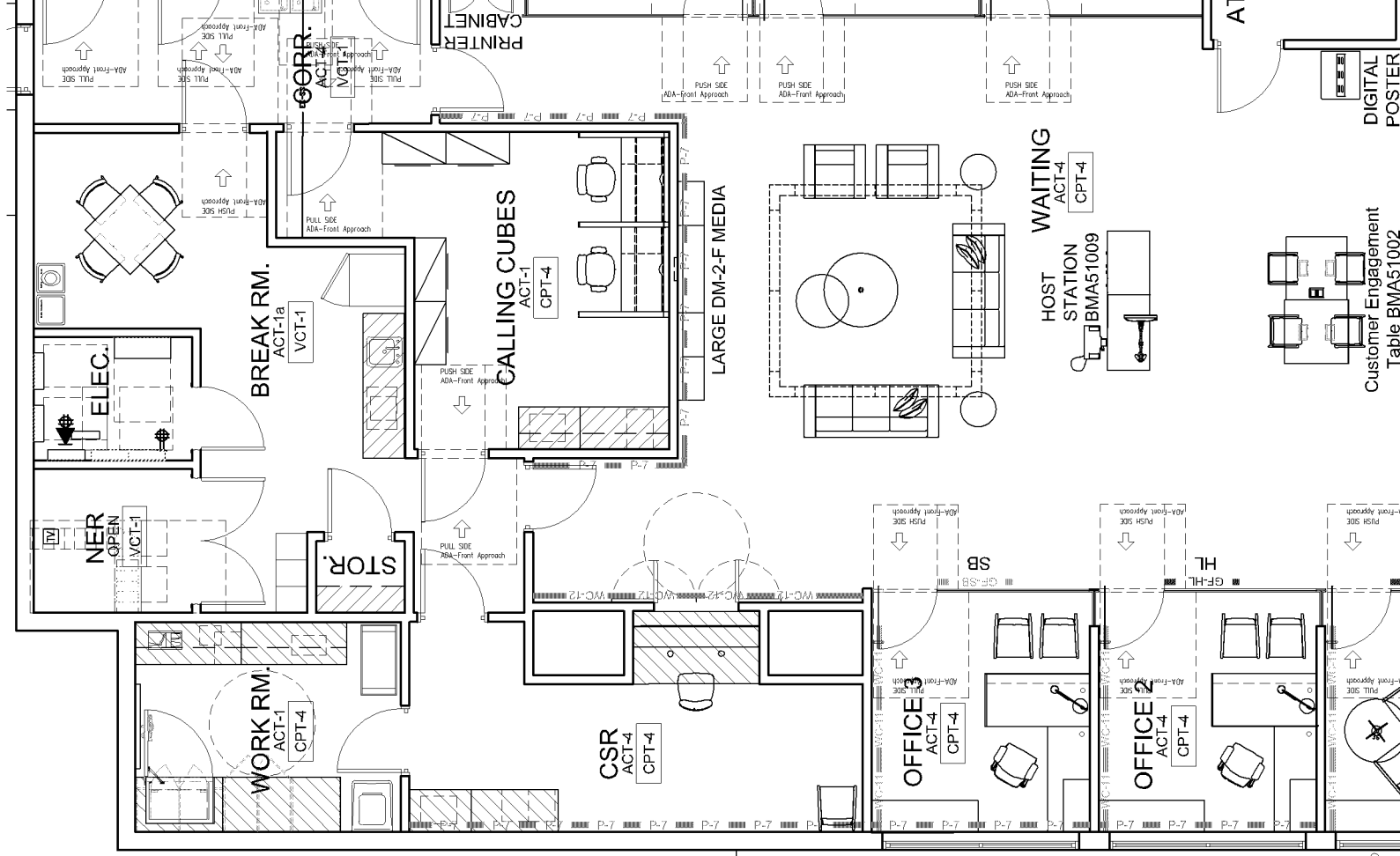
LANE 1



LANE 2



BYPASS



CENTERVILLE

Staff Backup Report

11/19/2019

Item No. 2.

Short Title: Parrish Gateway RDA Extension

Initiated By: Jacob Smith

Scheduled Time:

SUBJECT

Request project area extension for the Parrish Gateway RDA - Resolution No. 2019-02

RECOMMENDATION

Adopt Resolution No. 2019-02

BACKGROUND

The Parrish Gateway Area within the RDA currently collects "additional tax increment" also known as the "haircut" to be used to pay for pre2005 planned recreational and cultural facilities. The RDA has been using these funds since Tax Year 2016 to repay the General Fund for the planning and construction of several projects, the largest being the Freedom Hills Park.

The collection of this haircut is set to expire in FY2021. The RDA has the option to extend the haircut an additional 7 years if there are eligible expenses. Through the help of Lewis Young Robertson & Burningham, we have identified all eligible expenses and a 7 year extension would nearly fund all eligible expenses. See the attached letter for details on the projected revenues and programmed expenses.

Staff and LYRB recommend adopting Resolution No. 2019-02 and sending the signed letter (attached) to the County requesting the extension. It will then be up to the County to approve the extension.

ATTACHMENTS:

Description

- ▣ Resolution 2019-02 Intent to Extend Parrish Gateway
- ▣ Centerville Haircut Request Letter

RESOLUTION NO. 2019-02

RESOLUTION OF THE LEGISLATIVE BODY OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY STATING ITS INTENT TO EXTEND THE PARRISH GATEWAY RDA AN ADDITIONAL SEVEN YEARS.

WHEREAS the Redevelopment Agency of Centerville City (the “Agency”) created the Parrish Gateway Redevelopment Area (the “RDA”) in 1989; and

WHEREAS Utah State Code Section 17C-1-403(3)(b) makes allowances for project areas created prior to July 1, 1993, which apply to the Agency’s RDA; and

WHEREAS one such allowance enables the Agency to receive additional tax increment for a period ending 32 years (an additional seven years) after the first year for which the agency receives tax increment from the project area if certain conditions exist, including the expenditure of funds on recreation and cultural facilities; and

WHEREAS the City of Centerville (the “City”) pledged and expended revenues on cultural and recreational facilities prior to the July 1, 2005 deadline detailed in Utah State Code Section 17C-1-403(3)(b)

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

1. **Notice of Intent to Collect the Full 32 Years of additional Tax Increment from the Parrish Gateway RDA.** The Agency hereby states its intent to request the full 32 years of additional tax increment from the County for the Parrish Gateway RDA. The additional seven years of additional tax increment will be used to reimburse the City for qualifying expenditures. According to analysis from the Agency’s consultant, the additional seven years of additional tax increment will amount to \$5,656,556. This total is less than the amount expended by the City on cultural and recreational facilities (\$5,862,359). Because the Agency can reimburse the City for a portion of its costs, the Agency will seek to pursue this course of action.
2. **Centerville City Expenditure on Qualifying Projects.** Utah State Code specifies in 17C-1-403(3)(b) when and how expenditures must be made in order to qualify for reimbursement from additional tax increment. Expenditures by the City include supporting recreational and cultural facilities. The expenditures occurred before or were pledged prior to July 1, 2005.

PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, STATE OF UTAH, THIS 18th DAY OF JUNE 2019.

**REDEVELOPMENT AGENCY OF
CENTERVILLE CITY**

By: _____
Chair

I hereby certify that the above Resolution entitled "RESOLUTION OF THE LEGISLATIVE BODY OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY STATING ITS INTENT TO EXTEND THE PARRISH GATEWAY RDA AN ADDITIONAL SEVEN YEARS" is a true and accurate copy of the Resolution passed on the 19th day of November 2019.

ATTEST:

Executive Director

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. § 10-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

Leah Romero, City Recorder

DATE: _____

EFFECTIVE DATE: ____ day of _____, 2019.



CENTERVILLE CITY

250 North Main • Centerville, Utah 84014-1824 • (801) 295-3477 • Fax: (801) 292-8034

Incorporated in 1915

Mayor

Clark A. Wilkinson

City Council

Tamiyn Fillmore

William Ince

Stephanie Ivie

George McEwan

Robyn Mecham

City Manager

Brant T. Hanson

Heidi Voordeckers, Chief Deputy, Clerk/Auditor
61 Main Street
Farmington, UT 84025

November 19, 2019

Redevelopment Agency of Centerville City

According to Utah Code, 17C-1-403 Tax Increment under a pre-July 1, 1993, Project Area Plan, therein (17C-1-403(3)(ii) "*additional tax increment*" also known as "*haircut*" may be used for some or all of the cost of the land for and installation and construction of a recreational facility... or a cultural facility, whether or not the facility is located within a project area, provided:

- a. Construction on the recreational or cultural facility is commenced before December 31, 2005; and
- b. The *additional tax increment* is pledged on or before July 1, 2005, to pay all or some of the recreational or cultural facility.

The Centerville Redevelopment Agency (the "Agency") has one pre-July 1, 1993, Project Area that may collect *haircut*. This project area is the Parrish Gateway RDA, which was created in 1989 and the Agency received its first tax increment payment in 1996. The Agency has already met the requirements for the *additional tax increment* and has been receiving the *additional tax increment* monies since Tax Year 2016.

The Agency has two (2) qualified projects for which it is entitled to receive the *additional tax increment*. The Agency adopted Resolution No.2019-02 on November 19, 2019, whereby the Agency expressed its intent to receive the *additional tax increment* for the total period of 32 years from the date of first receipt of tax increment related to the Parrish Gateway RDA Project Area. In addition to qualifying for the *additional tax increment* since TY2016, the Parrish Gateway RDA also qualifies for the 7-year project area extension by virtue of commencing the planning and construction of: i) recreational facilities, ii) park improvements, and iii) cultural facility improvements prior to December 31, 2005. The costs of these qualifying projects are projected to only be partially covered by haircut received from 2016 through 2028. See **Exhibit A** for documentation of haircut qualifying expenses.

