

THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24 HOURS NOTICE



UNIFIED FIRE SERVICE AREA AGENDA

January 19, 2021, 8:30 a.m.

(or immediately following the UFA Board meeting, if after 8:30 a.m.)

NOTICE IS HEREBY GIVEN THAT THE UNIFIED FIRE SERVICE AREA BOARD OF TRUSTEES SHALL ASSEMBLE FOR AN **ELECTRONIC MEETING ONLY**, DUE TO THE COVID-19 PANDEMIC

THE PUBLIC MAY ATTEND ELECTRONICALLY VIA ZOOM WEBINAR AT:

<https://zoom.us/j/98255960431?pwd=VW9iWk1KQ0JYTj9lSDIxMS96KzZXZz09>

Password: 123911

1. Call to Order – Chair Overson
2. Administer Oath of Office for New Board Members – Cyndee Young, Clerk
3. Public Comment
Please limit comments to three minutes each. There are two options for comments during this meeting:
 - a. Live during the Webinar by logging in as described above. If you wish to make a comment, select the “Raise Hand” button at the bottom of the screen. You will then be added to the queue and invited to speak.
 - b. EMAIL: Public comments will be accepted prior to the meeting via email at publiccomment@unifiedfire.org until 7:00 a.m. January 18, 2020. Emailed comments submitted prior to 7:00 a.m. January 18, 2020, will be read or summarized into the record, comments received after the deadline will be forwarded to the UFA Board, but not read into the meeting record or addressed during the meeting.
4. Approval of Minutes – Chair Overson
 - a. December 15, 2020
5. Approval of Resolutions 01-2021A/B Board Elections – Legal Counsel Anderson
 - a. Chair
 - b. Vice Chair
6. Quarterly Financial Report – CFO Hill
7. Transition of Accounting System from QuickBooks to Caselle – CFO Hill
8. Station Construction Update – Assistant Chief Burchett
9. Consider Resolution 01-2021C Approving the Interlocal Agreement Between Midvale City Redevelopment Agency/Main Street CDA and Unified Fire Service Area – Legal Counsel Anderson

10. District Administrator Report – Rachel Anderson

11. Possible Closed Session

The Unified Fire Service Area may temporarily recess the meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 or for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

(If only discussing topic (A), character, etc., then you may move to not record that portion of the closed session per Utah Code § 52-4-206 (6).)

Re-Open the Meeting

12. Adjournment – Chair

The next Board meeting will be held February 16, 2021 at 8:30 a.m. electronically only.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL UFSA MEETINGS.

In accordance with the Americans with Disabilities Act, UFSA will make reasonable accommodation for participation in the meetings. Please call the clerk at least three working days prior to the meeting at 801-743-7213. Motions relating to any of the foregoing, including final action, may be taken at the meeting. This meeting may be held telephonically/electronically to allow a member of the UFSA Board to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, does hereby certify that the above agenda notice was posted on this 15th day of January 2021 on the UFSA bulletin boards, the UFSA website <http://unifiedfireservicearea.com> , posted on the Utah State Public Notice website <http://www.utah.gov/pmn/index.html> and was emailed to at least one newspaper of general circulation with the jurisdiction of the public body.

Cynthia Young, UFSA Board Clerk

UNIFIED FIRE SERVICE AREA

Meeting Minutes

8:32 a.m.

This meeting was held electronically via ZOOM due to COVID-19

Board Members Present

Mayor Kristie Overson
Mayor Jeff Silvestrini
Council Member Gary Bowen
Council Member Allan Perry
Council Member Kathleen Bailey
Mayor Tom Westmoreland

Council Member Trish Hull
Mayor Harris Sondak
Mayor Robert Hale
Council Member Sheldon Stewart
Council Member Jared Henderson

