



RIVERDALE CITY RDA BOARD

CIVIC CENTER - 4600 S. WEBER RIVER DR.

Council Chambers

TUESDAY AUGUST 16, 2016

6:00 PM – BEFORE CITY COUNCIL MEETING

Board Meeting Agenda

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Open Communications

(This is an opportunity to address the Riverdale Redevelopment Agency regarding your concerns or ideas. Please try to limit your comments to three minutes.)

E. Consent Items

1. Consideration of approving meeting minutes for the RDA Meeting that was held on August 2, 2016.

F. Action Items

1. **Public Hearing:** regarding the Draft 700 West Community Development Project Area Plan to allow public comment on the Draft Project Area Plan and whether the Draft Project Area Plan should be revised, approved, or rejected.
2. Consideration of Resolution No. R2016-06, a resolution approving the Draft 700 West Community Development Project Area Plan as the official Project Area Plan.
3. Consideration of Resolution No. R2016-07, a resolution approving the Draft 700 West Community Development Project Area Budget as the official Project Area Budget.

Presenter on all Action Items: Rodger Worthen, Executive RDA Director and Cody Deeter, Lewis Young Robertson and Burningham

G. Discretionary Items

H. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 X 1232 at least 48 hours in advance of the meeting. The Public is invited to attend City Council Meetings.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 12th day of August at the Riverdale City Hall Noticing Board, on the Riverdale City Website at <http://www.riverdalecity.com/>, as well as the Public Notice Website: <http://www.utah.gov/pmn/index.html> Public Notice Website. A copy was also provided to the Standard-examiner on August 12, 2016.

Jackie Manning
Riverdale City Recorder

**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
August 16, 2016**

AGENDA ITEM: E1

SUBJECT: Consideration of approving meeting minutes RDA Meeting
August 2, 2016.

PRESENTER: Jackie Manning, City Recorder

INFORMATION:

- a. [August 2, 2016 RDA Meeting Minutes](#)

[BACK TO AGENDA](#)

Minutes of the Regular Meeting of the Riverdale City RDA (Redevelopment Agency) held Tuesday, August 2, 2016, held after the Regular City Council Meeting which began at 6:25 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

- Present:**
- Board Members:
 - Norm Searle, Chairman
 - Brent Ellis
 - Gary E. Griffiths
 - Braden Mitchell
 - Alan Arnold
 - Cody Hansen
 - City Employees:
 - Rodger Worthen, Executive Director
 - Steve Brooks, City Attorney
 - Jackie Manning, City Recorder
 - Excused:
 - Visitors:
 - Cody Deeter & Robert Sant, Lewis and Young

A. Welcome & Roll Call

The RDA Board meeting began at 6:25 PM. Chairman Searle called the meeting to order and welcomed all in attendance and stated for the record that all board members were present.

B. Open Communications

There were no open communications.

C. Consent Items

1. Consideration of approving Meeting Minutes for RDA Meeting June 21, 2016

Chairman Searle invited discussion regarding the June 21, 2016 RDA Meeting Minutes, to which there were no requested changes.

2. Discussion and consideration to set a public hearing for August 16, 2016 at 6:00 PM, regarding the draft of the 700 West Community Development Project Area Plan to allow public comment on the Draft Project Area Plan and whether the Draft Project Area Plan should be revised, approved, or rejected.

Mr. Worthen explained he will email the information for the CDA, which is also available to the public. There was a discussion regarding the definition/meaning of RDA versus CDA. Mr. Worthen explained an RDA (Redevelopment Area) and a CDA (Community Development Project Area) are very similar, with rules that are set by the state legislature. Mayor Searle explained the West Bench RDA is actually a CDA. The state is working to combine the different variations of CDA, RDA, etc.

MOTION: Mr. Hansen made motion to approve the consent items as proposed. Mr. Arnold seconded the motion. There was no discussion regarding this motion and all voted in favor.

D. Action Items

1. Consideration to list RDA (Redevelopment Agency of Riverdale City) Home for sale; property located at 4425 South 900 West in Riverdale City, Utah 84405.

Mr. Worthen summarized an executive summary which explained:

Recently, the renters of the 1050 West RDA owned house at 4425 South 900 West have moved out of the home. Staff is seeking authorization from the RDA Board to list the home for sale at this time when the current real estate market is in positive action for existing home sales. The residence was initially purchased for approximately \$120,000 in May 2004 for the shelter needs of the caretakers/employees assigned to the Senior Center and its associated maintenance and care. However, the city mainly has utilized part-time employees to care for the maintenance of the Senior Center; and no longer requires the house for its intended purpose. Nonetheless, the house and property does require city personnel to maintain the grounds and structure, as such the RDA would like to sale the home and relinquish the ongoing maintenance costs associated with the house and seeks approval of the board to place the home for sale.

The house no longer fulfills the objectives of the RDA plan is a cost to the RDA/City. Unlike the City, the RDA is not required to hold a public hearing to sale their owned land. The code that states what the agency's powers are, is 17C-1-202(c-d).

The home is estimated to sale between \$180,000 to \$200,000 which far exceeds the purchase price. Staff would recommend to contract via RFP with a real-estate agent to properly establish the sale price for the property. The funds from the sale would be returned to the General RDA fund from whence they came.

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MOTION: Mr. Arnold made motion to approve the request to list the RDA (Redevelopment Agency of Riverdale City) Home for sale; property located at 4425 South 900 West in Riverdale City, Utah 84405. Mr. Mitchell seconded the motion.

Mr. Searle invited discussion regarding the motion. Mr. Arnold recommended the City sell the home on the higher range. Mr. Searle received clarification from the Council, that if they do not get an offer above \$180,000 to present the offer to the Council prior to accepting.

CALL THE QUESTION: The Board members voted unanimous in favor.

E. Discretionary Items

Mr. Worthen reminded the Council in two weeks the RDA Board meeting will begin at 6:00PM, before the City Council Meeting. It will be advertised and the Work Session will still begin at 5:30 PM.

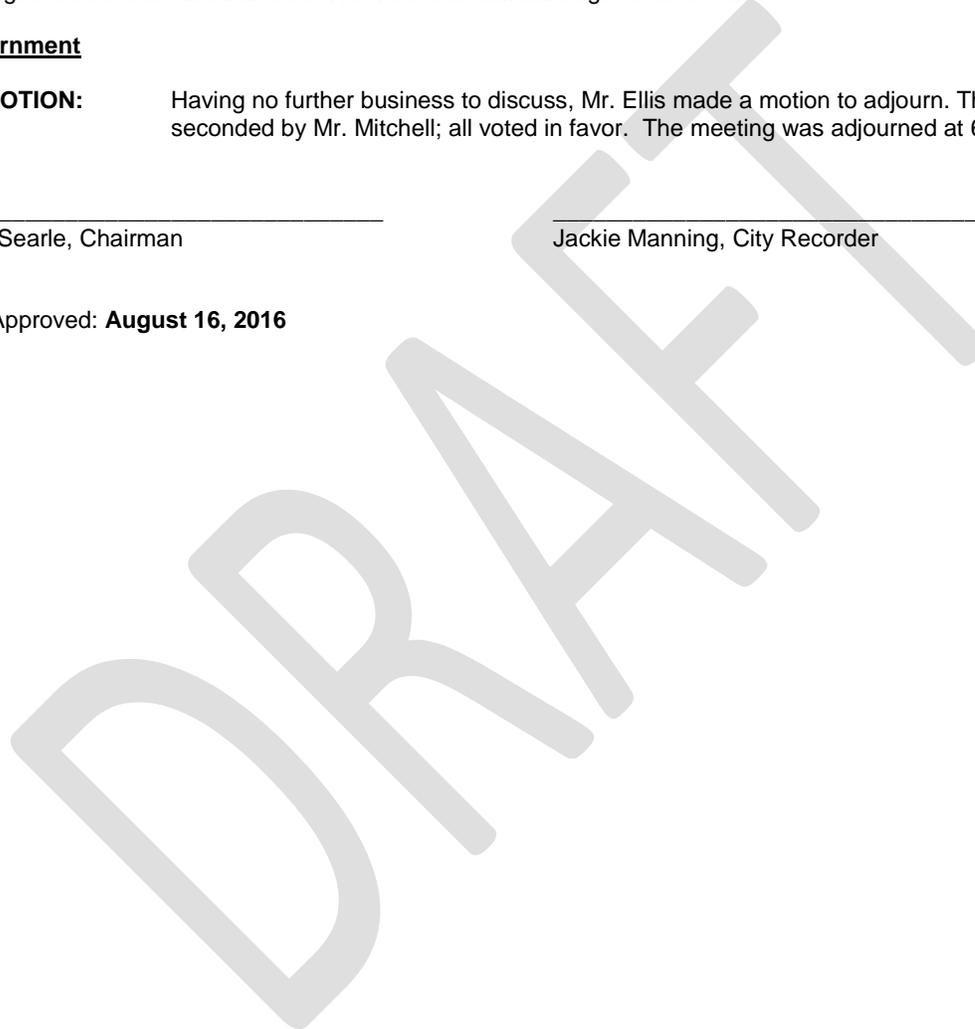
F. Adjournment

MOTION: Having no further business to discuss, Mr. Ellis made a motion to adjourn. The motion was seconded by Mr. Mitchell; all voted in favor. The meeting was adjourned at 6:34 PM.

Norm Searle, Chairman

Jackie Manning, City Recorder

Date Approved: **August 16, 2016**



**RIVERDALE REDEVELOPMENT AGENCY
BOARD AGENDA
August 16, 2016**

AGENDA ITEM: F1,2 & 3

SUBJECT: Consideration of Resolutions R2016-06 and R2016-07, approving the Draft 700 West Community Development Project Area Plan as the official Project Area Plan and Budget.

PRESENTER: Rodger Worthen, Executive Director
Cody Deeter, Lewis Young Robertson & Burningham

INFORMATION: a. [Executive Summary](#)

b. [R2016-06, a Resolution approving the draft 700 West Community Development Project Area plan as the official project area plan.](#)

c. [CDA Plan](#)

d. [R2016-07, a Resolution approving the draft 700 West Community Development Project Area Budget as the official project area budget.](#)

e. [CDA Budget](#)

f. [Public Hearing Notice](#)

[BACK TO AGENDA](#)



RDA Board Executive Summary

For the RDA meeting on:
August 16, 2016

Presenters:
LYRB - Cody Deeter and RDA Exec. Director Rodger
Worthen

Summary of Proposed Action

Approve RDA Resolution(s) adopting the 700 West CDA project plan and budget.

Summary of Supporting Facts & Options

On October 21, 2014, the governing board of the Redevelopment Agency of Riverdale City authorized staff to move forward in the possible creation of a new Community Development Project Area (CDA). As such, on January 19, 2016 the RDA staff proposed and received board consensus to work with Lewis, Young, Robertson, & Burningham in this endeavor. One of the first steps is to identify a Project Area map and authorize creating an area plan via resolution as specified in Title 17C of Utah law. This work has been completed. The plan and budget have now been developed and notices have been mailed to respective land-owners and advertised in the local paper as required by state code. A public hearing is now necessary to gain input from land owners regarding the plan and budget.

A CDA Plan guides a vision of the city to develop the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. The creation of the Project Area and budget is being undertaken as a community development project pursuant to provisions of Chapters 1 and 4 found within the Utah Community Development and Renewal Agencies Act, Utah Code Annotated Title 17C.

