



REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY MEETING AT 5:30 PM ON DECEMBER 7, 2021 AT CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 N. MAIN STREET. THE AGENDA IS SHOWN BELOW.

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

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

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

A. ROLL CALL

B. BUSINESS

1. Public Hearing - Adoption of Project Area Plan for the Porter-Walton Community Reinvestment Project Area
Public hearing and discussion of the proposed project plan for the Porter-Walton Community Reinvestment Project Area.
2. Public Hearing - Adoption of Project Area Budget for Porter-Walton Community Reinvestment Project Area
Public hearing and discussion of the proposed project budget for the Porter-Walton Community Reinvestment Project Area.
3. Consider a Resolution Authorizing the Extension of RDA Project Areas
Discussion of the extension of two RDA areas due to the negative impacts of the recent COVID19 pandemic.
4. Minutes Review and Acceptance
November 3, 2021 RDA Minutes

C. ADJOURNMENT

Jennifer Hansen

CENTERVILLE

Staff Backup Report 12/7/2021

Item No. 1.

Short Title: Public Hearing - Adoption of Project Area Plan for the Porter-Walton Community Reinvestment Project Area

Initiated By: Jacob Smith, Administrative Services Director

Staff Representative: Jacob Smith, Administrative Services Director

SUBJECT

Public hearing and discussion of the proposed project plan for the Porter-Walton Community Reinvestment Project Area.

RECOMMENDATION

Approve Resolution No. 2021-04 adopting the official project area plan for the Porter-Walton Community Reinvestment Project Area.

BACKGROUND

Rob Sant of Lewis Young Robertson and Birmingham will present on the proposed project area plan for the Porter-Walton Community Reinvestment Area (CRA).

Young Powersports has initiated the redevelopment of property located along South Frontage Road (see Exhibit A and B of the plan for the boundaries). They have indicated they may need some financial assistance for their project. This site specific CRA would provide an instrument to help the developer financially by using in part the increase in the development's property value.

ATTACHMENTS:

Description

- ▣ Resolution 2021-04
- ▣ Porter-Walton CRA Plan
- ▣ CRA Presentation

RESOLUTION NO. 2021-04

RESOLUTION OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE PORTER-WALTON COMMUNITY REINVESTMENT PROJECT AREA.

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Agency:

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

provisions of the Act. All comments and objections to the draft Project Area Plan (if any) have been considered and are, unless otherwise provided in the minutes of this meeting (if at all), passed upon.

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

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

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

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

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

The adoption of the Project Area Plan will:

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

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

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

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

IN WITNESS WHEREOF, the Governing Board of the Redevelopment Agency of Centerville City has approved, passed and adopted this Resolution this 7th day of December 2021.

Clark A. Wilkinson, RDA Chair

ATTEST:

Brant T. Hanson, RDA Executive Director

EXHIBIT A – BOUNDARY DESCRIPTION OF THE PROJECT AREA

BEG AT A PT 111.8908734°W 40.9130596°N (NAD 1983 (2011) State Plane Utah North FIPS 4301 (US Feet))
TH E 502 FT; TH S 664 FT; TH E 546 FT; TH S 354 FT; TH W 555 FT; TH N 43 FT; TH W 279 FT; TH S 93 FT;
TH W 217 FT; TH N 1060 FT TO POB. The above described area contains 14.17 acres, more, or less.

Contains the following parcels: 030010206, 030010038, 030010159, 030010171, 030010043, 030010202, and
030010031

EXHIBIT B – MAP OF THE PROJECT AREA



 Porter-Walton CRA Project Area Boundary

LEWIS  YOUNG
ROBERTSON & BURNINGHAM, INC.



0 65 130 260 Feet



EXHIBIT C: PROJECT AREA PLAN

DRAFT PROJECT AREA PLAN

PORTER-WALTON COMMUNITY REINVESTMENT AREA (CRA)

REDEVELOPMENT AGENCY OF CENTERVILLE CITY, UTAH



NOVEMBER 2021


LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

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

Table of Contents

TABLE OF CONTENTS.....	2
DEFINITIONS	3
INTRODUCTION.....	5
DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA.....	6
GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING DENSITIES AND HOW THEY WILL BE AFFECTED BY THE PROJECT AREA	6
STANDARDS GUIDING THE COMMUNITY REINVESTMENT.....	7
HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY COMMUNITY DEVELOPMENT.....	7
CONFORMANCE OF THE PROPOSED DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN.....	8
DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY REINVESTMENT. 8	
METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE THE COMMUNITY REINVESTMENT AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS	8
REASON FOR SELECTION OF THE PROJECT AREA.....	8
DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA.....	9
DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA.....	9
ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT.....	9
EXHIBIT A: LEGAL DESCRIPTION OF PORTER-WALTON CRA.....	12
EXHIBIT B: PROJECT AREA MAP	13

Definitions

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

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

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

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

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

"City" or "Community" shall mean the City of Centerville.

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

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

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

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

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

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

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

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

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

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

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

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

“Tax Year” shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2021 - October 31, 2022 tax year.

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 Porter-Walton Community Reinvestment Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies within the southern portion of the City, generally to the east of I-15 and south of 400 South, along the Frontage Road. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

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

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

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

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on **September 7, 2021**.

Utah Code
§17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Project Area Plan

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

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

Description of the Boundaries of the Proposed Project Area

A boundary description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies within the southern portion of the City, generally to the east of I-15 and south of 400 South, along the Frontage Road. The land is currently zoned commercial and is made up of mostly dilapidated commercial buildings. The Project Area is comprised of approximately 14.17 acres of land.

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

TABLE 1: PARCEL LIST

Parcel Id	Parcel Owner	Acres
03-001-0206	YPCBRE LLC	3.54
03-001-0038	YPCBRE LLC	1.67
03-001-0159	C PROPERTIES LLC	0.97
03-001-0171	C STORAGE LLC	6.61
03-001-0043	NICHOLS, GEARY - TRUSTEE	0.26
03-001-0202	ARDENT VENTURES LLC	0.52
03-001-0031	YPCBRE LLC	0.60
Total		14.17

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

General Land Uses

The property within the Project Area is currently zoned for commercial use property.

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

TABLE 2: LAND USES

Type	Acres	% of Area
Commercial	14.17	100%
Total	14.17	100%

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

Layout of Principal Streets

The principal street within the Project Area is the I-15 Frontage Road. The Project Area map, provided in **Exhibit B**, shows the principal streets located within the Project Area.

Population Densities

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

Building Densities

Currently, more than half of the Project Area contains storage units, additionally the old Tri-City Polaris building is in the Project Area. Building densities will increase as development occurs. The intent of this plan is to promote greater economic utilization of the land area.

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

Community reinvestment activities within the Project Area will primarily consist of development and economic enhancement of an underutilized area of the City. The types of land uses will include a powersports mall, service, and warehouse facility.

Land Use – It is anticipated that future development within the Project Area will create space for a powersports mall.

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

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

UTAH CODE
§17C-5-105(3)

Standards Guiding the Community Reinvestment

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

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

UTAH CODE
§17C-5-105(4)

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



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

UTAH CODE
§17C-5-105(5)

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

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

UTAH CODE
§17C-5-105(7)

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

The Project Area is being created to assist with the redevelopment of a highly visible section of the City and the construction of a future powersports mall.

UTAH CODE
§17C-5-105(8)

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

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

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

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

UTAH CODE
§17C-5-105(9)

Reason for Selection of the Project Area

The Project Area is a highly visible and important section of the City. It is currently underutilized and in a dilapidated state. The Project Area provides an opportunity to reinvest and revitalize this area. Additionally, the Project Area will add a large increase to the community's tax base.

UTAH CODE
§17C-5-105(10)

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

Physical Conditions

The Project Area consists of approximately 14.17 acres of relatively flat, privately owned land as shown on the Project Area map.

