

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 PM ON APRIL 3, 2018 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:

7:00 **A. ROLL CALL**

(See City Manager's Memo for summary of meeting business)

B. PRAYER OR THOUGHT

Steve Thacker

C. PLEDGE OF ALLEGIANCE

7:05 **D. OPEN SESSION (This item allows for the public to comment on any subject of municipal concern, including agenda items that are not scheduled for a public hearing. Citizens are encouraged to limit their comments to two (2) minutes per person. Citizens may request a time to speak during Open Session by calling the City Recorder's office at 801-295-3477, or may make such request at the beginning of Open Session.) Please state your name and city of residence.**

E. BUSINESS

7:10 1. Minutes Review and Acceptance

- March 21, 2018 Council meeting minutes
March 28, 2018 Council special meeting minutes
- 7:10 2. Review proposed General Plan amendment re Pages Lane commercial area
- 7:30 3. Authorize mapping and drainage study of City's foothills property
- 7:45 4. Continue discussion re creating more cemetery capacity
- 8:15 5. Mayor's Report
- 8:20 6. City Manager's Report
7. Closed meeting, if necessary, for reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended
- 8:25 8. Possible action following closed meeting, including appointments to boards and committees
- 8:30 9. RDA Meeting
1. Approve minutes of March 21 RDA meeting
2. Review updated RDA financial analysis/projections

F. ADJOURNMENT

CENTERVILLE

**Staff Backup Report
4/3/2018**

Item No.

Short Title: (See City Manager's Memo for summary of meeting business)

Initiated By:

Scheduled Time:

SUBJECT

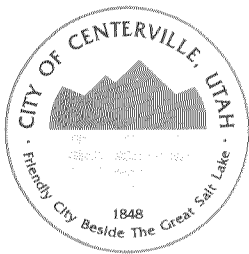
RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- 3-30-18 Summary Memo



CENTERVILLE CITY

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

Incorporated in 1915

Mayor

Clark Wilkinson

City Council

Tamilyn Fillmore

William Ince

Stephanie Ivie

George McEwan

Robyn Mecham

City Manager

Steve H. Thacker

interoffice MEMORANDUM

to: Mayor Wilkinson
City Council
cc: Department Heads
Planning Commission
from: Steve H. Thacker, City Manager *S. Thacker*
subject: City Manager's Summary of April 3, 2018 Council Meeting
date: March 30, 2018

There is no work session prior to the regular council meeting this time. There will be an RDA meeting after the council meeting.

7:00 Regular City Council Meeting

E.1. Minutes Review – The minutes to be approved are available online via NovusAgenda.

E.2. General Plan amendment re Pages Lane – The Council has discussed this amendment over several months. In their March 21, 2018 meeting they directed staff to make further revisions and bring it back again for discussion before scheduling a public hearing. This amendment describes acceptable uses now and in the future for the commercial area on the south side of Pages Lane.

E.3. Mapping and drainage study of foothills property – On March 21 the Council discussed whether to allow the Trails Committee to move forward with fundraising efforts for multi-use and mountain bike trails on City-owned property on the foothills. I recommended, however, the Council take a field trip to view this property, which occurred on March 28. Before any trails construction occurs, I recommend a drainage study of the 180 acres owned by the City, and a process that will define the desired multiple recreational uses. ESI Engineering (City Engineer) has submitted a scope of work for mapping and studying the drainage. A cost estimate for that work will be available for the council meeting. I recommend the Community Development Department staff lead a process to prepare the master plan of uses, including interested parties and the public at appropriate points. Then later the City Engineer could prepare an infrastructure plan. All of this is intended to make the uses on this property sustainable and environmentally sound in the long term.

E.4. Creating more cemetery capacity – Bruce Cox, Parks & Rec Director, will report on his employees' success in identifying additional burial spaces that could be sold in Section A of the cemetery. I also assume the Council will want to discuss the potential for creating another cemetery in the City.

E.5. Mayor's Report – Mayor Wilkinson will report on matters of City interest.



- E.6. City Manager's Report** – I will report on matters of City interest, including the results of the recent street asphalt overlay bid process.
- E.7. Closed Meeting, if necessary** – At this time, I do not know of a need for a closed meeting, but the agenda allows for that possibility.
- E.8. Appointments to Boards/Committees** – Mayor Wilkinson may recommend appointments to City boards or committees.
- 8:30 RDA Meeting** – The City Council will change hats and act as the Board of Directors in an RDA meeting immediately after the council meeting. I will review an update of the financial analysis/projections I reviewed with them in January, including loans between Project Areas and projected revenue and expenditures in the future. If time permits, the RDA Board will also discuss potential uses of the unobligated tax increment revenue.

Potential Agenda Items for April 17, 2018 meetings (subject to change):

- *Bid awards for street work and miscellaneous water system work*
- *Public hearing—General Plan amendment re Pages Lane commercial area*
- *Police dispatching services agreement with Bountiful City*
- *Solid waste collection contract*

ST/mw

CENTERVILLE

**Staff Backup Report
4/3/2018**

Item No.

Short Title: Steve Thacker

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
4/3/2018**

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By: City Recorder

Scheduled Time: 7:10

SUBJECT

March 21, 2018 Council meeting minutes
March 28, 2018 Council special meeting minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ March 21, 2018 Minutes
- ☐ March 28, 2018 Minutes

Minutes of the Centerville **City Council** meeting held Wednesday, March 21, 2018 at 7:00 p.m.
at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members William Ince
Stephanie Ivie
Robyn Mecham

MEMBERS ABSENT

Tamilyn Fillmore
George McEwan

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Bruce Cox, Parks and Recreation Director
Cory Snyder, Community Development Director
Cassie Younger, Assistant Planner
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

VISITORS

Interested Citizens (see attached sign-in sheet)

PRAYER OR THOUGHT

Councilman Ince

PLEDGE OF ALLEGIANCE

OPEN SESSION

Adam Alba – Mr. Alba said his family attended the meeting to show support for the Trails Committee proposal for mountain bike trails on the hillside. He said he would love to see the Council pursue grants proposed by the Trails Committee to establish the proposed trails.

Eli Alba – Eli said he loves riding his bike with his Dad on bike trails. He said he hopes the City builds a bike trail for kids soon. He suggested a parking lot for the cars, as well as campsites.

Oliver Alba – Oliver said Eli's comments made him think it would be fun to go on a bike ride.

Bruce Collet – Mr. Collet said he lives on Island View Circle and owns an additional 1.5 acres, used for gardening, on the hillside east of Island View Circle. He showed an original subdivision map. Mr. Collet said it is his desire for his property to remain open access. He expressed concerns with the trails proposed directly east of his property. Mr. Collet said he has to help people get their vehicles unstuck on the road above his property several times a year, and he would love to be able to restrict access to the road. Garden tools and equipment stored in a small shed on the property frequently go missing. He said he would prefer the City construct the bike trails above the firebreak road. He said he feels bike trails below the firebreak road would encourage people to come down to his property and get stuck. Mr. Collet

1 said he assumes the property has development potential, and a good buffer needs to be
2 maintained. He said he has no problem with people crossing his property to access the hillside,
3 but he would like to maintain private access.
4

5 Patricia Marsh – Ms. Marsh said she lives on Island View Circle. She stated that any
6 type of traffic on the hillside pushes soil down to their property. She asked if the neighborhood
7 has been canvassed for public reaction. She said she would prefer the trails, if they are built, to
8 stay east of the firebreak road, to leave a buffer from noise, traffic, and erosion for those below.
9 She said she believes parking would be an issue, as well as restrooms and fires. Ms. Marsh
10 stated that motor use in the bowl area creates a dust cloud that dumps onto the residential
11 properties below.
12

13 Dale Perry – Mr. Perry said he lives at the mouth of the canyon used to access the
14 property proposed for the trails. He said his concern is not the trails, but the speeding
15 motorcycle traffic through the neighborhood. He is concerned about parking and speeding
16 traffic, and would like to see enforcement of speeding in the neighborhood. Mr. Perry
17 suggested providing a parking area higher on the hill away from the top of 100 South.
18

19 Jeff Hale – Mr. Hale showed a video he put together to demonstrate the hazard caused
20 by a large drainage pond that often develops on 400 East at the base of 900 South during times
21 of rain or snow. The video showed children trying to jump over the puddle to get to school
22 without getting feet wet. Mr. Hale said he is a civil engineer. He provided a Google Earth image
23 of the area (attached) with drainage catch basins highlighted, and stated that a catch basin is
24 needed at the 900 South/400 East intersection to prevent the pond.
25

26 Grover Marsh – Mr. Marsh said the Collet hillside connects to his backyard. He said he
27 is concerned the City is rushing into the proposed bike trail situation without enough thought.
28 The neighborhood has not been canvassed. Mr. Marsh said he has been involved with grants
29 in the past, and he is curious to know the details on the grant application. He asked if a study
30 has been done on the noise, restrooms, and other mitigation issues. He asked how the trails
31 would restrict future use of the property. He asked what other trails are available in the area,
32 and pointed out that people can ride bikes on the hillside as it is now. Mr. Marsh expressed the
33 opinion that the proposed trails could adversely impact the value of the homes below, and
34 speculated that it might be considered some type of taking. He asked if snowmobiles would be
35 allowed to use the trails in winter. Mr. Marsh stated he hopes there is real consideration of the
36 issue.
37

38 Bruce Collet – Mr. Collet said he has seen runners and bikers almost overrun on the
39 existing road by motor vehicles. He said he believes there are a lot of existing trails that could
40 be used better without needing the proposed lower trails.
41

42 Jim Stephens, President of Centerville Small Arms Association – Mr. Stephens said he
43 feels the hillside should be land of multiple opportunities, but he has some safety concerns with
44 the proximity of the proposed trails to the gun range. The Small Arms Association has put up a
45 cable to prevent those on motorcycles and 4-wheelers from using the range access road. Mr.
46 Stephens stated the gun range is an important part of Centerville, and he is worried the
47 proposed trails would infringe on the safety zone. Danger will be increased if the cable is cut to
48 accommodate bike trails.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the March 6, 2018 Council meeting were reviewed. Councilman Ince made a **motion** to accept the minutes. Councilwoman Mecham seconded the motion, which passed by unanimous vote (3-0).

CONTRACT FOR SOLID WASTE COLLECTION SERVICES

Centerville City's contract with ACE Recycling and Disposal is set to expire June 30, 2018. Jake Smith, Management Services Director, presented a bid analysis for solid waste collection services. Staff recommends accepting the bid from ACE Disposal, which submitted the lowest cost overall for all three services – solid waste, green waste, and recycling. Mr. Smith said he was advised that using the green waste containers for recycling in the off season is not recommended because of contamination. Beth Holbrook, representing Waste Management, emphasized that contamination and cleanliness of material submitted for recycling matters. Mercedes Anto, representing ACE Disposal, explained that years ago the material for recycling was not expected to be as clean because the market for recycling was good. The market has changed, and material submitted for recycling now needs to be relatively clean. Staff reported positive feedback regarding the existing relationship with ACE Disposal.

Councilwoman Ivie made a **motion** to award a solid waste collection services contract to ACE Disposal, subject to the approval of a contract document in a later meeting. Councilman Ince seconded the motion, which passed by unanimous vote (3-0).

PUBLIC HEARING – FINAL SUBDIVISION – MOSS ACRES

Cassie Younger, Assistant Planner, explained the request for Final Subdivision Plat approval for the Moss Acres Subdivision located at 2026 North Main. Responding to a question from Councilman Ince, Ms. Younger stated there is space for a small home to be built outside the specified fault line if the existing home is ever removed. Chad Morris, applicant, said he believes the price difference between the different lots will allow a difference in home building within the subdivision. He said he would like the existing home to remain, but does not want it listed on the National Historic Register. Ms. Younger commented that the existing home is included on the Centerville City Significant Sites list, but no improvement restrictions are imposed.

Mayor Wilkinson opened a public hearing at 7:53 p.m.

Grover Marsh – Mr. Marsh asked if the existing home is seismically safe.

Cory Snyder, Community Development Director, responded that the home exists and has right to exist on that property. Building codes are in place to regulate any upgrades or significant changes. He said it is safe to say the home does not meet seismic standards at this time.

The Mayor closed the public hearing at 7:56 p.m. Councilman Ince made a **motion** to approve the Final Subdivision Plat for the Moss Acres Subdivision located at 2026 North Main, subject to the following conditions and findings. Councilwoman Ivie seconded the motion, which passed by unanimous vote (3-0).

Conditions:

1. The Final Recordable Subdivision Plat shall reflect the lot layout and engineering dated February 28, 2018, or as amended by the City in preparation of its recording.
2. A Final Paper Plat shall be submitted to the City Recorder's office to be reviewed by the City staff to ensure plat compliance with City's approved format, approval final layout, survey standards, and owner dedications. Such paper plat shall be deemed acceptable by the City Attorney and City Engineer prior to preparation and submittal of the final recordable linen plat to the City.
3. Plat Note Number 2 shall be edited to say "Maximum impervious coverage is 40% or 5,000 square feet per lot, whichever is less" before recording of plat.
4. Confirm proposed addresses with Public Works Director and label on the final plat before recording.
5. Plat shall state the Centerville City Standards as approved by the City Engineer.
6. Applicant shall add "Name" to the Owner's Dedication and Acknowledgment before recording of Final Plat.
7. Applicant shall add location and reference to Centerville City easement E#900358, B#1367, P#723, prior to recording of the Final Plat.
8. Receive Final approval from the City Engineer of Final Plat, Construction Drawings and Demolition Plan.
9. Applicant shall provide legal existence of MorrisRigby LLC.
10. Applicant shall correct the boundary description on the plat to match the one listed on the title report, as approved by the City Attorney, before recording of the Final Plat.
11. The applicant shall comply with the demolition of the existing out building located on the south end of lot 4, which may remain IF the lot has been developed with a primary use within 18 months from the date of plat recording. At the end of the 18-month period, if the lot has not been developed for primary use, the developer shall remove the structure prior to the City releasing the bond amount for its demolition OR the City can call on the funds from the bond for demolishing the structure.
12. The required improvement bond and associated fees shall be prepared, reviewed, and paid prior to the recordation of the subdivision plat with Davis County.
13. After the plat recording, a preconstruction meeting shall be held with the City that includes all parties that are installing the public and utility service infrastructure.

Findings:

- a) The City Council finds that Final Subdivision Plans are consistent with the previous Preliminary Plan Acceptance directives.
- b) The City Council finds that the Final Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the subdivision and Hillside Overlay ordinances.
- c) The City Council finds that the Final Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the City's Zoning Ordinance, regarding lot development within the R-L Zone.

FINANCIAL REPORT

Marcus Arbuckle presented a financial report for the 8-month period ending February 28, 2018.

TRAILS COMMITTEE PROPOSAL FOR ADDITIONAL TRAILS ON CITY PROPERTY

Mr. Thacker reported on the success of the recent open house regarding proposed mountain bike trails on City-owned hillside property. He stated he personally feels the proposed trails are an appropriate use of hillside property owned by the City. However, Mr. Thacker said he cannot in good conscience recommend going forward with the project at this time due to concerns about the existing access road and potential drainage problems. He recommended the City proceed with a comprehensive drainage review of the entire 180 acres, funded by the Drainage Utility Fund. He said an assessment of the access road is also needed, but emphasized he would not want the access road to detract from funds needed to maintain existing City roads. Mr. Thacker stated the Council needs to determine what uses they believe are appropriate on the hillside property, and what the boundaries of those uses should be. He added that an infrastructure plan should be prepared to ensure long-term sustainability.

Councilwoman Ivie said she loves the hillside and loves the enthusiasm for recreation, but she is pleased with the recommendation to take the time to make sure the City gets the best product possible. Mr. Thacker recommended the Council take a fieldtrip to the hillside to discuss issues and concerns. Councilman Ince pointed out there have been a number of negative comments about the bowl area used by motor vehicles. He said he recently read a newspaper article about the creation of the bowl area in about 1930 to help replenish Centerville aquifers during a time of drought. Mr. Thacker stated there is significant abuse occurring in the area that needs to be considered and controlled. Mayor Wilkinson said he believes the community as a whole likes the proposed bike trail project – it will simply be a matter of doing it right.

Mr. Thacker explained that the grant the Trails Committee proposed applying for has a 10-year maintenance clause. The land would need to be maintained with that use for 10 years. Councilman Ince questioned the City's ability to meet the required grant match, considering the funds committed for park projects. Mr. Thacker stated the access road will be an expensive project. Bruce Cox, Parks and Recreation Director, said a County representative has indicated the County would like to be a support. Mike Remington, Trails Committee Chair, said the Bountiful Trails Committee has expressed support for the proposed trails. Councilwoman Mecham said she believes the bike trails are something people want, and expressed support for taking the time to get a good product. Mr. Remington commented that the trails can be built with erosion control in mind. Mr. Thacker pointed out that the result of the drainage analysis may affect the design of the trail system.

Mr. Thacker stated the gun range is responsible by contract to maintain the road above the gate. Jim Foster, a Director of the Centerville Small Arms Association, responded that winter damage to the road will be repaired during spring. Councilman Ince asked if it would be possible to place cameras on the hillside to catch problems on video. Mr. Cox responded cameras would be possible, but would require money. Councilman Ince made a **motion** to direct staff to provide monthly updates on this matter. Councilwoman Mecham seconded the motion, which passed by unanimous vote (3-0). Mr. Remington thanked the Council and staff for their help getting the project to this point, and expressed his desire for it to keep moving forward.

The Council took a break at 8:59 p.m., and returned at 9:15 p.m.

GENERAL PLAN AMENDMENT REGARDING PAGES LANE COMMERCIAL AREA

Mr. Snyder presented a proposed General Plan Amendment regarding the Pages Lane Commercial Area with revisions requested by the Council. Councilman Ince commented that he would like to see the property remain commercial, but considering the way the market has reacted, the property should probably move toward residential. Councilwoman Mecham said she would like to see the property remain commercial. Councilwoman Ivie said she would like a plan in place for the elementary school property on the north side of Pages Lane in case the school district ever chooses not to use the property for a school. Mr. Snyder commented that the school property is not in the Pages Lane Commercial Area. The General Plan currently prohibits commercial use on the north side of Pages Lane. The Council expressed a desire to review further edits prior to scheduling a public hearing.

The Mayor allowed comment from the public at 9:34 p.m.

Buck Swaney – Representing the property owners, Mr. Swaney said they have a couple of viable commercial opportunities available that work within existing zoning. He reported that property ownership has changed, and the property is now being more aggressively commercially marketed. He said they are confident commercial can be viable at that location long-term. Redevelopment may occur over time that would guarantee the property remains commercial. Mr. Swaney said the owners currently also have an offer for residential development contingent on a density of at least eight units per acre. Residential would not be viable at that location at a lower density. He pointed out that the table of uses currently does not include internet-related commercial.

MAYOR'S REPORT

- Mayor Wilkinson reported that multiple parties are currently interested in purchasing the current Centerville Fire Station property.
- The Mayor reported that the gas leak at Legacy Crossing Apartments has been resolved and residents have been allowed to return to their apartments.

COUNCIL LIAISON REPORT

Councilwoman Ivie updated the Council on the Whitaker Museum and Landmarks Commission. She asked for an estimate of the RAP Tax revenue that will be allocated to the Whitaker Museum through the end of the year. Councilwoman Ivie suggested a safety protocol should be established for the Whitaker Museum. Mr. Thacker suggested the Museum Director speak with the Police Chief.

CITY MANAGER'S REPORT

- A \$100,000 grant was awarded for the South Davis Active Transportation Plan, which will involve a \$4,000 match from each of the three cities involved – Centerville, Bountiful, and North Salt Lake. Council members did not object to the increase in the City's match from \$3,000 to \$4,000, which Mr. Thacker said would come from the Transportation Fund.
- The Council scheduled a fieldtrip to the hillside for Wednesday, March 28, at 5:30 p.m.

APPOINTMENT

Based on recommendation from Mayor Wilkinson, Councilman Ince made a **motion** to appoint Kai Hintze to the Planning Commission and David Hirschi to the Board of Adjustment. Councilwoman Ivie seconded the motion, which passed by unanimous vote (3-0).

ADJOURNMENT

At 10:12 p.m., Councilwoman Ivie made a **motion** to adjourn the meeting. Councilman Ince seconded the motion, which passed by unanimous vote (3-0).

Mackenzie Wood, City Recorder

Date Approved

Katie Rust, Recording Secretary

PRELIMINARY DRAFT

Minutes of the Centerville **City Council** Special meeting held Wednesday, March 28, 2018 at 5:30 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

MEMBER ABSENT

Tami Fillmore

STAFF PRESENT

Steve Thacker, City Manager
Kevin Campbell, City Engineer
Randy Randall, Public Works Director
Bruce Cox, Parks & Recreation Director
Cory Snyder, Community Development Director

VISITORS

Grover & Patricia Marsh
Holly Ince
Lee Skabelund

Mr. Randall, Public Works Director, explained how the City purchased the property on the mountainside to address and prevent further flooding like that which occurred earlier by runoff from that property. Later, the City also used the bowl or dike area as a groundwater recharge facility, diverting water from Deuel Creek through a pipe to the basin behind the dike. His concerns about this property now include drainage and road access.

FIELD TRIP

The group then got into several vehicles and stopped first on 850 East, south of 100 South, to view the lower portion of the City's property where it fronts 850 East. If the City ever decides to develop lots for homes on this portion of 850 East, significant earth-moving and soil stabilization efforts would be required.

The group then made several other stops on the City's property, including on the diagonal access road to the gun range and on the Firebreak Road (Weber Basin Aqueduct maintenance road). They viewed the extensive erosion caused by motorized recreation vehicles in the bowl area and on its dike and upper slope. They also viewed slope erosion and road damage caused by uncontrolled storm water and snowmelt, and the series of berms constructed years ago to intercept and detain storm water runoff to allow the water to percolate into the soil in the area where the Trails Committee has proposed constructing a mountain bike flow track.

ADJOURNMENT

At 7:20 p.m., the meeting was adjourned.

Mackenzie Wood, City Recorder

Date Approved

CENTERVILLE

Staff Backup Report

4/3/2018

Item No. 2.

Short Title: Review proposed General Plan amendment re Pages Lane commercial area

Initiated By: City Council

Scheduled Time: 7:10

SUBJECT

RECOMMENDATION

Review and discuss Cory's proposed revisions to the General Plan amendments for the Pages Lane commercial area (attached). Give staff direction regarding the revisions and set a public hearing on this matter.

BACKGROUND

Several months ago the City Council received a recommendation from the Planning Commission to amend the General Plan section pertaining to the Pages Lane commercial area. After a public hearing and several meetings discussing this matter, the City Council directed staff to substantially revise the proposed amendments and then hold another public hearing. Cory Snyder drafted revisions based on his perception of the Council's direction and those revisions were discussed by the Council on March 21. However, the Council asked for further revision, and two Council Members were absent, so the Council asked for another opportunity to discuss the revisions before setting a public hearing.

ATTACHMENTS:

Description

- ▢ Pages Lane Commercial Area Plan Amendments with Edits

CITY COUNCIL DRAFT EDITS – 03-21-2018 (Council Meeting)

12-480-2 Neighborhood 1, Southeast Centerville

2. **Commercial Policies**

The Southeast Centerville Neighborhood contains two ~~(2)~~ separate and distinct commercial areas: (1) ~~t~~The Pages Lane Commercial Center; and (2) the Old Main Street Commercial Area. Each of these commercial areas has its own distinctive land use development patterns and its associated characteristics of the built environment.

a. **Pages Lane Commercial Area**

Located on the south side of Pages Lane between Main Street and 400 East, this retail commercial center, in the past, was a typical suburban neighborhood shopping center, with a large grocery store, variety of home improvement stores, and a number of small specialized businesses. This retail commercial center formerly served a large part of Centerville and the surrounding area; and was -a major contributor to the economic base of Centerville City.

Presently, the Pages Lane Commercial Area is experiencing a notable decline, specifically the eastern half of the block. Of particular note, the former “Dick’s Market” closed and was relocated to Parrish Lane Commercial Area. Several specialized businesses have either closed or ~~also~~ relocated to other retail areas, with a few remaining such as a hardware store, credit union and other small businesses. The predominate remaining uses of the area primarily consist of the retail and community services of The Church of Jesus Christ of Latter-day Saints located on the western half of this block area, and also include a gas station/fast food user and a pizza shop. The future land use planning for this large block area is being parsed into two ~~(2)~~ segments to address primarily the declining elements for the near term, but acknowledge that there will be potential ongoing changes for the longer term as well.

1. **Page Lane/Western Block Segment (from Main Street to approximately 200 East)**

This western block currently remains commercially viable. This half of block area is located just off of Main Street and is currently zoned Commercial-High (C-H). For the foreseeable near future, it is expected that such commercial-style uses would likely remain viable due to its proximity to Main Street and the mixed-use commercial/-residential located just west into Bountiful City. Additionally, the South Main Street Corridor Plan labels this area as the “Pages Lane Mixed Use Subdistrict,” which provides long-range opportunities for redevelopment with mixed commercial/-residential uses ~~also~~.

Goal #1 - Maintain and support the near future (0-5 years) continuation of commercial uses currently located in this western area of the block.

Objective A – The zoning for this block area should be medium to high commercial intensities and uses should include offices, retail stores, restaurants, and institutional type uses.

Objective B – Commercial development should be oriented to local and South Davis residents, with building sizes ranging from 10,000 to 50,000 square feet.

Goal #2 - For the long future (5-15 years), any redevelopment should incorporate the allowance of mixed uses of both residential and commercial.

Objective A – Consider the re-introduction of the use ~~uses~~ allowances and design standards of the Pages Lane Mixed-Use Subdistrict, as outlined in the South Main Street Corridor Plan and Overlay Zone OR other mixed-use type allowances.

Objective B – Any redevelopment that includes future residential uses is to ~~should~~ be considered a “Commercial Planned Development,” subject to the Planned Development Overlay Zone approval process.

2. Page Lane/Eastern Block Segment (approximately from 200 East to 400 East)

This eastern block is the primary target area that is in decline. This half of block area is located deep off of Main Street and any redevelopment will have a greater effect on the residential character of this neighborhood than the western half. Future land use allowances must balance the redevelopment needs of the block with protecting and buffering the residential neighborhood areas to the east and north. Due to substantial use and building vacancies over the past few years, it is remains the intent of the City to encourage existing commercial uses to continue or re-develop in the same manner. Nonetheless, the City believes that, due to changes in retail shopping preferences, the decline of commercial viability may continue and the ability of encouraging a transitioning to other re-development opportunities ought to be considered for the future of this area. Therefore, the following goals and objectives outline these opportunities.

Goal 1: Consider various options to promote the block area’s redevelopment that balances the need to reverse the decline, while respecting the remaining viable commercial uses.

Objective A – Existing commercial uses are encouraged to be continued for the future until such time the commercial market demands prove to be unsustainable. If and when commercial viability is deemed unsuccessful, future text zoning map or text amendments are to be predominately oriented towards encouraging residential re-development.

Objective B – As residential uses are established, the use intensity is to utilize a transitional design pattern from west to east, with higher intensities located nearer to the commercial uses and lower intensities moving eastward that are more compatible with the single--family area east of 400 East.

Objective C#1 – Consider allowing residential re-development, provided that the area to be redeveloped is of sufficient size and area to begin transitioning the existing commercial to becoming a new residential neighborhood with a minimum of five (5) acres in development size.

Objective D#2 – Consider allowing up to a medium density consisting of small lot single-family uses, twin home lots, or townhomes fronting local roadways, either public or private. Roadways are to be of sufficient width to allow for vehicular flow, parking, sidewalks, or other alternative walking paths. Development layout should allow for future project connectivity as the area redevelops. Dwellings are to be designed with elements and materials that are weather resilient and have design elements with a robust architectural character.

Objective E#3 – Ensure that residential development establishes a buffer between the western commercial uses and residential housing through use of open space, landscaping, and if deemed appropriate screening type features.

Objective F#4 – If residential is developed, the layout and positioning of accesses, roadways and dwellings are to be designed in a manner to allow an integration of additional future conversion of commercial to residential uses.

Objective G - Any redevelopment that includes future residential uses is to be considered a “Residential Planned Development,” subject to the Planned Development Overlay Zone approval process.

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
4/3/2018**

Item No. 3.