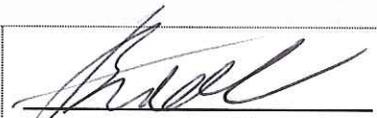
The Project Area envelopes both sides of Riverdale Road, between I-84 and the Weber River, and located centrally within the City's boundaries. The property encompasses approximately 191.01 acres of land. Additional information is found in the attached Draft Project Area Budget and Plan document from Lewis Young Robertson & Burningham.

It is estimated that during the 20-year life of the Project Area Budget, property Tax Increment (TIF) could be generated in the approximate amount of net present value of \$5.08 million dollars. The implementation of redevelopment projects in the Project Area is economically feasible because as redevelopment occurs, the Project Area is expected to generate new taxes based upon the new development or redevelopment. It is anticipated that additional tax increment will result from the increased value of land and improvements that are expected to be constructed within the Project Area. The main project objectives of this CDA will enhance the public health, welfare, and safety with redevelopment of project area properties. Hence, the majority of the Tax Increment collected by the Agency (95%) will be used for redevelopment activities such as offsetting certain on-site public infrastructure costs necessary to accommodate development in the Project Area, relocation of current businesses and land uses, Agency requested improvements, desirable Project Area improvements, and other items as approved by the RDA board. Payment to the City or owner/developer for Reimbursed

Costs shall be made through an agreement between the Agency and the City or the Agency and the developer. Except where the Agency issues bonds or otherwise borrows or receives funds, the Agency expects to pay the City or owner/developer for the agreed upon Reimbursed Costs in tax increment payments to be paid after receipt by the Agency of the tax increment after ad valorem taxes have been paid to the County and then distributed to the Agency. The tax increment for making payments will be received as a result of the incremental ad valorem tax increases on the Project Area due to the development in the Project Area. Subject to the provisions of the Act, the Agency may agree to pay Reimbursed Costs and other items from tax increment for any period of time that the Agency may deem to be appropriate under the circumstances. The remaining 5% will be used to offset administrative costs of the Agency.

At the conclusion of the CDA project time frame the taxing entities (including the City) will see approximately a 34 percent increase in property taxes generated at the end of the 20-year life.

Legal Comments - City Attorney


Steve Brooks, Attorney

Fiscal Comments - Treasurer/Budget Officer


Cody Cardon, Business
Administrator

Administrative Comments - City Administrator


Roger Worthen, City
Administrator

RESOLUTION NO. R2016-06

RESOLUTION OF THE REDEVELOPMENT AGENCY OF RIVERDALE CITY ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE 700 WEST COMMUNITY DEVELOPMENT PROJECT AREA.

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

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

WHEREAS, the Agency, by Resolution, has authorized the preparation of a draft project area plan as provided in Section 17C-4-102 of the Act; and

WHEREAS, pursuant to Section 17C-4-102 of the Act, the Agency has (a) prepared a draft 700 West Community Development Project Area Plan (the "Project Area Plan" or "Plan") and (b) made the draft Project Area Plan available to the public at the Agency's offices during normal business hours; and

WHEREAS, the Agency provided notice of the public hearing in strict compliance with Sections 17C-1-805, 806, and 17C-4-102; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Agency:

Section 1. Adoption of Project Area Plan. It has become necessary and desirable to adopt the draft Project Area Plan as the official Project Area Plan for the Project Area. The draft Project Area Plan, in the form attached hereto as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby designated and adopted as the official Project Area Plan for the Project Area. The Agency shall submit the Project Area Plan, together with a copy of this Resolution, to the City Council of the City requesting that the Project

Area Plan be adopted by ordinance of the legislative body of City in accordance with the provisions of the Act.

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

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

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

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

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

The adoption of the Project Area Plan will:

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

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

Section 6. Financing. Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of sales tax, tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of community development project areas permitted by Chapter 4 of the Act.

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

IN WITNESS WHEREOF, the Governing Board of the Redevelopment Agency of Riverdale City has approved, passed and adopted this Resolution this ___ day of August, 2016.

Norm Searle - RDA Chair

ATTEST:

Jackie Manning, City Recorder

EXHIBIT A – LEGAL DESCRIPTION OF THE PROJECT AREA

Located in the South half of Section 7 and the North half of Section 18, Township 5 North, Range 1 West and the Southeast quarter of Section 12 and the Northeast quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Beginning at the intersection of the west Right of Way line of 1050 West Street and the northerly Right of Way line of Interstate 84 said point being N. $00^{\circ}47'55''$ E. 813.82 feet and S. $89^{\circ}12'05''$ E. 201.66 feet from the West Quarter Corner of said Section 18, thence as follows:

N. $15^{\circ}52'41''$ E for a distance of 2055.29 feet along the west Right of Way line of 1050 West Street to the southerly Right of Way line of Riverdale Road; thence along the southerly Right of Way line of Riverdale Road the following four (4) courses:

- (1) N. $46^{\circ}38'48''$ W for a distance of 60.04 feet;
- (2) S. $64^{\circ}43'28''$ W for a distance of 1153.73 feet;
- (3) S. $57^{\circ}58'11''$ W for a distance of 79.56 feet;
- (4) S. $61^{\circ}55'54''$ W for a distance of 124.65 feet to the easterly Right of Way line of Interstate 84; thence along the easterly Right of Way line of Interstate 84 the following five (5) courses:

- (1) N. $28^{\circ}04'06''$ W for a distance of 166.78 feet;
- (2) N. $72^{\circ}41'40''$ W for a distance of 17.24 feet;
- (3) Northwesterly 296.13 feet along a curve to the left with a 781.20 foot radius, through a central angle of $21^{\circ}43'10''$, the chord of which bears N. $36^{\circ}43'40''$ W. 294.36 feet;
- (4) N. $47^{\circ}35'15''$ W for a distance of 112.62 feet;
- (5) N. $28^{\circ}03'35''$ W for a distance of 266.27 feet to the south boundary line of Applepark Subdivision; thence

N. $89^{\circ}54'45''$ E for a distance of 613.93 feet along said south boundary line of Applepark Subdivision to the west Right of Way line of 1150 West Street; thence

S. $02^{\circ}26'45''$ E for a distance of 469.54 feet along said west Right of Way line of 1050 West Street to an extension of the southerly boundary line of Barton Subdivision No. 1; thence along the extension of and along the southerly boundary line of Barton Subdivision No. 1 the following two (2) courses:

- (1) S. $81^{\circ}38'47''$ E for a distance of 471.49 feet;
- (2) S. $81^{\circ}20'42''$ E for a distance of 127.42 feet; thence

N. $61^{\circ}51'59''$ E for a distance of 119.16 feet to the easterly boundary line of Barton Subdivision No. 1; thence

N. $41^{\circ}53'04''$ E for a distance of 264.61 feet along the southerly boundary line of Barton Subdivision No. 1 and the extension of said line; thence

S. $64^{\circ}10'39''$ E for a distance of 26.75 feet to the Barton Thompson Subdivision No. 2 boundary line; thence along the Barton Thompson Subdivision No. 2 boundary line the following three (3) courses:

- (1) S. $09^{\circ}17'58''$ W for a distance of 6.26 feet
- (2) S. $66^{\circ}02'02''$ E for a distance of 178.04 feet
- (3) N. $01^{\circ}00'29''$ E for a distance of 260.00 feet to the northerly Right of Way line of 4600 South Street; thence along the northerly Right of Way line of 4600 South Street the following

three (3) courses:

(1) Northeasterly 161.91 feet along a curve to the left with a 188.94 foot radius, through a central angle of $49^{\circ} 05' 51''$, the chord of which bears N. $66^{\circ} 27' 34''$ E. 157.00 feet;

(2) N. $41^{\circ} 54' 38''$ E for a distance of 166.14 feet;

(3) Northeasterly 166.42 feet along a curve to the right with a 193.73 foot radius, through a central angle of $49^{\circ} 13' 08''$, the chord of which bears N. $66^{\circ} 31' 12''$ E. 161.35 feet to the east boundary line of Barton Subdivision No. 3; thence

N. $01^{\circ} 07' 59''$ E for a distance of 295.00 feet along the east boundary line of Barton Subdivision No. 3; thence

N. $01^{\circ} 44' 23''$ E for a distance of 154.61 feet to the south boundary line of Pullum Subdivision; thence

S. $86^{\circ} 56' 20''$ E for a distance of 474.52 feet along the south boundary line of Pullum Subdivision and the extension of said line to the east Right of Way line of 900 West Street; thence

S. $03^{\circ} 03' 41''$ W for a distance of 103.94 feet along the east Right of Way line of 900 West Street to the north Right of Way line of 4450 South Street; thence along the north Right of Way line of 4450 South Street the following three (3) courses:

(1) S. $86^{\circ} 22' 27''$ E for a distance of 806.19 feet;

(2) Easterly 114.56 feet along a curve to the left with a 139.11 foot radius, through a central angle of $47^{\circ} 11' 03''$, the chord of which bears N. $70^{\circ} 02' 01''$ E. 111.35 feet

(3) Northeasterly 34.24 feet along a curve to the right with a 196.55 foot radius, through a central angle of $09^{\circ} 58' 52''$, the chord of which bears N. $51^{\circ} 25' 56''$ E. 34.20 feet to the boundary line of Lot 1 of Cutrubus Riverdale Subdivision; thence along said boundary line of Lot 1 the following five (5) courses:

(1) N. $01^{\circ} 00' 58''$ E for a distance of 313.32 feet;

(2) S. $86^{\circ} 22' 27''$ E for a distance of 272.10 feet;

(3) S. $86^{\circ} 16' 15''$ E for a distance of 10.00 feet;

(4) S. $00^{\circ} 48' 40''$ W for a distance of 96.28 feet;

(5) S. $86^{\circ} 22' 52''$ E for a distance of 154.38 feet to the west Right of Way line of 700 West Street; thence

N. $00^{\circ} 37' 07''$ E for a distance of 324.12 feet along the west Right of Way line of 700 West Street to the north Right of Way line of 4400 South Street; thence

S. $86^{\circ} 40' 11''$ E for a distance of 1036.34 feet along the north Right of Way line of 4400 South Street; thence

N. $16^{\circ} 05' 49''$ E for a distance of 75.00 feet; thence

S. $00^{\circ} 00' 00''$ W for a distance of 323.18 feet to the easterly line of the Weber River; thence along said easterly line of the Weber River the following twenty five (25) courses:

(1) S. $18^{\circ} 41' 28''$ W for a distance of 505.99 feet;

(2) S. $21^{\circ} 04' 17''$ W for a distance of 194.67 feet;

(3) S. $50^{\circ} 40' 46''$ W for a distance of 265.52 feet;

(4) S. $28^{\circ} 32' 29''$ W for a distance of 79.68 feet;

(5) S. $05^{\circ} 34' 15''$ W for a distance of 71.29 feet;