Social Conditions

The Project Area experiences a lack of connectivity and vitality. There are no residential units and no parks, libraries, or other social gathering places in the Project Area. This is in line with the contemplated uses of the area surrounding the Project Area.

Economic Conditions

The Project Area is currently underutilized and in need of reinvestment. The Agency desires to encourage development within the Project Area that will directly benefit the existing economic base of the City, Davis County and other taxing entities.

UTAH CODE
§17C-5-105(11)

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

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

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

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

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

UTAH CODE
§17C-5-105(12)

Anticipated Public Benefit to be Derived from the Community Development



The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, sales tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values as the property within the Project Area will no longer be underutilized and/or vacant. Property values include land, buildings and personal property (off-road vehicles, parts, equipment, etc.).

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

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally. The nature of the development will attract visitors from outside of the City who will likely make additional purchases that benefit the existing businesses in the area.

The Associated Business and Economic Activity Likely to be Stimulated

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

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

Efforts to Maximize Private Investment

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

“But For” Analysis

The anticipated development includes numerous extraordinary costs, including land purchase, infrastructure, razing of buildings and other associated redevelopment costs. “But-for” the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

Cost/Benefit Analysis

Based on the land use assumptions and tax increment participation levels, the following tables outline the benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create a net benefit to the City and the other taxing entities that participate in the Project Area. The revenues calculated in this analysis are property, sales, and franchise tax. The expenditures consist of

general government, public safety, public works, and tax increment participation and sales tax from the City. The net benefit is calculated using total revenues minus total expenditures. These numbers are estimates. The final percentages, length, and dollar amounts will be outlined in the adopted interlocal agreements.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Davis County (Library)	50%	10 Years	\$111,696	\$90,595
Davis School District	50%	10 Years	424,034	343,930
Centerville City	50%	10 Years	66,418	53,871
Weber Basin Water Conservancy District	50%	10 Years	7,324	5,941
Mosquito Abatement District – Davis	50%	10 Years	5,493	4,456
South Davis Sewer District	50%	10 Years	16,424	13,322
South Davis Recreation District	50%	10 Years	11,652	9,451
South Davis Metro Fire Service Area	50%	10 Years	34,402	27,903
Total Sources of Tax Increment Funds			\$677,445	\$549,468

TABLE 4: PROJECT AREA REVENUES

Entity	Property Tax	Sales Tax	Telecom Tax	Franchise Tax	Total Tax Increment Revenues
Davis County (Library)	\$223,392	\$1,455,192		-	\$1,678,584
Davis School District	848,068	-		-	848,068
Centerville City	132,837	4,022,583	3,304	83,891	4,242,615
Weber Basin Water Conservancy District	14,649	-		-	14,649
Mosquito Abatement District – Davis	10,986	-		-	10,986
South Davis Sewer District	32,848	-		-	32,848
South Davis Recreation District	23,305	-		-	23,305
South Davis Metro Fire Service Area	68,804	-		-	68,804
Total Revenue	\$1,354,890	\$5,477,776	\$3,304	\$87,195	\$6,919,861

TABLE 5: PROJECT AREA EXPENDITURES

Entity	CRA Budget	General Government	Public Safety	Public Works	Total Expenditures
Davis County (Library)	\$111,696	\$14,832	-	-	\$126,529
Davis School District	424,034	18,316	-	-	442,350
Centerville City	519,827	39,583	81,892	52,164	693,466
Weber Basin Water Conservancy District	7,324	1,330	-	-	8,654
Mosquito Abatement District – Davis	5,493	69	-	-	5,562
South Davis Sewer District	16,424	529	-	-	16,953
South Davis Recreation District	11,652	3,305	-	-	14,958
South Davis Metro Fire Service Area	34,402	14,796	-	-	49,198
Total Revenue	\$677,445	\$92,759	\$81,892	\$52,164	\$1,357,669

The total net benefit to the taxing entities of participating in the Project Area is Project Area is \$5,562,192 with the City's net benefit being \$3,549,149¹. The costs and benefits and other financial aspects of the Project Area are detailed in the Draft Project Area Budget.



¹ The net benefit does not include the \$7.8 million housing portion of tax increment that will be reinvested into the City.



EXHIBIT A: Legal Description of Porter-Walton CRA

BEG AT A PT 111.8908734°W 40.9130596°N (NAD 1983 (2011) StatePlane Utah North FIPS 4301 (US Feet)) TH E 502 FT; TH S 664 FT' TH E 546 FT; TH S 354 FT; TH W 555 FT; TH N 43 FT; TH W 279 FT; TH S 93 FT; TH W 217 FT; TH N 1060 FT TO POB. The above described area contains 14.17 acres, more, or less.

Contains the following parcels: 030010206, 030010038, 030010159, 030010171, 030010043, 030010202, and 030010031



EXHIBIT B: Project Area Map



 Porter-Walton CRA Project Area Boundary



LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.

0 65 130 260 Feet

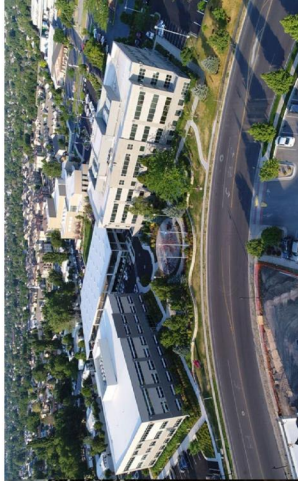


REDEVELOPMENT AGENCY OF CENTERVILLE CITY

PORTER-WALTON

COMMUNITY REINVESTMENT AREA

DECEMBER 2021



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

DISCUSSION & OVERVIEW OF COMMUNITY REINVESTMENT PROJECT AREAS

Introduction to Tax Increment Financing within Project Areas

1. Statutory Framework and Governance of Project Areas
2. Revisions and Evolution of Project Area Economic Development Tools
3. Definition of Tax Increment Financing
4. How Tax Increment Financing is Used to Encourage Community and Economic Development
5. Current Project Area Financing Tool: Community Reinvestment Project Area (CRA) and Methodology

STATUTORY FRAMEWORK AND GOVERNANCE OF PROJECT AREAS

- Under Utah Code 17C “Limited Purpose Local Government Entities – Community Reinvestment Agency Act,” Utah’s local governments have the authority to conduct economic development activities within their communities through their Community Reinvestment Agencies (“Agency or Agencies”).
- Under the act, agencies are allowed to create four types of project areas:

Projects Implemented before May 10, 2016

- Community Development Areas (CDAs)
- Economic Development Areas (EDAs)
- Urban Renewal Areas (URAs)