Short Title: Authorize mapping and drainage study of City's foothills property

Initiated By: City Staff

Scheduled Time: 7:30

SUBJECT

RECOMMENDATION

Authorize ESI Engineering (City Engineer) to proceed with the first two items on the attached scope of work for the City's foothills property and approve funding for this work from the Drainage Utility Fund.

BACKGROUND

The City owns about 180 acres of undeveloped land on the foothills south of Deuel Creek canyon. The Trails Committee has proposed the construction of nearly 5 miles of trails on this property, including some multi-use and some mountain bike trails. In the March 21 City Council meeting, the City Manager recommended a field trip to view this property, which occurred on March 28.

Staff recommend a drainage study and preparation of a master plan of uses and infrastructure before more trails are built on this property. Upon the request of the City Manager, the City Engineer prepared the attached scope of work for the study of this property. The City Manager recommends the Council authorize the City Engineer (ESI Engineering) to proceed with the first two parts of that scope of work. The "not to exceed" fee would be \$8,700 for the first part and \$5,800 for the second part, or a total of \$14,500, which the City Manager believes is a very reasonable cost for work products that will be valuable as the foundation for creating a master plan of recreational uses and preparing improvement plans in the future. As explained on the email from Kevin Campbell (second page of the Scope of Work document attached), he has substantially reduced the cost of the first part. He will attend the Council meeting to explain what will be produced in these first two parts of the scope of work and answer questions.

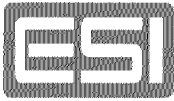
The attached map was used during the field trip and will likely be referred to during the Council meeting discussion.

The City Manager also recommends the Council direct staff to begin the preparation of a master plan regarding uses of this land. He would like the Community Development Department (Cory Snyder and Cassie Younger) to lead that effort and include representatives of the affected parties and general public at appropriate points in that process. He anticipates this master plan of uses and the drainage study would then become the basis for the City Engineer to proceed with part 3 on his attached scope of work.

ATTACHMENTS:

Description

- Foothills Property Study Scope of Work/Fee Proposal



ESI Engineering, Inc.
3500 South Main Suite 206
Salt Lake City, Utah 84115

Office 801.263.1752
Mobile 801.953.4812
kevin.campbell@esieng.com

March 30, 2018

Steve Thacker
City Manager
Centerville City

Re: Centerville Hillside Property Study – Scope

Steve,

As requested Randy and I have developed a scope of what we think ought to be considered in a Study of the City owned 180 Acres on the hillside. The items that we are recommending be incorporated in the study are as follows:

1. Mapping of the property including: topographic survey of property with drone, identify adjacent property ownerships and structures, ownership of accesses and adjacent accesses, easements, existing utilities, existing drainage systems, nearest off site drainage facilities, water rights on or near property, geological hazards, well head protection zones, show existing slopes, existing detention / retention areas, existing land use agreements, existing trails and roads.
Estimated cost for these items (hourly / not to exceed): \$8,700.00
2. Develop a drainage master plan for the area including: determine drainage areas and runoff volumes, identify sub-areas draining to ravines and washes, review existing road drainage, determine adequacy of existing drainage facilities, prepare concept plans and estimates for improved drainage facilities, review status of dam / dike area to verify if still under State purview.
Estimated cost for these items (hourly / not to exceed): \$5,800.00
3. Develop a road and utility master plan for the area including: concept plans and estimates for future utilities, roads and parking lots, as well as obtaining cross access agreements where needed.
4. Develop current and future intended Use Plan including: brief analysis and cost study of feasibility of homes along 850 East, allow City Council and Parks Committee time to identify future recreation and park uses for the area, prepare concept use, access and fencing plan for the different areas.

Let us know if you think that some of these areas should not be considered or if there are other items that should be included.

Regards,

Kevin L. Campbell, P.E.,

Centerville City Engineer
ESI ENGINEERING, INC.

Steve Thacker

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Friday, March 30, 2018 3:41 PM
To: Steve Thacker
Cc: Randy Randall
Subject: Scope of Work Fee Proposal
Attachments: Centerville Hillside Property Study_Scope 03-30-18.pdf

Steve,

For the first item we are estimating 8 to 10 drone flights to cover the area. This will take about 24 hours of drone pilot time and 9 hours of survey crew time. We anticipate 32 hours of office time to process the field data in order to produce a dtm of the area.

Subtotal for Drone topographic survey is:

1. Pilot and office time - \$5,320.00
2. 2 man survey crew - \$1,530.00
3. GPS - \$350.00
4. Drone Time - \$1,200

SUBTOTAL \$8,400.00 (We are willing to remove all of the Drone Time of \$1,200 and 21 hours of pilot time x \$100 / hour - \$2,100)

This will reduce this Subtotal to \$5,100.

The other items of identifying adjacent property ownerships and structures, ownership of accesses and easements, existing utilities, drainage systems, nearest offsite drainages facilities, water rights, geological hazards, well head protection zones, detention / retention areas, land use agreements, trails and roads we anticipate will take an EIT about 32 hours x \$60 per hour (\$1,920) and a Senior PE about 16 hours x \$105 per hour (\$1,680). Subtotal = \$3,600

TOTAL = \$8,700.00

For the second item as described in attached letter we are estimating about 40 hours x \$105 per hour (\$4,200) for Senior PE, an EIT for about 24 hours x \$60 per hour (\$1,440) and a PE for review for 2 hours x \$80 per hour (\$160).

TOTAL = \$5,800.00

Let me know if additional information is needed on this.

We can discuss further on Monday morning.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

MTB Proposed Trail - Hillside Analysis



Date: 3/28/2018



- Centerville Proposed Trails - Sagebrush Trails Data**
- Centerville Proposed Trail
 - Existing Single Track
 - Contours Bow Area 5'
 - Contours Bow Area 10'
 - Contours 20'
 - Existing Road (avg and max grade)
 - SDavis Aqueduct
 - Weber Basin ROW Aqueduct Centerville
 - Major Gas Pipelines
- Source Protection Zones**
- 3 year groundwater time of travel
 - 15 year groundwater time of travel
 - City Boundary

CENTERVILLE

Staff Backup Report

4/3/2018

Item No. 4.

Short Title: Continue discussion re creating more cemetery capacity

Initiated By: City Manager

Scheduled Time: 7:45

SUBJECT

RECOMMENDATION

Allow Bruce Cox, Parks & Recreation Director, to report on the additional available spaces his employees are finding in Section A of the City Cemetery. Council and staff may then continue the discussion of the potential for creating a second cemetery somewhere within the City limits.

BACKGROUND

Bruce will refer to the attached aerial photo for his report.

ATTACHMENTS:

Description

▢ Cemetery Aerial Photo 2017



Cemetery - (mid 2017 Imagery)

1 inch = 54 feet



Document Path: C:\GIS\Workspace\Projects\Parks\Cemetery2017\Map.dwg

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
4/3/2018**

Item No. 5.

Short Title: Mayor's Report

Initiated By: Mayor Wilkinson

Scheduled Time: 8:15

SUBJECT

RECOMMENDATION

Mayor Wilkinson may report on matters of City interest.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
4/3/2018**

Item No. 6

Short Title: City Manager's Report

Initiated By: City Manager

Scheduled Time: 8:20

SUBJECT

RECOMMENDATION

Allow City Manager to report on matters of City interest, including the results of the recent bid for street asphalt overlay work.

BACKGROUND

Bids for asphalt overlay work were opened on March 28--see attached bid results. There were 8 bidders and the low bid of \$734,939 was well below the Engineer's Estimate of \$950,000. The bid award will be made in a later council meeting after the results of the Crack and Slurry Seal bids are also known. This will allow staff to consider whether funding will allow expanding the scope of work. However, the City Manager will report on the bid results in this next meeting and provide an update regarding the Frontage Road improvement projects--both local and federal--scheduled for this year.

ATTACHMENTS:

Description

- Centerville Overlay Project 2018 Bid Results



BID TABULATION FOR CENTERVILLE CITY

Street Overlay Project 2018 - #16-155				Advanced Paving		Staker Parson		Black Forest		Post		Kilgore		Morgan Asphalt		Consolidated Paving		Geneva Rock	
Item No.	Description	Amounts	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
Frontage Road - 600 North to 2400 North - 2" Overlay																			
1	1" Asphalt roto-mill including lowering of manholes and valves as necessary	30,200	SF	\$0.19	\$5,738.00	\$0.40	\$12,080.00	\$0.39	\$11,778.00	\$0.28	\$8,456.00	\$0.22	\$6,644.00	\$0.24	\$7,248.00	\$0.69	\$20,836.00	\$0.65	\$19,630.00
2	Asphalt leveling course as per engineer	500	TN	\$64.30	\$32,150.00	\$68.68	\$34,340.00	\$66.50	\$33,260.00	\$72.50	\$36,250.00	\$73.00	\$36,500.00	\$68.04	\$34,020.00	\$69.87	\$34,935.00	\$82.55	\$41,275.00
3	Sweep Street	444,785	SF	\$0.02	\$8,895.70	\$0.02	\$8,895.70	\$0.03	\$13,343.55	\$0.01	\$4,447.85	\$0.01	\$4,447.85	\$0.01	\$4,447.85	\$0.02	\$8,895.70	\$0.01	\$4,447.85
4	Paveddy 381 or Mirafi Mirapave 400 geo-textile fabric including tack coat (not including overlap)	444,785	SF	\$0.11	\$48,926.35	\$0.08	\$35,682.80	\$0.11	\$48,926.35	\$0.13	\$57,822.05	\$0.13	\$57,822.05	\$0.13	\$57,822.05	\$0.17	\$75,613.45	\$0.15	\$66,717.75
5	2" thick asphalt overlay (HMA-PG 64-34-12) including tack coat	5,800	TN	\$60.50	\$350,900.00	\$60.62	\$351,596.00	\$59.50	\$345,100.00	\$60.50	\$350,900.00	\$62.00	\$359,600.00	\$61.80	\$358,440.00	\$64.97	\$376,826.00	\$68.00	\$394,400.00
6	Remove and replace existing asphalt (8" thick) including saw-cut	10,000	SF	\$4.20	\$42,000.00	\$3.48	\$34,800.00	\$4.30	\$43,000.00	\$6.00	\$60,000.00	\$5.35	\$53,500.00	\$5.53	\$55,300.00	\$4.49	\$44,900.00	\$6.00	\$60,000.00
7	Remove and replace existing asphalt (6" thick) including saw-cut	10,000	SF	\$3.20	\$32,000.00	\$3.03	\$30,300.00	\$3.70	\$37,000.00	\$4.25	\$42,500.00	\$4.00	\$40,000.00	\$4.11	\$41,100.00	\$3.37	\$33,700.00	\$5.35	\$53,500.00
8	Remove and replace existing asphalt (4" thick) including saw-cut	6,000	SF	\$2.20	\$13,200.00	\$2.20	\$13,200.00	\$2.70	\$16,200.00	\$3.50	\$21,000.00	\$2.80	\$16,800.00	\$2.87	\$17,220.00	\$2.25	\$13,500.00	\$3.25	\$19,500.00
9	Remove curb & gutter and replace as per Engineer including saw-cut as needed	200	LF	\$36.15	\$7,230.00	\$34.40	\$6,880.00	\$39.00	\$7,800.00	\$27.00	\$5,400.00	\$37.00	\$7,400.00	\$35.35	\$7,070.00	\$37.88	\$7,576.00	\$38.20	\$7,640.00
10	Remove and replace concrete waterway as per Engineer including saw-cut as needed	48	SF	\$18.30	\$907.20	\$18.00	\$864.00	\$27.00	\$1,296.00	\$30.00	\$1,440.00	\$40.00	\$1,920.00	\$36.02	\$1,728.96	\$13.12	\$629.76	\$20.00	\$960.00
11	Remove and replace sidewalk as per Engineer including saw-cut as needed	2,472	SF	\$8.60	\$21,259.20	\$8.20	\$20,270.40	\$9.00	\$22,248.00	\$5.00	\$12,360.00	\$6.00	\$14,832.00	\$5.54	\$13,694.88	\$6.66	\$16,463.52	\$8.85	\$21,877.20
12	Adjust water valve box and monuments to final grade with concrete collar	34	EA	\$396.00	\$13,260.00	\$375.00	\$12,750.00	\$365.00	\$12,410.00	\$315.00	\$10,710.00	\$305.00	\$10,370.00	\$327.52	\$11,135.68	\$460.00	\$15,640.00	\$252.65	\$8,590.10
13	Adjust manhole to final grade with concrete collar	24	EA	\$445.00	\$10,680.00	\$425.00	\$10,200.00	\$500.00	\$12,000.00	\$415.00	\$9,960.00	\$460.00	\$11,040.00	\$482.35	\$11,576.40	\$632.50	\$15,180.00	\$438.30	\$10,519.20
14	Excavation, 12" roadbase, and 4" asphalt for roadway widening at Jennings Lane	1,200	SF	\$4.25	\$5,100.00	\$6.75	\$8,100.00	\$5.80	\$8,980.00	\$4.50	\$5,400.00	\$7.00	\$8,400.00	\$7.12	\$8,544.00	\$4.70	\$5,640.00	\$5.60	\$6,720.00
15	Temporary striping - double yellow solid	1	Lump Sum	\$3,960.00	\$3,960.00	\$3,500.00	\$3,500.00	\$3,400.00	\$3,400.00	\$3,500.00	\$3,500.00	\$3,420.00	\$3,420.00	\$6,296.77	\$6,296.77	\$4,025.00	\$4,025.00	\$3,800.00	\$3,800.00
16	Restore landscaping and sprinklers as needed	1	Lump Sum	\$3,225.00	\$3,225.00	\$6,150.00	\$6,150.00	\$2,800.00	\$2,800.00	\$7,100.00	\$7,100.00	\$2,200.00	\$2,200.00	\$10,123.42	\$10,123.42	\$2,415.00	\$2,415.00	\$1,800.00	\$1,800.00
17	Traffic Control	1	LS	\$9,825.00	\$9,825.00	\$25,000.00	\$25,000.00	\$11,000.00	\$11,000.00	\$16,500.00	\$16,500.00	\$18,600.00	\$18,600.00	\$29,709.70	\$29,709.70	\$17,250.00	\$17,250.00	\$3,000.00	\$3,000.00
18	Mobilization	1	LS	\$4,340.00	\$4,340.00	\$38,620.60	\$38,620.60	\$26,000.00	\$26,000.00	\$12,600.00	\$12,600.00	\$20,000.00	\$20,000.00	\$18,405.98	\$18,405.98	\$21,850.00	\$21,850.00	\$25,200.00	\$25,200.00
Subtotal (Items 1-18)				\$613,196.45	\$653,229.50	\$654,511.90	\$666,345.90	\$673,495.90	\$693,883.69	\$715,877.43	\$749,577.10								
1350 North / 1375 North - 2" Overlay																			
19	Sweep Street	84,400	SF	\$0.02	\$1,688.00	\$0.03	\$2,532.00	\$0.04	\$3,376.00	\$0.02	\$1,688.00	\$0.01	\$844.00	\$0.02	\$1,688.00	\$0.02	\$1,688.00	\$0.01	\$844.00
20	2" thick asphalt overlay (AC-20 DM 3/4")	1,090	TN	\$61.00	\$66,490.00	\$61.15	\$66,653.50	\$60.00	\$65,400.00	\$63.50	\$69,215.00	\$65.00	\$70,850.00	\$63.67	\$69,400.30	\$64.97	\$70,817.30	\$68.40	\$74,556.00
21	Paveddy 381 or Mirafi Mirapave 400 geo-textile fabric including tack coat (not including overlap)	52,000		\$0.11	\$5,720.00	\$0.10	\$5,200.00	\$0.14	\$7,280.00	\$0.15	\$7,800.00	\$0.15	\$7,800.00	\$0.14	\$7,280.00	\$0.18	\$9,360.00	\$0.15	\$7,800.00
22	Remove and replace curb and gutter (24" wide) including saw-cut as needed	100	LF	\$36.15	\$3,615.00	\$34.40	\$3,440.00	\$39.00	\$3,900.00	\$31.00	\$3,100.00	\$42.00	\$4,200.00	\$43.56	\$4,356.00	\$38.17	\$3,817.00	\$40.00	\$4,000.00
23	Remove and replace concrete waterway including saw-cut as needed	200	SF	\$19.00	\$3,800.00	\$18.00	\$3,600.00	\$27.00	\$5,400.00	\$14.75	\$2,950.00	\$26.00	\$5,200.00	\$23.65	\$4,730.00	\$10.39	\$2,078.00	\$20.00	\$4,000.00
24	Remove and replace concrete wheelchair ramp including saw-cut as needed	800	SF	\$8.90	\$7,120.00	\$8.50	\$6,800.00	\$20.00	\$16,000.00	\$7.00	\$5,600.00	\$14.00	\$11,200.00	\$14.93	\$11,944.00	\$7.84	\$6,272.00	\$9.40	\$7,520.00
25	Remove and replace sidewalk including saw-cut as needed	675	SF	\$8.60	\$5,805.00	\$8.20	\$5,535.00	\$9.00	\$6,075.00	\$7.00	\$4,725.00	\$6.65	\$4,488.75	\$12.78	\$8,626.50	\$6.85	\$4,623.75	\$9.10	\$6,142.50
26	Remove and replace existing asphalt (4" thick) including saw-cut	1,600	SF	\$2.30	\$3,680.00	\$3.45	\$5,520.00	\$3.60	\$5,760.00	\$4.00	\$6,400.00	\$2.50	\$4,000.00	\$3.01	\$4,816.00	\$1.69	\$2,704.00	\$3.20	\$5,120.00
27	Adjust water valve box and monuments to final grade with concrete collar	21	EA	\$390.00	\$8,190.00	\$375.00	\$7,875.00	\$340.00	\$7,140.00	\$315.00	\$6,615.00	\$280.00	\$5,880.00	\$327.52	\$6,877.92	\$460.00	\$9,660.00	\$252.65	\$5,305.65

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
4/3/2018**

Item No. 7.

Short Title: Closed meeting, if necessary, for reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

At this time staff is not aware of a need for a closed Council meeting, but the agenda allows for that possibility.

BACKGROUND

**CENTERVILLE
CITY COUNCIL
Staff Backup Report
4/3/2018**

Item No. 8.

Short Title: Possible action following closed meeting, including appointments to boards and committees

Initiated By:

Scheduled Time: 8:25

SUBJECT

RECOMMENDATION

Mayor Wilkinson may recommend appointments to City boards/committees.

BACKGROUND

**CENTERVILLE
RDA MEETING
Staff Backup Report
4/3/2018**

Item No. 9.

Short Title: RDA Meeting

Initiated By: RDA Executive Director

Scheduled Time: 8:30

SUBJECT

1. Approve minutes of March 21 RDA meeting
2. Review updated RDA financial analysis/projections

RECOMMENDATION

1. Approve minutes of March 21 RDA meeting
2. Allow City Manager/RDA Executive Director to review the updated financial analysis of the RDA Fund, including loans between the three Project Areas and projections of future revenue and expenditures. If time permits, also discuss potential uses of unobligated tax increment revenue.

BACKGROUND

The RDA FY 2018 Budget was adopted in June 2017 based on the County's preliminary reports (May 2017) of tax increment revenue 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 reveals the RDA will receive about 9% less than the total shown in the earlier preliminary reports, a reduction of about \$135,000. City staff have met recently with County Clerk/Auditor and Assessor employees to understand the reasons for this reduction. This was explained in the March 21 RDA work session, but due to the absence of two Board members, this will be explained again in the April 3 meeting.

The May 2017 and February 2018 reports are shown in the three attachments, one for each of the following Project Areas: Parrish Lane Gateway; Parrish-Legacy Crossing CDA; and Barnard Creek CDA. Based on these latest numbers, the RDA Executive Director (i.e. City Manager) has updated the financial analysis of the RDA Fund to show the impact on the current budget, projections of future revenues and expenditures, and the repayment of loans from the Parrish Lane Gateway Project Area to the other two Project Areas. This updated analysis is attached.

If time permits, the Council may discuss potential uses of unobligated tax increment revenue. Because of a request for tax increment reimbursement from developers (Fred Hale/Chad Salmon) in the Parrish-Legacy Crossing CDA Project Area, the Project Area Plan and Budget are both attached for reference, as requested in the March 21 meeting. The RDA Board should pay particular attention to Sections 6 and 7 of the Project Area Plan (on pages 6 and 7). The public infrastructure plan later in that document (Appendix B) shows the potential for some infrastructure in the area west of 1250 West to be eligible for tax increment assistance. However, that was based on the assumption that this area would develop in accordance with its zoning at that time, which was Commercial-Very High, generating more property tax and sales tax revenue than it actually does.

In the March 21 RDA meeting, Fred Hale and Chad Salmon asked for more tax increment reimbursement than staff recommended. At some point the RDA Board intends to re-engage those developers in further discussion about their request. However, the RDA Executive Director would like the Board to focus this time on the financial analysis/projections he has prepared, as a beginning point in discussing how to use the unobligated tax increment revenue identified in the attached analysis/projections.

ATTACHMENTS:

Description

- ▢ March 21, 2018 Minutes
- ▢ RDA Financial Analysis/Projections
- ▢ Parrish Lane Gateway 17/18 Reports
- ▢ Parrish-Legacy Crossing CDA 17/18 Reports
- ▢ Barnard Creek CDA 17/18 Reports
- ▢ Tax Increment Reimbursement Analysis
- ▢ Developer's Spreadsheet
- ▢ Legacy X Map
- ▢ Barnard Creek Map
- ▢ Legacy Crossing CDA Project Area Plan
- ▢ Legacy Crossing CDA Project Area Budget
- ▢ Barnard Creek CDA Project Area Plan
- ▢ Barnard Creek CDA Project Area Budget

PRELIMINARY DRAFT

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 _____
25 Steve Thacker, RDA Executive Director
26
27
28
29 _____
Katie Rust, Recording Secretary

Date Approved

Owed to Parrish As of 7/1/2013					Owed to Parrish as of 7/1/2017		
	2014	2015	2016	2017	Total		
Barnard Rev.					\$ 100,897.00	\$	100,897.00
Barnard Exp.	\$ 13,125.00	\$ 25,321.25	\$ 21,743.41	\$ 17,937.92	\$ 98,914.54	\$	98,914.54
Admin Charges and other Expenses Assigned*	\$ -	\$ -	\$ -	\$ 13,580.59	\$ 13,580.59	\$	(11,598.13)
Legacy X Rev.	\$ 104,352.00	\$ 129,011.00	\$ 185,058.00	\$ 192,947.00	\$ 611,368.00	\$	611,368.00
Legacy X Exp.	\$ 100,505.90	\$ 123,963.00	\$ 206,749.57	\$ 148,808.68	\$ 736,855.15	\$	736,855.15
Admin Charges and other Expenses Assigned*	\$ 13,262.67	\$ 19,765.65	\$ 22,121.12	\$ 25,970.39	\$ 81,119.84	\$	(206,606.99)

*Admin charges assigned based on proportion of revenue contributed to the RDA

Centerville Redevelopment Agency
3/21/2018

<u>Revenue - FY 2018</u>	<u>Adopted</u>	<u>Actual</u>	
Tax Increment - Parrish Lane Gateway (PLG)	\$ 945,513	\$ 873,511	PLG
Additional Tax Increment (PLG)	\$ 206,842	\$ 192,707	PLG
Tax Increment - Legacy Crossing (LC)	\$ 260,118	\$ 215,933	LC
Tax Increment - Barnard Creek (BC)	\$ 95,123	\$ 90,244	BC
CPT Lease Payments	\$ 77,400	\$ 77,400	PLG
Unanticipated Tax Increment	\$ 100,000	\$ -	
Total	\$ 1,684,996	\$ 1,449,795	
<u>Expenditures - FY 2018</u>	<u>Adopted</u>	<u>Estimate</u>	
Public Notices	\$ 100	\$ 100	
Professional and Technical - Misc.	\$ 15,000	\$ 10,000	
Engineering	\$ 7,500	\$ 7,500	
Transfer-Dept Payment (DCPA)	\$ 590,688	\$ 590,688	PLG
<u>Payment of Increment</u>			
<i>Parrish Lane Gateway</i>			
Dayton-West	\$ 84,639	\$ 63,678	PLG
Land Rover	\$ 26,302	\$ 23,863	PLG
<i>Legacy Crossing</i>			
Legacy Crossing Theatre, LLC	\$ 170,000	\$ 148,203	LC
Tueller/Wright	\$ 5,769	\$ 6,764	LC
<i>Barnard Creek</i>			
Salmon	\$ 23,442	\$ 11,810	BC
Supplies and Materials	\$ 5,000	\$ 2,000	
Deposit into TRF	\$ 77,400	\$ 77,400	PLG
Insurance - Property & Liability (DCPA)	\$ 14,000	\$ 13,881	PLG
Board Compensation	\$ 8,200	\$ 8,200	
Admin. Services/Project Mgmt./Property Mgmt.	\$ 163,200	\$ 163,200	
Additional Tax Increment - Transfer to UTOPIA (Fund 49)	\$ 206,842	\$ 192,707	PLG
Maverik Trailhead Costshare	\$ 45,000	\$ 36,000	LC
Other Obligations - TBD during FY 2018	\$ 241,914	\$ 8,300	PLG/QQ
Total	\$ 1,684,996	\$ 1,364,294	

Comparison of revenue and expenditures related to each project area:

Unassigned Expense=	\$ 191,000				
PLG:	\$ 191,000	x	78.9%	=	\$ 150,663
LC:	\$ 191,000	x	14.9%	=	\$ 28,448
BC:	\$ 191,000	x	6.2%	=	\$ 11,889
 PLG Revenue:	\$ 1,143,618				
PLG Expenditures:	\$ 970,517	+	\$ 150,663	=	\$ 1,121,180
					<u>Unassigned Surplus</u>
					\$ 22,438
 LC Revenue:	\$ 215,933				
LC Expenditures:	\$ 190,967	+	\$ 28,448	=	\$ 219,415
					\$ (3,482)
 BC Revenue:	\$ 90,244				
BC Expenditures:	\$ 11,810	+	\$ 11,889	=	\$ 23,699
					\$ 66,545

FY 2018 RDA Project Areas

	Parrish Gateway	Legacy Crossing	Barnard Creek
Unrestricted cash @ 7/1/17	\$ 86,921		
Due from (Due to) other project areas @ 7/1/17	\$ 218,205	\$ (206,607)	\$ (11,598)
FY 2018 projected surplus revenue	\$ 22,438	\$ (3,482)	\$ 66,545
Owed to PCIF for Comm. Park expansion site	\$ (100,000)		
Owed to GF for Parrish Lane fencing (\$116,929)	?	?	?
Reserved for Housing			
FY 2017 (10%)			\$ (10,090)
FY 2018 (10%)			\$ (9,024)

RDA Project Areas Financial Projection

	FY 2019	FY 2020	FY 2021	FY 2022
Parrish Gateway RDA				
Revenue				
Regular Tax Increment only	\$ 873,511	\$ 873,511	\$ 873,511	\$ 873,511
Expenses				
DS-DCPA	\$ (592,838)	\$ (592,963)	\$ (593,163)	\$ -
Tax Increment Payments				
Dayton-West	\$ (70,000)	\$ (70,000)	\$ (70,000)	\$ (70,000)
Land Rover	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (25,000)
Admin, etc	\$ (155,200)	\$ (153,200)	\$ (148,200)	\$ (143,600)
% of \$200,000	77.6%	76.6%	74.1%	71.8%
(Haircut increment & lease revenue included when calculating Admin %)				
Revenue over Exp	<u>\$ 30,473</u>	<u>\$ 32,348</u>	<u>\$ 37,148</u>	<u>\$ 634,911</u>
Legacy Crossing CDA				
Revenue				
Tax Increment only	\$ 240,000	\$ 240,000	\$ 270,000	\$ 300,000
Expenses				
Tax Increment payment	\$ (155,000)	\$ (155,000)	\$ (185,000)	\$ (185,000)
Admin, etc	\$ (32,600)	\$ (32,000)	\$ (35,000)	\$ (37,600)
% of \$200,000	16.3%	16.0%	17.5%	18.8%
Revenue over Expenses	<u>\$ 52,400</u>	<u>\$ 53,000</u>	<u>\$ 50,000</u>	<u>\$ 77,400</u>
Barnard Creek CDA				
Revenue				
Tax Increment only	\$ 90,000	\$ 110,000	\$ 130,000	\$ 150,000
Expenses				
Tax Increment Payments				
Salmon/Pastures	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)
Housing Revitalization (10%)	\$ (9,000)	\$ (11,000)	\$ (13,000)	\$ (15,000)
Admin, etc	\$ (12,200)	\$ (14,800)	\$ (16,800)	\$ (18,800)
% of \$200,000	6.1%	7.4%	8.4%	9.4%
Revenue over Expenses	<u>\$ 38,800</u>	<u>\$ 54,200</u>	<u>\$ 70,200</u>	<u>\$ 86,200</u>

Created Year				Trigger Year	End Year	Increment Paid Through Dec 31, 2016	Form PT-695a pt-695a.xls Rev. 5/17
1997				1997	2021		

8090 CENTERVILLE CITY PARRISH LANE GATEWAY DEVELOPMENT PLAN							
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PROJECT AREA PROJECTED VALUES				(1)	(2)	(3)	(4)	(5)
TAX AREA 8				2017 Projected Taxable Value	2017 Base Taxable Value	2017 Base Value Adjustments	2017 Base Value After Adjustments (2-3)	2017 Projected Marginal Value (1-4)
(a) REAL PROPERTY				114,518,490	360,926	4,629,818	(4,268,892)	118,787,382
(b) PERSONAL PROPERTY				10,645,814	-	-	-	10,645,814
(c) CENTRALLY ASSESSED				514,946	105,370	-	105,370	409,576
TOTAL ALL TAX AREAS								
(a) REAL PROPERTY				\$ 114,518,490	\$ 360,926	\$ 4,629,818	\$ (4,268,892)	\$ 118,787,382
(b) PERSONAL PROPERTY				\$ 10,645,814	\$ -	\$ -	\$ -	\$ 10,645,814
(c) CENTRALLY ASSESSED				\$ 514,946	\$ 105,370	\$ -	\$ 105,370	\$ 409,576
					466,296	4,629,818	(4,163,522)	129,842,772

Entity Name	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Participate Percent	2017 Projected Incremental Real Property Value (5a*6)	2017 Projected Incremental Personal Property Value (5b*6)	2017 Projected Incremental Centrally Assessed Value (5c*6)	2016 Real Property and Centrally Assessed Tax Rate	2016 Personal Property Tax Rate	Projected Real Property Tax Increment Available (7*10)	Projected Personal Property Tax Increment Available (8*11)	Projected Centrally Assessed Tax Increment Available (9*10)	TOTAL 2017 PROJECTED TAX INCREMENT AVAILABLE (12+13+14)
1010 DAVIS	100.00%	118,787,382	10,645,814	409,576	0.001779	0.001779	\$ 211,323	\$ 18,939	\$ 729	\$ 230,990
2010 DAVIS COUNTY SCHOOL DISTRICT	60.00%	71,272,429	6,387,488	245,746	0.008125	0.008125	\$ 579,088	\$ 51,898	\$ 1,997	\$ 632,984
3020 CENTERVILLE CITY	100.00%	118,787,382	10,645,814	409,576	0.000983	0.000983	\$ 116,768	\$ 10,465	\$ 403	\$ 127,635
4005 WEBER BASIN WATER CONSERVANCY	100.00%	118,787,382	10,645,814	409,576	0.000187	0.000187	\$ 22,213	\$ 1,991	\$ 77	\$ 24,281
4010 DAVIS COUNTY MOSQUITO ABATEMENT	100.00%	118,787,382	10,645,814	409,576	0.000116	0.000116	\$ 13,779	\$ 1,235	\$ 48	\$ 15,062
4055 SOUTH DAVIS SEWER DISTRICT	100.00%	118,787,382	10,645,814	409,576	0.000287	0.000287	\$ 34,092	\$ 3,055	\$ 118	\$ 37,265
4100 SOUTH DAVIS RECREATION DISTRICT	100.00%	118,787,382	10,645,814	409,576	0.000306	0.000306	\$ 36,349	\$ 3,258	\$ 125	\$ 39,732
6030 COUNTY LIBRARY	100.00%	118,787,382	10,645,814	409,576	0.000342	0.000342	\$ 40,625	\$ 3,641	\$ 140	\$ 44,406
TOTAL							\$ 1,054,238	\$ 94,482	\$ 3,635	\$ 1,152,355

I, Curtis Koch, as County Auditor certify that the information contained herein is true and correct in compliance with UCA 59-2-913.

