Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
24-Aug-93	Ronald Smith 768-7103	Bill Oswald 355-9845	Jonnalynne Walker 483-6011	Lehi City: Robert Kunz Steve Swenson Utah County: Richard Bradford Leonard Ellis Alpine School District: Jack McKelvy Ken Sorenson State Board of Ed: Larry Newton Other Taxing Entities ?	Lehi City RDA	Fingerhut Distribution Project $5 Million Total 12 Years at 100% No Base Year No increment started Economic Development Project	Disapproved/ Withdrawn
24-Mar-94	Dave Oyler 798-5000		Keewaydin Group Minneapolis, MN (612) 341-4422	Spanish Fork City: Clyde Swenson Dave Oyler Utah County: Bruce Peacock Leonard Ellis Nebo School District: Phil Aryle Page Harrison State Board of Ed: Larry Newton Other Taxing Entities None	Spanish Fork City RDA	Spanish Fork Canyon EDA Project--Fingerhut Distribution Center $4,240,800 Total: Fingerhut = $3,113,000 Spanish Fork RDA = $250,000 Nebo Schools = $877,800 12 Years at 100% 12.5% pass through to Nebo School District Base Year: 1995 Trigger Increment: 1997 (Increment delayed for one year due to roof structural failure at construction) Economic Development Project Banta GSI is leasing part of building	Approved 24-Mar-94 (Vote 6 to 1)
28-Mar-94	Jerold Barnes 468-2061 Clair Hardman 468-2077	David Yocom 468-3300	Karen Wikstrom 521-7724	No T.A.C. Established	Salt Lake County RDA	Packard Bell Relocation to Utah Base Year: Not Established Trigger Increment: Not Established Economic Development Project	Withdrawn
11-Oct-94	Bob Buchanan 963-3321 Ed Collins--Secty 963-3363	Bill Oswald 355-9845		West Valley City: Leland Delange Barbara Thomas--Chair Salt Lake County: Kevin Higgins Jerald Barnes Granite School District: Lynn Davidson--V-Chair Oscar Anderson State Board of Ed: Larry Newton Other Taxing Entities Neil Cox	West Valley City RDA	Decker Lake Project Area Provide infrastructure for business park 120 Acres approved by T.A.C. $3,766,500 Total 12 Year fixed allocation to RDA at 100% Base Year: 1994 Trigger Increment: 1995 Economic Development Project to pay portion of street and utility costs; improve Decker Lake	Approved 11-Oct-94 (Vote 7 to 0)
19-Oct-94	Dean Steel 394-5541	Bill Oswald 355-9845	Randy Sant 621-8300	Riverdale City: Ben Jones--Chair Joseph Thompson Weber County: Spencer Stokes Joan Hellstrom Weber School District: Ned Stephens--V-Chair Judie Hancock State Board of Ed: Larry Newton Other Taxing Entities Leon Poulsen	Riverdale City RDA	Weber River Neighborhood RDA Project Infrastructure and traffic control for a retail development $1,383,800 Total 12 Years at 100% Base Year: 1994 Trigger Increment: 1995 Development Project to build road and install traffic control signal	Approved 19-Oct-94 (Vote 7 to 0)
5-Dec-94	Alice Steiner 535-7240	Bill Oswald 355-9845	Richard Chong 364-1797	Salt Lake City: Keith Christensen--Chair Alan Hardman Salt Lake County: Nelson Williams Kevin Higgins Salt Lake City School District Tab Uno Gary Harmer State Board of Ed: Larry Newton Other Taxing Entities Robert Weyer	Salt Lake City RDA	Block 34 and 39, South Downtown Base Year: Not Established Trigger Increment: Not Established Economic Development Project	Withdrawn

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
23-Feb-95	Jerold Barnes 468-2061 Clair Hardman 468-2077	David Yocom 468-3300	Karen Wikstrom 521-7724	Salt Lake County: David Marshall--Chair John Inch Morgan Granite School District: Lynn Davidson Oscar Anderson State Board of Ed: Larry Newton Other Taxing Entities Ray Child	Salt Lake County RDA	Kennecott Copper Relocation to Magna 9.46 Acres $1 Million Total 12 Years at 100% Base Year: Not Established Trigger Increment: Not Established Economic Development Project	Withdrawn
8-Jun-95	Collin Wood 298-3877 X 223	Kent Christensen 298-3877	Randy Sant 621-8300	North Salt Lake City: Lee Snarr--Chair Gene Frost--V-Chair Davis County: Wilf Sommerkorn Mark Altom--Secty Davis School District: Roger Glines Dixie Hill State Board of Ed: Larry Newton Other Taxing Entities ?	North Salt Lake City RDA	Roadway Package System, Inc. EDA Project $689,300 Total 7 Years at 100% Base Year: 1995 Trigger Increment: 1996 Economic Development Project to prepare site for transportation company; 150 new jobs. Uses of increment: to purchase land and infrastructure to site.	Approved 8-Jun-95 (Vote 7 to 0)
11-Jul-95	Keith Snarr 569-5000	Bill Oswald 355-9845	Karen Wikstrom 521-7724	West Jordan City: Max Hogan--Chair Dave Bowcutt Salt Lake County: Dave Marshall John Inch Morgan Jordan School District: Devon Sanderson--V Chair James Peterson State Board of Ed: Larry Newton Other Taxing Entities Dave Ovard	West Jordan City RDA	Dannon Company Manufacturing--EDA Project $4,128,000 Total 12 Years at 100% Base Year: 1994 Trigger Increment: 1997 Economic Development Project--to attract major manufacturing employer to region that would purchase local agricultural products Uses of increment: to purchase land and infrastructure to site.	Approved 11-Jul-95 (Vote 7 to 0)
28-Sep-95 Annual TAC Meeting 2-Oct-97	Ed Collins 768-7103 Kan Gunner	Bill Oswald 355-9845	Jonnalynne Walker 483-6011	Lehi City: Knollin Haws--Chair Reed Southerland Utah County: David Gardner Jim Southerland Alpine Schools: Jack McKelvy Ken Sorenson--V-Chair State Board of Ed: Larry Newton Other Taxing Entities Paul Peterson	Lehi City RDA	Micron--"Alpine Highway EDA" $194.9 Million Total: Micron = $94.4 Million (70%) RDA = $30.9 Million (30%) Tax Entities = 69.6 Million--36% paid to taxing entities 12 Years at 100% Base Year: 1994 Trigger Increment: 1997 Economic Development Project--to purchase land and infrastructure and pay for development costs	Approved 28-Sep-95 (Vote 6 to 1)
15-Oct-95 29-Sep-97 TAC Mtg 23-Oct-97 TAC Mtg	Gary Esplin 634-5800 Bob Nicholson (Secretary to TAC) 634-5800	Gary Kuhlman (City Attorney)	Randy Sant 621-8300	St George City: Sharon Isom Jim Eardley Washington County: Gayle Aldred Alan Gardner Washington Schools: Sheldon Johnson--Chair Wendell Gubler State Board of Ed: Larry Newton Other Taxing Entities Open	St George City RDA	St George and I-15 Project Base Year: 1995 Trigger Increment: 2001 $3.5 Million @ 12 years; 100% About 20 acres; building $18.5 Million convention center; using sales tax, transient room tax, restaurant tax and hotel tax to fund convention center.	No RDA plan NO TEC Meeting
19-Oct-95	Collin Wood 298-3877 X 223	Kent Christensen 298-3877		North Salt Lake City: Lee Snarr--Chair Gene Frost--V-Chair Davis County: Wilf Sommerkorn Mark Altom--Secty Davis Schools:	North Salt Lake City RDA	Pro Mark, Inc.--Orbit Sprinkler--Economic Development Project $471,600 Total Base Year: 1995 Twelve Year Duration: 5 Years at 100% Last 7 Years at 50% to RDA and 50% to taxing entities Trigger Increment: 1996	Approved 19-Oct-95 (Vote 7 to 0)

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Roger Glines Dixie Hill State Board of Ed: Larry Newton Other Taxing Entities ?		Remodeling of an existing building Provides incentive to Orbit Sprinkler Company to acquire and renovate vacant, blighted building	
30-Oct-95	Paul Blanchard 465-5252	Cole Durham 377-6661	Randy Sant 621-8300	Payson City: Russell Hillman Paul Blanchard Utah County: Jim Southerland David Gardner Nebo Schools: Brent Hawkins Page Harrison State Board of Ed: Larry Newton Other Taxing Entities Stan Weaver	Payson City RDA	Payson City Business Park--Economic Development Project $11.9 Million Total 17 Years at 100% Base Year: 1996 Trigger Increment as Needed Develop business park; provide infrastructure and land write-down Approved for 500 Acres by TAC	Approved 30-Oct-95 (Vote 7 to 0)
11-Mar-96	Jerold Barnes 468-2061 Clair Hardman 468-2077	Doug Short 468-3300	Bob Springmeyer 364-5300 Karen Wikstrom 521-7724	Salt Lake County: David Marshall--Chair John Inch Morgan Granite Schools: Lynn Davidson Oscar Anderson State Board of Ed: Larry Newton--V-Chair Other Taxing Entities Ray Child	Salt Lake County RDA	Cottonwood Corporate Center $7 Million Total 4 Years at 100% for EDA ($3.5 M) 12 Years at 20% for Housing (3.5 M) Base Year: Not Established Trigger Increment: Not Established Economic Development Project	TAC not properly formed and no RDA plan approved.
24-Jun-96	Bud Pendleton Mayor 882-1661			Tooele City: John Cluff Sam Woodruff Tooele County: Glenn Caldwell Gary Griffith Tooele Schools: Jay Jeffery Paul Skiles State Board of Ed: Larry Newton Other Taxing Entities Howard Murray	Tooele City RDA	Tooele Army Depot Consolidated Maintenance Facility $642,500 Total 10 Years at 80% Base Year: 1996 Trigger Increment: 1997 Economic Development Project New business development; Loan to purchaser of building 8%/20% split with taxing entities; if purchaser stays 15 years, loan is forgiven; if not, pro-rated loan balance is due to taxing entities.	Approved 24-Jun-96 (Vote 7 to 0)
15-Aug-96	Alice Steiner 535-7240	Bill Oswald 355-9845	Richard Chong 364-1797	Salt Lake City: Tom Godfrey--Chair Keith Christensen Salt Lake County: John Inch Morgan David Marshall Salt Lake Schools: Karen Derrick Gary Harmer State Board of Ed: Larry Newton Other Taxing Entities Robert Weyer	Salt Lake City RDA	West Capitol Hill Project Area--Blight-Based RDA $7.36 Million Total 20 Years at 100% Base Year: 1997 Trigger Increment: 1998 Includes 20% for Housing Neighborhood rehabilitation Land acquisition, land write-downs, infrastructure	Approved 15-Aug-96 (Vote 4 to 3)
28-Aug-96 TAC: 23-Sep-97 15-Oct-97 Secretary: Karen Rynearson	Richard Turpin (Consultant) 535-7239 Randy Fitts (Mayor) 483-6000 Paul Jensen (Developer) Bruce Talbot (Comm Dev. Dir.)	Bill Oswald 355-9845 Replaced by: Cole Durham 377-6661	Jonnalynne Walker 483-6011 Richard Chong 364-1797	South Salt Lake City: Boyd Marshall, Chair Doug Moffat Salt Lake County: Mike Reberg David Marshall Granite Schools: Lynn Davidson Oscar Anderson State Board of Ed: Larry Newton Other Taxing Entities Robert Weyer	South Salt Lake City RDA	2100 South RDA Project Bennett Paint Building Demolition and Rehabilitation 7.1 Acres Base Year: 1996 $725,000 land remediation plus increment Total increment over 12 Yrs.: $1,178,120 100% for 12 years Redevelopment Project No increment on increase in tax rate Facility demolished Apr-Jun 1996 Actual demo costs: $1.4 Million Infrastructure costs to developer: $0.5 Million	Approved 15-Oct-97 (Vote 8 to 0)

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
16-Sep-96 11-Jun-98	Brent Bluth 465-5252	Cole Durham 377-6661	Randy Sant 621-8300	Payson City: Russell Hillman Paul Blanchard Utah County: Jim Southerland David Gardner Nebo Schools: Brent Hawkins Page Harrison State Board of Ed: Larry Newton Other Taxing Entities Stan Weaver	Payson City RDA	Knaack Manufacturing and Payson City Business Park $7,834,600 Total 15 Years at 100% Base Year: 1997 Trigger Increment: 1998 Economic Development Project New business development Infrastructure costs and land write-down Originally part of Payson Business Park EDA; separate project area established in 1996; extended to 15 years in 1998.	Approved 16-Sep-96 (Vote 7 to 0) 11-Jun-98 Approved extension of increment term to 15 years
29-Oct-96	Mike McMillan 829-6811 Jan Turner 829-6811 Dale Wilson 829-6811	None	Randy Sant 621-8300	Morgan County: Mike McMillan Jan Turner Morgan School District: Craig Carter Jay Jeffery State Board of Ed: Larry Newton Other Taxing Entities John Davis, Weber Basin Water	Morgan County RDA	Holnam Cement Plant Expansion Economic Development Project Project expected to be about $105 M; Expect about $2 M to $2.5 M in increment; about five years	RDA Rescinded by County Commission 7-Jul-97
14-Nov-96	Bob Buchanan 963-3321	Bill Oswald 355-9845		No T.A.C. Formed	West Valley City RDA	Multipurpose Event Center--Ice Arena No increment requested; is public land Will transfer funds from other projects in the city for 32 years under pre-1993 RDA statutes. 29.3 Acres $13,391,700 Total 32 Years at 100% (same as Delta Center) Base Year: 1996 Economic Development Project	No TAC formed
12-Mar-97	William W.Way			No T.A.C. Formed	Riverton City RDA	Riverton Redwood South Project Area Economic Development Project	No TAC formed
21-Mar-97 Public Hearing	Cal Schneller 468-2061 Clair Hardman 468-2077 Randy Jepperson SL County Housing	Paul Maughan 468-3300	Bob Springmeyer 364-5300 Karen Wikstrom 521-7724	Salt Lake County: David Marshall--Chair Sam Klemm Granite Schools: Lynn Davidson Oscar Anderson State Board of Ed: Larry Newton--V-Chair Other Taxing Entities Robert Weyer	Salt Lake County RDA	Cottonwood Corporate Center--Economic Development Project $7,324,626 Total; $4,143,474 plus interest carry $2.7 Million is public improvement cost; $1.8 paid to developer for extraordinary development costs related to donated trails and reclamation of gravel pit. 12 Years at 100% Debt about 6 Years; 15% for Housing (12Yrs) Base Year: 1996 Base Year Value: $882,619 Trigger Increment: 1997 Reclamation of abandoned gravel pit and develop business park. Reconstruction of 3000 East with major intersection improvements. Regrade/rework storm drain through Knudsen's Corner; infrastructure to service site; public trails system and open space; 3000 East improvements; Big Cottonwood Road alignment. John West, Managing Partner Walnet Larry Milke, Partner Walnet Jim Taylor, Walnet	Approved 21-Oct-97 (Vote 5 to 1)
29-May-97 (Notice of Project) 22-Sep-97 TAC Meeting 2-Oct-97 TAC Meeting	Richard Paulsen 785-5045	Bill Oswald 355-9845	Richard Chong 364-1797 Kevin G. Long 785-5045	Pleasant Grove City Richard Paulsen Lloyd Ash (Mayor) Utah County Dave Gardner Jim Southerland Alpine School District Jack McKelvy Ken Sorenson State Office of Education Larry Newton Other Taxing Entities Frank Mills	Pleasant Grove City RDA	700 South Project Area--RDA Blight-Based Project Redevelopment Project Area about 40 acres; found blight. First public hearing July 2, 1997 100% for up to12 years; $2,799,715 Base Year 1996 First TAC Meeting 22-Sep-97 Last TAC Meeting 2-Oct-97 Start collecting increment in 1997 No increment on increase in tax rate Develop retail, office services; for infrastructure	Approved 2-Oct-97 (Vote 8 to 0)
TAC: 6-Aug-97 12-Aug-97 8-Jan-98	Dix McMullin 254-3742 FAX: 254-3393 Keith Snarr	Bill Oswald 355-9845	Bob Springmeyer 364-5300 Laura D. Lewis 596-0700	South Jordan City Richard N. Warne Mary Lynn Liddiard Salt Lake County David Marshall	South Jordan City RDA	1600 to 1700 W 103th to 106th South at Bangerter--Blight Based RDA Project Redevelopment Project--blight study completed. Public Hearings: April 1, 1997 April 30, 1997 and August 19, 1997 Development of community retail	Approved 8-Jan-98 (Vote 7 to 1)

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Mike Reberg		shopping at central South Jordan City.	
			Jonnalynne Walker	Jordan School District		City contributes about $200,000	
			483-6011	C. Devon Sanderson		20 years at 75%; Base year 1997;	
				Ellen Wallace		trigger increment year 2000.	
				State Office of Education		Total increment: $5,397,000	
				Larry Newton		South Jordan City Council to work towards	
				Other Taxing Entities		installing more sidewalks to schools by contributing $200,000 per year	
				William Kenworthy		Community retail services area;	
						Infrastructure for area impacted by Bangerter Highway construction.	
19-Jun-97	Glen Vernon	Bill Oswald	Bob Springmeyer	Santa Clara City:	Santa Clara	Santa Clara Drive Blight-Based RDA Project	Approved
(Notice of	673-6712	355-9845	364-5300	E. Wayne Stucki	City RDA	Old downtown area, just under 100 acres	29-Sep-97
Project)				Glenn K. Vernon		Downtown Revitalization Redevelopment Project	
				Washington County:		Santa Clara City has offered	(Vote 8 to 0)
2nd Public				Gayle M. Aldred		the School District an elementary school	
Hearing				Alan D. Gardner		site of 5 acres plus adjacent city park as	
30-Sep-97				Washington School District:		playground for the school.	
				Wendell R. Gubler		Infrastructure and reconfigure highway through town.	
TAC				Sheldon Johnson		$638,600 @ 12 years; 100%	
29-Sep-97				State Office of Education:		Base year: 1996	
				Larry Newton		No eminent domain	
				Other Taxing Entities		Found blight	
				Dan McArthur			
19-Jun-97	Richard Paulsen	Bill Oswald	Richard Chong	Pleasant Grove City	Pleasant Grove	Commercial Business District--Blight-Based RDA Project	Approved
(Notice of	859-8525	355-9845	364-1797	Richard Paulsen	City RDA	Redevelopment Project Area; found	2-Oct-97
Project)			Kevin G. Long	Lloyd Ash (Mayor)		blight. First public hearing July 22, 1997	
			785-5045	Utah County		First TAC Meeting 22-Sep-97	(Vote 8 to 0)
22-Sep-97				Dave Gardner		Last TAC Meeting 2-Oct-97	
TAC				Jim Southerland		12 Years at 100%; $2,703,444	
Meeting				Alpine School District		Base Year 1996	
				Jack McKelvy		Start collecting increment in 1998	
2-Oct-97				Ken Sorenson		No increment on increase in tax rate	
TAC				State Office of Education		Senior housing in downtown.	
Meeting				Larry Newton		Improve pedestrian areas in downtown area.	
				Other Taxing Entities			
				Frank Mills			
(Public	Dave Oyler	Cole Durham	None	Spanish Fork City	Spanish Fork	Swenson Economic Development Project	Approved
Hearings)	798-5000	377-6661		Sherm Hoff	City RDA		
7-Oct-97		Craig Smith		Thora Shaw		Project Area is over the 100 acre level	(Vote 7 to 0)
21-Oct-97	Kent Clark	532-1900		Utah County:		at 388 acres; is not for a specific developer.	
	Finance Director	Scott Ellsworth		Dave Gardner		Base Year 1996	TAC
		532-1900		Jim Southerland		100% of Tax Increment for 12 years	Meeting
				Nebo School District:		Industrial development	30-Oct-97
		Junior Baker		Brent Hawkins		Taxing Agency Committee to meet Annually.	
		City Attorney		Page Harrison		The TAC will budget for various aspects of	No TAC has met
				State Office of Education:		the Project as various Developments go for-	Since Oct 1997
		Gina Peterson		Larry Newton--Chairman		ward within the Project Area over time. The	
		Secretary		Other Taxing Entities		TAC will review and approve Agency budgeting	Project back on line
				Not Appointed		of projects carried out on an ongoing basis.	1999
25-Sep-97	Bob Nicholson	Gary Kuhlman	Randy Sant	St George City:	St George City	St George City Convention Center EDA	Approved
(Public	634-5800	St George City	621-8300	Sharon Isom	RDA	12 Years at 100%; Cap Increment at	23-Oct-97
Hearing)	X-205	Attorney		Jim Eardley		$292,000 per year or $3.5 Million over 12 yrs.	
				Washington County:		City and county to contribute $11 Million from other sources; no tax increment of city and county	(Vote 8 to 0)
TAC	Gary Esplin			Gayle Aldred		do not invest.	
29-Sep-97	RDA Director			Alan Gardner		Economic Development Project; no increment	
				Washington School District:		on increase in tax rate; no eminent domain.	
TAC				Wendell Gubler		Base Year 1996; first increment in 2003	
23-Oct-97				Sheldon Johnson			
				State Office of Education:		City and County are contributing $11 Million;	
				Larry Newton		Cash from sale of Dixie Center to Dixie	
				Other Taxing Entities		College of about $6 Million.	
				Dan McArthur		Build convention center and associated hotel	
TAC	Lorie Buck	Craig Smith	Randy Sant	Ogden City:	Ogden City	Defense Depot Ogden	Approved
Meeting	629-8910	532-1900	621-8300	Ken Alford	RDA	Economic Development Project	(Vote 8 to 0)
7-Jan-98				Larry Catten--Chairman		20 Years at 75 %	18-Oct-99
	Glen V. Holley	Anna Lockwood	Carl Cook/Dave Gee	Weber County:		Base year 1997 or 1998	
Public	629-8949	(Ogden City)	(Boyer Company)	David Wilson		1,149 acres; TAC approved over 100 acres	
Hearing				Glen H. Burton		on 7-Jan-98	
13-Jan-98	Dave Minert			Ogden City School District:		Total of $67,543,171 in increment	
				Dee Wilcox/Lynn Wood		Increment to be used for infrastructure,	

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
TAC Meeting 18-Oct-99				Eugene Hart State Office of Education: Larry Newton--V-Chair Other Taxing Entities Lance Wood		and repayment of bond principal 75%/25% split with taxing entities Convert closed defense depot to industrial park	
TAC Committee Meeting: 18-Sep-97 2nd Public Hearing: 14-Oct-97 Eminent Domain Public Hearing 14-Oct-99	Ken Leetham (City Administrator) 254-0704	Bill Oswald 355-9845	Jonnalynne Walker 483-6011	Riverton City: Sandra N. Lloyd--Chair Ken Leetham--Secretary Salt Lake County: David Marshal Mike Reberg Jordan School District: Ellen Wallace Devon Sanderson State Office of Education: Larry Newton Other Taxing Entities William Kenworthy	Riverton City RDA	Redevelopment Project: "Redwood Road South Neighborhood Development" $2,671,753 for twenty years; Start increment January 1998 Base Year: 1996 75% of increment for 20 years 39 acres Amended RDA Plan to include ability to acquire property through eminent domain; public hearing 14-Oct-99 Relocation, demolition, infrastructure, development incentive, and development costs.	Approved 30-Sep-97 (Vote 8 to 0)
TAC Meeting 1-Jul-98 Public Hearing 1-Aug-06	Richard Woodworth, City Manager (435) 257-3324 FAX: 257-1915 Blaine Bauchley 863-4032	Bill Oswald 355-9845	Jonnalynne Walker 483-6011	Tremonton City: Shirley Schoffield Blaine Bauchley, Chair Box Elder County: Jay Hardy Len Woolley Box Elder School District: Martel Menlove, V-Chair Jerry Buchanan State Office of Education: Larry Newton Other Taxing Entities Clinton Burt	Tremonton City RDA	Gibson Property Survey Area NW Corner of 1000 North and 1000 West Malt-O-Meal Corporation Economic Development Project--1997 Base Year Tax Increment at 70% for 10 Years to Malt- O-Meal and EDA Approximately 84 acres total of $8.094 Million for 10 years TAC meets annually if requested by TAC officers; RDA provides annual report of progress. Land and infrastructure	Approved 1-Jul-98 (Vote 8 to 0) Approved 3-Year Extension of Project 6-26-06 (Vote 6 to 0)
TAC Meeting Pending	Greg Bell, RDA Chairman		Randy Sant 621-8300	Farmington City: Davis County: Davis County School District: State Office of Education: Other Taxing Entities	Farmington City RDA	Farmington Downtown RDA Project	No TAC Established
TAC Meeting 6-Oct-98 19-Oct-98	Dix McMullin 254-3742 FAX: 254-3393 Keith Snarr Gart Chandler	Bill Oswald 355-9845	Susie Becker (Wikstrom Assoc) 521-7724 Neil Lindberg (Housing Assistance)	South Jordan City Richard N. Warne Mary Lynn Liddiard Salt Lake County David Marshall J.D. Johnson Jordan School District C. Devon Sanderson Ellen Wallace State Office of Education Larry Newton Other Taxing Entities	South Jordan City RDA	South Gate Economic Development Plan 15-Years @ 100% Project; Includes 20% Affordable Housing component ($4.5M). Total of approximately $18.6 Million in Tax Increment over 15 year period; Base Year is 1997. for Jordan Gateway Road; infrastructure to service EDA site Development of business park and housing	Pending No Vote Required 19-Oct-98
TAC Meeting 20-Mar-98 1-Jun-98 1-Oct-98	Alice Steiner 535-7240	Bill Oswald 355-9845	Richard Chong 364-1797	Salt Lake City: Roger Thompson--Chair Bryce Jolley Salt Lake County: J.D. Johnson David Marshall Salt Lake Schools: Karen Derrick Gary Harmer State Board of Ed: Larry Newton Other Taxing Entities	Salt Lake City RDA	Depot District--North Gateway Redevelopment Project Project area more than 100 acres of privately held land; tax increment to be collected on 100 acres or less. Tax increment from 1998 to 2022 (24 years) is $126,666,667 75% to the agency: 20% to Housing funds $25,000,000 65% to RDA 81,250,000 15% RDA Admin 18,750,000 for rail yard and west side redevelopment; infrastructure, structured parking, building renovations, land acquisition, parks, etc.	Approved 1-Jun-98 TAC heard budget proposal 1-Oct-98 No Vote Required

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				John Becker			
TAC Meeting 8-Oct-98 20-Oct-98	Mark Palesh RDA Exec Dir 254-0704 FAX: 254-1810 Ken Leetham (City Administrator) 254-0704	Bill Oswald 355-9845	Jonnalynne Walker 483-6011 Jessie Reed--Intel Mike Edwards--Intel	Riverton City: Mayor Sandra Lloyd--Chair Mark Palesh Salt Lake County: David Marshall Sam Klemm Jordan School District: Ellen Wallace--Vice Chair Devon Sanderson State Office of Education: Larry Newton Other Taxing Entities William Kenworthy	Riverton City RDA	Intel Corporation--Riverton Campus (EDA) [13200 S. Bangerter Hwy EDA] Phase One of Two Phases: 45 Acres Total increment: $20,158,121 Used 20% for affordable housing option. Housing amount: $4,907,811 (NPV 1998) 100% of increment for 15 years Base Year is 1998. Increment starts in year 2000, ends at end of year 2014. Expect Phase Two to start in 8 to 10 years	Pending Budget Reported out Favorably 8 to 0 20-Oct-98 no vote required
TAC Meeting 15-Oct-98	Eric Toll (435) 750-7180 Doyle E Thompson 752-3060	Bill Oswald 355-9845	Jonnalynne Walker 483-6011	Logan City: Mayor Douglas Thompson--Chair Rod Blossom Cache County: Tamara Stone Lynn Lemon Cache County School District: Paul Jensen--Vice Chair Fred Duersch (Allen Lowe substituted) State Office of Education: Larry Newton Other Taxing Entities None appointed	Logan City RDA	North Main Street Neighborhood--Blight-Based RDA Project Auto Mall and other economic based uses; relocation, infrastructure and development costs 1900 North Main from Main to 200 West, south along 200 West to 1800 North. 30 Acres Total increment: $1,489,930 Used 20% for affordable housing option. Housing amount: $373,401 (NPV 1997) 100% of increment for 15 years Base Year is 1997. Increment starts in year **2002**, ends at end of year **2016**.	Budget Reported out Favorably 7 to 0 No vote required TAC Met on 27-Sep-00 and approved taking increment. starting 2002 vs. 2001; ends 2016 vs. 2015
TAC Meeting Pending	Greg Bell (801) 451-2383 Max Forbush	None	None	Farmington City: Davis County: Davis County School District: State Office of Education: Other Taxing Entities	Farmington City RDA	Farmington City Downtown RDA 25.17 Acres	No TEC Established
TAC Meeting Pending Public Hearing 17-Dec-98	Dan McAurther RDA Chairman Gary Esplin City Manager 674-4202	None St George City Attorney Gary Kuhlman	None Randy Sant 621-8300	St George City: Washington County: Washington County School District: State Office of Education: Other Taxing Entities	St George City RDA	Fort Pierce Business Park Phase I Economic Development--86.3 Acres 20% set-aside for housing pending	No TEC Established
TAC Meeting Pending Public Hearing 17-Dec-98	Dan McAurther RDA Chairman Gary Esplin City Manager 674-4202	None St George City Attorney Gary Kuhlman	None Randy Sant 621-8300	St George City: Washington County: Washington County School District: State Office of Education: Other Taxing Entities	St George City RDA	Fort Pierce Business Park Phase II Economic Development--100 Acres 20% set-aside for housing pending	No TEC Established
TAC Meeting 9-Dec-98	Tom Christopulos 546-8578	Gary Crane 546-8500	Karen Wikstrom 521-7724	Layton City: Jerry Stevenson Brent Allen	Layton City RDA	Heritage Parkway Economic Development Project (Hillfield Rd, 1000 W, 1425 N) County-Owned Conference Center	Pending