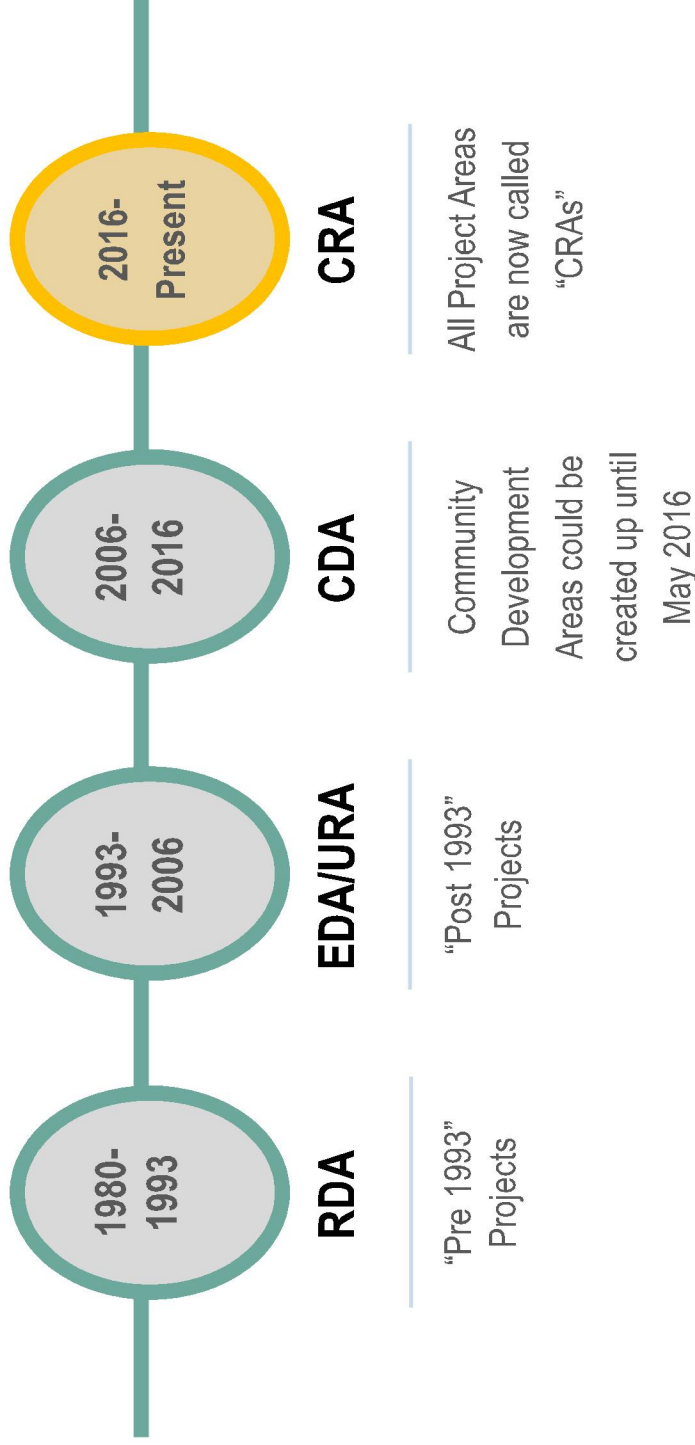
Projects Implemented after May 10, 2016

- **Community Reinvestment Areas (CRAs)**

REVISIONS AND EVOLUTION OF PROJECT AREA ECONOMIC DEVELOPMENT TOOLS

RDA: 1989-Present

Redevelopment Agency: Purpose is to facilitate private investment in development and redevelopment efforts in designated areas
As of 2016, only CRAs can be created. Project areas created before 2016 and that were established as a URA, EDA, or CDA can still be active today and are governed under the requirements of their respective Project Area types until they expire.



DEFINITION OF TAX INCREMENT FINANCING

- What is Tax Increment Financing (“TIF”)?
 - A public financing tool for Project Areas used by agencies to incentivize private development in certain areas within their jurisdiction. TIF allows agencies to capture all or a portion of tax increment within the Project Area for a given period. This tax increment can then be reinvested in the area through incentivizing private investment and completing infrastructure projects.

DEFINITION OF TAX INCREMENT FINANCING

Tax Increment means the difference between:

- The amount of property tax revenue generated each tax year by a taxing entity using the current assessed value of the property and each taxing entity's current certified tax rate; and
- The amount of property tax revenue that would be generated from that same area using the base taxable value of the property and each taxing entity's current certified tax rate.

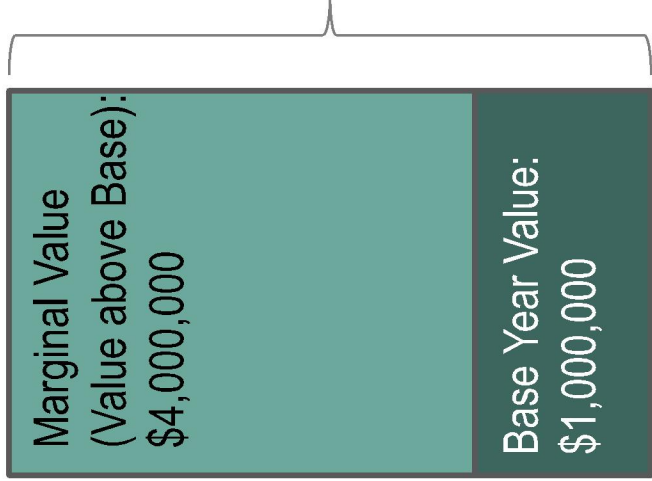
Taxing entities entitled to property tax increment agree to rebate a percentage of their increment (this percentage is commonly referred to as the taxing entities' Participation Rate) back to the new development for a specified period to incent the development to occur.

PURPOSE OF A CRA IS TO ENCOURAGE COMMUNITY ENHANCEMENT & ASSISTANCE

- If a CRA is established, tax increment funds, or TIF, become available for a specified period to aid with the following:
 - Existing businesses
 - New development
 - Infrastructure improvements
 - Affordable housing
 - Crime reduction
 - Expanded employment opportunities
 - Other community concerns/priorities

DEFINITION OF TAX INCREMENT FINANCING

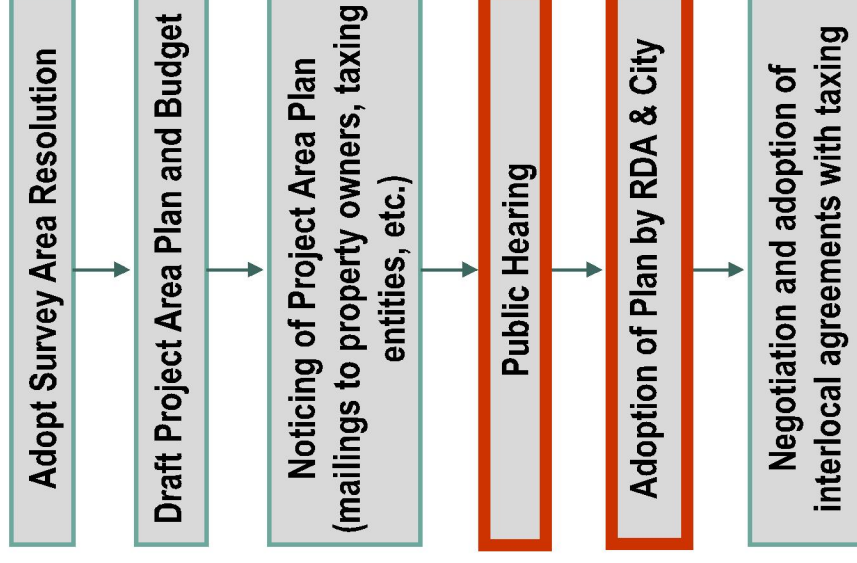
Example Tax Increment Calculation



Current Assessed Value:	\$5,000,000
Less Base Year Value:	<u>\$1,000,000</u>
Marginal Value:	\$4,000,000
City Certified Tax Rate:	.001324
Marginal Value X Certified Tax Rate	
	$\$4,000,000 \times .001324 = \$5,296$
City Participation Rate: 75%	
	$\$8,008 \times 75\% = \underline{\$3,972}$

PROCESS OF CRA CREATION

- Initiate process of Community Reinvestment Area creation through adoption of a survey resolution (enables agency to draft Project Area Plan and Budget).
- Draft a Project Area Plan and Budget. These documents highlight the purpose of creating the project area, details estimated tax increment the area will generate, proposes participation rate requested from taxing entities, and explains how the tax increment will be used.
- Draft and adopt interlocal agreements with each participating taxing entity (designate timeframe, base year, participation rate, etc.).



PROPOSED CRA PROJECT AREA BOUNDARIES

- Total Project Area Acres: 14.17 acres
- Location: East of I-15 and south of 400 South, along Frontage Road
- Existing Land Use: Commercial/Storage
- Current Value: \$6,082,092
- Taxable Value: \$74,256



REASONS FOR CRA PROJECT AREA

- **STIMULATES CAPITAL INVESTMENT & DEVELOPMENT**
 - CRA will facilitate development of vacant and under-utilized property.
- **PROMOTES JOB CREATION**
 - CRA create additional new jobs that will benefit residents throughout the City, County, and State of Utah.
- **EXPANDS TAX BASE**
 - CRA will increase the tax base for all taxing entities.