Signature: _____

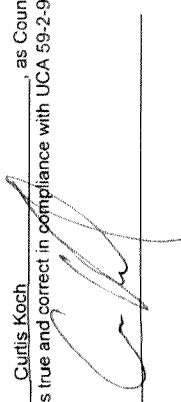
May-17

Created Year		Trigger Year		End Year	
1997		1997		2021	
(1)	(2)	(3)	(4)	(5)	
2017 Final Taxable Value	2017 Base Taxable Value	2017 Base Value Adjustments	2017 Base Value After Adjustments (2-3)	2017 Final Marginal Value (1-4)	
PROJECT AREA Final VALUES					
TAX AREA 8					
(a) REAL PROPERTY	113,339,890	360,926	(4,268,892)	117,608,782	
(b) PERSONAL PROPERTY	9,858,189	-	-	9,858,189	
(c) CENTRALLY ASSESSED	514,946	105,370	105,370	409,576	
TOTAL ALL TAX AREAS					
(a) REAL PROPERTY	\$ 113,339,890	\$ 360,926	\$ (4,268,892)	\$ 117,608,782	
(b) PERSONAL PROPERTY	\$ 9,858,189	\$ -	\$ -	\$ 9,858,189	
(c) CENTRALLY ASSESSED	\$ 514,946	\$ 105,370	\$ -	\$ 409,576	
		466,296	(4,163,522)	127,876,547	

(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
Participate Percent	2017 Final Incremental Real Property Value	2017 Final Incremental Personal Property Value	2017 Final Incremental Centrally Assessed Value	2017 Real Property and Centrally Assessed Tax Rate	2017 Personal Property Tax Rate	Final Real Property Tax Increment Available	Final Personal Property Tax Increment Available	Final Centrally Assessed Tax Increment Available	TOTAL 2017 Final TAX INCREMENT AVAILABLE
	(5a*6)	(5b*6)	(5c*6)			(7*10)	(8*11)	(9*10)	(12+13+14)
Entity Name									
1010 DAVIS	100.00%	117,608,782	9,858,189	409,576	0.001779	\$ 193,231	\$ 17,538	\$ 673	\$ 211,442
2010 DAVIS COUNTY SCHOOL DISTRICT	60.00%	70,565,269	5,914,913	245,746	0.006125	\$ 534,532	\$ 48,059	\$ 1,862	\$ 584,452
3020 CENTERVILLE CITY	100.00%	117,608,782	9,858,189	409,576	0.000983	\$ 113,728	\$ 9,691	\$ 396	\$ 123,814
4005 WEBER BASIN WATER CONSERVANCY	100.00%	117,608,782	9,858,189	409,576	0.000187	\$ 20,464	\$ 1,843	\$ 71	\$ 22,379
4010 DAVIS COUNTY MOSQUITO ABATEMENT	100.00%	117,608,782	9,858,189	409,576	0.000116	\$ 12,584	\$ 1,144	\$ 44	\$ 13,772
4055 SOUTH DAVIS SEWER DISTRICT	100.00%	117,608,782	9,858,189	409,576	0.000287	\$ 31,049	\$ 2,829	\$ 108	\$ 33,986
4100 SOUTH DAVIS RECREATION DISTRICT	100.00%	117,608,782	9,858,189	409,576	0.000306	\$ 32,813	\$ 3,017	\$ 114	\$ 35,944
6030 COUNTY LIBRARY	100.00%	117,608,782	9,858,189	409,576	0.000342	\$ 36,929	\$ 3,372	\$ 129	\$ 40,429
TOTAL						\$ 975,330	\$ 87,491	\$ 3,397	\$ 1,066,218

Rate Adjusted pursuant 17C-1-407(2)

I, Curtis Koch, as County Auditor certify that the information contained herein is true and correct in compliance with UCA 59-2-913.

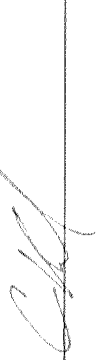
Signature:  Feb-18

Created Year	Trigger Year	End Year	Increment Paid Through Dec 31, 2016
2010	2013	2028	\$ 602,410

8091_CENTERVILLE PARRISH-LEGACY CROSSING CDA				
PROJECT AREA PROJECTED VALUES				
TAX AREA 8				
(1)	(2)	(3)	(4)	(5)
2017 Projected Taxable Value	2017 Base Taxable Value	2017 Base Value Adjustments	2017 Base Value After Adjustments (2-3)	2017 Projected Marginal Value (1-4)
(a) REAL PROPERTY	79,590,254		17,745,027	61,845,227
(b) PERSONAL PROPERTY	5,355,078		-	5,355,078
(c) CENTRALLY ASSESSED	643,000		-	643,000
TOTAL ALL TAX AREAS				
(a) REAL PROPERTY	\$ 79,590,254	\$ -	\$ 17,745,027	\$ 61,845,227
(b) PERSONAL PROPERTY	\$ 5,355,078	\$ -	\$ -	\$ 5,355,078
(c) CENTRALLY ASSESSED	\$ 643,000	\$ -	\$ -	\$ 643,000
			\$ 17,745,027	\$ 67,843,305

	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Participate Percent	2017 Projected Incremental Real Property Value	2017 Projected Incremental Personal Property Value	2017 Projected Incremental Centrally Assessed Value	2016 Real Property and Centrally Assessed Tax Rate	2016 Personal Property Tax Rate	Projected Real Property Tax Increment Available	Projected Personal Property Tax Increment Available	Projected Centrally Assessed Tax Increment Available	TOTAL 2017 PROJECTED TAX INCREMENT AVAILABLE
Entity Name		(5a*6)	(5b*6)	(5c*6)			(7*10)	(8*11)	(9*10)	(12+13+14)
1010_DAVIS	30.00%	18,553,568	1,606,523	192,900	0.001779	0.001779	\$ 33,007	\$ 2,858	\$ 343	\$ 36,208
2010_DAVIS COUNTY SCHOOL DISTRICT	30.00%	18,553,568	1,606,523	192,900	0.008125	0.008125	\$ 150,748	\$ 13,053	\$ 1,567	\$ 165,368
3020_CENTERVILLE CITY	50.00%	30,922,614	2,677,539	321,500	0.000983	0.000983	\$ 30,397	\$ 2,632	\$ 316	\$ 33,345
4005_WEBER BASIN WATER CONSERVANCY	30.00%	18,553,568	1,606,523	192,900	0.000187	0.000187	\$ 3,470	\$ 300	\$ 36	\$ 3,806
4010_DAVIS COUNTY MOSQUITO ABATEMENT	30.00%	18,553,568	1,606,523	192,900	0.000116	0.000116	\$ 2,152	\$ 186	\$ 22	\$ 2,361
4055_SOUTH DAVIS SEWER DISTRICT	30.00%	18,553,568	1,606,523	192,900	0.000287	0.000287	\$ 5,325	\$ 461	\$ 55	\$ 5,841
4100_SOUTH DAVIS RECREATION DISTRICT	30.00%	18,553,568	1,606,523	192,900	0.000306	0.000306	\$ 5,677	\$ 492	\$ 59	\$ 6,228
6030_COUNTY LIBRARY	30.00%	18,553,568	1,606,523	192,900	0.000342	0.000342	\$ 6,345	\$ 549	\$ 66	\$ 6,961
TOTAL							\$ 237,121	\$ 20,532	\$ 2,465	\$ 260,118

I, Curtis Koch, as County Auditor certify that the information contained herein is true and correct in compliance with UCA 59-2-913.

Signature:  May-17

Created Year		Trigger Year		End Year	
2010		2013		2028	
(1)		(2)	(3)	(4)	(5)
2017 Final Taxable Value		2017 Base Taxable Value	2017 Base Value Adjustments	2017 Base Value After Adjustments (2-3)	2017 Final Marginal Value (1-4)
PROJECT AREA Final VALUES					
TAX AREA 8					
(a) REAL PROPERTY		71,299,986		17,745,027	53,554,959
(b) PERSONAL PROPERTY		5,567,362		-	5,567,362
(c) CENTRALLY ASSESSED		643,000		-	643,000
TOTAL ALL TAX AREAS					
(a) REAL PROPERTY		\$ 71,299,986	\$ -	\$ 17,745,027	\$ 53,554,959
(b) PERSONAL PROPERTY		\$ 5,567,362	\$ -	\$ -	\$ 5,567,362
(c) CENTRALLY ASSESSED		\$ 643,000	\$ -	\$ -	\$ 643,000
				17,745,027	59,765,321

(6)		(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
Participate Percent		2017 Final Incremental Real Property Value	2017 Final Incremental Personal Property Value	2017 Final Incremental Centrally Assessed Value	2017 Real Property and Centrally Assessed Tax Rate	2017 Personal Property Tax Rate	Final Real Property Tax Increment Available	Final Personal Property Tax Increment Available	Final Centrally Assessed Tax Increment Available	TOTAL 2017 Final Tax INCREMENT AVAILABLE
Entity Name		(5a*6)	(5b*6)	(5c*6)			(7*10)	(8*11)	(9*10)	(12+13+14)
1010_DAVIS		30.00%	16,066,488	1,670,209	192,900	0.001779	\$ 26,397	\$ 2,971	\$ 317	\$ 29,685
2010_DAVIS COUNTY SCHOOL DISTRICT		30.00%	16,066,488	1,670,209	192,900	0.008125	\$ 121,704	\$ 13,570	\$ 1,461	\$ 136,735
3020_CENTERVILLE CITY		50.00%	26,777,480	2,783,681	321,500	0.000983	\$ 25,894	\$ 2,736	\$ 311	\$ 28,941
4005_WEBER BASIN WATER CONSERVANCY		30.00%	16,066,488	1,670,209	192,900	0.000187	\$ 2,796	\$ 312	\$ 34	\$ 3,141
4010_DAVIS COUNTY MOSQUITO ABATEMENT		30.00%	16,066,488	1,670,209	192,900	0.000116	\$ 1,719	\$ 194	\$ 21	\$ 1,933
4055_SOUTH DAVIS SEWER DISTRICT		30.00%	16,066,488	1,670,209	192,900	0.000287	\$ 4,242	\$ 479	\$ 51	\$ 4,772
4100_SOUTH DAVIS RECREATION DISTRICT		30.00%	16,066,488	1,670,209	192,900	0.000306	\$ 4,483	\$ 511	\$ 54	\$ 5,047
6030_COUNTY LIBRARY		30.00%	16,066,488	1,670,209	192,900	0.000342	\$ 5,045	\$ 571	\$ 61	\$ 5,677
TOTAL							\$ 192,778	\$ 21,346	\$ 2,309	\$ 216,933

Rate Adjusted pursuant 17C-1-407(2)

I, Curtis Koch, as County Auditor certify that the information contained herein is true and correct in compliance with UCA 59-2-913.

Signature: _____

Feb-18

8092_BARNARD CREEK CDA					(1)	(2)	(3)	(4)	(5)	Created Year	Trigger Year	End Year	Increment Paid Through Dec 31, 2016	Form PT-695a pt-695a.xls Rev. 5/17
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8092_BARNARD CREEK CDA

PROJECT AREA PROJECTED VALUES

TAX AREA 8					(1)	(2)	(3)	(4)	(5)
					2017 Projected Taxable Value	2017 Base Taxable Value	2017 Base Value Adjustments	2017 Base Value After Adjustments (2-3)	2017 Projected Marginal Value (1-4)
(a) REAL PROPERTY					22,674,188	15,525,163		15,525,163	7,149,025
(b) PERSONAL PROPERTY					3,060,579			-	3,060,579
(c) CENTRALLY ASSESSED					250,667			-	250,667
TOTAL ALL TAX AREAS									
(a) REAL PROPERTY					\$ 22,674,188	\$ 15,525,163	\$ -	\$ 15,525,163	\$ 7,149,025
(b) PERSONAL PROPERTY					\$ 3,060,579	\$ -	\$ -	\$ -	\$ 3,060,579
(c) CENTRALLY ASSESSED					\$ 250,667	\$ -	\$ -	\$ -	\$ 250,667
						15,525,163	-	15,525,163	10,460,271

Entity Name	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Participate Percent	2017 Projected Incremental Real Property Value (5a*6)	2017 Projected Incremental Personal Property Value (5b*6)	2017 Projected Incremental Centrally Assessed Value (5c*6)	2016 Real Property and Centrally Assessed Tax Rate (10)	2016 Personal Property Tax Rate (11)	Projected Real Property Tax Increment Available (7*10)	Projected Personal Property Tax Increment Available (8*11)	Projected Centrally Assessed Tax Increment Available (9*10)	TOTAL 2017 PROJECTED TAX INCREMENT AVAILABLE (12+13+14)
1010_DAVIS	75.00%	5,361,769	2,295,434	188,000	0.001779	0.001779	\$ 9,539	\$ 4,084	\$ 334	\$ 13,957
2010_DAVIS COUNTY SCHOOL DISTRICT	75.00%	5,361,769	2,295,434	188,000	0.008125	0.008125	\$ 43,564	\$ 18,650	\$ 1,528	\$ 63,742
3020_CENTERVILLE CITY	75.00%	5,361,769	2,295,434	188,000	0.000983	0.000983	\$ 5,271	\$ 2,256	\$ 185	\$ 7,712
4005_WEBER BASIN WATER CONSERVANCY DISTRICT	75.00%	5,361,769	2,295,434	188,000	0.000187	0.000187	\$ 1,003	\$ 429	\$ 35	\$ 1,467
4010_DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	75.00%	5,361,769	2,295,434	188,000	0.000116	0.000116	\$ 622	\$ 266	\$ 22	\$ 910
4055_SOUTH DAVIS SEWER DISTRICT	75.00%	5,361,769	2,295,434	188,000	0.000287	0.000287	\$ 1,539	\$ 659	\$ 54	\$ 2,252
4100_SOUTH DAVIS RECREATION DISTRICT	75.00%	5,361,769	2,295,434	188,000	0.000306	0.000306	\$ 1,641	\$ 702	\$ 58	\$ 2,401
6030_COUNTY LIBRARY	75.00%	5,361,769	2,295,434	188,000	0.000342	0.000342	\$ 1,834	\$ 785	\$ 64	\$ 2,683
TOTAL							\$ 85,011	\$ 27,832	\$ 2,280	\$ 95,123

I, Curtis Koch, as County Auditor certify that the information contained herein is true and correct in compliance with UCA 59-2-913.

Signature: Curtis Koch

May-17

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.

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

DIRECTORS PRESENT

Paul A. Cutler, Chair
Ken S. Averett
Tamilyn Fillmore
Stephanie Ivie
Lawrence Wright

DIRECTOR ABSENT

John T. Higginson, Vice Chair

STAFF PRESENT

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

STAFF ABSENT

Blaine Lutz, Finance Director

POTENTIAL COST SHARING OF LEGACY PARKWAY TRAIL CONNECTION

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

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

FUNDING OF PEDESTRIAN BRIDGE ENHANCEMENTS

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

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

4
5 **DIRECTORS PRESENT**

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

10
11 **DIRECTOR ABSENT**

Ken S. Averett

12
13 **STAFF PRESENT**

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

17
18 **MINUTES REVIEW AND ACCEPTANCE**

19
20 The minutes of the November 18, 2014 RDA meeting were reviewed. Vice Chair
21 Higginson made a **motion** to approve the minutes. Councilwoman Fillmore seconded the
22 motion, which passed by unanimous vote (5-0).

23
24 **BRIEFING REGARDING HISTORY OF REDEVELOPMENT PROJECT AREAS ON**
25 **WEST SIDE**

26
27 Blaine Lutz, Finance Director, gave a brief history of redevelopment project areas on the
28 west side of Centerville. He explained benefits of creating a Community Development Area
29 (CDA), and explained the use of tax increment.

30
31 **DISCUSSION REGARDING CONCEPT OF COST SHARING THE TRAIL SYSTEM**
32 **CONNECTION RELATING TO LEGACY TRAIL APARTMENTS DEVELOPMENT**

33
34 Mr. Thacker stated that he feels the west portion of the trail system of the Legacy Trail
35 Apartments Development is an amenity that warrants some RDA assistance in the form of tax
36 increment. A majority of the RDA indicated support for some level of cost-sharing the west
37 portion of the trail system.

38
39 **PEDESTRIAN BRIDGE BETTERMENTS**

40
41 Mr. Thacker and Director Fillmore updated the RDA on estimated costs of desired
42 pedestrian bridge betterments, which are higher than originally anticipated. Staff recommended
43 staying close to the original betterment budget of \$110,000. Director Fillmore recommended the
44 RDA give direction to work within a \$120,000 budget considering the costs that are still
45 unknown, and in the hope that the decorative pillars on the bridge can be included. Staff and a
46 majority of the RDA indicated support for her suggestion. Mr. Thacker and Director Fillmore will
47 continue to communicate and negotiate with the contractors.

48
49 **ADJOURNMENT**

50
51 At 8:55 p.m. Director Wright made a **motion** to adjourn the RDA meeting and reconvene
52 in regular Council meeting following a short break. Vice Chair Higginson seconded the motion,
53 which passed by unanimous vote (5-0).

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

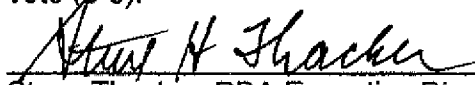
Vice Chair Ivie made a **motion** to approve RDA Resolution No. 2016-01 appointing Bill Ince and Stephanie Ivie as the RDA Board's representatives on the Administrative Control Board (ACB) of the Davis Center for the Performing Arts. Director Mecham seconded the motion, which passed by unanimous vote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

BRIEFING REGARDING RDA FUNDS COMMITTED TO PARRISH LANE PROJECTS

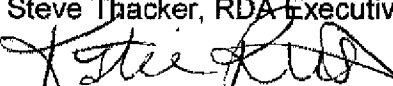
Mr. Thacker briefed the Board members regarding RDA funds committed to Parrish Lane projects.

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

2-16-2016
Date Approved


Katie Rust, Recording Secretary



**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.

Item Number	Description	Units	Qty	Unit Price	Total Amount	Notes
Legacy Trail Part A						
1	Maverik Land Purchased from UDOT	EA	1	\$ 15,900.00	\$ 15,900.00	The piece of land where the trail entrance amenities are now located was purchased from UDOT.
2	6" Road base	SF	3923	\$ 1.07	\$ 4,197.57	6" of road base was installed under the asphalt trail surface as a substrate required to meet the UDOT trail specifications. This portion of the trail begins at the corner of Parish Lane and 1250 W on Lot #1 and travels west to the northwest corner of Lot #4
3	3" Asphalt	SF	3923	\$ 1.43	\$ 5,609.83	3" of Asphalt was installed to create the final trail surface and was required to meet the UDOT trail specifications. This portion of the trail begins at the corner of Parish Lane and 1250 W on Lot #1 and travels west to the northwest corner of Lot #4
4	Street Lights for trail on Parish Lane	EA	1	\$ 54,817.00	\$ 54,817.00	(Qty 9) Nine trail lights were installed on the Parish Lane corridor between the corner of Parish Lane and 1250 West traveling west to the northwest corner of Lot #4 (Qty 2) Two trail lights were installed on 1250 West. These lights only light up the trail.
5	Engineering- Fence Details for Lisa Romney	EA	1	\$ 300.00	\$ 300.00	City official Lisa Romney requested that we provide additional fence details.
6	Install Brick Fence Pillars	EA	1	\$ 5,250.00	\$ 5,250.00	
7	4" Tail fence along Parish Lane	EA	1	\$ 14,070.00	\$ 14,070.00	
8	Irrigation system for landscape on Parish Lane	SF	2073	\$ 0.58	\$ 1,202.28	
9	Total				\$ 101,346.68	
	Management Fee			6%	\$ 6,080.80	
	GRAND TOTAL - Legacy Trail Part A				\$ 107,427.48	
Legacy Trail Part B						
10	Land Cost for the Legacy Trail extension Extra	SF	653	\$ 7.50	\$ 4,897.50	Due to an existing utility box elevation the grade of the trail did not work to meet ADA requirements so the trail was shifted a few feet to the east into Lot #4 and this (653 SqFt) of land was deemed to UDOT to become part of the trail access.
11	6" Road base	SF	11224	\$ 1.07	\$ 12,009.68	6" of road base was installed under the asphalt trail surface as a substrate required to meet the UDOT trail specifications. This portion of the trail begins at the northwest corner of Lot #4 and travels south along Legacy Parkway till it meets up with the existing trail connection point.
12	3" Asphalt	SF	11224	\$ 1.43	\$ 16,050.32	3" of Asphalt was installed to create the final trail surface and was required to meet the UDOT trail specifications. This portion of the trail begins at the northwest corner of Lot #4 and travels south along Legacy Parkway till it meets up with the existing trail connection point.
13	Reinstall UDOT Fence	LF	1356	\$ 12.63	\$ 17,127.00	Reinstall the UDOT field fence that was removed to build the trail and reinstalled to the west of the new trail extension. This would not have been needed without the addition of the trail for the city.
14	Provide and Install decorative brown chain link fence as per City Requirements	LF	1029	\$ 24.52	\$ 25,230.00	This fence would not have been needed if the trail was not added. We would have simply left the existing UDOT field fence where it was and not have incurred the cost to add a new fence.
15	Provide and Install 5" x 5" decorative square posts every 40' as per City Requirements	EA	1	\$ 6,685.00	\$ 6,685.00	This requirement to add additional flair to the fence alone the trail would not have been needed if the trail was not added. We would have simply left the existing UDOT field fence where it was and not have incurred the cost to add a new fence.
16	Haul off remaining soils for the grade out and finish grade of trail Invoice #2.	EA	20%	\$ 5,175.00	\$ 1,035.00	20% of Haul off costs associated with the trail grubbing and removal of debris (sandbags, building).
17	Haul off soils for the grade out of trail Invoice #1	EA	20%	\$ 22,815.00	\$ 4,563.00	20% of Haul off costs associated with the trail grubbing and removal of debris (sandbags, building).
18	Excavate trail to subgrade install rock retaining wall as per Centerville City specs. Raise existing inlet box.	SF	15147	\$ 2.21	\$ 33,411.62	This grade work performed on the southern half of trail. Grading and Excavation work needed to bring the existing dirt surface to final grade preparatory for installation of the road base and laying of the asphalt for the trail.
19	Grade Out for Trail	SF	15147	\$ 1.06	\$ 16,053.75	This grade work performed on the northern half of trail. Work needed to bring the existing dirt surface to final grade preparatory for installation of the road base and laying of the asphalt for the trail.
20	Install water line under trail	EA	1	\$ 2,595.59	\$ 2,595.59	Installed water line under trail.