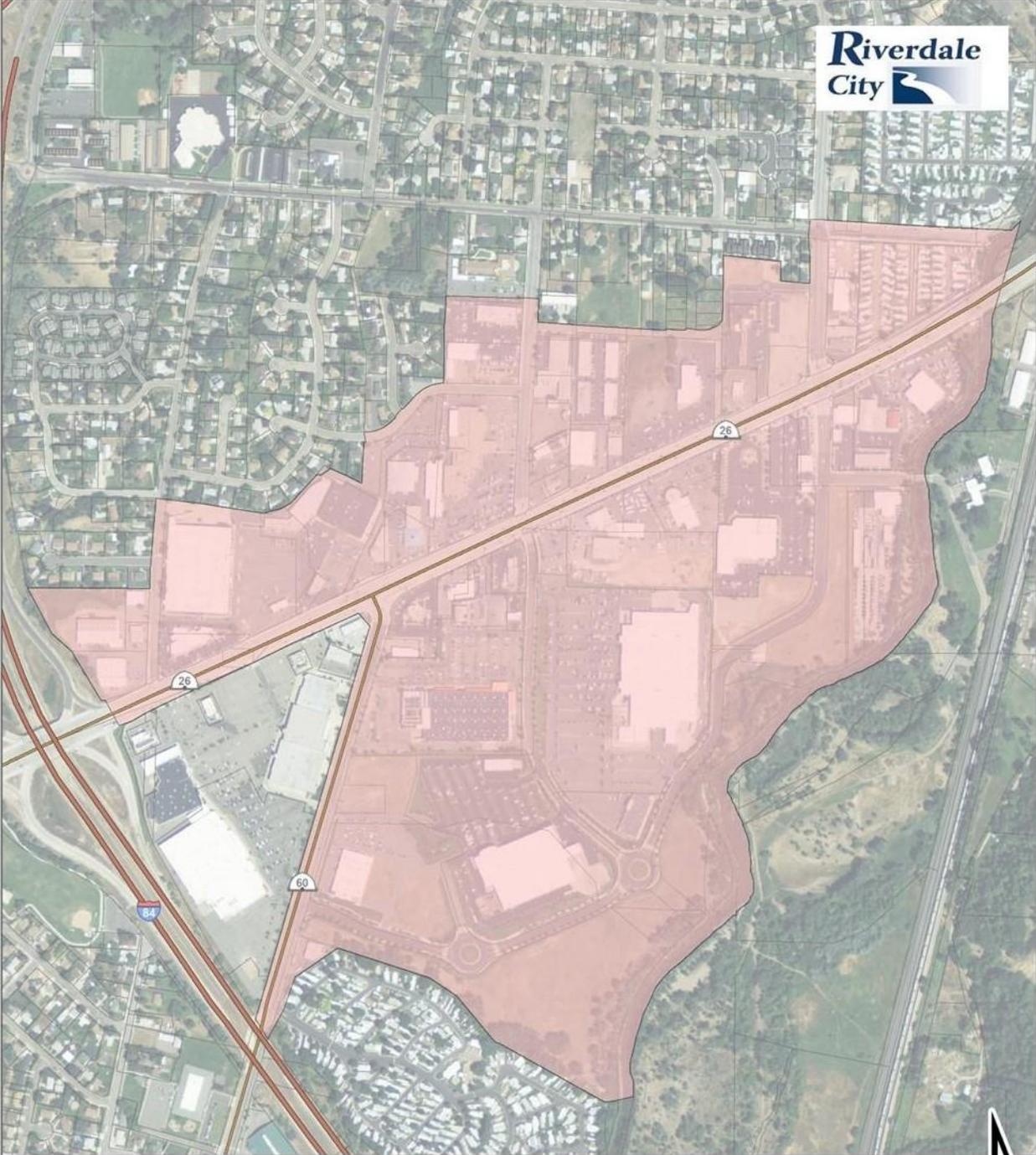
(6) S. $12^{\circ} 22' 49''$ E for a distance of 232.72 feet;

(7) S. $03^{\circ} 47' 08''$ E for a distance of 189.27 feet;

(8) S. $09^{\circ} 23' 18''$ E for a distance of 148.25 feet;

(9) S. 22° 31' 35" W for a distance of 106.12 feet;
 (10) S. 36° 03' 42" W for a distance of 179.13 feet;
 (11) S. 38° 52' 59" W for a distance of 140.58 feet;
 (12) S. 58° 48' 03" W for a distance of 145.04 feet;
 (13) S. 61° 53' 04" W for a distance of 179.59 feet;
 (14) S. 60° 52' 09" W for a distance of 211.11 feet;
 (15) S. 40° 27' 44" W for a distance of 177.88 feet;
 (16) S. 44° 27' 05" W for a distance of 175.30 feet;
 (17) S. 41° 43' 43" W for a distance of 197.19 feet;
 (18) S. 10° 40' 14" E for a distance of 66.37 feet;
 (19) S. 26° 53' 13" E for a distance of 214.51 feet;
 (20) S. 02° 40' 50" E for a distance of 282.06 feet;
 (21) S. 42° 18' 53" W for a distance of 272.84 feet;
 (22) S. 45° 41' 02" W for a distance of 317.98 feet;
 (23) S. 31° 26' 04" W for a distance of 278.34 feet;
 (24) S. 10° 02' 36" W for a distance of 251.92 feet;
 (25) S. 01° 47' 44" W a distance of 179.45 feet; thence
 N. 90° 00' 00" W for a distance of 111.30 feet to the southerly boundary line of RMRE River
 Park Drive Office Park 1st Amendment; thence along said southerly boundary line of RMRE
 River Park Drive Office Park 1st Amendment the following seven (7) courses:
 (1) N. 61° 27' 02" W for a distance of 618.01 feet;
 (2) S. 73° 41' 00" W for a distance of 10.00 feet;
 (3) N. 47° 34' 00" W for a distance of 40.00 feet;
 (4) N. 43° 56' 00" W for a distance of 281.67 feet;
 (5) N. 54° 53' 00" W for a distance of 156.68 feet;
 (6) N. 70° 42' 00" W for a distance of 490.58 feet;
 (7) S. 55° 57' 43" W for a distance of 1.53 feet to the easterly boundary line of Lot 2 of Johnny's
 Dairy Subdivision; thence along said easterly boundary line of Lot 2 the following two (2)
 courses:
 (1) S. 55° 57' 43" W for a distance of 263.41 feet; thence
 (2) S. 29° 31' 51" W for a distance of 146.53 feet to the east Right of Way line of 1050 West
 Street; thence
 S. 15° 52' 41" W for a distance of 137.32 feet along the east Right of Way line of 1050 West
 Street to the northerly Right of Way line of Interstate 84; thence
 N. 35° 19' 37" W for a distance of 128.31 feet along the northerly Right of Way line of Interstate
 84 to the Point of Beginning.

EXHIBIT B- MAP OF THE PROJECT AREA



PROPOSED 700 WEST CDA BOUNDARY

 700 West CDA Boundary

0 500 1,000 Feet



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



EXHIBIT C: PROJECT AREA PLAN

DRAFT PROJECT AREA PLAN 700 WEST COMMUNITY DEVELOPMENT AREA (CDA)

REDEVELOPMENT AGENCY OF
RIVERDALE CITY, UTAH



JULY 2016


LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

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



Table of Contents

TABLE OF CONTENTS	2
DEFINITIONS	3
INTRODUCTION	5
DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA	6
GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING DENSITIES AND HOW THEY WILL BE AFFECTED BY THE PROJECT AREA.....	6
STANDARDS GUIDING THE COMMUNITY DEVELOPMENT	7
HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY COMMUNITY DEVELOPMENT	7
CONFORMANCE OF THE PROPOSED DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN	8
DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT	8
METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE THE COMMUNITY DEVELOPMENT AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS.....	8
REASON FOR SELECTION OF THE PROJECT AREA.....	9
DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA	9
DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA	9
ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT	10
OTHER INFORMATION THAT THE AGENCY DETERMINES TO BE NECESSARY OR ADVISABLE	11
EXHIBIT A: LEGAL DESCRIPTION	13
EXHIBIT B: PROJECT AREA MAP	16
EXHIBIT C: PARCEL LIST.....	17

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.

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

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

"Base taxable year" shall mean the Tax Year during which the Project Area Budget is approved pursuant to Subsection 17C-1-102 (6).

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

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

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

"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).

"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.



“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.

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

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

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

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

“Tax Year” shall mean the 12-month period between sequential tax roll equalizations (November 1st-October 31st) of the following year, e.g., the November 1, 2015-October 31, 2016 tax year.

Introduction

The Redevelopment Agency of Riverdale City (“Agency”), following a thorough consideration of the needs and desires of the City of Riverdale (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 700 West 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 along both sides of Riverdale Road, between I-84 and the Weber River. The Plan is intended 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 development, scope, financing mechanism, and value to the residents of the City and other taxing districts.

The Project Area is being undertaken as a community development project area pursuant to certain provisions of Chapters 1 and 4 of the Utah Limited Purpose Local Governmental Entities -- 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.

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

Pursuant to the provisions of §17C-4-101 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **February 16, 2016**.

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 or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
- ☞ Pursuant to the provisions of §17C-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.

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 respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies along both sides of Riverdale Road, between I-84 and the Weber River, and is located centrally within the City’s boundaries. There are no agricultural, forest or mining uses in the Project Area. The Project Area is comprised of approximately 108 parcels, equaling approximately 191.01 acres of property.

As delineated in the office of the Weber 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 Densities and How They Will be Affected by the Project Area

General Land Uses

A significant amount of property within the Project Area consists of commercial, tax exempt & vacant, property not generating full beneficial tax base to the City or other taxing entities. Table I summarizes the approximate acreage of existing land uses by land use type.

TABLE I: LAND USES

Type	Acres	% of Area
Commercial	138.30	72%
Vacant	23.60	12%
Residential	4.46	2%
Other (Tax Exempt) ¹	24.65	13%
Total	191.01	100%

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

Layout of Principal Streets

The principal streets within the Project Area are **Riverdale Road, 1050 West & 700 West**. The Project Area map, provided in **Exhibit B**, shows the principal streets in the area.

¹ Other land includes land owned by the City, State, and UDOT.

Population Densities

Currently, there is a mobile home park development within the northeastern part of the Project Area. There are currently approximately 50 homes within the mobile home park.

Building Densities

Building densities may increase as potential future development could include multi-story structures. Also, the intent of this plan is to promote greater economic utilization of the land area, which currently has over 23 acres of undeveloped or significantly underutilized land.

UTAH CODE
§17C-4-103(3)

Standards Guiding the Community Development

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the 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:

Business attraction and expansion.

Riverdale City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

Recruit, retain, and expand employers.

Riverdale encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

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.

UTAH CODE
§17C-4-103(5)

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

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

UTAH CODE
§17C-4-103(6)

Describe any Specific Project or Projects that are the object of the Proposed Community Development

Currently, the proposed Project Area will include car dealership expansions and relocations, mixed-retail, office, and flex space developments. The primary objectives of the community development area include: 1) pursuing development of vacant parcels of property within the Project Area, 2) Installation and upgrade of public utilities within the Project Area, which will result in an economic increase to the Agency, City, and Community, 3) possible relocation of current businesses and land owners in order to promote a greater economic vitality within the Project Area, and 4) improve public gathering spaces within the Project Area.

UTAH CODE
§17C-4-103(7)

Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process

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

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

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

UTAH CODE
§17C-4-103(8)

Reason for Selection of the Project Area

The Agency selected the Project Area primarily as a result of two factors: **first**, the high potential for development of this area near the Interstate and along Riverdale Road compelled the City and Agency to guide future development through both the planning process and the financial process through the use of tax increment; **second**, the Area affords an immediate opportunity to strengthen the economic base of the communities and taxing entities within the County, broaden and diversify the tax base, and promote the development of job growth and goods and services to residents of the City and the surrounding community. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan.

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 191 acres of relatively flat, publicly and privately owned land as shown on the Project Area map. There is minimal landscaping surrounding the commercial buildings.

Social Conditions

There are currently no parks, libraries, or other social gathering places in the Project Area. There is nominal human activity in the Project Area outside of business hours.

Economic Conditions

The Agency wants to encourage upgrade and improvements within the Project Area that will directly benefit the existing economic base of the City.

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 within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, 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 during the tax increment period which the Agency deems 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;
- ☞ Promote the use of transit and the walkability of the area;
- ☞ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☞ Assist with property acquisition and/or land assembly; and
- ☞ Provide attractive development for high-quality 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 tax increment period for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment anticipated within the Project Area.