DEVELOPMENT ASSUMPTIONS & TAX BASE

Development	Square Feet/Units	\$/Square Feet	Total Real (Building & Land) Value	Personal Property Value	Assessed Value
Powersports Mall	80,000 SF	\$178.95	\$14,316,298	\$2,863,260	\$17,179,558
Total			\$14,316,298	\$2,863,260	\$17,179,558

- 2 Year Absorption Schedule
- Estimated Base Year Tax Value: **\$6,082,092**
- Incremental Assessed Value in 10 years: **\$11,097,466**
- Total Assessed Value in 20 years: **\$17,179,558**
- Length of Tax Increment Participation: 10 Years
- Participation Rate of all Taxing Entities: 50%

REQUESTED PARTICIPATION FROM TAXING ENTITIES

ENTITY	PERCENTAGE	LENGTH
Davis County (Library)	50%	10 Years
Davis School District	50%	10 Years
Centerville City	50%	10 Years
Weber Basin Water Conservancy District	50%	10 Years
Mosquito Abatement District – Davis	50%	10 Years
South Davis Sewer District	50%	10 Years
South Davis Recreation District	50%	10 Years
South Davis Metro Fire Service Area	50%	10 Years

TAX INCREMENT

- **Not the result of a tax increase!**
- Property taxes “frozen” the first year of the project (“base year”)
- A portion of property taxes in excess of the base year are redirected to the redevelopment agency for use within a defined geographic area in the community.

BASE YEAR TAXES

- **ASSUMPTIONS:**
 - Estimated Base Year Tax Value: **\$6,082,092**
 - **\$72,468** Base Year Tax for 10 Years

ENTITY	ANNUAL PROPERTY TAX	10 YEAR TOTAL
Davis County (Library)	\$10,668	\$106,680
Davis School District	\$46,479	\$464,793
Centerville City	\$7,280	\$72,803
Weber Basin Water Conservancy District	\$803	\$8,028
Mosquito Abatement District – Davis	\$602	\$6,021
South Davis Sewer District	\$1,800	\$18,003
South Davis Recreation District	\$1,277	\$12,772
South Davis Metro Fire Service Area	\$3,558	\$35,580
Total Sources of Tax Increment Funds	\$72,468	\$724,681

PASS-THROUGH INCREMENT TO TAXING ENTITIES

- **ASSUMPTIONS:**
 - Incremental assessed value of \$11,097,466
 - 50% of TIF for 10 Years

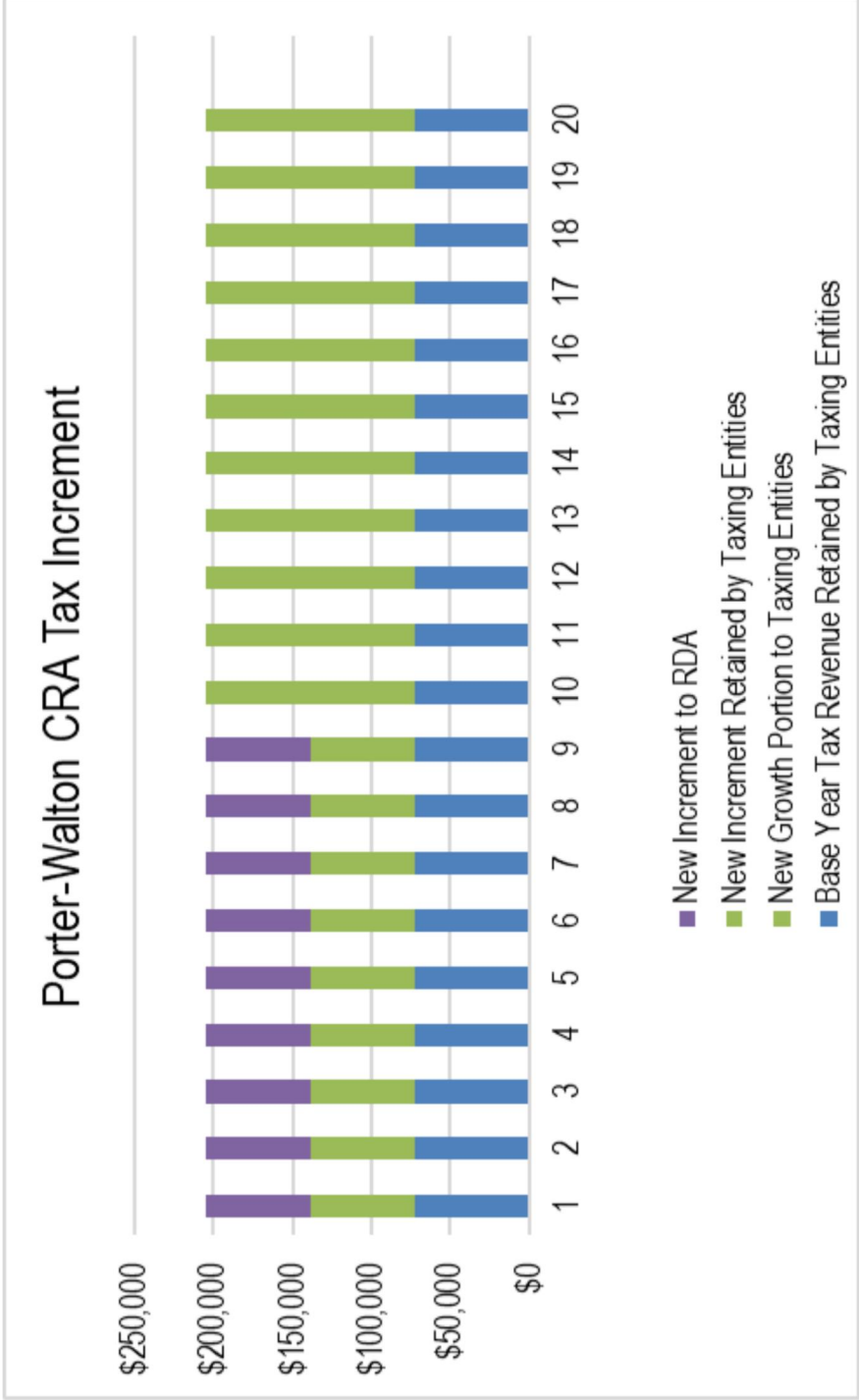
ENTITY	ANNUAL PROPERTY TAX	10 YEAR TOTAL
Davis County (Library)	\$11,170	\$111,696
Davis School District	\$42,403	\$424,034
Centerville City	\$6,642	\$66,418
Weber Basin Water Conservancy District	\$732	\$7,324
Mosquito Abatement District – Davis	\$549	\$5,493
South Davis Sewer District	\$1,642	\$16,424
South Davis Recreation District	\$1,165	\$11,652
South Davis Metro Fire Service Area	\$3,440	\$34,402
Total Sources of Tax Increment Funds	\$67,744	\$677,445

ESTIMATED SOURCES OF TAX INCREMENT

- **ASSUMPTIONS:**
 - Incremental assessed value of \$11,097,466
 - 50% of TIF for 10 Years

ENTITY	AVERAGE ANNUAL TIF	20 YEAR TOTAL
Davis County (Library)	\$11,170	\$111,696
Davis School District	\$42,403	\$424,034
Centerville City	\$6,642	\$66,418
Weber Basin Water Conservancy District	\$732	\$7,324
Mosquito Abatement District – Davis	\$549	\$5,493
South Davis Sewer District	\$1,642	\$16,424
South Davis Recreation District	\$1,165	\$11,652
South Davis Metro Fire Service Area	\$3,440	\$34,402
Total Sources of Tax Increment Funds	\$67,744	\$677,445