21	Irrigation system for landscape along Legacy Trail	SF	274.10	\$ 0.58	\$ 15,897.92	We would have installed the curb right up to the UDOT field fence and not needed to landscape that side, however due to the addition of the trail we installed a landscape buffer along the fence that needed irrigation.
22	Re-seeding UDOT spec on Legacy Trail	SF	20643	\$ 0.13	\$ 2,640.00	UDOT required reseedling of grass where the soils have been disturbed, and this would not have been needed if the trail had not been added.
23	Change in storm drain due to conduit in the way	EA	1	\$ 2,212.60	\$ 2,212.60	During installation of storm drain a underground high voltage power line was discovered under the trail and the storm drain line had to be resized to go under the high voltage power line and still maintain drainage of the storm drain pipe while maintaining the required burial depth of the power utility below the grade of the trail.
24	Engineering - Located fences and revise site plan	EA	1	\$ 750.00	\$ 750.00	Located fences on trail and revised site plan and cost would not have incurred the cost if the trail had not been added.
25	Engineering - Staked Trail: 1700 ft of asphalt	EA	1	\$ 1,350.00	\$ 1,350.00	Staking the trail was required to properly grade out and install the new trail extension. This would not have been needed to be done if the trail had not been added.
26	Engineering - Stake Fence Line Locations	EA	1	\$ 600.00	\$ 600.00	Staking the fence line locations was required to replace the UDOT field fence that was removed to build the trail and reinstalled to the west of the new trail extension. This would not have been needed without the addition of the trail.
27						
28						
29						
30	Total Management Fee \$ 163,108.97 6% \$ 9,786.54 GRAND TOTAL - Legacy Trail Part B \$ 172,895.51					

Cost incurred by developer that are above and beyond basic requirements						
31	Land Cost for the Legacy Trail extension Part A from Lot #4	SF	2628	\$ 7.50	\$ 19,710.00	Area of trail that was built on Lot #4 land and is now needed to accommodate the trail.
32	UDOT Curb and Gutter	LF	662	\$ 12.05	\$ 7,977.10	We removed and hauled off the existing curb. We repoured the curb several feet back to widen Parish Lane.
33	8" Road base under UDOT Curb	LF	662	\$ 4.70	\$ 3,111.40	8" of road base was required to be placed and compacted per UDOT spec to properly install UDOT curb and gutter
34	Set frame and grate catch basin	EA	5	\$ 435.00	\$ 2,175.00	New catch basin and grate were needed to re-tie into the existing storm drain system on Parish Lane
35	7" UDOT Asphalt	SF	6959	\$ 3.88	\$ 27,000.92	7" of asphalt was required to finish the road surface as per UDOT spec on Parish Lane
36	7" Road base	SF	6959	\$ 1.01	\$ 7,028.59	7" of road base was required to be placed and compacted per UDOT spec to properly install the asphalt on Parish Lane
37	16" Pit Run	SF	6959	\$ 1.59	\$ 11,064.81	16" of pit run was required to be placed and compacted per UDOT spec to properly install the road base on Parish Lane
38	Saw Cut Edge of asphalt UDOT	EA	1	\$ 1,978.00	\$ 1,978.00	We saw cut edge of asphalt to remove old asphalt on Parish Lane.
39	Remove Curb and Gutter Parish	EA	1	\$ 2,765.00	\$ 2,765.00	We removed the curb and gutter to widen Parish Lane
40	Traffic Control	EA	1	\$ 5,980.00	\$ 5,980.00	Traffic control measures were needed to protect the general public while we widened Parish Lane
41	UDOT Permit	EA	1	\$ 250.00	\$ 250.00	This was required to work on widening Parish Lane
42	Raise storm drain manhole and pour curb on Parish Lane as required by UDOT	EA	1	\$ 2,041.43	\$ 2,041.43	Raise existing manhole that was in the curb to meet the grade of Parish Lane after the road was widened
43						
44						
45	30" Type B Curb	LF	370	\$ 12.00	\$ 4,440.00	Installed 30" type B curb in Parish Lane Median as per UDOT spec
46	8" Stamped Color Concrete	SF	210	\$ 9.15	\$ 1,921.50	Installed as per Centerville City spec stamped colored concrete at crosswalks
47	8" Concrete Crossing	SF	335	\$ 5.60	\$ 1,876.00	Installed as per Centerville City spec stamped colored concrete at crosswalks
48	8" Road base under Stamped and Color Concrete	SF	545	\$ 1.00	\$ 545.00	Installed as per Centerville City spec stamped colored concrete at crosswalks
49	ADA Ramp Parish	EA	21	\$ 525.00	\$ 1,095.00	Installed as per Centerville City spec concrete crossing at crosswalks
50	Micro Surface	EA	21	\$ 525.00	\$ 1,095.00	Installed as per Centerville City spec under all crosswalks
51	Total Management Fee \$ 71,372.25 6% \$ 4,282.34 GRAND TOTAL - Parish \$ 75,654.59					

1250 West									
52	8" Stamped Color Concrete	SF	245	\$	9.15	\$	2,241.75	Installed as per Centerville City spec stamped colored concrete at crosswalks	
53	8" Concrete Crossing	SF	284	\$	5.60	\$	1,590.40	Installed as per Centerville City spec stamped colored concrete at crosswalks	
54	8" Road base under Stamped and Color Concrete	SF	529	\$	1.00	\$	529.00	Installed as per Centerville City spec concrete crossing at crosswalks	
55	12" Pit Run	SF	6856	\$	0.88	\$	6,033.28	12" of pit run was required to be placed and compacted per Centerville City spec to properly install the road	
56	ADA Ramp 1250 W	EA	1	\$	526.00	\$	526.00	Installed as per Centerville City spec under all crosswalks	
57	4" Waterway	SF	286	\$	8.50	\$	2,431.00	We removed and hauled off the existing curb. We repoured the 4" waterway for the entrance between lot #1 & Lot #2 this was moved back a few feet back to widen 1250 West.	
58	8" Road base under waterway	SF	286	\$	1.84	\$	526.24	8" of road base was required to be placed and compacted per Centerville City spec to properly install the	
59	6" Asphalt with fine grade 1250 West	SF	689	\$	4.69	\$	3,137.61	6" of asphalt was required to finish the road surface as per Centerville City spec on 1250 West.	
60	8" Road base 1250 West	SF	689	\$	0.91	\$	608.79	8" of road base was installed under the asphalt surface on 1250 West as a substrate required to meet the Centerville City specifications	
61	30" City Curb and Gutter	LF	164	\$	11.55	\$	1,894.20	We removed and hauled off the existing curb. We repoured the 30" curb several feet back to widen 1250 West.	
62	6" Road base under curb	LF	164	\$	3.15	\$	516.60	6" of road base was required to be placed and compacted per Centerville City spec to properly install the	
63	4" Sidewalk	SF	1304	\$	2.70	\$	3,520.80	Sidewalk installed as required by Centerville City	
64	4" Road base under sidewalk	SF	1304	\$	1.30	\$	1,695.20	4" of road base was required to be placed and compacted per Centerville City spec to properly install the	
65	6" Asphalt with fine grade 1250 West	SF	488	\$	4.69	\$	2,288.72	6" of asphalt was required to finish the road surface as per Centerville City spec on 1250 West.	
66	8" Road base 1250 West	SF	488	\$	0.91	\$	444.08	8" of road base was installed under the asphalt surface on 1250 West as a substrate required to meet the Centerville City specifications	
67	8" Stamped Color Concrete	SF	220	\$	9.15	\$	2,013.00	Installed as per Centerville City spec stamped colored concrete at crosswalks	
68	8" Concrete Crossing	SF	193	\$	5.60	\$	1,080.80	Installed as per Centerville City spec stamped colored concrete at crosswalks	
69	8" Road base under Stamped and Color Concrete	SF	413	\$	1.00	\$	413.00	Installed as per Centerville City spec concrete crossing at crosswalks	
70	ADA Ramp	EA	6	\$	525.00	\$	3,150.00	Installed as per Centerville City spec under all crosswalks	
71	Set frame and grate catch basin	EA	1	\$	435.00	\$	435.00	New catch basin and grate were needed to re-tie into the existing storm drain system on 1250 West	
72	4" Sidewalk	SF	3530	\$	2.70	\$	9,531.00	Sidewalk installed as required by Centerville City	
73	4" Road base under sidewalk	SF	3530	\$	1.30	\$	4,589.00	4" of road base was required to be placed and compacted per Centerville City spec to properly install the	
74	Saw Cut Edge of asphalt 1250 West	LS	1	\$	875.00	\$	875.00	We saw cut edge of asphalt to remove old asphalt	
75	Remove Curb and Gutter 1250 West	LS	1	\$	1,632.00	\$	1,632.00	We removed the curb and gutter to widen 1250 West	
76	12" Pit Run	SF	22423	\$	0.88	\$	19,732.24	12" of pit run was required to be placed and compacted per Centerville City spec to properly install the road	
77	Engineer - Stake Walk on 1250 West	EA	1	\$	150.00	\$	150.00	Staking the sidewalk was required to properly grade out and install the sidewalk along 1250 West.	
78	Total						\$ 71,584.71		
	Management Fee				6%		\$ 4,295.08		
	GRAND TOTAL - 1250 W						\$ 75,879.79		

RIGHT IN - RIGHT OUT									
79	As per Chad Court Costs	EA	1	\$	85,000.00	\$	85,000.00	Court costs incurred in lawsuit with UDOT to secure the right to secure a right in - right out on Parish Lane.	
	GRAND TOTAL - Right In - Right Out						\$ 85,000.00		

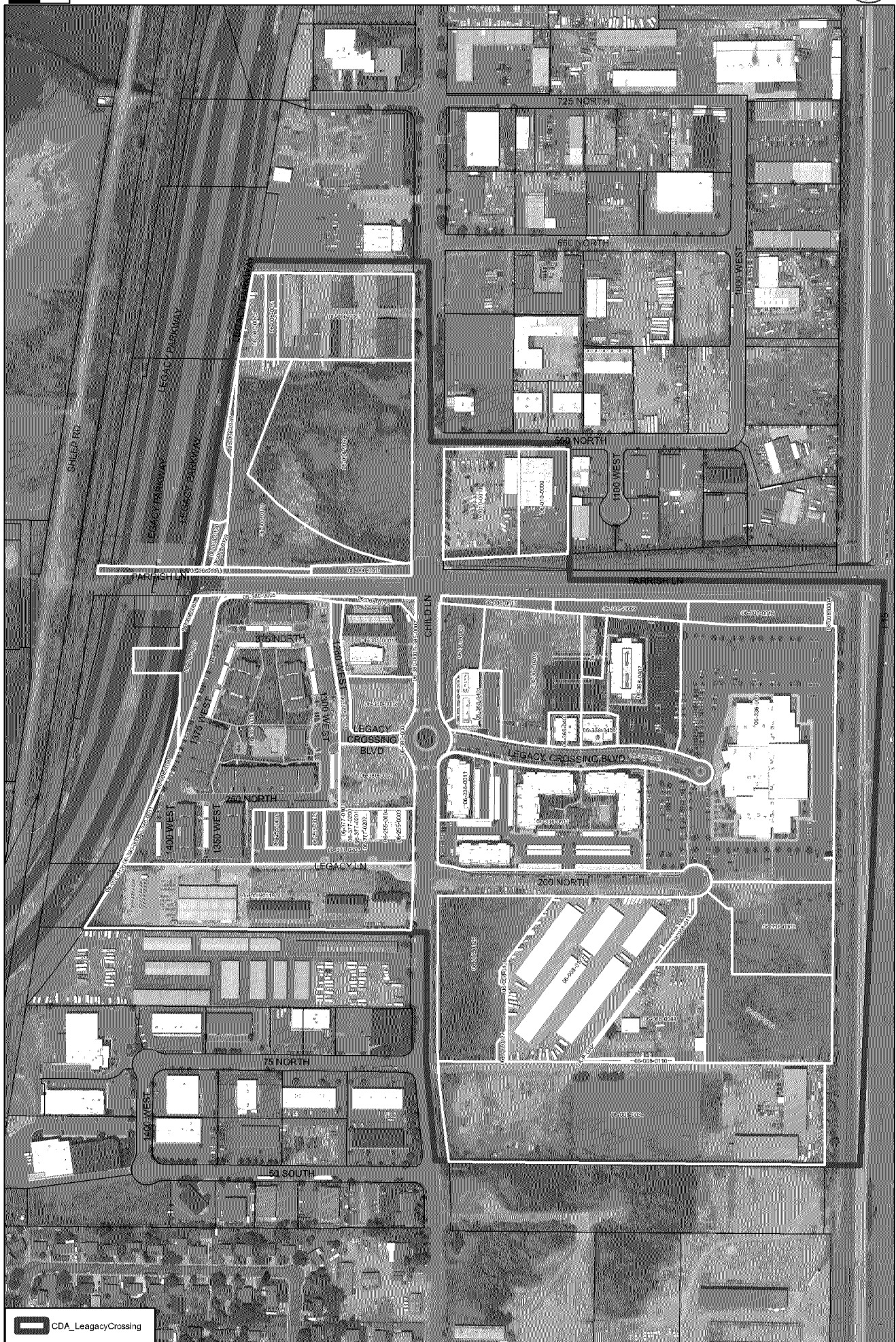
Spur Road around Maverick									
80	3" Asphalt with fine grade	SF	5113	\$	1.23	\$	6,288.99	3" of asphalt was required to finish the road surface.	
81	8" Road base	SF	5113	\$	0.60	\$	3,067.80	8" of road base was installed under the asphalt trail surface as a substrate required to meet the UDOT trail specifications. This portion of the trail begins at the corner of Parish Lane and 1250 W on Lot #1 and travels west to the northwest corner of Lot #4	
82	3" Asphalt with fine grade	SF	22010	\$	1.23	\$	27,072.30	3" of asphalt was required to finish the road surface.	

83	8" Road base	SF	22010	\$	0.60	\$	13,206.00	6" of road base was installed under the asphalt trail surface as a substrate required to meet the UDOT trail specifications. This portion of the trail begins at the corner of Parish Lane and 1250 W on Lot #1 and travels west to the northwest corner of Lot #4
84	30" Curb and Gutter	LF	887	\$	11.55	\$	10,244.85	We repoured the 30" curb and gutter
85	30" Open Pan Curb and Gutter	LF	165	\$	11.55	\$	1,905.75	We repoured the 30" open pan curb.
86	6" Road base under curb	LF	1052	\$	3.15	\$	3,313.80	6" of road base was required to be placed and compacted under the Curb and Gutter.
87	30" Curb and Gutter	LF	108	\$	11.55	\$	1,247.40	We repoured the 30" curb and gutter
88	30" Open Pan Curb and Gutter	LF	139	\$	11.55	\$	1,605.45	We repoured the 30" open pan curb.
89	6" Road base under curb	LF	247	\$	3.15	\$	778.05	6" of road base was required to be placed and compacted properly to install the asphalt.
90	3" Asphalt with fine grade	SF	2214	\$	1.23	\$	2,723.22	3" of asphalt was required to finish the road surface.
91	8" Road base	SF	2214	\$	0.60	\$	1,328.40	6" of road base was required to be placed and compacted properly to install the asphalt.
92	Raise and Collar Storm Drain Manholes	EA	7	\$	400.00	\$	2,800.00	Properly collared storm drain manholes
93	Camera and flush storm drain lines	EA	25	\$	275.00	\$	6,875.00	Properly collared valve boxes
94	Engineering - Description for Property Acquisition from UDOT	EA	1	\$	2,564.00	\$	2,564.00	per Centerville City requirements we cameraed and flussed out the storm drain lines
95	Engineering - Meeting with City and Descriptions for Boundary Line Adjustment with Maverik	EA	1	\$	600.00	\$	600.00	
96	Engineering - Wind Load Analysis on entrance sign	EA	1	\$	150.00	\$	150.00	
97	Engineering - Add 150 mph wind calc and wall cross section	EA	1	\$	150.00	\$	150.00	
98	Engineering - Fence line and entrance sign details to site plan	EA	1	\$	450.00	\$	450.00	
99	GRAND TOTAL - Spur Road around Maverik					\$	86,871.01	



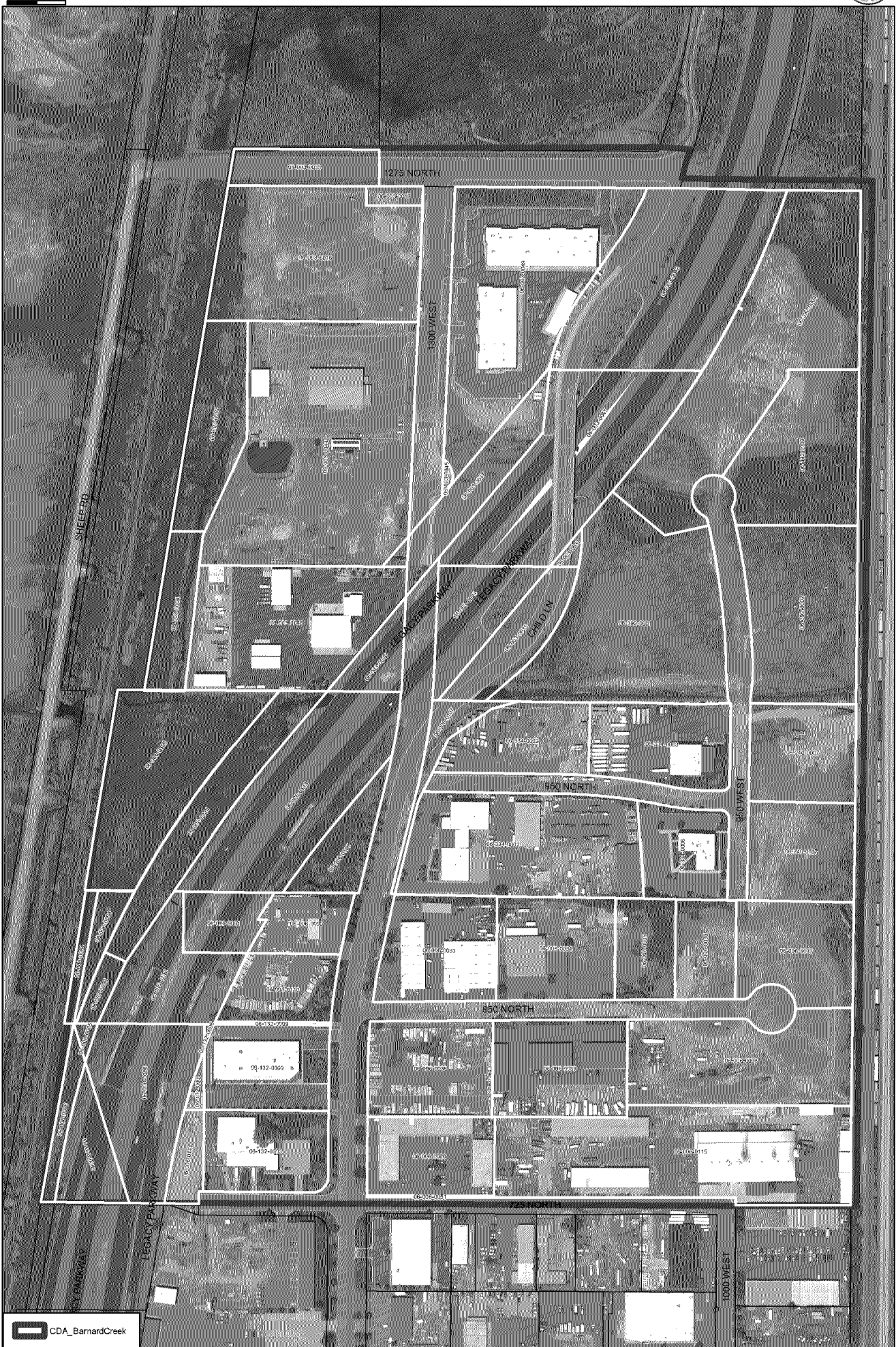
66 Parcels inside Legacy Crossing CDA Parcel data current as of 3/20/18

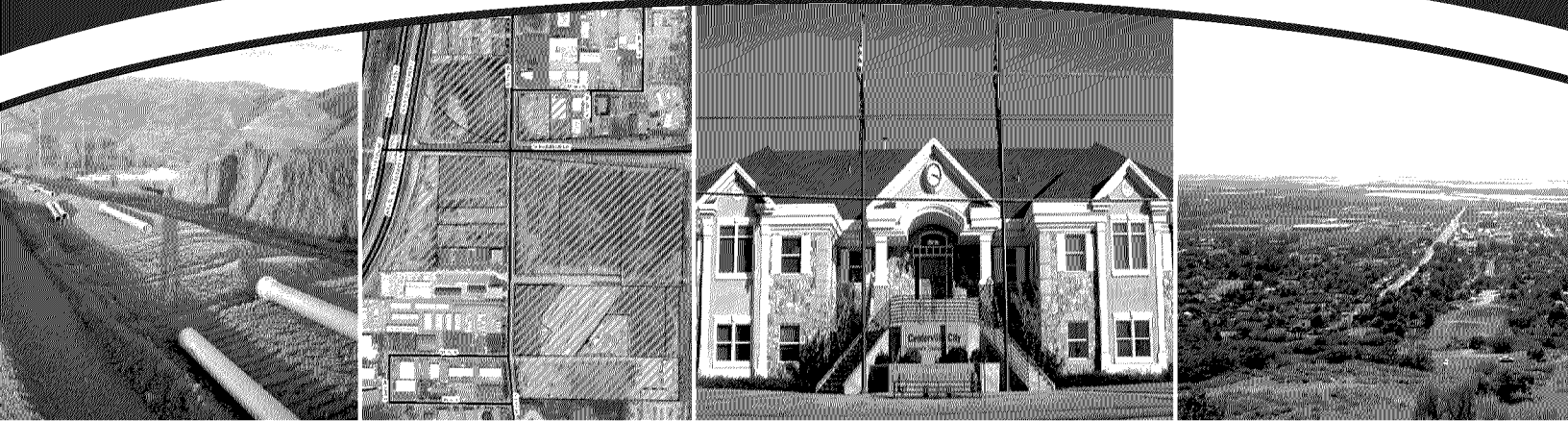
Print Date 3/20/18





59 Parcels inside Barnard Creek CDA
Parcel data current as of 3/20/18





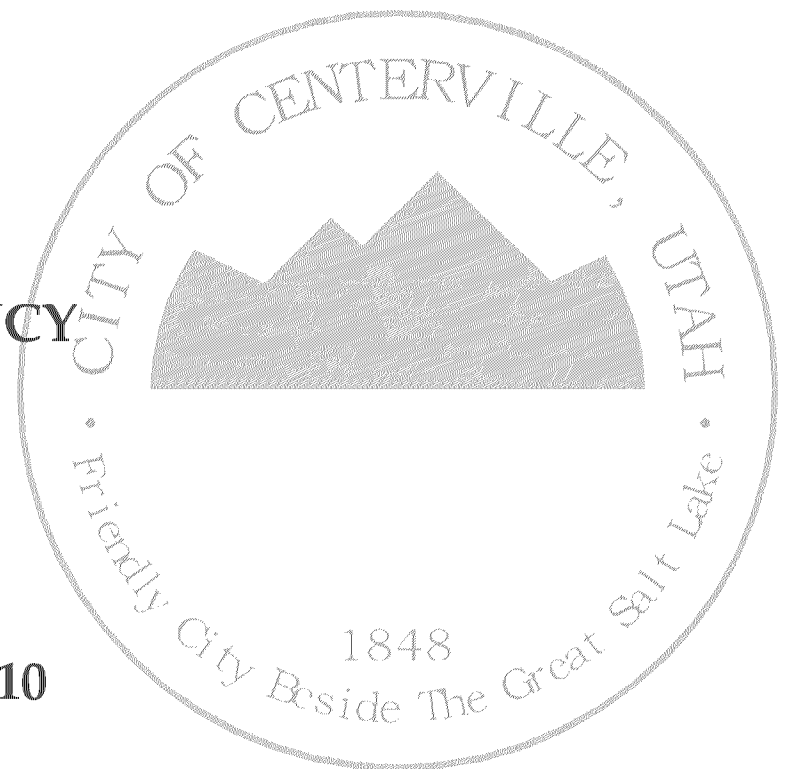
CENTERVILLE PARRISH - LEGACY CROSSING COMMUNITY DEVELOPMENT PROJECT AREA

PROJECT AREA PLAN

**REDEVELOPMENT AGENCY
OF CENTERVILLE CITY**

DATED: MARCH 16, 2010

ADOPTED: MARCH 16, 2010



MARCH 16, 2010

PREPARED 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					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

APPENDIX A: MAP AND LEGAL DESCRIPTION



PARRISH - LEGACY CROSSING CDA

- CDA STUDY AREA
- CDA PARCELS
- RAIL
- STREETS

LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.
INVESTMENT BANKERS



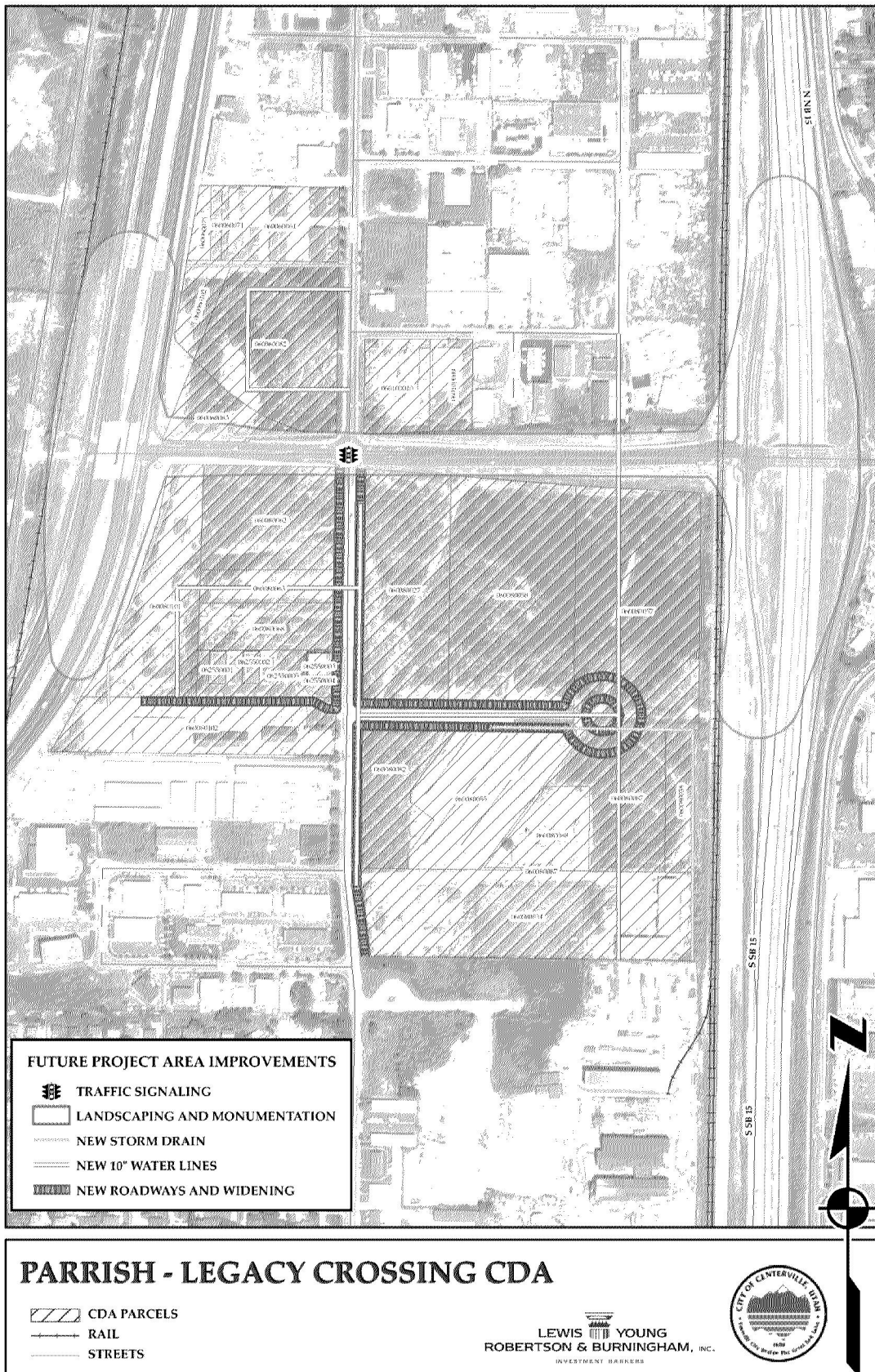
An entire tract of land, describing the Legacy Crossing CDA boundary, located in Section 12 T.2 N., R.1 W., S.L.B.& M. The boundary of said parcel of land is described as follows:

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 - Parish 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	2021	2022	2023	2024	2025	TOTALS	NPV @ 5%
REVENUES ¹	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
Property Tax	-	35,926	59,141	73,932	92,255	109,528	113,398	112,056	110,714	109,795	108,452	107,110	114,223	112,881	111,539	110,620	1,479,671	984,023
Sales Tax	47,595	116,820	270,084	391,832	520,521	656,463	675,368	694,706	714,496	734,747	755,473	776,690	798,412	820,653	843,431	866,760	9,684,052	6,232,831
Telecom Tax	8,910	21,870	28,305	34,004	40,658	46,554	46,947	47,344	47,745	48,149	48,556	48,966	49,380	49,798	50,219	50,644	668,050	439,803
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	38,306	41,362	44,779	48,478	52,483	56,619	490,677	306,285
Energy Sales and Use Tax (Electric)	9,746	23,921	39,833	52,672	69,992	88,234	95,523	103,415	111,958	121,208	131,221	142,062	153,798	166,504	180,260	195,152	1,684,499	1,051,381
TOTAL REVENUES	\$ 69,128	\$ 205,598	\$ 408,813	\$ 567,759	\$ 743,872	\$ 925,489	\$ 959,049	\$ 967,633	\$ 1,017,510	\$ 1,049,188	\$ 1,081,908	\$ 1,116,190	\$ 1,160,593	\$ 1,198,315	\$ 1,237,932	\$ 1,279,984	\$ 14,006,849	\$ 7,846,713
EXPENDITURES																		
Estimated CDA Budget	-	17,963	29,121	36,966	46,128	54,264	56,699	56,028	55,357	54,897	54,228	53,555	57,112	56,441	55,770	55,310	739,835	492,011
General Government Services	-	8,127	13,438	17,400	22,146	26,574	28,322	28,546	28,768	29,100	29,319	29,536	32,127	32,385	32,639	33,018	391,446	256,351
Public Works Services	-	16,733	19,990	27,665	36,358	46,722	56,462	57,590	58,743	59,918	61,116	62,338	63,585	64,857	66,154	67,477	765,710	495,571
Public Safety Services	-	34,043	40,670	56,284	73,971	95,056	114,871	117,168	118,512	121,902	124,340	126,827	129,363	131,951	134,590	137,282	1,557,831	1,008,234
Parks & Recreation	-	6,664	6,797	6,933	7,071	7,213	7,357	7,504	7,654	7,807	7,964	8,123	8,285	8,451	8,620	8,792	115,236	78,322
TOTAL EXPENDITURES	\$ -	\$ 83,530	\$ 110,016	\$ 145,248	\$ 185,674	\$ 223,830	\$ 263,711	\$ 266,838	\$ 270,034	\$ 273,625	\$ 276,965	\$ 280,379	\$ 290,473	\$ 294,084	\$ 297,773	\$ 301,879	\$ 3,570,058	\$ 2,330,489
Total Revenue minus Expenditures	\$ 69,128	\$ 122,068	\$ 298,797	\$ 422,511	\$ 558,198	\$ 695,659	\$ 695,338	\$ 720,795	\$ 747,476	\$ 775,563	\$ 804,943	\$ 835,811	\$ 870,120	\$ 904,231	\$ 940,159	\$ 978,115	\$ 10,436,891	\$ 5,516,224

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		Total General Expenditures Budget (2009)	Adjusted Expenditure / Assessed Value	Fixed vs. Variable Ratio	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	NPV @ 5%
Davis County	18,241,426,421	47,803,852	0.00282	25%	59,790	63,722	64,227	64,727	65,473	65,966	66,453	72,283	72,863	73,436	74,288	\$ 880,724	\$ 576,772
Davis County School District	18,241,426,421	392,304,054	0.02151	5%	98,133	104,587	105,416	106,237	107,462	108,271	109,070	118,639	119,590	120,532	121,929	1,445,539	946,659
Centerville City	1,159,679,335	1,350,747	0.00116	25%	26,574	28,322	28,546	28,788	29,100	29,319	29,536	32,127	32,385	32,639	33,018	391,446	256,351
Weber Basin Water Conservancy District	18,240,516,311	4,380,995	0.00024	25%	5,480	5,840	5,886	5,932	6,001	6,046	6,090	6,625	6,678	6,730	6,808	80,718	52,861
Davis County Mosquito Abatement District	18,240,516,311	1,359,995	0.00007	15%	1,021	1,088	1,096	1,105	1,118	1,126	1,134	1,234	1,244	1,254	1,268	15,034	9,846
South Davis County Sewer Improvement District	7,035,132,348	4,678,895	0.00067	15%	6,213	9,703	9,780	9,856	9,970	10,045	10,119	11,007	11,095	11,182	11,312	134,109	87,826
South Davis Recreation District	7,025,964,674	3,188,955	0.00045	15%	4,030	6,222	6,674	6,726	6,804	6,855	6,906	7,512	7,572	7,631	7,720	91,523	59,937
Davis County Library	18,241,426,421	5,369,939	0.00029	15%	4,030	4,295	4,329	4,363	4,413	4,446	4,479	4,872	4,911	4,950	5,007	59,360	38,874
State of Utah	224,689,000,000	5,103,322,000	0.02271	5%	313,983	334,633	337,286	339,311	343,831	346,420	348,976	379,594	382,636	385,643	390,120	1,526,641	989,772
Total		5,563,739,432														\$ 4,625,094	\$ 3,028,898

General Government		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	NPV @ 5%
Davis County	\$	18,285	30,235	39,148	49,828	59,790	63,722	64,227	64,727	65,473	65,966	66,453	72,283	72,863	73,436	74,288	\$ 880,724	\$ 576,772
Davis County School District		30,011	49,625	64,254	81,783	98,133	104,587	105,416	106,237	107,462	108,271	109,070	118,639	119,590	120,532	121,929	1,445,539	946,659
Centerville City		8,127	13,438	17,400	22,146	26,574	28,322	28,546	28,788	29,100	29,319	29,536	32,127	32,385	32,639	33,018	391,446	256,351
Weber Basin Water Conservancy District		1,676	2,771	3,588	4,567	5,480	5,840	5,886	5,932	6,001	6,046	6,090	6,625	6,678	6,730	6,808	80,718	52,861
Davis County Mosquito Abatement District		312	516	668	851	1,021	1,088	1,096	1,105	1,118	1,126	1,134	1,234	1,244	1,254	1,268	15,034	9,846
South Davis County Sewer Improvement District		2,784	4,604	5,961	7,587	9,104	9,703	9,780	9,856	9,970	10,045	10,119	11,007	11,095	11,182	11,312	134,109	87,826
South Davis Recreation District		1,900	3,142	4,068	5,178	6,213	6,622	6,674	6,726	6,804	6,855	6,906	7,512	7,572	7,631	7,720	91,523	59,937
Davis County Library		1,232	2,038	2,639	3,358	4,030	4,295	4,329	4,363	4,413	4,446	4,479	4,872	4,911	4,950	5,007	59,360	38,874
State of Utah		31,694	52,409	67,859	86,371	103,639	110,455	111,331	112,197	113,491	114,346	115,189	125,296	126,300	127,294	128,770	1,526,641	989,772
Total	\$	96,021	158,779	205,586	261,670	313,983	334,633	337,286	339,311	343,831	346,420	348,976	379,594	382,636	385,643	390,120	\$ 4,625,094	\$ 3,028,898

NPV of General Government Expenditure		2009
		2.0%
		67%
		5.00%

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

ASSUMPTIONS:

Inflation (CPI)	2.0%
Equalization Ratio (commercial vs. residential)	67%
Discount Rate	5.00%

CENTERVILLE, UTAH
Legacy - Parish Crossing CDA
2018 C4-00 Expenditure Worksheet

General Government	Sq. Footage	Total Assessed Value	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	NPV @ 5%
Phase Development																			
Theatre	83,360	24,217,842	\$ 4,716	\$ 6,749	\$ 6,010	\$ 7,214	\$ 6,542	\$ 5,482	\$ 5,420	\$ 5,584	\$ 5,336	\$ 3,263	\$ 5,183	\$ 6,291	\$ 5,223	\$ 6,106	\$ 6,156	\$ 86,400	\$ 62,142
Apartment	233,370	14,501,785	2,081	4,067	4,166	4,250	4,195	3,300	3,266	3,228	3,219	3,173	3,128	3,739	3,752	3,708	3,080	93,821	97,468
Family Enrichment	90,091	7,472,655	1,600	2,651	2,677	2,680	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	2,677	21,500	21,500
Senior/Preschool	52,177	2,371,159	488	651	651	651	651	651	651	651	651	651	651	651	651	651	651	6,159	6,159
Total Phase I	423,047	48,244,052	\$ 8,127	\$ 13,438	\$ 13,765	\$ 14,371	\$ 13,263	\$ 10,921	\$ 10,735	\$ 10,695	\$ 10,635	\$ 10,431	\$ 12,571	\$ 12,267	\$ 12,252	\$ 12,252	\$ 12,223	\$ 176,981	\$ 172,468
Phase II																			
Retail	270,184	32,334,240	-	-	1,863	3,501	5,312	7,246	7,591	7,536	7,690	7,844	8,001	8,161	8,324	8,466	8,607	86,587	56,230
Hotel	37,813	11,666,915	-	-	-	1,549	2,669	2,669	2,753	2,806	2,864	2,921	2,980	3,039	3,100	3,162	3,186	31,580	31,580
Office	272,845	33,551,563	-	-	7,459	14,539	22,340	30,070	31,181	31,865	32,441	33,099	33,775	34,477	35,175	35,871	36,574	230,886	230,886
Total Phase II	580,822	77,542,718	\$ -	\$ -	\$ 3,655	\$ 7,715	\$ 12,546	\$ 17,448	\$ 18,443	\$ 18,465	\$ 18,455	\$ 18,471	\$ 18,588	\$ 19,267	\$ 19,967	\$ 20,745	\$ 21,483	\$ 368,053	\$ 238,696
Grand Total	1,003,869	125,887,470	\$ 8,127	\$ 13,438	\$ 17,469	\$ 23,446	\$ 28,474	\$ 36,452	\$ 36,546	\$ 36,782	\$ 36,918	\$ 37,436	\$ 38,237	\$ 39,395	\$ 40,639	\$ 41,914	\$ 43,157	\$ 745,034	\$ 511,164

NPV of General Government Expenditure \$ 256,351

Cost per sq. Assessed (2009) ¹	\$ (0.00116)
Inflation (CPI)	2.7%
Assessed Value (2009)	1,199,679,335
General Government Expenditure (2009) ¹	1,350,747
Ratio of Expenditure to Assessed Value	0.11%
Equalization Rate (Commercial vs. residential)	67%
Discount Rate	5.00%

		Total Assessed Value															5% Forfeiture		Public Safety	
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	NPV @ 5%		
Phase I Development																				
Theatre	83,360	\$ 24,217,842	\$ 20,015	\$ 20,418	\$ 20,824	\$ 21,240	\$ 21,895	\$ 22,069	\$ 22,541	\$ 22,991	\$ 23,451	\$ 23,929	\$ 24,422	\$ 24,937	\$ 25,384	\$ 25,850	\$ 26,410	\$ 346,133	\$ 236,294	
Apartment	233,370	14,501,785	12,058	12,309	12,555	12,807	13,063	13,324	13,590	13,862	14,140	14,422	14,711	15,005	15,305	15,611	15,920	208,996	141,944	
Family Enrichment	90,091	7,472,655	-	5,945	6,064	6,186	6,309	6,435	6,564	6,695	6,829	6,966	7,105	7,247	7,392	7,540	7,691	94,971	62,999	
Senior/Preschool	52,177	2,371,159	1,600	1,999	2,059	2,080	2,122	2,154	2,207	2,252	2,297	2,343	2,389	2,437	2,488	2,536	2,585	33,699	22,100	
Total Phase I	423,047	48,244,052	\$ 38,143	\$ 40,676	\$ 41,663	\$ 42,913	\$ 44,022	\$ 44,933	\$ 45,937	\$ 46,991	\$ 48,031	\$ 49,176	\$ 50,328	\$ 51,578	\$ 52,838	\$ 54,107	\$ 55,489	\$ 683,899	\$ 463,100	
Phase II Development																				
Retail	270,184	32,334,240	-	-	7,863	14,255	21,927	30,425	39,095	48,097	57,431	67,137	77,238	87,738	98,640	109,948	121,669	589,419	226,840	
Hotel	37,813	11,666,915	-	-	2,764	7,130	10,774	15,989	21,268	26,710	32,319	38,092	44,033	50,156	56,466	62,958	69,636	288,803	70,205	
Office	272,845	33,551,563	-	-	7,459	14,539	22,340	30,070	31,181	31,865	32,441	33,099	33,775	34,477	35,175	35,871	36,574	230,886	230,886	
Total Phase II	580,822	77,542,718	\$ -	\$ -	\$ 14,891	\$ 31,693	\$ 51,997	\$ 78,949	\$ 107,243	\$ 137,415	\$ 169,590	\$ 200,231	\$ 238,408	\$ 272,970	\$ 303,670	\$ 330,569	\$ 354,143	\$ 1,109,108	\$ 427,931	
Grand Total	988,869	125,887,470	\$ 38,143	\$ 40,676	\$ 56,554	\$ 74,639	\$ 96,422	\$ 125,391	\$ 158,688	\$ 194,930	\$ 238,627	\$ 288,427	\$ 343,342	\$ 403,513	\$ 469,508	\$ 541,676	\$ 616,632	\$ 1,597,927	\$ 1,062,224	

NPV of Public Safety Expenditure \$ 1,005,234

Cost per sq. Assessed (2009) ¹	\$ 0.00227
Inflation (CPI)	2.7%
Assessed Value (Uninflated) (2009)	1,156,679,335
Ratio of Expenditure to Assessed Value	0.19%
Equalization Rate (Commercial vs. residential)	67%
Discount Rate	5.00%

Public Works	Sq. Footage	Total Assessed Value	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	NPV @ 5%
Phase I Development																			
Theatre	83,360	24,217,842	\$ 9,838	\$ 10,035	\$ 10,235	\$ 10,440	\$ 10,646	\$ 10,852	\$ 11,070	\$ 11,301	\$ 11,547	\$ 11,802	\$ 12,062	\$ 12,327	\$ 12,597	\$ 12,871	\$ 13,145	\$ 130,133	\$ 140,534
Apartment	233,370	14,501,785	5,002	6,050	6,171	6,296	6,421	6,549	6,680	6,814	6,950	7,089	7,231	7,375	7,523	7,673	7,827	\$ 102,579	\$ 60,720
Family Enrichment	90,091	7,472,655	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	2,685	21,500	21,500
Senior/Preschool	52,177	2,371,159	693	693	693	693	693	693	693	693	693	693	693	693	693	693	693	16,607	11,505
Total Phase I	423,047	48,244,052	\$ 16,233	\$ 19,469	\$ 20,299	\$ 20,768	\$ 21,244	\$ 21,638	\$ 22,071	\$ 22,513	\$ 22,982	\$ 23,442	\$ 23,890	\$ 24,336	\$ 24,835	\$ 25,350	\$ 25,865	\$ 366,694	\$ 227,625
Phase II Development																			
Retail	270,184	32,334,240	-	-	3,679	7,007	10,330	14,003	17,903	22,028	26,386	31,072	36,099	41,478	47,219	53,332	59,829	\$ 366,694	\$ 227,625
Hotel	37,813	11,666,915	-	-	1,553	3,569	5,561	7,541	9,509	11,469	13,421	15,375	17,333	19,295	21,263	23,235	25,211	\$ 160,254	\$ 112,254
Office	272,845	33,551,563	-	-	7,459	14,539	22,340	30,070	31,181	31,865	32,441	33,099	33,775	34,477	35,175	35,871	36,574	\$ 230,886	\$ 230,886
Total Phase II	580,822	77,542,718	\$ -	\$ -	\$ 12,691	\$ 25,115	\$ 38,231	\$ 51,584	\$ 59,953	\$ 65,458	\$ 71,376	\$ 77,976	\$ 84,699	\$ 91,592	\$ 98,667	\$ 105,940	\$ 113,614	\$ 757,248	\$ 450,769
Grand Total	988,869	125,887,470	\$ 16,233	\$ 19,469	\$ 32,990	\$ 45,883	\$ 59,479	\$ 73,213	\$ 82,424	\$ 91,387	\$ 100,363	\$ 109,471	\$ 118,673	\$ 127,969	\$ 137,364	\$ 146,854	\$ 156,489	\$ 1,364,191	\$ 881,308

NPV of Public Works Expenditure \$ 495,571

Cost per sq. Assessed (2009) ¹	\$ 0.00107
Inflation (CPI)	2.7%
Assessed Value (Uninflated) (2009)	1,199,679,335
Ratio of Expenditure to Assessed Value	0.09%
Equalization Rate (Commercial vs. residential)	67%
Discount Rate	5.00%

Parks & Recreation																	Total	NPV @ 5%	
	Sq. Footage	Total Assessed Value																	
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
Theatre	83,360	24,217,842	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Apartment	233,370	14,501,785	8,664	6,797	6,033	7,071	7,213	7,357	7,504	7,654	7,807	7,964	8,121	8,285	8,451	8,620	8,792	\$ 115,236	\$ 76,922
Family Enrichment	90,091	7,472,655	1,600	1,999	2,059	2,080	2,122	2,154	2,207	2,252	2,297	2,343	2,389	2,437	2,488	2,536	2,585	\$ 33,699	\$ 22,100
Senior/Preschool	52,177	2,371,159	488	651	651	651	651	651	651	651	651	651	651	651	651	651	651	\$ 6,159	\$ 6,159
Total Phase I	423,047	48,244,052	8,664	6,797	6,033	7,071	7,213	7,357	7,504	7,654	7,807	7,964	8,121	8,285	8,451	8,620	8,792	\$ 144,236	\$ 95,222
Phase Development																			
Retail	270,184	32,334,240	-	-	1,863	3,501	5,312	7,246	7,591	7,536	7,690	7,844	8,001	8,161	8,324	8,466	8,607	\$ 56,230	\$ 56,230
Hotel	37,813	11,666,915	-	-	-	1,549	2,669	2,669	2,753	2,806	2,864	2,921	2,980	3,039	3,100	3,162	31,580	\$ 31,580	\$ 31,580
Office	272,845	33,551,563	-	-	7,459	14,539	22,340	30,070	31,181	31,865	32,441	33,099	33,775	34,477	35,175	35,871	36,574	\$ 230,886	\$ 230,886
Total Phase II	580,822	77,542,718	\$ -	\$ -	\$ 3,655	\$ 7,715	\$ 12,546	\$ 17,448	\$ 18,443	\$ 18,465	\$ 18,455	\$ 18,471	\$ 18,588	\$ 19,267	\$ 19,967	\$ 20,745	\$ 21,513	\$ 312,696	\$ 312,696
Grand Total	988,869	125,887,470	\$ 8,664	\$ 6,797	\$ 9,688	\$ 14,728	\$ 19,863	\$ 25,801	\$ 26,888	\$ 27,119	\$ 27,316	\$ 27,435	\$ 27,606	\$ 28,252	\$ 29,036	\$ 29,827	\$ 30,624	\$ 466,932	\$ 466,932

NPV of Parks & Recreation Expenditure \$ 75,322

Cost per sq. Assessed (2009) ¹	\$ 0.00090
Inflation (CPI)	2.7%
Assessed Value (Uninflated) (2009)	1,199,679,335
Ratio of Expenditure to Assessed Value	0.07%
Equalization Rate (Commercial vs. residential)	65%
Discount Rate	0.00%

CENTERVILLE, UTAH

Legacy - Parish Crossing CDA

Table C.5 - City Expenditures Worksheet

Electricity Tax Revenue				Usage (per Year) ¹	Unit	Sq. Footage	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	NPV @ 5%
Phase I Development																							
Theatre	83,900	17.4	Per Sq. Ft.			\$ 121,097	\$ 121,358	\$ 131,384	\$ 142,238	\$ 153,889	\$ 166,710	\$ 180,783	\$ 197,011	\$ 211,335	\$ 229,011	\$ 247,930	\$ 268,413	\$ 289,432	\$ 314,594	\$ 340,584	\$ 370,114	\$ 3,106,306	\$ 2,001,114
Apartment	233,370	13.5	Per Sq. Ft.			296,280	320,756	347,256	375,943	407,002	440,628	477,027	514,436	549,101	585,291	625,996	668,041	709,432	758,041	814,492	870,164	\$ 5,288,072	\$ 2,988,072
Family Enrichment	60,000	17.4	Per Sq. Ft.			-	87,203	94,007	110,550	119,732	128,688	140,402	152,088	164,559	178,154	194,559	218,172	248,805	282,056	324,731	371,527	\$ 1,381,213	\$ 714,213
Perennial	52,177	17.4	Per Sq. Ft.			70,047	75,933	82,098	88,881	96,223	104,173	112,479	121,096	130,183	140,003	150,925	163,581	178,724	191,582	212,521	239,457	\$ 1,250,445	\$ 650,445
Total Phase I	429,047					\$ 478,423	\$ 605,151	\$ 655,145	\$ 709,269	\$ 767,804	\$ 831,300	\$ 899,977	\$ 974,328	\$ 1,054,871	\$ 1,141,953	\$ 1,236,305	\$ 1,338,441	\$ 1,445,015	\$ 1,568,724	\$ 1,698,322	\$ 1,840,947	\$ 12,480,347	\$ 9,301,844
Phase II Development																							
Retail	270,194	17.4	Per Sq. Ft.			-	98,174	212,569	345,156	496,295	659,450	825,669	1,002,334	1,188,959	1,376,034	1,563,069	1,749,694	1,935,519	2,120,344	2,304,869	2,490,194	\$ 15,402,047	\$ 8,001,844
Hotel	87,813	13.5	Per Sq. Ft.			-	26,950	138,756	251,830	372,165	492,500	611,835	729,170	846,505	962,840	1,079,175	1,194,510	1,308,845	1,422,180	1,535,515	1,648,840	\$ 9,865,671	\$ 5,365,671
Office	202,645	17.3	Per Sq. Ft.			-	73,330	158,775	257,830	372,165	492,500	611,835	729,170	846,505	962,840	1,079,175	1,194,510	1,308,845	1,422,180	1,535,515	1,648,840	\$ 10,499,122	\$ 5,999,122
Total Phase II	560,652					\$ -	\$ 171,504	\$ 388,294	\$ 699,835	\$ 996,816	\$ 1,484,550	\$ 1,914,034	\$ 2,341,639	\$ 2,774,614	\$ 3,206,189	\$ 3,635,764	\$ 4,064,814	\$ 4,493,389	\$ 4,921,964	\$ 5,350,539	\$ 5,779,474	\$ 33,495,059	\$ 18,366,813
Total Tax Revenue	989,699					\$ 478,423	\$ 776,655	\$ 1,053,439	\$ 1,424,682	\$ 1,914,682	\$ 2,498,300	\$ 3,226,178	\$ 4,048,425	\$ 4,944,245	\$ 5,924,425	\$ 6,984,425	\$ 8,124,239	\$ 9,375,965	\$ 10,763,082	\$ 12,305,192	\$ 13,903,031	\$ 33,495,059	\$ 18,366,813
Total Development						\$ 23,921	\$ 38,833	\$ 52,672	\$ 69,942	\$ 88,234	\$ 106,526	\$ 124,818	\$ 143,110	\$ 161,402	\$ 179,694	\$ 197,986	\$ 216,278	\$ 234,570	\$ 252,862	\$ 271,154	\$ 290,671	\$ 1,714,733	\$ 901,381

ASSUMPTIONS:	2006
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 ¹	Unit	Sq. Footage	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	NPV @ 5%
Phase I Development																								
Theatre	83,900	0.05	Dth Per Sq. Ft.		\$ 35,889	\$ 38,953	\$ 42,063	\$ 45,538	\$ 49,300	\$ 53,373	\$ 57,782	\$ 62,568	\$ 67,724	\$ 73,319	\$ 79,376	\$ 85,933	\$ 93,033	\$ 100,719	\$ 109,039	\$ 994,496	\$ 640,485			
Apartment	233,370	0.05	Dth Per Sq. Ft.		82,905	89,754	97,169	105,196	113,887	123,296	132,482	141,509	150,448	159,313	168,365	177,603	187,033	196,658	206,478	\$ 2,297,366	\$ 1,478,367			
Family Enrichment	60,000	0.05	Dth Per Sq. Ft.		-	27,918	30,225	32,722	35,425	38,352	41,500	44,950	48,694	52,684	57,037	61,749	66,803	72,203	77,952	668,820	435,798			
Perennial	52,177	0.05	Dth Per Sq. Ft.		22,425	24,278	26,264	28,456	30,906	33,651	36,707	39,980	43,515	47,349	51,493	56,056	61,039	66,443	72,268	621,435	400,335			
Total Phase I	429,047				\$ 144,219	\$ 180,894	\$ 195,741	\$ 211,912	\$ 229,419	\$ 248,372	\$ 268,281	\$ 289,105	\$ 311,154	\$ 334,490	\$ 359,377	\$ 389,893	\$ 422,930	\$ 458,696	\$ 507,416	\$ 4,662,118	\$ 2,956,785			
Phase II Development																								
Retail	270,194	0.05	Dth Per Sq. Ft.		-	31,451	68,955	110,516	156,528	212,707	269,975	328,248	386,521	444,794	503,067	561,340	619,613	677,886	736,159	\$ 5,402,781	\$ 2,902,781			
Hotel	87,813	0.05	Dth Per Sq. Ft.		-	10,634	34,636	58,996	84,126	109,904	136,332	163,360	190,988	219,216	248,044	277,472	307,500	338,128	369,356	\$ 2,592,813	\$ 1,392,813			
Office	202,645	0.03	Dth Per Sq. Ft.		-	14,747	31,931	51,854	74,850	101,044	127,238	153,432	179,626	205,820	232,014	258,208	284,402	310,596	336,790	\$ 2,592,813	\$ 1,392,813			
Total Phase II	560,652				\$ -	\$ 46,178	\$ 110,650	\$ 197,005	\$ 284,374	\$ 397,867	\$ 533,301	\$ 680,836	\$ 836,644	\$ 992,518	\$ 1,149,382	\$ 1,306,246	\$ 1,463,110	\$ 1,619,974	\$ 1,776,838	\$ 10,588,406	\$ 5,688,406			
Total Development	989,699				\$ 144,219	\$ 226,932	\$ 306,391	\$ 401,917	\$ 513,792	\$ 646,239	\$ 801,582	\$ 969,941	\$ 1,151,798	\$ 1,347,008	\$ 1,538,750	\$ 1,735,138	\$ 1,929,040	\$ 2,122,950	\$ 2,316,794	\$ 15,250,624	\$ 8,041,191			
Total Tax Revenue					\$ 7,081	\$ 11,349	\$ 15,320	\$ 20,446	\$ 25,630	\$ 31,812	\$ 38,094	\$ 44,376	\$ 50,658	\$ 56,940	\$ 63,222	\$ 69,504	\$ 75,786	\$ 82,068	\$ 88,350	\$ 5,654,000	\$ 3,041,191			

ASSUMPTIONS:	2006
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%

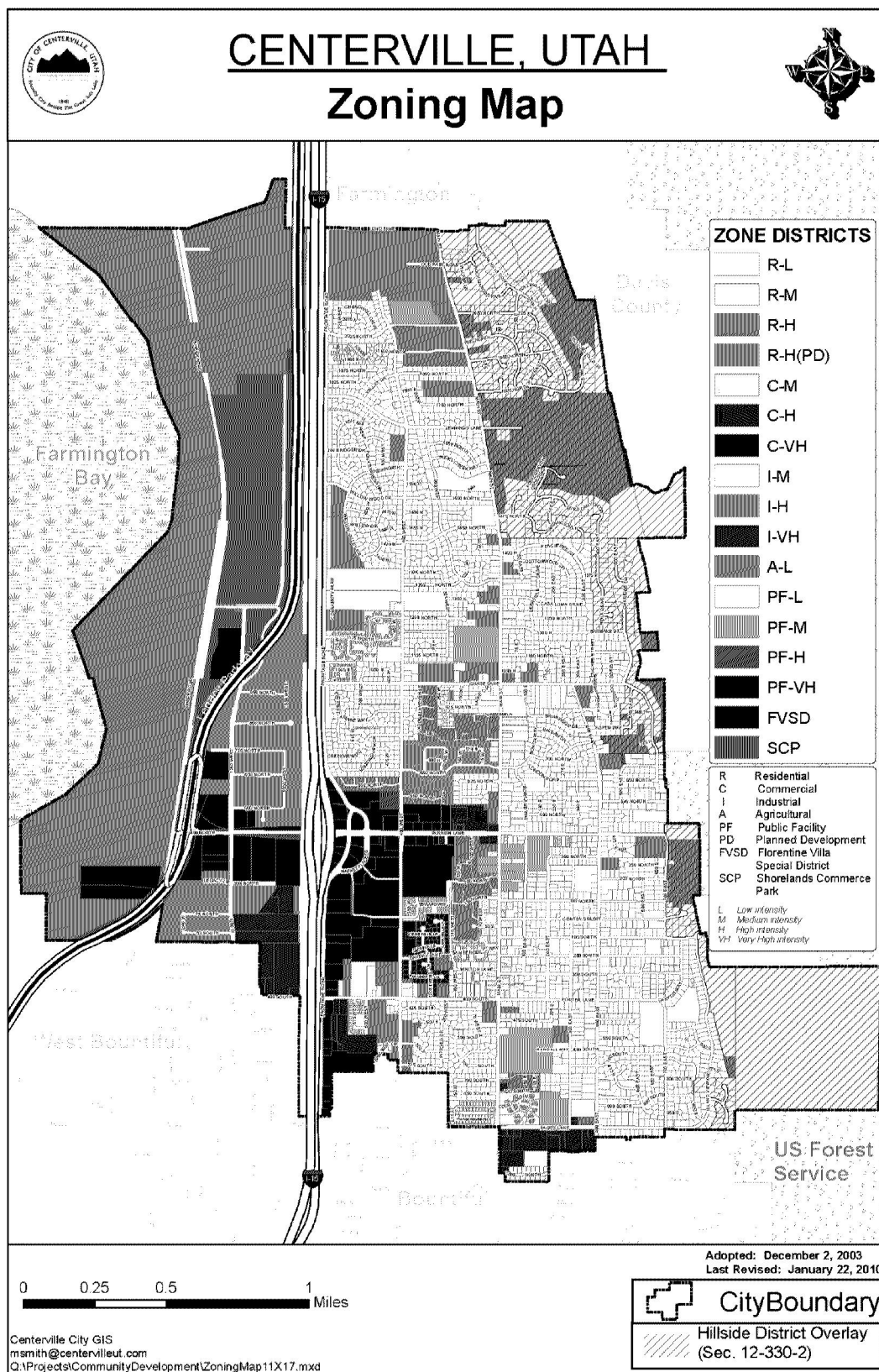
NPV of Natural Gas Tax Revenue \$ 306,285