Board Members Absent

Council Member Richard Snelgrove
Mayor Kelly Bush
Mayor Jenny Wilson

Mayor Dan Knopp
Surveyor Reid Demman

Staff

Tony Hill, UFA CFO
Chief Dan Petersen

Cyndee Young, UFSA Clerk
Rachel Anderson, UFSA Legal Counsel

Guests

Anthony Widdison
Arriann Woolf
Brian Anderton
Bill Brass
Brad Larson
Brad Lynn
Bryan Case
Calogero Ricotta
Chad Simons
Dan Yates
Darren Park
Dominic Burchett
Embret Fossum

Erica Langenfass
Jay Torgersen
Kamarie DeVoogd
Kate Turnbaugh
Kathy DeVoogd
Kiyoshi Young
Lana Burningham
Larson Wood
Matthew McFarland
Michael Conn
Nate Bogenschutz
Nile Easton
Patrick Costin

Renee Childress
Richard Rich
Riley Pilgrim
Ryan Love
Station 101
Station 126
Stephen Higgs
Steve Ball
Steve Prokopolis
Steve Quinn
Tim Tingey, CWH
Wade Russell
Zach Robinson

.....
Chair Kristie Overson Presided
.....

Called to Order

Chair Overson called the meeting to order at 8:32 a.m. Quorum present.

Public Comment

None.

Public comment was made available live and with a posted email address.

Approval of Minutes

Council Member Stewart moved to approve the minutes from the November 17, 2020 UFSA Board Meeting as submitted.

Council Member Hull seconded the motion.

Roll call vote taken.

Bailey	-	Overson	Y
Bowen	Y	Perry	Y
Bush	-	Silvestrini	Y
Demman	-	Snelgrove	-
Hale	Y	Sondak	Y
Henderson	Y	Stewart	Y
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

Public Hearing to Receive and Consider Comments on Proposed 2021 Judgment Levies – CFO Hill

CFO Hill explained that this process is done annually and these are judgments taxpayers appeal in SLCo. This process allows us to recoup \$45,275.

Mayor Silvestrini moved to open the Public Hearing to receive and consider comments on proposed 2021 judgment levies.

Council Member Perry seconded the motion.

Roll call vote taken.

Bailey	-	Overson	Y
Bowen	Y	Perry	Y
Bush	-	Silvestrini	Y
Demman	-	Snelgrove	-
Hale	Y	Sondak	Y
Henderson	Abstain	Stewart	Abstain
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

No public comment.

Mayor Silvestrini moved to close the Public Hearing to receive and consider comments on proposed 2021 judgment levies.

Council Member Perry seconded the motion.

Roll call vote taken.

Bailey	-	Overson	Y
Bowen	Y	Perry	Y
Bush	-	Silvestrini	Y
Demman	-	Snelgrove	-
Hale	Y	Sondak	Y
Henderson	-	Stewart	Abstain
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

Consider Resolution 12-2020A Approving and Imposing an Ad Valorem Tax Rate for Payment of Eligible Judgments on Taxable Property Between March 1, 2020 and September 15, 2020 – CFO Hill

Mayor Hale moved to approve adopt Resolution 12-2020A approving and imposing an Ad Valorem Tax Rate for payment of eligible judgments on taxable property.

Council Member Perry seconded the motion.

Roll call vote taken.

Bailey	-	Overson	Y
Bowen	Y	Perry	Y
Bush	-	Silvestrini	Y
Demman	-	Snelgrove	-
Hale	Y	Sondak	Y
Henderson	Abstain	Stewart	Abstain
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

Station 112 Crews Temporary Facility – Assistant Chief Burchett

This was originally agenda item #12 and was moved up on the agenda to allow conversation prior to its inclusion in the following Public Meeting and resolution.

AC Burchett informed the Board of the closing on a home in the Millcreek area to house crews temporarily while Station 112 is under construction. An additional \$30,000 is needed due to seismic work compliance for the garage that will be built to house the engine.

A memo was included in the packet that explained the process that took place and the requirements by the Millcreek Official, UFA Fire Marshal and the State Fire Marshals review for approval.

Public Hearing to Receive and Consider Comments on Proposed Amendments to the 2020 Budget and Adoption of the 2021 Final Budget – CFO Hill

The only amendment to the 2020 budget is \$760 remaining in the Capital Projects Fund from a 2016 bond. The request is to close out the bond and transfer the remaining to the Debt Services Fund.