Table 2: Sources of Tax Increment Funds

ENTITY	PERCENTAGE	LENGTH	AMOUNT
Weber County	70%	20 Years	\$1,560,521
Weber County School District	70%	20 Years	\$2,589,468
Riverdale City	70%	20 Years	\$586,783
Weber Basin Water Conservancy District	70%	20 Years	\$95,761
Weber County Mosquito Abatement District	70%	20 Years	\$65,470
Central Weber Sewer Improvement District	70%	20 Years	\$391,840
Weber Area Dispatch 911 and Emergency Services	70%	20 Years	\$140,711
Total Sources of Tax Increment Funds			\$5,430,555

Table 3: Uses of Tax Increment

USES	AMOUNT
Project Area Administration @ 5%	\$271,528
Redevelopment Activities (Infrastructure, Relocation, Incentives, etc.) @ 95%	\$5,159,027
Total Uses of Tax Increment Funds	\$5,430,555

UTAH CODE
§17C-4-103(11)

Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE
§17C-4-103(11)(a)

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.).

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

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

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.

Business will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

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).

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, as well as public infrastructure, land assemblage and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated within the Project Area. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc.

As shown below, the proposed Project Area will create a net benefit for the Taxing Entities.

Table 4: Total Revenues

ENTITY	PROPERTY TAX	SALES TAX	TOTAL INCREMENTAL REVENUES
Weber County	\$2,229,316	\$15,389,751	\$17,619,067
Weber County School District	3,699,241	-	3,699,241
Riverdale City	838,262	9,309,849	10,148,111
Weber Basin Water Conservancy District	136,802	-	136,802



Weber County Mosquito Abatement District	93,528	-	93,528
Central Weber Sewer Improvement District	559,772	-	559,772
Weber Area Dispatch 911 and Emergency Services	201,015	-	201,015
Total Revenues:	\$7,757,936	\$24,699,600	\$31,457,536

Table 5: Total Expenditures

ENTITY	CDA BUDGET	GENERAL GOVERNMENT	PUBLIC WORKS	PUBLIC SAFETY	TOTAL INCREMENTAL EXPENDITURES
Weber County	\$1,560,521	\$192,247			\$1,752,768
Weber County School District	2,589,468	96,495			2,685,964
Riverdale City	586,783	298,225	147,020	1,153,878	2,185,906
Weber Basin Water Conservancy District	95,761	31,163			126,924
Weber County Mosquito Abatement District	65,470	2,206			67,676
Central Weber Sewer Improvement District	391,840	27,934			419,774
Weber Area Dispatch 911 and Emergency Services	140,711	9,498			150,209
Total Expenditures:	\$5,430,555	\$657,768	\$147,020	\$1,153,878	\$7,389,221

TOTAL REVENUE MINUS EXPENDITURES	\$24,068,315
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EXHIBIT A: Legal Description

Located in the South half of Section 7 and the North half of Section 18, Township 5 North, Range 1 West and the Southeast quarter of Section 12 and the Northeast quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Beginning at the intersection of the west Right of Way line of 1050 West Street and the northerly Right of Way line of Interstate 84 said point being N. $00^{\circ}47'55''$ E. 813.82 feet and S. $89^{\circ}12'05''$ E. 201.66 feet from the West Quarter Corner of said Section 18, thence as follows:

N. $15^{\circ}52'41''$ E for a distance of 2055.29 feet along the west Right of Way line of 1050 West Street to the southerly Right of Way line of Riverdale Road; thence along the southerly Right of Way line of Riverdale Road the following four (4) courses:

- (1) N. $46^{\circ}38'48''$ W for a distance of 60.04 feet;
- (2) S. $64^{\circ}43'28''$ W for a distance of 1153.73 feet;
- (3) S. $57^{\circ}58'11''$ W for a distance of 79.56 feet;
- (4) S. $61^{\circ}55'54''$ W for a distance of 124.65 feet to the easterly Right of Way line of Interstate 84; thence along the easterly Right of Way line of Interstate 84 the following five (5) courses:

- (1) N. $28^{\circ}04'06''$ W for a distance of 166.78 feet;
- (2) N. $72^{\circ}41'40''$ W for a distance of 17.24 feet;
- (3) Northwesterly 296.13 feet along a curve to the left with a 781.20 foot radius, through a central angle of $21^{\circ}43'10''$, the chord of which bears N. $36^{\circ}43'40''$ W. 294.36 feet;
- (4) N. $47^{\circ}35'15''$ W for a distance of 112.62 feet;
- (5) N. $28^{\circ}03'35''$ W for a distance of 266.27 feet to the south boundary line of Applepark Subdivision; thence

N. $89^{\circ}54'45''$ E for a distance of 613.93 feet along said south boundary line of Applepark Subdivision to the west Right of Way line of 1150 West Street; thence S. $02^{\circ}26'45''$ E for a distance of 469.54 feet along said west Right of Way line of 1050 West Street to an extension of the southerly boundary line of Barton Subdivision No. 1; thence along the extension of and along the southerly boundary line of Barton Subdivision No. 1 the following two (2) courses:

- (1) S. $81^{\circ}38'47''$ E for a distance of 471.49 feet;
- (2) S. $81^{\circ}20'42''$ E for a distance of 127.42 feet; thence N. $61^{\circ}51'59''$ E for a distance of 119.16 feet to the easterly boundary line of Barton Subdivision No. 1; thence

N. $41^{\circ}53'04''$ E for a distance of 264.61 feet along the southerly boundary line of Barton Subdivision No. 1 and the extension of said line; thence

S. $64^{\circ}10'39''$ E for a distance of 26.75 feet to the Barton Thompson Subdivision No. 2 boundary line; thence along the Barton Thompson Subdivision No. 2 boundary line the following three (3) courses:

- (1) S. $09^{\circ}17'58''$ W for a distance of 6.26 feet
- (2) S. $66^{\circ}02'02''$ E for a distance of 178.04 feet
- (3) N. $01^{\circ}00'29''$ E for a distance of 260.00 feet to the northerly Right of Way line of 4600 South Street; thence along the northerly Right of Way line of 4600 South Street the following three (3) courses:

(1) Northeasterly 161.91 feet along a curve to the left with a 188.94 foot radius, through a central angle of $49^{\circ} 05' 51''$, the chord of which bears N. $66^{\circ} 27' 34''$ E. 157.00 feet;

(2) N. $41^{\circ} 54' 38''$ E for a distance of 166.14 feet;

(3) Northeasterly 166.42 feet along a curve to the right with a 193.73 foot radius, through a central angle of $49^{\circ} 13' 08''$, the chord of which bears N. $66^{\circ} 31' 12''$ E. 161.35 feet to the east boundary line of Barton Subdivision No. 3; thence N. $01^{\circ} 07' 59''$ E for a distance of 295.00 feet along the east boundary line of Barton Subdivision No. 3; thence N. $01^{\circ} 44' 23''$ E for a distance of 154.61 feet to the south boundary line of Pullum Subdivision; thence S. $86^{\circ} 56' 20''$ E for a distance of 474.52 feet along the south boundary line of Pullum Subdivision and the extension of said line to the east Right of Way line of 900 West Street; thence S. $03^{\circ} 03' 41''$ W for a distance of 103.94 feet along the east Right of Way line of 900 West Street to the north Right of Way line of 4450 South Street; thence along the north Right of Way line of 4450 South Street the following three (3) courses:

(1) S. $86^{\circ} 22' 27''$ E for a distance of 806.19 feet;

(2) Easterly 114.56 feet along a curve to the left with a 139.11 foot radius, through a central angle of $47^{\circ} 11' 03''$, the chord of which bears N. $70^{\circ} 02' 01''$ E. 111.35 feet

(3) Northeasterly 34.24 feet along a curve to the right with a 196.55 foot radius, through a central angle of $09^{\circ} 58' 52''$, the chord of which bears N. $51^{\circ} 25' 56''$ E. 34.20 feet to the boundary line of Lot 1 of Cutrubus Riverdale Subdivision; thence along said boundary line of Lot 1 the following five (5) courses:

(1) N. $01^{\circ} 00' 58''$ E for a distance of 313.32 feet;

(2) S. $86^{\circ} 22' 27''$ E for a distance of 272.10 feet;

(3) S. $86^{\circ} 16' 15''$ E for a distance of 10.00 feet;

(4) S. $00^{\circ} 48' 40''$ W for a distance of 96.28 feet;

(5) S. $86^{\circ} 22' 52''$ E for a distance of 154.38 feet to the west Right of Way line of 700 West Street; thence N. $00^{\circ} 37' 07''$ E for a distance of 324.12 feet along the west Right of Way line of 700 West Street to the north Right of Way line of 4400 South Street; thence S. $86^{\circ} 40' 11''$ E for a distance of 1036.34 feet along the north Right of Way line of 4400 South Street; thence N. $16^{\circ} 05' 49''$ E for a distance of 75.00 feet; thence S. $00^{\circ} 00' 00''$ W for a distance of 323.18 feet to the easterly line of the Weber River; thence along said easterly line of the Weber River the following twenty five (25) courses:

(1) S. $18^{\circ} 41' 28''$ W for a distance of 505.99 feet;

(2) S. $21^{\circ} 04' 17''$ W for a distance of 194.67 feet;

(3) S. $50^{\circ} 40' 46''$ W for a distance of 265.52 feet;

(4) S. $28^{\circ} 32' 29''$ W for a distance of 79.68 feet;

(5) S. $05^{\circ} 34' 15''$ W for a distance of 71.29 feet;

(6) S. $12^{\circ} 22' 49''$ E for a distance of 232.72 feet;

(7) S. $03^{\circ} 47' 08''$ E for a distance of 189.27 feet;