Telecom Tax Fee Revenue		Sq. Footage	Unit	Lines	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	NPV @ 5%
Phase I Development																					
Theatre	83,900	Per Sq. Ft.	0.00040	\$ 66,415	\$ 67,574	\$ 68,145	\$ 68,722	\$ 69,303	\$ 69,889	\$ 70,480	\$ 71,076	\$ 71,677	\$ 72,283	\$ 72,894	\$ 73,511	\$ 74,132	\$ 74,759	\$ 75,386	\$ 76,014	\$ 1,057,888	\$ 726,487
Apartment	233,370	Per Unit	0.00040	501,325	505,584	509,840	514,151	518,499	522,884	527,305	531,764	536,261	540,796	545,369	549,981	554,632	559,322	564,052	568,782	\$ 7,981,747	\$ 5,481,277
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	51,504	51,940	52,379	52,822	53,269	53,719	54,168	\$ 714,241	\$ 476,555
Perennial	52,177	Per Sq. Ft.	0.00055	57,030	57,573	58,090	58,595	59,096	59,594	60,089	60,581	61,073	61,564	62,056	62,549	63,041	63,534	64,027	64,520	\$ 908,548	\$ 624,199
Total Phase I	429,047			\$ 624,860	\$ 678,253	\$ 684,029	\$ 689,814	\$ 695,647	\$ 701,530	\$ 707,462	\$ 713,445	\$ 719,478	\$ 725,562	\$ 731,696	\$ 737,886	\$ 744,126	\$ 750,418	\$ 756,764	\$ 763,112	\$ 10,661,074	\$ 7,308,517
Phase II Development																					
Retail	270,194	Per Sq. Ft.	0.00055	-	74,534	150,328	227,400	305,763	388,245	470,957	553,696	636,463	719,267	802,012	884,736	967,449	1,050,151	1,132,842	1,215,537	\$ 9,961,542	\$ 5,461,542
Hotel	87,813	Per Sq. Ft.	0.00055	-	24,428	75,905	127,373	188,840	250,307	311,774	373,241	434,708	496,175	557,642	619,109	680,576	742,043	803,510	864,977	\$ 4,591,542	\$ 2,591,542
Office	202,645	Per Sq. Ft.	0.00055	-	55,900	112,746	170,550	229,323	288,096	346,869	405,642	464,415	523,188	581,961	640,734	700,507	760,280	820,053	879,826	\$ 5,961,542	\$ 3,261,542
Total Phase II	560,652			\$ -	\$ 150,462	\$ 338,979	\$ 525,723	\$ 714,908	\$ 904,352	\$ 1,093,936	\$ 1,283,525	\$ 1,473,116	\$ 1,662,709	\$ 1,852,301	\$ 2,041,892	\$ 2,231,483	\$ 2,421,074	\$ 2,610,665	\$ 2,800,256	\$ 15,514,634	\$ 8,314,634
Total Development	989,699			\$ 624,860	\$ 828,725	\$ 1,022,752	\$ 1,215,537	\$ 1,409,555	\$ 1,603,882	\$ 1,797,896	\$ 1,991,911	\$ 2,186,594	\$ 2,381,280	\$ 2,575,997	\$ 2,770,732	\$ 2,965,469	\$ 3,160,207	\$ 3,354,942	\$ 3,549,673	\$ 26,175,708	\$ 15,623,151

ASSUMPTIONS:	2006
Price per Line (Commercial)	\$ 1.956
Price per Line (Residential)	\$ 1.150
Inflation (CPI)	0.8%
Franchise Tax Rate	3.5%
Discount Rate	5.00%

NPV of Telecom Tax Revenue \$ 439,903

APPENDIX D: ZONING MAP





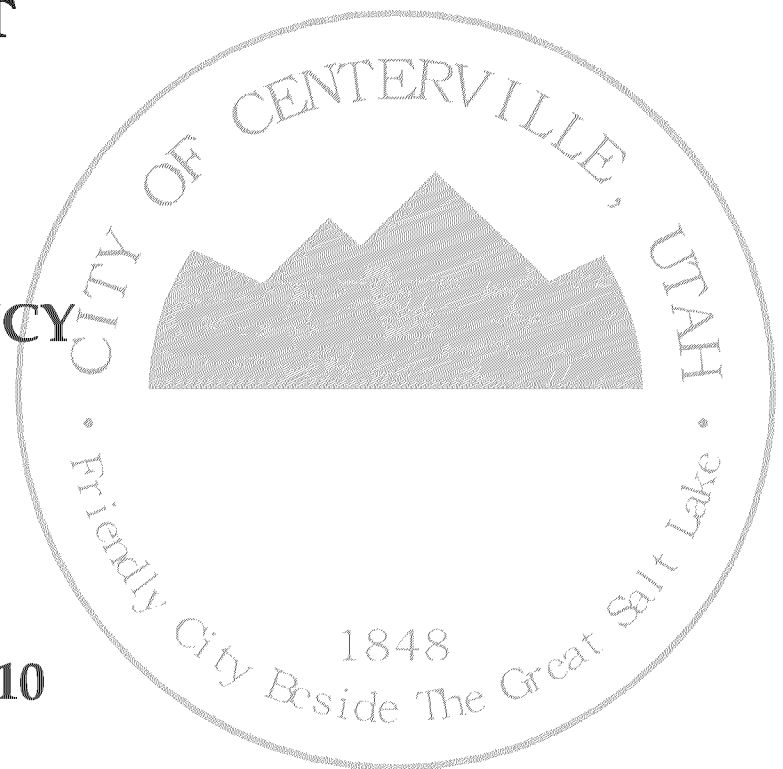
CENTERVILLE PARRISH - LEGACY CROSSING COMMUNITY DEVELOPMENT PROJECT AREA

PROJECT AREA BUDGET

**REDEVELOPMENT AGENCY
CENTERVILLE CITY**

DATED: MARCH 16, 2010

ADOPTED: MARCH 16, 2010



MARCH 16, 2010

PREPARED BY:

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



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INTRODUCTION

The Redevelopment Agency of Centerville City (the "Agency") has determined to prepare a Draft Project Area Plan (the "Plan") for the Centerville Legacy - Parrish Crossing Community Development Project Area #2010-01 (the "Project Area"). This Plan defines the development plans, objectives, and methods for developing and redevelopment property within the Project Area. This Draft Project Area Budget (the "Budget") provides the financial framework necessary to implement the Plan. The Budget is governed by Chapter 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 & DONNA R - 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 BUDGET

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

BASE YEAR VALUE

The Agency has determined that the base year property tax value for the Project Area Budget will be the total taxable value (including real and personal property) for the 2010 tax year which is estimated to be \$15,370,656.00.

PAYMENT TRIGGER

This Budget will have a fifteen-year (15) duration. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1. In no case will the Agency trigger increment collection after March 1, 2014.

PROJECTED TAX INCREMENT REVENUE – TOTAL GENERATION

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that development will begin in the Project Area in 2010. The contemplated development will generate additional property and sales tax above what is currently generated within the Project Area.

PROPERTY TAX

Property tax increment will begin to be generated in the tax year (ending Dec 31) 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 could begin as early as 2012 or as late as 2014. It is currently estimated that during the 15-year life of the Budget, Property Tax Increment could be generated within the Project Area in the approximate amount of \$17.06 million or \$10.81 million NPV¹.

SALES TAX

Sales tax increment will flow more quickly to the agency as sales tax is generated as soon as a business begins making sales. In addition, the tax is paid either monthly or quarterly to the City, County, and State. It is estimated that sales tax increment would begin flowing to the City, County, and State as early as 2011 and as late as 2013. The estimated sales tax increment generated within the project for the 15-year life of this Budget for the City, County and State is approximately \$32.5 million or \$20.59 million NPV¹.

¹ NET PRESENT VALUE OF FUTURE CASH FLOWS ASSUMING A 5% DISCOUNT RATE.

Table 2: Total Incremental Tax Generation

ENTITY	PROPERTY TAX	SALES TAX	TOTAL TAX GENERATION
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	11,163,723
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
TOTAL REVENUE	\$ 17,064,446	\$ 32,582,801	\$ 49,647,247

PROJECTED TAX INCREMENT REVENUE – TOTAL TO IMPLEMENT PROJECT AREA PLAN

The Agency will utilize approximately \$5.42 million or \$3.43 million NPV² in incremental property taxes ("Tax Increment") to implement the Project Area Plan. 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. The Agency will utilize 5% of the Tax Increment to offset the administration costs of the Agency. TABLE 3 details the estimated uses currently contemplated.

Table 3: Uses 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

All taxing entities that receive property tax generated within the Project Area, as detailed above, will share a portion of that increment generation with the Agency. Centerville City will contribute 50% of its property tax increment to the Agency. All other taxing entities will contribute 30% of their respective tax increment for 15 years. The City, County and the State will not contribute any portion of their incremental sales tax to implement the Plan. The incremental property tax revenues received by the Agency will be utilized solely to provide services to the Project Area.

Table 4: Sources of Tax Increment Funds

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

² NET PRESENT VALUE OF FUTURE CASH FLOWS ASSUMING A 5% DISCOUNT RATE.

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

PROJECTED TAX INCREMENT REVENUE – TOTAL SHARED WITH OTHER ENTITIES

All taxing entities will receive 70% of their respective property tax increment generated within the Project Area during the duration of the Budget and 100% tax increment thereafter with the exception of Centerville City which will receive 50% of its respective property tax increment during the duration of the Project Area Plan. The City, County and the State will retain their entire portion of incremental sales tax.

Table 5: Retained Property and Sales Tax Increment

ENTITY	PROPERTY TAX	SALES TAX	TOTAL TAX
DAVIS COUNTY	\$ 2,189,972	\$ 7,565,666	\$9,755,638
DAVIS COUNTY SCHOOL DISTRICT	7,394,791	-	7,394,791
CENTERVILLE CITY	739,835	9,684,052	\$10,423,887
WEBER BASIN WATER CONSERVANCY DISTRICT	195,311	-	195,311
DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT	96,616	-	96,616
SOUTH DAVIS COUNTY SEWER IMPROVEMENT DISTRICT	301,277	-	301,277
SOUTH DAVIS RECREATION DISTRICT	369,843	-	369,843
DAVIS COUNTY LIBRARY	361,532	-	361,532
STATE OF UTAH	-	15,333,083	15,333,083
TOTAL REVENUE	\$11,649,177	\$ 32,582,801	\$44,231,978

A multi-year projection of tax increment along with development assumptions is including in APPENDIX B.

APPENDIX A: MAP AND LEGAL DESCRIPTION



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°05'33" W. 637.54 feet along the west line of said Section 12 and N. 89°58'37" W. 114.76 feet from the Southeast Corner of said Section 12; and running thence N. 89°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°05'48" W. for a distance of 9.37 feet); thence (2) N. 6°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°07'45" W. for a distance of 211.62 feet); thence (4) N. 0°01'07" W. 94.86 feet; thence N. 89°49'48" W. 1210.65 feet; thence N. 0°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°32'57" E. for a distance of 294.92 feet); thence (2) S. 26°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°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°54'50" E. for a distance of 80.60 feet); thence (5) N. 25°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°48'19" E. for a distance of 112.49 feet); thence (7) N. 18°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°40'25" E. for a distance of 39.51 feet); thence (9) N. 10°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°57'58" E. for a distance of 43.61 feet); thence N. 26°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°54'57" E. 320.86 feet; thence (2) N. 45°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°16'47" W. for a distance of 45.37 feet); thence (4) N. 9°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°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°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°49'20" E. 239.24 feet; thence (2) N. 89°49'20" E. 153.60 feet to the easterly boundary line of said Lot 9; thence S. 0°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°05'44" E. 566.23 feet; thence (2) S. 89°52'18" E. 282.88 feet to the intersection of said westerly railroad right of way and Parish Lane; thence S. 0°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: MULTI-YEAR BUDGET

CENTERVILLE, UTAH

Legacy - Parrish Crossing CDA

Tax Increment Projection

Table B.1: Summary of Project Area Budget - 15 Year Budget

Total Tax Increment Generation:	Total Amounts	NPV @ 5.00%
Davis County	\$ 3,128,531	\$ 1,981,487
Davis County School District	10,563,987	6,690,809
Centerville City (50% Participation)	1,479,671	937,164
Weber Basin Water Conservancy District	279,015	176,717
Davis County Mosquito Abatement District	138,023	87,419
South Davis County Sewer Improvement District	430,396	272,595
South Davis Recreation District	528,348	334,634
Davis County Library	516,475	327,115
Total Incremental Property Tax Generation:	\$ 17,064,446	\$ 10,807,941

Project Area Budget	30% Participation	
Sources of Funds (Property Tax Increment):	Total Amounts	NPV @ 5.00%
Davis County	\$ 938,559	\$ 594,446
Davis County School District	3,169,196	2,007,243
Centerville City (50% Participation)	739,835	468,582
Weber Basin Water Conservancy District	83,705	53,015
Davis County Mosquito Abatement District	41,407	26,226
South Davis County Sewer Improvement District	129,119	81,779
South Davis Recreation District	158,504	100,390
Davis County Library	154,942	98,134
Total Sources of Funds:	\$ 5,415,268	\$ 3,429,815
Uses of Funds:		
Public Infrastructure Servicing the Area (Roads, Utilities, etc)	\$ 3,173,421	\$ 2,009,919
CDA Administration @ 5%	270,763	171,491
Development Enhancements	1,971,083	1,248,406
Total Uses of Funds:	\$ 5,415,268	\$ 3,429,815

Remaining for Taxing Entities:	Total Amounts	NPV @ 5.00%
Davis County	\$ 2,189,972	\$ 1,387,041
Davis County School District	7,394,791	4,683,566
Centerville City (50% Participation)	739,835	468,582
Weber Basin Water Conservancy District	195,311	123,702
Davis County Mosquito Abatement District	96,616	61,193
South Davis County Sewer Improvement District	301,277	190,817
South Davis Recreation District	369,843	234,244
Davis County Library	361,532	228,980
Total Sources of Funds:	\$ 11,649,178	\$ 7,378,126

CENTERVILLE, UTAH

Legacy - Parish Crossing CDA

Tax Incremental Projection

Table 2.2 Multi-Year Tax Increment Budget (Based Area Forecast)

INCREMENTAL PROPERTY TAX ANALYSIS																		NPV
Reported for Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTALS	
Phase 1:																		
Building Value	-	26,003,822	25,950,047	25,905,047	25,860,047	25,815,047	25,770,047	25,725,047	25,680,047	25,635,047	25,590,047	25,545,047	25,500,047	25,455,047	25,410,047	25,365,047	25,320,047	
Personal Property Values	-	5,982,114	7,495,615	6,204,403	4,884,186	3,567,872	2,251,557	935,242	1,896,133	4,818,170	3,471,535	2,123,422	7,814,582	6,667,888	5,515,940	4,363,992	3,212,044	
Land Values	-	1,072,300	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	1,462,518	
Site Work	-	2,675,200	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	3,763,174	
Other Improvements	-	3,603,325	29,000	297,500	297,500	297,500	297,500	297,500	297,500	297,500	297,500	297,500	297,500	297,500	297,500	297,500	297,500	
Total Phase Values	-	36,033,325	42,924,334	41,658,440	40,392,546	39,126,652	37,860,758	36,594,864	35,328,970	34,063,076	32,797,182	31,531,288	30,265,394	29,000,000	27,734,606	26,469,212	25,203,818	
Phase 1E:																		
Retail Values	-	7,706,822	14,627,847	21,548,872	28,469,897	35,390,922	42,311,947	49,232,972	56,153,997	63,075,022	70,000,047	76,925,072	83,850,097	90,775,122	97,700,147	104,625,172	111,550,200	
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Phase 1E Values:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Value of Current Property	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	
Value of New Property	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	15,370,666	
LESS BASE VALUE (2010)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	(15,370,666)	
TOTAL INCREMENTAL VALUE	-	36,033,325	84,495,092	81,833,582	79,171,073	76,508,564	73,846,055	71,183,546	68,521,037	65,858,528	63,196,019	60,533,510	57,871,001	55,208,492	52,545,983	49,883,474	47,220,965	
TAX RATE & INCREMENTAL ANALYSIS																		
Davis County	-	75,569	129,142	158,317	193,492	228,667	263,842	298,997	334,172	369,347	404,522	439,697	474,872	510,047	545,222	580,397	615,572	
Davis County School District	-	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	0,007,118	
Centerville City	-	59,826	59,826	59,826	59,826	59,826	59,826	59,826	59,826	59,826	59,826	59,826	59,826	59,826	59,826	59,826	59,826	
Weber Basin Water Conservancy District	-	6,774	10,932	13,941	17,396	21,333	25,270	29,207	33,144	37,081	41,018	44,955	48,892	52,829	56,766	60,703	64,640	
Davis County Measure A Abatement District	-	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	0,000,003	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	0,000,000	
South Davis County Sewer Improvement District	-	0,000,000																

CENTERVILLE, UTAH

Legacy - Parrish Crossing CDA

Table B.2, Phase I - Development Assumptions, Schedule and Assumptions

2009

14 Screen Theatre																
Property Values Summary	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
Construction Completion	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Building Value	14,613,667	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal Property Values	7,500,000	6,346,154	5,192,308	4,038,462	2,884,615	1,730,769	7,500,000	5,192,308	4,038,462	2,884,615	1,730,769	7,500,000	5,192,308	4,038,462	2,884,615	1,730,769
Land Values	469,630	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Site Work	1,655,162	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tenant Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Property Values	24,217,842	6,346,154	5,192,308	4,038,462	2,884,615	1,730,769	7,500,000	5,192,308	4,038,462	2,884,615	1,730,769	7,500,000	5,192,308	4,038,462	2,884,615	1,730,769
55%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Apartments																
Property Values Summary	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
Building Value	23,758,479	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal Property Values	844,090	340,430	315,160	291,540	267,520	243,200	218,680	194,560	170,240	145,920	121,600	97,280	72,960	48,640	24,320	23,758,479
Land Values	841,132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Site Work	1,894,289	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tenant Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Property Values	26,548,700	340,430	315,160	291,540	267,520	243,200	218,680	194,560	170,240	145,920	121,600	97,280	72,960	48,640	24,320	26,548,700
55%	14,601,785	187,284	173,885	160,512	147,135	133,760	120,384	107,008	93,632	80,256	66,880	53,504	40,128	26,752	13,376	16,008,288

Family Entertainment																
Property Values Summary	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
Building Value	-	3,203,851	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal Property Values	-	2,500,000	2,250,000	2,000,000	1,750,000	1,500,000	1,250,000	1,000,000	750,000	500,000	250,000	2,500,000	2,500,000	2,000,000	1,750,000	3,203,851
Land Values	-	295,991	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Site Work	-	1,043,213	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tenant Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Property Values	-	7,052,855	2,250,000	2,000,000	1,750,000	1,500,000	1,250,000	1,000,000	750,000	500,000	250,000	2,500,000	2,500,000	2,000,000	1,750,000	7,052,855

Retail & Pad																
Property Values Summary	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
Building Value	-	1,412,749	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal Property Values	-	100,000	450,000	471,429	314,286	235,714	157,143	78,572	471,429	392,857	314,286	235,714	157,143	78,572	471,429	1,412,749
Land Values	-	424,228	133,985	-	-	-	-	-	-	-	-	-	-	-	-	-
Site Work	-	304,792	161,759	-	-	-	-	-	-	-	-	-	-	-	-	-
Tenant Improvements	-	330,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Property Values	-	2,371,769	1,870,744	471,429	314,286	235,714	157,143	78,572	471,429	392,857	314,286	235,714	157,143	78,572	471,429	2,371,769

Cumulative Values																
Property Values Summary	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
Building Value	28,682,979	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830	33,227,830
Personal Property Values	6,646,794	8,325,572	9,633,778	5,437,865	9,369,474	9,369,474	7,873,881	6,377,887	5,353,522	3,857,726	2,351,935	10,289,218	8,763,425	7,297,631	6,273,266	6,646,794
Land Values	469,630	1,191,444	1,625,020	1,625,020	1,625,020	1,625,020	1,625,020	1,625,020	1,625,020	1,625,020	1,625,020	1,625,020	1,625,020	1,625,020	1,625,020	1,625,020
Site Work	1,636,182	2,976,333	4,181,305	4,181,305	4,181,305	4,181,305	4,181,305	4,181,305	4,181,305	4,181,305	4,181,305	4,181,305	4,181,305	4,181,305	4,181,305	4,181,305
Tenant Improvements	-	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000
Total Property Values	24,217,842	40,037,550	47,893,727	49,837,933	49,837,933	49,837,933	49,837,933	49,837,933	49,837,933	49,837,933	49,837,933	49,837,933	49,837,933	49,837,933	49,837,933	49,837,933

Sales Tax																
Property Values Summary	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total
Building Value	83,500	7,932,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal Property Values	60,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Values	52,177	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Site Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tenant Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Property Values	196,677	7,932,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
55%	108,222	4,362,875	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Sales Tax Assumptions		Sales Tax Assumptions	
City POS - Sales Tax Effective Rate	0.50%	Point of Sale Local Option (50%) & RAP Tax (10%)	
County Effective Rate (Gross)	0.53%	Mass Transit (25%), Additional Mass Transit (25%), and Point of Sale County Option (125%)	
New Sales to County Ratio	75.00%		
County Effective Rate (Net)	0.47%		
State Sales Tax Rate (Gross)	4.75%	State Sales and Use Tax (4.70%) & Supplemental State Sales Tax (0.05%)	
New Sales to State Ratio	20.00%		
State Sales Tax Rate (Net)	0.95%		

Sales Tax Assumptions		Sales Tax Assumptions	
City POS - Sales Tax Effective Rate	0.50%	Point of Sale Local Option (50%) & RAP Tax (10%)	
County Effective Rate (Gross)	0.53%	Mass Transit (25%), Additional Mass Transit (25%), and Point of Sale County Option (125%)	
New Sales to County Ratio	75.00%		
County Effective Rate (Net)	0.47%		
State Sales Tax Rate (Gross)	4.75%	State Sales and Use Tax (4.70%) & Supplemental State Sales Tax (0.05%)	
New Sales to State Ratio	20.00%		
State Sales Tax Rate (Net)	0.95%		

Legacy - Parrish Crossing CDA

Table B.4: Phase II - Development Absorption Schedule and Assumptions

100

New construction value includes tenant improvements. Source: Marshall and Swift

15 Year Cooperative Association of 1000+

Property Values Summary (Cumulative)														Retail
Consolidation Component	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Total
Development	-	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Building	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Equipment	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Inventory	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Other	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Subtotal	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	40,000,000
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Building	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Equipment	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Inventory	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Other	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Subtotal	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	40,000,000
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Building	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Equipment	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Inventory	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Other	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Subtotal	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	40,000,000
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Building	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Equipment	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Inventory	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Other	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Subtotal	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	40,000,000
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Building	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Equipment	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Inventory	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Other	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Subtotal	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	40,000,000
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Building	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Equipment	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Inventory	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Other	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Subtotal	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	40,000,000
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Building	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Equipment	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Inventory	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Other	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Subtotal	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	40,000,000
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Building	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Equipment	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Inventory	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Other	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Subtotal	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	40,000,000
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Building	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Equipment	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Inventory	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Other	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Subtotal	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	40,000,000
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Building	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Equipment	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Inventory	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Other	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
Subtotal	-	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	40,000,000
Land	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000		

[illegible]

Sales per 2¢ Rate From Assumptions		2000
Training	\$	95.00
County Wiring Equipment	\$	100.00
County Office Equipment	\$	200.00
Subtotal	\$	395.00
Commission	\$	33%

Sales Tax Assumptions	Notes
City, POS - Sales Tax Effective Rate	0.00%
County Effective Rate (Gross)	0.00%
County Effective Rate (Net)	0.00%
County Effective Rate (Net)	0.47%
State Sales Tax Rate (Gross)	4.75%
New Sales to State Ratio	20.00%
State Sales Tax Rate (Net)	0.95%

Notes
Point of Sale Local Option (50%) & RAP Tax (10%)
Miss Transit (25%), Additional Miss Transit (25%), and Point of Sale County Option (125%)
State Sales and Use Tax (4.70%), & Supplemental State Sales Tax (0.05%)

Legacy - Parrish Crossing CDA

Source: Davis County Treasurer's Office (Requested 1-29-10)

Phone: 801 451 3244

11/01/2014 14:36:44

OFFICIAL PROJECT AREA PLAN

BARNARD CREEK COMMUNITY DEVELOPMENT AREA (CDA)

CENTERVILLE CITY
REDEVELOPMENT AGENCY, UTAH



ADOPTED: JULY 16, 2013

PREPARED BY:
LEWIS YOUNG ROBERTSON &
BURNINGHAM, INC.



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INTRODUCTION

The Redevelopment Agency of Centerville City (the "Agency"), following a 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 Barnard Creek Community Development 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 west of I-15 and north of 725 North and follows 900 West up to the Legacy Parkway Trail. The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined 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 and other taxing districts.

The Project is being undertaken as a community development project 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.

UTAH CODE §17C-4-101

RESOLUTION AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act ("Act"), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **February 19, 2013**.

Utah Code §17C-4-102

RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY DEVELOPMENT PROJECT AREA PLAN

In order to adopt a community development project area plan, the agency shall;

- Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted 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-4-102 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. The Agency held a public hearing on the draft plan on **July 16, 2013**.



DEFINITIONS

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, 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.

The term "**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.

The term "**Base taxable value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms "**City**" or "**Community**" shall mean the Centerville City.

The term "**Legislative body**" shall mean the City Council Centerville City which is the legislative body of the Community.

The term "**Plan Hearing**" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

The term "**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 & B).

The term "**Project Area Budget**" shall mean 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;
- the tax increment expected to be used to cover the cost of administering the Project Area plan;
- if the area from which tax increment is to be collected is less than the entire Project Area:
 - the tax identification number of the parcels from which tax increment will be collected; or
 - a legal description of the portion of the Project Area from which tax increment will be collected; and
- for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

The term "**Project Area Plan**" shall mean the written plan that, after its effective date, guides and controls the community development 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.

The term "**Taxes**" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term "**Taxing Entity**" shall mean any public entity that levies a tax on any property within the Project Area.

The term "**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 designated in the Project Area Budget as the area from which tax increment is to be collected, 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.



UTAH CODE
§17C-4-103(1)

DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit "A"** and **"B"** and incorporated herein. The Project Area lies west of I-15 and north of 725 North and follows 900 West up to the Legacy Parkway Trail. There are no agricultural, forest or mining uses in the Project Area. The Project Area is comprised of approximately 61 parcels, equaling 106.90 acres of property.¹

As delineated in the office of the Davis County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit "C."**

UTAH CODE
§17C-4-103(2)

GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE COMMUNITY DEVELOPMENT

GENERAL LAND USES

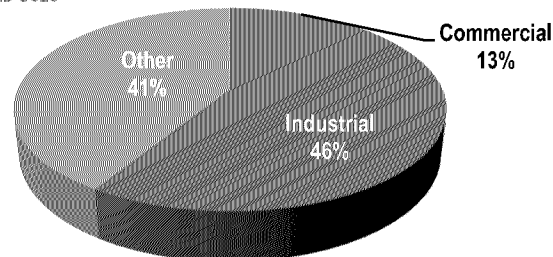
A significant amount of property within the Project Area consists of vacant and underutilized property not generating full beneficial tax base to the City or other taxing entities. Table 1 and Figure 1 summarize the approximate acreage of existing land uses by land use type.