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Davis County: Wilf Sommerkorn Mark Altom Davis County School District: Bruce Williams Bill Moore State Office of Education: Larry Newton Other Taxing Entities Ivan Flint--WBWCD		135,000 sq. ft. Hotel 140,000 Class A Office Building Detached Restaurant Increment to be used to develop 650 additional parking structure for Conference Center, Hotel and Office Building Increment to cover about half of costs of parking lot. Expect $4.25 Million in increment over 12 Years. Base Year: ?	
Public Hearing 19-Jan-99	Ron Madsen 852-6160			No TAC Established	Provo City RDA	Provo City Economic Development Project Areas One and Two.	No TAC Established
Public Hearings 18-Feb-99 17-Jun-99 TAC Mtg 9-Jun-99 24-Jun-99	Bob Buchanan 963-3321 Brian Hall 963-3363 John Patterson Gerald Wright Brain Hall	Bill Oswald 355-9845	Bonneville Research Bob Springmeyer 364-5300	West Valley City: Barbara Thomas--Chair Carolynn Burt--V Chair Salt Lake County: J.D. Johnson David Marshall Granite School District: Lynn Davidson Keith Bradshaw State Office of Education: Larry Newton Other Taxing Entities Jerry Larson	West Valley City RDA	East 3500 "A" Redevelopment Project Total increment: $2,899,890 Findings of blight Base Year Jan 1, 1998 20 year duration for increment at 75% Total Increment to RDA/Developer: $2,661,949 $1,183,949 flows thorough to taxing entities To revitalize blighted business center; for write-down site improvements for light manufacturing and commercial development.	TAC Mtg 22-Jul-99 Approved 5 to 0
Public Hearing 24-Mar-99	Nevin Limburg (435) 750-9822 Doug Thompson RDA CEO	Bill Oswald 355-9845	Jonnalynne Walker 483-6011 Richard Chong 364-1797	Logan City: Mayor Doug Thompson, Chair Rod Blossom Cache County: Tamara Stone Lynn Lemon Logan City School District: Alan Lowe Paul Jensen State Office of Education: Larry Newton Other Taxing Entities None Appointed	Logan City RDA	Logan North Retail Center Approximately 80 acres; blight has been found. Will send 20% to Olene Walker Trust Fund 100% of increment for 15 years $6.7 Million of tax increment Ordinance adopted 12 May 1999 Renovation of existing mall; expansion of community retail shopping center; for relocation, demolition, infrastructure and development costs.	12-May-99 No Vote Required
Third Public Hearing 15-Apr-99	Alice Steiner 535-7240	Bill Oswald 355-9845	Richard Chong 364-1797	Salt Lake City: Roger Thompson--Chair Bryce Jolley Salt Lake County: J.D. Johnson David Marshall Salt Lake Schools: Karen Derrick Gary Harmer State Board of Ed: Larry Newton Other Taxing Entities John Becker	Salt Lake City RDA	Granary District RDA Project Area Tax increment from 1998 to 2022 is $50,000,000 75% to the agency: 20% to Housing funds $10,000,000 65% to RDA 32,500,000 15% RDA Admin 7,500,000 Redevelopment of dilapidated industrial area; for infrastructure, land acquisition, building renovation Ordinance adopted by Salt Lake City on 15-Apr-99	15-Apr-99 No Vote Required
25-May-99 Public Hearing TAC Mtg 29-Jun-99 TAC Mtg 10-Aug-99	Dennis Hamblin Secretary 270-2421 John Rush Davis Blake	Bill Oswald 355-9845 Frank Nacamuri Murray City Atty	Richard Chong 364-1797	Murray City: John C. Rush--Chair Dennis Hamblin Salt Lake County: J.D. Johnson David Marshall Murray Schools: G. Lloyd Naylor Tim Leffel--V. Chair State Board of Ed: Larry Newton Other Taxing Entities Robert F. Weyher	Murray City RDA	Smelter Redevelopment Project Area Ordinance adopted on 25 May 1999 Found Blight Base Year Jan 1, 1998 20% to Housing Funds ($3,131,372) 100% of increment for 15 years Total Increment to RDA/Developer: $15,712,750 $55,891 shared with taxing agencies 57.093 Acres Remove blighted structures Improve public streets Replan undeveloped areas Redevelopment of superfund site to retail and other uses; for removal of blighted structures and for infrastructure	TAC Mtg 10-Aug-99 No Vote Required
Public	Dix McMullin	Bill Oswald	Susie Becker	South Jordan City	South Jordan	North Jordan Gateway EDA Project	Approved

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Hearing 3-Aug-99 29-Nov-00 7:30 p.m.	254-3742 FAX: 254-3393 Gart Chandler Rick Horst 254-3742 Secretary: Marianne Dean	355-9845 Randy Feil 296-9898	(Wikstrom Assoc) 521-7724 Neil Lindberg (Housing Assistance) Jonnalynne Walker 483-6011	Andy Burton--Vice-Chairperson Stankey Wells--Chairperson Salt Lake County Mike Reed J.D. Johnson Jordan School District Burke Jolley Arlen Ekberg State Office of Education Larry Newton Other Taxing Entities Craig White	City RDA	Base Tax Year 2000; Trigger 2002; 90.8% for 15 years; 38 Acres 20% for Affordable Housing Total Increment: $17.7 Million; Admin $781,613; 20% Housing $4,155,712; to project $10,374,069 595 Net new jobs to the area; about 110 new families. 952,421 flow-through to Jordan School District for impact of new families and students in the school district. Flow-through to Taxing Agencies: $1,973,246 Development of business park; increment used for Jordan Gateway Road, infrastructure to service site TAC to meet Annually during August	20-Nov-00 7-0
Public Hearing 10-Aug-99 2nd Public Hearing 14-Dec-99 TAC Meeting 9-Dec-99	Dix McMullin 254-3742 FAX: 254-3393 Keith Snarr 254-3742 Gart Chandler	Bill Oswald 355-9845	Susie Becker (Wikstrom Assoc) 521-7724 Neil Lindberg (Housing Assistance) Jonnalynne Walker 483-6011 Richard Chong 364-1797	South Jordan City Richard N. Warne--Chair Mary Lynn Liddiard Salt Lake County David Marshall J.D. Johnson Jordan School District Burke Jolley Alren Ekberg State Office of Education Larry Newton--Vice Chair Other Taxing Entities William Kenworthy	South Jordan City RDA	South I-15 Frontage RDA Project Area Base Year 1999; trigger increment 2003 Total increment: $20,380,940 78 Acres Includes Retail; no eminent domain 20% to Housing Funds ($3,815,728) 100% for 24 years; except last 5 yrs. Development of business park; increment for Jordan Gateway Road, infrastructure to service site Notable business development include the following: Wal-Mart, Sam's Club, Western Agriculture Credit Unit, Noah Recreation Building	Voted out Favorably by 5 to 0 vote 9-Dec-99 No vote required
Public Hearing 24-Aug-99 21-Sep-99	Lorie Buck 629-8910 Glen V. Holley 629-8949 Richard McConkie 629-8154 Richard Bryan 629-8910 Gloria Berrett City Recorder		Randy Sant 621-8300	Ogden City: Weber County: Ogden City School District: State Office of Education: Other Taxing Entities	Ogden City RDA	IOMEGA Economic Development Project (East of Commerce Way at 29th South) Provides financial incentives for IOMEGA No Project Plan made available No eminent domain 20% of increment to Olene Walker Affordable Housing Trust Fund New business development; increment used as incentive to new business. No other data available	No TAC Assembled; No Vote Taken Approved and Adopted by Ogden City as Ordnance No. 99-41 on 26-Oct-99 Project did not oc- cur within 3 yrs. required by law; project area no longer exists
(Public Hearing) 14-Sep-99 13-Oct-99 29-Dec-99 TAC Meeting 9-Dec-99	Cameron Gunter (801) 489-2700 Harold Wing Mayor	Bill Oswald (801) 355-9845	Richard Chong 364-1797 Jonnalynne Walker 483-6011	Springville City Keri Gordon--Chair Carig Conover Utah County: Dave Gardner Jerry Grover Nebo School District: Brent Hawkins Page Harrison--Vice Chair State Office of Education: Larry Newton Other Taxing Entities Stan Weaver/Howard Reilly	Springville City RDA	Frontage Road Redevelopment Project 100% of increment for 15 years $10,523,225 estimated increment 20% to Olene Walker Affordable Housing Trust Fund ($2,290,141) Base Year is 1999; expect to trigger in 2001 or 2002. Commercial gateway to spur development west of freeway--no interest as of Feb 2005 Increment to be uses for infrastructure	Voted out Favorably by 7 to 1 vote 9-Dec-99 No vote required
Public Hearings 7-Oct-99 3-Feb-00	Bob Buchanan 963-3321 Brian Hall 963-3363 John Patterson Gerald Wright Secretary: Doris Larsen	Bill Oswald 355-9845 Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	West Valley City: Barbara Thomas--Chairperson Carolynn Burt Salt Lake County: J.D. Johnson Mike Reid Granite School District: Lynn Davidson Keith Bradshaw--Vice Chairperson State Office of Education: Larry Newton Other Taxing Entities Dave Warr--Granger/Hunter Water	West Valley City RDA	Jordan River Redevelopment Project Base Year is 2002; Trigger TIF 2005 Identified Blight 52.6 acres 20% of increment to Olene Walker Affordable Housing Trust Fund: $3,130,308 Administrative Costs @ 15% 5yrs; 10% 5Yrs; 5% 5Yrs: $1,265,796 Total increment over 15 years: $16,402,479 Pass-through to taxing entities: $1,832,872 Probably will not bond; will use existing cash flow to accomplish goals. To revitalize blighted area and develop multi-cultural business center; increment for infrastructure Will revisit TAC in two years.	Voted out Favorably by 7 to 0 vote 26-Jan-00 New TAC Established 20-Nov-00 Approved 8-0
Public Hearings 5-Oct-99	Royal Norman County Comm. Chairman		Randy Sant (801) 543-1224	Box Elder County:	Box Elder County RDA	Corinne Area RDA Economic Development Project	No TAC Established

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
23-Nov-99				Box Elder School District: State Office of Education: Other Taxing Entities		99.48 acres	
Public Hearing 26-Oct-99 Public Hearing 14-Dec-99 Public Hearing 28-Apr-09	Noell Nelson Mayor 254-2200 Shane Jones City Engineer 254-2200 Dianne Hanson Secretary 254-2200	Cole Durham 377-6661 Craig Smith 532-1900 Scott Ellsworth 532-1900	Kevin Watkins City Attorney 254-2200	Bluffdale City: Noell Nelson, Chair Shane Jones, V-Chair Salt Lake County: J.D. Johnson David Marshall Jordan School District: Burke Jolley Arlin Ekberg State Office of Education: Larry Newton Other Taxing Entities Neil Cox	Bluffdale City RDA	Eastern Bluffdale Economic Development Economic Development Project of about 600 acres. 100% of increment for 15 years. No specific development plans identified. Will spend increment on storm drains, roads, and water lines. Expect to collect $1.3 million in increment. Expect to spend about $600,000 on storm drain infrastructure; about $130,000 on administration; and 20% for Olene Walker Trust Fund. A public hearing was called for April 28, 2009 to amend the plan and budget for this project area. The agency has requested $10,837,589 in property tax revenues for the following: Public infrastructure and other development costs ($7,803,064), housing purposes ($2,167,518) and administrative costs ($867,007).	Approved Over 100 Ac 6 to 0 on 27-Oct-99 Approved Zero Budget (No increment and no Exp.) 6 to 0 on 27-Oct-99
Public Hearing 22-Jul-03	Noell Nelson Mayor 254-2200 Shane Jones City Engineer 254-2200 Dianne Hanson Secretary 254-2200	Cole Durham 377-6661 Craig Smith 532-1900 Scott Ellsworth 933-2329	Kevin Watkins City Attorney 254-2200	Bluffdale City: Noell Nelson, Chair Shane Jones, V-Chair Salt Lake County: J.D. Johnson David Marshall Jordan School District: Burke Jolley Arlin Ekberg State Office of Education: Larry Newton Other Taxing Entities Neil Cox	Bluffdale City RDA	Bluffdale Gateway Redevelopment Development Blight-Based Redevelopment Project 140 Acres. 100% of increment for 15 years. Plan adopted 29 Apr 2000 Tax increment not to exceed $12,500,000 Commercial retail and office center (no retail as of Jan 2005); increment to reimburse acquisition for infrastructure costs. Will spend 20% for Olene Walker Trust Fund	No TEC Required Approved Over 100 Ac Oct-1999
TAC Meeting 7-Dec-99	Kent Peterson City Manager (435) 665-7030		Randy Sant (801) 543-1224	Wendover City: Kent Peterson, Chair Connie Oldham, Sec. Tooele County: Teryl Hunsaker Glenn Caldwell Tooele School District: Richard Tolley Kendall Thomas State Office of Education: Larry Newton Other Taxing Entities None	Wendover City RDA	Days Inn EDA Project Economic Development Project of about Nine Acres. 100% of increment for 10 years. Increment to be used for land acquisition demolition, off-site improvements excavating, landscaping, on-site improvements. Estimated annual increment is $27,000 Base Year is 1998 To attract Days Inn; increment for land acquisition, demolition, infrastructure NOT using Olene Walker Trust Fund	Approved 6 to 0 on 7-Dec-99
Public Hearing 28-Mar-00 Electronic TAC Meetings 25-Apr-00 28-Apr-00	Noell Nelson Mayor 254-2200 Shane Jones City Engineer 254-2200 Dianne Hanson Secretary 254-2200	Cole Durham 377-6661 Craig Smith 532-1900 Scott Ellsworth 532-1900	Kevin Watkins City Attorney 254-2200	Bluffdale City: Wayne Mortimer Coleen Bliss--Chair Salt Lake County: J.D. Johnson David Marshall Jordan School District: Burke Jolley--Vice-Chair Arlin Ekberg State Office of Education: Larry Newton Other Taxing Entities Neil Cox	Bluffdale City RDA	Jordan Narrows Economic Development Includes approx. 600 acres of privately held property; EDA is not allowed to collect increment on over 100 acres unless approved by TAC. Total Increment of $1,324,800 over 15 years Residential development; increment used for infrastructure	Approved 5-0 on 28-Apr-00
Public Hearing 8-Feb-00 11-Jul-00 TAC 8-Nov-00 2:00 p.m.	Lorie Buck 629-8910 Glen V. Holley 629-8949 Richard McConkie 629-8910 Gloria Barret Secretary	Randy Feil 296-9898	Randy Sant 621-8300 A/P Associates for Blight Study	Ogden City: Ken Alford Stuard Reid--Chairman Weber County: Glen H. Burton David Wilson Ogden City School District: Eugene Hart--Vice Chairman Dee Wilcox State Office of Education:	Ogden City RDA	Wall Avenue Redevelopment Project (Formerly called Shupe-Williams Project) Base Tax Year: 2000; Trigger Increment 2004 Total increment: $4,861,492; Housing: $792,298;Adm: $243,075 15 years at 100% Project found to be blighted Feb 8, 2000 Eminent domain allowed and planned 20% of increment to Olene Walker Affordable Housing Trust Fund	Approved: 5-1 13-Nov-00

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Larry Newton Other Taxing Entities Lance Wood		To clean up blighted area; increment used to finance a portion of cost of housing/retail/office Annual report to the Taxing Agency Committee in September	
Public Hearings 13-Sep-00 11-Oct-00 2:00 p.m. 25-Oct-00 7:30 p.m.	Dix McMullin, Mayor 254-3742 FAX: 254-3393 Keith Snarr 254-3742 Gart Chandler Ricky A. Horst 254-3742 Keith Morey Mary Ann Dean Secretary	Randy Feil 296-9898	Susie Becker (Wikstrom Assoc) 521-7724 Neil Lindberg (Housing Assistance) Jonnalynne Walker 483-6011 Richard Chong 364-1797	South Jordan City Russell Sanderson Stanley Wells--Chair Salt Lake County David Marshall J.D. Johnson Jordan School District Burke Jolley--Vice Chair Ellen Wallace for Arlen Ekberg State Office of Education Larry Newton Other Taxing Entities Craig White--SL County Sewer District	South Jordan City RDA	South Jordan Parkway Redevelopment Project; Findings of blight completed. 77 Acres; Base Tax Year 1999; value $7,133,130 Two major participants: Victorian Shoppe to relocate; David Miller, DDS to demolish building and rebuild. 20% of the Project Area Budget for housing; 100% of increment for 15 years: total increment $5,945,174 No pass-through to taxing entities. Public Infrastructure: $4,095,407; Housing: $1,552,508; Agency Admin Costs: $297,259 over 15 years. No bonds to be issued; all costs are reimbursed to Developer or City 25% Mitigation payment to Jordan School District to offset the cost of capital facilities. All increment from JSD prop goes to JSD To improve roadway to attract strip retail and small office; increment used for infrastructure	Approved: 5-1 18-Oct-00 **TEC Meeting** Annual Meeting 10-Sep-07 6-0
Consult Time 20-Sep-00 2:00 p.m. Public Hearing 27-Sep-00 7:30 p.m. TAC Mtg 12-Sep-00 10:00 a.m.	Dix McMullin Mayor 254-3742 FAX: 254-3393 Keith Snarr 254-3742 Gart Chandler Ricky A. Horst Executive Dir. 254-3742 Secretary: Marianne Dean	Randy Feil 296-9898	Jonnalynne Walker 483-6011 521-7724	South Jordan City Russell Sanderson Stanley Wells--Chair Salt Lake County David Marshall J.D. Johnson Jordan School District Burke Jolley Alren Ekberg State Office of Education Larry Newton--Vice-Chair Other Taxing Entities Craig White	South Jordan City RDA	10200 South Jordan Gateway Economic Development Project 7.3 Acres Base Year: 1999 First Increment: 2001 Projected total increment over 12 years is $1.2 Million Agency will elect to take only $100,000 per year for 12 years: total of $1.2 Million For manufacturing expansion; increment used for infrastructure No Olene Walker Housing Funds Administrative costs: $60,000 total. $846,715 for infrastructure; $353,285 for capitalized interest (12Yrs @ 5.5%) back to City.	Approved: 5-0 12-Sep-00
TAC Mtg 24-Oct-00 TEC Mtg. 15-May-07 Public Hearing: 19-May-09 6:00 p.m.	 Danna Pollard, Sec	Brett Rich Nielsen & Senior 394-1900 FAX: 532-1913 Craig Smith Nielsen & Senior 532-1900	UDOT Bruce Miller	South Ogden City: Linda Hamilton--Chair/Scott Darrington Bruce Miller/Ken Jones Weber County: Camille Cain/Dan Olsen David Wilson/Doug Larsen(Ron Kusina) Weber County School District: Ned Stephens--Vice Chair/Robert Petersen Judie Hancock/Brent Richardson State Office of Education: Larry Newton Other Taxing Entities Lance Wood, Central Weber Sewer	South Ogden City RDA	Hinckley Redevelopment Project Base Tax Year: 2000; Trigger Increment 2002; 7 Acres Less than $100,000 increment per year; no Affordable Housing Total increment: $302,379 over 9 years (about $36,412 per year) Will pay back infrastructure improvements to City at State Treasurer's investment pool interest rate, starting at 6.8% Infrastructure improvement expenses: Off-Site $95,100; Access to site: $50,550 For business park improvements for Adams Aircraft; increment for infrastructure On May 15, 2007, a TEC meeting was reconvened to present changes to the Hinckley Project. This project will not be redeveloped with the construction of a car dealership as originally planned. The new plan consists of over 49,000 square feet of retail space, a 10,000 sq. ft. bank building, and a restaurant. The project went from twelve years to five and $529,788.12 to $380,902 of increment.	Approved 6-0 24-Oct-00 15-May-07 Approved Changes 8-0
Consult Time 28-Sep-00 2:00 p.m. Public Hearing 10-Oct-00 7:00 p.m. TAC Meeting 26-Sep-00 11:00 a.m.	Dave Oyler Executive Director 798-5000 Kent Clark Finance Director Dale Barney Mayor	Randy Feil 296-9898 Junior Baker City Attorney Gina Peterson Secretary	Jonnalynne Walker 483-6011 Randy Sant Rep. for Developer: Larkin-Gifford 621-8300	Spanish Fork City Sherman E. Huff--Chairman Roy L. Johns Utah County: Cary McConnell David J. Gardner Nebo School District: T. Page Harrison Brent Hawkins--Vice-Chairman State Office of Education: Larry Newton Other Taxing Entities W. Howard Riley	Spanish Fork City RDA	Spanish Fork Gateway Economic Development Project EDA Base Year: 1999; value: $397,989 **ENDED IN 6 YEARS RATHER THAN 12 YEARS; SPENT $300,000 VS $2 MILLION** Total of $2,027,273 increment for 12 years ($101,388 for Administration; balance for infrastructure improvements) 45.7 Acres Received a waiver from the Olene Walker Housing Trust Fund Board NOT to allocate 20% to the Trust Fund. 100% of increment for 12 years. For business, industrial, manufacturing park; increment for infrastructure costs incurred by city-- plus city will reimburse infrastructure costs paid by companies if employment goals are met. Housing requirement waived by Olene Walker Affordable Housing Trust Fund Board	Approved (7-0) 26-Sep-00 Second TAC 24-Oct-00
Consult Time 5-Oct-00 2:00 p.m. Public Hearing 17-Oct-00 7:00 p.m. TAC Meeting	Richard Colburn Executive Director Secretary of TAC 763-3000 Ted Barratt Mayor Curtis Wolthuis Developer Linda Waton Am Fork Ec. Dir.	Randy Feil 296-9898	Jonnalynne Walker 483-6011	American Fork City Tom Hunter--Chairperson Rod Despain Utah County: Mel Hudman Cary McConnell Alpine School District: Keith Bradford--Vice Chairperson Jim Evans State Office of Education: Larry Newton--Chairman	American Fork City RDA	American Fork Egg Farm Economic Development EDA Base Year: 1999; value: $999,777 Business economic development: North Pointe Business Park; Morinda Inc., Computer Software Company, and Label Express. Plus speculative office space Total of $11,544,050 increment for 24 years ($431,785 for Administration; $1,727,140 to affordable housing; balance of $6,476,777 to infrastructure) BTSAF will invest $19.1 Million as Developer Total of 97 Acres 75% of increment for 24 years; total pass-thru: $2,908,348	10-Oct-00 17-Oct-00 Approved 7-0

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
10-Oct-00 17-Oct-00	Carl Wanlass Am Fork Admin.			Other Taxing Entities Stan Smith--Central UT Water		$1,869,486 Alpine SD; $321,372 UT County; $600,283 American Fork City; $106,446 Cen UT Water; $10,761 No. UT Water For business park and office development; increment used for infrastructure for developer.	
Pubic Hearing 28-Nov-00 7-Mar-01 10-Apr-01 7:00 p.m.	Bruce Talbot (Comm Dev Dir) 483-6011 Randy Fitts (Mayor) 483-6000 Karen Rynearson RDA Secretary 438-6000	Cole Durham 377-6661	Richard Chong 364-1797 for Blight Study	South Salt Lake City: Salt Lake County: Granite Schools: State Board of Ed: At-Large: Secretary:	South Salt Lake City RDA	3300 South Redevelopment Project Area Considering Blight Expect to ask for $2,783,511 in increment; $1,469,039 from Granite School District 20% of increment to Olene Walker Affordable Trust	Pending TEC not formed
Pubic Hearing 25-Jan-01 TAC Mtg. 12-Feb-01 Public Hearing 21-Mar-01	Cameron Gunter Executive Officer (435) 628-0606 (801) 420-0673 Christopher Blake (RDA Board Chair) Secretary Terry Smith Ivins City	Randy Feil 296-9898	Jonnalynne Walker 483-6011	Ivins City: Chris Blake, Mayor (Alternate Mbr) Pete Piersen, Chairman Washington County: Jim Eardley Gayle Aldred Washington Schools: Wendall Gubler, Vice Chairman Craig Seegmiller State Board of Ed: Larry Newton Other Taxing Entities Barbara Hjelle, Wash. Co. Water (Alt)	Ivins City RDA	Snow Canyon Parkway Economic Development Project 64.01 Acres EDA, Base Year 2001; Value: 296,875 Total of $4,719,425 (100%) increment for 11.3 years: $190,000 (4%) for Admin. Costs $ 2,581,000 (54.7%) Infrastructure costs within and outside project $853,554 (18.1%) Other Developer Costs $1,094,871 (23.2%) for Affordable Housing (is 15 year project with last 3+ years as pass-through to taxing entities) Will be developed in two phases: first phase 12 office buildings totaling 120,000 sq. ft.; second phase 10 buildings totaling 350,000 sq. ft. Private investment--Phase one: $18.1 Million Private investment--Phase two: $43.7 Million For office park development; increment to be used for infrastructure for developer	Approved 8-0 12-Feb-01
Pubic Hearing: 6-Mar-01 15-May-01 6:30 p.m. Consult Time: 24-Apr-01 2:00-4:00	Mike Winder Business Manager 963-3525 Gerald Wright Mayor John Patterson CEO Bob Buchanan Executive Director 963-3321 Secretary: Doris Larsen	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	West Valley City: Barbara Thomas--Chairperson Carolynn Burt Salt Lake County : Mike Reed Darrin Casper Granite School District Lynn Davidson Keith Bradshaw--Vice Chairperson State Board of Ed: Larry Newton Other Taxing Entities Ed Hansen (Magna Water) Secretary:	West Valley City RDA	5600 West Gateway Redevelopment Project Base Year 2000; taxable value: $4,119,663 Blight-Based Project--Plan dated 9-April-01 93 Acres 20% for Affordable Housing; 100% of Increment for 15 years Total estimated increment over 15 years: $11,695,906 Pass-through to taxing entities: $_____ Will spend $8,000,000 for relocation, cleanup and infrastructure improvements; $_____ for administrative costs (represents 5% of total increment). Housing: $_____ Will revisit for progress report and possible budget action annually. To revitalize blighted site and provide business development incentives; increment used for relocation, environmental clean-up and infrastructure.	Approved 2-May-01 6 to 1
Consult Time Public Hearing Cancelled TAC Mtg	Dix McMullin Mayor 254-3742 FAX: 254-3393 Keith Snarr 254-3742 Gart Chandler Ricky A. Horst Executive Dir. 254-3742 Secretary: Marianne Dean	Randy Feil 296-9898	Jonnalynne Walker 483-6011 521-7724	South Jordan City Russell Sanderson Stanley Wells--Chair Salt Lake County David Marshall J.D. Johnson Jordan School District Burke Jolley Alren Ekberg State Office of Education Larry Newton--Vice-Chair Other Taxing Entities Craig White	South Jordan City RDA	Redwood Corridor Redevelopment Project Blight-Based	Pending
Consult Time: Public Hearing: TAC Mtg: 28-Mar-01 No Action	Kay Chandler 525-2789 Economic Dev. Dir. Secretary: Stacy Reel 525-2780	Craig Smith Nielsen & Senior 532-1900	Randy Sant 621-8300	Clearfield City Curt Oda Rulon Cummings--Chairman Davis County Mark Altom (County Treasurer) Wilf Summercorn Davis School District Bruce Williams Bill Moore--Vice Chairman State Office of Education	Clearfield City RDA	Cowley/Adams I-15 Economic Development Project Business park and related services; currently undeveloped land Contains 121.22 acres of land; will take increment on about 30 acres Asking for $4,787,388 total increment over 12 years Total of $464,153 annually to Taxing Agencies Base Year: 1996 (project was supposed to have started by 1997) Expect to collect increment for 12 Years at 100% Will start taking increment in 2001 No 20% to Olene Walker Affordable Trust: Project is under 1996 RDA statute For business park development; increment used for infrastructure	Approved 25-Apr-01 5 to 3