Although the City funded the qualifying recreation, parks, and cultural projects, the Agency intended to collect the *additional tax increment* to reimburse the City for those costs. The costs to the City have totaled, to date, \$3,712,359 which is in excess of the \$2,349,265.80 the Agency is projected to collect in *additional tax increment* until the Parrish Gateway Project Area sunsets in 2021. Completing construction on the projects will require an additional \$2,150,000. The total amount expended on qualified projects will therefore be \$5,862,359. The total projected *additional tax increment* that the Parrish Gateway RDA could receive if it requests an additional seven years of additional tax increment would be \$5,656,555.88. Because the total amount of qualifying expenses is more than the estimated amount of potential *additional tax increment* revenue that is anticipated to be generated in the project area, the Agency requests the *additional tax increment* for the 7-year extension for the Parrish Gateway RDA. **Table 1** below represents a calculation of the estimated *haircut* revenues available to the Agency.

Table 1: Haircut Calculations for Parrish Gateway RDA

Project Area	Estimated TY 2005 – 2021 Additional Tax Increment Amount	Sunset Date	Estimated TY 2022 – 2028 Additional Tax Increment Amount	Estimated TY 2005 – 2028 Additional Tax Increment Amount
Parrish Gateway RDA	\$2,349,265	TY 2021	\$3,307,290	\$5,656,555

Note that a portion of the *additional tax increment* is coming from the City's portion of the property tax increment. Below, LYRB calculated the increase in RDA revenue via the *additional tax increment* and excluded the portion contributed from the City's property tax rate. It may be beneficial to the City to see the increase in tax increment that excludes the City's portion. This is illustrated in **Table 2**.

Table 2: Additional Tax Increment Calculations for Parrish Gateway RDA LESS the Portion from the City's Tax Rate

Project Area	Estimated TY 2005 – 2021 Additional Tax Increment Amount	Sunset Date	Estimated TY 2022 – 2028 Additional Tax Increment Amount	Estimated TY 2016 – 2028 Additional Tax Increment Amount
Parrish Gateway RDA	\$1,764,404	TY 2021	\$2,483,923	\$4,248,328

The Agency requests that the County Auditor's office continue to provide the *additional tax increment*, as described above, to the Agency in order to reimburse for the qualifying projects as outlined in 17C-1-403. This means that the Parrish Gateway RDA will receive *additional tax increment* for 7 years beyond the 2021 sunset date.

Please let us know if you have any questions or concerns related to our request for the *additional tax increment*.

Sincerely,

CENTERVILLE CITY REDEVELOPMENT AGENCY

Chairman

Cc: Jason Burningham, Lewis Young Robertson & Burningham, Inc. (Agency's Advisor)

Exhibit A: Documentation of Haircut-qualifying Projects Beginning Before 12/31/2005

The following table shows what was spent out of general fund and the recreation/cultural centers that were planned at that time (early 2005). The City sold the land where the old City Hall and ballpark were as well as some land to UDOT and the state for the CenterPoint Legacy Theatre and a nature preserve. At that time, the money was programmed with quite a few plans and master plans. What was actually done is reflected below.

The following are approved recreational and cultural facilities planned at the time and their cost paid with General Fund monies:

Actual GF Expense	Amount
Freedom Hills Park	\$2,482,244.75
Frontage Road Parkway (the Pond)	27,881.54
Founders Park	424,025.30
Smoot Park Tennis Courts	171,413.71
Porter Lane Trail	55,432.73
Urban Trail (less \$119,000 CDBG grant)	149,138.69
Whitaker Home	\$402,223.00
Total	\$3,712,359.72

The Centerville Redevelopment Agency has collected \$1,809,908 in tax increment between 2005 and 2018.

Increment Collections FY05-19: \$1,809,908
Eligible Expenses: \$3,712,360
Remaining Balance FY19: (\$1,902,452)

In addition to the expenses already incurred above, the City anticipates additional costs to complete the final phases of their Whitaker Home Project and Park Improvement Master Plan.

The Whitaker Home, which is Centerville's heritage museum, will require at least three more years to complete with an estimated cost of \$450,000.

The final phase of park improvements includes land acquisition to connect the Smith Park to City Hall, site development, and the construction of tennis courts, which is estimated to cost the City \$1,700,000.

Combined, the qualified expenses already incurred by the City (\$3,712,359) and the final costs associated with the Whitaker Home and the tennis courts (\$2,150,000) amount to \$5,862,359, which is \$205,803 more than the estimated *additional tax increment* of \$5,656,556. The Agency is, therefore, justified in requesting from the County a seven-year extension of *additional tax increment* collection.

CENTERVILLE

Staff Backup Report 11/19/2019

Item No. 3.

Short Title: Centerpoint Theater

Initiated By: Brant Hanson

Scheduled Time:

SUBJECT

Requesting approval to to add a kitchen.

RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report 11/19/2019

Item No. 4.

Short Title: November 1, 2019 Annual Report

Initiated By: Jacob Smith

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

Every year, the Centerville Redevelopment Agency is required to disclose certain information to all of the participating tax entities. Attached you will find this past year's report.

ATTACHMENTS:

Description

- ▣ 2019 RDA November 1 Report

2019 ANNUAL REPORT

REDEVELOPMENT AGENCY OF
CENTERVILLE CITY, UTAH

IN COMPLIANCE WITH UTAH CODE SECTION 17C-1-603



NOVEMBER 1, 2019


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: Executive Summary

Introduction

Lewis Young Robertson & Burningham, Inc (“LYRB”) has been retained by the Centerville City Redevelopment Agency (the “Agency”) to assist with the management of the Agency’s three project areas:

- Parrish Gateway RDA
- Legacy Crossing CDA; and
- Barnard Creek CDA

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-603 – Agency Report. As new reporting requirements were adopted in legislation and became effective in 2011 and further revised and amended in 2016, this report facilitates the RDA’s compliance with the new code, providing the data necessary to fulfill these new reporting requirements. This section of Utah Code mandates that the Agency provide an annual report to the county auditor, the State Tax Commission, the State Board of Education, as well as each of the taxing entities that levy a tax on property from which the Agency collects tax increment. The taxing entities involved in the various project areas of the Centerville City RDA, to which this report is being provided, are summarized in the table below.

Table 1.1: RDA Taxing Entities

RDA Taxing Entities	
Brant Hanson	Centerville City
Jacob Smith	Centerville City
Heidi Voordeckers	Davis County
Curtis Koch	Davis County
Reid Newey	Davis School District
Craig Carter	Davis School District
Tif Miller	South Davis Recreation District
Gary Hatch	Davis County Mosquito Abatement District
Dal Wayment	South Davis Sewer District
Tage Flint	Weber Basin Water Conservancy District
Deborah Jacobson	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Scott Smith	Utah State Tax Commission

This annual report is for informational purposes and is intended to provide an overview of each Project Area that lies within the boundaries of the RDA, including descriptions of each Project Area, significant activities, project timelines, actual and estimated tax increment collections, and any other information pertinent to the taxing entities.

Provided in this report is an overview of the **Parrish Gateway RDA, Legacy Crossing CDA, and Barnard Creek CDA**, including summaries of the current and projected budgets, sources and uses of tax increment funds, Project Area growth statistics, and identification of certain concerns/needs.

Overview of the Redevelopment Agency

The Centerville City Redevelopment Agency was created in accordance with the provision of the Utah Neighborhood Development Act, UCA 17A-2-1201, 17A-2-1202, and 17A-2-1203.

Originally, under the Act, each project area created by a Redevelopment Agency was classified simply as a Redevelopment Area (RDA). In 1998, the Act was expanded to allow the creation of various types of project areas to be used to achieve different outcomes, including Urban Renewal Area (URA) and Economic Development Area (EDA). In 2006, the Act was further modified to provide for an additional project area type, Community Development Area (CDA).

In 2016, legislation was created which is known as Title 17C Limited Purpose Local Government Entities - Community Reinvestment Agency Act (the "Act"). This new legislation put an end to the three aforementioned classifications. Going forward all project areas envisioned and created by a Redevelopment Agency are categorized by a single designation and are known as Community Reinvestment Areas (CRA). Previously created projects will still be subject to the predecessor rules under which they were created and will still be designated as RDAs, URAs, CDAs, and EDAs but new projects will need to conform to the CRA modifications.

CRAs are created under a redevelopment agency. To create a CRA, an agency must first adopt a survey resolution that designates a survey area and authorizes the agency to prepare a project area plan and budget. The draft budget and plan are then created and then the agency must meet the noticing requirements concerning its intent to adopt the plan and budget. Once the agency adopts the draft plan and budget as the final plan and budget after a public hearing, it can then collaborate with the taxing entities. If the agency plans to use eminent domain in the CRA, a development impediment study must be performed in the designated area. The Agency then forges an agreement to receive tax increment participation and approval of the development impediment study from a taxing entity committee (TEC). With the potential use of eminent domain and a TEC, the CRA is required to allocate 20% of its tax increment revenue to affordable housing. If the agency does not intend to pursue eminent domain, interlocal agreements for tax increment participation can be entered into with individual taxing entities. No TEC is required. The affordable housing requirement for this approach is only 10% of the CRA's tax increment revenue.

As the Parrish Gateway RDA was created prior to this expansion of UCA 17C, and prior to 1993, this Project Area has been classified simply as a Redevelopment Area, or RDA. The Legacy Crossing CDA Project Area and Barnard Creek, which were created subsequent to this expansion, have been classified as CDAs, and tax increment participation is agreed to by each of the taxing entities through interlocal agreement.

Authority and Powers of the Agency

The authority of the Agency is directed by UCA Title 17C.