TABLE 1: LAND USES

TYPE	ACRES	% OF AREA
Commercial/Office	13.66	13%
Industrial	49.33	46%
Other	43.91	41%
Total	106.90	

**"Other" acreage consists of government owned property, roads, agricultural land, etc.*

FIGURE 1: LAND USES



Current zoning allows the contemplated uses which include industrial, like manufacturing, and office. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. In fact, the Shorelands Commerce Park overlay zone currently exists in a portion of the Project Area. This overlay zone is meant to focus on establishing land uses such as manufacturing, high-technology industry, and similar employment sectors. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this 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 streets are 750 North (going east to west) along the south border of the Project Area, and 1250 North (going North to South) through the Project Area. Legacy Highway also bisects the Project Area. As part of the Project Area Plan, additional streets have been proposed to create greater connectivity and provide greater access specifically to the parcels located in the northern portion of the Project Area. The Project Area map, provided in **Exhibit A**, shows the principal streets in the area while **Exhibit D** shows the proposed improvements to the Project Area.

POPULATION DENSITIES

Currently, there is no residential development within the Project Area.

BUILDING INTENSITIES

Buildings in the area are generally commercial and industrial structures. According to the most recent parcel data² obtained from the County, the current taxable value per acre is approximately \$134,142.

¹ This acreage will not match the acreage found in the legal description as it does not include roadways and public rights of way.

² November 2012 parcel data



IMPACT OF COMMUNITY DEVELOPMENT ON LAND USE, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES AND BUILDING INTENSITIES

Community development activities within the Project Area will mostly consist of development of vacant and underutilized areas. The types of land uses will include: commercial/office, light industrial, and manufacturing. In order to redevelop the Project Area the Agency along with property owners, developers, and/or businesses will need to construct infrastructure improvements that enhance transportation and create better utilization of land.

LAND USE – The City recently created the Shorelands Commerce Park District. The purpose of this District is to create a unique business park and a quality employment center for the South Davis Area. In conjunction with the creation of this District, the City established a business park overlay zone to focus on establishing land uses such as manufacturing, high-technology industry, and other similar employment sectors. This area west of Legacy Parkway is considered one of the significant areas in the city with substantial potential for economic development.

LAYOUT OF PRINCIPAL STREETS – It is anticipated that the community development of the Project Area will alter the layout of some streets in the area, creating greater access and connectivity for potential development.

POPULATION DENSITIES – The Project Area will not include residential development.

BUILDING DENSITIES – Building densities will increase as some of the planned development will be multi-story structures. Also, the intent of this plan is to promote higher occupancy levels within current buildings and greater economic utilization of the land area. The development anticipated in the next 20 years will likely result in a taxable value per acre of approximately \$331,140 or an increase of approximately 147%.

UTAH CODE
§17C-4-103(3)

STANDARDS GUIDING THE COMMUNITY DEVELOPMENT

In order to provide maximum flexibility in the development and redevelopment 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 RDA, 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.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

PROVIDE ATTRACTIVE BUSINESS, OFFICE, COMMERCIAL AND LIGHT INDUSTRIAL USES WITHIN THE CITY

The City is aware that such developments not only add to the tax base of the community, they also provide significant sources of employment for area residents. Thus, the General Plan states that areas suitable for such uses should be carefully planned to provide attractive employment opportunities for residents.

RESERVE WEST CENTERVILLE FOR BUSINESS PARK, OFFICE PARK, HIGHWAY COMMERCIAL AND LIGHT INDUSTRIAL USES

Essential to Centerville's economy will be the effective use of lands west of Interstate 15. Environmental and geographic factors suggest that the best use of the land west of I-15 in Centerville is for well-planned highway commercial, manufacturing, light industrial uses and permanent open space. This area should, therefore, be reserved for well-planned business park, office park, highway commercial and light industrial uses.

CREATION OF A QUALITY EMPLOYMENT CENTER FOR THE SOUTH DAVIS AREA

The Shorelands Commerce District was created to provide for the continued economic growth in the City and to preserve the area for the creation of a quality employment center for the South Davis Area.



UTAH CODE
§17C-4-103(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 new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Community Development Project by accomplishing the following items:

PROVISION FOR COMMERCIAL, INDUSTRIAL, AND PUBLIC USES

The Project Area Plan allows for commercial, office, industrial, and light manufacturing. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

PROVISION OF PRIVATE OR PUBLIC INFRASTRUCTURE

The proposed community development project will provide infrastructure in an area that has insufficient street access and connectivity. It is anticipated that the proposed infrastructure will spur development within the northern portion of the Project Area. Private and public infrastructure associated with the development project are essential to promoting community development activities.

UTAH CODE
§17C-4-103(5)

CONFORMANCE OF THE PROPOSED DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN

The City's existing General Plan was amended in 2012. It is the intent of this document to conform with the adopted General Plan for the City.

The proposed community development is consistent with the City's proposed General Plan which encourages development of commercial and light industrial uses along the west side of the City. The community development will conform to the community's General Plan by supporting the following guiding principles contained in the City's proposed General Plan:

1. **Create and Develop the Shorelands Commerce Park District.** This area west of I-15 allows for light industrial and manufacturing uses.
2. **Preserve and Develop the Area for Future Business and Job Growth.** Future development growth for the City needs to focus more on employment growth. The goal is to establish the long-term financial health of the City by preserving places for continued business growth. The Project Area allows for additional employment growth within the City.
3. **Furnish the needed utility and service infrastructure to support proper development of the Neighborhood.** The area west of I-15 lacks the necessary infrastructure to properly service development. The goal is to provide and/or upgrade supportive infrastructure from a master system perspective. This Project Area Plan outlines specific infrastructure needs.

UTAH CODE
§17C-4-103(6)

DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT

The primary objective of the community development is to provide infrastructure improvements in the Project Area to allow specific property owners to develop vacant and underutilized land within the Project Area. Two specific property owners have produced development plans for their property and expressed a need for assistance by way of public infrastructure improvements in order to continue with their current development plans. Current development plans show the construction of approximately 9-14 industrial/flex space buildings. Other similar types of development is likely to occur on the approximate vacant properties within the area. There may also be some renovation or demolition to existing development to accommodate a higher and better use of land.



UTAH CODE
§17C-4-103(7)

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) Culinary waterline which includes boring under I-15; 2) Potential extension of 950 West and improvements to 850 North; 3) Improvements including widening of the ditch at approximately 1000 North from I-15 to 1250 West; 4) Improvements to the Barnard Creek Culvert from the Legacy Parkway to the West 5) Ditch improvements at approximately 900 North; 6) Telecommunication infrastructure and 7) other necessary and/or ancillary improvements.

In addition, the Agency desires to provide additional improvements to sections of Parrish Lane and the I-15 interchange to enhance the access and professional character of the project area.

METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS

QUALIFIED OWNERS

This Project Area plan provides reasonable opportunities for owners of property in the Project Area to participate in the development and/or redevelopment of property in the Project Area if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

- Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- Owners may acquire adjacent or other properties in the Project Area;
- Owners may sell all or portions of their improvements to the Agency, but may retain the land, and develop their properties;
- Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- Owners may sell all or portions of their properties to the Agency and obtain preferences to re-enter the Project Area;
- Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities of owners of property in the Project Area; and
- Other methods as may be approved by the Agency.

The Agency may extend reasonable preferential opportunities to owners and tenants in the Project Area ahead of persons and entities from outside the Project Area, to be owners and tenants in the Project Area during and after the completion of the community development. To the extent the Agency determines that it is beneficial to have owners or tenants remain within the Project Area, plans for enhancing and promoting the concepts outlined in this Plan will be mutually discussed and agreed upon.

OTHER PARTIES

If no owner or tenant in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

PERSONS EXPRESSING AN INTEREST TO BECOME A DEVELOPER

The Agency has not nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area plan.



UTAH CODE
§17C-4-103(8)

REASON FOR SELECTION OF THE PROJECT AREA

The Project Area has substantial vacant and underutilized land that is currently zoned and planned for light industrial and commercial development. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan. Furthermore, many existing property owners within the Project Area have desires to development their property but cannot reasonably do so without assistance from the Agency. With assistance from the Agency, development will likely begin in 2013.

UTAH CODE
§17C-4-103(9)

DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

PHYSICAL CONDITIONS

The Project Area consists of approximately 106.9 parcel acres of relatively flat, publicly and privately owned land as shown on the Project Area map. There is very little landscaping surrounding commercial, industrial or office buildings. There are very little streetscapes or pedestrian-oriented lighting in the Project Area.

SOCIAL CONDITIONS

The Project Area suffers from a lack of social connectivity and vitality. There are currently no parks, libraries, or other social gathering places in the Project Area. There is very little human activity in the Project Area after business hours.

ECONOMIC CONDITIONS

The area has suffered from a lack of reinvestment related to: 1) the need for additional and adequate infrastructure in the area; and 2) lack of economic density and land utilization.

UTAH CODE
§17C-4-103(10)

DESCRIPTION OF ANY TAX INCENTIVES OFFERED 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, 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.

In general, tax incentives may be offered to achieve the community development 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, telecommunications – fiber (conduit) and parks and open space;
-  Assist with property acquisition and/or land assembly; and
-  Provide attractive development for high-quality commercial/industrial 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 timeframe for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment based on initial development assumptions.



TABLE 3: SOURCES OF TAX INCREMENT FUNDS

ENTITY	PERCENTAGE	LENGTH	AMOUNT
Davis County	75%	20 Years	\$754,973
Davis County School District	75%	20 Years	\$2,823,176
County Library	75%	20 Years	\$125,039
Centerville	75%	20 Years	\$367,856
Weber Basin Water Conservancy District	75%	20 Years	\$67,888
Davis County Mosquito Abatement District	75%	20 Years	\$33,154
South Davis County Sewer Improvement District	75%	20 Years	\$104,200
South Davis Recreation District	75%	20 Years	\$125,987
Total Sources of Tax Increment Funds			\$4,402,272

TABLE 4: USES OF TAX INCREMENT

USES	AMOUNT
Project Development Costs @ 85%	\$3,741,932
RDA Administrative Costs @ 5%	\$220,114
Housing @ 10%	\$440,227
Total Uses of Tax Increment Funds	\$4,402,272

UTAH CODE
§17C-4-103(11)

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 and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.). The increase in personal property value is anticipated to be significant since the area will contain industrial and manufacturing uses.

It is estimated that the development of the area will result in over 150 new jobs. These jobs will likely result in an average monthly wage of approximately \$3,215.³ 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. Business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity in the area, especially at a time when the construction sector of the economy is struggling. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE
§17C-4-103(11)(b)

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).

³ Utah Department of Workforce Services, Average Monthly Nonfarm Wage, Davis County, 2011



UTAH CODE
§17C-4-103(12)

OTHER INFORMATION THAT THE AGENCY DETERMINES TO BE NECESSARY OR ADVISABLE

COST/BENEFIT ANALYSIS

Based on the land use assumptions, current economic and market demand factors, tax increment participation levels, and public infrastructure, land assemblage and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated within the Project Area. This analysis takes into account additional multiplier benefits from property and sales taxes assuming additional jobs are created and households added to the community. The analysis shown below is based on reasonable assumptions but is nevertheless only an estimate of the anticipated benefit to the City. Actual costs and benefits of the Project Area may vary. As shown below, the proposed community development will create a net benefit for the City.

TABLE 5: COST/BENEFIT ANALYSIS

	TOTAL	NPV @ 5%
REVENUES		
Property Tax (Increment)	\$4,402,272	\$2,640,419
Property Tax (Centerville)	\$122,619	\$73,545
Multiplier Property Tax	\$174,061	\$95,786
Multiplier Sales Tax	\$206,180	\$113,462
Sales Tax	\$1,953,467	\$1,028,683
Telecom Tax	\$1,114,544	\$586,912
Energy Sales & Use Tax (Natural Gas)	\$91,870	\$48,378
Energy Sales and Use Tax (Electric)	\$279,807	\$147,345
TOTAL REVENUES	\$8,344,820	\$4,734,529
EXPENDITURES		
Estimated Budget	\$4,402,272	\$2,640,419
General Government Services	\$235,473	\$124,260
Public Works Services	\$323,737	\$170,838
Public Safety Services	\$574,241	\$303,031
TOTAL EXPENDITURES	\$5,535,723	\$3,238,548
Total Revenue <i>minus</i> Expenditures	\$2,809,097	\$1,495,981



EXHIBIT A

LEGAL DESCRIPTION OF PROJECT AREA: BARNARD CREEK CDA

An entire tract of land being described for the Barnard Creek Community Development Area, situate in the NE1/4 of Section 12, and the SE1/4 of Section 1 all in T.2 N., R.1 W., S.L.B. & M., Davis County. The boundaries of said entire tract of land are described as follows:

Beginning at a point on the westerly right of way line of a railroad, said point is S. 89°58'05" W. 89.73 feet along the north line of said Section 12 from the northeast corner of said section, and running thence along said railroad right of way line S. 0°12'29" W. 1310.52 feet to the southeast corner of said entire tract; thence S. 89°49'20" W. 297.64 feet more or less to the extension of the centerline of 725 North Street; thence along said centerline S. 89°47'41" W. 1376.91 feet to the terminus of the centerline in the Excel Industrial Park Subdivision No. 2 as filed in the Davis County Recorder's Office; thence N. 89°53'30" W. 423.82 feet to the easterly right of way line of the former Denver and Rio Grande Railroad and the southeast corner of said entire tract; thence along said railroad right of way the following three (3) courses and distances (1) N. 9°00'33" E. 1330.93 feet; thence (2) N. 89°57'55" E. 52.82 feet; thence (3) N. 9°01'00" E. 1412.82 feet to the northerly right of way line of 1275 North Street and the northwest corner of said entire tract; thence S. 89°58'47" E. 1183.30 feet along said northerly right of way line and the extension thereof to the easterly right of way line of said 1275 North Street; thence along said easterly right of way line southerly 102.94 feet along the arc of a 1966.21-foot radius non-tangent curve to the right (Note: Chord to said curve bears S. 19°09'00" W. for a distance of 102.92 feet); thence S. 89°56'56" E. 475.63 feet to said westerly railroad right of way line; thence S. 0°12'29" W. 1296.28 feet along said railroad right of way line to the point of beginning.

The above described entire tract of land contains 114.67 acres more or less.



EXHIBIT B

PROJECT AREA MAP



BARNARD CREEK CDA

- JOHN S. SMITH FAMILY PARTNERSHIP LTD
- SALMON HVAC
- USB PROPERTIES
- HOGAN CONSTRUCTION
- CDA PARCELS
- BARNARD CREEK CDA BOUNDARIES

LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.



0 125 250 500 Feet



EXHIBIT C

PARCEL LIST

PARCEL NUMBER	OWNER	ACRES
060030002	BOUNTIFUL CITY REDEVELOPMENT AGENCY	1.39
060030004	BOUNTIFUL CITY REDEVELOPMENT AGENCY	0.90
060030016	JOHN S SMITH FAMILY PARTNERSHIP LTD	4.00
060030017	NAISBITT, JED P	0.17
060030024	UTAH DEPARTMENT OF TRANSPORTATION	1.20
060030030	USB PROPERTIES LTD	3.05
060030031	SALMON HVAC LLC	3.94
060030033	CENTERVILLE CITY A CORPORATION	0.85
060030035	UTAH DEPARTMENT OF TRANSPORTATION	1.04
060030036	USB PROPERTIES LTD	6.42
060030037	UTAH DEPARTMENT OF TRANSPORTATION	0.09
060030038	USB PROPERTIES LTD	6.69
060030040	UTAH DEPARTMENT OF TRANSPORTATION	0.53
060030041	UTAH DEPARTMENT OF TRANSPORTATION	3.66
060030042	UTAH DEPARTMENT OF TRANSPORTATION	4.23
060030044	UTAH DEPARTMENT OF TRANSPORTATION	6.67
060030045	UTAH DEPARTMENT OF TRANSPORTATION	0.04
060030046	SALMON HVAC LLC	0.93
060030047	UTAH DEPARTMENT OF TRANSPORTATION	1.22
060030048	SOUTH DAVIS SEWER DISTRICT	3.49
060060020	SHERIFF, MERRILL L & KATHLEEN AND RAST, DANIEL	1.50
060060033	OLSEN LLC	1.81
060060034	HADLEY, ELMER LEROY - TRUSTEE AND HADLEY, SHIRLEY D	1.83
060060035	HADLEY, ELMER LEROY - TRUSTEE AND HADLEY, SHIRLEY D	0.91
060060036	HOGAN & ASSOCIATES CONSTRUCTION INC	0.91
060060037	HOGAN & ASSOCIATES CONSTRUCTION INC	1.72
060060038	LMCC INC	1.82
060060039	BANGERTER WOOD PROPERTIES LLC	2.00
060060045	EVANS, LEWIS M JR & JANET A - ETAL	2.49
060060051	SHERIFF, MERRILL L & KATHLEEN AND RAST, DANIEL C	0.04
060060052	EVANS, LEWIS M JR & JANET A & MICHAEL M & SUZANNE H DBA EVANS BROTHERS INVESTMENT	1.95
060060054	UTAH DEPARTMENT OF TRANSPORTATION	0.22
060060085	UTAH DEPARTMENT OF TRANSPORTATION	0.07
060060086	UTAH DEPARTMENT OF TRANSPORTATION	2.19
060060088	UTAH DEPARTMENT OF TRANSPORTATION	0.37
060060089	UTAH DEPARTMENT OF TRANSPORTATION	0.83
060060090	LMCC INC	0.72
060060091	UTAH DEPARTMENT OF TRANSPORTATION	0.71
060060094	UTAH DEPARTMENT OF TRANSPORTATION	0.37
060060096	UTAH DEPARTMENT OF TRANSPORTATION	0.21
060060097	EVANS, LEWIS M & JANET A - ETAL	0.40
060060098	HOGAN & ASSOCIATES CONSTRUCTION INC	2.97
060060105	UTAH DEPARTMENT OF TRANSPORTATION	0.84
060060106	UTAH DEPARTMENT OF TRANSPORTATION	3.04
060060107	UTAH DEPARTMENT OF TRANSPORTATION	0.44
060060110	LMCC INC	1.09
060060111	QUESTAR GAS COMPANY	0.42
060060112	UTAH DEPARTMENT OF TRANSPORTATION	1.54
060060113	UTAH DEPARTMENT OF TRANSPORTATION	3.27



PARCEL NUMBER	OWNER	ACRES
060060114	UTAH DEPARTMENT OF TRANSPORTATION	1.72
061320003	FOUAD ENTERPRISES LTD	1.53
061320006	UTAH DEPARTMENT OF TRANSPORTATION	0.02
061320009	MISSION CWS LLC	1.75
061320009	MISSION CWS LLC	1.75
061320009	MISSION CWS LLC	1.75
062400004	HOGAN & ASSOCIATES CONSTRUCTION INC	1.59
062400005	HOGAN & ASSOCIATES CONSTRUCTION INC	1.60
063340001	HOGAN & ASSOCIATES CONSTRUCTION INC	3.62
063340002	HOGAN & ASSOCIATES CONSTRUCTION INC	1.43
063340003	BRYSON SALES & SERVICE LLC	1.75
063340006	PSA PROPERTIES LLC	1.22
Total		106.90



EXHIBIT D

MAP OF IMPROVEMENTS



BARNARD CREEK CDA

- BARNARD CREEK CULVERT
- CULINARY WL BORE
- 900 N. DITCH IMPROVEMENTS
- WIDEN 1000 N. DITCH
- BARNARD CREEK CDA ROAD IMPROVEMENTS
- JOHN S. SMITH FAMILY PARTNERSHIP LTD
- SALMON HVAC
- USB PROPERTIES
- HOGAN CONSTRUCTION
- CDA PARCELS
- BARNARD CREEK CDA BOUNDARIES

LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.

0 125 250 500 Feet



I-15 Interchange and Parrish Lane improvements not shown.

OFFICIAL PROJECT AREA BUDGET

BARNARD CREEK COMMUNITY DEVELOPMENT AREA (CDA)

CENTERVILLE CITY
REDEVELOPMENT AGENCY, UTAH



ADOPTED: JULY 16, 2013

PREPARED BY:
LEWIS YOUNG ROBERTSON &
BURNINGHAM, INC.



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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 Barnard Creek Community Development Project Area (the "Project Area"). The Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies along the Redwood Road corridor and follows the southern boundary of the City.

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

The Project is being undertaken as a community development project 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 observed at all times throughout the establishment of the Project Area.

SECTION 2: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA

The Project Area is entirely within the boundaries of the City. It lies west of I-15 and north of 725 North and follows 900 West up to the Legacy Parkway Trail. The property encompasses approximately 106.9 parcel acres of land.¹

The Project Area encompasses all of the parcels detailed in APPENDIX A.

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

TABLE 2.1: DESCRIPTION OF PROJECT AREA

Existing Land Uses	% of Area
Commercial /Office	13%
Industrial	46%
Office	41%

¹ This acreage will not match the acreage found in the legal description as it does not include roadways and public rights of way.



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

BASE YEAR VALUE

The Agency has determined that the base year property tax value for the Project Area Budget will be the total taxable value for the 2012 tax year which is estimated to be \$15,525,163. Using the 2012 tax rates established within the Project Area the property taxes levied equate to \$216,452 annually. Accordingly, this amount will continue to flow thru to each taxing entity proportional to the amount of the tax rate being levied.

PAYMENT TRIGGER

This Budget will have a twenty year (20) duration from the date of the first tax increment receipt. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1. In no case will the Agency trigger increment collection after March 1, 2020.

PROJECTED TAX INCREMENT REVENUE – TOTAL GENERATION

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that development will begin in the Project Area in 2013 or 2014. The contemplated development will generate significant additional property taxes above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will actually be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2016 or as late as 2020. It is currently estimated that during the 20-year life of the Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$5.8 million or \$3.5 million in terms of net present value (NPV).² This amount is over and above the \$4.3 million of base taxes that the property would generate over 20 years at the \$216,452 annual amount it currently generates.

² Net Present Value of future cash flows assumes a 5% discount rate. The same 5% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.



SECTION 4: PROPERTY TAX INCREMENT

PROPERTY TAX INCREMENT SHARED WITH RDA

While property Tax Increment generated within the Project Area is expected to be approximately \$5.8 million over 20 years, only a portion of this increment will be shared with the Agency. It is anticipated that all taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. It is anticipated that all taxing entities will contribute 75% of their respective tax increment for 20 years. Table 4.1 shows the amount of tax increment shared with the Agency assuming the participation levels discussed above.

TABLE 4.1: SOURCES OF TAX INCREMENT FUNDS

ENTITY	PERCENTAGE	LENGTH	TOTAL	NPV AT 5%
Davis County	75%	20 Years	\$754,973	\$452,822
County Library	75%	20 Years	\$125,039	\$74,997
Davis County School District	75%	20 Years	\$2,823,176	\$1,693,300
Centerville	75%	20 Years	\$367,856	\$220,635
Weber Basin Water Cons. District	75%	20 Years	\$67,888	\$40,718
Davis County Mosquito Abatement District	75%	20 Years	\$33,154	\$19,886
South Davis County Sewer Improvement District	75%	20 Years	\$104,200	\$62,497
South Davis Recreation District	75%	20 Years	\$125,987	\$75,565
Total Sources of Tax Increment Funds			\$4,402,272	\$2,640,419

USES OF TAX INCREMENT

The majority of the tax increment collected by the Agency will be used to offset certain public infrastructure costs necessary to accommodate development in the Project Area. Approximately 5% will be used to offset the administration costs of the Agency and 10% will be dedicated to housing revitalization. Public infrastructure costs will likely include ditch improvements, road improvements, culinary waterline bores, and culverts

TABLE 4.2: USES OF TAX INCREMENT

USES	TOTAL	NPV AT 5%
Project Development Costs ³ @ 85%	\$3,741,932	\$2,244,356
Project Area Administration @ 5%	\$220,114	\$132,021
Housing Revitalization and Related Costs @ 10%	\$440,227	\$264,042
Total Uses of Tax Increment Funds	\$4,402,272	\$2,640,419

PROJECTED TAX INCREMENT REMAINING WITH TAXING ENTITIES

It is anticipated that all taxing entities will receive 25% of their respective property tax increment generated within the Project Area during the duration of the Budget and all tax increment thereafter. The table below describes the forecasted property tax benefit that each taxing entity will retain during the duration of the Project Area Budget. This is in addition to the base taxes currently being generated within the Project Area.

TABLE 4.3: RETAINED PROPERTY TAX INCREMENT

ENTITY	TOTAL	NPV AT 5%
Davis County	\$251,658	\$150,941
County Library	\$41,680	\$24,999
Davis County School District	\$941,059	\$564,433
Centerville	\$122,619	\$73,545
Weber Basin Water Cons. District	\$22,629	\$13,573
Davis County Mosquito Abatement District	\$11,051	\$6,629
South Davis County Sewer Improvement District	\$34,733	\$20,832
South Davis Recreation District	\$41,996	\$25,188

³ Project Development Costs: Costs including but not limited to business relocation, land assembly, site remediation, developer incentives, etc.



ENTITY	TOTAL	NPV AT 5%
Total Revenue	\$1,467,424	\$880,140

A multi-year projection of tax increment along with development assumptions is including in APPENDIX C.

BASE YEAR PROPERTY TAX REVENUE

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be \$15,525,163. Based upon the 2012 tax rates in the area, the collective taxing entities are receiving \$216,452 in property tax annually from this Project Area. This equates to approximately \$4.3 million over the twenty year life of the Project Area. In addition to the Base Taxes received by the taxing entities, an additional \$1.4 million of property tax increment is expected to be retained by the taxing entities over 20 years, totaling approximately \$5.8 million of property tax revenue.

TABLE 4.4: TOTAL BASE YEAR AND PROPERTY TAX INCREMENT TO TAXING ENTITIES (OVER 15 YEARS)

ENTITY	TOTAL BASE YEAR PROPERTY TAX	TOTAL RETAINED TAX INCREMENT	TOTAL BASE AND RETAINED TAXES
Davis County	\$742,413	\$251,658	\$994,071
County Library	\$122,959	\$41,680	\$3,717,268
Davis County School District	\$2,776,210	\$941,059	\$484,355
Centerville	\$361,736	\$122,619	\$89,387
Weber Basin Water Cons. District	\$66,758	\$22,629	\$43,654
Davis County Mosquito Abatement District	\$32,603	\$11,051	\$137,199
South Davis County Sewer Improvement District	\$102,466	\$34,733	\$165,886
South Davis Recreation District	\$123,891	\$41,996	\$164,639
Total Revenue	\$4,329,036	\$1,467,424	\$5,796,461

TOTAL ANNUAL PROPERTY TAX REVENUE FOR TAXING ENTITIES AT CONCLUSION OF PROJECT

As described above, the collective taxing entities are currently receiving approximately \$216,452 in property taxes annually from this Project Area. At the end of the life of the project area, the taxing entities will receive all of their respective tax increment thereafter. At the end of 20 years an additional \$317,456 in property taxes annually is anticipated, totaling approximately \$533,908 in property taxes annually for the area. But for the assistance provided by the RDA through tax increment revenues, this increase of approximately 147 percent in property taxes generated for the taxing entities would not be possible.

TABLE 4.5: 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	\$37,121	\$54,443	\$91,563
County Library	\$6,148	\$9,017	\$15,165
Davis County School District	\$138,810	\$203,585	\$342,395
Centerville	\$3,338	\$26,527	\$44,614
Weber Basin Water Cons. District	\$1,630	\$4,896	\$8,233
Davis County Mosquito Abatement District	\$5,123	\$2,391	\$4,021
South Davis County Sewer Improvement District	\$6,195	\$7,514	\$12,637
South Davis Recreation District	\$6,148	\$9,085	\$15,280
Total Revenue	\$216,452	\$317,456	\$533,908



SECTION 5: COST/BENEFIT ANALYSIS

ADDITIONAL REVENUES

OTHER TAX REVENUES

The development within the Project Area will also generate sales taxes, energy sales and use taxes for natural gas and electric, as well as telecom taxes.