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
25-Apr-01				Larry Newton Other Taxing Agencies Kevin Cowan (Sewer District)		No Retail/No Eminent Domain Economic Development Analysis done in Oct 1995 Annual Report to Taxing Agency Committee each May	
Consult Time: Public Hearing: Canceled TAC Mtg:	Merlon Johnson Coalville City Mayor (435) 336-5981 Maria R. Clark City Recorder	Grant McFarlane Coalville City Attorney Craig Smith Nielsen & Senior 532-1900	Randy Sant 621-8300	Coalville City Summit County Tom Toole North Summit School District State Office of Education Larry Newton Other Taxing Entities	Coalville City RDA	Gateway Hotel Project Economic Development Project Hotel and office building Requesting $1,000,000 for Land Acquisition, Organizational Costs and Owner Incentives Rural Designers is Developer	Pending No taxing entity formed
Consult Time: Public Hearing: 14-May-01 7:00 p.m.	Alex Hallien RDA Executive Dir. 576-6500 FAX: 576-6511 Richard D. Alsop Mayor Paul J. McCarty	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	Draper City Salt Lake County Jordan School District State Office of Education Other Taxing Entities	Draper City RDA	East Bangerter Neighborhood Development Project Redevelopment Project Findings of Blight being studied	Pending No Taxing Entity Committee formed
Consult Time: Public Hearing: 8-May-01 5:00 p.m. TAC Mtg: 3-May-01	Richard McConkie 629-8910 Matthew Godfrey Mayor Kenneth Alford RDA Chairperson Secretary: Gloria Berrett	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300 Jonnalynne Walker 483-6011 521-7724	Ogden City Ken Alford Stuart Reid, Chairman Weber County Ron Kusina David Wilson Weber School District Eugene Hart, Vice Chairman Dee Wilcox State Office of Education Larry Newton Other Taxing Entities Lance Wood	Ogden City RDA	West 12th Street Economic Development Project Area Economic Development Project; Base Year is 2000 2000 Base Year value is $39,385,162 70.36 Acres in Project Area Total Increment expected to be $4,704,972 for 10 years 20% of Increment for Housing=$658,696 (20%) 70% of Increment for Project Area Budget=$3,293,480 Increment for Administration=$84,784 (2.574%) 30% Flow-through to Taxing Entities=$1,411,492 Expect 1,000 new jobs @ $39,000/Yr. Employer is Fresenius Medical Care; expanding existing facility; is investing about $75,000,000 in the plant. To expand Fresenius Medical Care facility; increment used for developer incentive and infrastructure	Approved 6 to 0 3-May-01
Consult Time: Public Hearing: TEC Mtg: 11-Jun-01	Richard McConkie 629-8910 Matthew Godfrey Mayor Ken Alford RDA Chairperson Secretary: Gloria Berrett	Randy Feil 296-9898		Ogden City Stuart Reid, Chairman Ken Alford Weber County Ron Kusina David Wilson Weber School District Eugene Hart, Vice Chairman Mike Ulrich State Office of Education Lawrence R. Newton Other Taxing Entities Lance Wood	Ogden City RDA	25th Street/Eccles Building Redevelopment Project Approximately 38 acres in total Extend a small portion of a Pre-1983 RDA Project by two years from 2015 to 2017 Approved 100% of Tax Increment through 2017 for Eccles Building portion Base Year is 1979 for original 38 acres (100% to 2015 by statute) Base year is 2000 for the present Eccles Building portion of the Project Will use $1.3 Million in tax increment from 2000 through 2017. Combining TIF with $1.7 Million in federal grants, $800,000 in Tax Credits $900,000 for building equity, and $6.3 Million in Developer business loan. Total project costs estimated to be $11 Million for new Crowne Plaza Hotel Will recoup all of the TIF within the first two years of end of project (by year 2019), based on real property taxes, not including personal property. For Crowne Plaza Hotel; increment used for renovation of historic building	Approved 7 to 0 11-Jun-01 Reasons for SBE Rep. Vote submitted 20-Jun-01
Consult Time: 16-May-01 2:00 p.m. Public Hearing: 23-May-01 7:00 p.m. TAC Mtg: 8-May-01	Randy Brailsford RDA Chairperson Salem Mayor 423-2770 Developer: Tom Mower, Jr. Neways, Inc	Randy Feil 296-9898	Cameron Gunter (801) 420-0673	Salem City Mayor Randy Brailsford--Chairman Reid Nelson Utah County David Gardner Cary McConnell Nebo School District Reed Park--Vice Chairman Tracy Olsen State Office of Education Larry Newton Other Taxing Entities Stan Weaver--(Alt. From Central UT Water)	Salem City RDA	Henderson Industrial and Business Park Economic Development Project; 61.94 Acres Base Tax Year: 2000; 100% of increment for 11 years; 20% to Housing; $3,259,402 total increment: $175,000 Admin (5.4%); $855,020 Bonds(26.2%); $1,492,564 infrastructure (45.8%); $736,818 Housing (NPV 22.6%). Two Phases: Phase one: on 15 acres; 253 net new jobs in state 120,000 sq. ft. manufacturing bldg.; 100,000 sq. ft. office bldg. Phase Two: on 47 acres; 390 net new jobs in state 500,000 sq. ft. manufacturing/warehouse bldgs. 60,000 sq. ft. office building space. Plan Dated: 16-April-2001 Neways, Inc of Salem is business interested in this project; Phase I; 643 net new jobs by 2011 To develop business park; increment used for infrastructure	Approved 5 to 3 8-May-01

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Consult	Dix McMullin	Randy Feil	Jonnalynne Walker	South Jordan City	South Jordan	Riverpark Economic Development Project Area	Not Approved
Time:	Mayor	296-9898	483-6011	Russ Sanderson, Alternate	City RDA	Economic Development Project	2 to 6
	254-3742		521-7724	Stanley Wells--Chairman		85% of increment for 15 years; 20% to Affordable Housing	9-May-01
	Keith Snarr			Salt Lake County		109.608 acres; 99.92 acres of privately-owned land	
	254-3742			Mike Reed--Vice Chairman		Base Tax Year: 2000 of $4,179,330	
Public	Gart Chandler			Darrin Casper		Total estimated tax increment over 15 years is $19,006,861	
Hearing:	Ricky A. Horst			Jordan School District		Increment paid to RDA for development costs: $13,299,527	
Cancelled	Executive Dir.			Burke Jolley		Administrative costs are $950,343 (5% of total increment)	
	254-3742			Ellen Wallace		Twenty Percent for Housing is: $4,756,991 (25.03% NPV)	
	Keith Morey			State Office of Education			
TAC Mtg:	Project Director			Larry Newton			
9-May-01	Secretary:			Other Taxing Entities		Developer is Riverpark I, L.C.; plans to build business park	
	Gayelynn Blackham			Annette Byrne, Alternate		Estimated 2,415 net new jobs (about 161 annually) by 2015	
TEC Mtg		Craig Smith		South Ogden City:	South Ogden	Granite Pointe Economic Development Project	Approved
7-Aug-01		Nielsen & Senior		Linda Hamilton--Chair (City Manager)	City RDA	Economic Development Project--Base year 2000	6-1
14-Aug-01	Danna Pollard, Sec	532-1900		Ken Jones		100% of increment to AOL Service Center for first two years; 50% of	14-Aug-01
1-Nov-01		FAX: 532-1913		Weber County:		increment to AOL, 50% to Olene Walker Trust Fund or South Ogden City	
		Cell: 573-9140		Ron Kusina		affordable housing until 20% requirement is complete and to pay for	Approved
Public				David Wilson		administrative costs for next three years. Duration of project is	5-1
Hearing				Weber County School District:		five years, then 100% flows through to taxing entities.	Revised Budget
13-Nov-01				Robert Petersen--Vice Chair		Total increment to AOL Customer Service Center: $490,591	1-Nov-01
6:00 p.m.				Judie Hancock		Total administrative costs: $34,738	
				State Office of Education:		Total to Olene Walker Housing: $169,243	
				Larry Newton		Total estimated tax increment over 5 year period is: $694,572	
				Other Taxing Entities		12.157 acres; south of 6100 South and 6150 South and west of Hwy 89	
				Lance Wood, Central Weber Sewer			
Blight	Mayor:	Scott Elsworth		Santaquin City:	Santaquin	Main Street Redevelopment Project	Pending
Hearings		Brett Rich			City RDA		
27-Sep-01		Nielsen & Senior					No TEC formed
7:00 p.m.	City Manager:	532-1900		Utah County:			
25-Oct-01	Roger Carter	FAX: 532-1913					
7-Nov-01	754-3211	Cell: 573-9140					
6:00 p.m.				Nebo School District:			
20-Mar-02							
7:00 p.m.							
Santaquin				State Office of Education:			
Senior Citizen							
Center				Other Taxing Agencies:			
Consult	Richard McConkie	Randy Feil	Jonnalynne Walker	Ogden City	Ogden	Hinckley Drive Economic Development Project	Approved
Time:	629-8910	296-9898	483-6011	Stuart Reid, Chairman	City RDA	Approximately 51 acres in total	7-0
			521-7724	Ken Alford		Base Year is 2000; value is $22,045,796	11-Oct-01
Public	Matthew Godfrey			Weber County		RDA to receive 70% of increment for 15 years	
Hearing:	Mayor			Ron Kusina		Total increment is expected to be $9,826,289:	
23-Oct-01				David Wilson		$2,947,917 pass-thru to taxing entities (30%)	
	Ken Alford			Weber School District		$5,296,347 to RDA for development, improvements and grants (53.9%)	
	RDA Chairperson			Eugene Hart, Vice Chairman		$1,375,674 for affordable housing (14%)	
				Mike Ulrich		$206,352 for administrative costs of the RDA (2.1%)	
				State Office of Education		Project is a incentive for Williams International to add a 50,000 sq. ft. expansion	
TEC Mtg:	Secretary:			Lawrence R. Newton		194 new jobs expected by 2015; 29% of new employees will earn an average	
11-Oct-01	Gloria Berrett			Other Taxing Entities		of $42,000 annually; 23% will earn an average of $35,000 annually.	
						Williams is expected to invest about $137.7 Million in personal property	
	Sally			Lance Wood		For Williams International expansion; increment used for infrastructure	
Consult	Mayor	Randy Feil	Keith Snarr	Fillmore City	Fillmore	1400 South Economic Development Project	Approved
Time:	Michael Winget	296-9898		Mayor Michael Winget--Chairman	City RDA	Approximately 40 acres in total	5-2
2-Oct-01			Jonnalynne Walker	Todd L. Sperry		Base Year is 2000; value is $2,000	25-Sep-01
2:00 p.m.	Annette Johnson		483-6011	Millard County		RDA to receive 70% of increment for 15 years (2002 through 2016)	
Public	(435) 743-5233		521-7724	John Hansen		Total increment is not to exceed: $2,815,777	
Hearing:				Jim Talbot		$2,111,833 to RDA for development, improvements and grants (75%)	
				Millard School District		$563,155 for affordable housing (20%)	
				Cloyd C. Day		$140,798 for administrative costs of the RDA (5%)	
				Keith T. Griffiths--Vice-Chairman		175 new jobs in five years with average annual salaries of $24,400	
				State Office of Education			
TEC Mtg:	Secretary:			Lawrence R. Newton		For manufacturing and distribution center; increment used for infrastructure and development costs	
25-Sep-01				Other Taxing Entities		along with EDA grants.	
10:30 a.m.				Gary Church			
Consult				Salina City	Salina	Salina City Tipperary Industrial Park Economic Development Project	Pending
Time:					City RDA	EDA Project	
						Base Year: 2001; Approximately 720 Area	No TEC formed

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Public Hearing: 14-Nov-01 6:00 p.m. TEC Mtg:	City Recorder: Brenda Malmgren (435) 529-7304			Sevier County Sevier School District State Office of Education Other Taxing Entities		Provide financial incentives to attract new business and support economic development by providing for improvements in the project area. Will be used for light industrial, commercial, manufacturing or distribution. 20% of tax increment to affordable housing.	
Consult Time: TEC Mtg: 16-May-02 6:00 p.m.	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us Nick Tatten--Price City Community Dev. Director--Secretary	Mike Jensen (435) 637-1245		Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist./PRWID	Carbon County RDA 120 East Main St Price, UT 84501	Carbon County/Price City Airport Road Redevelopment Project Base Year 2001 **(Combined with Price City RDA Project described below)**	Approved Over 100 Acres 16-May-02
Consult Time: 6-Jun-02 TEC Mtg: 16-May-02 6:00 p.m. 6-Jun-02 5:30 p.m.	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us Nick Tatten--Price City Community Dev. Director--Secretary	Mike Jensen (435) 637-1245		Price City Joe Piccolo Pat Larsen Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist./PRWID	Price City RDA 120 East Main St Price, UT 84501	**Price City/Carbon County Airport Road Redevelopment Project-East Price** Base Year 2001; Base Value $3,632,855 12 years at 100%; total of $1,163,555 For use to support infrastructure including utilities, curb, gutter, sidewalk and roads; removal of deteriorated structures, improve structural integrity of existing buildings. To improve airport road; increment used for infrastructure, building demolition and renovation	Approved Over 100 Acres 16-May-02 Budget/Plan Approved 6-Jun-02
Consult Time: TEC Mtg: 16-May-02 6:00 p.m.	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us Nick Tatten--Price City Community Dev. Director--Secretary	Mike Jensen (435) 637-1245		Wellington City J. William Bates Paula Noyes Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist./PRWID	Wellington City RDA	Wellington City Ridge Road Economic Development Project [WC 1, 416.8 Acres] Base Year 2001; Base Value $555,662	Approved Over 100 Acres 16-May-02 Budget Pending
Consult Time: TEC Mtg: 16-May-02 6:00 p.m.	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us Nick Tatten--Price City Community Dev. Director--Secretary	Mike Jensen (435) 637-1245		Wellington City J. William Bates Paula Noyes Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist./PRWID	Wellington City RDA	Wellington City Highway 6 Ridge Road Redevelopment Project Base Year 2001 Budget calls for: $200,000 for Sewer Engineering in years one and two. $800,000 for Power Line Capacity Increase in years 3 through 15 Development Incentives not defined; if there are any, the TEC will need to agree and amend the budget. For Ridge Road improvements; increment for sewer and power line capacity to increase. To attract industrial users to area.	Approved Over 100 Acres 16-May-02 Budget 22-Oct-02 Approved 6 to 0
Consult Time: TEC Mtg: 16-May-02	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us Nick Tatten--Price	Mike Jensen (435) 637-1245		Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton	Carbon County RDA 120 East Main St Price, UT 84501	Carbon County Ridge Road Economic Development Project [CC1, 488.1 Acres] Base Year 2001; Base Value $2,059,982 West of Wellington To attract industrial users to area; increment used for sewer and power line capacity increase; incentives and other infrastructure, in necessary	Approved Over 100 Acres 16-May-02 Budget Approved 22-Oct-02 5 to 0 Project area has

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
6:00 p.m.	City Community Dev. Director--Secretary			Other Taxing Entities David Anderson--Cons. Dist./PRWID			not resulted in development; no money spent to date (04/05).
Consult Time: TEC Mtg: 16-May-02 6:00 p.m.	Delynn Fielding Carbon County Ec. Development Director (435) 636-3295 FAX: 636-3210 dfielding@co.carbon.ut.us Nick Tatten--Price City Community Dev. Director--Secretary	Mike Jensen (435) 637-1245		Carbon County Bill Krompel Robert Pero--Chairman Carbon School District David Armstrong Bill Jewkes--Vice-Chairman State Office of Education Lawrence R. Newton Other Taxing Entities David Anderson--Cons. Dist./PRWID	Carbon County RDA 120 East Main St Price, UT 84501	Carbon County Ridge Road Economic Development Project [CC2, 268.2 Acres] Base Year 2001; Base Value $5,681,497 Budget calls for: $200,000 for Sewer Engineering in years one and two. $800,000 for Power Line Capacity Increase in years 3 through 15 Development Incentives not defined; if there are any, the TEC will need to agree and amend the budget. East of Wellington To attract industrial users to area; increment used for sewer and power line capacity increase; incentives and other infrastructure, in necessary	Approved Over 100 Acres 16-May-02 TEC approved larger project area; budget must be approved to take tax increment.
Consult Time: 15-Apr-02 Public Hearing: 7-May-02 6:00 p.m. Draper TEC Mtg: 30-Apr-02 7-May-02 18-Oct-02 29-Jul-03	Alex Hallien, RDA Executive Director 12441 S. 900 E. Draper 576-6303 FAX: 576-6511 Bill Colbert, RDA Chairperson Secretary: Linda Dunlavy	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300 Jonnalynne Walker 483-6011 521-7724 Horocks Engineering (highway consultant)	Draper City Ryan Davies, Chair/LaMont Smith, Alt. Erik Keck Salt Lake County Darrin Casper, Vice Chair John Rosenthal Jordan School District Lynette Phillips/Ellen Wallace, Alt. D. Burke Jolley State Office of Education Lawrence R. Newton Other Taxing Entities Craig White	Draper City RDA	East Bangerter Neighborhood Development Project Area (Blight-Based Redevelopment Project--91.84 Acres all Privately Owned) 100% of Property Tax Increment for 15 years; Plus 100% of Draper's point-of-sales sales tax increment (2002 base) along corridor of new roadway from 13800 South to Highland Dr. Base Year is 2002--value is $16,373,660; final year of increment is 2022 Total increment to be collected over 15 years: $13,977,132 of the $13,977,132 to the RDA: To the RDA Project for improvements/infrastructure: $10,482,849 (75%) To the RDA Project for Administration: $349,428 (2.5%) To Affordable Housing in the Community: $2,795,426 (20% each year) No increment passed-through to taxing entities; all property tax and sales tax increment available to the project to be used to decrease the term of the project; expect 7 to 10 yrs. Includes provision that sanitary sewer is also provided as the road is completed.	7-May-02 Not Approved 4 to 4 18-Oct-02 Not Approved 3 to 5 29-Jul-03 Approved 6 to 2 TEC required sales tax increment to be used.
Consult Time: TEC Meeting 23-Apr-02 12:00 Noon	Richard McConkie 629-8910 Matthew Godfrey Mayor Ken Alford RDA Chairperson Secretary: Gloria Berrett Sally	Buck Frorer Ogden City Attorney's Office		Ogden City Stuart Reid, Chairman Ken Alford Weber County Ron Kusina David Wilson Ogden City School District Eugene Hart, Vice Chairman Mike Ulrich State Office of Education Lawrence R. Newton Other Taxing Entities Lance Wood	Ogden City RDA	Rio Grande Portion of Lincoln Avenue RDA Project The Denver Rio Grande building is located at 130th W. 24th Street and is within the boundaries of the Lincoln Avenue Redevelopment Project Area. The building was constructed in the early 1900's and has been vacant for approximately 15 years. When in use, the building was the location of the Denver Rio Grande Railroad freight office and station. The building has fallen into serious disrepair and has become a place for transients to gather. The negative impact of the property on neighboring parcels has become a problem. The Redevelopment Agency purchased the building in September of 2000 and has been working to find a private entity to redevelop and occupy the approximate 13,230 square foot property. The property has been subdivided into two lots known as Rio Grande Subdivision Lots 1 and 2. Lot 1, which includes the Denver Rio Grande building, is 82,760 sq. ft. or approximately 1.9 acres. Lot 2 is 95,176 sq. ft. or approximately 2.18 acres. The Redevelopment Agency has negotiated the sale of Lot 1 to Pacific Magtron International for use by LiveMarket, a subsidiary company. Lot 2 is being sold as part of the Scowcroft Site Agreement with the General Services Administration for Phase II IRS. The Rio Grande project includes a total investment of $2.69 million that includes $167,175 for acquisition of property, $1,492,639 for renovation and $1,200,000 for equipment. The Redevelopment Agency is participating in the project by authorizing the issuance of tax increment bonds for Pacific Magtron based on tax increment revenues in an amount not to exceed $788,633 generated by Pacific Magtron's investment. In order to collect this amount of tax increment, the Agency has requested and received a waiver from the Taxing Entity Committee granting an exception to the percentage of tax increment paid to the Agency from the Rio Grande property within the Lincoln Avenue Redevelopment Project Area. The Rio Grande property is not presently on the tax rolls because it is a publicly owned parcel. The Agency will collect up to one hundred percent of the tax increment (up to $788,633) generated from the Rio Grande property through tax year 2017 (fifteen years).	23-Apr-02 Approved 7 to 0
Consult Time: 18-Sep-03 2:00 p.m. Public Hearing: 16-Jul-03 20-Aug-03 15-Oct-03 7:00 p.m.	Nevin Limberg Executive Director (435) 716-9015 Jay Nielsen Community and Ec. Development Secretary: Teri Routeledge	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Richard Chong 364-1797 for Blight Study Jonnalynne Walker 483-6011 521-7724 926 East Raymond Fruit Heights, UT 84037	Logan City Doug Thompson--Chairperson Jay Nielson/Alan Allred, Alt Cache County Tamara Stones/H. Craig Petersen, Alt Lynn Lemon Logan City School District Fred Duersch Paul Jensen/Supt Richard Jensen, Alt. State Office of Education Lawrence R. Newton	Logan City RDA	Downtown Logan RDA Project (Blight-Based Redevelopment Project; 50 to 60 acres) Will discontinue existing RDA 1983 project with 1988 base year, change boundaries and develop a new RDA plan. Existing RDA project is at 70% haircut provision; would change to new statute at 100% for 12 to 15 years under new plan (adds 5 years to TIF term) New budget is not dollar-capped, but rather, percentage-capped at 75% ($8,981,966) for RDA purposes, 20% ($2,395,191) for housing, and 5% ($598,798) for administration. Need eminent domain powers. No change in total number of years of RDA project. 2002 Base year with value of $49,245,364; expect tax increment to be total of $11,975,955 No pass-through to taxing entities.	22-Sep-03 Approved 7 to 0 Amended ? 1/6/2009

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
	Douglas Thompson RDA CAO			Other Taxing Entities None		RDA tax revenue bonds may or may not be used in this project. Will provide about $80,000 per year to Logan School District as new base year is established.	
TEC Meeting 2-May-02 6:15 p.m. TEC Meeting 14-May-02 5:00 p.m. TEC Meeting 28-May-02 5:00 p.m.	Tom Christopulos 546-8578 Seth Butterfield 479-8480 LaNita Brown Secretary	Gary Crane City Attorney 546-8500	Blight Study done by Seth Butterfield Diversified Technology Consultants The Hoyt Company Sanders Herman Architects	Layton City: Mayor Jerry Stevenson Stephen Curtis--Chairman Davis County: Kent J. Sulser Mark Altom Davis County School District: Bruce Williams--Vice Chairman Bill Moore State Office of Education: Lawrence R. Newton Other Taxing Agencies: John Davis--WBWCD	Layton City RDA	South Main/South Fort Lane Redevelopment Project Blight-Based Redevelopment Project; Retaining right of eminent domain 143.36 Acres; Over 100-acre provision approved by TEC 2-May-02 Base Year 2001; 100% of increment for 25 years, School District increment ends after nine years. Expect $136 Million in private investment; will use 35% of tax increment to guarantee HUD and other loans (total of $8,033,649). Total increment over 25 years: $23,866,690 Of that amount $4,773,330 for affordable housing--administered by Layton City Total of $19,093,360 for Layton City infrastructure (sidewalks, storm drains, water lines, sanitary sewer lines, right-of-way for new I-15 interchange, streets/curb development, traffic control, street lighting, trees, trash receptacles, bus shelters, burring existing utilities, benches)	Approved 5 to 3 14-May-02 20-Nov-03 9-Jun-04 Added 56.71 acres to project
Consult Time: TEC Meeting Public Hearing: 17-Jan-12 6:00 p.m.	Richard McConkie Deputy RDA Director 629-8910 Matthew Godfrey Mayor--Exec Director Bill Wright Manager of Neighborhood Redevelopment Secretary: Gloria Berrett Sally	Randy Feil 296-9898 Buck Ford City Attorney	Richard Chong 364-1797 for Blight Study Jonnalynne Walker 483-6011 521-7724	Ogden City Stuart Reid, Chairman Ken Alford Weber County Ron Kusina David Wilson Ogden City School District Eugene Hart, Vice Chairman Mike Ulrich State Office of Education Lawrence R. Newton Other Taxing Entities Lance Wood	Ogden City RDA	**Ogden River Redevelopment Project** Blight-Based Redevelopment Project; Retaining right of eminent domain; 52.12 Acres between Wall and Washington, and 20th and 18th Streets in Ogden. Base Year 2001; 71.46% of increment for 15 years; 28.54% pass-through to taxing entities. Base Year Taxable Value: $10,272,959 Increment is capped at $15 Million over the 15 years; of the $15 M: $11,250,000 for infrastructure, land acquisition, write-down, relocation, etc. (75%) $3,000,000 for Affordable Housing--paid annually (20%) 750,000 for Administrative costs (5%) Total increment over 15 years (including pass-through) is $20,991,224; of that $5,991,224 (28.54%) to be passed-through to all taxing entities. Extended eight more years to 2027. The total amount of tax increment collected by the agency is being reduced from $15,000,000 to $9,518,252	10-Jul-02 Approved 7 to 0 10-Nov-11 8 to 0
TEC Mtg 29-Oct-02	Chris Zimmerman 774-1023 Cell: 940-7294 Cathy Spencer, Roy Management Services Director Secretary	Andy Blackburn City Attorney	Randy Sant 621-8300 Leonard Grossli, Consultants on beautification	Roy City: Chris Davis, City Manager--Chairman Chris Zimmerman, Community Development Director Weber County: Ron Kusina, County Economic Development Director David Wilson, Deputy County Attorney Weber County School District: Robert Petersen, Business Official--Vice Chairman Judie Hancock, Board Member State Office of Education: Larry Newton--School Finance Director Other Taxing Agencies: Roy Watts, Roy Water Conservancy District	Roy City RDA	1900 West Redevelopment Project Area Base Year 2002 = $6,819,996 100% of Tax Increment for 12 years; less than$100,000 per year: no housing funds Total amount of tax increment over 12 year period is $740,741; is requesting $1 Million Budget estimate: Administration: 5%--$50,000 Walgreen Incentive: 5%--$50,000 Downtown Beautification: 50%--$500,000 Revolving Loan: 30%--$300,000 Demolition: %10%--$100,000 No flow-through to taxing entities For downtown revitalization plus Walgreen location; 5% of increment for Walgreen's as incentive; remainder for demolition, infrastructure and revolving loans.	Approved 29-Oct-02 8 to 0
Consult Time: 27-Jan-03 Public Hearing: 17-Dec-02 18-Feb-03 7:00 p.m. TEC: 5-Feb-03	Dix McMullin Mayor 254-3742 Keith Snarr 254-3742 Gart Chandler Ricky A. Horst Executive Dir. 254-3742 Keith Morey Project Director Secretary: Mary Ann Dean	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300 William Kent Money RDA Chairperson	South Jordan City Bradley G. Marlor Stanley Wells--Chairman Salt Lake County Michael T. Dolan--Vice Chair Alan R. Dayton Jordan School District Burke Jolley Lynette Phillips State Office of Education Lawrence R. Newton Other Taxing Agencies Craig White	South Jordan City RDA	Towne Center Redevelopment Project Blight-Based Redevelopment Project; 80.67 Acres 100% of Tax Increment for 15 years; Base Year is 2002 @ $8,522,717 Total projected Tax Increment is: $8,355,156; capped at $4,727,197 to RDA and Housing Increment for infrastructure, land acquisition, write-down and other: $3,544,647 Increment for Housing (20% per year): $946,039 Increment for Administration (5%): $236,510 Amount to flow-through to taxing entities starting in year 10: $3,627,959 (30%) South Jordan City agreed to waive impact fees, storm drain fees and street light fees during the life of this Project if Jordan School District would conserve use of irrigation water at schools. To create town center with retail and housing on site of troubled mall; increment for land acquisition land write-downs, and infrastructure.	Approved 5-Feb-03 7 to 1
Public Hearing 14-Sep-99 7-Dec-99 Budget Hearing 19-Oct-99 Consult Time 16-Apr-03 1:00 p.m. Public Hearing; Adopted	Lorie Buck 629-8910 Glen V. Holley 629-8949 Richard McConkie, Deputy Director 629-8910 Mary Hall, Chairman	Randy Feil 296-9898 Buck Ford City Attorney	A/P and Assoc. for Blight Study Aug, 1999 Jonnalynne Walker 483-6011 521-7724	Ogden City Stuart Reid, Chairman Ken Alford Weber County Ron Kusina David Wilson Ogden City School District Eugene Hart, Vice Chairman Mike Ulrich State Office of Education Lawrence R. Newton Other Taxing Entities Lance Wood	Ogden City RDA	American Can Redevelopment Project Original RDA plan was dated 18-Oct-1999; Adopted 7-Dec-1999; Base Year 1999 Plan approved by Planning Commission 1-Dec-99 Amended Plan 17 March 2003 Approximately 42.32 Acres Findings of blight were made, August 1999; Retail sales primary objective of Project Block 53 (between 20th and 21st Streets and Grant Avenue and Washington Blvd.) Block 47 (between 21st and 22nd Streets and Grant and Lincoln Avenues) Block 37 (Between 22nd and 23rd Streets and Wall and Lincoln Avenues) Block 7 (Bordered by 20th and 21st Streets between Grant and Lincoln Avenues) Total of 62 parcels 100% of Increment to RDA for 15 years; total of $12,544,490 Increment to RDA (infrastructure, land acquisition, etc.): $9,408,368 (75%) Increment to RDA for Administration: $627,225 (5%)	Approved and Adopted by Ogden City as Ordnance No. 99-44 on 7-Dec-99 (TAC Approval not required; original plan approved during time when TAC vote not required if 20% of TIF goes to Housing)