17C-1-202

I. A community development and renewal agency may:

-  Sue and be sued;
-  Enter into contracts generally;
-  Buy, obtain an option upon, or otherwise acquire an interest in real or personal property;
-  Sell, convey, grant, dispose of by gift, or otherwise dispose of any interest in real or personal property;
-  Enter into a lease agreement on real or personal property, either as lessee or lessor;

- Provide for urban renewal, economic development, and community development as provided in this title;
- Receive tax increment as provided in this title;
- If disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the project area plan;
- Accept financial or other assistance from any public or private source for the agency's activities, powers, and duties, and expend any funds so received for any of the purposes of this title;
- Borrow money or accept financial or other assistance from the federal government, a public entity, or any other source for any of the purposes of this title and comply with any conditions of the loan or assistance;
- Issue bonds to finance the undertaking of any urban renewal, economic development, or community development or for any of the agency's other purposes, including:
 - Reimbursing an advance made by the agency or by a public entity or the federal government to the agency;
 - Refunding bonds to pay or retire bonds previously issued by the agency; and
 - Refunding bonds to pay or retire bonds previously issued by the community that created the agency for expenses associated with an urban renewal, economic development, or community development project; and
- Transact other business and exercise all other powers provided for in this title.

Governing Board of Trustees and Staff

Table I.2: Board of Trustees

Governing Board		
Clark Wilkinson	Chairman	Centerville City Mayor
Stephanie Ivie	Vice Chair	Centerville City Council Member
William Ince	RDA Board Member	Centerville City Council Member
Tami Fillmore	RDA Board Member	Centerville City Council Member
George McEwan	RDA Board Member	Centerville City Council Member
Robyn Mecham	RDA Board Member	Centerville City Council Member

Table I.3: Staff Members

STAFF MEMBERS		
Brant Hanson	Executive Director	City Manager

Summary of Funds Requested

In accordance with Utah Code 17C-1-603(3) this report is for informational purposes only and does not alter the amount of tax increment that this Agency is entitled to collect. **The Agency requests all tax increment legally available from each of the Agency's project areas described below;** however, these estimates should in no way be interpreted or applied as a limitation upon the amount the Agency is entitled to receive under applicable statute(s), project area budget(s), and/or interlocal cooperation agreements.

Table I.4: Estimate of Tax Increment

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2019 (Received in FY 2020)	Tax Year 2020 (Received in FY 2021)
Property Tax Increment		
Parrish Gateway RDA (Including Additional Tax Increment)	\$1,110,052	\$1,110,052
Legacy Crossing CDA	277,109	277,109
Barnard Creek CDA	122,829	181,229
Total Revenue	\$1,509,990	\$1,568,390

GENERAL OVERVIEW OF ALL PROJECT AREAS

LYRB has updated the Project Area Budget for each area which includes a multi-year projection of revenues based upon current market conditions. The combined projection for all three Project Areas forecasts that the areas will generate approximately \$10.2M for the remainder of the life of the projects. Approximately \$9.5M will come from tax increment revenues and the other \$735K from Additional Tax Increment revenues. Additional Tax Increment revenues, sometimes referred to as “Haircut Revenues” may only be collected within project areas created prior to 1993. An Agency could request the tax increment from the taxing entities (excluding the school districts) that was not already being participated. These Additional Tax Increment revenues could only be used to pay for qualified recreation and or cultural facilities projects, as governed by state statute 17C-1-403(3).



PARRISH GATEWAY RDA



LEGACY CROSSING CDA



BARNARD CREEK CDA



Table I.5: Combined Budget

COMBINED PROJECT AREA BUDGET		
REVENUES	FY 2019 TOTALS	REMAINING LIFE (INCLUDES FY 2019 TOTALS)
PROPERTY TAX INCREMENT		
Parrish Gateway RDA	\$889,607	\$3,665,114
Legacy Crossing CDA	244,738	2,738,717
Barnard Creek CDA	89,499	3,111,940
<i>Property Tax Increment Subtotal</i>	<i>1,223,844</i>	<i>9,515,771</i>
Additional Tax Increment		
Parrish Gateway RDA	181,313	735,961
<i>Additional Tax Increment Subtotal</i>	<i>181,313</i>	<i>735,961</i>
Total Revenue	\$1,405,157	\$10,251,732
EXPENDITURES	FY 2019 TOTALS	REMAINING LIFE (INCLUDES FY 2019 TOTALS)
Agency Administration	150,519	565,115
Developer Incentive Payments	342,187	2,365,519
Redevelopment Activities or Contributions to Funds Balances	715,370	6,267,125
Housing Revitalization	15,768	318,012
Additional Tax Increment Qualified Projects	181,313	735,961
Total Expenditures	\$1,405,157	\$10,251,731

SECTION 2: Overview of the Parrish Gateway RDA Project Area

Table 2.1: Project Area Overview

OVERVIEW				
Type RDA	Acreage 97 97 Developed	Purpose Commercial Development	Taxing District 8	Tax Rate 0.011093
Creation Year 1989	Base Year 1989	Term 25 Years	Trigger Year TY 1997	Expiration Year TY 2021
Base Value \$680,970 Actual (\$4,163,522) Adjusted ¹	TY 2018 Value 126,225,661	Increase 2934%	FY 2018 Increment \$1,047,542 Calculated \$1,070,920 Collected	Remaining Life 3 Years ²

The Parrish Lane Gateway Project Area was created in 1989 and has been active with development of the Centerville Marketplace Project in 1995 that includes a Super Target, Home Depot, Kohls, and several thousand square feet of other medium and small box retail. More recent major developments have been a Walmart, small box retail and restaurants. The Marketplace Business park is a two-building development of class A office park consisting of 140,000 square feet of space. The development was augmented with a two-level parking structure. The Redevelopment Agency partnered with other governmental entities to construct a 60,000 square foot regional performing arts center. The Davis Center for Performing Arts (the "Arts Center") opened in 2011. The facility is operated by CenterPoint Legacy Theatre, non-profit organization. The addition of the Art Center has contributed to the overall vitality of the area, restaurants and retail businesses.



¹ The base Year Value was adjusted to account for the city properties that originally existed in the area – City Hall and a park.

² The remaining 3 Years does not include the request submitted this year to extend the Project Area an additional seven years to collect Additional Tax Increment. Once the County grants this request, the additional length of seven years will be added to the Project Area's Remaining Life.

The Parrish Gateway RDA Project Area was created in September 1989 with the purpose of incentivizing commercial development in Centerville. The Project Area does not contain any residential units or residentially developed acres of land. As the Parrish Gateway RDA Project Area was created prior to 1993, a taxing entity committee was not established for this Project Area.



Sources of Funds

Table 2.2: Sources of Funds

FY 2019 SOURCES OF FUNDS	
Total Property Tax Increment Calculated (With Additional Tax Increment)	\$1,070,920
Property Tax Increment Collected	889,607
Additional Tax Increment Collected	181,313
Total Sources of Funds	\$1,070,920

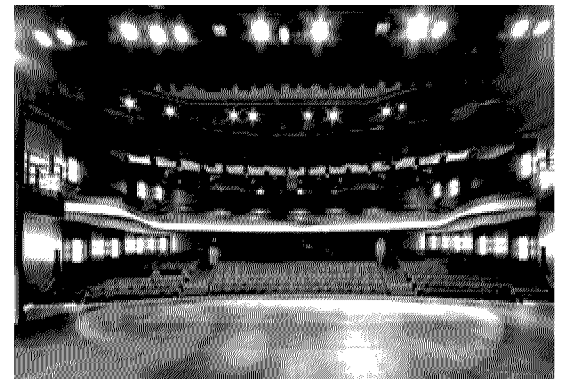


Table 2.3: Tax Increment Levels

TAX INCREMENT LEVELS	
Tax Years	%
1997-2001	100%
2002-2006	80%
2007-2011	75%
2012-2016	70%
2017-2021	60%



Uses of Funds

Table 2.4: Uses of Funds

FY 2019 USES OF FUNDS	
Agency Administration (5%)	114,716
Developer Payments	129,768
Other Redevelopment Activities ³	645,123
Additional Tax Increment Qualified Projects	181,313
Total Uses of Funds	\$1,070,920

The Agency's payments to developers and future developer agreement obligations are as follows:

³ Redevelopment Activities include debt service payments on RDA bonds, expenses related to arts center, contribution to the Parrish Gateway RDA fund balance, and other improvements in project area.

The Agency has paid Land Rover \$151K since the completion date of the dealership expansion. The Participation Agreement annual allocation is approximately \$30K through 2022. The FY 2019 payment was \$33,387.

The Agency paid Dayton West \$96,381 in FY2019.

Repayment of the Series 2009 Centerville City Sales Tax Revenue Bonds will be paid in part through tax increment received from the Parrish Gateway RDA. In FY2018 the total debt service payment from TIF was \$592,838. The balance of \$181,313 was used for qualified expenditures for which Additional Tax Increment was authorized to be received.

Project Area Budget Update

The budget summarized below displays revenues in the fiscal year received rather than the calendar year collected.

Table 2.5: Project Area Budget

PROJECT AREA BUDGET FY 2019-2022		
REVENUES	TOTALS	NPV @ 4%
Property Tax Increment	\$3,665,114	\$3,324,072
Additional Tax Increment	735,961	667,672
Total Revenue	\$4,401,075	3,991,745
EXPENDITURES		
Agency Administration	253,491	233,738
Developer Payments	421,060	383,867
Other Redevelopment Activities	2,990,563	2,706,467
Additional Tax Increment Qualified Projects	735,961	667,672
Total Expenditures	\$4,401,075	3,991,745

Project Area Reporting and Accountability

Relative Growth in Assessed Value

Table 2.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2018 vs. 2017)	126,225,661	123,713,025	2.0%	2.0%
Project Area Life Growth in Project Area (2018 vs. Base)	126,225,661	680,970	18,436%	12%
ASSESSED VALUES IN CENTERVILLE CITY				
Annual Growth in Centerville City (2018 vs. 2017)	1,171,159,912	1,084,166,932	8%	8%
Lifetime Growth in Centerville City (2018 vs. Base)	1,171,159,912	447,938,522	161%	3%

Benefits Derived by Participating Taxing Entities

Table 2.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Job Creation
*Increased Property Tax Revenues and to some entities' sales tax revenues
*Significantly higher growth in tax base compared to other areas within the City

Currently, the primary benefit experienced by the participating taxing entities is the increased property tax revenues generated from the Project Area as property values have increased. The taxing entities are also benefiting from the creation of jobs resulting from commercial development within the Project Area.