TAX INCREMENT GRAPH



ESTIMATED USES OF TAX INCREMENT

- **ASSUMPTIONS:**
 - Incremental assessed value of \$11,097,466
 - 50% of TIF for 10 Years

USES	AMOUNT	NPV (4.0%)
Redevelopment Activities (87%)	\$586,026	\$475,320
CRA Housing Requirement (10%)	\$67,744	\$54,947
RDA Administration (3%)	\$20,323	\$16,484
County Administration (County TIF Only)	\$3,351	\$2,718
Total Uses of Tax Increment Funds	\$677,445	\$549,468

SALES TAX PARTICIPATION

- **ASSUMPTIONS:**
 - Average Annual Gross Taxable Sales: \$58,207,699
 - Average City Sales Tax: \$344,051
 - Average City RAP Sales Tax: \$145,519
 - 50% of City Point of Sale Sales Tax for 3 Years

ASSUMPTION	AMOUNT
City Sales Tax to Agency (50%, 3 Years)	\$453,409
Remaining City Sales Tax (10 Years)	\$2,987,098
City RAP Sales Tax (10 Years)	\$582,077
Total City Sales Tax (10 Years)	\$3,569,175
Annual Sales Tax at Conclusion of TIF Period	\$454,197

NET BENEFIT OF PROJECT AREA

- **NET BENEFITS:**
 - Net Benefit to Taxing Entities : \$5,562,192
 - Net Benefit to City: \$3,549,149

Entity	Incremental Revenues	Incremental Expenses	Net Benefit
Davis County	\$1,614,441	\$94,457	\$1,519,984
Davis County Library	64,143	32,072	32,072
Davis School District	848,068	442,350	405,718
Centerville City	4,242,615	693,466	3,549,149
Weber Basin Water Conservancy District	14,649	8,654	5,995
Mosquito Abatement District – Davis	10,986	5,562	5,425
South Davis Sewer District	32,848	16,953	15,896
South Davis Recreation District	23,305	14,958	8,347
South Davis Metro Fire Service Area	68,804	49,198	19,606
Total Revenue	\$6,919,861	\$1,357,669	\$5,562,192

NEXT STEPS

- RDA Public Hearing to adopt Project Area Plan
- Negotiations with Taxing Entities (basis for Interlocal Agreements)
- Taxing Entities to consider Interlocal Agreements to participate in CRA
- Gather and publish summary of Interlocal Agreements in Newspaper



QUESTIONS



CENTERVILLE

Staff Backup Report 12/7/2021

Item No. 2.

Short Title: Public Hearing - Adoption of Project Area Budget for Porter-Walton Community Reinvestment Project Area

Initiated By: Jacob Smith, Administrative Services Director

Staff Representative: Jacob Smith, Administrative Services Director

SUBJECT

Public hearing and discussion of the proposed project budget for the Porter-Walton Community Reinvestment Project Area.

RECOMMENDATION

Approve Resolution 2021-05 adopting the project area budget for Porter-Walton Community Reinvestment Project Area (CRA).

BACKGROUND

Rob Sant of Lewis Young Robertson and Birmingham will present on the proposed project area budget for the Porter-Walton Community Reinvestment Area (CRA).

Young Powersports has initiated the redevelopment of property located along South Frontage Road (see Exhibit A and B of the plan for the boundaries). They have indicated they may need some financial assistance for their project. This site specific CRA would provide an instrument to help the developer financially by using in part the increase in the development's property value - as demonstrated in the budget.

ATTACHMENTS:

Description

- ▣ Resolution 2021-05
- ▣ Porter-Walton CRA Budget

RESOLUTION NO. 2021-05

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY
ADOPTING THE PROJECT AREA BUDGET FOR PORTER-WALTON COMMUNITY
REINVESTMENT PROJECT AREA**

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

WHEREAS, the Agency has adopted by Resolution the Porter-Walton Community Reinvestment Project Area Plan (the "Plan") for the Porter-Walton Community Reinvestment Project Area (the "Project Area"); and

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

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

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

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

**NOW, THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY
OF CENTERVILLE CITY:**

1. The Project Area Budget attached hereto as **Exhibit A**, and together with any changes to the draft Project Area Budget as may be indicated in the minutes of this meeting (if any), is hereby approved, and adopted on the 7th day of December 2021.
2. The Agency staff will include in the annual report, the taking of tax increment from the Porter-Walton Community Reinvestment Project Area beginning with the tax year before the Agency requests funding.
3. The Agency staff is authorized to finalize negotiations with the taxing entities that levy a certified rate in the Project Area, to participate with the Agency in the

implementation and funding of the Budget in accordance with Sections 17C-5-201, 202, 204, 205 and 206 of the Act.

Clark A. Wilkinson, RDA Chair

ATTEST:

Brant T. Hanson, RDA Executive Director

EXHIBIT A: PROJECT AREA BUDGET

DRAFT PROJECT AREA BUDGET

PORTER-WALTON COMMUNITY REINVESTMENT AREA (CRA)

REDEVELOPMENT AGENCY OF
CENTERVILLE CITY, UTAH



NOVEMBER 2021


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

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



Table of Contents

SECTION 1: INTRODUCTION	3
SECTION 2: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA.....	4
SECTION 3: GENERAL OVERVIEW OF PROJECT AREA BUDGET	5
SECTION 4: PROPERTY TAX INCREMENT.....	6
SECTION 5: COST/BENEFIT ANALYSIS	8
EXHIBIT A: PROJECT AREA MAP.....	10
EXHIBIT B: MULTI-YEAR BUDGET	12

SECTION 1: 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 understanding the City's capacity for new development, has carefully crafted the Project Area Plan (the "Plan") for the Porter-Walton Community Reinvestment Project Area (the "Project Area", or "CRA"). The Plan supports appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies within the southern portion of the City, generally to the east of I-15 and south of 400 South, along the Frontage Road

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 Plan contemplates supporting the development of a powersports mall. The City has determined it is in the best interest of its residents to assist in the development of the Project Area. This **Project Area Budget** document (the "Budget") is predicated upon certain elements, objectives and conditions outlined in the Plan and is intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

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

Utah Code
§17C-5-303(4)

Besides this CRA, the Agency only has three project areas in existence, the Parrish Gateway RDA, Legacy Crossing CDA, and the Barnard Creek CDA. The Agency's incremental value is, therefore, based entirely on the incremental value of these three Project Areas. Once the CRA is created and generating increment, the incremental value generated by the CRA will contribute to the Agency's total incremental value.

SECTION 2: DESCRIPTION OF COMMUNITY REINVESTMENT PROJECT AREA

Utah Code
§17C-5-303(6)

The Project Area lies within the southern portion of the City, generally to the east of I-15 and south of 400 South, along the Frontage Road. The land is currently zoned commercial and is made up of mostly dilapidated commercial buildings. The Project Area is comprised of approximately 14.17 acres of land.

As delineated in the office of the Davis County Recorder, the Project Area encompasses all of the parcels detailed in Table 2.1. The Agency does not own any of the land contemplated to be included in the Project Area.

TABLE 2.1: PROJECT AREA PARCELS

Parcel Serial Number	Acres
03-001-0206	3.54
03-001-0038	1.67
03-001-0159	0.97
03-001-0171	6.61
03-001-0043	0.26
03-001-0202	0.52
03-001-0031	0.60
Total	14.17

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

SECTION 3: GENERAL OVERVIEW OF PROJECT AREA BUDGET

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan's vision and objectives. This plan of finance is an effort to outline the various construction costs related to private investment and public infrastructure needs that will facilitate the development of the Project Area. Through the investigation and survey process of the Project Area Plan, the Agency determined that tax increment financing is essential to meet the objectives of the Project Area. With the assistance of tax increment, the Agency will be able to revitalize and redevelop this highly visible and important section of the City.