The tentative budget was reviewed by the Board in November. The signage at Station 117 was added to the Capital Projects List, \$30,000 as mentioned above, and a Capital Maintenance Project budgeted for in 2020 that UFA Facilities was unable to complete at Station 113. There is an increase in the remodeling costs, so the ask is that \$25,000 more be added to the project.

Mayor Silvestrini moved to open the Public Hearing to receive and consider comments on proposed amendments to the 2020 budget and approval of the final 2021 budget.

Council Member Perry seconded the motion.

Voice roll call taken, all in favor.

No public comment.

Mayor Silvestrini moved to close the Public Hearing to receive and consider comments on proposed amendments to the 2020 budget and approval of the final 2021 budget.

Mayor Hale seconded the motion.

Voice roll call taken, all in favor.

Consider Resolution 12-2020B Approving Amendments to the 2020 Budget – CFO Hill

Council Member Perry moved to adopt Resolution 12-2020B approving amendments to the 2020 budget as presented.

Council Member Bailey seconded the motion.

Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	-	Silvestrini	Y
Demman	-	Snelgrove	-
Hale	Y	Sondak	-
Henderson	Abstain	Stewart	Abstain
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

Consider Resolution 12-2020C Approving the 2021 Final Budget – CFO Hill

Mayor Silvestrini moved adopt Resolution 12-2020C approving the 2021 final budget as presented

Council Member Hull seconded the motion.

Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	-	Silvestrini	Y
Demman	-	Snelgrove	-
Hale	Y	Sondak	Y
Henderson	Abstain	Stewart	Abstain
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

Approval of UFSA/State of Utah Wildland Participation Commitment for 2021

– Assistant Chief Burchett/Legal Counsel Anderson

This is the annual agreement between UFSA and the State of Utah for the WL mitigation work commitment for 2021. The State reimburses UFA for expenses for in kind efforts for mitigation. By participating, the State accepts the financial burden of fires once UFA has delegated them.

Mayor Hale moved to approve the UFSA/State of Utah Wildland Participation Commitment for 2021.

Council Member Perry seconded the motion.

Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	-	Silvestrini	Y
Demman	-	Snelgrove	-
Hale	Y	Sondak	Y
Henderson	-	Stewart	Abstain
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

UFA Finance Committee Appointments – Chair Overson

New appointments are needed for the UFA Finance Committee.

The committee members representing UFSA are as follows: Mayor Sondak, Council Member Perry, Mayor Silvestrini, Mayor Hale, Council Member Bailey

This group is assembled with the assumption of the approval of the UFA Sub-Committee Policy in January.

Mayor Silvestrini moved to appoint the aforementioned individuals to represent UFSA on the UFA Finance Committee.

Council Member Hull seconded the motion.

Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	-	Silvestrini	Y
Demman	-	Snelgrove	-
Hale	Y	Sondak	Y
Henderson	Abstain	Stewart	Abstain
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

Station Construction Update – Assistant Chief Burchett

The large station design is complete, the small station is in process. The initial communications are taking place for Station 112.

Land discussions are taking place in Eagle Mountain, hoping to have more information in January.

The goal is to deliver timely and consistent messages on all station projects to neighboring areas.

Closed Session

None

Motion to Adjourn

Mayor Hale moved to adjourn the December 15, 2020 UFSA Board Meeting.

Mayor Silvestrini seconded the motion.

Voice roll call taken, all in favor.

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE UNIFIED FIRE SERVICE AREA
APPOINTING A BOARD CHAIR**

WHEREAS, the Unified Fire Service Area (the "Service Area") convened in regular meeting on January 19, 2021, to consider among other things the appointment of a Board Chair; and

WHEREAS, Utah Code Ann. § 17B-1-309 provides that the Board of Trustees ("Board") shall elect a Chair; and

NOW THEREFORE, be it Resolved by the Board that _____
is elected to serve as the Board Chair of the Service Area.