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
by Council 29-Apr-03						Increment to Affordable Housing Trust Fund: $2,508,898 (20% annually from year one) Eminent domain allowed and planned No flow-through to Taxing Entities	
Public Hearing 14-May-03 7:00 p.m. TEC Meeting 5-Aug-03 4:00 p.m.	Greg Pierson Elwood Town RDA Chairman Tina Barker, Secretary Elwood Town Clerk (435) 257-5518	Scott Ellsworth Direct: 933-2329 Smith & Hartvigsen 413-1600 FAX: 413-1620 Cell: 661-1026 Vaughn R. Pickell	Garth Day (Completed blight study)	Elwood Town Greg Iverson, Mayor Steve Schneringer, Town Council Box Elder County Garth Day, TEC Chairman Clark Davis Box Elder School District Martel Menlove, Superintendent Ron Frandsen, TEC Vice-Chair State Office of Education Lawrence R. Newton Other Taxing Entities Clinton Burt	Elwood Town RDA	Blight-Based Elwood Town Redevelopment Project Base Tax Year is 2002 with value of $1,636,520 Approximately 79.215 acres Findings of blight 100% of tax increment for 12 years; expect increment to be approximately $8,868 per year. Total dollar cap for project is $102,425; of that costs are expected to be: Infrastructure improvements and demolition: $46,091 Administration: $15,364 Incentives to developers: 40,970 No expenditures allowed by RDA for incentives unless TEC approves the expenditures No expenditures for Olene Walker Affordable Housing because increment is under $100,000 per year. To attract community retail to serve town (no luck as of Feb 2005); increment for infrastructure, parking structure, historic building renovation and land acquisition.	5-Aug-03 Approved 5 to 3
Public Hearings TEC Meeting 5-Aug-03 2:30 p.m. 23-Sep-03 2:30 p.m. (Postponed)	Royal Norman County Comm. Chairman	J. Craig Smith Direct: 933-2329 Smith & Hartvigsen 413-1600 FAX: 413-1620 Cell: 661-1026 Vaughn R. Pickell	Randy Sant 621-8300	Box Elder County: Garth Day, County Planner Clark Davis, TEC Chair Box Elder School District: Martel Menlove, Superintendent Ron Frandsen, Bus Official, TEC V-Chair State Office of Education: Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Clinton Burt	Box Elder County RDA	Corinne Agri-Business Economic Development Project contains approximately 109.9 acres. The proposed project envisions the creation of a commercial/industrial park, catering to the establishment of agriculturally oriented business. The Agency will acquire real property, demolish or remove buildings and improvements, install construction or reconstruction of streets, utilities, and other public improvements, dispose of property acquired by the agency, provide appropriate assistance for the development of land by private enterprise and public agencies for uses in accordance with the plan. 20% will be allocated for affordable housing, 3% towards administration, and the rest of the tax increment going to project infrastructure and land purchase.	11-Oct-06 Approved 6 to 0
Notice to form TEC: 20-May-03 Information Meeting: 9-Sep-03 1:30 p.m. TEC Mtg 11-Sep-03 7:00 p.m. Public Hearing 24-Sep-03 7:00 p.m.	(425) 884-3411 429 E. Main St Grantsville, UT Secretary: Wendy Palmer City Recorder	Randy Feil 296-9898 FAX: 296-9891 3748 Bountiful Blvd Bountiful, UT 84010 Tom Berggren Attorney Representing Wal-Mart 521-3200	Jonnalynne Walker 483-6011 521-7724	Grantsville City Justin Linares Craig Anderson Tooele County: Michael Jensen Matthew Lawrence Tooele School District: Bill Sampson/Larry Shumway, Alt. Gary Gowans State Office of Education: Larry Newton Other Taxing Entities: Doyle Garrard	Grantsville City RDA	West Bench Economic Development Project Wal-Mart 1.2 Million sq. ft. Distribution Center 7 year term expected Base Year is 2002; base year value is $183,980 Have obtained waiver from Olene Walker Affordable Housing Board; will not collect 20% $5,206,944 for incentive to offset infrastructure (drainage) extraordinary costs $274,099 for RDA Admin Costs Total: $5,481,043 Wal-Mart will loan funds to Grantsville at 5% annually to do this project. Expect 600 new local jobs @ about $10 per hour; mostly second incomes for locals For new Wal-Mart distribution center with 600 new jobs; increment for infrastructure	11-Sep-03 Approved 6 to 2 *Stop Receiving* *Tax increment in* *2011*
Public Hearing 22-Jul-03 TEC Meeting 15-Sep-03 1:30 p.m.	Wayne Harper 569-5100 FAX: 565-8978 Cell: 597-5420 Bryan Holladay RDA Chairman Melanie Briggs Secretary	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Bonneville Research Bob Springmeyer 364-5300 FAX: 521-8360 175 West 200 South Suite 2012 SLC, UT 84101 (Blight Study and Budget)	West Jordan City: Natalie Argyle, Vice Chair Carolyn Nelson Salt Lake County: John Rosenthal Darrin Casper/Mike Dolan, Alt Jordan School District: Lynette Phillips/Ellen Wallace, Alt. D. Burke Jolley, Alt for Lynn Davidson State Board of Education: Larry Newton--Chairman Other Taxing Entities: Neil Cox, Jordan Valley Water	West Jordan City RDA	Briarwood Redevelopment (Blight-Based) Project 99.62 acres--88.49 acres is privately-owned 100% for 15 years--expect to term to be about 5 to 6 years. Project area is mixed commercial, industrial, office and high-density residential Base Year is 2002 with value of $28,568,230 Total tax increment expected over 15 years is $21,854,005 of the above amount, $7,754,873 will be passed through to taxing entities (25% pass-thru) The amount of tax increment expected to be used to implement this RDA project Plan is $14,099,171 Included in the above number: $10,573,340 is for development and relocation costs, public and infrastructure improvements; $2,819,830 for Affordable Housing (20%); $704,961 (5%) for administration costs. Tax increment revenue bonds may or may not be used.	15-Sep-03 Approved 6 to 2
TEC Mtg 5-Aug-03 10:00 a.m. Public Hearing 19-Aug-03 6:00 p.m.	Dana Pollard, Sec City Recorder 622-8522	Scott Ellsworth Direct: 933-2329 Smith and Hartvigsen 413-1600 FAX: 413-1620 Cell: 661-1026 Vaughn R. Pickell	Randy Sant 621-8300 Blight Study by A/P Associates SLC, UT Joe Olsen, Weber County Assessors Office	South Ogden City: Scott Derrington, City Mgr., TEC V-Cha Ken Jones, City Council Weber County: Ron Kusina Dave Wilson Weber County School District: Robert Petersen, Bus Official Judy Hancock, Board Member State Office of Education: Larry Newton--TEC Chair Other Taxing Entities Lance Wood	South Ogden City RDA	Northwest Area Redevelopment Project Blight-Based Redevelopment Project Entire project is approximately 76 acres; only taking increment on 13.7 acres (COSTCO). RDA will request waiver of Olene Walker Housing funds; if not successful, reduce increment to $99,999 per year; pass the rest on to taxing entities. Cap total increment at $1,092,440 (costs of environmental cleanup of COSTCO real estate). Apply 100% of increment available towards payment to COSTCO for environmental clean up, reduce admin costs to 5%, thereby reducing term of project to approximately 9.5 years--could be as short as 7 years. City may need to use some point of sale sales tax to augment developer participation fee. For new Costco; increment for unusual site work and environmental clean-up	5-Aug-03 Approved 7 to 0 30-Jun-11 pproved Amendmer 8 to 0

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
TEC Mtg: 30-Oct-03 5-Feb-04 4-Mar-04 Consult Time: 21-Jul-03 9:00 to 4:00 Public Hearing 26-Aug-03 7:30 p.m.	JoAnn B. Seghini Mayor Christine Richman Dir of Community Dev	Jody K. Burnett Williams & Hunt 521-5678	Karen Wikstrom (Wikstrom Assoc) 521-7724	Midvale City: Lee King, Vice-Chair (City Administrato Christine Richman (Dir of Ec. Dev) Salt Lake County: DeeDee Darby Duffin Darrin Casper/Mike Dolan, Alt Jordan School District: Burke Jolley/Ellen Wallace, Alt Lynette Phillips State Office of Education: Larry Newton Other Taxing Entities Neil Cox, Jordan Valley Water	Midvale City RDA	Bingham Junction Project Area Blight Based Redevelopment Project (Blight Survey Completed May 2003) Bounded by Midvale City on the North and South, the Jordan River on the West and 700West/Holden Street on the East. Blight Survey Area contains two superfund sites that contain about 20% of the total land in Midvale City. The agency may collect 80% of the annual tax increment for a period of 25 years. The base year taxable value amount is estimated to be $3,886,079. Jordan Bluffs Redevelopment Area This project has been listed on the National Priority List of the U.S. Environmental Protection Agency. The property has been abandoned for more than 25 years. There will be extraordinary costs associated with developing this property. The base year taxable value amount is estimated to be $1,626,795. The Plan will require 100% of the tax increment over 25 years. However, the agency will rebate to each taxing entity 20% of the increment.	Pending 4-Mar-04 5-Aug-04 12-Aug-04 Resolution Approved 8 to 0
Consult Time: 9-Sep-03 2-5:00 p.m. Public Hearing: 1-Oct-03 7:00 p.m. TEC: 22-Sep-03 10:00 a.m.	Nevin Limberg Executive Director (435) 716-9015 Jay Nielsen Community and Ec. Development Secretary: Teri Routeledge Jennie Parrish 716-9008 Douglas Thompson RDA CAO	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Jonnalynne Walker 483-6011 521-7724 926 East Raymond Fruit Heights, UT 84037	Logan City Doug Thompson--Chairperson Jay Nielson/Alan Allred, Alt Cache County Tamara Stones/H. Craig Petersen, Alt Lynn Lemon Logan City School District Fred Duersch Paul Jensen/Supt Richard Jensen, Alt. State Office of Education Lawrence R. Newton Other Taxing Entities None	Logan City RDA	600 West Economic Development Project (Non-Blight-Based Redevelopment Project; about 93 acres) Base Year 2002; base value: $21,312,483 This project budget is PERCENT-BASED and not DOLLAR-BASED 100% for 12 years; total increment expected to be: $3,425,059 (100%) To EDA for infrastructure improvements: $2,568,794 (75%) To Affordable Housing (20% per year, from year one): $685,012 (20%) To Administration: $171,253 (5%) Expansion of Schreiber Foods over two years: 35,000 sq. ft. building; also purchase adjacent building and add improvements; plus expand adjacent business park (Cache Meadows Business Plaza) with speculation buildings and infrastructure. Potential developers: Schreiber Foods, Glen Thompson, Lundahl family, Logan Coach For business park development; increment for infrastructure and land acquisition	22-Sep-03 Approved 6 to 1
TEC: 29-Jan-04 3:00 p.m. Price City Hall TEC: 25-Aug-04 2:00 p.m.	Nick Tatton Executive Director Price City Redevelopment Agy.			Price City Taxing Entity Committee Price City: Joe Piccolo Pat Larsen Carbon County: Robert Pero, Chairman Bill Krompel Carbon County School District: Bill Jewkes David Armstrong State Office of Education: Cathy Dudley Other Taxing Entities Dave Anderson, Carbon Water Conservancy	Price City RDA	Downtown Price Redevelopment Agency This meeting was called to extend the development from May 28, 2005, until May, 2010. Another meeting was called for on August 25, 2004 to consider a resolution to authorize a time extension and potential funding partners for the Downtown Redevelopment Project Area. A letter to the Attorney General (Mark Shurtleff) was sent on September 7, 2004	1/29/2004 Failed: 5 Against 2 For
Public Hearing 2-Mar-04 7:00 p.m. 20-Apr-04 7:00 p.m. Asked for TEC Reps. 16-Apr-04 City Adopted Draft Plan 20-Apr-04	Ricky Horst, City Mgr. Doug Mildrem 513-1600 Secretary: Mary Ann Dean South Jordan City	Craig Smith Scott Ellsworth Brian Hawn Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620	Bob Springmeyer Bonneville Research 175 W 200 S, SLC Suite 2012 364-5300	South Jordan City Taxing Entity Committe South Jordan City: Bradley Marlor--Chair Mary Wenner--Vice Chair Salt Lake County: Kara Trevino Michael Jensen Jordan School District: Burke Jolley Ellen Wallace State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Neil Cox, Jordan Valley Water	South Jordan City	South Bangerter Redevelopment Project Area (Blight-based Redevelopment Project - 98.83 acres) Base Year 2003--value $6,043,170; total property taxes $90,327 Total estimated increment to be collected will be $21,619,317 Fifteen year dollar-fixed term; increment stops when RDA receives $10,809,658 Increment distributed as follows: $10, 809,658 (50%) to RDA for infrastructure $540,483 (2.5%) for Infrastructure Improvements Contingency $540,483 (2.5%) for RDA Administration $4,323,863 (20%) for Affordable Housing $5,404,483 (25%) Paid to Jordan School District for Project Mitigation Impacts For retail development; increment for infrastructure	10-Sep-04 Approved: 8 to 0
Public Hearing 11-Oct-05 6:00 p.m.	Nevin Limburg City Administrator 782-8529 Ron Kusina Weber Ec. Dev Corp Laurie Hansen City Recorder--RDA Secretary 782-8529	Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620 Craig Smith	Jonnalynne Walker 483-6011 521-7724 926 East Raymond Fruit Heights, UT 84037	Pleasant View City Redevelopment Agen Pleasant View City: James Fisher--Chairman Gordon Flinders Weber County: Doug Larsen Dan Olsen Weber County School District: Robert Petersen--Vice Chairman Brent Richardson	Pleasant View City	Pleasant View Business Park Economic Development Project Base Year 2004; 637 Acres of primarily vacant land Base year value: $20,591,708; base year taxes: $275,135 12-year term; will trigger increment between 2008 and 2012 Expenditures to Project Administration: $910,000 (3%) Affordable Housing: $6,067,057 (20%) Project Area Expenditures: $23,358,171 (77%) Total expenditures: $30,335,287 Ten percent will flow through to taxing entities: $3,739,362 The general plan contemplates commercial, light industrial and high-density residential uses. No specific projects have been either proposed or accepted for the Project Area; no private developers have been identified. The redevelopment agency may offer incentives to participants.	30-Sep-05 Approved 8 to 0

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities John Davis--Central Weber Sewer			
Consult Time: 30-Mar-04 10:00 a.m. Public Hearing: 12-Apr-04 6:30 p.m.	Glen Vernon Former Executive Dir. (435) 427-3858 FAX: 427-3275 (Did blight study) Harvey E. "Don" Worley, Mayor (435) 427-3858 Nancy Woodside City Administrator (435) 427-3858 Harvey Worley RDA Chairman	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Jonnalynne Walker 483-6011 521-7724 926 East Raymond Fruit Heights, UT 84037 Jan Anderson--Sec. City Recorder	Fairview City Allan P. Hall--Chairperson Kathy Nelson Sanpete County Earl D. Clark (County Treasurer) Kenneth Bench (County Assessor) North Sanpete School District Larry Seely (Board Member) Darin Johansen (Business Official)--V C State Office of Education Lawrence R. Newton Other Taxing Entities David Cox (Central Utah Water Conservative District)	Fairview City RDA ***Dave Taylor called 9/21/11 to say they were not going to do anything on the project.*** ***Let it dissolve CLD***	Downtown Redevelopment Project, 96.19 Acres Base Year: 2003; Base Value: $6,353,652; Base Property Taxes: $60,550 Fairview City had proposed to offset any tax increment paid to the RDA that would have otherwise gone to the North Sanpete School District with a dollar-for-dollar credit to be applied to the City utilities provided to the Fairview Elementary School; not discussed 3/29. The RDA plans to offer incentives for retail or commercial entities to come to Fairview 100% Tax Increment for 15 Years; limit increment to no more than $100,000 per year; Total Increment: $1,500,000; $1,425,000 for Infrastructure (water, sewer, power, street) 5% for Administration = $75,000 RDA may begin increment as late as 2012 to ensure at least $100,000 the first year. Plan calls for a new grocery store, restaurant, drug store, car wash, lodge, and bed & breakfast. Total estimated investment: $35,638,244 For retail including grocery store, restaurant, drug store, car wash, lodge and bed & breakfast	29-Mar-04 11:30 a.m. 7-Apr-04 4:00 p.m. Approved: 6 to 2
Pubic Hearing: 1-Jun-04 6:30 p.m.	Mike Winder Business Manager 963-3525 Brent Garlick RDA Project Manager 963-3473 John Patterson CEO Bob Buchanan Executive Director 963-3321 Secretary: Doris Larsen	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300	West Valley City: Steve Vincent Russ Brooks Salt Lake County : Alan Dayton Michael Jensen Granite School District Dave Garrett (voted for Lynne Davidson) Keith Bradshaw State Board of Ed: Cathy Dudley Other Taxing Entities Neil Cox	West Valley City RDA	City Center Redevelopment Project Area 105.5 acres The existing land uses consists of: commercial (60%); office (3%); single family residential (5%); multi-family residential (14%); and public/quasi-public (18%). The governing board of the Agency and the legislative body of the City have found that the area within the boundaries of the Project Area is a blighted area. This is a percentage-based budget with no cap, with 10% going to administration, 20% to the Olene Walker Housing Trust fund, and 70% going to the development of this project. The total base year tax valuation for 2003 is $67,185,390. It is anticipated that the total increments will be approximately $22,310,075 with 10% going to administration, 70% to the agency, and 20% to housing. Anticipated expenditures will be $8 million for infrastructure improvements, $1.9 million for landscaping and public space improvements, $7.5 million for land acquisition, $1.5 million for building improvements, and $2.3 million for indirect development costs. Granite District will move Granger Elementary for a Costco.	**Resolution Passed** 5 - Yes 3 - No **TEC** 5-Aug-04 2 p.m. Includes Granite school district participation to move elementary school. **Amended Project** Approved 2-Oct-07
Public Hearing: 22-Jun-04 5 p.m. Ogden City Public Hearing: 13-Apr-04 5 p.m.	Richard McConkie 801.629.8910 Matthew Godfrey RDA Executive Director Stuart Reid Director, Comm & Ec. Development Richard McConkie Deputy Ec. Dir. 629-8910		Richard Chong 364-1797 for Blight Study 8-Mar-04	Ogden City No TEC formed due to no tax increment State Office of Education Lawrence R. Newton/Cathy Dudley Other Taxing Entities	Ogden City RDA	Ogden City Redevelopment Agency 21st - 22nd Street Redevelopment Project No tax increment contemplated Blight-Based Project--Plan dated 27-Apr-2004 Wal-Mart is major retailer which has expressed interest Blight has been determined; 15.13 acres within the project	No TEC Formed
Public Hearing: 17-Feb-04 8:30 PM	Carl Martin Mayor Secretary: Beverly Haslam	Craig Smith Smith Hartvigsen (801) 413-1600 FAX 413-1620	Randy Sant 621-8300 Gary Jones: Blight Study Developer: Johansen-Thakery Commercial Real Estate Services John R. Thackery 1165 E Wilmington Ave Suite 275 SLC, UT 84106	West Bountiful Commons RDA West Bountiful City: Carl Martin--Chairman Wendell Wild/Bonnie Sorenson, Alt Davis School District: Bruce Williams--Vice Chairman William P. Moore/Walt Bain, Alt Davis County Commission Mark Altom--Co. Treasurer Wilf Sommerkorn--Co Ec. Dev Director State Office of Education Lawrence R. Newton/Cathy Dudley, Alt Other Taxing Entities--Weber Basin Water John Davis	West Bountiful RDA	The West Bountiful Commons Blight-Based Redevelopment Project Area comprises roughly 35.8 acres, including both private and public properties. Forty-five of the 56 parcels in the Project Area meet or exceed blight conditions. The increment will be divided as follows: 50% to the RDA--$6,000,000 (2.5% for administration--$300,000) 20% to be used for housing--waiver not requested; did not meet criteria Retail developer subsidy. The agency plans up to 25 years of tax increment. Total Property Tax Increment: $12,000,000 The city is pledging sales tax increment in addition to property tax increment. Will use sales tax prior to any property tax increment to meet yearly budget goals. Total Sales Tax allocation: $6,699,000 Total Reimbursement to developer: $12,000,000 ($10 Million + $2 M Incentive bonus) Three Phases: Phase I includes 135,000 sq. ft. COSTCO; expect 4 to 5 restaurants, 3 mid-box retail stores, plus 105,166 sq. ft. of other new retail space.	TEC: 8-Jul-04 12:00 p.m. Conditionally Approved: 6 to 2 On condition: --Get Affordable Housing Waiver --Reduce Admin costs in budget Final Approval: 2-Sep-04 18-Dec-2009
Public Hearing: 10-Aug-04 7:30 p.m. TEC: 23-Sep-2004 9:00 a.m.	Michael Moyes City Administrator (801) 825-1477 FAX: (801) 825-3001	Garth Day Carla Wiese Day and Associates 941-0269 FAX: (801) 479-0964 Rich Jones City Attorney	Blight Study Bonneville Research Bob Springmeyer 364-5300	Syracuse City Fred Pancucci, Mayor--Chairman J. Michael Moyes, City Administrator Davis County Mark Altom, County Treasurer Wilf Sommerkorn/Kent Sulser, Economic Development Davis School District Bruce Williams, Business Admin, V-Chair	Syracuse City RDA	Syracuse Redevelopment Project Area consists of 24 parcels comprising approximately 59 acres of private real property, and is located at approximately 1500 South through 1700 South between 600 West and 1100 West. Fifteen year Redevelopment Project; total increment $1,212,550; less than $100,000 per year. Base Year is 2004; first year of increment is 2005. Project expenditures include: $110,000 for replacing water and sewer lines on 725 West and construction of street at 725 West; $125,000 to relocate buildings; $964,622 to build land	TEC: 23-Sep-04 No Vote Taken 21-Oct-2004 Approved: 7 to 1

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
TEC: 21-Oct-2004 2:00 p.m.				Walt Bain, School Board Member State Office of Education Lawrence R. Newton/Cathy Dudley Other Taxing Agencies Tage Flint, Weber Basin Water District		drain, construct storm drains at 1700 S and 1000 South, as well as make road improvements at 1000 West. Administrative costs are 1% or $12,928; no Affordable Housing component. To encourage retail development; increment for water and sewer lines, building relocation, storm drain, road.	
TEC: 25-Aug-04 5:00 p.m.	Max Forbush Executive Director			Farmington City Davis County Davis School District State Office of Education Other Taxing Agencies	Farmington EDA	The Redevelopment Agency of Farmington City is considering the creation of an "Economic Development Project Area" north of Clark Lane, west of I-15, and east of the new Park Lane freeway ramp. This particular area is the proposed site for a UTA commuter rail station. The developer of this area is proposing a Transit-Oriented Development at the site.	Abandoned and is now an RDA project
TEC: 18-Aug-04 5:00 p.m.	Gary Hill Executive Director			Park City Jim Heir, Councilman PCMC Tom Bakally, City Manager PCMC Summit County Blake Frazier, Auditor Dave Thoms, Attorney's Office Park City School District Dave Adamson Von Hortin State Office of Education Lawrence R. Newton/Cathy Dudley Other Taxing Entities Kelly Gee, Fire Service District	Park City RDA	The Park City RDA Extension--Main Street Project Area was created in 1978. In 1986, the RDA project had been amended to extend the sunset date through 2005 and introduced the requirement that the RDA would repay a portion of the school district's capital outlay, debt service, and voted leeway levies. The RDA project was amended a second time in 1992. This amendment increased the total amount of increment that could be collected by $300,000 to $1.3 million. To mitigate the increased cap, the RDA agreed to make an additional annual payment of $80,000 to the school district. The project was amended a third time on August 17, 2004, to change the sunset date to **2021** and formalized that the minimum amount the RDA may collect (after the school mitigation payment) is $920,000. This extension hopefully will generate approximately $8.5 million which will be used to fund three specific economic development projects: construction of a Town Plaza, expansion of the Main Street Parking Structure, and renovation of Prospect Avenue.	18-Aug-04 Approved 7 to 1
Public Hearing 31-Aug-04 7:00 p.m. 31-Mar-05 7:00 p.m.	Community Development Director: Jay Nielson TEC Secretary: Teresa Harris	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Jonnalynne Walker 483-6011 521-7724 926 East Raymond Fruit Heights, UT 84037	Logan City Mayor Douglas Thompson--Chair Jay Nielson Cache County Lynn Lemon Tamra Stones School Districts Dale Hansen--Cache School District Paul Jensen--Logan School District State Office of Education Lawrence R. Newton/Cathy Dudley Other Taxing Entities None	Logan City RDA	The Logan City RDA for the existing South Main Redevelopment Project Area proposes an amendment and expansion of this project from an existing 90 acres to 201 acres. This blight-based RDA project was formed in 1991; the tax increment ends in 2022; the RDA Agency is now receiving 80% or increment, 20% is flowing to taxing entities. The proposal is to add the additional acreage (on the east side of State Street in Logan) with the same haircut as the present project and with a base year of 2004 so that 20% of the increment on the new project area flows to taxing entities and the new and the old acreage project ends in 2022. The new parcels have a present value of about $18.35 Million. The entire project is for infra-structure improvements for office/commercial, retail and residential property. The present amount of increment is about $200,000 annually. Part of the project is in Logan School District; part of the project is in Cache School District	15-Feb-05 No Vote Taken 25-Feb-05 Cancelled 18-Mar-05 9:00 a.m. Approved 6 to 1
Public Hearing 09-Nov-04 5:00 p.m.	Keith Snarr Director Carol Heales City Recorder 264-2660 Josh Yost Secretary for the TEC Mike Wagstaff Mayor's Office Shannon Hufjacobs City Council Exec Dir Daniel C. Snarr Chief Exec Officer Don Whetzel Finance Director	Jody K. Burnett Williams & Hunt 521-5678 Frank Nakamura Murray City Attorney	Alice Steiner Transit Consultant Karen Wikstrom (Wikstrom Assoc) RDA Plan 521-7724 Jan Stuefil Landscape Architect Jonnalynne Walker 483-6011 521-7724 926 East Raymond Fruit Heights, UT 84037 Richard Chong 364-1797 for Blight Study Oct-04	Murray City Jim Brass, City Council--Chairman Jeff Dredge, City Council Salt Lake County Holly Robb, SLC Mayor's Office Darrin Casper, SLC Council's Office Murray School District G. Loyd Naylor Timothy Leffel, Buss Official--V Chair State Office of Education Lawrence R. Newton/Cathy Dudley Other Taxing Entities Dan Barr, City Library and CUP	Murray City RDA	Murray City Redevelopment project: "Fireclay Survey Area" - north of 4500 South State Street extending westward to Union Pacific Railroad line (approximately 200 West) 97-acres Base Year of 2004; 100% going to RDA; 20-Year RDA with a cap of $38,993,400 total increment. Increment to be used for: Project improvements: infrastructure in and out of project; financing, etc. $24,565,842 Housing (RDA board may ask for up to 80% waiver on this number): 7,798,680 Administrative Costs: 1,949,670 Mitigation payments to Murray School District to hold voted leeway harmless: 4,679,208 Total: $38,993,400 Project will provide some infrastructure to a potential Stadium that may be located in Murray City.	12-Apr-05 No vote taken 10-May-05 Vote on Blight Study Only Approved 5 to 0 16-Aug-05 Approved 6 to 1 27-Sep-05 2nd Budget Approval 6 to 1
Initial Meeting 9/17/2004	Dave Oka Executive Director 535-7240			Salt Lake City: Eric Jergensen, Chairman Jill Remington-Love	Salt Lake City RDA	**Extension of Salt Lake City Central Business District (CBD) from 2015 to 2040** Beginning in 2005 through 2040 the Agency requests 100% of tax increment from the collection area of the CBD Project.	12-Oct-04 Approved 7 to 1