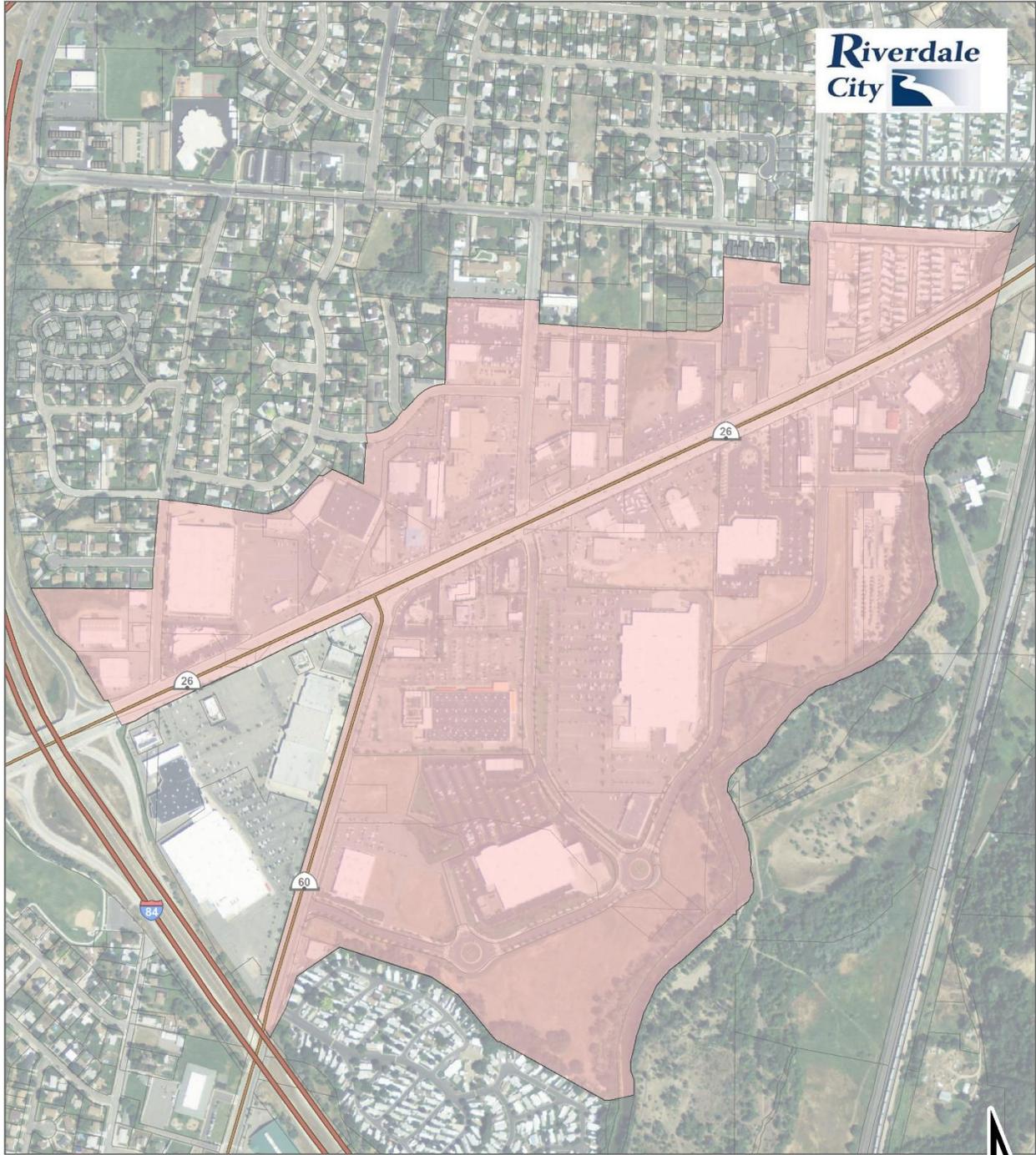
(8) S. $09^{\circ} 23' 18''$ E for a distance of 148.25 feet;

(9) S. $22^{\circ} 31' 35''$ W for a distance of 106.12 feet;



- (10) S. 36° 03' 42" W for a distance of 179.13 feet;
 (11) S. 38° 52' 59" W for a distance of 140.58 feet;
 (12) S. 58° 48' 03" W for a distance of 145.04 feet;
 (13) S. 61° 53' 04" W for a distance of 179.59 feet;
 (14) S. 60° 52' 09" W for a distance of 211.11 feet;
 (15) S. 40° 27' 44" W for a distance of 177.88 feet;
 (16) S. 44° 27' 05" W for a distance of 175.30 feet;
 (17) S. 41° 43' 43" W for a distance of 197.19 feet;
 (18) S. 10° 40' 14" E for a distance of 66.37 feet;
 (19) S. 26° 53' 13" E for a distance of 214.51 feet;
 (20) S. 02° 40' 50" E for a distance of 282.06 feet;
 (21) S. 42° 18' 53" W for a distance of 272.84 feet;
 (22) S. 45° 41' 02" W for a distance of 317.98 feet;
 (23) S. 31° 26' 04" W for a distance of 278.34 feet;
 (24) S. 10° 02' 36" W for a distance of 251.92 feet;
 (25) S. 01° 47' 44" W a distance of 179.45 feet; thence
 N. 90° 00' 00" W for a distance of 111.30 feet to the southerly boundary line of RMRE River
 Park Drive Office Park 1st Amendment; thence along said southerly boundary line of RMRE
 River Park Drive Office Park 1st Amendment the following seven (7) courses:
 (1) N. 61° 27' 02" W for a distance of 618.01 feet;
 (2) S. 73° 41' 00" W for a distance of 10.00 feet;
 (3) N. 47° 34' 00" W for a distance of 40.00 feet;
 (4) N. 43° 56' 00" W for a distance of 281.67 feet;
 (5) N. 54° 53' 00" W for a distance of 156.68 feet;
 (6) N. 70° 42' 00" W for a distance of 490.58 feet;
 (7) S. 55° 57' 43" W for a distance of 1.53 feet to the easterly boundary line of Lot 2 of
 Johnny's Dairy Subdivision; thence along said easterly boundary line of Lot 2 the following two
 (2) courses:
 (1) S. 55° 57' 43" W for a distance of 263.41 feet; thence
 (2) S. 29° 31' 51" W for a distance of 146.53 feet to the east Right of Way line of 1050 West
 Street; thence
 S. 15° 52' 41" W for a distance of 137.32 feet along the east Right of Way line of 1050 West
 Street to the northerly Right of Way line of Interstate 84; thence
 N. 35° 19' 37" W for a distance of 128.31 feet along the northerly Right of Way line of
 Interstate 84 to the Point of Beginning.

EXHIBIT B: Project Area Map



PROPOSED 700 WEST CDA BOUNDARY

 700 West CDA Boundary

0 500 1,000 Feet

LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.





EXHIBIT C: Parcel List

Parcel_ID	Owner	Acres
06:19:90005	ROA General INC DBA Reagan Outdoor Advertising	0.2
06:31:00002	Garff Dodge Porperty Inc	3
06:31:00003	Riverdale City	0.46
06:01:20012	Crabtree Investments Inc	0.45
06:01:20026	Riverdale City	2.13
06:01:20005	Crabtree Investments Inc	1.14
06:01:20002	Crabtree Investments Inc	3.50
06:01:20010	Crabtree Investments Inc	0.14
06:01:20022	Crabtree Investments Inc	1.63
06-01-20025	Crabtree Investments Inc	0.29
06-01-20023	UDOT	0.05
06-01-20031	Divino Properties LLC	0.09
06-01-20032	Divino Properties LLC	0.62
06-01-20030	Divino Properties LLC	1.15
06-01-20029	Divino Properties LLC	7.10
06-01-20019	H&P Investments	2.57
06-01-20008	H&P Investments	0.03
06-01-20021	City of Riverdale	0.06
07-07-20042	Riverdale City	0.17
07-71-60001	H&P Investments	2.32
07-71-60003	Riverdale City Corporation	0.51
07-71-60004	Riverdale City Corporation	0.23
06-01-60060	H&P Inv LLC	2.90
06-01-60090	H&P Inv LLC	1.04
06-01-60039	H&P Inv LLC	1.18
06-01-60040	H&P Investments	4.20
06-01-60135	H&P Investments	0.21
06-01-60134	UDOT	0.01
06-01-60136	H&P Investments	0.70
07-58-30001	Wal Mart Real Estate Business Trust 1/3 ETAL	20.33
07-57-80001	Cole Mt Riverdale UT LLC	2.35
07-71-60005	H&P Investment LLC	0.52
07-71-60006	H&P Investment LLC	0.53
07-07-20051	H&P Investments	1.76
07-57-90002	Sams Real Estate Business Trust	7.96
07-57-90001	Rocky Mountain Real Estate LC ETAL	6.58
06-31-80001	HD Development of Maryland Inc	10.69
06-31-80002	Riverdale Oil LLC	0.59
06-28-00003	Mcdonalds Real Estate Company	0.93
06-28-00004	IHOP Property LLC	1.15
06-30-10005	Baker Riverdale LLC 90% ETAL	0.20
06-30-10004	Baker Riverdale LLC 90% ETAL	0.69
06-30-10003	UDOT 20% ETAL	0.04
06-28-00005	UDOT	0.02
06-01-60147	USRP Funding 2001-ALP	1.53
07-07-20044	LKD Investments LLC	0.40
07-58-10002	Cole Mt Riverdale UT LLC	2.06
07-58-10004	Cole Mt Riverdale UT LLC	8.86
07-58-10003	UDOT	0.01
07-71-60008	UDOT	0.01
07-71-60009	Riverdale City Corporation	16.91
07-07-20043	Ropies LLC	0.64
06-01-20016	Riverdale City	1.59
06-01-50010	Garff Properties Riverdale LLC	1.49



06-01-50060	Garff Properties Riverdale LLC	0.18
06-01-50061	Garff Properties Riverdale LLC	0.18
06-01-50050	Garff Properties Riverdale LLC	2.64
06-01-50063	UDOT	0.97
06-01-50066	Anchor Properties LLC	0.61
06-01-50030	The Carey Family Properties LLC	0.86
06-01-50052	Garff Properties Riverdale LLC	0.71
06-30-80003	H&P Inv LLC	1.19
06-30-80004	H&P Inv LLC	4.57
06-01-60017	Gus & Veve Chournos Trustees	0.92
06-01-60098	H&P Investments	0.01
06-01-60097	H&P Investments	6.21
06-01-60066	Riverdale Business Center LC	2.49
06-01-60077	Suttons Western Wholesale Flooring Inc	0.16
06-01-60069	Suttons Western Wholesale Flooring Inc	0.30
06-01-60157	Landance LLC	1.25
06-01-60156	UTA	0.00
06-01-60137	UDOT	0.02
06-01-60138	H&P Investments	0.57
06-01-60068	Brent H. & WF Laurie A. Allenback	0.81
06-01-60091	Petersen Investment II	0.91
06-01-60089	Ronald J. Taylor & Anita Helen Taylor Amended Trust	0.61
06-01-60133	Riverdale Business Center LC	0.83
06-01-80013	Riverdale City Corporation	0.05
06-01-60107	Riverdale City Corporation	0.05
06-01-60106	Riverdale City Corporation	0.04
06-01-60109	Riverdale Business Center LC	0.06
06-01-60087	Riverdale City Corporation	0.18
06-01-60086	Riverdale City Corporation	0.17
06-01-60063	Riverdale City Corporation	0.02
06-01-60124	Riverdale City Corporation	0.04
06-01-60100	Riverdale City Corporation	0.25
06-01-60076	Petersen Investment II	1.79
06-01-60120	Petersen Investment II	1.76
06-01-60141	Petersen Investment II	6.19
06-01-60155	Riverdale North LLC	0.87
06-01-60139	UDOT	0.19
06-01-60140	Petersen Investment II	1.42
06-01-60029	Petersen Investment II	1.64
06-15-40020	Riverdale North LLC	0.03
06-01-60153	Riverdale North LLC	1.95
06-01-60154	Riverdale North LLC	4.06
06-01-60152	Riverdale North LLC	0.32
06-15-40019	Riverdale North LLC	0.04
06:01:60151	Riverdale North LLC	0.86
06:01:60150	Riverdale North LLC	9.30
08:09:30047	Riverdale North LLC	0.27
08:09:30046	Merrills Paint & Glass Inc	1.36
08:09:30045	UDOT	0.02
08:09:30039	1150 Properties LLC	0.37
08:09:30006	Integrity Christian Fellowship	0.48
08:09:30038	1150 Properties LLC	2.98
08:09:80065	UDOT	0.01
08:09:80062	Rothchild's Sales and Loan Inc	1.36
Total		191.01

RESOLUTION NO. R2016-07

A RESOLUTION DESIGNATING THE PROPOSED 700 WEST COMMUNITY DEVELOPMENT PROJECT AREA, AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY DEVELOPMENT PROJECT AREA PLAN AND BUDGET, AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY THE AGENCY, CONSULTANTS, STAFF, AND COUNSEL.