The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

Utah Code
§17C-5-
303(1)(a)

Base Taxable Value (Base Year Value)

The Agency has determined that the base year property tax value ("Base Taxable Value") for the Project Area will be the total taxable value for the 2021 tax year which is estimated to be **\$6,082,092**. Using the 2021 tax rates established within the Project Area the property taxes levied equate to \$74,256 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

Utah Code
§17C-5-
303(1)(c)

Payment Trigger and Project Area Funds Collection Period

This Project Area Budget will have a ten-year (10) duration from the date of the first tax increment received by the Agency. The collection of tax increment (referred to as the "Project Area Funds Collection Period") will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the Project Area Funds Collection Period. The following year in which this tax increment will be remitted to the Agency will be Year 1, e.g., if requested prior to March 1, 2022, Year 1 of tax increment will be 2023. The Agency anticipates it will trigger the tax increment by March 1, 2023, but in no case will the Agency trigger the first tax increment collection after March 1, 2024.

Utah Code
§17C-5-
303(1)(b)

Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions and the construction of required infrastructure. The Agency anticipates that new development will begin in the Project Area in 2022. Property tax increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and tax increment will actually be paid to the Agency in March or April after collection. It is projected that property tax increment generation within the Project Area could begin as early as 2023. The budgeting model estimates that during the 10-year life of the Project Area Budget, the Project Area will generate approximately \$1.35M in incremental property tax revenues. This Project Area Budget and the Project Area Plan envision that 50% of the incremental property tax revenue will be necessary to fund redevelopment of the Project Area. A table illustrating how much incremental property tax revenue is contributed by each taxing entity can be found below (**Table 4.2**). This amount is over and above the \$724,681 of base taxes that the property would generate over 10 years.

Utah Code
§17C-5-
303(1)(g)

The Project Area will sunset after the Project Area Funds Collection Period is completed (collection of tax increment for a 10-year period), or once the Agency collects a maximum cumulative dollar amount of property tax increment from the Project Area as outlined in the yet to be adopted interlocal agreements, whichever comes first.

SECTION 4: PROPERTY TAX INCREMENT

Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value of the Project Area is anticipated to be used for purposes of the Budget and Interlocal Agreements as the Base Taxable Value as defined in the Plan and Act. The current assessed value and proposed base taxable value is estimated to be \$6,082,092. Based upon the tax rates in the area, the collective taxing entities are receiving \$72,468 in property tax annually from this Project Area. This equates to approximately \$724,681 over the ten-year life of the Project Area.

TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 10 YEARS)

Entity	Total	NPV at 4%
Davis County	\$87,278	\$70,790
Davis County Library	19,402	15,737
Davis School District	464,793	376,989
Centerville City	72,803	59,049
Weber Basin Water Conservancy District	8,028	6,512
Mosquito Abatement District – Davis	6,021	4,884
South Davis Sewer District	18,003	14,602
South Davis Recreation District	12,772	10,360
South Davis Metro Fire Service Area	35,580	28,859
Total Revenue	\$724,681	\$587,781

Property Tax Increment to be Received by RDA (50% Participation Rate for 10 Years)

All taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that property tax increment generation with the Agency. This Budget contemplates that all taxing entities will contribute 50% of their respective tax increment for 20 years. Table 4.2 shows the amount of Tax Increment to be received by the Agency assuming the participation levels discussed above.

TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS (PROPERTY TAX)

Entity	Percentage	Length	Total	NPV at 4%
Davis County	50%	10 Years	\$79,624	\$64,582
Davis County Library	50%	10 Years	32,072	26,013
Davis School District	50%	10 Years	424,034	343,930
Centerville City	50%	10 Years	66,418	53,871
Weber Basin Water Conservancy District	50%	10 Years	7,324	5,941
Mosquito Abatement District – Davis	50%	10 Years	5,493	4,456
South Davis Sewer District	50%	10 Years	16,424	13,322
South Davis Recreation District	50%	10 Years	11,652	9,451
South Davis Metro Fire Service Area	50%	10 Years	34,402	27,903
Total Sources of Tax Increment Funds			\$677,445	\$549,468

Uses of Tax Increment

Most of the tax increment (87%) will be used to facilitate the construction of required redevelopment costs to build a powersports mall. 10% of the project area's tax increment will go towards affordable housing, as

Utah Code
§17C-5-
303(1)(f)

Utah Code
§17C-5-303(3)

outlined in the Act. The remaining 3% will be used to offset the administration costs of the Agency. The County will also use 3% of their 50% of tax increment for administration costs associated with the Project Area.

TABLE 4.3: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
Redevelopment Activities @ 87%	\$586,026	\$475,320
CRA Housing Requirement @ 10%	67,744	54,947
Project Area Administration @ 3%	20,323	16,484
County Administration @ 3% (County's Funds Only)	3,351	2,718
Total Uses of Tax Increment Funds	\$677,445	\$549,468

Utah Code
§17C-5-303(5)

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

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

As described above, the collective taxing entities are currently receiving approximately \$72,468 in property taxes annually from this Project Area. If the Agency does not support the development's need for assistance with the redevelopment costs, it is unlikely that these developments will take place and the property will remain underutilized and dilapidated.

At the end of the life of the Project Area, the taxing entities will receive 100-percent of their respective tax increment. **Table 4.5** illustrates the property taxes that will be paid at the conclusion of the Project Area.

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

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Davis County	\$8,728	\$15,925	\$24,653
Davis County Library	1,940	6,414	8,355
Davis School District	46,479	84,807	131,286
Centerville City	7,280	13,284	20,564
Weber Basin Water Conservancy District	803	1,465	2,268
Mosquito Abatement District – Davis	602	1,099	1,701
South Davis Sewer District	1,800	3,285	5,085
South Davis Recreation District	1,277	2,330	3,608
South Davis Metro Fire Service Area	3033,558	6,880	10,438
Total Revenue	\$72,468	\$135,489	\$207,987

SECTION 5: COST/BENEFIT ANALYSIS

Additional Revenues

Other Tax Revenues

The development within the Project Area will also generate sales taxes, telecom taxes, and franchise taxes.

Table 5.1 shows the total revenues generated by the Project Area. This total includes the anticipated property tax increment, sales tax, and transient room tax.

TABLE 5.1: TOTAL REVENUES

Entity	Property Tax	Sales Tax	Telecom Tax	Franchise Tax	Total Tax Increment Revenues
Davis County	\$159,249	\$1,455,192		-	\$1,614,441
Davis County Library	64,143	-		-	64,143
Davis School District	848,068	-		-	848,068
Centerville City	132,837	4,022,583	3,304	83,891	4,242,615
Weber Basin Water Conservancy District	14,649	-		-	14,649
Mosquito Abatement District – Davis	10,986	-		-	10,986
South Davis Sewer District	32,848	-		-	32,848
South Davis Recreation District	23,305	-		-	23,305
South Davis Metro Fire Service Area	68,804	-		-	68,804
Total Revenue	\$1,354,890	\$5,477,776	\$3,304	\$87,195	\$6,919,861

Additional Costs

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

TABLE 5.2: TOTAL EXPENDITURES

Expenditures	CRA Budget	General Government	Public Works	Public Safety	Total Incremental Expenditures
Davis County	\$79,624	\$14,832	-	-	\$94,457
Davis County Library	32,072	-	-	-	32,072
Davis School District	519,827	18,316	-	-	442,350
Centerville City	519,827	39,583	81,892	52,164	693,466
Weber Basin Water Conservancy District	7,324	1,330	-	-	8,654
Mosquito Abatement District – Davis	5,493	69	-	-	5,562
South Davis Sewer District	16,424	529	-	-	16,953
South Davis Recreation District	11,652	3,305	-	-	14,958
South Davis Metro Fire Service Area	34,402	14,796	-	-	49,198
Total Revenue	\$1,130,854	\$92,759	\$81,892	\$52,164	\$1,357,669

Additionally, the City is anticipating sharing a portion of their sales tax increment with the Agency to assist with offsetting some of the development costs. The Agency anticipates collecting 50% of the City's incremental sales tax for a 3-year period. It is currently forecasted to be approximately \$450,000. This figure is reflected in the City's CRA Budget outlined in the Table 5.2

The City's net benefit from the Project Area is estimated to be \$3,549,149. The total net benefit to the taxing entities is therefore, **\$5,562,192**.