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
	Valda Tarbet Deputy Director 535-7241			Salt Lake County: Darrin Casper Mike Reed Salt Lake School District: John DeJong, Vice-Chairman Kent Stephens State Board of Education Larry Newton Other Taxing Entities Enid Green, Central Utah Water		Beginning in 2005 through 2007, the Agency retains 60% of the tax increment as the "regular increment", and from the remaining tax increment (the Statutory Allocation Reduction Revenues [SARS] of 17B-4-1003(3)), the Agency pays debt service and costs for bonds payable form the SARS and the Agency distributes the balance of the SARS plus $2 Million annually from Regular Tax Increment to all taxing entities, based on their proportional share of the certified tax rate, excluding judgment levies. Beginning with 2008 through 2014, the Agency pays debt service and costs for the Agency's bonds payable from the SARS revenues and the Agency will retain 40% of the balance and distribute 60% to the taxing entities, based on their proportional share of the certified tax rate, excluding judgment levies. Beginning in 2015 through 2040 the Agency retains 40% of the tax increment and distributes 60% to the taxing entities, based on their proportional share of the certified tax rate, excluding judgment levies. If during the period after 2015, there is not an average annual growth rate in taxable value within the collection area of the project of at least 175% of Salt Lake City's overall average taxable value growth rate, then in 2025 either the Agency or a majority of the TEC will call a TEC meeting within 90 days of the request to consider the redistribution of tax increment to the taxing entities.	60% of tax increment goes to taxing entities after bonds are paid
Pubic Hearing 12-Apr-05 5:00 p.m. City Council Chambers	RDA Executive Director Randy Fitts 272-9450 Secretary: Stephanie Carlson Holladay City	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Benefit Analysis Study Bonneville Research Bob Springmeyer 364-5300	Holladay City Steven Peterson, City Cncl--Chairman Grant Orton, City Council Salt Lake County: Holly Robb--County Mayor Darrin Casper--County Council Granite School District: Keith Bradshaw, Granite Staff Hank Bertoch, Granite Board--V-Chair State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Neil Cox	Holladay City RDA	Olympus Economic Development Project Area (EDA)--Dated 1-Mar-2005 54.129 Acres; Fifteen year EDA; Base Year is 2004; total Increment: $20,222,437--$6,554,180 pass-through to Taxing Entities. Total to RDA: $13,668,254: 5% for Admin: $683,413; 20% Affordable Housing: $2,733,651; 75% to RDA for extraordinary expenses: $10,251,191 When the RDA receives $697,860, RDA will not receive increment attributable to Granite SD, excluding the Basic Rate. The cost to the Basic Rate for the 15-year increment is $2,286,266. Located in southeast portion of Holladay, between I-215 and 6200 South near Wasatch Blvd. Base Year Value: $9,264,230; expect property tax to go from $120,452 to $1,806,779 by 2020 Millrock Park Associates anticipated building four large A+ office space buildings: Building 1--Occupancy Date: Fall 2005; Cost: $12.75 Million Rentable SF: 70,739 3.2 floors Building 2--Occupancy Date: Spring 2007 Cost: $27.56 Million Rentable SF: 144,862 5 floors Building 3--Occupancy Date: Winter 2008 Cost: $23.515 Million Rentable SF: 115,513 4 floors Building 4--Occupancy Date: Winter 2010 Cost: $30.038 Million Rentable SF: 134,143 4 floors Existing land is: Vacant industrial and Vacant open space; the vacant industrial land is to be used for commercial office buildings; the vacant open space is to be developed as a park.	7-Apr-05 No Vote Taken 11-Apr-05 Approved 7 to 1
Pubic Hearing 19-Jul-05 6:00 p.m.	Paul Coattes 569-5122 FAX: 569-5039 Tom Burdett 569-5061 Gary Luebbers City Manager 569-5100 Jeff Crook KraftMaid Representative	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010 Richard Scott--Bond Council, Chapman&Cutler John Crandall, Advisor George K. Baum	Bob Springmeyer (benefit analysis and budget) Jeff Edwards, CEO Ec. Dev Corp, Utah	West Jordan City Rob Bennett Kathy Hilton Salt Lake County: Holly Robb--County Mayor's Office Darrin Casper--County Council Office Jordan and Granite School Districts Burke Jolley Lynette Phillips--Vice Chair State Board of Education: Larry Newton--Chair/Cathy Dudley, Alt Other Taxing Entities Neil Cox	West Jordan City EDA	Bingham Business Park No. 2 Economic Development Project KraftMaid Cabinetry, Inc. is new business to Utah Base Year Value: $3,330; base year property taxes on 76.1 acres of land: $53 100% of increment up to $19,791,167 for up to 17 years (2007 to 2023) No allocation for ongoing Administration funds; all start up costs within bond development costs. Original land is vacant industrial and vacant agricultural land. No eminent domain. Expect KraftMaid to build up to 600,000 sq. ft. new manufacturing facility; up to 1,300 new jobs (annual payroll approximately $34 Million) by 2008 with average salaries of $27,000; likelihood of up to 200 to 400 new jobs from related business development; total average payroll during construction of $26.9 Million; expect base value to increase by approximately 98 Million. Expect about 200 additional jobs form glass, door and wood suppliers in the area. Received waiver from Olene Walker Housing Trust--no Affordable Housing form Increment	29-Jun-05 3:00 p.m. Approved 5 to 3
Pubic Hearing 2-23-05 1-Jun-05 8:30 p.m. TEC 20-May-05 8:30 a.m.	Max Forbush 801-451-2383 FAX: 451-2747 Margy Lotlax 451-2383 Mayor David Connors	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Richard Haws Stonehenge Developers 477-4700 X116 Alice Steiner Transit Consultant	Farmington City Rick Dutson David Connors--Mayor Davis County: Wilf Summerkorn Mark Altom--County Treasurer Davis County School District Walter Bain Bruce Williams State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Leland Myers - Central Davis Sewer District	Farmington City RDA	Station Park Redevelopment Project Area Base Year: 2004; 20-years of increment; total of $18,500,000: Project Area Expenditures: $14,500,000 (78.38%) Affordable Housing: $3,700,000 (20.0%) RDA Administration Costs: $300,000 (1.62%) No flow-though to other taxing entities.	Taxing Entity Committee 20-May-05 Approved 5 -3
Pubic Hearing 15-Mar-05 7:00 p.m. 30-Oct-12 5:00 p.m.	Larry Hansen 801-436-1233	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Blight Study 21-Dec-04 Bonneville Research Bob Springmeyer 364-5300	Riverdale City Lynn Fortie Shelly Jenkins--Chair Weber County: Dan Olsen Ron Kusina Weber County School District Cheryl Ferrin for Brent Richardson Robert D. Petersen--Vice Chair	Riverdale City RDA	West Bench Redevelopment Project Area--89.32 Acres Fifteen year RDA Project, no pass through to taxing entities. Total increment: $13,033,296 To RDA Agency for project expenditures: $9,774,972 (75%) To RDA for Administration: $651,665 (5%) To RDA for Housing: $2,606,659 (20%) Base year value: $8,990,181 (2004); NPV value in 15 years (5.5%) $90,239,670 Three major objectives: Move power lines underground--$5 Million; Improve traffic flow--$1.2 Million; Correct parcel sizes. Replace existing with commercial office development over several years. Current amount of value in redevelopment is 14.32%; this project and the 550 West RDA Project	25-Apr-05 Failed 4 to 4 5-May-05 Vote RE: Blight Approved 5 to 3 **4-Oct-12**

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Lance Wood		would bring the percent above the current 14.32%. *Riverdale City came back to the TEC with a revised budget. The maximum total of all tax increment to the Agency over the 15 year project area budget is 100% of the tax increment from the Project Area for a total cumulative tax increment to the Agency not to exceed $9 million. No tax increment under the approved budget is authorized for administrative purposes and waiver of affordable housing.*	
Pubic Hearing 1-Feb-05 7:00 p.m. 29-Mar-05 7:00 p.m.	Larry Hansen 801-436-1233	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Blight Study 21-Dec-04 Bonneville Research Bob Springmeyer 364-5300	Riverdale City Lynn Fortie Shelly Jenkins Weber County: Dan Olsen Ron Kusina Weber County School District Brent Richardson Robert D. Petersen State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Lance Wood	Riverdale City RDA	550 West Redevelopment Project Area--45.27 Acres Blight-Based Redevelopment Project; Base Year 2004; Value: $10,943,297; Tax: $123,714 100% or increment for up to Fifteen-Years; capped at total; 20% to Affordable Housing each year. Budget: Total Increment over 15 years--$5,143,175--no sharing of increment with taxing entities. RDA Costs--development and relocation; public and infrastructure improvements--$3,857,384 RDA Administrative Costs--$257,159 (5%) Affordable Housing--$1,028,636 (20%) Incentives may be provided to developers: Including Boyer Company, Coldwell Banker Commercial and the Hancock Company. May use eminent domain or condemnation (have up to 5 years to use; do not plan to use) Will keep existing land uses (residential, light industrial, commercial and vacant land) Likely to add more commercial and retail. No new detached single family residential uses are contemplated in the RDA project area. May or may not use bonds for financing; probably use developer agreement. Property tax is expected to rise from $123,714 in 2004 to $362,114 in 2010. Twenty-three (66%) of the 35 parcels in the Project Area exhibit three or more factors of blight.	14-Mar-05 3:00 p.m. Approved 5 to 3 Also approved waiver to 10% Combined Incremental Value as set forth in 17B-4-5003 (2) (a) Current combined incremental value is now 14.32% of total value.
Pubic Hearing	Larry Hansen 801-436-1233			Riverdale City Weber County: Weber County School District State Board of Education: Other Taxing Entities	Riverdale City RDA	1050 West Neighborhood Development Project Area Plan	Pending
Pubic Hearing 11-Jan-05 7:00 p.m.	Larry Hansen 801-436-1233			Riverdale City Weber County: Weber County School District State Board of Education: Other Taxing Entities	Riverdale City RDA	Riverdale Road Neighborhood Development Plan	Pending
Pubic Hearing 17-Mar-05 7:00 p.m. 18-Oct-05 7:00 p.m.	Gary Uresk RDA Executive Dir. 801-292-4421 RDA Secretary: Maureen Nelson	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Blight Study: Gary Jones A/P Associates Jan-05	Woods Cross City Rich Earnshaw--Chairman Tamra Dayley Davis County: Kent Sulser Steve Rawlings Davis County School District Craig Carter, Vice Chair Walter Bain State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Dal Wayment--Davis Sewer District	Woods Cross City RDA	**500 West Redevelopment Project Area** 28.96 acres with a 2004 Base Year; value $8,811,024; $105,281 in property taxes collected. Total increment $801,320 over 15 years; no pass-through to taxing entities except $43,056 up to the time they trigger increment. Increment uses: Public Infrastructure Improvements: $625,030 Housing Rehabilitation: 160,264 Redevelopment Agency Administration: 16,026 This is primarily a housing improvement RDA project in which grants and loans will go to owners. Presently predominantly apartments, one single family home, 3 four-plexes and commercial devel. One existing private access right-of-way will be paved. Also approved waiver for having combined incremental value over 10%: currently at 12.11% but will be below the 10% limit by the time they trigger increment in 2008 On October 20, 2010, the TEC met to amend the budget to shift the beginning of the 15 year budget period two years & to increase the cap on the budget from $801,320 to $1,100,000.	Approved 7 to 0 6-Oct-05 TEC Meeting: 20-Oct-10
Pubic Hearing 18-Jan-05 7:30 p.m.	Paul Glauser 801-852-6160			Provo City Utah County: Provo City School District	Provo City RDA	Redevelopment Project Area No. 8	Pending

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				State Board of Education: At-Large:			
Pubic Hearing 29-Jun-05 7:00 p.m. 19-Jan-06 6:30 p.m. Secretary: Stephanie Carlson Holladay City Informal Hearing 6/7/2005 6 - 8 p.m. Tax Entities Comment 9 to 13 Jan	RDA Executive Director Randy Fitts 272-9450	Randy Feil 296-9898 FAX: 296-98/91 3748 Bountiful Blvd Bountiful, UT 84010	Blight Study 18-May-05 Supplement 30-Jun-05 Bonneville Research Bob Springmeyer 364-5300	Holladay City Steven Peterson, City Cncl--Chairman Grant Orton, City Council; Hugo Diederich, Alt Salt Lake County: Holly Robb--County Mayor Darrin Casper--County Council Granite School District: Keith Bradshaw, Granite Staff Hank Bertoch, Granite Board--V-Chair State Board of Education: Larry Newton/Cathy Dudley, Alt Other Taxing Entities Neil Cox	Holladay City RDA	Village Center Redevelopment Project Area 2005 Base Year; base year value is $27,013,810; 54.208 acres; no eminent domain Existing uses are commercial, retail, office, residential and public (school and fire station) Ken Melby and Fox Development have expressed interest developing the area. 100% of increment for 15 years; total of $23,461,241 increment; none shared with taxing entities Development, relocation, public and infrastructure improvements (75%): $17,595,931 Housing (20%): 4,692,248 Agency administrative costs (5%): 1,173,062 Total: $23,461,241 Tax increment to be used to pay reimbursed costs for public infrastructure, off-site improvements and upgrades, on site-upgrades, land write-downs, etc. Property tax in the project are is expected to increase from $332,690 in 2005 to over $2 million in 2022 when project ends.	24-Jan-06 10:30 a.m. Pending 7-Feb-06 9:00 a.m. Approved 8 to 0
Public Hearing 30-Oct-03 7:30 p.m. Brigham City Municipal Building	Brigham City Recorder (435) 734-2001 Jolene Crockett TEC Secretary	Craig Smith Smith and Hartvigsen 413-1600 FAX: 413-1620	Randy Sant 621-8300	Brigham City LouAnn Christensen, Mayor--Chair Paul Larsen, Ec. Dev. Coord. Box Elder County Garth Day, County Planner Clark Davis, County Planner Box Elder School District Martel Menlove, Superintendent--V Chair Ron Frandsen, Business Official State Office of Education Lawrence R. Newton, Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Bear River Water Conser.	Brigham City RDA	X-20 Economic Development Project Area 11-year Economic Development Project; base year 2006 Created Oct 30, 2003; focus on high tech (carbon fiber), R & D, light industrial. Reuse of existing Thiokol-built structure; problems include interior configuration, utilities Proposed budget estimate $1,000,000 in Tax Increment: infrastructure: $633,888; business incentives: $375,000; administration: $41,600. $500,000 to be paid back for power. Infrastructure improvements to Main Street, 900 North, SR. 13 and electrical. Other expenses for property acquisition, admin. Expenses, business assistance, marketing and notes payable to RDA No. 2--Intermountain Indian School (a pre-1993 project at 75% haircut; $75,000 flowing to taxing entities at this time; ends in about 2015. Dollar amount is capped by year and total amount of term. Located in northeast area of city. Waiver obtained from the Olene Walker Housing Loan Fund (20%)	29-Sep-05 No Action 29-Nov-05 12:00 p.m. Approved 8 to 0
Public Hearing	Brigham City Recorder (435) 734-2001 Jolene Crockett TEC Secretary	Craig Smith Smith and Hartvigsen 413-1600 FAX: 413-1620	Randy Sant 621-8300	Brigham City LouAnn Christensen, Mayor--Chair Paul Larsen, Ec. Dev. Coord. Box Elder County Garth Day, County Planner Clark Davis, County Planner Box Elder School District Martel Menlove, Superintendent--V Chair Ron Frandsen, Business Official State Office of Education Lawrence R. Newton, Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Bear River Water Conser.	Brigham City RDA	Central Square Economic Development Project Area 6-year Economic Development Project; base year 2006 Created 17 Feb 2005; is previous location of Central School; created at request of Call Investments. Focus is on office use; capitalize on downtown location. Proposed budget for Tax Increment is $353,348: Infrastructure $188,484; Other $164,864: $70,000 for architectural incentives; $70,000 business incentives, and $24,864 for administration. Infrastructure is for water, sewer, storm drain, electrical, natural gas, telecommunications. Waiver obtained from the Olene Walker Housing Loan Fund (20%)	29-Sep-05 No Action 29-Nov-05 12:00 p.m. Approved 8 to 0
Public Hearing	Brigham City Recorder (435) 734-2001 Jolene Crockett TEC Secretary	Craig Smith Smith and Hartvigsen 413-1600 FAX: 413-1620	Randy Sant 621-8300	Brigham City LouAnn Christensen, Mayor--Chair Paul Larsen, Ec. Dev. Coord. Box Elder County Garth Day, County Planner Clark Davis, County Planner Box Elder School District Martel Menlove, Superintendent--V Chair Ron Frandsen, Business Official State Office of Education Lawrence R. Newton, Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Bear River Water Conser.	Brigham City RDA	Northwest Economic Development Project Area 10-year Economic Development Project; base year 2006 Created 17 Feb 2005; focus is industrial job creation; capitalize on UTOPIA; problems include inadequate utilities; available vacant land in the area. Proposed budget for Tax Increment is $3,033,155: Infrastructure $1,476,485; Other expenditures: $1,476,485 infrastructure; $1,176,000 land write-down (56 acres @ $21,000); Housing (10% for Olene Walker Trust Fund) ($29,513 @ 10 years) Infrastructure is for street improvements, water, sewer, storm drain, electrical, natural gas, telecommunications. Other Expenses are for property acquisition; Notes payable to RDA No. 2 Intermountain Indian School, pre-1993 project at 75% haircut, business assistance fund, administrative costs	29-Sep-05 No Action 29-Nov-05 12:00 p.m. Approved 8 to 0
Public Hearing	Brigham City Recorder (435) 734-2001 Jolene Crockett TEC Secretary	Craig Smith Smith and Hartvigsen 413-1600 FAX: 413-1620	Randy Sant 621-8300	Brigham City LouAnn Christensen, Mayor--Chair Paul Larsen, Ec. Dev. Coord. Box Elder County Garth Day, County Planner Clark Davis, County Planner Box Elder School District Martel Menlove, Superintendent--V Chair	Brigham City RDA	West Forest Street Economic Development Project Area 7-year Economic Development Project; base year 2006 Created 5 Feb 2005; focus is R & D, office, light industrial job creation; capitalize on UTOPIA Working with property owners to identify desirable uses. Proposed budget for Tax Increment is $1,498,957: Infrastructure $1,375,201; Other: Corridor plan: $25,000; Administration: $67,700; Loan Payment from RDA #2: $31,056 Waiver obtained from the Olene Walker Housing Loan Fund (20%) Infrastructure is for improvements to Forest Street, Industrial Way, and 1200 West; construction of	29-Sep-05 No Action 29-Nov-05 12:00 p.m. Approved 8 to 0

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Ron Frandsen, Business Official State Office of Education Lawrence R. Newton, Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Bear River Water Conser.		100 South; to be refined to include natural gas, telecommunications and electrical upgrades. Other Expenses are for Notes payable to RDA No. 2 Intermountain Indian School, pre-1993 project at 75% haircut, business assistance fund, administrative costs, marketing	
Public Hearing	Brigham City Recorder (435) 734-2001 Jolene Crockett TEC Secretary	Craig Smith Smith and Hartvigsen 413-1600 FAX: 413-1620	Randy Sant 621-8300	Brigham City LouAnn Christensen, Mayor--Chair Paul Larsen, Ec. Dev. Coord. Box Elder County Garth Day, County Planner Clark Davis, County Planner Box Elder School District Martel Menlove, Superintendent--V Chair Ron Frandsen, Business Official State Office of Education Lawrence R. Newton, Cathy Dudley, Alt Other Taxing Entities Clinton Burt, Bear River Water Conser.	Brigham City RDA	West Forest Street Redevelopment Project Area 10-year Redevelopment Project; base year 2006 Created 29 Jan 2004; focus is mixed-use commercial/retail, office and R& D; capitalize on traffic from BRMBR Visitor Center; Parson Auto Salvage acquired by Redevelopment Agency. Working with property owners to identify desirable uses. Waiver obtained from Olene Walker Fund Blight Factors: Defective character of physical construction; Economic deterioration or disuse; Lots of irregular shape, size; Subject to flooding; Hazardous waste; Inadequate sanitation. Proposed budget for Tax Increment is $1,477,511: Infrastructure $1,375,201; Other $67,310 Infrastructure is for improvements to Forest Street, 1200 West; construction of 100 South; to be refined to include natural gas, telecommunications and electrical upgrades. Other Expenses are for Notes payable to RDA No. 2 Intermountain Indian School, pre-1993 project at 75% haircut, business assistance fund, administrative costs, marketing property acquisition.	29-Sep-05 No Action 29-Nov-05 12:00 p.m. Approved 8 to 0
Consult Time: Public Hearing: 13-Dec-05 5:00 p.m. TEC Mtg: 23-Nov-05 10 a.m.	Richard McConkie 629-8910 Matthew Godfrey Mayor Rick Safsten RDA Chairperson Secretary: Gloria Berrett	Randy Feil 296-9898	Bonneville Research Bob Springmeyer 364-5300 Jonnalynne Walker 483-6011 521-7724	Ogden City Ken Alford Rick Safsten, Chairman Weber County Ron Kusina Dan Olsen Ogden City School District Eugene Hart, Vice Chairman John Gullo State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Lance Wood	Ogden City RDA	West 12th Street Economic Development Project Area-**AMENDMENT** Economic Development Project; Base Year is 2000 2000 Base Year value is $39,385,162 70.36 Acres in Project Area Total Increment expected to be $9,643,250 for 10 years 20% of Increment for Housing=$1,350,055 70% of Increment for Project Area Budget=$6,750,275 Increment for Administration=$173,772 (1.80%) 30% Flow-through to Taxing Entities=$2,892,975 Expect 1,000 new jobs @ $39,000/Yr. Employer is Fresenius Medical Care; expanding existing facility; is investing about $75,000,000 in the plant. Fresenius will invest up to $95 million and add approximately 270 new jobs.	23-Nov-05 Approved 10 a.m. 8 to 0
Consult Time: Public Hearing: 29-Nov-05 5:30 p.m. TEC Mtg: 23-Nov-05 1:30 p.m. Public Hearing: 28-Apr-09 9:30 a.m.	Richard McConkie 629-8910 Secretary: Gloria Berrett			Weber County Dan Olsen Joe Olsen Weber School District Robert Petersen Brent Richardson State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Lance Wood	Weber County RDA	**Great Salt Lake Minerals Economic Development Project Area** Economic Development Project; Base Year is 2006 The project does not include increasing the number of jobs, but rather to retain the 220 permanent full-time employees and 190 contract and seasonal employees currently at the facility through renovation and modernization of the facility. The facility produces salt, magnesium chloride, and potassium phosphate. The site of this operation includes numerous parcels which in total exceed 500 acres in size. The investment includes real property improvements estimated at $11,626,761 and personal property valued at $4,890,770. The GSL EDA requests 70% of the new tax increment derived from the project for a period of 5 years, with a 30% pass-through to the taxing entities of any and all new tax revenues. The amendment (April, 2009) let Weber County RDA receive approval to further expand their facilities and extended budget year through 2014. The TEC amended the budget on 11-16-10. The GSL Minerals Corporation is requesting to include an additional $28 million of investments to expand their Ogden operations and to extend the time period to 2016. State Board 9-7-12.	23-Nov-05 Approved 6 to 0 Amendment 18-Dec-08 Approved 4 to 1 16-Nov-10 Approved 6 to 0 Res. Amended 1-5- Conference call 29-Jan-09
Public Hearing 14-Feb-06 6:00 p.m.	Ricky Horst, City Mgr. Doug Mildrem Ec. Dev Director 513-1600 Secretary: Anna West City Recorder 254-3742	**Craig Smith** Scott Ellsworth Brian Hawn Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620		South Jordan City Taxing Entity Committe South Jordan City: Bradley Marlor--Chair Dave Colton Salt Lake County: Holly Robb, County Mayor Michael Jensen, County Council Jordan School District: Burke Jolley, Business Admin. Ellen Wallace, Board Mbr--Vice Chair State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Neil Cox, Jordan Valley Water	South Jordan City	South Jordan Merit Medical Economic Development Project--designated 18-Oct-05 60.34 Acres Texas-based relocation of world headquarters to Utah; catheter manufacturing company. Base Year: 2005; 15 Years at 100%; Total Increment expected to be $19,465,985 for 15 years; Administration $486,649 (2.5%); Infrastructure Contingency $486,649 (2.5%); Affordable Housing $3,893,197 (20%); Jordan School District mitigation $1,946,598 (10%); Project funds for infrastructure $12,652,890 (65%) 10% to Jordan School District for mitigation impacts + amount above $486,649 not used for infrastructure contingency after five years will go to Jordan School District. 500 new jobs will result from this EDA; 60% to 70% will live in Jordan School District. Present operations moves in 170 new employees with $5.1 million payroll, $2.8 million taxable corporate income; $660,000 in taxable business purchases. Anticipate growth of 52 employees per year; 4% increase in base payroll per annum; 10% increase in taxable business purchases. Will add 325,000 sq. ft. of facilities over life of project.	Approved 8 to 0 27-Mar-06 **Tec Meeting** Annual Review 6-1
Public Hearing 21-Mar-06 6:00 p.m. Taxing Entity Meeting:	Secretary: Marlo Smith Dave Oyler City Manager S. Junior Baker	Randy Feil 296-9898 Richard Nelson City Attorney	Jonnalyne Walker 926 East Raymond Rd. Fruit Heights, UT 84037	Spanish Fork Taxing Entity Committee Spanish Fork City Mayor Joe L. Thomas--Chairman Matt Barber (Alternate) Utah County Larry Ellertson	Spanish Fork City	Front Mountain Economic Development Project Area This economic development project establishes a manufacturing business new to the state of Utah. Vitacost.com will construct a greater than 120,000 square foot manufacturing and distribution facility. It is estimated that approximately 500 new jobs will result from this EDA, with a likelihood of approximately 80 additional jobs and maybe up to 125 additional jobs. Associated business activities include packaging services, distribution services, computer, telephone and other electronic equipment and supplies.	9-Mar-06 Approved 8 to 0

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
9-Mar-06 3:30 p.m.	City Attorney Ken Clark Finance Director John Becker Spanish Fork City			Cary McConnell (Alternate) Nebo School District Tracy Olsen Reed Park--Vice Chairman State Office of Education: Lawrence R. Newton Cathy Dudley (Alternate) Other Taxing Entities--Central Utah Water Randy Brailsford		Project plan area will be approximately 86.914 acres. This project is located between 3400 East on the west and the Union Pacific Railroad on the east, and approximately highway 6 on the south to about 1000 South on the north. 2005 is the base year and of the projected tax increment of the project area of $2,360,000 $1,770,000 (75%) will be used for public and infrastructure improvements, site improvements and loan/bond and financing costs; $472,000 (20%) will go to housing and $118,000 (5%) will be used for administrative costs.	
Public Hearing 22-Mar-06 5:30 p.m. Taxing Entity Meeting: 10-Mar-06 11:00 a.m.	Secretary: Jessica Helvie	Randy Feil 296-9898	Bob Springmeyer Bonneville Research 175 W 200 S, SLC Suite 2012 364-5300 Terry Keyes Cedar City Jerald Sheratt Cedar City Roger Mitchell SITLA	Cedar City Taxing Entity Cedar City John Westwood Steve Wood--Chairman Iron County Wayne Smith, Commissioner Joe Gubbler, Commissioner Iron County School District Alan Adams--Board Member Jim Johnson, Supt.--Vice Chairman State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Roy Urie, Central Iron Water	Cedar City RDA	Port 15 Economic Development Project Area The base year is set at 2005 with a 15-year budget and the Cedar City Redevelopment Agency utilizing 100 % of the tax increment allocated as follows: $20,792,812 (75%) for public and special infrastructure improvements, site improvements and bond and financing costs; $5,544,750 (20%) housing; $1,386,187 (5%) administration costs. Total increment = $27,723,749 Redevelopment agency will send 22.3% of tax increment received for project improvements to the school district as mitigation to the impact of new families to the area. Project contains approximately 668 acres owned by SITLA; 60 acres privately owned land. The Cedar City Redevelopment Agency was approached by the School Institutional Trust Lands Administration (SITLA) concerning Economic Development tax increment investment for a proposed manufacturing, warehouse, distribution and office facilities to be constructed in the southwest sector of Cedar City. The city's general plan provides that the project area should be developed for industrial, manufacturing, distribution and office uses. Potential associated business activities that have been identified are: construction, machinery, freight, packaging services; warehousing services; distribution services; office supplies. It is estimated that over a period of years, approximately 3,000, and possibly up to 4,000, new jobs will result from the proposed economic development project.	10-Mar-06 Approved 8 to 0
Public Hearing 10-Mar-06 Taxing Entity Committee 30-Mar-06	Secretary: Marlo Smith Dave Oyler City Manager S. Junior Baker City Attorney Ken Clark Finance Director John Becker Spanish Fork City	Randy Feil 296-9898 Richard Nelson City Attorney	Jonnalyne Walker 926 East Raymond Rd. Fruit Heights, UT 84037	Spanish Fork Taxing Entity Committee Spanish Fork City Mayor Joe L. Thomas--Chairman Seth Sorenson Utah County Larry Ellertson, County Commission Steve White, County Commission Nebo School District Tracy Olsen, Business Official Reed Park, Attorney--Vice Chairman State Office of Education: Lawrence R. Newton Cathy Dudley (Alternate) Other Taxing Entities--Central Utah Water Randy Brailsford	Spanish Fork City	North Airport Economic Development Project Area The base year is 2005 with a 15-year budget; American Fork City RDA will use 100 % of the tax increment allocated as follows: $5,800,000 (75%) for public and special infrastructure improvements (roads, water and sewer utilities; power, natural gas and storm drainage), site improvements and possibly bond and financing costs; $1,546,667 (20%) housing; $386,667 (5%) administration costs. Total increment = $7,733,334 Project contains approximately 78.6 acres. Project anticipates construction of 500,000 sq. ft. engineering and manufacturing campus for Spectrum Aeronautical, a general aviation aircraft development, innovator and manufacturer. Spectrum builds lighter airplanes (business class jets) out of advanced composites. They will build the Spectrum 33, an all-composite (except for engines, landing gear and controls) ten-place light business jet aircraft. Private investment will be at least $62.3 million with the potential to be up to $120 million at full build-out. Will add 100 new full-time jobs, by 2015 more than 500 new jobs will be created with annual payroll over $18 million.	30-Mar-06 Approved 8 to 0
Public Hearing 11-Apr-06 TEC Meeting 24-Feb-06 27-Apr-06	Ed Collins 768-7103 Judy Johnson	Randy Feil 296-9898		Lehi City: Steve Holbrook-Chair James Dixon/Steve Rool, alt. Utah County: Larry Ellertson, County Commission Steve White, County Commission Alpine Schools: Rob Smith, V-Chair Guy Fugal State Board of Ed: Larry Newton Other Taxing Entities Lorin Powell, Lehi Metro Water	Lehi City RDA	Micron--"Alpine Highway EDA" In 1995, the Agency established the Alpine Highway Economic Development Project Area through adoption of the Alpine Highway Economic Development Plan and the Project Area Budget The original budget was approved for the receipt by the Agency and the use of tax increment from the project area through 2008. The TEC has approved the extension of this project through year 2028. IM Flash Technologies, successor-in-interest to Micron Technology, Inc. desires to expand its existing facilities, construct new facilities and improvements and install additional personal property that would result in providing hundreds of additional high quality jobs. The Taxing Entity authorized the Agency to use the Agency's share of tax increment for the uses of tax increment including certain payments to taxing entities and for access and utilities located outside the project area. Six entities signed an Interlocal Agreement which distributes 30% of the increment as: 46% to Lehi City, 8% to Utah County, & 46% to Alpine S.D. The increment for the old project would be $25,230,000; this new extension would distribute $62,816,000 in tax increment, for a total of $88,046,000.	Approved 27-Apr-06 (Vote 6 to 1)
Public Hearing 20-Jun-06 7 p.m. TEC Meetings 18-May-06 12-Jun-06 26-Jun-06	Max Weese Mayor 435-257-2625 Richard Woodworth City Manager (435) 257-2628 FAX (435) 257-1915	Jody Burdett	Christine Richman Wikstron Economic Consultants 521-7724	Tremonton City Max Weese, Mayor--Chairman Lyle Holmgren, City Council Box Elder County Garth Day, County Planner/ED Director Clark Davis, Commissioner Box Elder County School District Martell Menlove, Superintendent Ron Frandsen, Bus. Admin--Vice Chair State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities	Tremonton RDA	Tremonton West Liberty Foods Project Area 100% of tax increment; base year 2005; approximately $7.382 Million over 10 years is a percent-based project with ten year limit, no dollar cap. $5,705,600 for project; $1,476,400 20% for housing; $200,000 for Administration This project involves the construction of a major new meat processing facility for Iowa-based West Liberty Foods. The West Liberty project proposes the construction of 160,000 square feet of commercial space and the creation of more than 500 new jobs. The proposed economic development plan envisions that a major new employment center will be developed in the Project area. The proposed economic development project area is approximately 45 acres. West Liberty Foods is a meat processor and operator of state-of-the-art slicing/packaging facilities. West Liberty proposes to construct a slicing/packing facility with 10 slicing rooms and a separate meat processing and cooking facility. All employees below the top management team of eight to	**12-Jun-06** 1st TEC Meeting No Action **26-Jun-06** 2nd TEC Meeting Approved 6 to 0