WHEREAS the City of Riverdale, Utah (the “City”), created the Redevelopment Agency of the City of Riverdale (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, known as the Community Development and Renewal Agencies Act (the “Act”), for the purposes of conducting urban renewal, economic development, and community development activities within the City, as contemplated by the Act; and

WHEREAS the Agency, having made a preliminary investigation and conducted initial studies and inquiries, desires now to conduct community development activities in the area depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference (the “Proposed Project Area”), pursuant to Section 17C-4-102(1) of the Act; and

WHEREAS the Agency desires to begin the process of adopting a project area plan for the Proposed Project Area by adopting this Resolution authorizing the preparation of a Draft Project Area Plan, pursuant to Section 17C-4-101(1) of the Act; and

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERDALE AS FOLLOWS:

1. The Agency designates the Proposed Project Area as the proposed *700 West Community Development Project Area*, the boundaries of which are depicted on the map attached hereto as **Exhibit A**;
2. Agency consultants, counsel, and staff, as appropriate, are authorized and directed:
 - a. to make a preliminary determination as to whether the Proposed Project Area should be a community development project area under Title 17C, Chapter 4 of the Act, and to prepare the appropriate documents for presentation to, and final approval by, the Agency Board; and
 - b. to prepare a Draft Community Development Project Area Plan as provided under Section 17C-4-102(1)(a) of the Act;
 - c. to prepare a Draft Community Development Project Area Budget as provided under 17C-4-204(1) of the Act; and

- d. to take all other actions under the Act which may be necessary or proper for the successful establishment of the Proposed Project Area, including, without limitation, discussions with taxing entities, the preparation for all necessary hearings, the preparation, publication, and/or mailing of statutorily required notices, and the preparation, presentation, and negotiation of any and all interlocal cooperation agreements and related documents.

3. This resolution takes effect upon adoption.

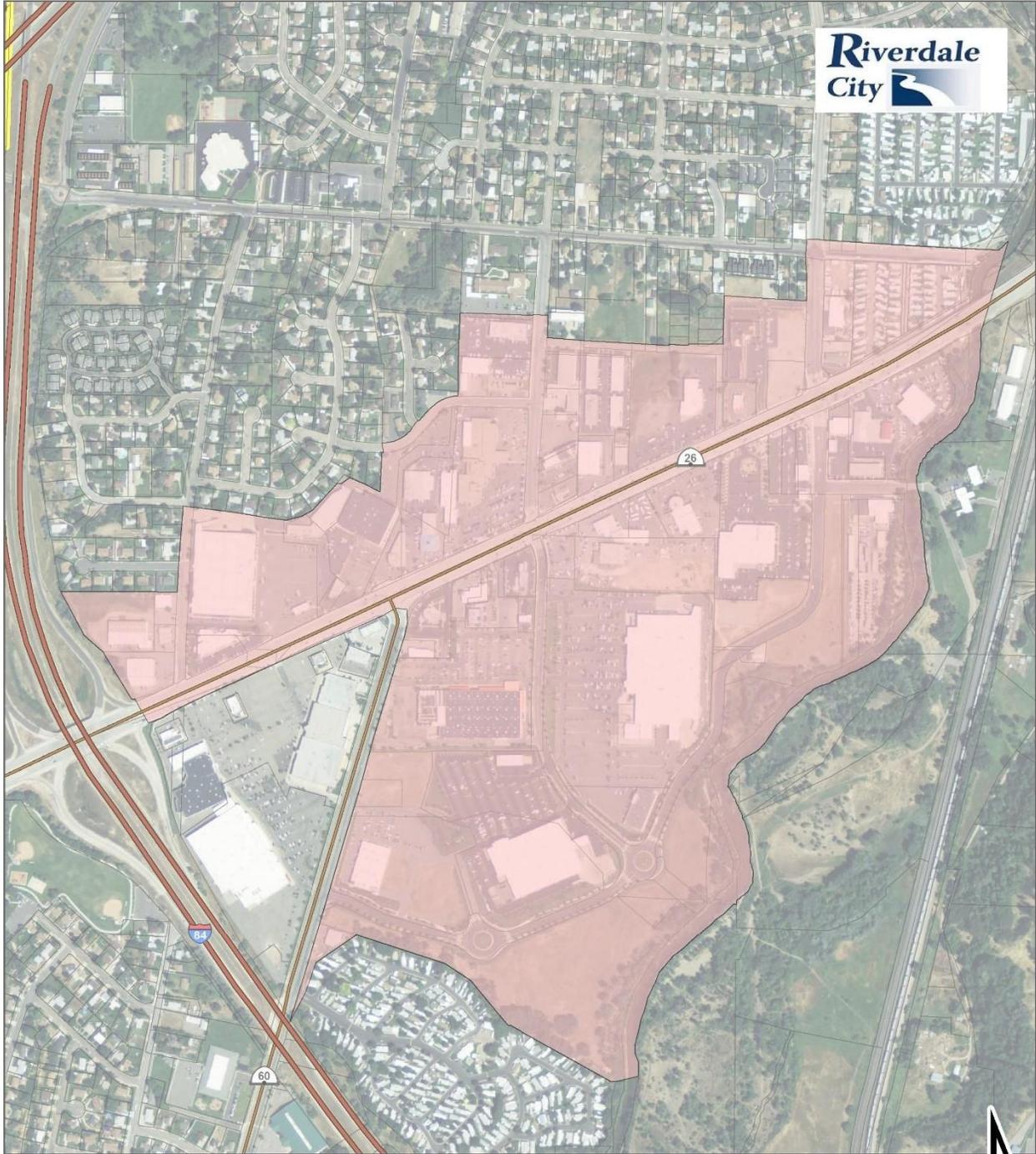
APPROVED AND ADOPTED this ____ day of _____, 2016.

Norm Searle, Chair

Attest:

Jackie Manning, City Recorder

EXHIBIT A
MAP OF PROPOSED PROJECT AREA BOUNDARIES



PROPOSED 700 WEST CDA BOUNDARY

CJ 700 West CDA Boundary

0 500 1,000 Feet



LEWIS ULLMAN YOUNG
ROBERTSON & BURNINGHAM, LLP



DRAFT PROJECT AREA BUDGET 700 WEST COMMUNITY DEVELOPMENT AREA (CDA)

REDEVELOPMENT AGENCY OF
RIVERDALE CITY, UTAH



JULY 2016


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

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Table of Contents

TABLE OF CONTENTS	2
SECTION 1: INTRODUCTION.....	3
SECTION 2: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA.....	3
SECTION 3: GENERAL OVERVIEW OF PROJECT AREA BUDGET	4
SECTION 4: PROPERTY TAX INCREMENT	5
SECTION 5: COST/BENEFIT ANALYSIS	7
EXHIBIT A: MAP AND LEGAL DESCRIPTION	8
EXHIBIT B: PROJECT AREA PARCELS	12
EXHIBIT C: MULTI-YEAR BUDGET.....	14

Section 1: Introduction

The Redevelopment Agency of Riverdale (the “Agency”), following thorough consideration of the needs and desires of the City of Riverdale (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 700 West 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 both sides of Riverdale Road, between I-84 and the Weber River.

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

The creation of the Project Area is being undertaken as a community 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 lies along both sides of Riverdale Road, between I-84 and the Weber River, and is located centrally within the City’s boundaries. This area in particular serves as a gateway to the City and receives significant vehicle traffic on a daily basis which creates both opportunity and increased service demand. The property encompasses approximately 191.01 acres of land.

A map and legal description of the Project Area are attached hereto in **EXHIBIT A**.

The Project Area encompasses all of the parcels detailed in **EXHIBIT B**.

Section 3: General Overview of Project Area Budget

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

Base Year Value

The Agency has determined that the base year property tax value for the Project Area will be the total taxable value for the 2015 tax year which is estimated to be \$105,435,719. Using the 2015 tax rates established within the Project Area the property taxes levied equate to \$1,171,918 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

Payment Trigger

This Budget will have a twenty-year (20) duration from the date of the first tax increment received by the Agency. 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, e.g., if requested prior to March 1, 2017, Year 1 of increment will be 2018. The Agency anticipates it will trigger the tax increment by March 1, 2018 but in no case will the Agency trigger the first tax increment collection after March 1, 2019.

Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development will begin in the Project Area in 2016 or 2017. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will actually be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2017 or as late as 2018. It is currently estimated that during the 20-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$7.76 million or at a net present value (NPV)¹ of \$5.08 million. This amount is over and above the \$23.44 million of base taxes that the property would generate over 20 years at the \$1,171,918 annual amount it currently generates as shown in Table 4.1 below.

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

Section 4: Property Tax Increment

Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area (“Base Taxes”). The current assessed value is estimated to be \$105,435,719. Based upon the 2015 tax rates in the area, the collective taxing entities are receiving \$1,171,918 in property tax annually from this Project Area. This equates to approximately \$23,438,360 over the twenty-year life of the Project Area.

Site and building demolition will need to occur in order to facilitate the envisioned development as outlined in the Plan. This demolition will initially lower the assessed value of the Project Area to a level below the base year value, however it is anticipated that the assessed value within the Project Area will be above the \$105,435,719 base year value by year 1 of the Project Area life.

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

Entity	Total	NPV at 4%
Weber County	\$6,735,234	\$4,576,701
Weber County School District	11,176,186	\$7,594,401
Riverdale City	2,532,566	\$1,720,920
Weber Basin Water Conservancy District	413,308	\$280,850
Central Weber Sewer Improvement District	1,691,189	\$1,149,190
Weber County Mosquito Abatement District	282,568	\$192,009
Weber Area Dispatch 911 and Emergency Services	607,310	\$412,677
Total Revenue	\$23,438,360	\$15,926,748

Property Tax Increment Shared with RDA (70% Participation Rate for 20 Years)

All taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. All taxing entities will contribute 70% of their respective tax increment for 20 years. The County and the State will **not** contribute any portion of their incremental sales tax to implement the Project Area Plan. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Weber County	70%	20 Years	\$1,560,521	\$1,021,621
Weber County School District	70%	20 Years	2,589,468	1,695,238
Riverdale City	70%	20 Years	586,783	384,147
Weber Basin Water Conservancy District	70%	20 Years	95,761	62,692
Central Weber Sewer Improvement District	70%	20 Years	391,840	256,525
Weber County Mosquito Abatement District	70%	20 Years	65,470	42,861
Weber Area Dispatch 911 and Emergency Services	70%	20 Years	140,711	92,119
Total Sources of Tax Increment Funds			\$5,430,555	\$3,555,201



Uses of Tax Increment

The majority of the Tax Increment collected by the Agency (95%) will be used for redevelopment activities such as offsetting certain on-site public infrastructure costs necessary to accommodate development in the Project Area, relocation of current businesses and land uses, Agency requested improvements and upgrades, desirable Project Area improvements, and other items as approved by the Agency. The remaining 5% will be used to offset the administration costs of the Agency.

TABLE 4.3: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
Redevelopment Activities @ 95%	\$5,159,027	\$3,377,441
Project Area Administration @ 5%	271,528	177,160
Total Uses of Tax Increment Funds	\$5,430,555	\$3,555,201

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

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

As described above, the collective taxing entities are currently receiving approximately \$1,171,918 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 \$433,128 in property taxes annually is anticipated, totaling approximately \$1,565,441 in property taxes annually for the area. But for the assistance provided by the RDA through tax increment revenues, this increase of approximately 34 percent in property taxes generated for the taxing entities would not be possible.

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

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Weber County	\$336,762	\$124,463	\$449,844
Weber County School District	558,809	206,530	746,454
Riverdale City	126,628	46,800	169,149
Weber Basin Water Conservancy District	20,665	7,638	27,605
Central Weber Sewer Improvement District	84,559	31,252	112,954
Weber County Mosquito Abatement District	14,128	5,222	18,873
Weber Area Dispatch 911 and Emergency Services	30,365	11,223	40,562
Total Revenue	\$1,171,918	\$433,128	\$1,565,441

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.