TABLE 5.3: NET BENEFIT

Entity	Incremental Revenues	Incremental Expenses	Net Benefit
Davis County	\$1,614,441	\$94,457	\$1,519,984
Davis County Library	64,143	32,072	32,072
Davis School District	848,068	442,350	405,718
Centerville City	4,242,615	693,466	3,549,149
Weber Basin Water Conservancy District	14,649	8,654	5,995
Mosquito Abatement District – Davis	10,986	5,562	5,425
South Davis Sewer District	32,848	16,953	15,896
South Davis Recreation District	23,305	14,958	8,347
South Davis Metro Fire Service Area	68,804	49,198	19,606
Total Revenue	\$6,919,861	\$1,357,669	\$5,562,192

EXHIBIT A: PROJECT AREA MAP



 Porter-Walton CRA Project Area Boundary

LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.



0 65 130 260 Feet



CENTERVILLE

Staff Backup Report

12/7/2021

Item No. 3.

Short Title: Consider a Resolution Authorizing the Extension of RDA Project Areas

Initiated By: Jacob Smith, Administrative Services Director

Staff Representative: Jacob Smith, Administrative Services Director

SUBJECT

Discussion of the extension of two RDA areas due to the negative impacts of the recent COVID19 pandemic.

RECOMMENDATION

Approve Resolution 2021-06 authorizing the extension of collection of tax increment for two years within the RDA's Legacy Crossing and Barnard Creek project areas which have been impacted by the COVID-19 emergency.

BACKGROUND

Rob Sant of Lewis Young Robertson and Birmingham will present on the proposed extension of two of the RDAs project areas due to the negative impact the COVID19 pandemic had on development.

ATTACHMENTS:

Description

- ▣ Resolution 2021-06
- ▣ Exhibit I: Memo of COVID19 Impacts

RESOLUTION NO. 2021-06

A RESOLUTION AUTHORIZING THE EXTENSION OF COLLECTION OF TAX INCREMENT FOR TWO YEARS WITHIN THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY'S LEGACY CROSSING AND BARNARD CREEK PROJECT AREAS, WHICH HAVE BEEN IMPACTED BY THE COVID-19 EMERGENCY.

WHEREAS, the Utah Legislature, in the Sixth 2020 Special Session, through Senate Bill 6001, amended the Utah Community Reinvestment Agency Act (the "**Act**"), specifically enacting Utah Code Annotated ("**UCA**") § 17C-1-416 ("**The COVID-19 Emergency Extension Bill**"); on August 31, 2020 which authorized Community Reinvestment Agencies such as the Redevelopment Agency of Centerville City (the "**Agency**") to extend the collection of "**Tax Increment**" (as defined in UCA § 17C-1-403) under certain circumstances due to the COVID-19 Emergency;

WHEREAS, the Agency intends to extend the Project Area funds collection period of multiple impacted project areas, including the Legacy Crossing Project Area and the Barnard Creek Project Area for a period of two years;

WHEREAS, the COVID-19 Emergency Extension Bill was signed by the Governor of Utah and became law, effective August 31, 2020;

WHEREAS, the Agency in 2010, created the Legacy Crossing Project Area (the "**Legacy Crossing Project Area**"), and adopted a Project Area Plan ("**Legacy Crossing Plan**") and Project Area Budget ("**Legacy Crossing Budget**") for the Legacy Crossing Project Area;

WHEREAS, the Agency in 2013, created the Barnard Creek Project Area (the "**Barnard Creek Project Area**") and collectively with the Legacy Crossing Project Area, the "**Impacted Project Areas**"), and adopted a Project Area Plan ("**Barnard Creek Plan**") and collectively with the Legacy Crossing Plan, the "**Impacted Plans**") and Project Area Budget ("**Barnard Creek Budget**") and collectively with the Legacy Crossing Budget, the "**Impacted Budgets**") for the Barnard Creek Project Area;

WHEREAS, the COVID-19 Emergency Extension Bill specifically authorizes the Agency to extend the Tax Increment collection period in each of the Impacted Project Areas, by up to two years, if the Agency determines the conditions resulting from the COVID-19 emergency will likely delay the Agency's implementation of the Impacted Project Areas described herein; or cause the Agency to receive an amount of Tax Increment from the Impacted Project Areas that is less than the amount of Tax Increment the Agency expected the Agency would receive from the Impacted Project Areas, respectively;

WHEREAS, the Agency has carefully considered the facts and information available to the Agency on whether the COVID-19 emergency will likely delay the Agency's implementation of the Impacted Plans; or cause the Agency to receive an amount of Tax Increment from the Impacted Project Areas that is less than the amount of Tax Increment the Agency expected it would receive from the Impacted Project Areas; and

WHEREAS, the Agency Board, after carefully considering all the facts and information, including without limitation a memorandum prepared by Lewis Young Robertson & Burningham, an independent municipal advisory firm and consultant to the Agency, along with information known to the Board Members and provided by Agency staff, and information relayed from property owners and developers within the Impacted Project Areas, is prepared to make its determinations, findings and conclusions as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF CENTERVILLE AS FOLLOWS:

1. The Agency Board does hereby find and determine that each of the Impacted Project Areas is an “impacted project area” as defined in UCA § 17C-1-416(1)(c), based on the facts that, among other things, (a) the Agency expects to receive Tax Increment from each Impacted Project Area, as provided under the applicable Impacted Plan and/or Impacted Budget for each Impacted Project Area, respectively, (b) each respective Impacted Project Area is subject to a project area funds collection period, (c) each Impacted Plan was adopted before December 31, 2019; and (d) the Agency has determined the conditions resulting from the COVID-19 Emergency will likely either delay the Agency’s implementation of the respective Impacted Plans or cause the Agency to receive an amount of Tax Increment from the respective Impacted Project Areas that is less than the amount of Tax Increment the Agency expected it would receive from the respective Impacted Project Areas.
2. Certain finding and determinations in Paragraph 1 above are supported by the following specific facts:
 - a. The adopted Impacted Budgets support the determination by the Agency under UCA § 17C-1-416(1)(c)(i) that the Agency expects to receive Tax Increment from the Impacted Project Areas and the determination by the Agency Board under UCA § 17C-1-416(1)(c)(ii) that the Impacted Project Areas are subject to a project area funds collection period.
 - b. The adopted Impacted Plans support the determination by the Agency under UCA § 17C-1-416(1)(c)(iii) that the Impacted Plans were adopted prior to December 31, 2019.
3. The following summary of conditions resulting from the COVID-19 Emergency will likely either delay the Agency’s implementation of the respective Legacy Crossing Plan or cause the Agency to receive an amount of Tax Increment from the Legacy Crossing Project Area that is less than the amount of Tax Increment the Agency expected it would receive from the Legacy Crossing Project Area: The office market was significantly impacted by the COVID-19 pandemic, which led to the Developer’s modifying their development plans from Class A office space to a flex space use. Flex space is assessed at a lower amount per square foot, which will generate less tax increment than originally anticipated. Additionally, constructions costs and potential liability risks have increased because of the COVID-19 Emergency, which has resulted in development and construction delays within the Legacy Crossing Project Area.