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Clinton Burt, Chairman, Bear River Water Conservancy		ten will be hired from Tremonton and surrounding communities. Millard Refrigerated Services is an associated business activity which will co-locate with West Liberty Foods. Twenty percent of the tax increment will be reserved for housing.	
Blight Hearing 30-Sep-04 Finding of Blight Approved by North Logan City RDA board 1-Sep-05 Public Hearing 17-Aug-06 8:10 p.m.	Cordell Batt Planning Director North Logan City	Scott Wyatt North Logan City Attorney	Christine Richman Wikstrom Economic Consultants 521-7724	North Logan City Jeff Jorgensen, City Admin--Chair Cordell Batt, Planning Director Cache County Lynn Lemon, County Administrator Tamra Stones, County Auditor Cache County School District Steven Norton, Board Member Dale Hansen, Vice Chair State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities Lynn Thomas, Hyde Park Cemetery	North Logan RDA	North Logan Gateway Blight-Based Urban Renewal Project Approximately 70 acres at former Logan Manufacturing Co site at 350 West, 2700 North, 200 East and 2500 North in North Logan City. Large portions of the project area are blighted due to defective construction, poor maintenance and deterioration of sites, continued disuse and obsolescence. Removal of blighted structures and improvement of infrastructure in the area is necessary in order to make development economically feasible at the site. Improvement of this key intersection will remove the major obstacle to development, and will spur development in surrounding areas as well. The project area was selected because it is the primary northern gateway to North Logan City. North Logan Redevelopment Agency proposes to offer property owners and developers reimbursement for costs associated with installation of necessary public infrastructure, demolition, and removal of blighted structures and elimination of blight in the project area. Tax increment monies are needed in order to facilitate the installation of public infrastructure including roads, curb, gutter and sidewalk, water lines, sewer lines and storm water facilities. Overall investment is estimated at $1.1 million.	**21-Jun-06** 1st TEC Meeting No Action **31-Jul-06** 2nd TEC Meeting Approved Blight **28-Aug-06** 3rd TEC Meeting Approved 8 to 0
Public Hearing 17-Aug-06	Cordell Batt Planning Director North Logan City	Scott Wyatt North Logan City Attorney	Christine Richman Wikstrom Economic Consultants 521-7724	North Logan City Jeff Jorgensen, City Admin--Chair Cordell Batt, Planning Director Cache County Lynn Lemon, County Administrator Tamra Stones, County Auditor Cache County School District Steven Norton, Board Member Dale Hansen, Vice Chair State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities Lynn Thomas, Hyde Park Cemetery	North Logan RDA	**North Logan Innovation Campus Economic Development Area plan.** The proposed economic development project would result in new jobs and employment. It is estimated by the Innovation Campus that, at build out, the entire Innovation Campus will host 10,000 new jobs with 4,000 new jobs located within the project boundaries	**31-Jul-06** 2nd TEC Meeting No Action **28-Aug-06** 3rd TEC Meeting Approved 8 to 0
Notice of TEC Formed 28-Jun-06	Nicole L. Cline AICP Dennis Rockwell RDA Board Chair	Randy Feil 296-9898	Jonnalyne Walker	Tooele County Colleen Johnson Matthew Lawrence Tooele County School District Gary Gowans Michael Johnsen/Richard Reese, Alt. State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities Doyle Garrard/Dennis Rockwell, Alt.	Tooele County RDA	**North Rowley Economic Development Project Area consists of approximately 214.7 acres** which will include the construction of a Titanium Sponge Plant for Allegheny Technologies, Inc., a leading supplier of high performance metals, titanium mill products, and advanced specialty metals used by chemical processing facilities, offshore oil and gas platforms and subsea fields, and the medical industry. The infrastructure needing to be constructed in order for the project area to develop include road relocation, rail, water, power, and natural gas. It is estimated that an additional 150 new full-time jobs will be created and an additional 35-75 full-time jobs may be created as part of the Phase Two. As a waiver was obtained for affordable housing, $20,000,000 of the tax increment will be used for Phase 1, $5,500,000 will be used for Phase 2, $2,322,726 will be given to the school district as a mitigation payment, and $500,000 will be used for administration purposes. This is a dollar-based budget.	**26-Sep-06** 1st TEC Meeting No Vote on Budget 12-Oct-06 Approved 6 to 0
Public Hearing 8-Aug-06 6:30 p.m.	Paul Isaac Acting Executive Director 966-3600			Salt Lake County West Valley City Granite School District State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities	West Valley City RDA	**Granger Center Community Development Project** Area Plan. The RDA of West Valley City has adopted the Project Area Plan dated June 30, 2006 and adopted August 15, 2006. The Plan consists of 8,417,723 sq. ft. or 193.24433 acres. The Project Area Plan allows for funding for the Project Area Plan from tax increment as well as sales tax, through voluntary agreements that would have to be negotiated with and agreed to by each taxing entity from which funds are sought. The purposes are to accomplish the following: 1. Encourage and accomplish appropriate development and economic development w/in the project 2. Retain auto dealerships that might otherwise relocate outside of West Valley City. 3. Attract related businesses to adjoining sites. 4. Stimulate adaptive reuse of property. 5. Promote and market the Project Area for economic development that would be complimentary to existing businesses and industries or would enhance economic base. 6. Provide for the strengthening of the tax base and economic health of the community. 7. Provide for compatible relationships among land uses and quality standards for development.	N/A
Public Hearing 15-Aug-06 17-Oct-06 6:30 p.m.	Paul Isaac Acting Executive Director 966-3600			Salt Lake County West Valley City Granite School District State Board of Education	West Valley City RDA	**City Center Community Development** Area Plan. The RDA of West Valley City has adopted the Project Area Plan dated September 14, 2006, containing 11,222,219 square feet or 257.62669 acres, more or less. The Project Area Plan allows for funding for the Project Area Plan from tax increment as well as sales tax, through voluntary agreements that would have to be negotiated with and agreed to by each taxing entity from which funds are sought. The purposes are to accomplish the following: 1. Encourage and accomplish appropriate development and economic development that will enhance the economic health of the community and diversify the City's tax base. 2. Promote and market the project area for development or redevelopment that will revitalize the Valley Fair Mall, create a dynamic town center that will serve as the "heart" of the community,	N/A Approved 6-Feb-07

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Larry Newton/Cathy Dudley, Alt Other Taxing Entities		and establish a transit oriented area that will better accommodate mobility throughout the city. 3. Attract related commercial and residential development. 4. Stimulate adaptive reuse of property. 5. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of social and economic activity for the city.	
Consult Time: Public Hearing: TEC Mtg: 18-Sep-06 2 p.m.	Richard McConkie 629-8910 Matthew Godfrey Mayor Secretary: Cindy Mansell		Jonnalynne Walker 483-6011 521-7724	Ogden City Matthew Godfrey, Mayor Jesse Garcia Weber County Ron Kusina Dan Olsen Ogden City School District Eugene Hart, Vice Chairman John Gullo State Office of Education Larry Newton, Chairperson Other Taxing Entities Lance Wood	Ogden City RDA	**West 12th Street Economic Development Project Area-SECOND AMENDMENT** Economic Development Project; Base Year is 2000 2000 Base Year value is $39,385,162 70.36 Acres in Project Area Total Increment expected to be $28,213,184 for an additional five years for a total of 15 years. 14% of Increment for Housing=$3,949,846 54.20% of Increment for Project Area Budget=$15,290,979 Increment for Administration=$508,404 (1.80%) 30% Flow-through to Taxing Entities=$8,463,955 Expect 1,000 new jobs @ $39,000/Yr. Employer is Fresenius Medical Care; expanding existing facility; is investing about $75,000,000 in the plant. Fresenius will invest up to $190 million and add approximately 500 new jobs.	18-Sep-06 Approved 2 P.M. 8 to 0
Consult Time: Public Hearing: 17-Oct-06 7 p.m. TEC Mtg:	Richard Bradford Economic Development Director 801.785.5045 Secretary:			Pleasant Grove City Utah County Alpine School District State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Pleasant Grove City RDA	**Pleasant Grove Interchange Gateway Area is approximately 260 acres in the area surrounding** the I-15 Interchange, with over 200 acres located in Pleasant Grove and the balance located in Lindon. The 50 acres located in the South East Quadrant of the Pleasant Grove I-15 Interchange will boast a 12-story, Embassy Suites atrium hotel, 100,000 square foot Convention Center, 9-story Marriott or Hilton Hotel and restaurants and entertainment amenities. The 50 acres located to the new BMW of North America Dealership will feature 350,000 sq. ft. of Class A office space, in addition to at least 100,000 square feet of retail and commercial pads. The 53 acres located adjacent to the Hammons Development is being master planned to feature a 700,000 q. ft. lifestyle retail mall/center, featuring shopping, dining, entertainment, etc. The 73 acres located in the South West quadrant is owned/controlled by two entities. Natures Way intends to construct a 225,000 sq. ft. corporate headquarters facility. The 20 located adjacent to the existing Barnes Bullets does not have any definite plans at this time. The district is being asked to provide $11,069,335 toward repayment of the bond. Of this $11 M investment, the district can expect to receive $52M in property tax revenues during the term.	No TEC needed
Consult Time: Public Hearing: 17-Oct-07 7:00 p.m. 23-Jan-08 7:00 p.m. 20-Jun-12 7:00 p.m.	Russ Wall Executive Director 364-5300 Secretary: Cheryl Peacock Cottle	Legal Counsel: Randall S. Feil		Taylorsville City John Inch Morgan Lynn Handy Salt Lake County David Delquardo Emily Farmer Granite School District Gayleen Gandy Kieth Bradshaw State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Taylorsville City RDA	**5400 South and Bangerter Highway Urban Renewal Project Area** 77.24 acres, more or less This is a 15 year project with $17,132,000 of tax increment being collected. Of that increment, 25% will be flowed through to the taxing entities and 75% to the redevelopment agency with 56.25% being used for eligible project area expenditures, 15% for housing, and 3.75% for administration. Some of the objectives include removing structurally substandard buildings or improvements to permit the return of the land to economic use and new constructions, removing impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and infrastructure improvements. The project also will provide utilities, streets, curbs, sidewalks, parking areas, landscaping, and architecture to give the area a new look and to attract business activity. In 2012, there was an amendment to this project area budget to change from the previously adopted base year of 2007 with a base year of 2011. Because of the downturn in the economy, a total valuation loss has been seen of approximately 23% ($9 million). The TEC voted to amend the budget.	**TEC Meeting:** 20-Dec-07 No Vote **TEC Meeting:** 16-Jan-08 **Approved:** 7 TO 0 **14-May-12** 8 to 0
Consult Time: Public Hearing: TEC Mtg: 20-Sep-07 5:30 p.m.	Alex Jensen Economic Development Director 963.5400 Secretary:	Legal Counsel:		Layton City Davis County Davis School District Walt Bain Craig Carter State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Layton City RDA	**East Gate Economic Development Project Area Plan** Between 300 and 500 acres on the northeast side, bordering State Road 193 and stretching to U.S. Highway 89. This area is immediately east of the Hill Air Force Base and north of Highway 193 and an area having potential for economic growth. The RDA funds will be directed to: encourage renovation and retention of existing businesses, encourage new businesses to locate in the area, provide infrastructure improvements to entice business expansion and relocation. Protect existing businesses from encroachment by undesirable developments.	TEC Meeting: 4-Oct-07 Approved: 7 to 0 TEC Meeting: Approved Amendmen 17-Jul-10
Consult Time: Public Hearing:	Economic Development Director	Legal Counsel:		Spanish Fork Utah County Nebo School District State Office of Education	Spanish Fork RDA	**Spanish Fork North Park Community Development Project Area** This project includes 59.28 acres. The purpose and intent of the project area is to encourage, promote, and provide for retail commercial development. The project will increase the tax base of Spanish Fork City with the construction of retail and related commercial buildings. This project will stimulate the economy of the city and the surrounding area and will provide for the installation of infrastructure needed for development.	No TEC needed

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
TEC Mtg:	Secretary:			Larry Newton Cathy Dudley, Alternate Other Taxing Entities			
Consult Time: Public Hearing: 19-Mar-08 6 p.m. 26-May-10 6 p.m.	Economic Development Director Secretary: Jennifer Allred	Legal Counsel:		South Salt Lake Kyle Kershaw Larry Gardner Salt Lake County Emily Farmer Karl Hendrickson Granite School District Gayleen Gandy Kieth Bradshaw State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities Betty Sersland	So. Salt Lake City RDA	**South Salt Lake Market Station Survey Area-Urban Renewal Project - 39.86 acres** This project area may require the Agency to use eminent domain. The objective of this project is to eliminate the existing blight within the Project Area and replace it with a comprehensive mixed-use development of residential, retail and commercial space designed to create a sense of neighborhood and encourage residents and patrons alike to use public transportation. This is a 15 year project that will generate $55,621,777 in tax increment. 75% will go to the RDA and of that amount 20% will be for housing and 5% will be used for administrative purposes. 25% will flow through to the taxing entities.	TEC Meeting: 28-Jan-08 No Action TEC Meeting: 13-Feb-08 Approved: 8 to 0
Consult Time: Public Hearing:	Economic Development Director Secretary:	Legal Counsel:		St. George Washington County Washington County School District State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	St. George RDA	**Fort Pierce Community Development Area** The project area consists of 283 acres of land zoned industrial. The primary land use within the area will be industrial, commercial, and business use. Currently, the project area contemplates one primary development. Viracon, Inc., a Minnesota based manufacturing company will construct a manufacturing facility on approximately 22 acres. The building will include 235,000 sq. ft. of a manufacturing area and Viracon, Inc., will invest $14,600,000 in equipment and site improvements. The City and County Economic Development agencies are close to attracting several more tenants to the project area. The total tax increment revenues to be generated over the 15 year period is $37,505,533. The agency will use $12 million to provide economic incentive to Viracon and other similar economic development projects. The agency will use $12 million to construct roadway infrastructure related to the Southern Parkway corridor, including a sufficient amount to cover the costs associated with interest. The master budget plan includes major roadway infrastructure from the I-15 interchange through the Southern Parkway corridor, extending from the interchange to the cross-roads of river road and continuing towards the airport access road. The total estimated project cost is $52,000,000.	No TEC needed
Consult Time: Public Hearing: 2-Aug-07 7:00 p.m.	Economic Development Director Randy Fitts Secretary:	Legal Counsel: Randy Feil		Holladay City Steve Peterson Grant Orton Salt Lake County Katie McCarthy, County Council's Rep Emily Farmer, County Mayor's Rep. Granite School District Gayleen Gandy Kieth Bradshaw State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities Neil Cox	Holladay RDA	**Cottonwood Mall Urban Renewal Project Area** This project is approximately 55 acres -- it is the site of the old Cottonwood Mall. The plan looks to its history and geography to bring a new generation of residents and visitors to the site. A grid of streets and pedestrian blocks will replace the mall structure, ultimately accommodating a mix of uses and housing types. The new Cottonwood will be a pedestrian-friendly, walkable neighborhood which prioritizes the public civic realm. The majority of the site will be accessible to residents and visitors within a five minute walk from the town center to town edge, enabling residents to easily access their daily needs on foot. The Cottonwood center primarily will feature mixed-use buildings and live/work units. The square is formed by five-story mixed-use buildup. To the east will be the cinema building, with restaurants on the ground floor, and a second floor scenic terrace. Four-story residential buildings will face a paved Riverwalk and the River. The base year is 2007 and tax increment may begin any time from 2011 to 2017. Tax increment will be collected for 20 years from the first year in which tax increment is received. The total amount of tax increment is expected to be $128,441,476 with 25% of that going to the taxing entities, 20% to affordable housing, 2.5% for admin. costs, & 55% for infrastructure costs	2-Nov-07 No vote 7-Nov-07 No vote 15-Nov-07 No vote 28-Nov-07 No vote 18-Jan-08 Approved: 7 to 0 15-Jun-11 pproved Amendmer 7 to 1
Consult Time: Public Hearing: Entered: 7/3/2007	Economic Development Director Secretary:	Legal Counsel:		Sandy City Salt Lake County Jordan School District State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Sandy City RDA	**RSL Interlocal Cooperation Agreement** The RDA intends to issue one or more series of bonds or other obligations secured in whole or in part by the Allocated Taxes in order to finance one or more of the permitted purposes; including the acquisition and construction of infrastructure, parking, landscaping, and related improvements in connection with such stadium to be built in Sandy City. The following terms will be incorporated into that agreement by and between the RDA and Utah Soccer Stadium owner: (a). RSL shall provide $7.5 million to augment bond funding for Salt Lake City to acquire, construct, furnish, and equip a multi-purpose regional sports, recreation, and education complex (b) RSL shall establish a soccer academy in Utah. (c) RSL shall donate 500 tickets per game to charity. (d) Promotional and co-branding opportunities will be provided to the state. (e) The land acquired shall be owned by the RDA subject to the terms of the development agreement. (f) A minimum of 1000 new publicly owned parking stalls are to be built. (g) RSL will remain in Utah for a minimum of 10 years.	No TEC Needed
Consult Time:				Weber County Dan Olsen Joe Olsen Weber School District	Weber County RDA	**Quality Bicycle Parts aka Malnove Economic Development Project Area** Economic Development Project; Base Year is 2006 Approximately 70% of new property tax revenues resulting from an increase in valuation from new investment within the proposed project area will be paid to the Weber County Redevelopment	18-Jul-07 Approved 6 to 0

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Public Hearing: 31-Jul-07 9:30 a.m. TEC Mtg: 18-Jul-07 12 Noon	Secretary: Jessica Flint			Robert Petersen Brent Richardson State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Lance Wood		Agency for economic development purposes. The RDA has requested $632,536 of the total $903,623 to fund a portion of project costs. The remaining 20% will go to the Olene Walker Public Housing Trust fund and 5% will go for administrative purposes. Thirty percent of the total $903,623 ($271,087) will go to the taxing entities. Malnove anticipates 117 jobs in year one growing to 167 jobs by 2014 and continuing through the 10 year period ending 2017. Malnove Inc. is a manufacturer of packing commodities (cardboard boxes) for a variety of large industrial users. They are considering purchasing approximately 13 acres in the Weber Industrial Park, where they would construct new facilities of 150,000 sq. ft. at a cost of an estimated $10 million and invest an additional $5 million in personal property.	
Consult Time: Public Hearing: 21-Aug-07 7:00 p.m. TEC Mtg: N/A	David Oyler 801.798.5000 Secretary:	Randy Feil 801.296.9898		Utah County Nebo School District Spanish Fork State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities	Spanish Fork RDA	**Wasatch Wind Community Development Project Area** Approximately 127.8 acres The project area plan allows for funding from tax increment as well as sales tax, through voluntary agreements negotiated with and agreed to by each taxing entity from which funds are sought.	No Tec Needed
Consult Time: Public Hearing: 19-Jul-07 7:30 p.m. TEC Mtg: N/A				Cache County Cache County School District North Logan City State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities	North Logan RDA	**Community Development Project Area Plan** This CDA plan is for the project area located within the outer boundaries of 2000 North 400 East, 2500 North and 100 East. The plan covers approximately 106 acres and will host a variety of synergistic developments designed to create a destination for local residents and visitors. The anticipated mix of development is designed to include a Hilton Garden Inn hotel, or similar quality lodging property, and Cache Valley Conference center, approximately 200,000 sq. ft. of retail (including restaurants and entertainment), approximately 200,000 sq. ft. of Class A and professional office space, approximately 200,000 sq. ft. of multi-family residential, and 200,000 sq. ft. of other types of commercial development. The CDA could also accommodate up to 200,000 sq. ft. of public or institutional buildings such as museums, science or art centers, educational space, etc. This would be a fifteen year plan with $11,572,247 from the school district's property tax revenues.	No Tec Needed
Consult Time: Public Hearing: 4-Sep-07 7 p.m. TEC Mtg: N/A	Secretary:			Utah County Provo School District Provo City State Office of Education N/A Other Taxing Entities Central Utah Water Conservancy District	Provo RDA	**Financial Center Community Development Project Area Plan** The value of this proposed project is about $37.2 million. The project consists of construction of an office and retail project. The estimated project value is $37.1 million with the total project cost of about $38 million. Project area contains 1.44 acres. The project area plan allows for funding for the project area plan from tax increment as well as sales tax, through voluntary agreements negotiated with and agreed to by each taxing entity from which funds are sought. The purposes of this project area plan is to encourage and accomplish appropriate development and economic development within the project area. The project area plan will also enhance employment and income opportunities for community residents, improved access to goods and services for residents, and increase and diversify the tax base, thus increasing the resources available for performing government services while minimizing tax rates.	No Tec Needed Adopted:
Consult Time: Public Hearing: 30-Oct-07 1 p.m. TEC Mtg: N/A	Secretary:			Iron County Iron County School District Brian Head State Office of Education N/A Other Taxing Entities	Brian Head RDA	**Brian Head Interconnect Community Development Project Area** This project consists of two areas; 531.20 acres and 2.41 acres. The developer desires to construct a bridge over Utah State Road 143 and related improvements that will connect two mountain recreational areas and serve recreational enthusiasts year round. The town intends to acquire, construct and install a system of lighting and signage along Highway 143 to improve the appearance of the Town's main entrance and better guide visitors and tourists around the town.	No Tec Needed Adopted: 30-Oct-07
Consult Time: Public Hearing: 7-Nov-07 7 p.m.				Utah County Nebo School District Salem City	Salem City RDA	**Salem North Community Development Project Area Plan** 5.58 acres The purposes of this plan is to promote and market the project area for development that will be complimentary to existing businesses and will enhance the economic health of the community. And also to assist in the development of the project area if sound long-term economic activity can be increased thereby.	No Tec Needed Adopted: 7-Nov-07

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
TEC Mtg: N/A	Secretary:			State Office of Education N/A Other Taxing Entities			
Consult Time: Public Hearing: TEC Mtg: N/A	Secretary:			Salt Lake County Granite School District Holladay City State Office of Education N/A Other Taxing Entities	Holladay RDA	**Cottonwood Mall Community Development Project Area Plan** The Project Area Plan allows for funding for the Project Area Plan from tax increment as well as sales tax, through voluntary agreements negotiated with and agreed to by each taxing entity from which funds are sought. This project area is approximately 55 acres. The purposes of this plan include such things as: removal of structurally substandard buildings or improvements, removal of impediments to land disposition and development, rehabilitation of buildings, the elimination of environmental deficiencies, provide utilities, streets, curbs, sidewalks, parking areas, landscaping and architecture, provide improved public streets and road access, provide improved pedestrian circulation systems, and coordinate and improve the public transportation system.	No Tec Needed Adopted: 13-Dec-07
Consult Time: Public Hearing: 15-Jul-08 7:20 p.m. TEC Mtg: N/A	Secretary:			Utah County Alpine School District Eagle Mountain City State Office of Education N/A Other Taxing Entities	Eagle Mountain RDA	**Eagle Mountain Gateway Community Development Project Area** This project is approximately 115.87 acres. At build-out it is anticipated that there will be approximately 350,000 square feet of retail and commercial development, including a grocery store, fast-food restaurants, community and neighborhood retail pad sites, gas stations, and storage facilities. Phases I and II will commence immediately with other phases to develop over the next 5 to 9 years. It is currently anticipated that a maximum of 312 units of residential will be developed within this area.	No Tec Needed Adopted:
Consult Time: Public Hearing: TEC Mtg: N/A	Secretary:			Box Elder County Box Elder County School District Perry City State Office of Education N/A Other Taxing Entities	Perry City RDA	**Pointe Perry Community Development Project Area** As an incentive to the developer to complete the development of the project, the city has determined that it is in the best interest of its citizens to pay specified portions of the project property tax and project sales tax to the agency in order to assist the developer in offsetting costs and expenses which have been incurred by the developer in the construction and installation of certain Municipal Improvements.	No Tec Needed Adopted: 18-Jun-07
Consult Time: Public Hearing: **17-Apr-08**	Secretary:			Brigham City LouAnn Christensen, Mayor Paul Larsen, Ec. Dev. Coord. Box Elder County Clark Davis Susan Thackery Box Elder County School District Ronald Frandsen Martell Menlove State Office of Education Larry Newton Other Taxing Entities Clint	Brigham City RDA	**AIRPORT ECONOMIC DEVELOPMENT PROJECT AREA** The project area is easily accessible to the I-15 freeway at mile marker 365. The current general plan anticipates that this property will be used for public facilities. This project area consists of 220.38 acres. Some of the objectives of this economic development area is to eliminate deficiencies, irregular lot subdivisions, improper drainage, overcrowding or underutilization of real property. The plan is to provide utilities, streets, curbs, sidewalks, parking areas, landscape areas and other infrastructure improvements as appropriate and necessary. To the maximum possible extent, the objectives of the economic development plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out economic development activities control and review. A major objective of this Project Area Plan is to recruit new business, which will increase the employment opportunity for the Project Area and the city. Economic development activities will create a desirable atmosphere for businesses wishing to locate adjacent to the airport.	TEC Mtg: 27-Mar-08 No Vote
Pubic Hearing: 22-Jan-08 6:30 p.m.	Business Manager Brent Garlick RDA Project Manager 963-3473 CEO Executive Director	Randy Feil 296-9898		West Valley City: Steve Vincent Russ Brooks Salt Lake County : David Delquadro Emily Farmer Granite School District Gayleen Gandy Kieth Bradshaw State Board of Ed: Larry Newton Other Taxing Entities	West Valley City RDA	**North Central Economic Development Project Area** This project is approximately 298.93 acres. The Redevelopment Agency of West Valley City is requesting $46,460,598 in tax increment to fund this project over a total of 15 years. It is the intent of the Agency to encourage new development within this project area that will strengthen the tax base of the community. This project envisions the establishment of some businesses new to the state. The new businesses, consisting of approximately 1.5 million sq. feet of light industrial and manufacturing facilities, will result in new jobs. It is estimated that approximately 3,610 new jobs will result from the proposed economic development, with a likelihood of approximately 577 additional permanent jobs resulting from direct impacts and another 2,900 jobs from indirect multipliers. In addition to the tax increment stated above, $5,162,289 of tax increment will be paid to the Granite School District, Salt Lake County, and the other taxing entities.	**TEC Meeting** 1/3/2008 **TEC** Meeting-2nd 1/17/2008 Approved 8 to 0