The most significant benefit to the taxing entities will be realized when the life of the Project Area expires in tax year 2021. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area. As illustrated below, development has resulted in the participating taxing entities receiving 875% more tax increment above the base value.

Table 2.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL INCREMENTAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Tax Year 2018 (Total Tax Increment)	N/A	1,070,920	46,186	2319%
Remaining Lifetime Revenue (2019-2022)	N/A	6,028,441	188,603	3196%
PASS THROUGH INCREMENT (ABOVE BASE)				
Tax Year 2018 (Including TIF and Additional Tax Increment)	N/A	331,676	46,186	718%
Remaining Lifetime Revenue (2018-2022)	N/A	1,650,744	188,603	875%

Notable Development and Future Projects

The Parrish Gateway Project Area was created with the intent of incentivizing commercial development of the Centerville Marketplace. Various improvements have been completed in the Project Area to date. Symphony Homes' construction of a three-story office building on South Frontage Road is complete. Target just completed a major remodel.

Redevelopment is also occurring within the immediate vicinity of the project area. A Quick Quack Car Wash was constructed immediately adjacent to Project Area boundary as depicted in **Exhibit A**.



Other Issues

The Agency's total calculated tax increment revenue for FY2019 was \$1,047,542. The Agency, however, received \$1,070,920 in tax increment revenue. The \$23,378 increase in tax increment revenue received is attributed to minor adjustments in taxable values.

The Agency has passed a resolution stating its intent to trigger a 7-year extension for this project area. As outlined in Utah State Code 17C-1-403, a project area created prior to July 1, 1993 may extend the life of the project area for an additional seven years and receive additional tax increment revenues to be used toward additional tax increment qualifying projects. The Agency plans to submit a formal request to the County requesting the extension of the area.

Project Area Multi-Year Budget

The following sheets represents the actual revenues and expenditures for FY 2019, the budget for FY2020, and the multi-year budget from TY 2014 – TY 2021.



Centerville City - Parrish Gateway RDA

2019 Annual Budget

October 25, 2019

Tax Year	2018
Payment Year	2019

REVENUE:	
TAXABLE VALUATION:	
Real Property	\$ 115,786,898
Personal Property	9,935,498
Centrally Assessed	503,265
Total Assessed Value	\$ 126,225,661
Less: Base Year Value	\$ (4,163,522)
Incremental Assessed Value	\$ 130,389,183

Tax Rate:	
Davis County (Net of Assessing & Collecting)	0.001494
Davis County Library	0.000244
Davis School District	0.007701
Centerville City	0.000888
South Davis Sewer District	0.000245
South Davis Recreation District	0.000257
Davis County Mosquito Abatement District	0.000100
Weber Basin Water Conservancy District	0.000164
Total Tax Rate	0.011093

TAX INCREMENT REVENUES	
Total Tax Increment:	\$ 1,402,596

Percent of Tax Increment for Project

TAX INCREMENT REVENUES	
Property Tax Participation Rate for Budget	60%
Tax Increment Calculated	\$ 870,400
Additional Tax Increment Calculated	177,142
Total Calculated Tax Increment Revenues To Agency	\$ 1,047,542
Tax Increment Received	
Tax Increment Calculated	\$ 889,607
Additional Tax Increment Calculated	181,313
Total Revenue to RDA:	\$ 1,070,920

EXPENDITURES:	
Project Area Budget and Uses of Funds	
Redevelopment Agency Uses	
RDA Administrative Fees @ 5%	\$ 114,716
Payments to Developers	
Dayton West Payment	96,381
Land Rover Payment	33,387
Redevelopment Activities	
	645,123
Additional tax Increment Qualified Projects	
	181,313
TOTAL EXPENDITURES	\$ 1,070,920



Centerville City - Parrish Gateway RDA

2020 Annual Budget

October 25, 2019

Tax Year	2019
Payment Year	2020

REVENUE:	
TAXABLE VALUATION:	
Real Property	\$ 130,670,430
Personal Property	9,935,498
Centrally Assessed	532,882
Total Assessed Value	\$ 141,138,810
Less: Base Year Value	\$ (4,163,522)
Incremental Assessed Value	\$ 145,302,332

Tax Rate:	
Davis County (Net of Assessing & Collecting)	0.001410
Davis County Library	0.000244
Davis School District	0.007431
Centerville City	0.000805
South Davis Sewer District	0.000234
South Davis Recreation District	0.000242
Davis County Mosquito Abatement District	0.000093
Weber Basin Water Conservancy District	0.000153
Total Tax Rate	0.010612

TAX INCREMENT REVENUES	
Total Tax Increment:	\$ 1,541,948

Percent of Tax Increment for Project

TAX INCREMENT REVENUES	
Property Tax Participation Rate for Budget	60%
Tax Increment Calculated	\$ 925,169
Additional Tax Increment Calculated	184,883
Total Calculated Tax Increment Revenues To Agency	\$ 1,110,052
Tax Increment Received	
Tax Increment Calculated	\$ 925,169
Additional Tax Increment Calculated	184,883
Total Revenue to RDA:	\$ 1,110,052

EXPENDITURES:	
Project Area Budget and Uses of Funds	
Redevelopment Agency Uses	
RDA Administrative Fees @ 5%	\$ 46,258
Payments to Developers	
Dayton West Payment	74,077
Land Rover Payment	23,020
Redevelopment Activities	781,813
Additional tax Increment Qualified Projects	184,883
TOTAL EXPENDITURES	\$ 1,110,052



Centerville City - Parrish Gateway RDA

Redevelopment Agency Multi-Year Budget

Updated 10/20/2019

		<----- Historic Projected ----->													
Fiscal Year Tax Year	Base Year	Year 18		Year 19		Year 20		Year 21		Year 22		Year 23		Year 24	
	1990 1989	2015 2014	2016 2015	2017 2016	2018 2017	2019 2018	2020 2019	2021 2020	2022 2021	2023 2022	2024 2023	2025 2024	2026 2025	2027 2026	
ASSESSED VALUATION															
Centerville Tax District 8															
Real Property		89,911,037	106,368,824	114,211,131	113,339,890	115,786,898	130,670,430	130,670,430	130,670,430	130,670,430	130,670,430	130,670,430	130,670,430	130,670,430	130,670,430
Personal Property		9,370,403	11,543,610	10,730,354	9,858,189	9,935,498	9,935,498	9,935,498	9,935,498	9,935,498	9,935,498	9,935,498	9,935,498	9,935,498	9,935,498
Centrally Assessed Property		668,099	739,040	495,268	514,946	503,265	532,882	532,882	532,882	532,882	532,882	532,882	532,882	532,882	532,882
Base Year Value		(4,160,860)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)	(4,163,522)
Incremental Value		104,110,399	122,814,996	129,600,275	127,876,547	130,389,183	145,302,332	145,302,332	145,302,332	145,302,332	145,302,332	145,302,332	145,302,332	145,302,332	145,302,332
Dayton West Property Value		2,855,872	11,491,229	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176	11,634,176
Land Rover Property Value		3,490,987	3,640,814	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424	3,615,424
Incremental Property Tax Rates															
Davis County (Net of Assessing & Collecting)		0.001911	0.001905	0.001779	0.001643	0.001494	0.001410	0.001410	0.001410	0.001410	0.001410	0.001410	0.001410	0.001410	0.001410
Davis County Library		0.000361	0.000361	0.000342	0.000314	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244
Davis School District		0.008259	0.008555	0.008125	0.007575	0.007701	0.007431	0.007431	0.007431	0.007431	0.007431	0.007431	0.007431	0.007431	0.007431
Centerville City		0.001072	0.001088	0.000983	0.000976	0.000888	0.000805	0.000805	0.000805	0.000805	0.000805	0.000805	0.000805	0.000805	0.000805
South Davis Sewer District		0.000301	0.000303	0.000287	0.000264	0.000245	0.000234	0.000234	0.000234	0.000234	0.000234	0.000234	0.000234	0.000234	0.000234
South Davis Recreation District		0.000338	0.000334	0.000306	0.000279	0.000257	0.000242	0.000242	0.000242	0.000242	0.000242	0.000242	0.000242	0.000242	0.000242
Davis County Mosquito Abatement District		0.000124	0.000122	0.000116	0.000107	0.000100	0.000093	0.000093	0.000093	0.000093	0.000093	0.000093	0.000093	0.000093	0.000093
Weber Basin Water Conservancy District		0.000199	0.000196	0.000187	0.000174	0.000164	0.000153	0.000153	0.000153	0.000153	0.000153	0.000153	0.000153	0.000153	0.000153
Net Combined Rate		0.012565	0.012864	0.012125	0.011332	0.011093	0.010612	0.010612	0.010612	0.010612	0.010612	0.010612	0.010612	0.010612	0.010612
Total Property Tax Increment		\$ 1,308,147	\$ 1,579,892	\$ 1,571,403	\$ 1,449,097	\$ 1,402,596	\$ 1,541,948	\$ 1,541,948	\$ 1,541,948	\$ 1,541,948	\$ 1,541,948	\$ 1,541,948	\$ 1,541,948	\$ 1,541,948	\$ 1,541,948
Property Tax Participation Rate for Budget															
All Taxing Entities															
Property Tax Increment for Budget															
Davis County (Net of Assessing & Collecting)		139,268	163,774	161,391	126,061	117,769	122,926	122,926	122,926	122,926	122,926	122,926	122,926	122,926	122,926
Davis County Library		26,309	31,035	31,026	24,092	19,506	21,272	21,272	21,272	21,272	21,272	21,272	21,272	21,272	21,272
Davis School District		601,893	735,478	737,102	581,199	601,725	647,845	647,845	647,845	647,845	647,845	647,845	647,845	647,845	647,845
Centerville City		78,124	93,536	89,178	74,885	69,996	70,181	70,181	70,181	70,181	70,181	70,181	70,181	70,181	70,181
South Davis Sewer District		21,936	26,049	26,037	20,256	19,280	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400
South Davis Recreation District		24,633	28,714	27,760	21,407	20,237	21,098	21,098	21,098	21,098	21,098	21,098	21,098	21,098	21,098
Davis County Mosquito Abatement District		9,037	10,488	10,524	8,210	7,865	8,108	8,108	8,108	8,108	8,108	8,108	8,108	8,108	8,108
Weber Basin Water Conservancy District		14,503	16,850	16,965	13,350	12,890	13,339	13,339	13,339	13,339	13,339	13,339	13,339	13,339	13,339
Total Property Tax Increment for Budget		\$ 915,703	\$ 1,105,924	\$ 1,099,982	\$ 869,458	\$ 869,269	\$ 925,169	\$ 925,169	\$ 925,169	\$ 925,169	\$ 925,169	\$ 925,169	\$ 925,169	\$ 925,169	\$ 925,169
Haircut Calculation Tax Rate															
Percent of Tax Rate Not From School District															
Tax Increment Generation															
Tax Increment Calculated		915,703	1,105,924	1,099,982	873,511	870,400	925,169	925,169	925,169	925,169	925,169	925,169	925,169	925,169	925,169
Additional Tax Increment Calculated		134,490	158,763	155,520	192,707	177,142	184,883	184,883	184,883	184,883	184,883	184,883	184,883	184,883	184,883
Current Year Adjustments		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Tax Increment		\$ 1,050,193	\$ 1,264,687	\$ 1,255,503	\$ 1,066,218	\$ 1,047,542	\$ 1,110,052	\$ 1,110,052	\$ 1,110,052	\$ 1,110,052	\$ 1,110,052	\$ 1,110,052	\$ 1,110,052	\$ 1,110,052	\$ 1,110,052
PROJECT AREA BUDGET															
REVENUES															
Property Tax Increment Calculated		1,050,193	1,264,687	1,255,503	869,458	870,400	925,169	925,169	925,169	925,169	925,169	925,169	925,169	925,169	925,169
Property Tax Increment Collected		1,099,983	1,099,983	1,099,983	873,511	889,607	925,169	925,169	925,169	925,169	925,169	925,169	925,169	925,169	925,169

Map of Parrish Gateway RDA Project Area



SECTION 3: Overview of the Legacy Crossing CDA Project Area

Table 3.1: Project Area Overview

OVERVIEW				
Type CDA	Acreage 130 100 Developed 30 Undeveloped	Purpose Commercial Development	Taxing District 8	Tax Rate 0.011093
Creation Year 2010	Base Year 2010	Term 15	Trigger Year TY 2013	Expiration Year TY 2027
Base Value \$17,300,027	TY 2018 Value \$89,686,078	Increase 405%	FY 2019 Increment \$252,697 Calculated \$244,738 Distributed	Remaining Life 9 years

The Legacy Crossing Community Development Area (CDA) was adopted to facilitate development in an area that was lacking in infrastructure including water, drainage, sewer, roads and traffic control. This area has also become a gateway to the City, with the completion of the Legacy Parkway. The initial project was the Larry H. Miller Megaplex, a 14-screen theater complex and an IMAX theater. Projects in the planning stage include a mixed-use development on the north west corner of I250 West and Parrish Lane and a 3-story office building in the Legacy Crossing Development.



The Legacy Crossing CDA Project Area was created in 2010 and is governed by the Legacy Crossing Community Development Area Project Area Plan dated March 16, 2010, as well as Interlocal Agreements and Resolutions between the Agency and Davis County, Davis County School District, Centerville City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, South Davis County Sewer Improvement District, South Davis Recreation District, and Davis County Library. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity.

The purpose of this Project Area is to incentivize commercial development, which will create jobs and increase property and sales tax revenue to the taxing entities. The Project Area includes 130 acres, located entirely within the boundaries of Centerville City on the western boundary of the City adjacent to Parrish Lane and I250 West in between Legacy Highway and Interstate 15. A map of the Project Area

is included as **Exhibit B**. The Area contains some residential development, including 368 total residential units. 13 percent of the Project Area is developed with residential development.

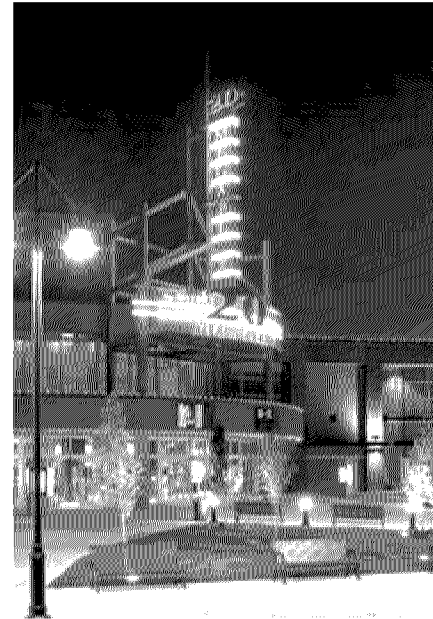
Sources of Funds

Table 3.2: Sources of Funds

FY 2019 SOURCES OF FUNDS	
Property Tax Increment Calculated	\$252,697
Property Tax Increment Distributed	244,738
Total Sources of Funds	\$244,738

Table 3.3: Tax Increment Levels

TAX INCREMENT LEVELS		
Taxing Entities	Length	%
Davis County	15 Years	30%
Davis County School District	15 Years	30%
Centerville City	15 Years	50%
Weber Basin Water Conservancy District	15 Years	30%
Davis County Mosquito Abatement District	15 Years	30%
South Davis Sewer Improvement District	15 Years	30%
South Davis Recreation District	15 Years	30%
Davis County Library	15 Years	30%



Uses of Funds

Table 3.4: Uses of Funds

FY 2019 USES OF FUNDS	
CDA Administration (5%)	\$26,216
Developer Payments	182,875
Other Redevelopment Activities	35,647
Total Uses of Funds	\$ 244,738

The Agency has paid \$831,291 to Legacy Crossing Theater LLC. since the TY 2013 trigger year. In FY 2016, the City negotiated an arrangement with Legacy Crossing in order to remit a portion of their tax increment to Wright and Tueller, two property owners within the Legacy CDA. The arrangement was for a 3-year period, where the two property owners were to receive the tax increment generated from their properties. The Agency paid \$18,178 to Tueller & Wright for the three-year period, which ended in FY 2018.

In FY19, the RDA entered into an agreement with Legacy Trails Apartment, LLC. to remit some of their increment for betterments. The agreement is that the LLC. will receive 25% of their generated increment up to a total amount of \$148,879. For FY19, the amount the RDA paid was \$29,544.

The 2019 payments to a developer were \$153,331 to Legacy Crossing Theatre, LLC. as illustrated in the table below.

Table 3.5: Support of Development

FY 2019 DEVELOPER SUPPORT	
Legacy Crossing Theatre, LLC	\$153,331
Legacy Trails Apartment, LLC.	29,544
Total Developer Support	\$182,875

Project Area Budget Update

The budget summarized below displays revenues in the fiscal year received rather than the calendar year collected.

Table 3.6: Project Area Budget

PROJECT AREA BUDGET FY 2019-2028		
REVENUES	TOTALS	NPV @ 4%
Property Tax Increment	\$2,738,717	\$2,216,475
Total Revenue	\$2,738,717	\$2,216,475
EXPENDITURES		
CDA Administration	150,915	124,265
Public Infrastructure	1,566,126	1,283,895
Other Redevelopment Activities	1,021,676	808,315
Total Expenditures	\$2,738,717	\$2,216,475

PROJECT AREA REPORTING AND ACCOUNTABILITY

Relative Growth in Assessed Value

Table 3.7: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2018 vs. 2017)	\$89,696,078	\$77,510,348	16%	16%
Project Area Life Growth in Project Area (2018 vs. Base)	89,696,078	17,745,027	405%	20%
ASSESSED VALUES IN CENTERVILLE CITY				
Annual Growth in Centerville City (2018 vs. 2017)	1,171,159,912	1,084,166,932	8%	8%
Lifetime Growth in Centerville City (2018 vs. 2013)	1,171,159,912	872,675,696	34%	3%

Benefits Derived by Participating Taxing Entities

Table 3.8: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Job Creation
*Increased Property Tax Revenues and to some entities' sales tax revenues
*Significantly higher growth in tax base compared to other areas within the City

Currently, the primary benefit experienced by the participating taxing entities is the increased property tax revenues generated from the Project Area as property values have increased. The taxing entities are also benefiting from the creation of jobs resulting from commercial development within the Project Area.

The most significant benefit to the taxing entities will be realized when the life of the Project Area expires in tax year 2027. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area. As illustrated below, development has resulted in the participating taxing entities receiving 387% more tax increment above the base value.

Table 3.9: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL INCREMENTAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Tax Year 2018 (Total Tax Increment Generated)	1,276,817	798,153	191,909	416%
Lifetime Revenue (2011-2018)	8,131,055	3,575,385	1,267,936	282%
PASS THROUGH INCREMENT (ABOVE BASE)				
Tax Year 2018 (Total Tax Increment Generated)	871,629	743,634	191,909	387%
Lifetime Revenue (2011-2018)	5,550,728	2,505,433	1,267,936	198%

Notable Development and Future Projects

The Legacy Crossing Project Area was created with the intent of incentivizing commercial development within the project area. A mixed use planned development on the northwest corner of 1250 West/Parrish Lane was recently approved. The 3-story class A commercial building's construction should be complete by the end of FY2020. Plans are still being developed for the northwest corner as well as the vacant lots near the movie theater.



Other Issues

The Agency's total calculated tax increment revenue for FY2019 was \$252,697. The Agency, however, received \$244,738 in tax increment revenue. The \$7,595 difference was due to minor adjustments to some assessed taxable value:

Project Area Multi-Year Budget

The following sheet represents the multi-year budget from TY 2013 – TY 2027.



Centerville City - Legacy Crossing CDA

2019 Annual Budget

October 28, 2019

Tax Year		2018
Payment Year		2019
REVENUE:		
TAXABLE VALUATION:		
Real Property	\$	83,198,214
Personal Property	\$	5,573,759
Centrally Assessed	\$	924,105
Total Assessed Value	\$	89,696,078
Less: Base Year Value	\$	(17,745,027)
Incremental Assessed Value	\$	107,441,105
Tax Rate:		
Davis County (Net of Assessing & Collecting)		0.001494
Davis County Library		0.000244
Davis School District		0.007701
Centerville City		0.000888
South Davis Sewer District		0.000245
South Davis Recreation District		0.000257
Davis County Mosquito Abatement District		0.000100
Weber Basin Water Conservancy District		0.000164
Total Tax Rate		0.011093
TAX INCREMENT REVENUES		
Total Tax Increment:	\$	996,331
Percent of Tax Increment for Project		
TAX INCREMENT REVENUES		
Property Tax Participation Rate for Budget		
Tax Increment Calculated	\$	924,105
Uncollected Tax Increment	\$	(7,959)
Tax Increment Distributed		244,738
Total Revenue to RDA:	\$	244,738
EXPENDITURES:		
Project Area Budget and Uses of Funds		
Redevelopment Agency Uses		
RDA Administrative Fees @ 5%	\$	26,216
Payments to Developers		
Legacy Crossing Theatre, LLC		153,331
Legacy Trails Apartment, LLC.		29,544
Redevelopment Activities		35,647
TOTAL EXPENDITURES	\$	244,738



Centerville City - Legacy Crossing CDA

2020 Annual Budget

October 28, 2019

Tax Year	2019
Payment Year	2020

REVENUE:	
TAXABLE VALUATION:	
Real Property	\$ 93,106,258
Personal Property	\$ 5,573,759
Centrally Assessed	\$ 1,917,592
Total Assessed Value	\$ 100,597,609
Less: Base Year Value	\$ (17,745,027)
Incremental Assessed Value	\$ 118,342,636

Tax Rate:	
Davis County (Net of Assessing & Collecting)	0.001410
Davis County Library	0.000244
Davis School District	0.007431
Centerville City	0.000805
South Davis Sewer District	0.000234
South Davis Recreation District	0.000242
Davis County Mosquito Abatement District	0.000093
Weber Basin Water Conservancy District	0.000153
Total Tax Rate	0.010612

TAX INCREMENT REVENUES	
Total Tax Increment:	\$ 879,232

Percent of Tax Increment for Project

TAX INCREMENT REVENUES	
Property Tax Participation Rate for Budget	
Tax Increment Calculated	\$ 1,917,592
Uncollected Tax Increment	\$ -
Tax Increment Distributed	277,109
Total Revenue to RDA:	\$ 277,109

EXPENDITURES:	
Project Area Budget and Uses of Funds	
Redevelopment Agency Uses	
RDA Administrative Fees @ 5%	\$ 13,855
Payments to Developers	
Legacy Crossing Theatre, LLC	140,435
Legacy Trails Apartment, LLC.	29,544
Redevelopment Activities	93,274
TOTAL EXPENDITURES	\$ 277,109



Base Year		Fiscal Year																
2011		2010																
Tax Year		2010																
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year							
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023							
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022							
ASSESSED VALUATION																		
Centerville Tax District 8		41,896,902	47,259,208	56,789,191	62,203,660	71,299,986	83,198,214	93,106,258	93,106,258	93,106,258	93,106,258							
Real Property		-	-	5,800,288	5,322,112	5,567,362	5,573,759	5,573,759	5,573,759	5,573,759	5,573,759							
Personal Property		120,662	175,409	548,483	543,214	643,000	924,105	1,917,592	1,917,592	1,917,592	1,917,592							
Centrally Assessed Property		(17,300,027)	(17,300,027)	(17,745,027)	(17,745,027)	(17,745,027)	(17,745,027)	(17,745,027)	(17,745,027)	(17,745,027)	(17,745,027)							
Base Year Value		24,717,537	30,134,590	45,392,935	50,323,959	59,765,321	71,951,051	82,852,582	82,852,582	82,852,582	82,852,582							
Incremental Value		-	-	1,457,480	1,583,806	1,583,806	1,583,806	-	-	-	-							
Tueller & Wright Portion (Years 2016-2018)		26,665,852	31,733,809	43,118,570	44,198,530	44,198,530	44,198,530	44,198,530	44,198,530	44,198,530	44,198,530							
Total Legacy Crossing Theatre, LLC Value																		
TAX INCREMENT ANALYSIS																		
Incremental Property Tax Rates																		
Davis County (Net of Assessing & Collecting)		0.002061	0.001911	0.001905	0.001779	0.001643	0.001494	0.001410	0.001410	0.001410	0.001410							
Davis County Library		0.000389	0.000361	0.000361	0.000342	0.000314	0.000244	0.000244	0.000244	0.000244	0.000244							
Davis County School District		0.008710	0.008259	0.008555	0.008125	0.007575	0.007701	0.007431	0.007431	0.007431	0.007431							
Centerville City		0.001141	0.001072	0.001088	0.000983	0.000976	0.000888	0.000805	0.000805	0.000805	0.000805							
South Davis Sewer District		0.000324	0.000301	0.000303	0.000287	0.000264	0.000245	0.000234	0.000234	0.000234	0.000234							
South Davis Recreation District		0.000374	0.000338	0.000334	0.000306	0.000279	0.000257	0.000242	0.000242	0.000242	0.000242							
Davis County Mosquito Abatement District		0.000103	0.000124	0.000122	0.000116	0.000107	0.000100	0.000093	0.000093	0.000093	0.000093							
Weber Basin Water Conservancy District		0.000210	0.000199	0.000196	0.000187	0.000174	0.000164	0.000153	0.000153	0.000153	0.000153							
Net Combined Rate		0.013312	0.012565	0.012864	0.012125	0.011332	0.011093	0.010612	0.010612	0.010612	0.010612							
Total Tax Increment Revenue		\$ 329,040	\$ 378,641	\$ 583,935	\$ 610,178	\$ 677,261	\$ 996,331	\$ 879,232	\$ 879,232	\$ 879,232	\$ 879,232							
Property Tax Participation Rate for Budget		50% 30%	50% 30%	50% 30%	50% 30%	50% 30%	50% 30%	50% 30%	50% 30%	50% 30%	50% 30%							
Centerville City																		
Other Taxing Entities																		
Property Tax Increment for Budget																		
Davis County (Net of Assessing & Collecting)		15,283	17,276	25,942	26,858	29,458	32,498	35,047	35,047	35,047	35,047							
Davis County Library		2,885	3,264	4,916	5,163	5,630	5,384	6,065	6,065	6,065	6,065							
Davis County School District		64,587	74,664	116,501	122,665	135,817	166,018	184,703	184,703	184,703	184,703							
Centerville City		14,101	16,152	24,694	24,734	29,165	32,167	33,348	33,348	33,348	33,348							
South Davis Sewer District		2,403	2,721	4,126	4,333	4,733	5,320	5,816	5,816	5,816	5,816							
South Davis Recreation District		2,773	3,056	4,548	4,773	5,002	5,584	6,015	6,015	6,015	6,015							
Davis County Mosquito Abatement District		764	1,121	1,661	1,751	1,918	2,170	2,312	2,312	2,312	2,312							
Weber Basin Water Conservancy District		1,557	1,799	2,669	2,823	3,120	3,557	3,803	3,803	3,803	3,803							
Total Property Tax Increment for Budget		104,352	120,053	185,058	192,947	214,844	252,697	277,109	277,109	277,109	277,109							
Tax Increment Generation																		
Tax Increment		104,352	120,053	185,058	192,947	214,844	252,697	277,109	277,109	277,109	277,109							
Current Year Adjustments		-	-	-	-	-	-	-	-	-	-							
Net Tax Increment		104,352	120,053	185,058	192,947	214,844	252,697	277,109	277,109	277,109	277,109							
PROJECT AREA BUDGET																		
REVENUES																		
Property Tax Increment Calculated		104,352	120,053	185,058	192,947	214,844	252,697	277,109	277,109	277,109	277,109							
Property Tax Increment Collected & Distributed					192,947	214,844	252,697	277,109	277,109	277,109	277,109							
Uncollected Tax Increment		-	-	-	-	-	(7,959)	-	-	-	-							
Interest Earnings		-	-	-	-	-	-	-	-	-	-							
Fund Balance		-	-	-	-	-	-	-	-	-	-							
Total Revenue		104,352	120,053	185,058	192,947	215,933	244,738	277,109	277,109	277,109	277,109							
EXPENDITURES																		
Increment Fund																		
Administration Fee		5,218	6,003	9,253	9,647	10,797	26,216	13,855	13,855	13,855	13,855							
Legacy Crossing Theatre, LLC		93,295	120,053	175,722	140,687	148,203	153,331	140,435	140,435	140,435	140,435							

SECTION 4: Overview of the Barnard Creek CDA Project Area

Table 4.1: Project Area Overview

OVERVIEW				
Type CDA	Acreage 155 112 Developed 43 Undeveloped	Purpose Commercial Development	Taxing District 8	Tax Rate 0.011093
Creation Year FY 2013	Base Year FY 2012	Term 20 Years	Trigger Year TY 2016	Expiration Year TY 2035
Base Value \$15,525,163	TY 2018 Value \$28,050,611	Increase 81%	FY 2019 Increment 104,925 Calculated 89,499 Received	Remaining Life 17 Years

When this project area was created in 2013, the area lacked infrastructure including storm water, culinary water, and roads. This area is becoming a job creation area including office and flex space.

The Barnard Creek CDA Project Area was created with the purpose of incentivizing commercial development within Centerville City- business park, office park, and light industrial uses; and creating a quality employment center for the South Davis Area. The tax increment necessary to incentivize these uses was triggered in FY 2017.



The Project Area is governed by the Barnard Creek Community Development Area Project Area Plan dated July 16, 2013, as well as Interlocal Agreements and Resolutions between the Agency and Davis County, Davis County School District, Centerville City, Weber Basin Water Conservancy District, Davis County Mosquito Abatement District, South Davis County Sewer Improvement District, South Davis Recreation District, and Davis County Library. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity.

The Project Area lies entirely within Centerville City and includes approximately 155 acres of property located west of I-15 and between 725 North and 1275 North. A map of the Project Area is included as **Exhibit C**. The Project Area does not contain any residential units or residentially developed acreage.

Sources of Funds

Table 4.2: Sources of Funds

FY 2019 SOURCES OF FUNDS	
Property Tax Increment Calculated	104,925
Uncollected Tax Increment	(15,426)
Property Tax Increment Collected and Remitted	89,499
Total Sources of Funds	\$89,499

Table 4.3: Tax Increment Levels

TAX INCREMENT LEVELS		
Taxing Entities	Length	%
Davis County	20 Years	75%
Davis County School District	20 Years	75%
Centerville City	20 Years	75%
Weber Basin Water Conservancy District	20 Years	75%
Davis County Mosquito Abatement District	20 Years	75%
South Davis Sewer Improvement District	20 Years	75%
South Davis Recreation District	20 Years	75%
Davis County Library	20 Years	75%

Uses of Funds

Table 4.4: Uses of Funds

FY 2019 USES OF FUNDS	
CDA Administration @ 5%	9,587
Reserved for Housing Revitalization @ 10%	15,768
Developer Payments	29,544
Other Redevelopment Activities	34,600
Total Uses of Funds	\$89,499

The Agency entered into a Participation Agreement (the "Salmon Agreement") with Salmon HVAC on March 4, 2014. To date the Agency has paid a total amount of \$80,664. In 2019, the Agency paid \$29,544. The Agency set aside \$34,600 of tax increment revenue to use toward future redevelopment activities.

Forecasted Project Area Budget

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 4.5: Project Area Budget

PROJECT AREA BUDGET		FY 2019-2036
REVENUES	TOTALS	NPV @ 4%
Property Tax Increment	3,111,940	2,152,003
Total Revenue	\$3,111,940	\$2,152,003
EXPENDITURES	TOTALS	NPV @ 4%
CDA Administration @ 5%	160,709	112,516
Housing Revitalization @ 10%	378,333	268,411
Developer Payments	318,012	221,756
Other Redevelopment Activities	2,254,886	1,549,321
Total Expenditures	\$3,111,940	\$2,152,003

PROJECT AREA REPORTING AND ACCOUNTABILITY

Relative Growth in Assessed Value

Table 4.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2018 vs. 2017)	\$28,050,611	\$25,985,434	8%	8%
Project Area Life Growth in Project Area (2018 vs. Base)	28,050,611	15,525,163	81%	9%
ASSESSED VALUES IN CENTERVILLE CITY				
Annual Growth in Centerville City (2018 vs. 2017)	1,171,159,912	1,084,166,932	8%	8%
Lifetime Growth in Centerville City (2018 vs. 2012)	1,171,159,912	827,472,254	42%	5%

Benefits Derived by Participating Taxing Entities

Table 4.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Job Creation
*Increased Property Tax Revenues and to some entities' sales tax revenues
*Significantly higher growth in tax base compared to other areas within the City

Currently, the primary benefit experienced by the participating taxing entities is the increased property tax revenues generated from the Project Area as property values have increased. The taxing entities are also benefiting from the creation of jobs resulting from commercial development within the Project Area.

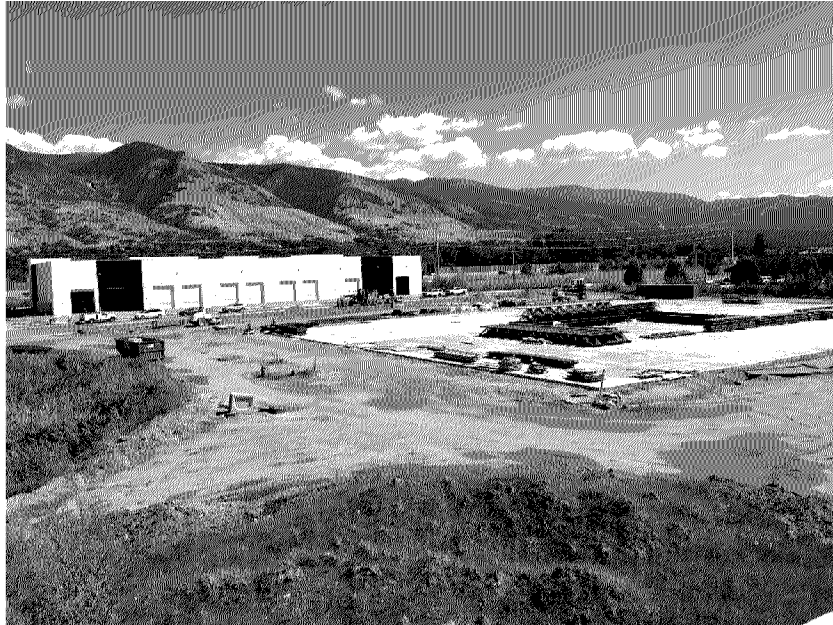
The most significant benefit to the taxing entities will be realized when the life of the Project Area expires in tax year 2035. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area. As illustrated below, development has resulted in the participating taxing entities receiving 20% more tax increment above the base value.

Table 4.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL INCREMENTAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Tax Year 2018	174,040	139,926	172,221	81%
Lifetime Revenue (2017-2036)	358,207	300,945	536,394	56%
PASS THROUGH INCREMENT (ABOVE BASE)				
Tax Year 2018	43,510	35,002	172,221	20%
Lifetime Revenue (2017-2036)	89,552	94,474	536,394	18%

Notable Development and Future Projects

The Barnard Creek Project Area was created with the intent of incentivizing commercial development within the project area. Parrish Creek is now under construction (as shown in the image). A new development has also broken ground on the northwest corner of the CDA called Legacy Lands.



Other Issues

The Agency's total calculated tax increment revenue for FY 2019 was \$104,925. The Agency, however, only received \$89,499 in tax increment revenue. The \$15,426 difference was due to minor adjustments between the tax rates used to estimate the TY 2018 tax increment and minor adjustments made to assessed values.

There are no other issues at present which need to be addressed.

Project Area Multi-Year Budget

The following sheet represents the multi-year budget from TY 2016 – TY 2035.



Centerville City - Barnard Creek CDA

2019 Annual Budget

October 25, 2019

Tax Year	2018
Payment Year	2019

REVENUE:	
TAXABLE VALUATION:	
Real Property	\$ 23,398,658
Personal Property	4,107,383
Centrally Assessed	544,570
Total Assessed Value	\$ 28,050,611
Less: Base Year Value	15,525,163
Incremental Assessed Value	\$ 12,525,448

Tax Rate:	
Davis County (Net of Assessing & Collecting)	0.001494
Davis County Library	0.000244
Davis School District	0.007701
Centerville City	0.000888
South Davis Sewer District	0.000245
South Davis Recreation District	0.000257
Davis County Mosquito Abatement District	0.000100
Weber Basin Water Conservancy District	0.000164
Total Tax Rate	0.011093

TAX INCREMENT REVENUES	
Total Tax Increment:	\$ 139,926

Percent of Tax Increment for Project

TAX INCREMENT REVENUES	
Property Tax Participation Rate for Budget	75%
Tax Increment Calculated	\$ 104,925
Uncollected Tax Increment	(15,426)
Tax Increment Distributed	89,499
Total Revenue to RDA:	\$ 89,499

EXPENDITURES:	
Project Area Budget and Uses of Funds	
Redevelopment Agency Uses	
RDA Administrative Fees @ 5%	\$ 9,587
Payments to Developers	
Salmon HVAC Payment	29,544
Housing Fund	
	15,768
Redevelopment Activities	
	34,600
TOTAL EXPENDITURES	\$ 89,499



Centerville City - Barnard Creek CDA

2020 Annual Budget

October 25, 2019

Tax Year	2019
Payment Year	2020

REVENUE:	
TAXABLE VALUATION:	
Real Property	\$ 25,582,866
Personal Property	4,107,383
Centrally Assessed	1,267,576
Total Assessed Value	\$ 30,957,825
Less: Base Year Value	15,525,163
Incremental Assessed Value	\$ 15,432,662

Tax Rate:	
Davis County (Net of Assessing & Collecting)	0.001410
Davis County Library	0.000244
Davis School District	0.007431
Centerville City	0.000805
South Davis Sewer District	0.000234
South Davis Recreation District	0.000242
Davis County Mosquito Abatement District	0.000093
Weber Basin Water Conservancy District	0.000153
Total Tax Rate	0.010612

TAX INCREMENT REVENUES	
Total Tax Increment:	\$ 163,771

Percent of Tax Increment for Project

TAX INCREMENT REVENUES	
Property Tax Participation Rate for Budget	75%
Tax Increment Calculated	\$ 122,829
Uncollected Tax Increment	-
Tax Increment Distributed	122,829
Total Revenue to RDA:	\$ 122,829

EXPENDITURES:	
Project Area Budget and Uses of Funds	
Redevelopment Agency Uses	
RDA Administrative Fees @ 5%	\$ 6,141
Payments to Developers	
Salmon HVAC Payment	20,517
Housing Fund	12,283
Redevelopment Activities	83,887
TOTAL EXPENDITURES	\$ 122,829



Centerville City - Barnard Creek CDA
Redevelopment Agency Multi-Year Budget

Updated 9/17/2018

Fiscal Year Tax Year	Base Year 2012 2011	<==== Historic Projected =====>												Year 12 2028	Year 2029
		Year 1 2017 2016	Year 2 2018 2017	Year 3 2019 2018	Year 4 2020 2019	Year 5 2021 2020	Year 6 2022 2021	Year 7 2023 2022	Year 8 2024 2023	Year 9 2025 2024	Year 10 2026 2025	Year 11 2027 2026			
ASSESSED VALUATION															
Centerville Tax District 8															
Real Property		23,108,997	22,674,188	23,398,658	25,582,866	33,244,142	33,244,142	33,244,142	33,244,142	33,244,142	33,244,142	33,244,142	33,244,142	33,244,142	33,244,142
Personal Property		2,368,615	3,060,579	4,107,383	4,107,383	3,407,442	3,407,442	3,407,442	3,407,442	3,407,442	3,407,442	3,407,442	3,407,442	3,407,442	3,407,442
Centrally Assessed Property		1,142,746	250,667	544,570	1,267,576	1,643,932	1,643,932	1,643,932	1,643,932	1,643,932	1,643,932	1,643,932	1,643,932	1,643,932	1,643,932
Base Year Value		(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)	(15,525,163)
Incremental Value		11,095,195	10,460,271	12,525,448	15,432,662	22,770,353	22,770,353	22,770,353	22,770,353	22,769,770	22,769,770	22,769,770	22,769,770	22,769,770	22,769,770
Salmon HVAC Property Value		2,577,836	2,577,836	2,577,836	2,577,836	2,577,836	2,577,836	2,577,836	2,577,836	2,577,836	2,577,836	2,577,836	2,577,836	2,577,836	2,577,836
Incremental Property Tax Rates															
Davis County (Net of Assessing & Collecting)	0.001844	0.001779	0.001643	0.001494	0.001410	0.001410	0.001410	0.001410	0.001410	0.001410	0.001410	0.001410	0.001410	0.001410	0.001410
Davis County Library	0.000349	0.000342	0.000314	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244	0.000244
Davis School District		0.008125	0.007575	0.007701	0.007431	0.007431	0.007431	0.007431	0.007431	0.007431	0.007431	0.007431	0.007431	0.007431	0.007431
Centerville City	0.001275	0.000983	0.000976	0.000888	0.000805	0.000805	0.000805	0.000805	0.000805	0.000805	0.000805	0.000805	0.000805	0.000805	0.000805
South Davis Sewer District		0.000287	0.000264	0.000257	0.000245	0.000234	0.000234	0.000234	0.000234	0.000234	0.000234	0.000234	0.000234	0.000234	0.000234
South Davis Recreation District		0.000306	0.000279	0.000250	0.000242	0.000242	0.000242	0.000242	0.000242	0.000242	0.000242	0.000242	0.000242	0.000242	0.000242
Davis County Mosquito Abatement District		0.000116	0.000107	0.000100	0.000093	0.000093	0.000093	0.000093	0.000093	0.000093	0.000093	0.000093	0.000093	0.000093	0.000093
Weber Basin Water Conservancy District		0.000187	0.000174	0.000164	0.000153	0.000153	0.000153	0.000153	0.000153	0.000153	0.000153	0.000153	0.000153	0.000153	0.000153
Net Combined Rate		0.012125	0.011332	0.011093	0.010612	0.010612	0.010612	0.010612	0.010612	0.010612	0.010612	0.010612	0.010612	0.010612	0.010612
Total Property Tax Increment		\$ 134,529	\$ 120,963	\$ 139,926	\$ 163,771	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639
Property Tax Participation Rate for Budget		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
All Taxing Entities		\$ 134,529	\$ 120,963	\$ 139,926	\$ 163,771	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639	\$ 241,639
Total Incremental Revenue															
Property Tax Increment for Budget															
Davis County (Net of Assessing & Collecting)		14,804	13,957	14,494	16,320	24,080	24,080	24,080	24,080	24,079	24,079	24,079	24,079	24,079	24,079
Davis County Library		2,846	2,683	2,508	2,824	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167
Davis School District		67,611	63,742	71,956	86,010	126,905	126,905	126,905	126,905	126,902	126,902	126,902	126,902	126,902	126,902
Centerville City		8,180	7,712	8,593	9,317	13,748	13,748	13,748	13,748	13,747	13,747	13,747	13,747	13,747	13,747
South Davis Sewer District		2,388	2,252	2,360	2,708	3,996	3,996	3,996	3,996	3,996	3,996	3,996	3,996	3,996	3,996
South Davis Recreation District		2,546	2,401	2,482	2,801	4,133	4,133	4,133	4,133	4,133	4,133	4,133	4,133	4,133	4,133
Davis County Mosquito Abatement District		965	910	961	1,076	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588	1,588
Weber Basin Water Conservancy District		1,556	1,467	1,571	1,771	2,613	2,613	2,613	2,613	2,613	2,613	2,613	2,613	2,613	2,613
Total Property Tax Increment for Budget		100,897	95,123	104,925	122,829	181,229	181,229	181,229	181,229	181,225	181,225	181,225	181,225	181,225	181,225
Tax Increment Generation															
Tax Increment Calculated		100,897	95,123	104,925	122,829	181,229	181,229	181,229	181,229	181,225	181,225	181,225	181,225	181,225	181,225
Uncollected Tax Increment				(15,426)											
Net Tax Increment		100,897	95,123	89,499	122,829	181,229	181,229	181,229	181,229	181,225	181,225	181,225	181,225	181,225	181,225
PROJECT AREA BUDGET															
REVENUES															
Property Tax Increment Actually Collected		100,897	90,244	89,499	122,829	181,229	181,229	181,229	181,229	181,225	181,225	181,225	181,225	181,225	181,225
Interfund Loan		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Earnings		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fund Balance		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue		100,897	90,244	89,499	122,829	181,229	181,229	181,229	181,229	181,225	181,225	181,225	181,225	181,225	181,225
EXPENDITURES															
Increment Fund															
Administration Fee		5,045	4,512	9,587	6,141	9,061	9,061	9,061	9,061	9,061	9,061	9,061	9,061	9,061	9,061
Salmon HVAC Payment		23,442	11,810	29,544	20,517	20,517	20,517	20,517	20,517	20,517	20,517	20,517	20,517	20,517	20,517
Housing Revitalization		10,090	9,024	15,768	12,283	18,123	18,123	18,123	18,123	18,122	18,122	18,122	18,122	18,122	18,122
Other Redevelopment Activities		62,320	64,897	34,600	83,887	133,528	133,528	133,528	133,528	133,524	133,524	133,524	133,524	133,524	133,524
Total Expenditures		100,897	90,244	89,499	122,829	181,229	181,229	181,229	181,229	181,225	181,225	181,225	181,225	181,225	181,225

CENTERVILLE

**Staff Backup Report
11/19/2019**

Item No. 5.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

SUBJECT

October 15, 2019 RDA Minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▣ October 15, 2019 RDA Minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, October 15, 2019 at 6:35 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

Tamilyn Fillmore
William Ince
Stephanie Ivie, Vice Chair
George McEwan
Robyn Mecham
Clark Wilkinson, Chair

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jacob Smith, Administrative Services Director
Leah Romero, City Recorder
Katie Rust, Recording Secretary

FIFTH AMENDMENT TO THE AGREEMENT FOR DEVELOPMENT OF LAND – LOT 1 OF CENTERVILLE GATEWAY SUBDIVISION – MARKETPLACE DRIVE AND PARRISH LANE

This matter was tabled to a future meeting at the request of the applicant.

RDA BRIDGE BETTERMENT REPAYMENT

Several years ago, the City used General Funds to pay for betterment of the Parrish Lane pedestrian bridge fence. The City's portion was \$116,929.00. These funds were identified as RDA eligible as the pedestrian bridge services all three redevelopment areas. Jacob Smith, Administrative Services Director, explained the methodology used to assign administrative expenses to each of the redevelopment areas. In FY 2019, the Parrish Gateway area generated 74.7% of total increment, Legacy Crossing generated 17.8% and Barnard Creek generated 7.5%. If the same methodology is applied to the \$116,929.00, \$87,343.00 would be charged to Parrish Gateway, \$20,836.00 to Legacy Crossing, and \$8,751.00 to Barnard Creek. Considering the cost of betterments, Director Fillmore recommended the City put money aside, when it is available, to pay for future betterments when the Parrish Lane interchange is rebuilt. Staff will provide an update on RDA obligations and balances at a future meeting.

Director Ince made a **motion** to approve repayment of \$116,929.00 from RDA funds to the General Fund in percentages outlined by Staff. Director McEwan seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

The minutes of the July 16, 2019 RDA meeting were reviewed. Director McEwan made a **motion** to accept the minutes. Director Ivie seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 6:48 p.m., Director McEwan made a **motion** to adjourn the RDA meeting. Director Ivie seconded the motion, which passed by unanimous vote (5-0).

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Brant Hanson, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary

DRAFT