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

TABLE 5.1: TOTAL REVENUES

Entity	Property Tax	Sales Tax	Total Incremental Revenues
Weber County	\$2,229,316	\$15,389,751	\$17,619,067
Weber County School District	3,699,241	-	3,699,241
Riverdale City	838,262	9,309,849	10,148,111
Weber Basin Water Conservancy District	136,802	-	136,802
Central Weber Sewer Improvement District	559,772	-	559,772
Weber County Mosquito Abatement District	93,528	-	93,528
Weber Area Dispatch 911 and Emergency Services	201,015	-	201,015
Total Revenue	\$7,757,936	\$24,699,601	\$31,457,536

Additional Costs

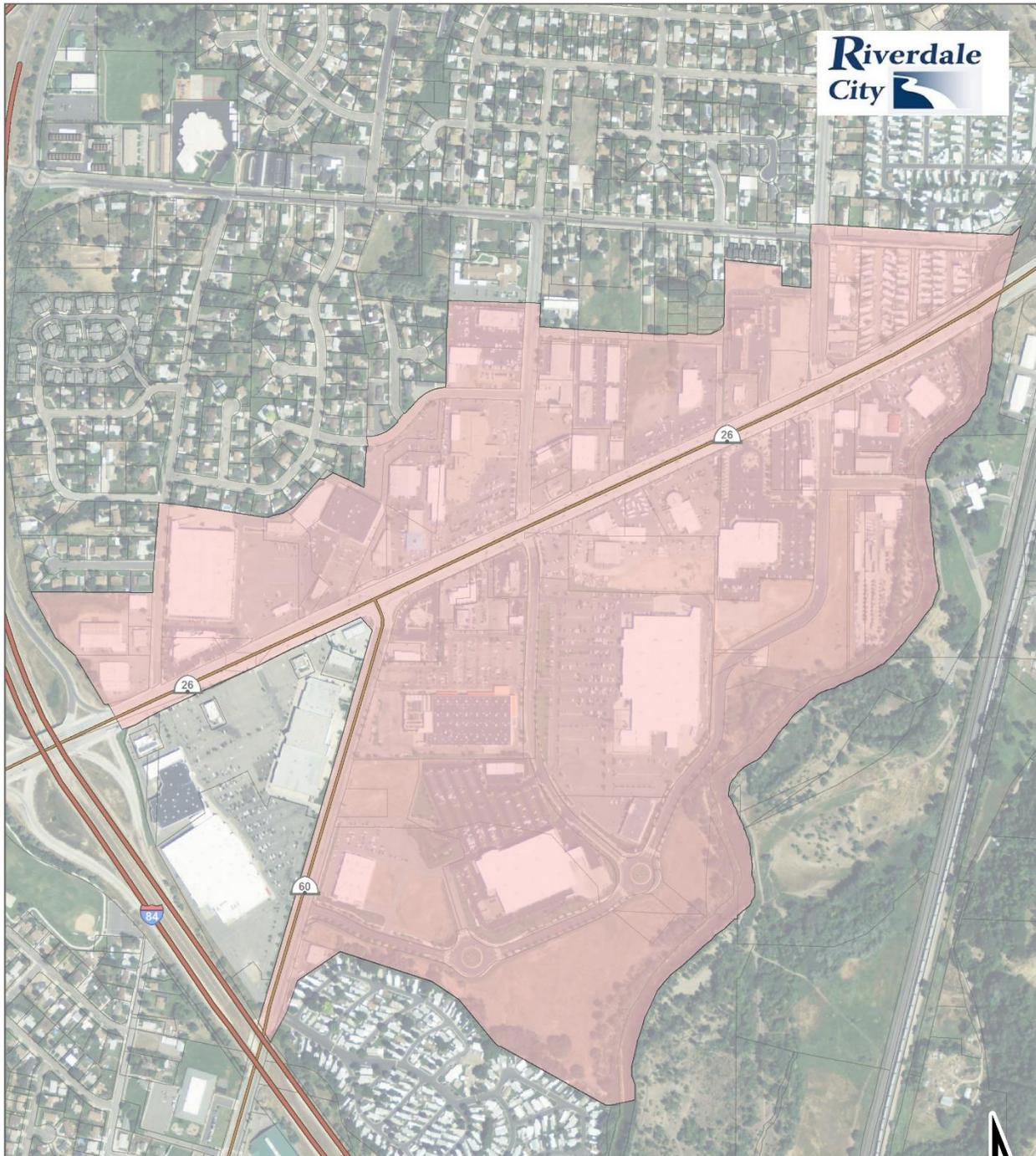
The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Project Area Plan, are identified below.

TABLE 5.2: TOTAL CITY EXPENDITURES

Other City Expenditures	CDA Budget	General Government	Public Works	Public Safety	Total Incremental Expenditures
Weber County	\$1,560,521	\$192,247	-	-	\$1,752,768
Weber County School District	2,589,468	96,495	-	-	2,685,964
Riverdale City	586,783	298,225	147,020	1,153,878	2,185,906
Weber Basin Water Conservancy District	95,761	31,163	-	-	126,924
Central Weber Sewer Improvement District	391,840	27,934	-	-	419,774
Weber County Mosquito Abatement District	65,470	2,206	-	-	67,676
Weber Area Dispatch 911 and Emergency Services	140,711	9,498	-	-	150,209
Total Expenditures	\$5,430,555	\$657,768	\$147,020	\$1,153,878	\$7,389,221

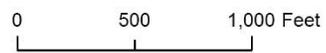
The total net benefit to the taxing entities of participating in the Project Area is \$24,068,315, with the City's net benefit being \$7,962,205.

Exhibit A: Map and Legal Description



PROPOSED 700 WEST CDA BOUNDARY

 700 West CDA Boundary



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Located in the South half of Section 7 and the North half of Section 18, Township 5 North, Range 1 West and the Southeast quarter of Section 12 and the Northeast quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Beginning at the intersection of the west Right of Way line of 1050 West Street and the northerly Right of Way line of Interstate 84 said point being N. $00^{\circ}47'55''$ E. 813.82 feet and S. $89^{\circ}12'05''$ E. 201.66 feet from the West Quarter Corner of said Section 18, thence as follows:

N. $15^{\circ}52'41''$ E for a distance of 2055.29 feet along the west Right of Way line of 1050 West Street to the southerly Right of Way line of Riverdale Road; thence along the southerly Right of Way line of Riverdale Road the following four (4) courses:

- (1) N. $46^{\circ}38'48''$ W for a distance of 60.04 feet;
- (2) S. $64^{\circ}43'28''$ W for a distance of 1153.73 feet;
- (3) S. $57^{\circ}58'11''$ W for a distance of 79.56 feet;
- (4) S. $61^{\circ}55'54''$ W for a distance of 124.65 feet to the easterly Right of Way line of Interstate 84; thence along the easterly Right of Way line of Interstate 84 the following five (5) courses:

- (1) N. $28^{\circ}04'06''$ W for a distance of 166.78 feet;
- (2) N. $72^{\circ}41'40''$ W for a distance of 17.24 feet;
- (3) Northwesterly 296.13 feet along a curve to the left with a 781.20 foot radius, through a central angle of $21^{\circ}43'10''$, the chord of which bears N. $36^{\circ}43'40''$ W. 294.36 feet;
- (4) N. $47^{\circ}35'15''$ W for a distance of 112.62 feet;
- (5) N. $28^{\circ}03'35''$ W for a distance of 266.27 feet to the south boundary line of Applepark Subdivision; thence

N. $89^{\circ}54'45''$ E for a distance of 613.93 feet along said south boundary line of Applepark Subdivision to the west Right of Way line of 1150 West Street; thence S. $02^{\circ}26'45''$ E for a distance of 469.54 feet along said west Right of Way line of 1050 West Street to an extension of the southerly boundary line of Barton Subdivision No. 1; thence along the extension of and along the southerly boundary line of Barton Subdivision No. 1 the following two (2) courses:

- (1) S. $81^{\circ}38'47''$ E for a distance of 471.49 feet;
- (2) S. $81^{\circ}20'42''$ E for a distance of 127.42 feet; thence N. $61^{\circ}51'59''$ E for a distance of 119.16 feet to the easterly boundary line of Barton Subdivision No. 1; thence

N. $41^{\circ}53'04''$ E for a distance of 264.61 feet along the southerly boundary line of Barton Subdivision No. 1 and the extension of said line; thence

S. $64^{\circ}10'39''$ E for a distance of 26.75 feet to the Barton Thompson Subdivision No. 2 boundary line; thence along the Barton Thompson Subdivision No. 2 boundary line the following three (3) courses:

- (1) S. $09^{\circ}17'58''$ W for a distance of 6.26 feet
- (2) S. $66^{\circ}02'02''$ E for a distance of 178.04 feet
- (3) N. $01^{\circ}00'29''$ E for a distance of 260.00 feet to the northerly Right of Way line of 4600 South Street; thence along the northerly Right of Way line of 4600 South Street the following three (3) courses:

- (1) Northeasterly 161.91 feet along a curve to the left with a 188.94 foot radius, through a central angle of $49^{\circ}05'51''$, the chord of which bears N. $66^{\circ}27'34''$ E. 157.00 feet;



- (2) N. $41^{\circ} 54' 38''$ E for a distance of 166.14 feet;
- (3) Northeasterly 166.42 feet along a curve to the right with a 193.73 foot radius, through a central angle of $49^{\circ} 13' 08''$, the chord of which bears N. $66^{\circ} 31' 12''$ E. 161.35 feet to the east boundary line of Barton Subdivision No. 3; thence N. $01^{\circ} 07' 59''$ E for a distance of 295.00 feet along the east boundary line of Barton Subdivision No. 3; thence N. $01^{\circ} 44' 23''$ E for a distance of 154.61 feet to the south boundary line of Pullum Subdivision; thence S. $86^{\circ} 56' 20''$ E for a distance of 474.52 feet along the south boundary line of Pullum Subdivision and the extension of said line to the east Right of Way line of 900 West Street; thence S. $03^{\circ} 03' 41''$ W for a distance of 103.94 feet along the east Right of Way line of 900 West Street to the north Right of Way line of 4450 South Street; thence along the north Right of Way line of 4450 South Street the following three (3) courses:
- (1) S. $86^{\circ} 22' 27''$ E for a distance of 806.19 feet;
- (2) Easterly 114.56 feet along a curve to the left with a 139.11 foot radius, through a central angle of $47^{\circ} 11' 03''$, the chord of which bears N. N. $70^{\circ} 02' 01''$ E. 111.35 feet
- (3) Northeasterly 34.24 feet along a curve to the right with a 196.55 foot radius, through a central angle of $09^{\circ} 58' 52''$, the chord of which bears N. $51^{\circ} 25' 56''$ E. 34.20 feet to the boundary line of Lot 1 of Cutrubus Riverdale Subdivision; thence along said boundary line of Lot 1 the following five (5) courses:
- (1) N. $01^{\circ} 00' 58''$ E for a distance of 313.32 feet;
- (2) S. $86^{\circ} 22' 27''$ E for a distance of 272.10 feet;
- (3) S. $86^{\circ} 16' 15''$ E for a distance of 10.00 feet;
- (4) S. $00^{\circ} 48' 40''$ W for a distance of 96.28 feet;
- (5) S. $86^{\circ} 22' 52''$ E for a distance of 154.38 feet to the west Right of Way line of 700 West Street; thence N. $00^{\circ} 37' 07''$ E for a distance of 324.12 feet along the west Right of Way line of 700 West Street to the north Right of Way line of 4400 South Street; thence S. $86^{\circ} 40' 11''$ E for a distance of 1036.34 feet along the north Right of Way line of 4400 South Street; thence N. $16^{\circ} 05' 49''$ E for a distance of 75.00 feet; thence S. $00^{\circ} 00' 00''$ W for a distance of 323.18 feet to the easterly line of the Weber River; thence along said easterly line of the Weber River the following twenty five (25) courses:
- (1) S. $18^{\circ} 41' 28''$ W for a distance of 505.99 feet;
- (2) S. $21^{\circ} 04' 17''$ W for a distance of 194.67 feet;
- (3) S. $50^{\circ} 40' 46''$ W for a distance of 265.52 feet;
- (4) S. $28^{\circ} 32' 29''$ W for a distance of 79.68 feet;
- (5) S. $05^{\circ} 34' 15''$ W for a distance of 71.29 feet;
- (6) S. $12^{\circ} 22' 49''$ E for a distance of 232.72 feet;
- (7) S. $03^{\circ} 47' 08''$ E for a distance of 189.27 feet;
- (8) S. $09^{\circ} 23' 18''$ E for a distance of 148.25 feet;
- (9) S. $22^{\circ} 31' 35''$ W for a distance of 106.12 feet;
- (10) S. $36^{\circ} 03' 42''$ W for a distance of 179.13 feet;
- (11) S. $38^{\circ} 52' 59''$ W for a distance of 140.58 feet;