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
	Secretary:			Neil Cox			
Consult Time: Public Hearing: 22-Jan-08 26-Feb-08 7-Oct-08	Secretary:			Box Elder County Clark Davis Susan Thackeray Box Elder County School District Martell Menlove Ronald Frandsen State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities Brent Baugh	Box Elder Co. RDA	**PROCTER AND GAMBLE EDA** This project encompasses approximately 7,750 acres of land and is a 20 year project. The project is planned to develop in two phases and the projected tax increment is projected to be approximately $74.9 million. It is estimated that Phase I will add 300 jobs which will pay 50% higher than the average county wage which is currently approximately $39,500. This wage growth is estimated to produce approximately $200 million in taxable sales or $500,000 in sales tax over the life of the EDA. This project will allow Proctor & Gamble to create a manufacturing facility. On September 16, 2008, there was a meeting for amendments to this project area. The plan will remain basically the same with two exceptions: (1) several property owners have asked to be removed from the EDA, and (2) the benefit analysis in the appendix is more expansive to better match what is required in the code. The budget has changed in the following ways: (1) total increment will be higher; (2) the agency is requesting a waiver on the 20% affordable housing; and (3) the $55 million now will be spent on principal on the bonds and the incentive fund.	**TEC Mtg:** 12-Feb-08 No Vote **TEC Mtg:** 26-Feb-08 6 to 0 16-Sep-08 6 to 0
Pubic Hearing: 22-Jul-08 6:00 p.m.	Business Manager Gary Luebbers RDA Project Manager 569-5061 CEO Executive Director Secretary: Melanie Briggs	Randy Feil 296-9898		West Jordan: Kathy Hilton Kim Rolfe Salt Lake County : David Delquadro (County Council's rep.) Emily Farmer (County Mayor's rep.) Jordan School District: Burke Jolley Dale Christensen, Vice Chair State Board of Ed: Larry Newton, Chair Other Taxing Entities Neil Cox	West Jordan City RDA	**Economic Development Project Area No. 3 - Data Center** This project is approximately 58 acres. The Redevelopment Agency of the City of West Jordan believes that a substantial economic development project will be undertaken by private owners. The economic development proposal which the Agency expects to come to fruition is the construction and operation of a $272 million data storage facility by Oracle Corporation. It is estimated that approximately 100 new jobs will result from this project and construction jobs will increase to about 409 full-time workers on the site during the construction of the proposed facility.	**TEC Meeting** 6/17/2008 **TEC** Meeting-2nd 7/3/2008 Approved 7 to 0
Pubic Hearing: 2-Sep-08 6:30 p.m. 7-Oct-08 6:30 p.m.	Business Manager Brent Garlick RDA Project Manager 963-3473 CEO Executive Director Secretary:	Randy Feil 296-9898		West Valley City: Steve Vincent Russ Brooks Salt Lake County : Karl Hendrickson (County Council's rep.) Emily Farmer (County Mayor's rep.) Granite School District Gayleen Gandy Kieth Bradshaw State Board of Ed: Larry Newton Other Taxing Entities Neil Cox	West Valley City RDA	**Southwest Economic Development Project Area** This project is approximately 400.17695 acres. The Redevelopment Agency of West Valley City expects the immediate expansion of the existing Hexcel composite material manufacturing facilities by the addition of a new composite material manufacturing lines and additional manufacturing space. The agency expects the construction and operation of 11,289,445 sq. ft. of manufacturing, industrial and other facilities over a period of 10 years. It is expected that a total of approximately 7,600 people will be employed full time. At least 3,800 or 50% of these employee positions are expected to be paid at least 125% of the Salt Lake County average wage and represent new jobs to the State of Utah. Construction jobs will be approximately 2,790 full time construction workers during the ten-year build-out period. The projected tax increment is $80,586,813. Of that amount $12,088,022 will be paid to the taxing entities. $53,086,563 will be used for public and private infrastructure improvements, site improvements, grants and loan/bond and financing costs, and other eligible costs; $13,699,758 for housing; and agency administrative costs of $1,712,470.	**TEC Meeting** 7/29/2008 **TEC Meeting-2nd** 9/18/2008 Approved 8 to 0
Consult Time: Public Hearing: 17-Sep-08 7:00 p.m. TEC Mtg:	Secretary:			Washington County Washington County School District Dixie Technology Funding Agency State Office of Education Other Taxing Entities	Dixie Technology Funding Agency	**Dixie Technology Economic Development Agency Project** The use of tax increment at this stage will not be necessary. An analysis of any future development will consider the reasonable possibility that development reasonably expected to occur in the foreseeable future might be accomplished solely through private investment. This project area plan seeks business enhancement through services and training and collaboration with start-up companies, workforce, education, and economic development partners to focus on serving businesses through a demand driven innovation development system.	TEC Meeting Adopted:
Consult Time: Public Hearing:	Economic Development Director	Legal Counsel:		Sandy City Salt Lake County Jordan School District	Sandy City RDA	**9400 South Community Development Project** This project will be 20 years long.	No TEC Needed

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
	Secretary:			State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities			
Consult Time: Public Hearing: 27-Aug-08 6:00 p.m.	Economic Development Director Secretary:	Legal Counsel:		Price City Carbon County Carbon County School District State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Price City RDA	**West Price Travel and Tourism Community Development Project Area** This project is approximately 122.5 acres. It is expected that the implementation of the project area plan and use of potential future tax increment will stimulate and encourage travel and tourism infrastructure and business growth in the community, stabilize the tax base and provide employment opportunities for local residents. Strategies and goals for this project include: increase Price's status as a regional center for retail, office, industrial and service uses; encourage the attraction, retention, and development of businesses that give Price economic vitality; add south Carbon Avenue into the downtown redevelopment agency area, or create a new RDA; and increase travel and tourism to Price and the area. Specific projects, presently, that are the subject of the project area and this plan are lodging properties. At present two properties have demonstrated an immediate interest in development within the Project Area and the added incentives inherent in property tax increment financing will enhance the financial feasibility of the individual developments. Increment will trigger in 2010. Projects include: Wingers, JB's, LaQuinta, and maybe another hotel.	No TEC Needed
Public Hearing 7-Oct-08 6:00 p.m.	John H. Geilmann Interim City Manager John H. Geilmann Ec. Dev Director 254-3742 Secretary: Anna West City Recorder 254-3742	**Craig Smith** Scott Ellsworth Brian Hawn Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620		South Jordan City Taxing Entity Committe South Jordan City: Brian Butters, Chair Aleta Taylor Salt Lake County: Emily Farmer Dave Delquardro Jordan School District: Burke Jolley, Business Admin. J. Dale Christensen, Board Member State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Neil Cox, Jordan Valley Water	South Jordan City	**Daybreak Commerce Park Community Development Project Area** This project is 403.1907 acres. According to an Interlocal Agreement signed on December 22, 2009, the Agency shall grant 11% of Jordan School District's portion of tax increment generated in the Daybreak Commerce Park and South Station Community Development. The Agency and the District agree that by providing the 11% portion it should reasonably reach the total of $10,500,000 over the twenty-year period. The District shall have sole discretion as whether to allocate these funds; 1) for the design and construction of an Administrative Building inside the Daybreak development or elsewhere, or 2) to allocate funds for some other district purpose. The Agency shall guarantee payment of the $10,500,000 in full to the district by the end of the 20-year term of this agreement from all tax increment generated in the Daybreak Commerce Park and South Station Community Development areas.	Approved
Public Hearing 7-Oct-08 6:00 p.m.	John H. Geilmann Interim City Manager John H. Geilmann Ec. Dev Director 254-3742 Secretary: Anna West City Recorder 254-3742	**Craig Smith** Scott Ellsworth Brian Hawn Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620		South Jordan City Taxing Entity Committe South Jordan City: Brian Butters, Chair Aleta Taylor Salt Lake County: Emily Farmer Dave Delquardro Jordan School District: Burke Jolley, Business Admin. J. Dale Christensen, Board Member State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Neil Cox, Jordan Valley Water	South Jordan City	**South Station Community Development Project Area** This project is 143.207 acres. According to an Interlocal Agreement signed on December 22, 2009, the Agency shall grant 11% of Jordan School District's portion of tax increment generated in the Daybreak Commerce Park and South Station Community Development. The Agency and the District agree that by providing the 11% portion it should reasonably reach the total of $10,500,000 over the twenty-year period. The District shall have sole discretion as whether to allocate these funds; 1) for the design and construction of an Administrative Building inside the Daybreak development or elsewhere, or 2) to allocate funds for some other district purpose. The Agency shall guarantee payment of the $10,500,000 in full to the district by the end of the 20-year term of this agreement from all tax increment generated in the Daybreak Commerce Park and South Station Community Development areas.	Approved **Tec Meeting** Not needed
Public Hearing 6:00 p.m.	John H. Geilmann Interim City Manager Ec. Dev Director 254-3742 Secretary: Anna West City Recorder 254-3742	**Craig Smith** Scott Ellsworth Brian Hawn Smith Hartvigsen 215 S. State Suite 650 Salt Lake City 413-1600 Fax: 413-1620		South Jordan City Taxing Entity Committe South Jordan City: Brian Butters, Chair Aleta Taylor Salt Lake County: Emily Farmer Dave Delquardro Jordan School District: Burke Jolley, Business Admin. J. Dale Christensen, Board Member State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Neil Cox, Jordan Valley Water	South Jordan City	**Gateway Central Redevelopment Project Area** The property tax revenues will be used for the following purposes: bond payment, public infrastructure and other development costs: $33,176,250; housing related costs pursuant to UCA 17A-1-412: $8,847,000; and administrative costs of the agency: $2,211,750. This project is 68.8 acres. The Agency anticipates applying the majority of tax increment to the construction of a parking structure and necessary infrastructure improvements which may include an at-grade rail crossing.	**Tec Meeting** 1-Oct-08 Approved 6 to 1

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Public Hearing 14-Oct-08 6:00 p.m.	Secretary:			Mt. Pleasant Mt. Pleasant Sanpete County North Sanpete School District State Office of Education: Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities	Mt. Pleasant City	**Mt. Pleasant Community Development Project Area**	No TEC Needed
Public Hearing 21-Oct-08 2:30 p.m.	Dennis Rockwell RDA Board Chair			Tooele County Colleen Johnson Matthew Lawrence Tooele County School District Gary Gowans Michael Johnsen/Richard Reese, Alt. State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities Doyle Garrard/Dennis Rockwell, Alt.	Tooele County RDA	**North Stansbury Retail Community Development Project Area** This project is 27.267 acres more or less.	NO TEC Needed
Public Hearing 21-Oct-08 2:30 p.m.	Dennis Rockwell RDA Board Chair			Tooele County Colleen Johnson Matthew Lawrence Tooele County School District Gary Gowans Michael Johnsen/Richard Reese, Alt. State Board of Education Larry Newton/Cathy Dudley, Alt Other Taxing Entities Doyle Garrard/Dennis Rockwell, Alt.	Tooele County RDA	**Deseret Peak Commercial Project Area**	**NO TEC** Needed
Consult Time: Public Hearing:	Economic Development Director Secretary:	Legal Counsel:		St. George Washington County Washington County School District State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	St. George RDA	**St. George Airport Community Development Project Area** This project area is 355.27 acres. The airport property offers a unique opportunity for St. George and Anderson Development Services (ADS) to create a sustainable community that is connected to old St. George and to the newer Sun Brook/Dixie Drive area without being entirely dependent upon either. The plan calls for 21 acres of low rise 'Class A' office with some space allocated for mini storage facilities that will serve as a buffer between commercial/office and residential areas. ADS is proposing 47 acres of space that will serve as the heart of this development. The plan also proposes a variety of housing products: Resort Housing on 20 acres; multi-family residential on 33 acres; medium density residential on 48 acres; estate lots on 32 acres; and townhomes.	No TEC needed
Consult Time: Public Hearing: 6-Jan-09 7 p.m. TEC Mtg: N/A	Secretary:			Utah County Provo School District Provo City State Office of Education N/A Other Taxing Entities Central Utah Water Conservancy District	Provo RDA	**Aviation Services Community Development Project Area** This project area is adjacent to the existing Provo Municipal Airport and contains 43.90 acres.	No Tec Needed Adopted:

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Public Hearing: 3-Feb-09 8:00 p.m.	Cody Deeter 801.596.2800			North Salt Lake City: Interlocal Agreement received Davis County: Davis School District: State Board of Ed: Other Taxing Entities Interlocal Agreement received	North Salt Lake City RDA	**Eaglewood Village Community Development Project Area** This project is approximately 95.063 acres or 5 lots. The site has been zoned P and is entitled for 570 residences, 120,000 square feet of retail space, and 340,000 square feet of office space. The site is divided into two developable portions by a large hill. Eaglewood Village is located at the intersection of I-15 and I-215. The upper portion of the site will contain 160 town home condominiums that will have excellent views of the Salt Lake valley. The lower portion will consist of 170 townhome condominiums and 240 luxury, Class A apartment units. The retail portion will be made up of approximately 120,000 square feet of retail space, 40,000 square feet for Grand Harvest Grocery, 50,000 square feet of shop and mid-box space including restaurants, salons, coffee shops, and many other retailers. Eaglewood Village will include various amenities including recreation centers for the residential areas, parks, a lake, and a landscaped hill complete with walking trails and rest points. Eaglewood Village will be a walkable urban village. Davis School District could provide up to $6,531,655 of tax increment.	No Tec Needed
Blight Hearing: 7-Apr-09 4:00 p.m. Public Hearing	Spencer W. Brimley 801.468.2927 Redevelopment Planner	Legal Counsel:		Salt Lake County Darrin Casper Dave Delquadro, Chair Granite School District Gayleen Gandy, Vice Chair Kieth Bradshaw State Board of Ed: Larry Newton Cathy Dudley, Alternate Other Taxing Entities Neil Cox	Salt Lake County RDA	**Magna/Arbor Park** This project is approximately 41 acres. The Magna/Arbor Park Urban Renewal area is a blight, underutilized commercial area located at approximately 8400 West and 3500 South. The area is characterized by abandoned, defunct buildings and inefficient circulation patterns. Tax increment within the area as a whole is targeted to remove the conditions of blight through demolition and building upgrades. The proposed redevelopment plan for this area includes areas for major retail, commercial and residential development. Senior/family affordable housing will be built on the east side of the area. New retail areas will be developed on the remaining Arbor Park area. Retail on the northeast corner will be upgraded. And vacant lots will be developed as well. Infrastructure, such as improving pedestrian and vehicle circulation and improving parking lots and other remnant roads, will be addressed. The Agency has requested 90% of tax increment for years one through five, 85% for years six through ten, and 80% for years 11 through 15. Remaining tax increment will be flowed through to the taxing entities.	TEC Meeting: **13-May-2009** No Action **11-Jun-2009** Passed 6 to 0 **28-Jul-2010** Passed 5 to 0 **10-Sep-12** Amend. Passed 6 to 0
Blight Hearing: 19-May-09 4:00 p.m. Public Hearing 1-Dec-09	Spencer W. Brimley 801.468.2927 Redevelopment Planner	Legal Counsel:		Salt Lake County Karl Hendrickson Javaid Majid Granite School District Gayleen Gandy Keith Bradshaw State Board of Ed: Larry Newton Cathy Dudley, Alternate Other Taxing Entities Niel Cox	Salt Lake County RDA	**West Millcreek Study Area** The area generally described has as its general boundaries 3900 South, 4250 South, 200 East and I-15. This project is approximately 184 acres excluding the Meadowbrook Apartments at the request of Granite School District. The proposed redevelopment project will provide infrastructure in an area that has inadequate storm drains, curb and gutters, and street lighting. The redevelopment project plan will reduce traffic and pedestrian hazards through appropriate site access, signage, sidewalks, and parking. The Agency will create a parkway and trail along the Cottonwood Creek/Big Ditch Canal. This project will provide walkability, parking spaces, and gathering places in the area. The Agency wants to restore the Murray Laundry Tower with a streetscape developed on State Street. The area has generated no development interest because of its blighted appearance and the uncertainty regarding contaminated properties. This is a twenty year project, 4% administration, 20% for housing, 10% for Salt Lake County, and 20% for other taxing entities.	TEC Meeting: 21-Oct-09 Approved 6 to 0
Public Hearing 7--7-09	James Davidson Executive Director 801-768-7100	Randy Feil 296-9898		Lehi City: Steve Holbrook-Chair James Dixon Utah County: Larry Ellertson, County Commission Steve White, County Commission Alpine Schools: Rob Smith, V-Chair Guy Fugal State Board of Ed: Larry Newton Other Taxing Entities Lorin Powell, Lehi Metro Water	Lehi City RDA	**Thanksgiving Park Economic Development Project Area** This project is approximately 38.78 acres. The proposed economic development, consisting of more than 700,000 square feet of high quality office space, will result in new jobs and employment and increase the tax base of the community and the state. It is estimated that more than 1,000 new jobs will result from the proposed economic development, with a likelihood of approximately 55 annual construction jobs during construction periods. After the first TEC meeting, the resolution was changed to include language that a new office building would be completed every three years: the first of the four additional building must be completed by December 31, 2012, the second by December 31, 2015, the third by December 31, 2018, and the fourth by December 31, 2021. There is a possibility of a fifth additional office building and in order to be eligible for tax increment, it must be completed by December 31, 2024.	TEC Meeting: 11-Jun-2009 No Action 29-Jun-2009 Didn't pass 3 yes, 4 no 21-Jul-2009 Passed 8 to 0
Consult Time: Public Hearing: 5-Aug-09 7:00 p.m.	Russ Wall Executive Director 364-5300 Secretary: Cheryl Peacock Cottle	Legal Counsel: Randall S. Feil		Taylorsville City John Inch Morgan Lynn Handy Salt Lake County David Delquardo Emily Farmer Granite School District Gayleen Gandy Kieth Bradshaw State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Taylorsville City RDA	**4700-5000 South Redwood Road Urban Renewal Project Area**	**TEC Meeting:** **TEC Meeting:** **Approved:**
Consult Time:	Russ Wall Executive Director	Legal Counsel: Randall S. Feil		Taylorsville City John Inch Morgan	Taylorsville City RDA	**4100 South Redwood Road (SE) urban Renewal Project Area**	**TEC Meeting:**

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Lynn Handy			
	364-5300			Salt Lake County			
Public				David Delquardo			
Hearing:				Emily Farmer			**TEC Meeting:**
5-Aug-09				Granite School District			
7:00 p.m.				Gayleen Gandy			
				Kieth Bradshaw			**Approved:**
				State Office of Education			
	Secretary:			Larry Newton			
	Cheryl Peacock Cottle			Cathy Dudley, Alternate			
				Other Taxing Entities			
Consult	Russ Wall	Legal Counsel:		Taylorsville City	Taylorsville	**6200 South Redwood Road Urban Renewal Project Area**	**TEC Meeting:**
Time:	Executive Director	Randall S. Feil		John Inch Morgan	City RDA	This is the same Urban Renewal Agency project that was begun in 2009. It has become	30-Sep-10
				Morris K. Pratt		necessary to start the process for creating the project area over again. The Agency has calculated	14-Oct-10
Public	364-5300			Salt Lake County		the base taxable value as 2009. This area, which consists of approximately 75 acres, is a blighted	
Hearing:				David Delquardo (County Council)		area, the renewal of which is necessary to effectuate a public purpose. The total projected tax	**Approved:**
				Emily Farmer (County Mayor)		increment is $15,411,143. The currently proposed draft budget contemplates that 25% of the	14-Oct-10
5-Aug-09				Granite School District		total tax increment will be shared with taxing entities. The amount of tax increment expected to be	
7:00 p.m.				Gayleen Gandy		used to implement this plan is $11,558,357. Included in this amount are the following:	
				Kieth Bradshaw		(a) eligible project area expenses, development and relocation costs, public infrastructure	
8-Sep-10				State Office of Education		improvements, $8,668,768; (b) housing $2,311,671; and (c) administrative costs of 5% or	
6:30 p.m.	Secretary:			Larry Newton		approximately $577,918. The number of jobs anticipated to result from this urban renewal is to be	
	Cheryl Peacock Cottle			Cathy Dudley, Alternate		equivalent to 1.775 full time positions. The number of construction jobs is estimated to be	
20-Oct-10				Other Taxing Entities		153 full time jobs spread over the 6-year construction period.	
7:00 p.m.				David Martin			
Consult	Richard McConkie			Ogden City	Ogden	**Ogden City CBD Mall Redevelopment Project Area Extension**	TEC Meeting:
Time:	629-8910			Amy Wicks	City RDA	The Ogden City RDA requested that this project area be extended another twelve years.	25-Jun-09
				Scott Waterfall		The reasons for the extension are: (1) a prolonged public input and planning process	4:00 p.m.
	Matthew Godfrey			Weber County		regarding reuse of the failed Ogden City Mal site resulted in a shortened time period	No vote
Public	Mayor			Douglas Larsen		available for the RDA to collect tax increment to repay a $22.4 million bond issued to cover the	
Hearing:				Dan Olsen		substantial costs associated with acquiring, razing, and redeveloping the former Ogden City Mall	19-Aug-09
				Ogden City School District		property; (2) a downturn in the economy has slowed leasing, thus negatively impacting both	12:00 Noon
				Eugene Hart, Vice Chairman		lease revenues from the project and the taxable value of the improvements; (3) Shortfalls	6 to 2
				Brad Smith		in revenue to make bond payments are being covered by and are putting a burden on Ogden's	Passed
				State Office of Education		general fund. Certain taxing entities will receive an annual mitigation payment until	
	Secretary:			Larry Newton, Chairperson		the end of the project.	
	Cindy Mansell			Other Taxing Entities			
				Lance Wood			
Consult				Box Elder County	Box Elder Co.	**GREAT SALT LAKE MINERALS ECONOMIC DEVELOPMENT PROJECT AREA**	**TEC Mtg:**
Time:				Jay Hardy	RDA	The Box Elder Redevelopment Agency has requested tax increment funding for the Great	21-Sep-09
				Susan Thackeray		Salt Lake (GSL) Minerals Economic Development Project Area. The company anticipates	6 to 0
						investing approximately $99.90 million in the county in order to expand its current operation.	
Public						The anticipated expansion will include 33,000 acres of property on the west of the Great Salt	
Hearing:						Lake. The company anticipates expanding production of Potassium Sulfate (SOP). GSL is	
29-Sep-09				Box Elder County School District		the only Potassium Sulfate producer in the United States. The project is scheduled for five	
10 a.m.				Steven Laing		years with 30% of the tax increment going to the taxing entities, 5% for administrative costs,	
				Jim Christensen		and the remainder going to GSL. The agency anticipates the expanded ponds will require	
				State Office of Education		an additional 50 employees beyond the needs of the existing evaporation-pond facilities.	
	Secretary:			Larry Newton			
	Elizabeth Ryan			Cathy Dudley, Alternate			
				Other Taxing Entities			
				Clinton Burt			
Consult				Salt Lake County	Draper City	**DRAPER GATEWAY COMMUNITY DEVELOPMENT PROJECT**	**TEC Mtg:**
Time:					RDA	By Factory Outlet Drive - 39.16 acres	N/A
				Draper City			Plan Adopted:
Public							**15-Dec-09**
Hearing:							
15-Dec-09				Canyons School District			
7:00 p.m.							
				State Office of Education			
	Secretary:			Larry Newton			
				Cathy Dudley, Alternate			
				Other Taxing Entities			
Consult				Salt Lake County	Herriman	**HERRIMAN TOWNE CENTER COMMUNITY DEVELOPMENT PROJECT**	**TEC Mtg:**
Time:					RDA	About 13400 South and 5600 West - 376.80 acres more or less	N/A

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Public Hearing: 17-Dec-09 7:00 p.m.	Secretary:			Herriman Jordan School District State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities		Interlocal Agreements received from Salt Lake Valley Fire Service Area, Jordan Valley Water Conservancy District, and Salt Lake County.	Plan Adopted: **13-Nov-09**
Consult Time: Public Hearing: 1-Dec-09 7:00 p.m. 4-May-10 6 p.m. 13-May-10 6 p.m.	Secretary:			Salt Lake County Salt Lake City Salt Lake City School District State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Salt Lake City RDA	**NORTH TEMPLE VIADUCT COMMUNITY DEVELOPMENT PROJECT** Located on North Temple between approximately 400 North and North Temple - 56.21 acres	**TEC Mtg:** N/A
Public Hearing 23-Feb-10 SEE ROW 647	Mayor City Engineer Secretary 254-2200	Cole Durham 377-6661 Craig Smith 532-1900 Scott Ellsworth 933-2329	Kevin Watkins City Attorney 254-2200	Bluffdale City: Noell Nelson, Chair Shane Jones, V-Chair Salt Lake County: J.D. Johnson David Marshall Jordan School District: Burke Jolley Arlin Ekberg State Office of Education: Larry Newton, Cathy Dudley, Alt. Other Taxing Entities	Bluffdale City RDA	**Bluffdale Gateway Redevelopment Project Area** SEE ROW 647	TEC Mtg:
Consult Time: Public Hearing: 12-Jan-10 6:00 P.M. 13-Apr-10 6:00 p.m. 10-Aug-10 6:00 P.M.	Richard McConkie 801-629-8910 Matthew Godfrey Mayor Secretary: Cindy Mansell			Ogden City Richard McConkie Caitlin Gouchnour Weber County Douglas Larsen Dan Olsen Ogden City School District Eugene Hart, Vice Chairman Brad Smith State Office of Education Larry Newton, Chairperson, Cathy Dudley, alternate Other Taxing Entities Lance Wood	Ogden City RDA	**OGDEN CITY EAST WASHINGTON URBAN RENEWAL PROJECT AREA** The projected tax increment of the project area is $17,267,231 for 20 years. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	TEC Meeting: 19-Jul-10 No action 9-Aug-10 3:00 p.m. 16-Aug-10 8 a.m. 17-Aug-10 3:30 p.m. Approved 6 to 2
Consult Time: Public Hearing: 28-Apr-10 7 p.m.	Secretary: Heather White	Craig Smith		Vineyard City Nathan Riley, Chairman Nathan Crane Utah County Larry Ellertson, Vice Chair Gary Anderson Alpine School District Robert Smith Guy Fugal State Office of Education Larry Newton, Chairperson, Cathy Dudley, alternate Other Taxing Entities David Pitcher, Central Utah Water Conservancy District	Vineyard City RDA	**GENEVA URBAN RENEWAL PROJECT AREA** The project area encompasses approximately 2,055 acres of land and will be completed in three phases. It is anticipated that over $300 million will need to be invested in the Project Area in order to clean up contaminated sites, provide system infrastructure for water, sewer, roads, storm drains, and other basic infrastructure as needed, and to attract top-quality businesses that can provide good-paying jobs in the region. The area is projected to develop into an attractive mixed-use development composed of office, industrial, retail and residential uses, and will capitalize on mass transit opportunities (commuter rail and future light rail), and provide sustainable economic development in the region. At full development, the area will create 5-6 times the number of jobs and result in taxable property values 5-6 times that originally provided by the former Geneva Steel plant. The Project Area development projections anticipate generating $325 million in tax increment revenues. The Agency proposes capturing 75% of the tax increments with a cap of $300 million and pass the rest on to the taxing entities.	TEC Meeting: 17-Dec-09 No action 11-Jan-10 No Action 8-Feb-10 No Action 22-Apr-10 No Action 1/18/2011 Approved 6 to 2
Consult Time:				Midway City Wasatch County	Midway City RDA	**42 WEST MAIN STREET COMMUNITY DEVELOPMENT PROJECT**	TEC Meeting: Not Required

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Public Hearing:				Wasatch School District State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities			
Consult Time: Public Hearing:				Centerville City Davis County Davis School District State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities	Centerville City RDA	**PARRISH-LEGACY COMMUNITY DEVELOPMENT PROJECT AREA** Funds will be used for the installation of telecommunications infrastructure for UTOPIA 102.5 acres more or less. There was an article in the Ogden Standard Examiner on August 3, 2010, stating that the Legacy Crossing would include a Larry H. Miller 14-screen Megaplex Theater, a 170-apartment unit, restaurants, retail and office space. I am not sure if this is the same project.	TEC Meeting: Not Required
Consult Time: Public Hearing: 21-Apr-10 7 p.m.	Garth Day Redevelopment Director	Craig Smith		South Salt Lake City Cherie Wood, Mayor Garth Day Salt Lake County Emily Farmer, SL Co. Mayor's Office David Delquadro, SL Co. Council's Office Granite School Distract Kieth Bradshaw Gayleen Gandy State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Betty Bolander	South Salt Lake Cit RDA	**WESTECH ENGINEERING ECONOMIC DEVELOPMENT PROJECT AREA** This project area is 10.742 acres. This plan contemplates the expansion within the project area of a professional engineering office facility. The Agency anticipates that, when fully complete, the expansion will more than triple WesTech's employment in the City. WesTech will employ an additional 889 individuals. Significantly, WesTech's current average income is approximately $60,000, which is well above the County's current average income of $41,040. The Agency may offer tax incentives to WesTech Engineering as the sole anticipated participant in the Economic Development Project. Under the Project Area Budget, the Agency is expected to provide tax incentives in the amount of approximately $2,527,990. Those incentives will be used to help WesTech expand by defraying property acquisition, development, and building construction costs. The particulars of contemplated incentives to be offered to any participant shall appear in and be negotiated as part of the participation agreement with such participant(s).	TEC Meeting: 9-Jun-10 No action taken 1-Sep-10 Approved 8 to 0
Public Hearing: 14-Apr-10 6:00 p.m.	Business Manager Tom Burdett Community Development Director 569-5061 Secretary: Melanie Briggs	Randy Feil 296-9898		West Jordan: Ben Southwick Kim Rolfe, Jim Lems - alternate Salt Lake County : David Delquadro (County Council's rep.) Dale Carpenter (County Mayor's rep.) Jordan School District: Burke Jolley Dale Christensen State Board of Ed: Larry Newton, Chair Other Taxing Entities David Martin	West Jordan City RDA	**Economic Development Project Area No. 4 - FAIRCHILD** Fairchild Semiconductor Company wants to expand its workforce and upgrade its manufacturing facility located at 3333 West 9000 South. By the year 2012, it is expected that a total of approximately 489 people will be employed full time. Sixteen of those employee positions are expected to represent new jobs to the State of Utah and in the project area. The remainder of the 489 jobs are jobs retained for the State of Utah. The total average annual wages for the 489 jobs is approximately $25 million in 2010 dollars. In addition, construction jobs will increase as a result of the development in the area. It is estimated that the equivalent of about 117 full time construction workers will be on the payroll during renovation construction for the proposed facility. The estimated total payroll during construction is estimated to be $4.56 million. The projected tax increment of the project area is $1,507,371. Of that amount, 20% or $301,475 of tax increment will be shared with taxing entities. $1,145,602 will be used for public and private infrastructure improvements, site improvements, grants and loan/bond and financing costs. Agency administrative costs are expected to be $60,295 or 5%.	**TEC Meeting** 17-Mar-10 Approved 7 to 0
Public Hearing: 6-Jul-10 7:00 p.m.	Paul Glauser Community Development Director 801-852-6160 Secretary:			Provo City: Utah County Provo City School District State Board of Ed: Larry Newton, Chair Other Taxing Entities	Provo City RDA	**FREEDOM PLAZA COMMUNITY DEVELOPMENT PROJECT AREA PLAN** Formally adopted this project July 6, 2010 The base year shall be 2010 and the base taxable value shall be the 2010 assessed taxable value of $4,723,000 for the ten year period. Effective date of this Interlocal Agreement is October 23, 2010	**TEC Meeting** Not needed
Public Hearing: 17-Aug-10				Tooele County Tooele County School District	Tooele County RDA	**SALT POINTE COMMERCE CENTER COMMUNITY DEVELOPMENT PROJECT AREA** Contains 738.0 acres, more or less.	**TEC Meeting** Not needed