Table 5.1 shows the total revenues generated by the project. This total includes the anticipated property tax increment shared with the Agency by the taxing entities, the City's portion of incremental property tax, and the City's portion of sales tax, telecom tax, and energy sales and use tax. The table also shows a calculation of the multiplier benefit of property and sales taxes. The assumptions for calculating the multiplier benefit can be found in Appendix C (I).

TABLE 5.1: TOTAL REVENUES

	TOTAL	NPV AT 5%
Property Tax Increment (Shared by Taxing Entities)	\$4,402,272	\$2,640,419
Property Tax (Centerville)	\$122,619	\$73,545
Multiplier Property Tax	\$174,061	\$95,786
Multiplier Sales Tax	\$206,180	\$113,462
Sales Tax	\$1,953,467	\$1,028,683
Telecom Tax	\$1,114,544	\$586,912
Energy Sales & Use Tax (Natural Gas)	\$91,870	\$48,378
Energy Sales and Use Tax (Electric)	\$279,807	\$147,345
Total Revenues	\$8,344,820	\$4,734,529

ADDITIONAL COSTS

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

TABLE 5.2: TOTAL EXPENDITURES

OTHER CITY EXPENDITURES	TOTAL	NPV AT 5%
Estimated Budget (Including Capital Costs)	\$4,402,272	\$2,640,419
General Government Services	\$235,473	\$124,260
Public Works Services	\$323,737	\$170,838
Public Safety Services	\$574,241	\$303,031
Total Uses of Tax Increment Funds	\$5,535,723	\$3,238,548

The total net benefit to the City of implementing the project area is approximately \$2.8 million or \$1.5 NPV.



APPENDIX A: PARCEL LIST

PARCEL NUMBER	OWNER	ACRES
060030002	BOUNTIFUL CITY REDEVELOPMENT AGENCY	1.39
060030004	BOUNTIFUL CITY REDEVELOPMENT AGENCY	0.90
060030016	JOHN S SMITH FAMILY PARTNERSHIP LTD	4.00
060030017	NAISBITT, JED P	0.17
060030024	UTAH DEPARTMENT OF TRANSPORTATION	1.20
060030030	USB PROPERTIES LTD	3.05
060030031	SALMON HVAC LLC	3.94
060030033	CENTERVILLE CITY A CORPORATION	0.85
060030035	UTAH DEPARTMENT OF TRANSPORTATION	1.04
060030036	USB PROPERTIES LTD	6.42
060030037	UTAH DEPARTMENT OF TRANSPORTATION	0.09
060030038	USB PROPERTIES LTD	6.69
060030040	UTAH DEPARTMENT OF TRANSPORTATION	0.53
060030041	UTAH DEPARTMENT OF TRANSPORTATION	3.66
060030042	UTAH DEPARTMENT OF TRANSPORTATION	4.23
060030044	UTAH DEPARTMENT OF TRANSPORTATION	6.67
060030045	UTAH DEPARTMENT OF TRANSPORTATION	0.04
060030046	SALMON HVAC LLC	0.93
060030047	UTAH DEPARTMENT OF TRANSPORTATION	1.22
060030048	SOUTH DAVIS SEWER DISTRICT	3.49
060060020	SHERIFF, MERRILL L & KATHLEEN AND RAST, DANIEL	1.50
060060033	OLSEN LLC	1.81
060060034	HADLEY, ELMER LEROY - TRUSTEE AND HADLEY, SHIRLEY D	1.83
060060035	HADLEY, ELMER LEROY - TRUSTEE AND HADLEY, SHIRLEY D	0.91
060060036	HOGAN & ASSOCIATES CONSTRUCTION INC	0.91
060060037	HOGAN & ASSOCIATES CONSTRUCTION INC	1.72
060060038	LMCC INC	1.82
060060039	BANGERTER WOOD PROPERTIES LLC	2.00
060060045	EVANS, LEWIS M JR & JANET A - ETAL	2.49
060060051	SHERIFF, MERRILL L & KATHLEEN AND RAST, DANIEL C	0.04
060060052	EVANS, LEWIS M JR & JANET A & MICHAEL M & SUZANNE H DBA EVANS BROTHERS INVESTMENT	1.95
060060054	UTAH DEPARTMENT OF TRANSPORTATION	0.22
060060085	UTAH DEPARTMENT OF TRANSPORTATION	0.07
060060086	UTAH DEPARTMENT OF TRANSPORTATION	2.19
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060060089	UTAH DEPARTMENT OF TRANSPORTATION	0.83
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060060091	UTAH DEPARTMENT OF TRANSPORTATION	0.71
060060094	UTAH DEPARTMENT OF TRANSPORTATION	0.37
060060096	UTAH DEPARTMENT OF TRANSPORTATION	0.21
060060097	EVANS, LEWIS M & JANET A - ETAL	0.40
060060098	HOGAN & ASSOCIATES CONSTRUCTION INC	2.97
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060060107	UTAH DEPARTMENT OF TRANSPORTATION	0.44
060060110	LMCC INC	1.09
060060111	QUESTAR GAS COMPANY	0.42
060060112	UTAH DEPARTMENT OF TRANSPORTATION	1.54
060060113	UTAH DEPARTMENT OF TRANSPORTATION	3.27
060060114	UTAH DEPARTMENT OF TRANSPORTATION	1.72
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061320009	MISSION CWS LLC	1.75
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062400005	HOGAN & ASSOCIATES CONSTRUCTION INC	1.60
063340001	HOGAN & ASSOCIATES CONSTRUCTION INC	3.62
063340002	HOGAN & ASSOCIATES CONSTRUCTION INC	1.43
063340003	BRYSON SALES & SERVICE LLC	1.75
063340006	PSA PROPERTIES LLC	1.22
Total		106.90



APPENDIX B: MAP AND LEGAL DESCRIPTION



BARNARD CREEK CDA

- JOHN S. SMITH FAMILY PARTNERSHIP LTD
- SALMON HVAC
- USB PROPERTIES
- HOGAN CONSTRUCTION
- CDA PARCELS
- BARNARD CREEK CDA BOUNDARIES

LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.



0 125 250 500 Feet



The following described real property is located in Davis County, Utah:

An entire tract of land being described for the Barnard Creek Community Development Area, situate in the NE1/4 of Section 12, and the SE1/4 of Section 1 all in T.2 N., R.1 W., S.L.B.&M., Davis County. The boundaries of said entire tract of land are described as follows:

Beginning at a point on the westerly right of way line of a railroad, said point is S. 89°58'05" W. 89.73 feet along the north line of said Section 12 from the northeast corner of said section, and running thence along said railroad right of way line S. 0°12'29" W. 1310.52 feet to the southeast corner of said entire tract; thence S. 89°49'20" W. 297.64 feet more or less to the extension of the centerline of 725 North Street; thence along said centerline S. 89°47'41" W. 1376.91 feet to the terminus of the centerline in the Excel Industrial Park Subdivision No. 2 as filed in the Davis County Recorder's Office; thence N. 89°53'30" W. 423.82 feet to the easterly right of way line of the former Denver and Rio Grande Railroad and the southeast corner of said entire tract; thence along said railroad right of way the following three (3) courses and distances (1) N. 9°00'33" E. 1330.93 feet; thence (2) N. 89°57'55" E. 52.82 feet; thence (3) N. 9°01'00" E. 1412.82 feet to the northerly right of way line of 1275 North Street and the northwest corner of said entire tract; thence S. 89°58'47" E. 1183.30 feet along said northerly right of way line and the extension thereof to the easterly right of way line of said 1275 North Street; thence along said easterly right of way line southerly 102.94 feet along the arc of a 1966.21-foot radius non-tangent curve to the right (Note: Chord to said curve bears S. 19°09'00" W. for a distance of 102.92 feet); thence S. 89°56'56" E. 475.63 feet to said westerly railroad right of way line; thence S. 0°12'29" W. 1296.28 feet along said railroad right of way line to the point of beginning.

The above described entire tract of land contains 114.67 acres more or less.



APPENDIX C: MULTI-YEAR BUDGET AND DEVELOPMENT ASSUMPTIONS

REDEVELOPMENT AGENCY OF CENTERVILLE

Barnard Creek Project Area

Increment and Budget Analysis

Appendix A.1 - Summary

Sources of Funds:	Total Amounts	NPV @ 5.00%
Davis County	\$ 754,973	\$ 452,822
Davis County School District	\$ 2,823,176	\$ 1,693,300
County Library	\$ 125,039	\$ 74,997
Centerville	\$ 367,856	\$ 220,635
Weber Basin Water Cons. District	\$ 67,888	\$ 40,718
Davis County Mosquito Abatement District	\$ 33,154	\$ 19,886
South Davis County Sewer Improvement District	\$ 104,200	\$ 62,497
South Davis Recreation District	\$ 125,987	\$ 75,565
Total Sources of Funds:	\$ 4,402,272	\$ 2,640,419

Uses of Funds:	Total Amounts	NPV @ 5.00%
Project Development Costs (Infrastructure, Land Assembly, Developer Incentives etc.)	\$ 3,741,932	\$ 2,244,356
RDA Administrative Costs	\$ 220,114	\$ 132,021
Housing	\$ 440,227	\$ 264,042
Total Uses of Funds:	\$ 4,402,272	\$ 2,640,419

Remaining for Taxing Entities:	Total Amounts	NPV @ 5.00%
Davis County	\$ 251,658	\$ 150,941
Davis County School District	\$ 941,059	\$ 564,433
County Library	\$ 122,619	\$ 73,545
Centerville	\$ 22,629	\$ 13,573
Weber Basin Water Cons. District	\$ 11,051	\$ 6,629
Davis County Mosquito Abatement District	\$ 34,733	\$ 20,832
South Davis County Sewer Improvement District	\$ 41,996	\$ 25,188
South Davis Recreation District	\$ 41,680	\$ 24,999
Total Sources of Funds:	\$ 1,467,424	\$ 880,140

Total Tax Increment Generation:	Total Amounts	NPV @ 5.00%
Davis County	\$ 1,006,631	\$ 603,762
Davis County School District	\$ 3,764,235	\$ 2,257,733
County Library	\$ 490,475	\$ 294,180
Centerville	\$ 90,517	\$ 54,291
Weber Basin Water Cons. District	\$ 44,206	\$ 26,514
Davis County Mosquito Abatement District	\$ 138,933	\$ 83,330
South Davis County Sewer Improvement District	\$ 167,982	\$ 100,753
South Davis Recreation District	\$ 166,719	\$ 99,996
Total Incremental Tax Generation:	\$ 5,869,697	\$ 3,520,559

REDEVELOPMENT AGENCY OF CENTERVILLE

Board of Commissioners
November 10, 2015
Item 10 - Redevelopment Agency Schedule and Assumptions

Assumptions:

General Assumptions	
Sta. F1 per Acre	43,600
Annual Inflation	2.50%
Discount Rate	6.00%
Prescribed Property Rate	90.00%
New Sales to State	10.00%
New Sales to County	25.00%
New Sales to City	65.00%
New Land Value (Pre-Development)	\$1.34

Rek Arman Development	Building A	Building B	Building C	Building D	Building E	Building F
Timing (year)	2013	2014	2014	2015	2016	2017
Building Sta. F1	18,892	42,870	20,462	10,090	14,445	18,367
Building Capital Sta. F1	\$67.62	\$66.59	\$66.59	\$66.59	\$66.59	\$66.59
Land Value/Sta. F1	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
Incremental Land Value/Sta. F1	\$1.66	\$1.66	\$1.66	\$1.66	\$1.66	\$1.66
Total Sta. F1	702,515					
Total Acres	16.13					

Source: Development provided by Rek Arman (see re. building cost, land cost, timing, etc.). Modified using comparable data.

Salmon Development	Phase 1	Phase 2	Phase 3
Timing (year)	2015	2015	2013
Building Sta. F1	14,312	9,317	23,005
Building Capital Sta. F1	\$68.00	\$68.00	\$68.00
Land Value/Sta. F1	\$3.00	\$3.00	\$3.00
Incremental Land Value/Sta. F1	\$1.66	\$1.66	\$1.66

Source: Development provided by Troy Salmon (see re. building cost, timing, etc.).

Hogan Development	Building A	Building B	Building C
Timing (year)	2018	2017	2018
Building Sta. F1	25,000	25,000	16,000
Building Capital Sta. F1	\$58.03	\$58.03	\$58.03
Land Value/Sta. F1	\$3.00	\$3.00	\$3.00
Incremental Land Value/Sta. F1	\$1.66	\$1.66	\$1.66

Source: Hogan Construction provided an estimate of buildings and square feet cost per sq. foot using company comps. Land value same as Rek Arman estimate.

Joan Smith Development	Building A	Building B
Timing (year)	2017	2018
Building Sta. F1	15,000	25,000
Building Capital Sta. F1	\$58.03	\$58.03
Land Value/Sta. F1	\$3.00	\$3.00
Incremental Land Value/Sta. F1	\$1.66	\$1.66

Source: All Assumptions based off of information for Salmon and Hogan Development. Joan Smith has 4 acres (Salmon 6 acres).

Assumptions at 850K

Comprehensive Assessment (Building Sta. F1)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Rek Arman Development																								
Building A	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	
Building B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Building C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Building D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Building E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Building F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cumulative Rek Arman Development	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	18,892	
Salmon Development																								
Phase 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Phase 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Phase 3	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	
Cumulative Salmon Development	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	23,005	
Hogan Development																								
Building A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Building B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Building C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cumulative Hogan Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Joan Smith Development																								
Building A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Building B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cumulative Joan Smith Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Annual Potential Development (Sta. F1)	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	46,897	

REDEVELOPMENT AGENCY OF CENTERVILLE

Barnard Creek Project Area

[illegible]

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REDEVELOPMENT AGENCY OF CENTREVILLE

Recreation Creek Project Area
Increment and Budget Analysis
Appendix C.1. Table 1: From the Increment Budget

ASSUMPTIONS:	
Increment Rate	5.0%
Inflation Rate	2.5%

Report Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTALS	NPV
INCREMENTAL TAX ANALYSIS																																						
Camden's Taxable Value	\$1,176,448	\$4,441,378	\$7,826,941	\$6,911,242	\$10,288,483	\$16,788,440	\$16,788,440	\$10,288,483	\$4,441,378	\$1,176,448																												
Rich County Development																																						
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REDEVELOPMENT AGENCY OF CENTERVILLE

General City Fiscal Year
Revenue and Budget Analysis
Appendix 2.1. Sales Tax Analysis

Assessment	Rate	Rate
Intergovernmental		
Intergovernmental Sales Tax per SF		250.00
Intergovernmental Sales Tax Opening		20%
Additional Assumptions		
Annual Addition	2.50%	
Discount Rate	5.00%	
Personal Property Rate	30%	
New Sales to State	90.00%	
New Sales to County	75.00%	
New Sales to City	80.00%	

Cumulative Absorption at 10%																																					
Pretax Profit Flow (Cumulative \$s, t)																																					
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
46,107.0	110,253.0	151,965.0	191,413.0	241,720.0	283,720.0	289,730.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0	289,720.0		
Unit Factor Sales (US\$)																																					
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
250	250	250	276	268	283	283	283	287	295	312	328	328	328	353	382	371	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380
Gross Sales																																					
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
2,567,850	5,697,714	8,803,763	13,782,208	15,320,543	16,389,579	15,765,579	15,007,020	14,641,794	17,461,352	18,035,887	18,443,355	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	
2,461,505	5,639,774	8,760,960	13,782,208	15,286,543	16,379,579	15,765,579	15,007,020	14,641,794	17,461,352	18,035,887	18,443,355	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600
2,461,505	5,639,774	8,760,960	13,782,208	15,286,543	16,379,579	15,765,579	15,007,020	14,641,794	17,461,352	18,035,887	18,443,355	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600	18,482,600

REDEVELOPMENT AGENCY OF CENTERVILLE

Barren Creek Project Area
 Incentive and Budget Analysis
 Assumptions: E.I. City Encourages

Electricity Tax Revenue	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040	3041	3042	3043	3044	3045	3046	3047	3048	3049	3050	3051	3052	3053	3054	3055	3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071	3072	3073	3074	3075	3076	3077	3078	3079	3080	3081	3082	3083	3084	3085	3086	3087	3088	3089	3090	3091	3092	3093	3094	3095	3096	3097	3098	3099	3100	3101	3102	3103	3104	3105	3106	3107	3108	3109	3110	3111	3112	3113	3114	3115	3116	3117	3118	3119	3120	3121	3122	3123	3124	3125	3126	3127	3128	3129	3130	3131	3132	3133	3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149	3150	3151	3152	3153	3154	3155	3156	3157	3158	3159	3160	3161	3162	3163	3164	3165	3166	3167	3168	3169	3170	3171	3172	3173	3174	3175	3176	3177	3178	3179	3180	3181	3182	3183	3184	3185	3186	3187	3188	3189	3190	3191	3192	3193	3194	3195	3196	3197	3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213	3214	3215	3216	3217	3218	3219	3220	3221	3222	3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3293	3294	3295	3296	3297	3298	3299	3300	3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313	3314	3315	3316	3317	3318	3319	3320	3321	3322	3323	3324	3325	3326	3327	3328	3329	3330	3331	3332	3333	3334	3335	3336	3337	3338	3339	3340	3341	3342	3343	3344	3345	3346	3347	3348	3349	3350	3351	3352	3353	3354	3355	3356	3357	3358	3359	3360	3361	3362	3363	3364	3365	3366	3367	3368	3369	3370	33
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REDEVELOPMENT AGENCY OF CENTERVILLE

Barnard Creek Project Area

Incremental and Budget Analysis

Appendix F.1 City Expenditures

General Government																								
	Total Assessed Value												NPV @ 5%											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Rick Jensen Development	\$824	\$2,431	\$3,016	\$3,521	\$4,167	\$4,271	\$4,378	\$4,486	\$4,600	\$4,715	\$4,833	\$4,953	\$5,077	\$5,204	\$5,334	\$5,468	\$5,604	\$5,744	\$5,889	\$6,035	\$6,186	\$6,341	\$6,499	\$109,375
Salmon Development	\$925	\$849	-	\$736	\$1,941	\$1,887	\$1,662	\$2,052	\$2,263	\$2,198	\$2,243	\$2,289	\$2,339	\$2,386	\$2,416	\$2,476	\$2,538	\$2,601	\$2,666	\$2,733	\$2,801	\$2,871	\$2,943	\$50,684
Hogan Development	-	-	-	-	\$1,589	\$2,101	\$2,661	\$2,112	\$2,163	\$2,219	\$2,275	\$2,331	\$2,387	\$2,450	\$2,511	\$2,574	\$2,638	\$2,704	\$2,771	\$2,841	\$2,912	\$2,984	\$3,058	\$17,231
John Smith Development	-	-	-	-	\$453	\$1,237	\$1,088	\$1,300	\$1,132	\$1,366	\$1,140	\$1,435	\$1,217	\$1,507	\$1,151	\$1,584	\$1,223	\$1,664	\$1,705	\$1,748	\$1,792	\$1,837	\$1,883	\$28,149
Total	\$1,550	\$3,380	\$4,812	\$6,008	\$8,015	\$9,455	\$9,685	\$12,102	\$10,780	\$10,434	\$10,695	\$10,963	\$11,237	\$11,516	\$11,805	\$12,101	\$12,403	\$12,711	\$13,031	\$13,357	\$13,691	\$14,033	\$14,384	\$174,230

ASSUMPTIONS:	2011
Cost per \$ Assessed (2011)	\$ 0.00215
Inflation (CPI)	2.5%
Assessed Value (2011) ¹	918,343,361
General Government Expenditures (2011) ²	1,975,907
Variable to Fixed Cost Ratio	25%
Equalization Ratio (commercial vs. residential)	65%
Discount Rate	5.00%

NPV of General Government Expenditure \$ 124,260

Note 1: Source: Utah State Tax Commission - 2011 List of Final Values, Total Road Property, Personal Property, Centrally Assessed ward (Note: Vehicle, Info: propertytax.utah.gov/reports-and-data/central-city-entire-values-reports.html)
Note 2: Source: Utah State Auditors Office - Centerville 2013 budget (2011 actual)

Public Safety	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total	NPV @ 5%
Rick Jensen Development	\$1,422	\$5,020	\$7,395	\$8,457	\$10,452	\$10,418	\$10,677	\$10,944	\$11,217	\$11,498	\$11,765	\$12,030	\$12,307	\$12,591	\$12,881	\$13,134	\$13,587	\$14,009	\$14,299	\$14,718	\$15,066	\$15,483	\$15,850	\$268,740	\$143,039
Salmon Development	\$2,257	\$2,313	\$4,390	\$4,489	\$4,801	\$4,717	\$4,834	\$4,955	\$5,079	\$5,206	\$5,336	\$5,470	\$5,605	\$5,747	\$5,890	\$6,036	\$6,188	\$6,343	\$6,502	\$6,664	\$6,831	\$7,002	\$7,177	\$123,027	\$67,352
Hogan Development	-	-	-	\$1,795	\$3,679	\$4,903	\$5,025	\$5,151	\$5,280	\$5,412	\$5,547	\$5,686	\$5,829	\$5,974	\$6,123	\$6,276	\$6,433	\$6,594	\$6,759	\$6,927	\$7,101	\$7,278	\$7,460	\$115,229	\$59,436
John Smith Development	-	-	-	-	\$1,104	\$3,017	\$3,093	\$3,170	\$3,249	\$3,330	\$3,414	\$3,499	\$3,585	\$3,674	\$3,766	\$3,862	\$3,959	\$4,059	\$4,159	\$4,263	\$4,370	\$4,479	\$4,591	\$88,645	\$34,143
Total	\$3,779	\$8,243	\$11,735	\$14,871	\$19,547	\$23,053	\$23,629	\$24,220	\$24,825	\$25,445	\$26,082	\$26,734	\$27,402	\$28,087	\$28,790	\$29,509	\$30,247	\$31,003	\$31,778	\$32,573	\$33,387	\$34,222	\$35,077	\$574,241	\$303,031

ASSUMPTIONS:	2011
Cost per \$ Assessed (2011)	\$ 0.00328
Inflation (CPI)	2.5%
Assessed Value (2011) ¹	918,343,361
Public Safety Expenditures (2011) ²	3,011,623
Variable to Fixed Cost Ratio	40%
Equalization Ratio (commercial vs. residential)	65%
Discount Rate	5.00%

NPV of Public Safety Expenditure \$ 303,031

Note 1: Source: Utah State Tax Commission - 2011 List of Final Values, Total Road Property, Personal Property, Centrally Assessed ward (Note: Vehicle, Info: propertytax.utah.gov/reports-and-data/central-city-entire-values-reports.html)
Note 2: Source: Utah State Auditors Office - Centerville 2013 budget (2011 actual)

Highways and Public Improvements	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total	NPV @ 5%
Rick Jensen Development	\$558	\$3,343	\$4,147	\$4,841	\$5,728	\$5,572	\$6,019	\$5,170	\$6,324	\$6,482	\$6,644	\$6,810	\$6,880	\$7,155	\$7,334	\$7,517	\$7,705	\$7,889	\$8,095	\$8,297	\$8,506	\$8,718	\$8,935	\$150,276	\$80,674
Salmon Development	\$1,272	\$1,304	\$2,468	\$2,531	\$2,594	\$2,659	\$2,725	\$2,794	\$2,863	\$2,935	\$3,008	\$3,084	\$3,161	\$3,240	\$3,321	\$3,404	\$3,489	\$3,576	\$3,665	\$3,757	\$3,851	\$3,947	\$4,046	\$69,696	\$37,371
Hogan Development	-	-	-	\$1,012	\$2,074	\$2,764	\$2,833	\$2,904	\$2,977	\$3,051	\$3,127	\$3,206	\$3,286	\$3,368	\$3,452	\$3,538	\$3,627	\$3,717	\$3,810	\$3,905	\$4,003	\$4,103	\$4,206	\$64,962	\$32,944
John Smith Development	-	-	-	-	\$522	\$1,701	\$1,743	\$1,787	\$1,832	\$1,878	\$1,924	\$1,973	\$2,022	\$2,072	\$2,124	\$2,177	\$2,232	\$2,288	\$2,345	\$2,403	\$2,463	\$2,525	\$2,588	\$4,249	\$15,249
Total	\$2,130	\$4,647	\$6,615	\$8,384	\$11,020	\$12,698	\$13,321	\$13,654	\$13,996	\$14,345	\$14,704	\$15,072	\$15,448	\$15,825	\$16,231	\$16,636	\$17,052	\$17,479	\$17,916	\$18,363	\$18,822	\$19,293	\$19,775	\$323,737	\$170,838

ASSUMPTIONS:	2011
Cost per \$ Assessed (2011)	\$ 0.00211
Inflation (CPI)	2.5%
Assessed Value (2011) ¹	918,343,361
Public Works Expenditures (2011) ²	1,940,380
Variable to Fixed Cost Ratio	35%
Equalization Ratio (commercial vs. residential)	60%
Discount Rate	5.00%

NPV of Public Works Expenditure \$ 170,838

Note 1: Source: Utah State Tax Commission - 2011 List of Final Values, Total Road Property, Personal Property, Centrally Assessed ward (Note: Vehicle, Info: propertytax.utah.gov/reports-and-data/central-city-entire-values-reports.html)
Note 2: Source: Utah State Auditors Office - Centerville 2013 budget (2011 actual)

REDEVELOPMENT AGENCY OF CENTERVILLE

Barren Creek Project Area
Incremental Budget Analysis
L.L. Cavallaro, Summary, Willamette Budget Foundation

REVENUES	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS	NPV @ 8%
Property Tax (Increment)			\$161,389	\$268,801	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$4,402,272	\$2,440,419
Property Tax (Centerville)			\$2,617	\$5,194	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$6,632	\$122,819	\$73,542
Multifamily Property Tax	\$1,370	\$3,217	\$5,434	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$174,001	\$89,786
Multifamily Sales Taxes	\$1,822	\$3,811	\$5,253	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$10,014	\$236,190	\$113,462
Sales Tax	\$11,265	\$27,124	\$38,319	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$43,471	\$1,238,583	\$1,228,583
Telephone Tax	\$6,427	\$16,075	\$21,893	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$26,276	\$588,473	\$588,473
Energy Sales & Use Tax (Natural Gas)	\$500	\$1,276	\$1,602	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$2,327	\$61,570	\$48,372
Energy Sales and Use Tax (Electric)	\$1,914	\$2,895	\$3,469	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$4,699	\$79,907	\$47,349
TOTAL REVENUES	\$22,827	\$54,736	\$77,109	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$116,092	\$2,440,419	\$2,440,419
EXPENDITURES																									
Estimated Budget			\$161,389	\$268,801	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$230,092	\$4,402,272	\$2,440,419
General Government Services	\$1,560	\$3,360	\$5,412	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$8,454	\$256,473	\$124,366
Public Works Services	\$2,150	\$4,647	\$6,016	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$13,851	\$323,737	\$178,458
Public Safety Services	\$3,779	\$8,243	\$11,736	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$23,053	\$574,341	\$303,031
TOTAL EXPENDITURES	\$7,489	\$16,250	\$23,163	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$45,358	\$2,054,722	\$2,054,722
Net Revenue from Expenditures	\$15,338	\$38,486	\$53,946	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$70,734	\$385,697	\$1,385,697

Barbara Creek Project Area
Inventory and Budget Analysis
1.1: Job Creation and Infrastructure Analysis

Job Creation	Building Sq. Ft.	Jobs Created
Rick Jensen Development	133,086	78.29
Salmon Development	51,634	30.37
Hogan Development	66,000	39.24
John Smith Development	40,000	23.53
Total		170.42

Measure	2012
Average County Wage (1)	\$ 39,580

SF Warehouse Space per Worker (2)	1,700
SF Retail Space per Worker (2)	900
SF Office Space per Worker (2)	387

Note 2 - Source: U.S. Energy Information Administration

Note: 2 - Source: U.S. Energy Information Administration
\$39,676

1994

Assumptions:

Assumptions:	
Population Centerville (Census 2010)	16,336
Households Centerville (Census 2010)	4,881
Jobs in Centerville	5,284
Jobs/Household	1.08
% of Jobs relocated HH to Centerville	30%
Avg Property Taxes per HH Distributed to City	\$179
Average HH Size (Census 2010)	3.14
Per Capita Spending Centerville	\$22,609
% of Sales Spent in Centerville	50%
Local Sales Tax	0.60%

2013

[illegible]

Recommendations for increasing the use of evidence-based practice

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
Population Increase Due to Immigration - Cumulative	50	78	50	128	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							