- (12) S. 58° 48' 03" W for a distance of 145.04 feet;
- (13) S. 61° 53' 04" W for a distance of 179.59 feet;
- (14) S. 60° 52' 09" W for a distance of 211.11 feet;
- (15) S. 40° 27' 44" W for a distance of 177.88 feet;
- (16) S. 44° 27' 05" W for a distance of 175.30 feet;
- (17) S. 41° 43' 43" W for a distance of 197.19 feet;
- (18) S. 10° 40' 14" E for a distance of 66.37 feet;
- (19) S. 26° 53' 13" E for a distance of 214.51 feet;
- (20) S. 02° 40' 50" E for a distance of 282.06 feet;
- (21) S. 42° 18' 53" W for a distance of 272.84 feet;
- (22) S. 45° 41' 02" W for a distance of 317.98 feet;
- (23) S. 31° 26' 04" W for a distance of 278.34 feet;
- (24) S. 10° 02' 36" W for a distance of 251.92 feet;
- (25) S. 01° 47' 44" W a distance of 179.45 feet; thence
N. 90° 00' 00" W for a distance of 111.30 feet to the southerly boundary line of RMRE River
Park Drive Office Park 1st Amendment; thence along said southerly boundary line of RMRE
River Park Drive Office Park 1st Amendment the following seven (7) courses:
 - (1) N. 61° 27' 02" W for a distance of 618.01 feet;
 - (2) S. 73° 41' 00" W for a distance of 10.00 feet;
 - (3) N. 47° 34' 00" W for a distance of 40.00 feet;
 - (4) N. 43° 56' 00" W for a distance of 281.67 feet;
 - (5) N. 54° 53' 00" W for a distance of 156.68 feet;
 - (6) N. 70° 42' 00" W for a distance of 490.58 feet;
 - (7) S. 55° 57' 43" W for a distance of 1.53 feet to the easterly boundary line of Lot 2 of
Johnny's Dairy Subdivision; thence along said easterly boundary line of Lot 2 the following two
(2) courses:
 - (1) S. 55° 57' 43" W for a distance of 263.41 feet; thence
 - (2) S. 29° 31' 51" W for a distance of 146.53 feet to the east Right of Way line of 1050 West
Street; thence
S. 15° 52' 41" W for a distance of 137.32 feet along the east Right of Way line of 1050 West
Street to the northerly Right of Way line of Interstate 84; thence
N. 35° 19' 37" W for a distance of 128.31 feet along the northerly Right of Way line of
Interstate 84 to the Point of Beginning.



Exhibit B: Project Area Parcels

Parcel_ID	Owner	Acres
06:19:90005	ROA General INC DBA Reagan Outdoor Advertising	0.2
06:31:00002	Garff Dodge Porperty Inc	3
06:31:00003	Riverdale City	0.46
06:01:20012	Crabtree Investments Inc	0.45
06:01:20026	Riverdale City	2.13
06:01:20005	Crabtree Investments Inc	1.14
06:01:20002	Crabtree Investments Inc	3.50
06:01:20010	Crabtree Investments Inc	0.14
06:01:20022	Crabtree Investments Inc	1.63
06-01-20025	Crabtree Investments Inc	0.29
06-01-20023	UDOT	0.05
06-01-20031	Divino Properties LLC	0.09
06-01-20032	Divino Properties LLC	0.62
06-01-20030	Divino Properties LLC	1.15
06-01-20029	Divino Properties LLC	7.10
06-01-20019	H&P Investments	2.57
06-01-20008	H&P Investments	0.03
06-01-20021	City of Riverdale	0.06
07-07-20042	Riverdale City	0.17
07-71-60001	H&P Investments	2.32
07-71-60003	Riverdale City Corporation	0.51
07-71-60004	Riverdale City Corporation	0.23
06-01-60060	H&P Inv LLC	2.90
06-01-60090	H&P Inv LLC	1.04
06-01-60039	H&P Inv LLC	1.18
06-01-60040	H&P Investments	4.20
06-01-60135	H&P Investments	0.21
06-01-60134	UDOT	0.01
06-01-60136	H&P Investments	0.70
07-58-30001	Wal Mart Real Estate Business Trust 1/3 ETAL	20.33
07-57-80001	Cole Mt Riverdale UT LLC	2.35
07-71-60005	H&P Investment LLC	0.52
07-71-60006	H&P Investment LLC	0.53
07-07-20051	H&P Investments	1.76
07-57-90002	Sams Real Estate Business Trust	7.96
07-57-90001	Rocky Mountain Real Estate LC ETAL	6.58
06-31-80001	HD Development of Maryland Inc	10.69
06-31-80002	Riverdale Oil LLC	0.59
06-28-00003	Mcdonalds Real Estate Company	0.93
06-28-00004	IHOP Property LLC	1.15
06-30-10005	Baker Riverdale LLC 90% ETAL	0.20
06-30-10004	Baker Riverdale LLC 90% ETAL	0.69
06-30-10003	UDOT 20% ETAL	0.04
06-28-00005	UDOT	0.02
06-01-60147	USRP Funding 2001-ALP	1.53
07-07-20044	LKD Investments LLC	0.40
07-58-10002	Cole Mt Riverdale UT LLC	2.06
07-58-10004	Cole Mt Riverdale UT LLC	8.86
07-58-10003	UDOT	0.01
07-71-60008	UDOT	0.01
07-71-60009	Riverdale City Corporation	16.91
07-07-20043	Ropies LLC	0.64



06-01-20016	Riverdale City	1.59
06-01-50010	Garff Properties Riverdale LLC	1.49
06-01-50060	Garff Properties Riverdale LLC	0.18
06-01-50061	Garff Properties Riverdale LLC	0.18
06-01-50050	Garff Properties Riverdale LLC	2.64
06-01-50063	UDOT	0.97
06-01-50066	Anchor Properties LLC	0.61
06-01-50030	The Carey Family Properties LLC	0.86
06-01-50052	Garff Properties Riverdale LLC	0.71
06-30-80003	H&P Inv LLC	1.19
06-30-80004	H&P Inv LLC	4.57
06-01-60017	Gus & Veve Chournos Trustees	0.92
06-01-60098	H&P Investments	0.01
06-01-60097	H&P Investments	6.21
06-01-60066	Riverdale Business Center LC	2.49
06-01-60077	Suttons Western Wholesale Flooring Inc	0.16
06-01-60069	Suttons Western Wholesale Flooring Inc	0.30
06-01-60157	Landance LLC	1.25
06-01-60156	UTA	0.00
06-01-60137	UDOT	0.02
06-01-60138	H&P Investments	0.57
06-01-60068	Brent H. & WF Laurie A. Allenback	0.81
06-01-60091	Petersen Investment II	0.91
06-01-60089	Ronald J. Taylor & Anita Helen Taylor Amended Trust	0.61
06-01-60133	Riverdale Business Center LC	0.83
06-01-80013	Riverdale City Corporation	0.05
06-01-60107	Riverdale City Corporation	0.05
06-01-60106	Riverdale City Corporation	0.04
06-01-60109	Riverdale Business Center LC	0.06
06-01-60087	Riverdale City Corporation	0.18
06-01-60086	Riverdale City Corporation	0.17
06-01-60063	Riverdale City Corporation	0.02
06-01-60124	Riverdale City Corporation	0.04
06-01-60100	Riverdale City Corporation	0.25
06-01-60076	Petersen Investment II	1.79
06-01-60120	Petersen Investment II	1.76
06-01-60141	Petersen Investment II	6.19
06-01-60155	Riverdale North LLC	0.87
06-01-60139	UDOT	0.19
06-01-60140	Petersen Investment II	1.42
06-01-60029	Petersen Investment II	1.64
06-15-40020	Riverdale North LLC	0.03
06-01-60153	Riverdale North LLC	1.95
06-01-60154	Riverdale North LLC	4.06
06-01-60152	Riverdale North LLC	0.32
06-15-40019	Riverdale North LLC	0.04
06:01:60151	Riverdale North LLC	0.86
06:01:60150	Riverdale North LLC	9.30
08:09:30047	Riverdale North LLC	0.27
08:09:30046	Merrills Paint & Glass Inc	1.36
08:09:30045	UDOT	0.02
08:09:30039	1150 Properties LLC	0.37
08:09:30006	Integrity Christian Fellowship	0.48
08:09:30038	1150 Properties LLC	2.98
08:09:80065	UDOT	0.01
08:09:80062	Rothchild's Sales and Loan Inc	1.36
Total		191.01



Exhibit C: Multi-Year Budget

July 29, 2016

Notice of Public Hearing For the RDA (Redevelopment Agency) of Riverdale City

Tuesday, August 16, 2016 at 6:00 PM

On February 16, 2016 the Redevelopment Agency of Riverdale City (the “Agency”), by resolution, designated the proposed 700 West Community Development Area (CDA) and authorized the preparation of a Draft Project Area Plan (the “Draft Plan”) for the Proposed Project Area. The Draft Plan provides, among other things, an evaluation of appropriate land uses and economic and community development forecasts for the land encompassed by the Project Area. The Draft Plan also sets forth the aims and objectives of the anticipated new development, including its scope, its mechanism, and its value to the residents of the City and other taxing districts.

Copies of the Draft Plan are available for inspection at the City of Riverdale and the Agency’s offices at 4600 South Weber River Drive, Riverdale, during regular office hours. Any interested person wishing to meet and discuss the Draft Plan, before the hearing, may contact the Agency at the City offices at (801) 394-5541 to set up an appointment. If you would like to set up an appointment before the hearing, please call on or before August 5, 2016.

The Public Hearing will be located at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale Utah in the Council Chambers. **The RDA Board Meeting will begin at 6:00PM.**

The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during regular office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday any time prior to the hearing. The public or any interested parties may present written or oral testimony to the Riverdale City RDA Board concerning the proposed action at the aforesaid designated times and place.

Any person objecting to the Draft Plan or contesting the regularity of any of the proceedings to adopt the Draft Plan may appear before the Agency Board at the hearing to show cause why the Draft Plan should not be adopted.

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted on this 29th day of July, 2016 at the following places: the Riverdale City Hall Noticing Board and the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

This notice is scheduled to appear in the Standard Examiner on Wednesday August 3, 2016. A copy of this notice will be available on the City Website on July 29, 2016.

Jackie Manning
Riverdale City Recorder