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
3:00 p.m. 7-Sep-10 2:30 p.pm.				State Board of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities			
	Secretary:						
Public Hearing: 3-Aug-10 8:15 p.m.				West Bountiful City Davis County Davis County School District State Board of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	West Bountiful City RDA	**LEGACY COMMUNITY DEVELOPMENT PROJECT AREA** Parcel contains 320.40 acres more or less.	**TEC Meeting** Not needed
	Secretary:						
Public Hearing: 3-Aug-10 8:00 p.m.				West Bountiful City and Wood Cross Davis County Davis County School District State Board of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	West Bountiful Woods Cross City RDA	**LEGACY COMMUNITY DEVELOPMENT PROJECT AREA** Containing 157.19 acres more or less.	**TEC Meeting** Not needed
	Secretary:						
Public Hearing: 3-Aug-10 7:30 p.m.				Woods Cross City Davis County Davis County School District State Board of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Woods Cross City RDA	**LEGACY GATEWAY COMMUNITY DEVELOPMENT PROJECT AREA** Contains 570.54 acres	**TEC Meeting** Not needed
	Secretary:						
Pubic Hearing: 27-Jul-10 6:30 p.m. 4-Jan-11 6:30 p.m.	Business Manager Brent Garlick RDA Project Manager 963-3473 CEO Executive Director	Randy Feil 296-9898		West Valley City: Steve Vincent Russ Brooks Salt Lake County : (County Council's rep.) Emily Farmer (County Mayor's rep.) Granite School District Gayleen Gandy Kieth Bradshaw State Board of Ed: Larry Newton, Cathy Dudley alternate Other Taxing Entities David Martin	West Valley City RDA	**Granger Crossings Urban Renewal Project Area** This project area contains 89 acres and was selected by the Agency as that area within the City having an immediate opportunity to reduce or eliminate blight from the community and to strengthen the economic base of the community through one or more new projects which would eliminate blighting factors and develop the area in an appropriate manner and broaden the tax base of the community. The 2009 base year taxable value is $67,563,340 as of January 1, 2010. The projected tax increment is $1,645,682 of which $329,136 will be shared with the taxing entities. $987,409 will be used for development and relocation coasts, public and infrastructure improvements; $263,309 will be used for affordable housing, and $65,827 will be for Agency administrative costs. This project area is for fifteen years.	**TEC Meeting** 21-Oct-10 Approved 27-Oct-10
	Secretary:						

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Pubic Hearing:	Business Manager B. Tim Tingey Executive Director Secretary:			Murray City: James A. Brass Krista Dunn Salt Lake County : David Delquadro (County Council's rep.) Emily Farmer (County Mayor's rep.) Murray School District Darrell Pehrson Richard Reese State Board of Ed: Larry Newton, Cathy Dudley alternate Other Taxing Entities David Martin	Murray City RDA	**Central Business District Redevelopment Area Extension** A meeting has been called to amend the project area budget for the CBD Redevelopment Area for Murray City. This project was adopted on June 1, 1982. There are approximately 264 acres within the project area boundaries of which roughly 44 of the acres are roads. The Murray CBD development will create an attractive urban environment with diverse and complimentary uses such as retail, professional services, housing, and employment opportunities, all in close proximity to transit. Murray City Redevelopment Agency wants to increase the project for another 20 years to end in 2034. That would be a total of 52 years for this project. The tax collection area will be expanded by approximately 18 acres. Murray School District will receive their share of tax increment revenue not to exceed $400,000 for the life of the project area.	**TEC Meeting** 1-Jul-10 **No Action** 24-Feb-11 Approved 7 to 1
Public Hearing: 15-Sep-10 7:00 p.m.	Secretary:			Taylorsville City Salt Lake County Granite School District State Board of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Taylorsville City RDA	**5400 SOUTH AND BANGERTER HIGHWAY COMMUNITY DEVELOPMENT PROJECT AREA** Contains 77.692 acres	**TEC Meeting** Not needed
Public Hearing: 23-Aug-10 1:30 p.m.	Secretary:			Iron County Iron County School District State Board of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Iron County RDA	**RED HILLS RENEWABLE PARK CDA** This area is approximately 862 acres. The area offers the opportunity to accommodate development of a solar power plant that will attract private capital investment, contribute to the tax base, create jobs, and otherwise contribute to the economic vitality and prosperity of the community. Creation of the CDA will allow Scatec Solar North American, Inc. the opportunity to utilize state and federal tax credits and will encourage financial investment by the private sector in the community. This Plan is the first step in establishing this opportunity for public sector participation in the future growth of the community in this area. Construction jobs have been estimated at 30 to 60 workers on site per day. The permanent full time positions will add approximately 22 positions for at least 20 years. Traditionally, solar power plants have a 30 to 50 year life expectancy. The development will add approximately $250,000,000 of improvements to the land per phase.	**TEC Meeting** Not needed
Public Hearing 28-Sep-10 3:00 p.m. TEC Meeting 9-Sep-10	James Davidson Executive Director Tisha Wilson Secretary	Randy Feil 296-9898		Lehi City: Steve Holbrook-Chair James Dixon/Steve Rool, alt. Utah County: Larry Ellertson, County Commission Steve White/Robert Kirk, County Treasurer Alpine Schools: Rob Smith, V-Chair Guy Frugal/Donna Barnes State Board of Ed: Larry Newton Other Taxing Entities Lorin Powell, Lehi Metro Water	Lehi City RDA	**ALPINE HIGHWAY WEST ECONOMIC DEVELOPMENT PROJECT AREA** This project consists of approximately 38.69 acres which will initially include the construction of a 233,000 square foot research/development/office facility for Adobe Systems Utah Inc. It is estimated that the infrastructure needing to be constructed in order for the project area to develop include; curb, gutter & sidewalks, parking and utilities such as electrical power and natural gas. It is estimated that 617 new full time jobs will be created at Adobe's facility. Approximately 586 full time jobs will be retained as the result of Adobe's facility. The annual payroll related to the new employment is estimated to exceed $23 million by 2013. It is estimated that 1,549 full time short term construction jobs will be created during the development of the project area. The budget has a 20 year term and anticipates collecting 70 percent of tax increment for eligible project area improvements and administration. The remaining 25% of tax increment will pass through to the affected taxing entities. Five percent of the tax increment collected will be set aside for the agency's administration of the project area.	Approved 9-Sep-10 (Vote 7 to 1)
Consult Time: Public Hearing: 8-Feb-11 7:15 p.m.				Salt Lake County Cottonwood Heights Granite School District	Cottonwood Heights RDA	**CANYON CENTRE COMMUNITY DEVELOPMENT PROJECT AREA** The Interlocal Agreement provides that the Canyons School District remit to the Agency annually 100% of the Project Area's tax increment for a period of 20 years, but also provides that the Agency remit annually 30% of the District's tax increment payment back to the District. Thus, the net participation rate for the District is 70% for 20 years. This area is 10.895 acres more or less.	**TEC Mtg:** N/A

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
	Secretary:			State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities			
Consult Time: Public Hearing:	Secretary:			Salt Lake County Dale Carpenter Arlyn Bradshaw Salt Lake City Luke Garrott Jill Remington-Love Salt Lake City School District Janet Roberts Douglas Nelson State Office of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities Christine Finlinson, Central Utah Water	Salt Lake City RDA	**NORTH TEMPLE URBAN RENEWAL PROJECT AREA** Located on North Temple between approximately 400 North and North Temple - 319 acres The Redevelopment Agency of Salt Lake City is undertaking the process to create the North Temple Urban Renewal Area along the North Temple corridor between the west boundary of I-15 and Redwood Road. The proposed project area is approximately 319 acres, and is primarily comprised of privately-owned businesses, utility companies, state-owned property, and single family dwellings. Salt Lake City Corporation and Utah Transit Authority have partnered to install a new TRAX line to the airport that will serve part of the corridor that is contained in the proposed project area. It is the RDA's intent to assist with revitalization in the area, with a primary focus on development along the transit line. The RDA is proposing a 25-year life for the North Temple Project Area, which may generate $75,080,783 in tax increment. In order to achieve the goals of the Project Area Plan and provide a stream of tax increment both for the taxing entities, the RDA proposes a 75%-25% tax increment split. The estimated tax increment distribution to the Salt Lake City School District would be $7,746,876.	**TEC Mtg:** 18-Jan-11 22-Sep-11 Vote 7 to 0 with one abstain
Public Hearing:	Paul Glauser Community Development Director 801-852-6160 Secretary:			Provo City: Utah County Provo City School District State Board of Ed: Larry Newton, Chair Other Taxing Entities	Provo City RDA	**MOUNTAIN VISTA COMMUNITY DEVELOPMENT PROJECT AREA PLAN** Formally adopted this project December 27, 2010 The project area contains approximately 187.164 acres.	**TEC Meeting** Not needed
Consult Time: Public Hearing: 26-Oct-11 6 p.m.	Redevelopment Director	Craig Smith		South Salt Lake City Cherie Wood, Mayor Randy Sant Salt Lake County Dale Carpenter, SL Co. Mayor's Office David Delquadro, SL Co. Council's Office Granite School district Kieth Bradshaw Gayleen Gandy State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Betty Bolander	South Salt Lake Cit RDA	**SOUTH SALT LAKE CENTRAL POINTE URBAN RENEWAL PROJECT** The City of South Salt Lake Redevelopment Agency would like to create an Urban Renewal Area located in the northern part of the City. In order to determine whether the Agency could create this project, a blight study was commissioned. The blight study is comprised of 478 parcels on approximately 81 acres. The Taxing Entity Committee convened on August 29, 2011, to establish a finding of blight. This was a unanimous vote of 8 to 0. The objective of the project area plan is to eliminate the statutory conditions of blight by providing needed public improvements, encouraging rehabilitation and repair of deteriorated structures, facilitating land assembly and redevelopment. It is anticipated that approximately 2,000 additional multi-family residential units will be constructed in the Project Area. It is estimated that the population will increase by 5,000 residents.	**TEC Meeting:** 29-Aug-11 Blight Finding Approved 8 to 0
Public Hearing: 9-Aug-11 6:30 p.m. 26-Jun-12 6:30 p.m.	Secretary:			Bountiful City Davis County Davis County School District State Board of Education Larry Newton Cathy Dudley, Alternate Other Taxing Entities	Bountiful City RDA	**BOUNTIFUL CBD NEIGHBORHOOD DEVELOPMENT PROJECT AREA** On September 13, 1978, the Redevelopment Agency of Bountiful City created the CBD Neighborhood Development Project Area and adopted a Neighborhood Development Plan and on April 22, 1981, the Agency amended the plan. The area consists of approximately 97.8731 acres. The Plan remains effective as originally adopted by the City Council on September 13, 1978, and as amended by resolution of the Agency on May 12, 1981, and on August 9, 2011.	**TEC Meeting**
Consult Time: Public Hearing: 27-Sep-11 9:30 a.m.	Richard McConkie 629-8910			Weber County Dan Olsen Joe Olsen Weber School District Robert Petersen Brent Richardson	Weber County RDA	**Little Mountain Economic Development Project Area** The Redevelopment Agency of Weber County is requesting approval to be paid 70% of new property tax revenues (tax increment) for five years (2012 through 2016). The Redevelopment Agency estimates the total new tax increment from the project area will be $198,677 and 70% of the property tax revenues for five years. The property taxes collected will be used for: grants for development incentives, development within the project area, and infrastructure and	21-Sep-11 No Action 13-Oct-11 Approved

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
						improvements within and outside of the project area @ $104,305, housing @ $27,815, and administrative costs @ $6,954.	5 to 0
	Secretary: Sheryl Cheever			State Office of Education Larry Newton, Cathy Dudley, Alt. Other Taxing Entities Lance Wood			
Consult Time: Public Hearing: 26-Jul-11 6:00 p.m.	Kay Chandler Economic Dev. Dir. Secretary:	Craig Smith		Clearfield City Curt Oda Rulon Cummings--Chairman Davis County Mark Altom (County Treasurer) Wilf Summercorn Davis School District State Office of Education Larry Newton, Cathy Dudley (alt.) Other Taxing Agencies	Clearfield City RDA	**ATK ECONOMIC DEVELOPMENT PROJECT AREA** This project area is approximately 96.44 acres The agency will request approximately $17,974,587 in property tax revenues that will be generated by development within the Project Area to fund a portion of the project costs within the proposed Project Area. The property tax revenues will be used for development incentives ($14,185,227), administrative expense (10%) ($1,797,458), and public infrastructure ($1,991,901).	
Public Hearing: 27-Jul-11 6:00 p.m.	Business Manager Community Development Director 569-5061 Secretary: Melanie Briggs	Randy Feil 296-9898		West Jordan: Ben Southwick Kim Rolfe, Jim Lems - alternate Salt Lake County : David Delquadro (County Council's rep.) Dale Carpenter (County Mayor's rep.) Jordan School District: Burke Jolley Dale Christensen State Board of Ed: Larry Newton, Chair-Cathy Dudley, Alt. Other Taxing Entities David Martin	West Jordan City RDA	**COMMUNITY DEVELOPMENT PROJECT AREA-JORDAN VALLEY STATION** This project contains 42.6 acres. Interlocal agreements were obtained from the city of West Jordan, Jordan School District, Salt Lake County, Central Utah Water Conservancy District, Jordan Valley Water Conservancy District, and the South Salt Lake Valley Mosquito Abatement District.	**TEC Meeting** Not Needed
Consult Time: Public Hearing: TEC Mtg: N/A	Secretary:			Salt Lake County Granite School District Holladay City State Office of Education N/A Other Taxing Entities	Holladay RDA	**OLYMPUS COMMUNITY DEVELOPMENT PROJECT AREA** This project area contains 54.789 acres more or less.	No Tec Needed Adopted:
(Public Hearing)				Springville City Utah County: Nebo School District: State Office of Education: Larry Newton, Cathy Dudley, Alt Other Taxing Entities	Springville City RDA	**SOUTH GATEWAY COMMUNITY DEVELOPMENT PROJECT AREA** This project area contains approximately 75.003 acres.	No Tec Needed
Public Hearing 8-May-12 6:00 p.m.				Ogden City Neil Garner, Ogden City Council Tom Christopulos, Ogden City Commur Weber County Doug Larsen Dan Olsen Ogden City School District Eugene Hart, Vice Chair	Ogden City RDA	**SOUTH WALL AVENUE ECONOMIC DEVELOPMENT PROJECT AREA PLAN** This is a new economic development project which is approximately 32 acres with the principal streets being Wall Avenue and 33rd Street. Economic development will consist of planning commission approved projects built on vacant and/or underutilized areas in the project area, as well as improvements to infrastructure to support such projects. Specific projects within the proposed project area would include, but not limited to, the expansion of the John Watson Chevrolet Dealership as well as the Hyundai Dealership. The project includes the construction of facilities which the Agency believes are of a benefit to the community in order for a private employer to	**TEC Meeting** 11-Jun-12 25-Jun-12 Approved

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Brad Smith State Office of Education: Cathy Dudley, Chair Other Taxing Entities		create additional jobs within Ogden City. This is estimated to be between 15 to 40 new jobs over the project area period. The project area plan indicates that the project will run 10 years with the estimated total amount of tax increment offered over this period equals $437,298.	
Pubic Hearing: 23-Oct-12 6:30 p.m.		Randy Feil 296-9898		West Valley City: Steve Vincent Don Christensen Salt Lake County : David Delquadro (County Council's rep.) Emily Farmer (County Mayor's rep.) Granite School District Dan Lofgren Kieth Bradshaw State Board of Ed: Cathy Dudley Other Taxing Entities David Martin	West Valley City RDA	**West Valley City Northwest Economic Development Area Project** This is a new Economic Development Project area plan being presented which consists of 936 acres. This project will consist of 20-25 new buildings totaling approximately 4.1 million square feet of new industrial/light manufacturing space in West Valley City. There are currently two developers in negotiations with this project area: Freeport West and Millrock. The plan anticipates creating 6,274 jobs with 2,487 of those being new or retained jobs, and 2,611 new or retained jobs paying at least 125% of the Salt Lake County average ($42,600). The project plan will have a 15-year term with 10% of the tax increment passing through to the taxing entities. There will be a 2.5% administrative fee with the remainder of the tax increment going to the Redevelopment Agency for public infrastructure (for example, sewer line, power line, water line, storm drain, drainage, road extension, traffic signal, etc.).	**TEC Meeting** 22-Oct-12
Consult Time: Public Hearing: 18-Sep-12 7:00 p.m.	Secretary: Fionnuala Kofoed Eagle Mountain City			Utah County Gary Anderson (Dave Shawcroft, alt.) Larry Ellertson, Chair Alpine School District Rob Smith Terry Peterson Eagle Mountain City Heather Jackson, Mayor Ifo Pili, Economic Development Dir. State Office of Education Cathy Dudley Other Taxing Entities Christine Finlinson, Vice-Chair	Eagle Mountain RDA	**Eagle Mountain Snugz Economic Development Project Area #2012-1** The project area comprises 671.35 acres of undeveloped land in the northeastern corner of Eagle Mountain City. The development within the project area will be broken up into phases. It is estimated that Phase I will include a 130,000 square foot industrial/manufacturing (Snugz) building on 8.7 acres of land that is projected to be completed in 2013. The total value of the development of Phase I is estimated at roughly $9 million. The size and timing of the remaining phases are unknown at this time. There were four different options to the budget proposed. It is estimated that initially this business will employee 330 people. After 18 months, the business expects to add another 40-60 employees.	TEC Meeting 19-Jul-12 13-Aug-12 4-Sep-12 18-Sep-12 7 to 0
Consult Time: Public Hearing:	**Secretary:** Janet M. Scott City Recorder 435-615-5007			Summit County John Hanrahan Chris Robinson Park City School District Mike Boyle Todd Hauber Park City Richard Peek Diane Foster State Office of Education Cathy Dudley Other Taxing Entities Paul Hewitt	Park City RDA	**Park City Lower Park Avenue Redevelopment Project Area** This project was originally created in 1990. The Redevelopment Agency of Park City desires to extend the expiration date for the receipt of tax increment revenues from its Lower Park Avenue Redevelopment Project Area, which is currently scheduled to expire at the end of 2015. The RDA proposes a 15-year extension of the project area tax increment collection and continuation of the existing provision wherein the taxing entities receive 40% of the tax increment revenue and the RDA receives the remaining 60%. After mitigation payments, the RDA would have access to approximately 45% of the tax increment generated.	TEC Meeting 18-Sep-12 7-1 Approved:
Public Hearing: 14-Aug-12 7:00 p.m.	Michael Eggett Community & Ec. Development Director (801) 614-9631			Syracuse City Jamie Nagle, Mayor--Chair Karianne Lisonbee, Councilmember Davis County Kent Sulser Steve Rawlings, Mark Altom (Alternate) Davis School District Craig Carter, Business Admin. John Carter (Peter Cannon), School Board Member State Office of Education Cathy Dudley, Vice Chair Other Taxing Agencies John Davis, Weber Basin Water District	Syracuse City RDA	**SYRACUSE CITY STATE ROAD 193 ECONOMIC DEVELOPMENT PROJECT AREA** There are 180 acres in this economic development project area. A major tenant with considerable personal property tax value is considering this site but requires shovel-ready building conditions and other site assistance. Other infrastructure costs will include road construction, landscaping, bonding, rail spur etc. This will be a 15-year project which will collect $13,707,876 in tax increment. Of that tax increment total, 20% ($2,741,576) will flow to the taxing entities and the remainder ($10,966,302) will go to the redevelopment agency.	TEC: 27-Jun-12 No Vote Taken 8-Aug-2012 Approved: 8 to 0
Public Hearing	Secretary:			Mt. Pleasant Steve Clark Jon Woodard Sanpete County Ilene Roth Claudia Jarrett North Sanpete County School District Darin Johansen Rich Brotherson State Office of Education:	Mt. Pleasant City RDA	**MT. PLEASANT NEIGHBORHOOD DEVELOPMENT PROJECT AREA** This project was created back in 1982. The total acreage of the project was approximately 718.97 acres. Some of the development objectives include removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction, removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities and new community facilities, provide improved pedestrian circulation systems. The maximum life of a redevelopment project area created before July 1, 1993, is 25 years, which would have made 2008 the final year of tax increment payment. The agency extended this project another seven years. A TEC meeting was held on March 22, 2012, to determine if the	No TEC Needed (originally) 22-Mar-12

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Lawrence R. Newton Cathy Dudley, alternate Other Taxing Entities Dave Cox, Sanpete Water Cons. Dist.		seven-year extension (through 2015) was done properly, to extend the project another three years, and to clarify the proper distribution of the tax increment.	
Public Hearing: 23-Oct-12 7:00 p.m.	Secretary:			Draper City Salt Lake County Canyons School District State Board of Education Cathy Dudley Other Taxing Entities	Draper City RDA	**R.C. Willey Community Development Area** This area is approximately 3.942 acres.	**TEC Meeting** Not needed
Public Hearing: 18-Oct-12 7:00 p.m.	Secretary:			Brigham City Box Elder County Box Elder School District State Board of Education Cathy Dudley Other Taxing Entities	Brigham City RDA	**Campus District Community Development Area** This area is approximately 326.58 acres. This Plan will include the development of a regional campus for Utah State University. The regional campus will include a recreation center and Innovation Campus. Plans include 800,000 square feet at build out with two-story buildings and 1.1 million square feet with three-story buildings.	**TEC Meeting** Not needed
Public Hearing: 3-Feb-09 8:00 p.m.	Jason Burningham 801.596.0700			North Salt Lake City: Davis County: Davis School District: State Board of Education Cathy Dudley Other Taxing Entities	North Salt Lake City RDA	**I-215 Legacy Parkway Urban Renewal Area** This project area is 162.69 acres.	TEC Meeting
Public Hearing: 7-Aug-12 6:00 p.m.				Kaysville City Davis County Davis County School District State Board of Education Cathy Dudley Other Taxing Entities	Kaysville City RDA	**MAIN STREET COMMUNITY DEVELOPMENT PROJECT AREA** Currently no development has been proposed for the Project Area. The primary development within the Project Area will be retail, and the possibility of some office development. The Agency also anticipates that the Project Area will see redevelopment of existing buildings currently located within the Project Area. This area contains 58.84 acres.	**TEC Meeting** Not needed
Public Hearing: 3-Oct-12 6:00 p.m.				Vernal City Uintah County	Vernal City RDA	**VERNAL TOWN CENTRE COMMUNITY DEVELOPMENT PROJECT AREA** On August 15, 2012, the Vernal City Community Development and Renewal Agency designated the Vernal Town Centre Community Development Project area. This area contains 27.964 acres more or less.	**TEC Meeting** Not needed

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
				Uintah County School District			
				State Board of Education Cathy Dudley			
				Other Taxing Entities			
Public Hearing: 18-Sep-12 7:00 p.m.				Draper City	Draper City RDA	**DRAPER FRONTRUNNER COMMUNITY DEVELOPMENT PROJECT AREA PLAN** This project area is 352.921 acres, more or less.	**TEC Meeting** Not needed
				Salt Lake County			
				Canyons School District			
				State Board of Education Cathy Dudley			
				Other Taxing Entities			
Public Hearing: 18-Jul-12 7:00 p.m.				Taylorsville City	Taylorsville City RDA	**NORTH POINT COMMUNITY DEVELOPMENT PROJECT AREA PLAN** On July 18, 2012, the City Council of the City of Taylorsville formally adopted by Ordinance a community development project area. The Project Area Plan allows for funding from tax increment as well as sales tax, through voluntary agreements negotiated with and agreed to by each taxing entity from which funds are sought. This project contains 39.59 acres,	**TEC Meeting** Not needed
				Salt Lake County			
				Granite School District			
				State Board of Education Cathy Dudley			
	Secretary:			Other Taxing Entities			
Public Hearing: 10-Jul-12 4:00 p.m.					Salt Lake County RDA	**SALT LAKE COUNTY COMMUNITY DEVELOPMENT AREA #1 - PRAXAIR**	**TEC Meeting** Not needed
				Salt Lake County			
				Granite School District			
				State Board of Education Cathy Dudley			
				Other Taxing Entities			
Public Hearing: 12-Jun-12 6:30 p.m.					Cache County RDA	**CACHE COUNTY PEPPERIDGE FARM PROJECT AREA PLAN** Ten year project with cumulative incremental distribution to agency of $1,741,910.	**TEC Meeting** Not needed
				Cache County			
				Cache County School District			
				State Board of Education Cathy Dudley			
				Other Taxing Entities			

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
Public Hearing 28-Feb-2012 7:00 p.m.	Doug Neldrum Executive Director 801-768-7100			Lehi City: Utah County: Alpine Schools: State Board of Ed: Other Taxing Entities	Lehi City RDA	**TRAVERSE MOUNTAIN COMMUNITY DEVELOPMENT PROJECT AREA PLAN** On February 28, 2012, the Lehi City Council formally adopted this project area plan which consists of approximately 56.996 acres.	**TEC Meeting:** Not Needed
Public Hearing 15-Nov-2011 2:00 p.m.				Salt Lake City Salt Lake County Salt Lake City School District State Board of Ed: Other Taxing Entities	Salt Lake City RDA	**BLOCK 70 COMMUNITY DEVELOPMENT PROJECT AREA**	**TEC Meeting:** Not Needed
Consult Time: Public Hearing: Secretary:		Legal Counsel: Randall S. Feil		Taylorsville City John Inch Morgan Morris K. Pratt Salt Lake County David Delquardo (County Council) Emily Farmer (County Mayor) Granite School District Dan Lofgren Kieth Bradshaw State Office of Education Cathy Dudley Other Taxing Entities David Martin	Taylorsville City RDA	**BENNION POINT EDA** The project area comprises approximately 122 acres of undeveloped land north of 6200 South and east of Bangerter Highway. This property was formerly a County landfill which has since been remediated. All the contaminants have been isolated and remediated. The desired use of this area is to develop a business park which could include office and light industrial uses. The development within the project area will be broken up into phases. Phase I will include a 244,000 sq. ft. of Class B office that is projected to be completed in 2013 or 2014. Phase 1 will also include residential and retail components that WILL NOT be a part of the project area budget. Phases 2-4 will absorb from 2015 to 2019 and will include 196,000 sq. ft. of Class B office and 385,000 of flex space. Phase 2 will likely include 40,000 of inline retail which will NOT be a part of tax increment. The current draft project area plan proposes the participation of the taxing entities for 15 years. It is proposed that all the taxing entities except Granite School District will have a participation rate of 100%. Granite would have a participation rate of 75%. Total tax increment = $10,090,940 minus flow through of $3,902,630 for a total of $6,188,310.	**TEC Meeting:** 20-Nov-12

Total number of Projects: 242

# of Projects Approved by Taxing Agency/Entity Committees		Community Development Projects
Calendar Year 2012	5	10
Calendar Year 2011	1	5
Calendar Year 2010	6	12
Calendar Year 2009	5	3
Calendar Year 2008	8	8
Calendar Year 2007	2	9
Calendar Year 2006	13	5
Calendar Year 2005	15	
Calendar Year 2004	10	
Calendar Year 2003	8	
Calendar Year 2002	7	
Calendar Year 2001	10	
Calendar Year 2000	10	
Calendar Year 1999	11	
Calendar Year 1998	6	
Calendar Year 1997	8	
Calendar Year 1996	3	
Calendar Year 1995	7	
Calendar Year 1994	3	

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley

Post-1993 Redevelopment/Economic Development Agency Project Summary

Date	RDA Contact	Consulting Attorney	Additional Consultants	Taxing Agency/Entity Committee	Redevelopment Agency	Project Name and Description	TAC/TEC Outcome
	Calendar Year 1993	1					
	Total	139	52				

Source: RDA Taxing Entity/Agency Committees, staff, consultants and attorneys.
Compiled by: USOE, School Finance--Larry Newton and Cathy Dudley