4. The following summary of conditions resulting from the COVID-19 Emergency will likely either delay the Agency's implementation of the respective Barnard Creek Plan or cause the Agency to receive an amount of Tax Increment from the Barnard Creek Project Area that is less than the amount of Tax Increment the Agency expected it would receive from the Barnard Project Area: The Developers and property owners were planning on utilizing lease rents as cash flow to assist with financing future construction, due to the pandemic, the leasing period stalled and the cash flow was not available for financing. Additionally, constructions costs and potential liability risks have increased because of the COVID-19 Emergency, which again has resulted in development and construction delays within the Barnard Creek Project Area.
5. The date on which the extension period, as extended by this resolution, will end for the Legacy Crossing Project Area is now December 31, 2029. With the Agency receiving their final tax increment payment in FY 2030
6. The date on which the extension period, as extended by this resolution, will end for the Barnard Creek Project Area is now December 31, 2037. With the Agency receiving their final tax increment payment in FY 2038
7. Agency staff is hereby authorized and directed to mail or electronically submit a copy of this Resolution after adoption to:
 - a. the Utah State Tax Commission;
 - b. the Utah State Board of Education;
 - c. the Utah State Auditor;
 - d. the Davis County Auditor; and
 - e. each taxing entity affected by the Agency's collection of Tax Increment from the Impacted Project Areas.
8. Agency staff are hereby authorized to take all other actions necessary to carry out the purposes of this Resolution.
9. This Resolution is effective upon adoption.

PASSED AND ADOPTED by the governing board of the Redevelopment Agency of Centerville City this 7th day of December 2021.

Clark A. Wilkinson, RDA Chair

Attest:

Brant T. Hanson, RDA Executive Director

EXHIBIT I: Memorandum of COVID-19 Impacts



MEMORANDUM

TO: RDA BOARD AND STAFF
FROM: LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
DATE: NOVEMBER 24, 2021
RE: 2021 PROJECT AREA EXTENSION – (COVID-19)

Senate Bill 6001 ("SB 6001") was sponsored by Senator Wayne Harper in the Senate and Representative Mike Winder in the House. SB 6001 was introduced and signed into law in 2020 with the expressed purpose of providing economic relief to local reinvestment agency project areas due to the negative impacts caused by the COVID-19 pandemic. SB 6001 allows a community reinvestment agency to extend the tax increment collection period for up to two years for project areas that can demonstrate negative economic and financial impact related to COVID-19.

In order to receive the relief provided by SB 6001, the project area plan must have been adopted on or before December 31, 2019. The reinvestment agency board must also adopt a resolution on or before December 31, 2021. The reinvestment agency must describe the conditions resulting from the COVID-19 pandemic and that the board has determined that the pandemic has created a delay in the implementation of the project area or resulted in a reduction in the amount of tax increment necessary to implement the project area plan.

The Redevelopment Agency of Centerville City (the "Agency") staff and consultants requested evidence of reduced revenues and complications caused by COVID-19 from several developers and property owners within the Legacy Crossing and Barnard Creek Project Areas. The following information summarizes the evidence provided by the affected developers and property owners.

1. Legacy Crossing Project Area

Class A Office to Flex Space: JF Capital was initially planning on building a 60,000 square foot Class A office building south of the Megaplex Theater. Due to the volatility in the office market caused by the pandemic, JF Capital pivoted to a flex space development. The total loss in tax increment from shifting development use is **\$119,869** during the remaining life of the Legacy Crossing Project Area.

TABLE 3: CLASS A OFFICE VS. FLEX SPACE

ASSUMPTION	CLASS A OFFICE	FLEX SPACE	DIFFERENCE
\$ per Square Foot	\$187.75	\$109.11	(\$78.64)
Assessed Value	\$11,265,008	\$6,546,825	(\$4,718,183)
Annual Tax Increment	\$40,885	\$23,761	(\$17,127)
Total Tax Increment (7 Years)	\$286,197	\$166,327	(\$119,869)

Challenges With Construction and Materials: Developers are currently facing issues with steel and lumber, the highest material cost of their projects. An article written by CBRE on May 24, 2021, emphasizes that high demand and limited supply have led to dramatic increases in domestic steel and lumber prices this year. In early May of 2021, both steel and lumber prices had more than tripled since late 2020. Since peaking, prices have dropped a bit but were still up almost 260% since last year. Rising costs are causing developers to postpone projects or force them to increase their construction budgets. It is currently projected that the rise in construction costs has delayed this project by approximately 2 years. This delay equates to a projected loss of **\$47,522** in tax increment.

In total, LYRB projects a potential **\$167,391** reduction in tax increment due to COVID-19 in the Legacy Crossing Project Area.



2. Barnard Creek Project Area

Pastures, LLC

Challenges With Construction and Materials: Developers are currently facing issues with steel and lumber, the highest material cost of their projects. An article written by CBRE on May 24, 2021, emphasizes that high demand and limited supply have led to dramatic increases in domestic steel and lumber prices this year. In early May of 2021, both steel and lumber prices had more than tripled since late 2020. Since peaking, prices have dropped a bit but were still up almost 260% since last year. Rising costs are causing developers to postpone projects or force them to increase their construction budgets. It is currently projected that the rise in construction costs has delayed this project by approximately 2 years. This delay equates to a projected loss of **\$14,940** in tax increment.

Rimini Properties LLC

Challenges With Construction and Materials: Developers are currently facing issues with steel and lumber, the highest material cost of their projects. An article written by CBRE on May 24, 2021, emphasizes that high demand and limited supply have led to dramatic increases in domestic steel and lumber prices this year. In early May of 2021, both steel and lumber prices had more than tripled since late 2020. Since peaking, prices have dropped a bit but were still up almost 260% since last year. Rising costs are causing developers to postpone projects or force them to increase their construction budgets. It is currently projected that the rise in construction costs has delayed this project by approximately 2 years. This delay equates to a projected loss of **\$81,862** in tax increment.

Building Lease Delays: The Developer also noted that the existing buildings required more time to lease than originally anticipated. This impacted future development, as their financing plan included using the cash flows from the lease rates to finance construction costs on Building #3.

In total, LYRB projects a potential **\$81,862** reduction in tax increment due to COVID-19 in the Barnard Creek Project Area.

CENTERVILLE

**Staff Backup Report
12/7/2021**

Item No. 4.

Short Title: Minutes Review and Acceptance

Initiated By:

Staff Representative:

SUBJECT

November 3, 2021 RDA Minutes

RECOMMENDATION

Approve November 3, 2021 RDA Minutes as presented

BACKGROUND

ATTACHMENTS:

Description

11-03-2021 RDA Minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Wednesday, November 3, 2021 at 5:45 p.m. with participants present at Centerville City Hall, 250 North Main Street.

DIRECTORS PRESENT

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

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Hansen, City Recorder
Jacob Smith, Administrative Services Director
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Bryce King, Recreation Coordinator
Bruce Cox, Parks and Recreation Director
Paul Child, Centerville Police Chief

VISITOR

Jansen Davis, CPT Executive Director

PEDESTRIAN CROSSWALK SIGNS

Bruce Cox, Parks and Recreation Director, explained the recommendation to upgrade pedestrian crossing signs at the crosswalk between CenterPoint Theatre and Colonial Building Supply with signs that have solar powered LED lights that would activate when pedestrians pushed a button on the signpost to improve pedestrian safety, particularly in the evening. The signs would cost around \$8,400 and take up to eight weeks for delivery. CPT Executive Director Jansen Davis expressed support for the recommendation.

Director Ince **moved** to approve payment for crossing signs as discussed. Vice Chair Ivie seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

Minutes of the September 7, 2021 RDA meeting were reviewed. Director Ince **moved** to accept the minutes as presented. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 5:54 p.m., Director McEwan **moved** to adjourn the RDA meeting. Vice Chair Ivie seconded the motion, which passed by unanimous vote (5-0).

Brant T. Hanson, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary