

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 FEBRUARY 5, 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 City Council 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.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, **or may read this memo on the City's website: <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. Discuss committee's analysis and recommendation re tax increment reimbursement request from Legacy Trails Subdivision developer
2. Review projected revenues and expenditures for all 3 Project Areas
3. Decisions re uses of RDA tax increment revenues

B. ADJOURNMENT

Steve H. Thacker
Executive Director

CENTERVILLE

Staff Backup Report

2/5/2019

Item No. 1.

Short Title: Discuss committee's analysis and recommendation re tax increment reimbursement request from Legacy Trails Subdivision developer

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

Discuss the Committee's analysis and recommendation regarding a tax increment reimbursement request from the developer of the Legacy Trails Subdivision. Determine how much tax increment should be given and under what terms. Direct staff regarding the drafting of a "participation agreement" to be considered in a later meeting.

BACKGROUND

The developer of the Legacy Trails Subdivision has requested reimbursement for infrastructure costs from tax increment generated by the project. Normally the RDA Board would approve a tax increment participation agreement before development occurs. In this case, the developer expressed a desire during the approval stage of the project to seek tax increment assistance but did not pursue an Agreement with the RDA Board until after the project was completed. Minutes of RDA Board meetings in 2014--during approval of the project--indicate a majority of the Board was supportive of sharing the cost of the west portion of the Legacy Trail connection built by the developer. However, the developer did not submit a formal request at that time. After the project was completed the developer submitted cost information and a request for reimbursement for not only the Legacy Trail connection but also much of the other public infrastructure built to support the Maverik Store and apartments complex.

A committee consisting of the Mayor, Councilman Ince, City Manager and City Attorney has met several times--including a meeting with the developer's representatives--to discuss the request. The Committee's analysis and recommendation are explained in the attached memo. In summary, the Committee recommends a reimbursement of \$89,173 for the trail connection and identifies another \$100,396 of eligible expenses for consideration but without making a recommendation.

ATTACHMENTS:

Description

- Committee Analysis of Tax Increment Request for Legacy Trails Subdivision Project

To: Centerville RDA Board
From: Steve Thacker 
Date: January 25, 2019
Subj: Analysis of Tax Increment Request for Legacy Trails Subdivision Project

Recent History

On March 21 and May 22, 2018, the RDA Board met with developers of the Legacy Trails Subdivision Project to discuss their request for tax increment assistance—i.e. reimbursement of some of the project's infrastructure costs. The minutes of those meetings are attached, along with minutes of the August 19 and December 2, 2014 and January 19, 2016 RDA meetings previously given to the Board.

The May 22, 2018 minutes refer to my recommendation that the RDA Board "... consider \$75,000 tax increment participation" for the Legacy Trail connection—based on the analysis in my March 19, 2018 memo (attached). Following the May 2018 meeting, a committee consisting of the Mayor, Councilman Ince, City Attorney and me met several times to study updated cost information provided by the developers.

In August this Committee met with Jason Burningham, the City's RDA financial adviser. He explained that typically a developer seeking tax increment assistance would negotiate such an agreement before development begins. This is what was anticipated by the content of Section 7 of the CDA Project Area Plan (attached). However, Jason also said improvements identified in the Project Area Plan (Appendix B) could be considered as eligible costs for reimbursement, even though an agreement was not approved in advance by the RDA Board. He agreed with the City Attorney that—in the absence of an agreement—the RDA is not obligated to reimburse the developer, but an "after-the-fact" agreement is allowed under the law.

Committee's Recommendation

The Committee recommends the RDA Board approve a reimbursement of \$89,173 for the Legacy Trail connection. The Committee has also identified up to \$100,396 of other eligible costs for consideration, but forwards this information to the Board without a recommendation. The Committee identified other eligible costs as those that: *1) meet the requirements of the CDA Project Area Plan; 2) are considered infrastructure which benefits a larger regional area; 3) would not be considered ineligible because of PDO requirements or Parrish Lane Design Guidelines (PLDG); and 4) the developer did not receive reimbursement from other parties.*

The developer submitted over several months three cost spreadsheets, each one replacing the prior document. My March 19, 2018 memo to the RDA Board containing a recommendation about the Legacy Trail connection was based on the second version of these spreadsheets. This current memo is based on the third or most recent version—referenced as "Exhibit K" below, accompanied by parcel and subdivision maps. Exhibit K includes an itemized breakdown of what the developer claims are eligible costs, totaling \$514,425. The table below shows the developer's request summarized by category in Exhibit K, along with the Committee's recommendation:

<u>Improvement Category</u>	<u>Requested</u>	<u>Recommended</u>	<u>For Consideration</u>
Roads, including drainage facilities	\$222,850	\$ 0	\$59,706
Water Main	\$ 0	\$ 0	\$40,690
Trail Parts A&B	<u>\$291,575</u>	<u>\$89,173</u>	_____
Total	<u>\$514,425</u>	<u>\$89,173</u>	<u>\$100,396</u>

Exhibit K reported “Additional Costs” totaling \$504,605 not included in the developer’s specific request for reimbursement, but which the developer asks the RDA Board to be mindful of when evaluating the request. This includes \$333,234 paid as park impact fees; \$85,000 in legal costs to secure a right-in/right-out on Parrish Lane from UDOT; and \$86,371 for the internal road around Maverik.

Analysis of Eligible Costs

Road & Drainage Improvements

The developer is claiming nearly all costs associated with land values and improvements for both Parrish Lane and 1250 West. However, the Committee recommends the eligible costs be limited to what the developer contributed to the improvement of these roads in 2010 and 2011, and what the developer later replaced that would have been required for the right-turn de-acceleration lane on Parrish at 1250 West. In the Committee’s opinion, all other improvements to those two roads constructed later as part of the Legacy Trails Subdivision/Maverik project should be considered as PDO/PLDG requirements and, therefore, not eligible for reimbursement. Based on this assumption, the following could be considered eligible costs:

- Line 2 of Exhibit K – Cost of land taken by UDOT for widening Parrish Lane in December 2011 as part of Legacy Parkway Project – Land owner was paid for this taking; therefore, already compensated. None of this should be eligible for reimbursement.
- Lines 3 and 4 of Exhibit K – Curb and gutter (and road base under C&G) along Parrish Lane. The developer ripped out all curb and gutter along the south side of Parrish from the Legacy Parkway off-ramp to 1250 West and widened road. However, only that portion that would be required to construct a standard right-turn de-acceleration lane at the 1250 West corner should be eligible. Widening further to the west and other itemized costs were related to the PDO/Maverik project—i.e. not required to serve regional road needs. Using unit prices from Exhibit K provided by the developer, the City Engineer estimates the construction value of the curb & gutter and asphalt road section related to the standard right-turn lane would be approx. \$27,250 [250 linear feet of C&G at \$25 for remove and replace, or \$6250; 250 ‘ x 8’ wide asphalt widening, or 2000 SF x \$10.50, or \$21,000]. Adding a management fee of 6% as shown in Exhibit K would increase this amount to **\$28,885**.
- Line 24 of Exhibit K – Cost of land dedicated in October 2010 to Centerville City for widening of 1250 West and to accommodate roundabout – Most Committee members agreed **\$26,496** is eligible; however, all agreed there should be no management fee added to that amount.
- Approx. 240 LF of curb and gutter installed along west side of 1250 West in 2010 in conjunction with Legacy Crossing road improvements – estimated construction cost of \$17 per LF (for excavation, road base and concrete C&G) in 2010 per City Engineer, or \$4080. Adding a 6%

management fee would increase that amount to **\$4325**. I assume the developer either paid US Development (Legacy Crossing developer) for this curb and gutter, or hired his own contractor to install before the road was widened. The developer has not provided evidence of the actual cost—hence the use of an estimate by City Engineer. I also assume the developer did not pay for the widening of the asphalt portion of the road along the west side; my recollection is that US Development paid for the asphalt widening. The Committee is mixed on whether to include this cost since the developers did not provide evidence of bearing this cost, but the leaning is to include it.

In the Committee's opinion, no other costs shown on Exhibit K for Parrish Lane or 1250 West are eligible. Totaling the three amounts above equals **\$59,706**.

Appendix B in the CDA Project Area Plan shows the possibility of a new storm drain along the west side of the property that became the Legacy Trails Subdivision, presumably a regional system improvement. However, according to Kevin Campbell, City Engineer, in an 11/6/18 email, none of the drainage improvements constructed as part of the Legacy Trails PDO/Maverik project would be considered of regional benefit—i.e. benefitting more than that development. Therefore, the Committee agreed that none of the storm drainage costs should be considered eligible.

Water System Improvements

Appendix B also shows a water main loop through this area. There is some regional benefit to this loop in that it creates a tie-in with a dead-end water main serving the industrial area south of this PDO. The other mains off this loop—serving the apartments and Maverik—are not considered a regional system improvement. In an email from Kevin Campbell, he estimates the cost of the loop portion (labor and materials) to be \$35,383. If 15% is added for engineering, construction staking and materials testing, the total is **\$40,690**.

The developer did not include the cost of any portion of the water system in Exhibit K. However, that may have been because the City bid and administered the contract for that work, as is normal for new development in Centerville. The developer, however, did pay for the full cost of the water system improvements.

Legacy Trail Connection

My original memo dated March 19, 2018 regarding a tax increment reimbursement for the Legacy Trail connection contained a recommendation of \$74,901.94. The developers submitted a revised cost spreadsheet after that date (Exhibit K) which requests reimbursement for two additional small parcels acquired for the trail along the west side of the apartment project. Therefore, the Committee recommends those two parcels be added to the earlier amount, making a revised total of \$90,340.84 for the trail connection reimbursement. However, that new total includes a 6% management fee on all of its components, including the land values. The Committee agreed the management fee relating to the three land values of \$4897.50, \$8032.50 and \$6532.50 should not be included, reducing the total by \$1,167.75. Therefore, the adjusted total reimbursement recommended for the trail connection is **\$89,173**.

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, **May 22, 2018** at
2 8:00 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville,
3 Utah.

4
5 **DIRECTORS PRESENT**

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

11
12 **STAFF PRESENT**

Steve Thacker, RDA Executive Director
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

15
16 **STAFF ABSENT**

Jacob Smith, Management Services Director

17
18 **VISITORS**

Fred Hale, H&S, LLC
Chad Salmon, H&S, LLC
Nick Smith, Legacy Trails Subdivision Project Manager
Shaun Johnson, Legacy Trails Subdivision Project
Manager

23
24 **LEGACY TRAILS APARTMENT PROJECT**

25
26 Chad Salmon of H&S, LLC provided the Directors with cost summaries and maps of
27 improvements in the Legacy Trails Subdivision, as well as a summary document, and the
28 Parrish-Legacy Crossing Community Development Project Area (CDA) Plan (attached). He
29 stated he and Mr. Hale feel H&S, LLC added value to the Legacy Crossing CDA and to the
30 community as a whole, and that they met the intent of the CDA Plan in multiple areas. Mr.
31 Salmon said they feel all the costs shown on the Legacy Trails Subdivision Cost Spreadsheet
32 are worthy of note in regards to the CDA, and asked that the RDA particularly take into
33 consideration the specific costs associated with Parrish Lane, 1250 West, and Legacy Trail Part
34 A and B, for tax increment participation.

35
36 Mr. Salmon explained that land was deeded and improvements made along 1250 West
37 in conjunction with development of the Legacy Crossing Subdivision to the east, prior to
38 development of the Legacy Trails Subdivision. Staff pointed out that the same land would have
39 been deeded and improvements required at the time Legacy Trails Subdivision was developed.

40
41 Mr. Salmon stated in hindsight they realize a tax increment agreement should have been
42 reached before beginning the project. He said they went forward with the development in good
43 faith, thinking the agreement would occur after the project. Steve Thacker, City Manager, stated
44 meeting minutes from 2014 reflect discussion of the possibility of tax increment participation for
45 the trail connection portion of the development. Councilwoman Fillmore said she feels the
46 improvements were already incentivized with the density that was granted. Cory Snyder,
47 Community Development Director, said he remembers recommending H&S, LLC approach the
48 City Manager in 2014 to talk about RDA participation for the trail portion. The improvements to
49 Parrish Lane and 1250 West were all required for the development to occur.

50
51 Mr. Salmon commented that the trail connection was very costly. He said they were
52 required to pay a park impact fee for each housing unit, and said they feel they were double
53 charged since Park Impact Fees are used to establish trail access. Referring to RDA tax
54 increment participation with the Legacy Crossing U.S. Development project, Mr. Salmon

1 acknowledged that the first group to develop in the area should be given preferential treatment.
2 He said he and Mr. Hale are only asking to be treated fairly. Councilman McEwan responded
3 that park impact fees would have been charged regardless of the trail connection. All new
4 housing units are charged a park impact fee. Councilwoman Fillmore pointed out that approval
5 of the project was by tight majority vote of 3-2. She said it is difficult to know if approval would
6 have been granted if H&S, LLC had pushed for more tax increment participation than was
7 recommended by staff at that time. Ms. Romney stated the developer may have had an
8 expectation of greater tax increment participation, but the City did not. Based on costs related
9 to the off-site trail connection previously submitted by Mr. Salmon and Mr. Hale, Mr. Thacker
10 recommended the RDA consider \$75,000 tax increment participation. Councilman Ince said it
11 appears from the list that a significant portion of the costs were associated with UDOT.
12

13 Mr. Salmon stated they did not need to install the trail system or the decorative fencing.
14 He added that the additional units were costly because of the park impact fees. Ms. Romney
15 responded that all of the improvements were required for approval of the PDO. She
16 recommended the RDA Board consider the request as a new petition, since no agreement was
17 entered into prior to development. Director Fillmore read aloud the development objectives from
18 the CDA Plan. She pointed out that residential development costs the city much more long term
19 than commercial development, and the Legacy Trails Subdivision has a higher residential
20 component than commercial. The Legacy Crossing Subdivision to the east has a much higher
21 commercial element than the Legacy Trails Subdivision.
22

23 Director McEwan commented that the trail connection enhances the property itself as
24 well as the City. It benefits the residents who live closest to it more than other residents in the
25 City. Mr. Salmon agreed, but stated the trail connection qualifies as a trail system and
26 betterment to the City. Councilwoman Fillmore responded that the \$75,000 recommended by
27 staff recognizes the betterment to the City. Chair Wilkinson asked Mr. Salmon what amount
28 they are asking for. Mr. Salmon responded they believe \$291,000 is supportable.
29

30 The RDA Board and staff discussed taxable value and City tax revenue with Mr. Salmon
31 and Mr. Hale. Mr. Thacker said the City expects to receive a new report from the County within
32 the next couple of weeks. Mr. Thacker reminded the RDA Board that the Legacy Crossing CDA
33 owes \$200,000 to the Parrish Gateway Project Area. He provided an updated RDA Project
34 Areas Financial Projection (attached).
35

36 Mr. Hale and Mr. Salmon described their experience with the property since they
37 purchased the five acres in 1993. There has not been commercial interest in the property. He
38 said they have not had any calls on the two remaining commercial lots. Mr. Hale pointed out
39 they have given the City some kind of tax base where there wasn't any. Director Ince stated he
40 needs time to think about what has been presented. Director McEwan expressed that the RDA
41 Board is trying to be responsible stewards of the City's funds. He agreed with Ms. Romney's
42 recommendation to consider the request as a new petition. Mr. Thacker said staff can update
43 the financial projection when they receive updated values from the County. He suggested the
44 RDA Board and H&S, LLC could possibly enter into a tax increment agreement for the two
45 remaining commercial properties.
46

47 ADJOURNMENT

48

49 Vice-Chair Ivie made a motion to adjourn the meeting at 9:24 p.m. Director Ince
50 seconded the motion, which passed by unanimous vote (5-0).

Minutes of the **Redevelopment Agency of Centerville** meeting held Wednesday, **March 21, 2018** at 5:45 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

Clark Wilkinson, Chair
William Ince
Stephanie Ivie, Vice-Chair
Robyn Mecham

DIRECTORS ABSENT

Tamilyn Fillmore
George McEwan

STAFF PRESENT

Steve Thacker, RDA Executive Director
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

VISITORS

Fred Hale
Chad Salmon

UPDATED FINANCIAL ANALYSIS/PROJECTIONS

The RDA FY 2018 Budget was adopted in June 2017 based on the County's preliminary reports (May 2017) of tax increment to be distributed to the RDA in March 2018 from each of the RDA's three Project Areas. Unfortunately, the County's final reports in February 2018 reveal the RDA will receive about 9% less than the total shown in the earlier preliminary reports, a reduction of about \$135,000. Steve Thacker, RDA Executive Director, explained the reasons for the difference. Due to a lack of time, the detailed review of RDA revenue, expenditures, Project Area loan status, and financial projections will be rescheduled for a later RDA meeting.

REQUEST FOR TAX INCREMENT REIMBURSEMENT

Fred Hale and Chad Salmon, developers of the Legacy Trails mixed use development (apartments and commercial), have requested tax increment reimbursement relating to this project. They have met with staff several times to discuss the potential reimbursement amount, but disagree with staff's recommendation. Staff believe all development improvements, other than the southern or "off-site" portion of the west-side trail, were needed to satisfy either the Parrish Lane Design Guidelines or to justify the higher density of this PDO project. Mr. Thacker referred to minutes of the December 2, 2014 RDA meeting, and emphasized that he only ever represented the west portion of the trail system as an amenity that warrants RDA assistance in the form of tax increment.

Chad Salmon stated he and Fred Hale had not realized it would have been better to reach a tax increment agreement at the beginning of the project. He acknowledged that Mr. Thacker only ever represented the trail as qualifying for tax increment. However, he said he and Mr. Hale were aware of the tax increment that other developers in the area had received. He said he and Mr. Hale represented to their investors they would be able to get more than initially anticipated by staff. Mr. Salmon said they believe other elements of the project should be considered for tax increment, and they would like an opportunity to present more information.

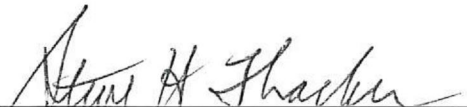
Lisa Romney, City Attorney, pointed out that all improvements and upgraded architecture in the project were required for PDO approval. Vice-Chair Ivie stated she was uncomfortable with the higher density to begin with, and she would be uncomfortable approving

1 any further benefit. Mr. Thacker emphasized that tax increment incentive situations are
2 intended to incentivize development that would not otherwise happen. Mr. Salmon said he feels
3 the development to the east received too much tax increment incentive. He explained that he
4 and Mr. Hale had to give up property multiple times due to UDOT requirements. He asked for
5 further consideration of the matter, and suggested a third party analysis.
6

7 Mr. Salmon said he and Mr. Hale fought with UDOT for additional egress points, which
8 are a benefit to the community. Mr. Snyder pointed out that the development would not have
9 been approved without the additional egress points. The RDA Directors indicated they would
10 like more information and more time to study the issue. Ms. Romney suggested to Mr. Salmon
11 and Mr. Hale that they submit any further information in the next two weeks. Director Ince said
12 a chronology of discussions and events would be helpful, as well as a copy of the Project Area
13 Plan.
14

15 ADJOURNMENT
16

17 Councilwoman Ivie made a **motion** to adjourn the meeting at 6:51 p.m. Councilman
18 Ince seconded the motion, which passed by unanimous vote (4-0).
19
20

21 
22
23
24 Steve Thacker, RDA Executive Director
25

4/10/18

Date Approved

26 
27
28
29 Katie Rust, Recording Secretary



Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, **January 19, 2016** at 11:32 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

Paul A. Cutler, Chair
Tamilyn Fillmore
William Ince
Stephanie Ivie, Vice Chair
George McEwan
Robyn Mecham

STAFF PRESENT

Steve Thacker, RDA Executive Director
Lisa Romney, City Attorney
Jacob Smith, Management Assistant
Katie Rust, Recording Secretary

STAFF ABSENT

Blaine Lutz, Finance Director

MINUTES REVIEW AND ACCEPTANCE

The minutes of the December 15, 2015 RDA meeting were reviewed. Director Fillmore made a **motion** to accept the minutes. Director McEwan seconded the motion, which passed by unanimous vote (6-0).

APPOINT RDA CHAIR AND VICE CHAIR FOR 2016

Director Fillmore made a **motion** to appoint Paul A. Cutler to the position of Chair, and Stephanie Ivie to the position of Vice Chair of the RDA Board. Director Mecham seconded the motion, which passed by unanimous vote (6-0).

APPOINT RDA REPRESENTATIVES TO ADMINISTRATIVE CONTROL BOARD OF THE DAVIS CENTER FOR THE PERFORMING ARTS

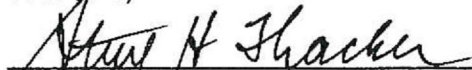
Vice Chair Ivie made a **motion** to approve RDA Resolution No. 2016-01 appointing Bill Ince and Stephanie Ivie as the RDA Board's representatives on the Administrative Control Board (ACB) of the Davis Center for the Performing Arts. Director Mecham seconded the motion, which passed by unanimous vote (6-0).

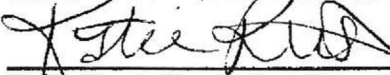
BRIEFING REGARDING RDA FUNDS COMMITTED TO PARRISH LANE PROJECTS

Mr. Thacker briefed the Board members regarding RDA funds committed to Parrish Lane projects.

ADJOURNMENT

At 11:44 p.m. Director McEwan made a **motion** to adjourn the RDA meeting and return to regular Council meeting. Director Fillmore seconded the motion, which passed by unanimous vote (6-0).


Steve Thacker, RDA Executive Director


Katie Rust, Recording Secretary

2-16-2016
Date Approved



**CENTERVILLE
RDA MEETING
Staff Backup Report
1/19/2016**

Item No. 4

Short Title: Brief new Board members about RDA funds committed to Parrish Lane projects

Initiated By: RDA Executive Director

Scheduled Time:

SUBJECT

RECOMMENDATION

Allow the RDA Executive Director, Steve Thacker, to brief the new RDA Board Members on the current commitment of RDA funds for the following projects:

- Upgraded fencing on pedestrian bridge and Parrish Lane
- "Betterments" for 1250 West Parrish Lane traffic signal project
- Cost-sharing trailhead improvements on southwest corner of 1250 West Parrish Lane intersection
- Cost-sharing Legacy Parkway connector trail with the developer of the Legacy Trails Subdivision

BACKGROUND

More details will be provided in the RDA meeting.

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, **December 2, 2014** at 8:12 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

Paul A. Cutler, Chair
Tamilyn Fillmore
John T. Higginson, Vice Chair
Stephanie Ivie
Lawrence Wright

DIRECTOR ABSENT

Ken S. Averett

STAFF PRESENT

Steve Thacker, RDA Executive Director
Blaine Lutz, Finance Director
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

MINUTES REVIEW AND ACCEPTANCE

The minutes of the November 18, 2014 RDA meeting were reviewed. Vice Chair Higginson made a **motion** to approve the minutes. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

BRIEFING REGARDING HISTORY OF REDEVELOPMENT PROJECT AREAS ON WEST SIDE

Blaine Lutz, Finance Director, gave a brief history of redevelopment project areas on the west side of Centerville. He explained benefits of creating a Community Development Area (CDA), and explained the use of tax increment.

DISCUSSION REGARDING CONCEPT OF COST SHARING THE TRAIL SYSTEM CONNECTION RELATING TO LEGACY TRAIL APARTMENTS DEVELOPMENT

Mr. Thacker stated that he feels the west portion of the trail system of the Legacy Trail Apartments Development is an amenity that warrants some RDA assistance in the form of tax increment. A majority of the RDA indicated support for some level of cost-sharing the west portion of the trail system.

PEDESTRIAN BRIDGE BETTERMENTS

Mr. Thacker and Director Fillmore updated the RDA on estimated costs of desired pedestrian bridge betterments, which are higher than originally anticipated. Staff recommended staying close to the original betterment budget of \$110,000. Director Fillmore recommended the RDA give direction to work within a \$120,000 budget considering the costs that are still unknown, and in the hope that the decorative pillars on the bridge can be included. Staff and a majority of the RDA indicated support for her suggestion. Mr. Thacker and Director Fillmore will continue to communicate and negotiate with the contractors.

ADJOURNMENT

At 8:55 p.m. Director Wright made a **motion** to adjourn the RDA meeting and reconvene in regular Council meeting following a short break. Vice Chair Higginson seconded the motion, which passed by unanimous vote (5-0).

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, **August 19, 2014**
2 at 9:51 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville,
3 Utah.

4
5 **DIRECTORS PRESENT** Paul A. Cutler, Chair
6 Ken S. Averett
7 Tamilyn Fillmore
8 Stephanie Ivie
9 Lawrence Wright

10
11 **DIRECTOR ABSENT** John T. Higginson, Vice Chair

12
13 **STAFF PRESENT** Steve Thacker, RDA Executive Director
14 Lisa Romney, City Attorney
15 Katie Rust, Recording Secretary

16
17 **STAFF ABSENT** Blaine Lutz, Finance Director

18
19 **POTENTIAL COST SHARING OF LEGACY PARKWAY TRAIL CONNECTION**

20
21 The RDA discussed potential cost sharing for construction of the planned pathway from
22 the southwest corner of the 1250 West/Parrish Lane intersection to the Birnham Woods
23 Trailhead of the Legacy Parkway Trail. Steve Thacker, RDA Executive Director, explained that
24 general there are two types of justification for providing tax increment assistance. One reason
25 is if the City wants to incentify a particular commercial development outcome, for job creation,
26 etc. The other reason is to make specific public amenities a reality. He said that in this case,
27 some RDA contribution would be justified, in his opinion, since the trail will be an amenity
28 enjoyed by the entire community. Chair Cutler expressed the opinion that the trail connection
29 will be a great benefit to the community, and an appropriate cost sharing project. Director
30 Averett stated he feels the developer is benefiting from the higher residential density approved,
31 and he does not think the RDA should put much money in it. **Director Ivie stated that as liaison**
32 **to the Trails Committee she has learned there is a lot of demand for access to the Legacy**
33 **Parkway Trail, but she is not in favor of the density. Director Fillmore said she will reserve**
34 **comment until more research is available.** Director Wright stated the City has waited a long
35 time to have connectivity to the Legacy Trail system, and mentioned the possibility of citizens
36 having the ability to park in the development for trail access. He agreed with Director Fillmore
37 that more research is needed to make a decision on cost sharing.

38
39 The Directors confirmed they are comfortable with an 8-foot wide pathway along Parrish
40 Lane from the southwest corner of the intersection to the trail connection. The RDA would
41 prefer drought tolerant landscaping with an asphalt pathway.

42
43 **FUNDING OF PEDESTRIAN BRIDGE ENHANCEMENTS**

44
45 Mr. Thacker showed pictures of a pedestrian bridge in Salt Lake City and a pedestrian
46 bridge over the Legacy Parkway as fencing design possibilities for the pedestrian bridge
47 planned at Parrish Lane. The RDA discussed fence design and height options. Director Wright
48 expressed a preference for higher walls, curved at the top to prevent climbing. Director Fillmore
49 expressed preference for strong lines and an open feel. She stated her opinion that the design
50 impact is important, and that a taller fence would feel like a cage. Director Averett said he
51 shares Director Fillmore's preference for the shorter fence style with smaller mesh to prevent
52 plastic cup messages. Mr. Thacker presented a lower cost option of using coated chain link
53 with one-inch openings. The RDA requested cost estimates for both options shown. A majority
54 of the RDA stated they are not interested in a curved top to the fence.

To: RDA Board

From: Steve Thacker, RDA Executive Director

Date: March 19, 2018

Subject: Recommendation re Tax Increment Reimbursement from Legacy Trails PDO



Fred Hale and Chad Salmon, developers of the Legacy Trails PDO project in the Parrish-Legacy Crossing CDA, are requesting tax increment assistance to reimburse them for some of the infrastructure and amenities constructed as a part of this project. In staff's opinion, the only justification for giving them a portion of the tax increment generated by this project is the public benefit derived from the trail connection. As I discussed with the RDA Board on August 19, 2014 (see attached minutes), there are generally two types of justification for providing tax increment assistance. One reason is if the City wants to incentivize commercial development that would likely not otherwise occur. The other reason is to make specific public amenities a reality. In this case, the first reason does not apply. The very high residential density of this PDO made it a very controversial proposal when considered by the City Council, with it finally being approved by a 3-2 vote. I believe that if the developers had requested at that time tax increment assistance (beyond cost-sharing the trail connection) to make the project financially viable, that request would not have been approved by the City Council. I did believe, however, that a cost-sharing of the Legacy Parkway Trail connection was justified because of its public benefit. This is the only potential justification for tax increment assistance that I or other staff suggested as a possibility during the development approval process, and was the only potential justification the RDA Board acknowledged (see attached minutes for December 2, 2014 and attached minutes/staff report for January 19, 2016).

This project—because of its location—was subject to the Parrish Lane Design Guidelines regardless of the type of development or residential density sought. In addition, the developers' desire to include residential units in the project and get approval for more than the normal maximum density of 12 units per acre required a PDO approval, which means the developer was expected to include substantial improvements above and beyond the Parrish Lane Design Guidelines (PLDG). In other words, staff believe all of what was required for project approval—other than the southern or "off-site" portion of the west-side trail—represents the development improvements needed to either satisfy the PLDG or for the Council to justify approving the higher density of this PDO project. In staff's opinion, this leaves the southern portion of the west-side trail as eligible for tax increment assistance—i.e. the "off-site" segment that provides the final connection to the Legacy Parkway Trail.

The developers, Fred Hale and Chad Salmon, submitted the attached spreadsheet which includes many costs they believe justify tax increment reimbursement. In staff's opinion, however, **"Legacy Trail Part B"** is the only section with some eligible costs. Keeping in mind the justification acknowledged above, here is staff's analysis of the itemized costs in this section of the spreadsheet:

- Line 10 – Land Cost for the Legacy Trail extension Extra – The entire amount of **\$4,897.50** is eligible.
- Line 11 – 6" Road base – 50% eligible, or **\$6004.84**.

- Line 12 – 3" Asphalt – 50% eligible, or **\$8025.16**.
- Line 13 – Reinstall UDOT fence – 50% eligible, or **\$8563.50**.
- Line 14 – Provide and Install decorative brown chain link fence – not eligible. Required to satisfy PLDG.
- Line 15 – Provide and Install 5"x5" decorative square posts – not eligible. Required to satisfy PLDG.
- Line 16 – Haul off remaining soils for the grade out . . . of trail Invoice #2 – 50% of the 20% is eligible, or **\$517.50**.
- Line 17 – Haul off soils for the grade out of trail Invoice #1 – 50% of the 20% is eligible, or **\$2281.50**.
- Line 18 – Excavate trail to subgrade install rock retaining wall . . . – Note indicates this was for the southern half of trail; therefore, 100% eligible, or **\$33,411.62**.
- Line 19 – Grade out for Trail – Note indicates this was for the northern half of trail; therefore, not eligible.
- Line 20 -- Install water line under trail – entire amount of **@\$2,595.59** is eligible. This was for repair of the existing Weber Basin irrigation line within Legacy Parkway ROW. Developer not using this line.
- Line 21 – Irrigation system for landscape along Legacy Trail – not eligible. This landscaping is part of the on-site landscaping required for project approval.
- Line 22 – Re-seeding UDOT spec on Legacy Trail – Staff recommend entire amount of **\$2,640** be eligible.
- Line 23 – Change in storm drain due to conduit in the way – Per City Engineer, if the trail was not constructed, the conflict between storm drain pipe and power line would still exist, and therefore, either the storm drain would have to be modified to go under the power line or the power line raised, which would have cost as much or more than the cost of resizing the pipe.
- Line 24 – Engineering – Located fences and revise site plan – entire amount of **\$750** is eligible.
- Line 25 – Engineering – Staked Trail: 1700 ft of asphalt – 50% eligible, or **\$675**.
- Line 26 – Engineering – Stake Fence Line Locations – 50% eligible, or **\$300**.
- Management Fee – Staff agree the 6% fee is reasonable. See below for adding it to the other eligible costs above.

Total itemized eligible costs of **\$70,662.21 + \$4239.73 management fee = \$74,901.94 recommended for reimbursement from future tax increment from the four parcels that constitute the Legacy Trails PDO project.**

Fred Hale and Chad Salmon, the developers, believe much more reimbursement is justified and have been invited to attend the RDA work session to address the Board. I have also asked Cory Snyder to attend and answer questions about staff's analysis as it relates to the Parrish Lane Development Guidelines and PDO related requirements.

In addition to the amount of tax increment reimbursement to be approved, the RDA Board also needs to decide the timing of the reimbursement. In the first part of the work session, I will provide an update of the RDA financial analysis which I presented in January, based on the actual tax increment revenue numbers received recently from the County. This should be helpful as the RDA Board considers when any reimbursement will be paid.



CENTERVILLE PARRISH - LEGACY CROSSING COMMUNITY DEVELOPMENT PROJECT AREA

PROJECT AREA PLAN

**REDEVELOPMENT AGENCY
OF CENTERVILLE CITY**

DATED: MARCH 16, 2010

ADOPTED: MARCH 16, 2010



MARCH 16, 2010

PREPARE BY:

LEWIS YOUNG ROBERTSON &
BURNINGHAM, INC.



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INTRODUCTION

The Redevelopment Agency of Centerville City (the “Agency”), following thorough consideration of the needs and desires of Centerville 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 Centerville Legacy - Parrish Crossing Community Development Project Area #2010-01 (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 on the selected property adjacent to Parrish Lane and 1250 West between the Legacy Highway and Interstate 15. 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 and Agency has determined that 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 this development, its scope, its mechanism, and its value to the residents of the City.

The Project Area is being undertaken as a community development project area pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

SECTION 1: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA

The Project Area lies entirely within the boundaries of the City and is located on the western boundary of the City adjacent Parrish Plan and 1250 West in between Legacy Highway and Interstate 15. This area in particular serves as a gateway to the community and receives significant vehicle traffic on a daily basis which creates both opportunity and increased service demand. The property encompasses approximately 102.05 acres of land of which 80.63 is private property as detailed in TABLE 1: PROPERTY DESCRIPTION with the remainder representing public roadways, rights-of-way, etc.

A map and legal descriptions of the Project Area are attached hereto in APPENDIX A.

Table 1: Property Description

Owner	Parcel ID	Acres
SALMON, CRAIG AND ALDER, MARK	6:006:0061	2.67
SKULL DEVELOPMENT, L.L.C.,	6:006:0071	0.25
SKULL DEVELOPMENT, L.L.C.	6:006:0075	0.39
SAVAGE COMPANIES	6:006:0082	5.90
UTAH DEPARTMENT OF TRANSPORTATION	6:006:0083	1.65
UTAH DEPARTMENT OF TRANSPORTATION	6:006:0102	0.98
PARRISH LAND HOLDINGS LLC	6:008:0027	6.33
WILLIAMS, RICHARD L	6:008:0034	8.84
PARRISH LAND HOLDINGS LLC	6:008:0038	1.19
A-1 CENTERVILLE STORAGE L C	6:008:0055	4.66
PARRISH LAND HOLDINGS LLC	6:008:0057	9.08
PARRISH LAND HOLDINGS LLC	6:008:0058	8.54
H & S LLC	6:008:0062	4.30
PARRISH-LEGACY LLC	6:008:0063	1.40
G T ELECTRIC INC	6:008:0068	2.00
REID, RICHARD B AND TWO BY FOUR LLC—ETAL	6:008:0082	2.95
PARRISH LAND HOLDINGS LLC	6:008:0087	3.80
M C GREEN AND SONS INC	6:008:0088	1.86
PARRISH-LEGACY LLC	6:008:0101	4.69
CLARK H AND JAN BLAZZARD LLC	6:010:0009	1.18
OLSEN, CLAIR D & DONNAR - TRUSTEES	6:010:0010	1.87
EIGER PROPERTIES LLC	6:255:0001	0.00
EIGER PROPERTIES LLC	6:255:0002	0.00
CUMMINGS, MARK J	6:255:0003	0.00
CUMMINGS, MARK J	6:255:0004	0.00
ASSOCIATION OF UNIT OWNERS OF TUMBLEWEED CONDO	6:255:0005	1.50
DKT MANAGEMENT INC	6:008:0102	4.60
Total		80.63



SECTION 2: PROJECT AREA CHARACTERISTICS AND HOW THEY WILL BE AFFECTED BY COMMUNITY DEVELOPMENT

LAND USES IN THE PROJECT AREA

Approximately 75% of the Project Area consists primarily of vacant, undeveloped land. Approximately 25% of the Project Area is currently utilized as storage facilities, light manufacturing, construction facilities and similar uses. The City's general plan has recently been amended to include new uses within the zone for the property which is included in the Project Area. This updated land use will govern the land uses in the Project Area. It is anticipated that the undeveloped land within the Project Area will develop initially. It is further anticipated that such development will increase the commercial value of the currently developed property which may provide opportunity to develop into additional land uses contemplated in the general plan.

This plan anticipates that future development and redevelopment in this area will include such land-uses as high to medium density residential, entertainment/amusement, Class A Office, retail, restaurant, hotel lodging and other similar uses all in accordance with the City's general plan.

In order to develop the land within the Project Area according to the intended uses within this plan and the general plan, additional public infrastructure will need to be developed within the Project Area. These improvements will include, but are not limited to, roadway improvements; water, wastewater, and storm drain improvements; traffic signaling improvements; and other related betterments and improvements including telecommunication infrastructure.

LAYOUT OF PRINCIPAL STREETS IN THE PROJECT AREA

Parrish Lane and 1250 West intersect within the Project Area and are the major roadways within the Project Area. An additional roadway off 1250 West to A-1 Centerville Storage is currently developed (200 North). It is anticipated that this road section, along with 1250 West will need to be improved and widened along with 75 North. As development occurs, additional roadways may also need to be developed to accommodate the traffic needs within the Project Area. These improvements will allow for better traffic flow and accommodate the land-uses generally described herein.

POPULATION IN THE PROJECT AREA

The Project Area was laid out in order to create the least amount of disruption to existing commercial and residential structures. Currently, there are no existing residences within the Project Area. It is anticipated that as the Project Area develops that approximately 252 residential apartment units could potentially develop in this Project Area. The population in the City could increase by as much as 958 people.¹ In addition, the daytime population of the area could increase by an additional 250 – 750.

BUILDING INTENSITIES IN THE PROJECT AREA

There are currently 20 – 25 commercial buildings currently within the Project Area. A sampling of the types of commercial building uses currently in the Project Area include storage facilities, construction warehousing and wholesale/retail supplies, light manufacturing facilities, and retail sports/sports repair facilities. The Plan is envisioned to enhance value of these properties and allow for more diversity and building activity within the Project Area. It is likely that some or all of the current buildings could be replaced through additional development.

¹ CALCULATED USING THE 2000 CENSUS BUREAU'S 3.80 PERSONS PER HOUSEHOLD FOR THE CITY.



SECTION 3: STANDARDS THAT WILL GUIDE COMMUNITY DEVELOPMENT

DEVELOPMENT OBJECTIVES

The Agency and City desire to maintain a high-quality development adjacent to the new Legacy Highway and Interstate 15. Because the Project Area is primarily undeveloped land or has uses that may eventually become less than the highest and best use, the Agency and City desire to guide development in order to provide an increased availability for quality jobs to enter the City and County and to ensure development standards blend harmoniously with the character of the new Legacy Highway and City standards. The Agency and City desire to enhance the tax base of taxing entities that levy a tax within the Project Area while ensuring that goods and services demanded by south Davis County are met in a quality development. Further, it is the intent of the Agency and City to facilitate master planning and master development discussions with all property owners within the Project Area in order to meet the stated development objectives.

DESIGN OBJECTIVES

Development within the Project Area will be held to the highest quality design and construction standards, subject to (1) appropriate elements of the City's General Plan with specific emphasis on Section 12-480-6 – West Centerville Neighborhood Plan; (2) sections of the City's planning and zoning code particularly Title 12 – Zoning, Article 6 – Regulations for Specific Uses, Chapter 12-63 – Parrish Lane Gateway Design Standards and Chapter 12-41 – Planned Development Overlay Zone which defines both general and specific design guidelines for development within the Project Area; (3) other applicable building codes and ordinances of the City; (4) Planning Commission review and recommendations; (5) and Agency review to ensure consistency with this Plan.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, off-street parking to be provided, and any other data determined to be necessary or requested by the City or the Agency.

All development shall provide an attractive environment, blend harmoniously with the adjoining areas, and provide for the optimum amount of open space and well-landscaped area in relation to the new buildings. In addition, it shall maintain maximum availability of off-street parking, and comply with the provisions of this Plan.

APPROVALS

The Agency shall have the right to approve the design and construction documents of all development within the Project Area to ensure that all development within the Project Area is consistent with this Project Area Plan. The City shall notify the Agency of all requests for (1) zoning changes; (2) design approval; (3) site plan approval; and (4) building permits within the Project Area. Projects within the Project Area shall be implemented as approved by the Agency and the City.

SECTION 4: HOW THE PURPOSES OF THE STATE LAW WOULD BE ATTAINED BY COMMUNITY DEVELOPMENT

It is the intent of the Agency, with possible assistance from the City and in participation with potential developers and property owners, to accomplish this Project Area Plan, which will include development contemplated in this Project Area Plan. This will include the construction of public infrastructure, and the



appropriate use of incentives permitted under the Act, to maximize this development as beneficial to the citizens of the City and the surrounding communities. This will strengthen the community's tax base through the provision of necessary goods and services demanded within the community and in furtherance of the objectives set forth in this Plan. Without the assistance from the Agency, it is likely that the land within the Project Area would develop in a modular fashion which may or may not blend harmoniously with the rural nature of the community and the high-quality construction standards and character of the Legacy Highway.

SECTION 5: HOW THE PLAN IS CONSISTENT WITH THE COMMUNITY'S GENERAL PLAN

This Plan and the development contemplated thereby conform to the City's General Plan in the following respects:

ZONING ORDINANCES

Any development contemplated within the Project Area shall conform to Section 12-480-6 – West Centerville Neighborhood Plan. Additionally, any development must conform to Title 12 – Zoning, Article 6 – Regulations for Specific Uses, Chapter 12-63 – Parrish Lane Gateway Design Standards and Chapter 12-41 – Planned Development Overlay Zone, or any subsequent amendments thereto, of the City's Zoning Ordinance Book. See the City's Current Zoning Map included in APPENDIX D.

BUILDING CODES

The Project will conform to all building codes that are currently imposed by the City and Davis County.

PLANNING COMMISSION

The Planning Commission will review any future development proposals contemplated in the Project Area and make such recommendation thereon to the City Council as may be needed to facilitate development in the Project Area.

SECTION 6: DESCRIPTION OF THE SPECIFIC PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT

The primary purpose of this plan is to ensure that the land within the Project Area develops in a quality, harmonious fashion as described elsewhere in this Plan. The desire of the Agency/City is for the entire area to develop to its highest and best use as a commercial, entertainment center. The initial phase of development that is most eminent within the Project Area contemplates the construction of a 14-screen theatre complex (83,500 sf), a family entertainment center (60,000 sf), 252 apartments units (233,370 sf), and retail/restaurant pads (52,000 sf).

Over the next two to five years, the City and Agency anticipate that additional development will occur within the Project Area including the addition of approximately 550,000 to 600,000 sf of retail, class A office, lodging, and other similar development. This additional development that may occur within the Project Area will be developed in harmony with this Plan, the general plan of the City, the planning commission, and the desires of the property owners. It is anticipated by the Agency and City that future development will be spurred by the initial phase of development and could include such uses as lodging, restaurant/retail pads, class A office space, and other similar, harmonious uses.



In order for the contemplated development to occur within the Project Area, certain development of public infrastructure will be required. These improvements will include, but are not limited to, 1) widening and enhancing portions of 1250 West; 2) extending, widening, and enhancing roadways into the initial phase of development such as 200 North and 75 North; 3) traffic signaling improvements to the 1250 West and Parrish Lane intersection; 4) extension of a new 10" water line along 1250 West and into the interior of other portions of the Project Area; 5) extension of storm drain improvements through various segments of the Project Area; 6) telecommunication infrastructure, 7) infrastructure related to a commuter rail stop, and 8) other necessary and/or ancillary.

In addition, the Agency desires to provide additional monumentation and landscaping to sections of Parrish Land, 1250 West, and the I-15 Interchange in order to enhance the professional character of the development. See [APPENDIX B](#) for a graphical depiction of the proposed improvements to the area. Actual improvements may vary from this depiction

SECTION 7: WAYS IN WHICH PRIVATE DEVELOPERS WILL BE SELECTED TO UNDERTAKE THE COMMUNITY DEVELOPMENT

The Agency will select or approve such development as solicited or presented to the Agency that meets the development objectives set forth in this plan. The 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 Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, edcUtah, and/or from other such references.

The Agency will ensure that all development conforms with this plan and is approved by the City Planning Commission and City Council. All potential developers will need to provide a thorough 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 Developers financial statements, third-party verification of benefit of the development to the City, appraisals reports, etc.

The initial phase currently contemplated to develop within the Project Area will be undertaken by US Development. US Development has successfully completed many high-quality developments within the State of Utah. The Agency and City have confidence in the professional qualifications, development plans, financial planning and overall vision of US Development and its officers for the contemplated development within the Project Area. No preferential treatment will be given to any one developer within the Project Area. Each, including US Development, will need to follow the development process as defined herein.

SECTION 8: REASONS FOR THE SELECTION OF THE PROJECT AREA

The Agency selected the Project Area primarily as a result of three factors: **first**, the high potential for development of this undeveloped/underutilized area near two major interchanges compelled the City and Agency to guide future development through both the planning process and through a financial process including the use of tax increment; **second**, the Project Area affords an immediate opportunity to strengthen the economic base of the communities and taxing entities within Davis County, broaden and diversify the tax base, and promote the development of job growth and goods and services to residents of Davis County; **third**, the Project Area serves as an entranceway to Centerville City and provides the ability to beautify, enhance, and appropriately complement the high construction quality of Legacy Highway.

The specific boundaries of the Project Area were set after a review of the area by members of the Agency staff and property owners within the Project Area. The contemplated plan will not only result in a



welcome, attractive, and conducive addition to the City, but will stimulate economic development within the southern part of the County and in promoting sustainable development.

SECTION 9: DESCRIPTIONS OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE AREA

The Project Area consists of approximately 80.63 acres adjacent to 1250 West and Parrish Lane between the Legacy Highway and Interstate 15. Approximately 25% of the property within the Project Area has been developed. 75% of the property is vacant agricultural land much of which has historically had some level of water pooling. The majority of current development is of a light-industrial grade.

The current development within the Project Area draws a very minimal number of individuals to the area. As 75% of the property is undeveloped, this area does provide some green space although of a non-usable nature. In summary, there is minimal social impact from the current state of the property within the Project Area.

The property within the Project Area generates approximately \$120,500 in property tax to all taxing entities. The commercial development within the area does provide income to current businesses. However, with the completion of the Legacy Highway, this area has an increased potential to maximize the overall income to property owners through additional development. The facilitation of public infrastructure improvements as envisioned in this plan will promote economic development substantially beyond what would otherwise be generated without this Plan.

SECTION 10: DESCRIPTIONS OF ANY TAX INCENTIVES OFFERED TO PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA

Tax increment arising from the development of the Project shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes

for any period of time the Agency may deem to be appropriate under the circumstances. Table 3 depicts the current estimated uses of tax increment.

The following represents the total estimated sources and uses of the tax increment from participating entities.

Table 2: Sources of Tax Increment

ENTITY	PERCENTAGE	LENGTH	AMOUNT
DAVIS COUNTY	30.00%	15 Years	\$ 938,559
DAVIS COUNTY SCHOOL DISTRICT	30.00%	15 Years	3,169,196
CENTERVILLE CITY	50.00%	15 Years	739,835
WEBER BASIN WATER CONSERVANCY DISTRICT	30.00%	15 Years	83,705
DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	30.00%	15 Years	41,407
SOUTH DAVIS SEWER IMPROVEMENT DISTRICT	30.00%	15 Years	129,119
SOUTH DAVIS REC. DISTRICT	30.00%	15 Years	158,504
DAVIS COUNTY LIBRARY	30.00%	15 Years	154,942
TOTAL SOURCES OF TAX INCREMENT FUNDS			\$ 5,415,268

Table 3: Use of Tax Increment

USES	AMOUNT
PUBLIC INFRASTRUCTURE SERVICING THE PROJECT AREA (ROADS, UTILITIES, ETC)	\$ 3,000,000
DEVELOPMENT ENHANCEMENTS	1,971,083
CDA ADMINISTRATION @ 5%	255,967
TOTAL USES OF TAX INCREMENT FUNDS	\$ 5,415,268

Although not currently contemplated, this Plan will allow for the use of sales tax increment to implement the Plan.



SECTION 11: ANALYSIS OF THE ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT AREA

The City commissioned Lewis Young Robertson & Burningham, Inc. ("LYRB") to perform a cost/benefit analysis relating to the Project. LYRB found that all government entities received a positive public benefit from the development of the Project.

The following tables represent a summary of the cost/benefit analysis for the Project. Further detail is provided in APPENDIX C.

Table 4: Summary of Net Property Tax Benefit to Taxing Entities

Entity	Incremental Revenues					Total Incremental Revenues
	Property Tax	Sales Tax	Franchise Taxes			
Davis County	\$ 3,128,531	\$ 7,565,666	\$ -			\$ 10,694,197
Davis County School District	10,563,987	-	-			\$ 10,563,987
Centerville City	1,479,671	9,684,052	2,843,226			\$ 14,006,949
Weber Basin Water Conservancy District	279,015	-	-			\$ 279,015
Davis County Mosquito Abatement District	138,023	-	-			\$ 138,023
South Davis County Sewer Improvement District	430,396	-	-			\$ 430,396
South Davis Recreation District	528,348	-	-			\$ 528,348
Davis County Library	516,475	-	-			\$ 516,475
State of Utah	-	15,333,083	-			\$ 15,333,083
Totals:	\$ 17,064,446	\$ 32,582,801	\$ 2,843,226			\$ 52,490,473

Entity	Incremental Expenditures						Net Incremental Benefit
	CDA Budget ²	General Government	Public Works	Public Safety	Parks & Recreation	Total Incremental Expenditures	
Davis County	\$ 938,559	\$ 880,724	\$ -	\$ -	\$ -	\$ 1,819,283	\$ 8,874,914
Davis County School District	3,169,196	1,445,539	-	-	-	4,614,735	5,949,253
Centerville City	739,835	391,446	765,710	1,557,831	115,236	3,454,822	10,552,127
Weber Basin Water Conservancy District	83,705	80,718	-	-	-	164,423	114,592
Davis County Mosquito Abatement District	41,407	15,034	-	-	-	56,441	81,582
South Davis County Sewer Improvement District	129,119	134,109	-	-	-	263,228	167,168
South Davis Recreation District	158,504	91,523	-	-	-	250,027	278,321
Davis County Library	154,942	59,360	-	-	-	214,303	302,172
State of Utah	-	1,526,641	-	-	-	1,526,641	13,806,442
Totals:	\$ 5,415,268	\$ 4,625,094	\$ 765,710	\$1,557,831	\$115,236	\$ 12,363,903	\$ 40,126,570

Map showing property lines, lot numbers, and street names. The map includes a grid of streets and a red line highlighting a specific area. A north arrow is located in the bottom right corner.

Streets shown: N 1st St, N 2nd St, N 3rd St, N 4th St, N 5th St, N 6th St, N 7th St, N 8th St, N 9th St, N 10th St, N 11th St, N 12th St, N 13th St, N 14th St, N 15th St, N 16th St, N 17th St, N 18th St, N 19th St, N 20th St, N 21st St, N 22nd St, N 23rd St, N 24th St, N 25th St, N 26th St, N 27th St, N 28th St, N 29th St, N 30th St, N 31st St, N 32nd St, N 33rd St, N 34th St, N 35th St, N 36th St, N 37th St, N 38th St, N 39th St, N 40th St, N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th St, N 80th St, N 81st St, N 82nd St, N 83rd St, N 84th St, N 85th St, N 86th St, N 87th St, N 88th St, N 89th St, N 90th St, N 91st St, N 92nd St, N 93rd St, N 94th St, N 95th St, N 96th St, N 97th St, N 98th St, N 99th St, N 100th St.

Lot numbers shown: 06000001, 06000002, 06000003, 06000004, 06000005, 06000006, 06000007, 06000008, 06000009, 06000010, 06000011, 06000012, 06000013, 06000014, 06000015, 06000016, 06000017, 06000018, 06000019, 06000020, 06000021, 06000022, 06000023, 06000024, 06000025, 06000026, 06000027, 06000028, 06000029, 06000030, 06000031, 06000032, 06000033, 06000034, 06000035, 06000036, 06000037, 06000038, 06000039, 06000040, 06000041, 06000042, 06000043, 06000044, 06000045, 06000046, 06000047, 06000048, 06000049, 06000050, 06000051, 06000052, 06000053, 06000054, 06000055, 06000056, 06000057, 06000058, 06000059, 06000060, 06000061, 06000062, 06000063, 06000064, 06000065, 06000066, 06000067, 06000068, 06000069, 06000070, 06000071, 06000072, 06000073, 06000074, 06000075, 06000076, 06000077, 06000078, 06000079, 06000080, 06000081, 06000082, 06000083, 06000084, 06000085, 06000086, 06000087, 06000088, 06000089, 06000090, 06000091, 06000092, 06000093, 06000094, 06000095, 06000096, 06000097, 06000098, 06000099, 06000100.

 CDA STUDY AREA
 CDA PARCELS
 RAIL
 STREETS


**LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.**
INVESTMENT BANKERS





An entire tract of land, describing the Legacy Crossing CDA boundary, located in Section 12 T.2 N., R.1 W., S.L.B.& M. The boundary of said parcel of land is described as follows:

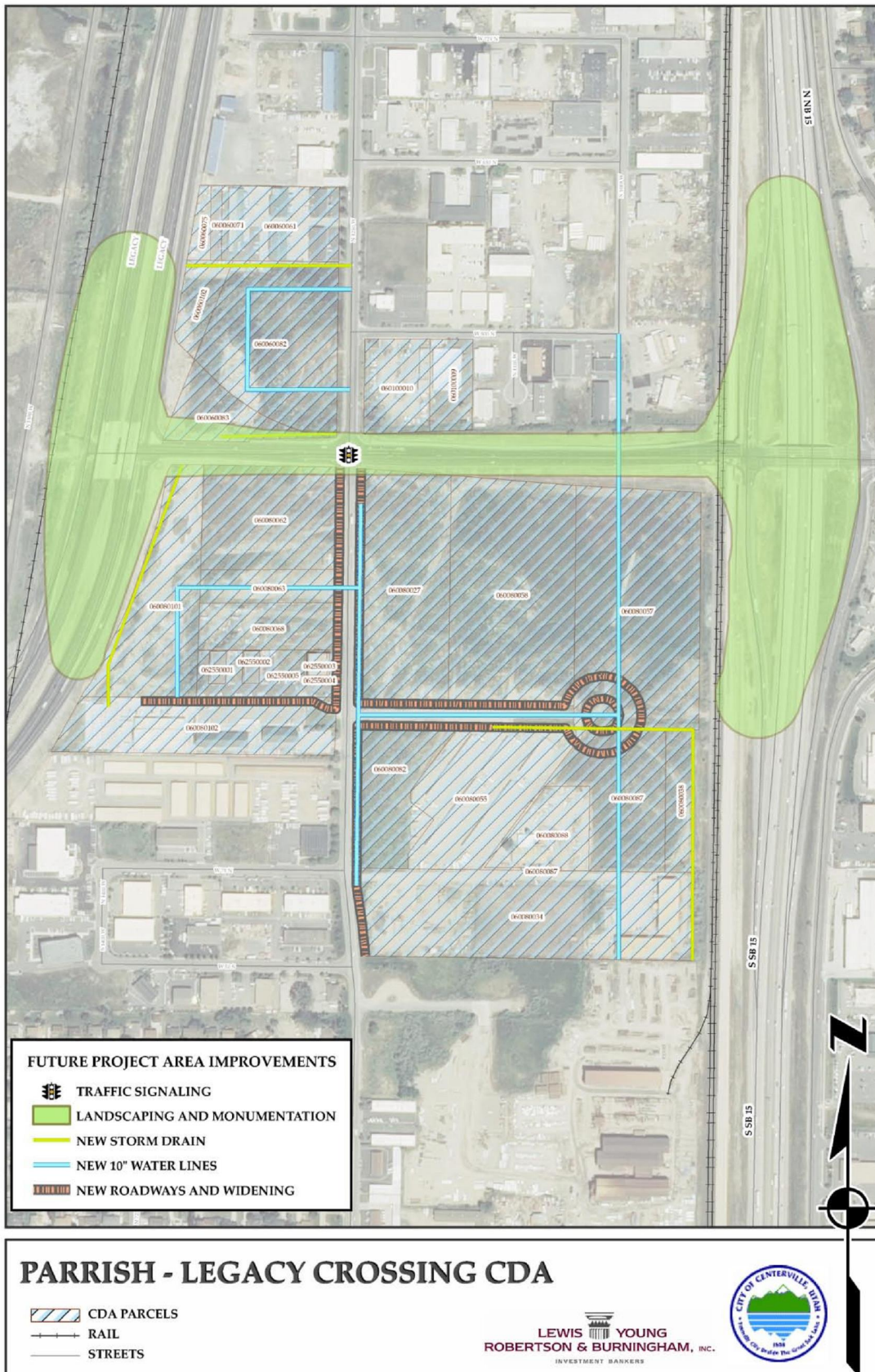
Beginning at the intersection of the westerly right of way line of the Union Pacific Railroad and the south line of the parcel known by the Davis County Tax ID # 06-008-0034 said intersection is N. $0^{\circ}05'33''$ W. 637.54 feet along the west line of said Section 12 and N. $89^{\circ}58'37''$ W. 114.76 feet from the Southeast Corner of said Section 12; and running thence N. $89^{\circ}56'12''$ W. 1289.95 feet more or less to the west right of way line of 1250 West Street in Centerville City; thence along said westerly right of way line the following four (4) courses and distances: (1) northerly 9.37 feet along the arc of a 1869.86-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $6^{\circ}05'48''$ W. for a distance of 9.37 feet); thence (2) N. $6^{\circ}14'24''$ W. 168.94 feet; thence (3) northerly 211.72 feet along the arc of a 1949.86-foot radius non-tangent curve to the right (Note: Chord to said curve bears N. $3^{\circ}07'45''$ W. for a distance of 211.62 feet); thence (4) N. $0^{\circ}01'07''$ W. 94.86 feet; thence N. $89^{\circ}49'48''$ W. 1210.65 feet; thence N. $00^{\circ}01'07''$ W. 8.32 feet more or less to the easterly right of way line of Legacy Parkway; thence along said easterly right of way line the following ten (10) courses and distances: (1) northeasterly 295.13 feet along the arc of a 2220.14-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $36^{\circ}32'57''$ E. for a distance of 294.92 feet); thence (2) S. $26^{\circ}53'27''$ W. 0.07 feet; thence (3) northeasterly 250.24 feet along the arc of a 2220.14-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $29^{\circ}35'51''$ E. for a distance of 250.11 feet); thence (4) northeasterly 80.82 feet along the arc of a 315.15-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $32^{\circ}54'50''$ E. for a distance of 80.60 feet); thence (5) N. $25^{\circ}00'19''$ E. 207.09 feet; thence (6) northeasterly 112.55 feet along the arc of a 1005.91-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $21^{\circ}48'19''$ E. for a distance of 112.49 feet); thence (7) N. $18^{\circ}34'47''$ E. 251.29 feet; thence (8) northerly 39.52 feet along the arc of a 591.21-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $16^{\circ}40'25''$ E. for a distance of 39.51 feet); thence (9) N. $10^{\circ}02'15''$ E. 156.95 feet; thence (10) northeasterly 44.11 feet along the arc of a 84.65-foot radius non-tangent curve to the right to the south right of way line of Parish Lane (Note: Chord to said curve bears N. $24^{\circ}57'58''$ E. for a distance of 43.61 feet); thence N. $26^{\circ}20'39''$ W. 96.50 feet to the intersection of the northerly right of way line of Parish Lane and the easterly right of way line of said Legacy Parkway; thence along said easterly right of way the following four (4) courses and distances: (1) N. $20^{\circ}54'57''$ E. 320.86 feet; thence (2) N. $45^{\circ}43'17''$ W. 81.59 feet; thence (3) northerly 47.15 feet along the arc of a 49.21-foot radius non-tangent curve to the right (Note: Chord to said curve bears N. $18^{\circ}16'47''$ W. for a distance of 45.37 feet); thence (4) N. $9^{\circ}10'08''$ E. 543.42 feet to the northerly boundary line and the extension thereof of the parcel known by the Davis County Tax ID # 06-006-0061; thence S. $89^{\circ}53'30''$ E. 605.35 feet along said northerly boundary line extended to the easterly right of way line of said 1250 West Street; thence S. $0^{\circ}05'11''$ W. 553.67 feet along said easterly right of way line to the northerly boundary line of Lots 9 and 10 of the Sport Sales Plaza Subdivision as recorded in the Davis County Recorder's Office; thence along the northerly boundaries of said lots the following two (2) courses and distances: (1) N. $89^{\circ}49'20''$ E. 239.24 feet; thence (2) N. $89^{\circ}49'20''$ E. 153.60 feet to the easterly boundary line of said Lot 9; thence S. $0^{\circ}11'10''$ W. 329.16 feet along said easterly boundary line to the northerly right of way line of said Parish Lane; thence along said



northerly right of way line the following two (2) courses and distances (1) N. $87^{\circ}05'44''$ E. 566.23 feet; thence (2) S. $89^{\circ}52'18''$ E. 282.88 feet to the intersection of said westerly railroad right of way and Parish Lane; thence S. $0^{\circ}14'29''$ W. 1949.04 feet along said westerly right of way line to the point of beginning. The above described entire tract contains 102.05 acres more or less.



APPENDIX B: INFRASTRUCTURE IMPROVEMENTS MAP





APPENDIX C: COST BENEFIT ANALYSIS

CENTERVILLE, UTAH

Legacy - Parrish Crossing CDA

Table C.1: Summary of Cost Benefit Analysis

Entity	Incremental Revenues					Total Incremental Revenues
	Property Tax	Sales Tax	Franchise Taxes			
Davis County	\$ 3,128,531	\$ 7,565,666	\$ -	\$ -	\$ -	\$ 10,694,197
Davis County School District	10,563,987	-	-	-	-	\$ 10,563,987
Centerville City	1,479,671	9,684,052	2,843,226	-	-	\$ 14,006,949
Weber Basin Water Conservancy District	279,015	-	-	-	-	\$ 279,015
Davis County Mosquito Abatement District	138,023	-	-	-	-	\$ 138,023
South Davis County Sewer Improvement District	430,396	-	-	-	-	\$ 430,396
South Davis Recreation District	528,348	-	-	-	-	\$ 528,348
Davis County Library	516,475	-	-	-	-	\$ 516,475
State of Utah	-	15,333,083	-	-	-	\$ 15,333,083
Totals:	\$ 17,064,446	\$ 32,582,801	\$ 2,843,226	\$ -	\$ -	\$ 52,490,473

Entity	Incremental Expenditures					Total Incremental Expenditures	Net Incremental Benefit
	CDA Budget ²	General Government	Public Works	Public Safety	Parks & Recreation		
Davis County	\$ 938,559	\$ 880,724	\$ -	\$ -	\$ -	\$ 1,819,283	\$ 8,874,914
Davis County School District	3,169,196	1,445,539	-	-	-	\$ 4,614,735	5,949,253
Centerville City	739,835	391,446	765,710	1,557,831	115,236	\$ 3,454,822	10,552,127
Weber Basin Water Conservancy District	83,705	80,718	-	-	-	\$ 164,423	114,592
Davis County Mosquito Abatement District	41,407	15,034	-	-	-	\$ 56,441	81,582
South Davis County Sewer Improvement District	129,119	134,109	-	-	-	\$ 263,228	167,168
South Davis Recreation District	158,504	91,523	-	-	-	\$ 250,027	278,321
Davis County Library	154,942	59,360	-	-	-	\$ 214,303	302,172
State of Utah	-	1,526,641	-	-	-	\$ 1,526,641	13,806,442
Totals:	\$ 5,415,268	\$ 4,625,094	\$ 765,710	\$ 1,557,831	\$ 115,236	\$ 12,363,903	\$ 40,126,570

Note 1: County Sales Tax includes a) County Option, b) Mass Transit, c) Additional Mass Transit

Note 2: CDA Budget Assumes 30% Participation Scenario

CENTERVILLE, UTAH

Legacy - Parrish Crossing CDA

Table C.2: Cost/Benefit Summary (City Only): Multi-year Budget Projections

Fiscal Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
REVENUES ¹	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Tax	-	35,926	58,241	73,932	92,255	108,528	113,398	112,056	110,714	109,795	108,874
Sales Tax	47,595	116,820	270,084	391,832	520,521	656,463	675,368	694,708	714,496	734,747	755,000
Telecom Tax	8,910	21,870	28,305	34,004	40,658	46,554	46,947	47,344	47,745	48,149	48,554
Energy Sales & Use Tax (Natural Gas)	2,877	7,061	11,349	15,320	20,446	25,690	27,812	30,110	32,597	35,290	38,083
Energy Sales and Use Tax (Electric)	9,746	23,921	38,833	52,672	69,992	88,234	95,523	103,415	111,958	121,208	130,458
TOTAL REVENUES	\$ 69,128	\$ 205,598	\$ 406,813	\$ 567,758	\$ 743,872	\$ 925,469	\$ 959,049	\$ 987,633	\$ 1,017,510	\$ 1,049,188	\$ 1,080,869
EXPENDITURES	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Estimated CDA Budget	-	17,963	29,121	36,966	46,128	54,264	56,699	56,028	55,357	54,897	54,436
General Government Services	-	8,127	13,438	17,400	22,146	26,574	28,322	28,546	28,768	29,100	29,432
Public Works Services	-	16,733	19,990	27,665	36,358	46,722	56,462	57,591	58,743	59,918	61,100
Public Safety Services	-	34,043	40,670	56,284	73,971	95,056	114,871	117,168	119,512	121,902	124,292
Parks & Recreation	-	6,664	6,797	6,933	7,071	7,213	7,357	7,504	7,654	7,807	7,959
TOTAL EXPENDITURES	\$ -	\$ 83,530	\$ 110,016	\$ 145,248	\$ 185,674	\$ 229,830	\$ 263,711	\$ 266,838	\$ 270,034	\$ 273,625	\$ 277,224
Total Revenue <i>minus</i> Expenditures	\$ 69,128	\$ 122,068	\$ 296,797	\$ 422,511	\$ 558,198	\$ 695,639	\$ 695,338	\$ 720,795	\$ 747,476	\$ 775,563	\$ 803,645

Note 1: Impact Fee Revenues are not included as they are calculated to offset the capital improvements related to growth which are also excluded from the Expenditures.

CENTERVILLE, UTAH

Legacy - Parrish Crossing CDA

Table C.3: General Government Expenditure Summary

General Government		Assessed Value of Taxing Entity (2008)	Total General Expenditures Budget (2009)	Expenditure / Assessed Value	Fixed vs. Variable Ratio	Adjusted Expenditure / Assessed Value
	Davis County	18,241,426,421	47,803,852	0.00262	25%	0.00044
	Davis County School District	18,241,426,421	392,304,054	0.02151	5%	0.00072
	Centerville City	1,159,679,335	1,350,747	0.00116	25%	0.00020
	Weber Basin Water Conservancy District	18,240,516,311	4,380,995	0.00024	25%	0.00004
	Davis County Mosquito Abatement District	18,240,516,311	1,359,995	0.00007	15%	0.00001
	South Davis County Sewer Improvement District	7,035,132,348	4,678,895	0.00067	15%	0.00007
	South Davis Recreation District	7,025,964,674	3,188,955	0.00045	15%	0.00005
	Davis County Library	18,241,426,421	5,369,939	0.00029	15%	0.00003
	State of Utah	224,689,000,000	5,103,322,000	0.02271	5%	0.00076
Total			5,563,759,432			

General Government		2011	2012	2013	2014	2015	2016	2017	2018
	Davis County	\$ 18,285	\$ 30,235	\$ 39,148	\$ 49,828	\$ 59,790	\$ 63,722	\$ 64,227	\$ 64,727
	Davis County School District	30,011	49,625	64,254	81,783	98,133	104,587	105,416	106,237
	Centerville City	8,127	13,438	17,400	22,146	26,574	28,322	28,546	28,768
	Weber Basin Water Conservancy District	1,676	2,771	3,588	4,567	5,480	5,840	5,886	5,932
	Davis County Mosquito Abatement District	312	516	668	851	1,021	1,088	1,096	1,105
	South Davis County Sewer Improvement District	2,784	4,604	5,961	7,587	9,104	9,703	9,780	9,856
	South Davis Recreation District	1,900	3,142	4,068	5,178	6,213	6,622	6,674	6,726
	Davis County Library	1,232	2,038	2,639	3,358	4,030	4,295	4,329	4,363
	State of Utah	31,694	52,409	67,859	86,371	103,639	110,455	111,331	112,197
Total		\$ 96,021	\$ 158,779	\$ 205,586	\$ 261,670	\$ 313,983	\$ 334,633	\$ 337,286	\$ 339,911

NPV of General Government Expenditure \$ 3,028,898

CENTERVILLE, UTAH

Legacy - Parrish Crossing CDA

Table C.4: City Expenditure Worksheet

General Government		Sq. Footage	Total Assessed Value	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Phase I Development														
Theatre	83,500		24,217,842	\$ 4,778	\$ 6,746	\$ 6,910	\$ 7,214	\$ 6,942	\$ 5,482	\$ 5,420	\$ 5,354	\$ 5,339	\$ 5,263	\$ 5,183
Apartment	233,370		14,601,765	2,881	4,067	4,166	4,360	4,185	3,306	3,268	3,228	3,219	3,173	3,125
Family Entertainment	60,000		7,052,655	-	1,965	2,012	2,101	2,021	1,397	1,579	1,559	1,565	1,533	1,509
Retail/Pad	52,177		2,371,769	468	661	677	707	680	537	531	524	523	515	508
Total Phase I	429,047		48,244,052	\$ 8,127	\$ 13,438	\$ 13,765	\$ 14,371	\$ 13,828	\$ 10,921	\$ 10,798	\$ 10,665	\$ 10,635	\$ 10,485	\$ 10,324
Phase II Development														
Retail	270,194		32,334,840	-	-	-	1,808	3,501	5,312	7,246	7,391	7,539	7,680	7,844
Hotel	87,813		11,806,975	-	-	-	679	1,946	2,646	2,699	2,753	2,808	2,864	2,921
Office	202,645		33,501,603	-	-	-	1,827	3,595	5,487	7,508	7,658	7,811	7,967	8,289
Total Phase I	560,652		77,643,418	\$ -	\$ -	\$ 3,635	\$ 7,775	\$ 12,746	\$ 17,400	\$ 17,748	\$ 18,103	\$ 18,465	\$ 18,835	\$ 19,211
Grand Total	989,699		125,887,470	\$ 8,127	\$ 13,438	\$ 17,400	\$ 22,146	\$ 26,574	\$ 28,322	\$ 28,546	\$ 28,768	\$ 29,100	\$ 29,319	\$ 29,536

ASSUMPTIONS:		2009
Cost per \$ Assessed (2009) ¹		\$ 0.00116
Inflation (CCI)		2.0%
Assessed Value (2008)		1,159,679,335
General Government Expenditures (2009) ²		1,350,747
Fixed vs. Variable Ratio		25%
Equalization Ratio (commercial vs. residential)		67%
Discount Rate		5.00%

NPV of General Government Expenditure \$ 256,351

Public Safety		Sq. Footage	Total Assessed Value	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Phase I Development														
Theatre	83,500		24,217,842	\$ 20,015	\$ 20,416	\$ 20,824	\$ 21,240	\$ 21,665	\$ 22,099	\$ 22,541	\$ 22,991	\$ 23,451	\$ 23,920	\$ 24,389
Apartment	233,370		14,601,765	12,068	12,309	12,555	12,807	13,063	13,324	13,590	13,862	14,140	14,422	14,711
Family Entertainment	60,000		7,052,655	-	5,945	6,064	6,186	6,309	6,435	6,564	6,695	6,829	6,966	7,105
Retail/Pad	52,177		2,371,769	1,960	1,969	2,039	2,080	2,122	2,164	2,207	2,252	2,297	2,343	2,389
Total Phase I	429,047		48,244,052	\$ 34,043	\$ 40,670	\$ 41,483	\$ 42,313	\$ 43,159	\$ 44,022	\$ 44,903	\$ 45,801	\$ 46,717	\$ 47,651	\$ 48,604
Phase II Development														
Retail	270,194		32,334,840	-	-	-	7,362	14,255	21,627	29,505	30,095	30,697	31,311	31,937
Hotel	87,813		11,806,975	-	-	-	2,764	7,930	10,774	10,969	11,209	11,433	11,662	11,895
Office	202,645		33,501,603	-	-	-	7,439	14,639	22,340	30,570	31,181	31,805	32,441	33,090
Total Phase I	560,652		77,643,418	\$ -	\$ -	\$ 14,801	\$ 31,658	\$ 51,897	\$ 70,849	\$ 72,266	\$ 73,711	\$ 75,185	\$ 76,669	\$ 78,223
Grand Total	989,699		125,887,470	\$ 34,043	\$ 40,670	\$ 56,284	\$ 73,971	\$ 95,056	\$ 114,871	\$ 117,168	\$ 119,512	\$ 121,902	\$ 124,340	\$ 126,827

ASSUMPTIONS:		2009
Cost per \$ Assessed (2009) ¹		\$ 0.00237
Inflation (CCI)		2.0%
Assessed Value (Unqualified) (2009)		1,159,679,335
Fixed vs. Variable Ratio		50%
Public Safety Expenditures (2009) ²		2,749,920
Equalization Ratio (commercial vs. residential)		67%
Discount Rate		5.00%

NPV of Public Safety Expenditure \$ 1,008,234

Public Works		Sq. Footage	Total Assessed Value	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Phase I Development														
Theatre	83,500		24,217,842	\$ 9,838	\$ 10,035	\$ 10,235	\$ 10,440	\$ 10,649	\$ 10,862	\$ 11,079	\$ 11,301	\$ 11,527	\$ 11,757	\$ 11,992
Apartment	233,370		14,601,765	5,932	6,050	6,171	6,295	6,421	6,549	6,680	6,814	6,950	7,089	7,231
Family Entertainment	60,000		7,052,655	-	2,922	2,981	3,040	3,101	3,163	3,226	3,291	3,357	3,424	3,492
Retail/Pad	52,177		2,371,769	963	983	1,002	1,022	1,043	1,064	1,095	1,107	1,129	1,151	1,174
Total Phase I	429,047		48,244,052	\$ 16,733	\$ 19,990	\$ 20,390	\$ 20,798	\$ 21,214	\$ 21,638	\$ 22,071	\$ 22,512	\$ 22,962	\$ 23,422	\$ 23,890
Phase II Development														
Retail	270,194		32,334,840	-	-	-	3,619	7,007	10,630	14,793	15,098	15,390	15,698	16,012
Hotel	87,813		11,806,975	-	-	-	1,358	3,898	5,296	5,401	5,509	5,620	5,732	5,847
Office	202,645		33,501,603	-	-	-	3,656	7,195	10,981	15,026	15,326	15,633	15,946	16,260
Total Phase I	560,652		77,643,418	\$ -	\$ -	\$ 7,275	\$ 15,561	\$ 25,509	\$ 34,824	\$ 35,520	\$ 36,231	\$ 36,955	\$ 37,681	\$ 38,448
Grand Total	989,699		125,887,470	\$ 16,733	\$ 19,990	\$ 27,665	\$ 36,358	\$ 46,722	\$ 56,462	\$ 57,591	\$ 58,743	\$ 59,918	\$ 61,116	\$ 62,338

ASSUMPTIONS:		2009
Cost per \$ Assessed (2009) ¹		\$ 0.00167
Inflation (CCI)		2.0%
Assessed Value (Unqualified) (2009)		1,159,679,335
Fixed vs. Variable Ratio		35%
Public Works Expenditures (2009)		1,930,929

NPV of Public Works Expenditure \$ 495,571

CENTERVILLE, UTAH

Legacy - Parrish Crossing CDA

Table C.5: City Expenditure Worksheet

Electricity Tax Revenue		Usage (per Year) ²		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Phase I Development		Unit											
Theatre	83,500	Per Sq. Ft.	17.4	\$ 112,097	\$ 121,358	\$ 131,384	\$ 142,238	\$ 153,989	\$ 166,710	\$ 180,483	\$ 195,393	\$ 211,535	\$ 229,285
Apartment	233,370	Per Sq. Ft.	13.5	296,280	320,756	347,255	375,943	407,002	440,626	477,027	516,436	559,101	598,881
Family Entertainment	60,000	Per Sq. Ft.	17.4	-	87,203	94,407	102,207	110,650	119,792	129,688	140,402	152,001	164,646
Retail/Pad	52,177	Per Sq. Ft.	17.4	70,047	75,833	82,098	88,881	96,223	104,173	112,779	122,096	132,183	142,944
Total Phase I	429,047			\$ 478,423	\$ 605,151	\$ 655,145	\$ 709,269	\$ 767,864	\$ 831,300	\$ 899,977	\$ 974,328	\$ 1,054,821	\$ 1,139,750
Phase II Development													
Retail	270,194	Per Sq. Ft.	17.4	-	98,174	212,569	345,196	498,285	539,450	584,016	632,264	684,497	737,224
Hotel	87,813	Per Sq. Ft.	13.5	-	-	26,950	87,529	126,347	136,785	148,085	160,319	173,563	187,813
Office	202,645	Per Sq. Ft.	17.3	-	73,330	158,775	257,839	372,186	402,934	436,222	472,260	511,275	551,275
Total Phase II	560,652			\$ -	\$ 171,504	\$ 398,294	\$ 690,563	\$ 996,818	\$ 1,079,169	\$ 1,168,323	\$ 1,264,842	\$ 1,369,336	\$ 1,474,312
Total Development	989,699			\$ 478,423	\$ 776,655	\$ 1,053,439	\$ 1,399,832	\$ 1,764,682	\$ 1,910,469	\$ 2,068,300	\$ 2,239,170	\$ 2,424,156	\$ 2,614,062
Total Tax Revenue				\$ 23,921	\$ 38,833	\$ 52,672	\$ 69,992	\$ 88,234	\$ 95,523	\$ 103,415	\$ 111,958	\$ 121,208	\$ 130,944

ASSUMPTIONS:		2009
Price per kWh (Commercial) ¹	\$	0.066
Price per kWh (Residential) ¹	\$	0.080
Inflation (CPI)		8.3%
Franchise Tax Rate		5.0%
Discount Rate		5.00%

NPV of Electric Tax Revenue \$ 1,051,381

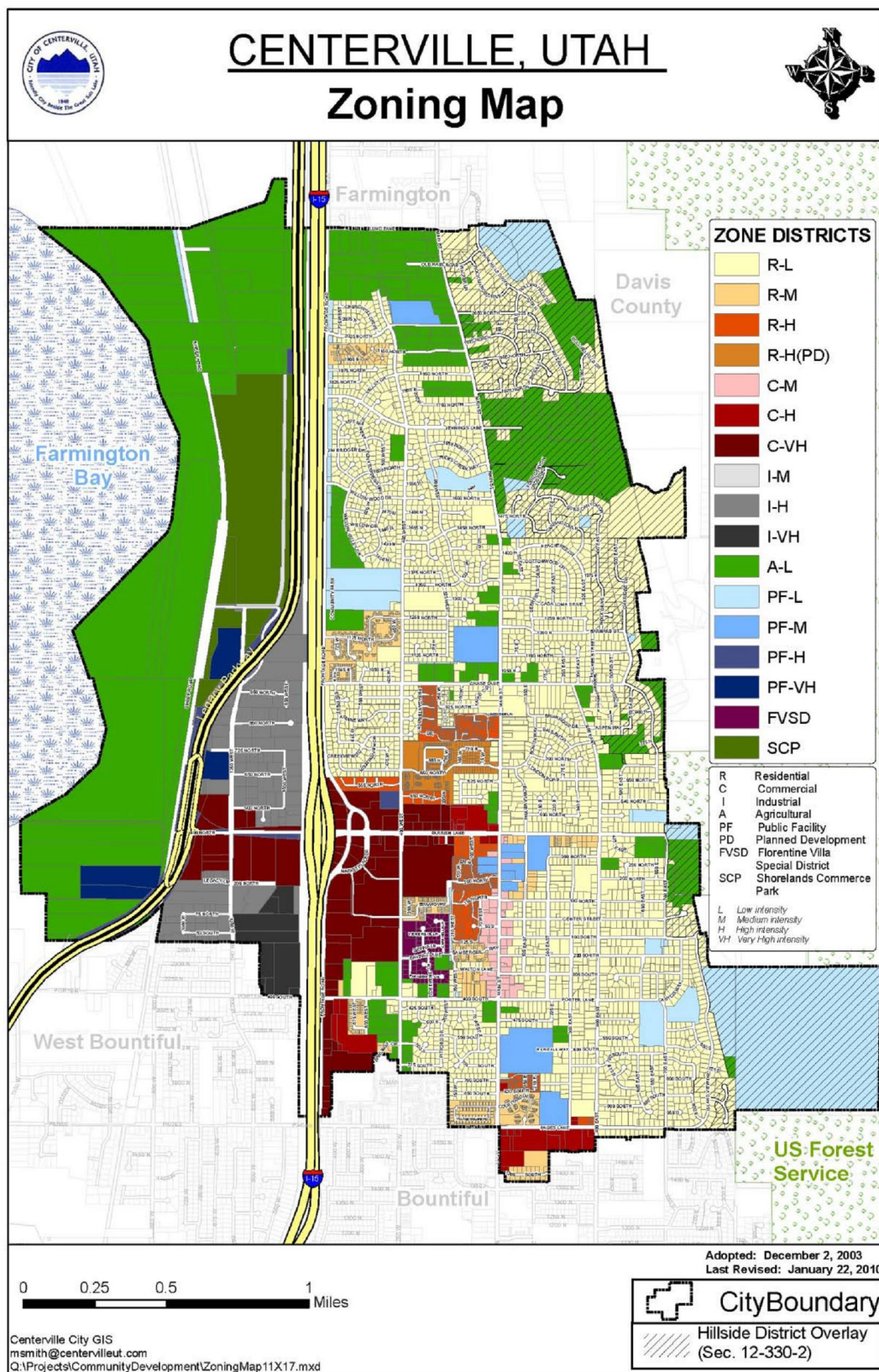
Natural Gas Tax Revenue		Usage (per Year) ²		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Phase I Development		Unit											
Theatre	83,500	Dth Per Sq. Ft.	0.05	\$ 35,888	\$ 38,853	\$ 42,063	\$ 45,538	\$ 49,300	\$ 53,373	\$ 57,782	\$ 62,556	\$ 67,724	\$ 73,288
Apartment	233,370	Dth Per Sq. Ft.	0.05	82,905	89,754	97,169	105,196	113,887	123,296	133,482	144,509	156,448	169,304
Family Entertainment	60,000	Dth Per Sq. Ft.	0.05	-	27,918	30,225	32,722	35,425	38,352	41,520	44,950	48,664	52,664
Retail/Pad	52,177	Dth Per Sq. Ft.	0.05	22,426	24,278	26,284	28,456	30,806	33,351	36,107	39,090	42,319	45,804
Total Phase I	429,047			\$ 141,219	\$ 180,804	\$ 195,741	\$ 211,912	\$ 229,419	\$ 248,372	\$ 268,891	\$ 291,105	\$ 315,154	\$ 341,076
Phase II Development													
Retail	270,194	Dth Per Sq. Ft.	0.05	-	31,431	68,055	110,516	159,528	172,707	186,975	202,422	219,145	237,164
Hotel	87,813	Dth Per Sq. Ft.	0.05	-	-	10,664	34,636	49,996	54,126	58,598	63,439	68,680	74,324
Office	202,645	Dth Per Sq. Ft.	0.03	-	14,747	31,931	51,854	74,850	81,034	87,728	94,976	102,822	111,276
Total Phase II	560,652			\$ -	\$ 46,178	\$ 110,650	\$ 197,005	\$ 284,374	\$ 307,867	\$ 333,301	\$ 360,836	\$ 390,646	\$ 422,754
Total Development	989,699			\$ 141,219	\$ 226,982	\$ 306,391	\$ 408,917	\$ 513,792	\$ 556,239	\$ 602,192	\$ 651,941	\$ 705,801	\$ 763,830
Total Tax Revenue				\$ 7,061	\$ 11,349	\$ 15,320	\$ 20,446	\$ 25,690	\$ 27,812	\$ 30,110	\$ 32,597	\$ 35,290	\$ 38,194

ASSUMPTIONS:		2009
Price per Dth (Commercial) ¹	\$	7.00000
Price per Dth (Residential) ¹	\$	6.00000
Inflation (CPI)		8.3%
Franchise Tax Rate		5.0%
Discount Rate		5.00%

NPV of Natural Gas Tax Revenue \$ 306,285

Telecom Tax Fee Revenue		Usage (per Year) ²		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Phase I Development		Unit	Lines										
Theatre	83,500	Per Sq. Ft.	0.00040	\$ 66,445	\$ 67,007	\$ 67,574	\$ 68,145	\$ 68,722	\$ 69,303	\$ 69,889	\$ 70,480	\$ 71,076	\$ 71,676
Apartment	233,370	Per Unit	252.0	501,325	505,564	509,840	514,151	518,499	522,884	527,305	531,764	536,261	540,794
Family Entertainment	60,000	Per Sq. Ft.	0.00040	-	48,149	48,556	48,967	49,381	49,798	50,220	50,644	51,073	51,503
Retail/Pad	52,177	Per Sq. Ft.	0.00055	57,090	57,573	58,060	58,551	59,046	59,545	60,049	60,556	61,069	61,582
Total Phase I	429,047			\$ 624,860	\$ 678,293	\$ 684,929	\$ 689,814	\$ 695,647	\$ 701,530	\$ 707,462	\$ 713,445	\$ 719,478	\$ 725,511

APPENDIX D: ZONING MAP



CENTERVILLE

Staff Backup Report

2/5/2019

Item No. 2.

Short Title: Review projected revenues and expenditures for all 3 Project Areas

Initiated By: RDA Executive Director

Scheduled Time:

SUBJECT

RECOMMENDATION

Review current obligations and future tax increment revenue projections for all three RDA Project Areas. This understanding may be useful as the Board considers the request from the Legacy Trails Subdivision developer

BACKGROUND

The RDA Executive Director (City Manager) is preparing documents for this agenda topic and will attach such when available.

ATTACHMENTS:

Description

- ▣ RDA Revenue and Exp Analysis

Owed to Parrish
As of 7/1/2013

	2014	2015	2016	2017	2018	Total
Barnard Rev.				\$ 100,897.00	\$ 90,244.00	\$ 191,141.00
Barnard Exp.	\$ 13,125.00	\$ 21,743.41	\$ 20,786.96	\$ 17,937.92	\$ 12,912.00	\$ 111,826.54
Admin Charges and other Expenses Assigned*	\$ -	\$ -	\$ -	\$ 13,580.59	\$ 11,581.00	\$ 25,161.59
						\$ 54,152.87

As of FY18, Barnard Creek has paid its obligation to Parrish Gateway. This amount represents the area's balance.

Legacy X Rev.	\$ 104,352.00	\$ 129,011.00	\$ 185,058.00	\$ 192,947.00	\$ 215,933.00	\$ 827,301.00
Legacy X Exp.	\$ 156,828.00	\$ 123,963.00	\$ 206,749.57	\$ 148,808.68	\$ 188,372.00	\$ 925,227.15
Admin Charges and other Expenses Assigned*	\$ 13,262.67	\$ 19,765.65	\$ 22,121.12	\$ 25,970.39	\$ 27,710.00	\$ 108,829.84
						\$ (206,755.99)

Legacy X CDA owes this amount to Parrish Gateway

Centerville Redevelopment Agency
FY 2019

<u>Revenue - FY 2019</u>	<u>Adopted</u>	
Tax Increment - Parrish Lane Gateway (PLG)	\$ 902,569	PLG
Additional Tax Increment (PLG)	\$ 208,373	PLG
Tax Increment - Legacy Crossing (LC)	\$ 253,313	LC
Tax Increment - Barnard Creek (BC)	\$ 95,546	BC
CPT Lease Payments	\$ 79,700	PLG
Unanticipated Tax Increment	\$ -	
Total	\$ 1,539,501	

<u>Expenditures - FY 2019</u>	<u>Adopted</u>	
Public Notices	\$ 100	
Professional and Technical - Misc.	\$ 10,000	
Engineering	\$ 7,500	
Transfer-Dept Payment (DCPA)	\$ 592,838	PLG
<u>Payment of Increment</u>		
<i>Parrish Lane Gateway</i>		
Dayton-West	\$ 80,000	PLG
Land Rover	\$ 33,000	PLG
<i>Legacy Crossing</i>		
Legacy Crossing Theatre, LLC	\$ 172,000	LC
Tueller/Wright	\$ -	LC
<i>Barnard Creek</i>		
Salmon	\$ 30,000	BC
Supplies and Materials	\$ 5,000	
Deposit into TRF	\$ 79,700	PLG
Insurance - Property & Liability (DCPA)	\$ 14,140	PLG
Board Compensation		
Admin. Services/Project Mgmt./Property Mgmt.	\$ 124,531	
Additional Tax Increment - Transfer to UTOPIA (Fund 49)	\$ 208,373	PLG
Affordable Housing Transfer	\$ 28,114	BC
Other Obligations - TBD during FY18	\$ 154,205	PLG/QQ
Total	\$ 1,539,501	

Comparison of revenue and expenditures related to each project area:

Unassigned Expense=	\$ 147,131				
PLG:	\$ 147,131	^x	77.3%	=	\$ 113,790
LC:	\$ 147,131	^x	16.5%	=	\$ 24,209
BC:	\$ 147,131	^x	6.5%	=	\$ 9,131

PLG Revenue:	\$ 1,190,642	
PLG Expenditures:	\$ 1,162,256	\$ 113,790

LC Revenue:	\$ 253,313	
LC Expenditures:	\$ 172,000	\$ 24,209

BC Revenue:	\$ 95,546	
BC Expenditures:	\$ 58,114	\$ 9,131

Updated
11/9/18

RDA Project Areas Financial Projection

	FY 2019	FY 2020	FY 2021	FY 2022
Parrish Gateway RDA				
Revenue				
Regular Tax Increment only	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
Expenses				
DS-DCPA	\$ (592,838)	\$ (592,963)	\$ (593,163)	\$ -
Tax Increment Payments				
Dayton-West	\$ (80,000)	\$ (80,000)	\$ (80,000)	\$ (80,000)
Land Rover	\$ (33,000)	\$ (33,000)	\$ (33,000)	\$ (33,000)
Admin, etc	\$ (114,000)	\$ (114,000)	\$ (114,000)	\$ (114,000)
% of Admin, etc.	77.6%	76.5%	74.5%	72.2%
(Haircut increment & lease revenue included when calculating Admin %)				
Revenue over Exp	\$ 80,162	\$ 80,037	\$ 79,837	\$ 673,000
Legacy Crossing CDA				
Revenue				
Tax Increment only	\$ 253,000	\$ 253,000	\$ 270,000	\$ 300,000
Expenses				
Tax Increment payment	\$ (172,000)	\$ (172,000)	\$ (185,000)	\$ (200,000)
Admin, etc	\$ (24,000)	\$ (24,000)	\$ (26,000)	\$ (28,000)
% of Admin, etc.	16.3%	16.1%	17.0%	17.7%
Revenue over Expenses	\$ 57,000	\$ 57,000	\$ 59,000	\$ 72,000
Barnard Creek CDA				
Revenue				
Tax Increment only	\$ 96,000	\$ 110,000	\$ 130,000	\$ 150,000
Expenses				
Tax Increment Payments				
Salmon/Pastures	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)
Housing Revitalization (10%)	\$ (28,114)	\$ (11,000)	\$ (13,000)	\$ (15,000)
Admin, etc	\$ (9,000)	\$ (11,000)	\$ (13,000)	\$ (16,000)
% of Admin, etc.	6.1%	7.4%	8.5%	10.1%
Revenue over Expenses	\$ 28,886	\$ 58,000	\$ 74,000	\$ 89,000

Other Potential Uses of RDA Tax Increment Revenue

- Repay General Fund for fencing upgrade on Parrish Lane—\$116,929 (PG, BC, LC)
- LC repay loan of \$206,756 from PG (LC only)
- Replace sales tax deduction in General Fund for homeless shelters assessment--\$28,114 in FY 19 (BC, others?)
- Reimbursement to Legacy Trail Subdivision developer—amount TBD (LC only)
- Welcome to Centerville sign at SE corner of Parrish/1250 West--\$13,000 in addition to Hogan donation (PG, BC, LC)
- CPT Gala--\$3000 (PG only)
- Quick Quack reimbursement--\$8300 (PG only)
- Add to performing arts center TRF (PG only)
- Create revolving loan fund for commercial bldg rehabs (PG only)
- Potential reimbursement to developers for infrastructure north of Parrish (road widening, drainage, etc.?) (LC only)
- Multi-use pathway along 1250 West north of Parrish to connection with LP Trail (LC, BC)
- I-15 interchange beautification enhancements (PG, LC, BC)
- City's 6.77% match for federally-funded intersection projects at Parrish/400 West and Parrish/Marketplace (instead of using City's Transportation Fund revenues) (PG only)

CENTERVILLE

Staff Backup Report

2/5/2019

Item No. 3.

Short Title: Decisions re uses of RDA tax increment revenues

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

After reviewing the information presented in the prior matter on the RDA agenda, the Board should make a decision about the request from the Legacy Trails Subdivision developer for tax increment reimbursement, including pay-back terms.

BACKGROUND

Any tax increment financial assistance to developers within an RDA Project Area is to be funded from the *additional* property tax revenue (i.e. "tax increment") generated by the taxable portions of new development. Some of the tax increment being generated by the Legacy Trails Subdivision project is needed to pay back a loan of approximately \$206,000 from the Legacy Crossing CDA to the Parrish Gateway Project Area--for costs incurred by the RDA when creating the Legacy Crossing CDA and constructing some initial infrastructure improvements. Therefore, any tax increment assistance the RDA Board approves for the Legacy Trails Subdivision developer will need to be paid back over a period of years.