This Resolution shall take effect on January 19, 2021.

APPROVED and ADOPTED this 19th day of January, 2021.

UNIFIED FIRE SERVICE AREA

Kristie Overson, Board Chair

ATTEST:

Cyndee Young, Clerk

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE UNIFIED FIRE SERVICE AREA
APPOINTING A BOARD VICE-CHAIR**

WHEREAS, the Unified Fire Service Area (the "Service Area") convened in regular meeting on January 19, 2021, to consider among other things the appointment of a Board Vice-Chair; and

WHEREAS, Utah Code Ann. § 17B-1-309 provides that the Board of Trustees ("Board") shall elect a Chair and other officers as the Board considers appropriate; and

WHEREAS, the Board finds that it is in the best interests of the Service Area to appoint a Vice-Chair to perform the Chair duties when the Chair is unavailable.

NOW THEREFORE, be it Resolved by the Board that _____
is elected to serve as the Board Vice-Chair of the Service Area.

This Resolution shall take effect on January 19, 2021.

APPROVED and ADOPTED this 19th day of January, 2021.

UNIFIED FIRE SERVICE AREA

Kristie Overson, Board Chair

ATTEST:

Cyndee Young, Clerk

Unified Fire Service Area Budget vs. Actual

70 - General Fund			
	Jan - Dec 20	Budget	%
Ordinary Income/Expense			
Income			
7031100 · Property Taxes-Salt Lake County	45,279,519	45,275,831	100.0%
7031110 · Property Taxes - Utah County	3,891,347	3,910,470	99.5%
7031100 · Property Taxes-SLCo Pass Thru	2,469,283	2,500,000	98.8%
7031200 · Fee-in-Lieu-Salt Lake County	2,547,043	2,600,000	98.0%
7031210 · Fee-in-Lieu - Utah County	335,254	300,000	111.8%
7031212 · Property Taxes-Delinquent-SL Co	700,680	700,000	100.1%
7031213 · Property Taxes-Delinquent-UT Co	123,333	75,000	164.4%
7031215 · Judgement Levy	57,865	47,587	121.6%
7032100 · Impact Fees			
7032101 · Impact Fees - Single Family Res	911,516	1,800,000	
7032102 · Impact Fees - Multi-Family Res	735,578	0	
7032103 · Impact Fees - Commercial	761,828	0	
7032104 · Impact Fees - Industrial	329	0	
Total 7032100 · Impact Fees	2,409,251	1,800,000	133.8%
7032400 · Grant Revenue	0	1,128,288	0.0%
7039100 · Miscellaneous Income	129,077	116,664	110.6%
7039105 · Interest Income	213,954	360,000	59.4%
Total Income	58,156,607	58,813,840	98.9%
Expense			
7090100 · Administrative & Overhead			
7090150 · Supplies	321	2,000	16.0%
7090170 · Memberships	13,472	15,000	89.8%
7090100 · Administrative & Overhead - UFA	339,653	339,653	100.0%
Total 7090100 · Administrative & Overhead	353,446	356,653	99.1%
7090205 · Auditor	8,650	8,650	100.0%
7090221 · Capital lease payments	2,580,673	2,583,500	99.9%
7090223 · Bond/Note Issuance Costs	17,500	35,000	50.0%
7090255 · Capital maintenance	289,387	1,967,237	14.7%
7093500 · Capital Outlay	561,827	580,000	96.9%
7090270 · Bank fees	170	600	28.3%
7090277 · Interest expense	279,069	500,000	55.8%
7090350 · Professional fees	197,365	314,100	62.8%
7090360 · Repairs and Maintenance	62,223	62,223	100.0%
7090390 · UFA contract fees	49,708,495	49,827,920	99.8%
7090400 · Tax payments to RDA/CDA	2,469,283	2,500,000	98.8%
7090410 · Sandy contract	904,707	905,000	100.0%
7090420 · Impact Fee Refunds	4,139	2,000	207.0%
Total Expense	57,436,932	59,642,883	96.3%
Other Expense			
7087910 Transfer to Capital Projects	732,691	732,691	100.0%

Account	Date	Name	Memo	Amount
GENERAL FUND				
7090150 · Supplies				
	01/11/2020	Intuit QuickBooks	January QuickBooks Fee	29.95
	02/11/2020	Intuit QuickBooks	February QuickBooks Fee	29.95
	03/11/2020	Intuit QuickBooks	March QuickBooks Fee	29.95
	04/11/2020	Intuit QuickBooks	April QuickBooks Fee	29.95
	05/11/2020	Intuit QuickBooks	May QuickBooks Fee	29.95
	06/11/2020	Intuit QuickBooks	June QuickBooks Fee	29.95
	06/30/2020	Unified Fire Authority	1099 Forms	21.24
	07/11/2020	Intuit QuickBooks	July QuickBooks Fee	29.95
	08/11/2020	Intuit QuickBooks	August QuickBooks Fee	29.95
	09/11/2020	Intuit QuickBooks	September QuickBooks Fee	29.95
	10/11/2020	Intuit QuickBooks	October QuickBooks Fee	29.95
TOTAL				<u><u>320.74</u></u>
7090170 · Memberships				
	01/01/2020	Utah Association of Special Districts	2020 Membership Dues	13,472.00
TOTAL				<u><u>13,472.00</u></u>
7090100 · Administrative & Overhead				
	06/18/2020	Unified Fire Authority	January to June 2020 Administrative Overhead	169,826.50
	12/10/2020	Unified Fire Authority	July to December 2020 Administrative Overhead	169,826.50
TOTAL				<u><u>339,653.00</u></u>
7090205 · Auditor				
	06/30/2020	Piercy, Bowler, Taylor & Kern	2019 Audit	8,650.00
TOTAL				<u><u>8,650.00</u></u>
7090221 · Capital lease payments				
	02/07/2020	Zions First National Bank	Principal on 2016 Series Bond	1,573,987.98
	02/07/2020	Zions First National Bank	Interest on 2016 Series Bond	512,125.00
	08/07/2020	Zions First National Bank	Interest on 2016 Series Bond	494,559.79
TOTAL				<u><u>2,580,672.77</u></u>
7090223 · Bond/Note Issuance Costs				
	03/05/2020	Zions Bank Public Finance	Municipal Advisory Fee - 2020 Series TRAN	10,000.00
	03/19/2020	Gilmore Bell	Note Counsel - 2020 Series TRAN	7,500.00
TOTAL				<u><u>17,500.00</u></u>
7090255 · Capital Maintenance				
	01/22/2020	UEAC Inc	HVAC #126	21,332.00
	02/03/2020	Hande Inc	Bay Floor Refinish #118	16,028.00
	02/28/2020	UEAC Inc	HVAC #121	7,247.00
	03/16/2020	UEAC Inc	Water Heater #106	6,435.00
	05/04/2020	RC Willey Home Furnishings	Fulgor Range #106	5,000.00
	05/22/2020	Holbrook Service, Inc	5 HVAC Units #118	33,872.00
	07/24/2020	RC Enterprise Paving & Construction	Parking Lot #115	17,368.00
	09/10/2020	Gould Plus Architects, LLC	Floor Plan/Drawings #113	625.00
	09/15/2020	RC Willey Home Furnishings	Appliances for #252 Remodel - Partial	8,425.23
	10/05/2020	Tiago Sousa	Window Tinting #117	13,144.00
	10/23/2020	Archer Mechanical & Maintenance	Hot Water Replumb #121	29,588.00
	10/27/2020	CRC Construction	Bedroom Addition/Kitchen Remodel #252 - Partial	36,211.20
	11/12/2020	OnSite Development	Kitchen Remodel #115	50,888.25
	12/31/2020	Delta Fire Systems	Replace Outdated Pipes and Fittings #121	43,222.92
TOTAL				<u><u>289,386.60</u></u>
7090500 · Capital Outlay				
	11/02/2020	Broker's Holdings LLC	Earnest Money Purchase of Temporary Fire Station	5,000.00
	11/05/2020	Jon M. Brigance	Home Inspection	720.00
	11/05/2020	Adam Coccimiglio	Home Appraisal	450.00
	11/15/2020	Title Guarantee	Home Purchase	555,656.50
TOTAL				<u><u>561,826.50</u></u>
7090270 · Bank Fees				
	09/03/2020	Chase Merchant Services	Paymentech Fee Statement - August 2020	38.86
	10/05/2020	Chase Merchant Services	Paymentech Fee Statement - September 2020	131.01
TOTAL				<u><u>169.87</u></u>
7090277 · Interest Expense				
	12/18/2020	Bank of Utah	Payoff 2020 TRAN	279,069.44
TOTAL				<u><u>279,069.44</u></u>
7090350 · Professional fees				

Account	Date	Name	Memo	Amount
	01/01/2020	Arbor Park Associates	2020 Maintenance Reconciliation	2,143.43
	01/19/2020	VIE Consultants, Inc.	Structural and Nonstructural Grant Writing	4,100.00
	02/12/2020	Fabian Van Cott	Legal Services - Jan 2020	9,635.00
	02/18/2020	Faaifo Pili	District Administrator - Jan 2020	2,300.00
	03/13/2020	Zions Bank Public Finance	Fire Impact Fee Analysis	800.00
	03/17/2020	Fabian Van Cott	Legal Services - Feb 2020	6,950.00
	04/02/2020	Arbor Park Associates	2019 Maintenance Reconciliation	1,993.85
	04/06/2020	Fabian Van Cott	Legal Services - Mar 2020	4,370.00
	04/17/2020	Faaifo Pili	District Administrator - Feb/Mar 2020	4,600.00
	05/08/2020	Fabian Van Cott	Legal Services - Apr 2020	7,165.00
	05/31/2020	MediaOne of Utah	Proposed Boundary Adj and Hearing Notice	482.12
	06/22/2020	Fabian Van Cott	Legal Services - May 2020	1,705.00
	06/30/2020	MediaOne of Utah	2020 Budget Amendment Hearing Notice	102.44
	06/30/2020	Darkhorse Analytics	Deployment Software (50%)	25,000.00
	06/30/2020	Unified Fire Authority	Website Hosting Fee	41.93
	06/30/2020	Unified Fire Authority	Office of Lieutenant Governor Entity Registration	50.00
	07/07/2020	Faaifo Pili	District Administrator - Apr/May 2020	4,600.00
	07/16/2020	Zions Bank Public Finance	2020 Continuing Disclosure/EMMA Filing Fee	2,000.00
	07/17/2020	Zions Bank Corporate Trust	2020 Admin Fee for Series 2016 Bond	2,500.00
	07/31/2020	Fabian Van Cott	Legal Services - June 2020	5,305.00
	07/31/2020	MediaOne of Utah	Public Notice Hearing	102.44
	08/11/2020	Zions Bank Public Finance	Impact Fee Analysis through July 2020	3,225.00
	08/18/2020	Faaifo Pili	District Administrator - Jun/Jul/Aug 2020	6,900.00
	08/27/2020	Fabian Van Cott	Legal Services - July 2020	7,780.00
	09/10/2020	Gould Plus Architects, LLC	Fire Station Prototype Design Services	15,125.00
	09/10/2020	Zions Bank Public Finance	Impact Fee Analysis through Aug 2020	350.00
	09/10/2020	Salt Lake County Surveyor's Office	Flat Review and FLEP for Alta Town Annexation	380.00
	09/18/2020	Fabian Van Cott	Legal Services - August 2020	9,650.00
	09/30/2020	MediaOne of Utah	2020 Budget Amendment Hearing Notice	105.80
	10/01/2020	Darkhorse Analytics	Deployment Software (Final)	25,000.00
	10/05/2020	Fabian Van Cott	Legal Services - September 2020	6,325.00
	10/07/2020	Zions Bank Public Finance	Impact Fee Analysis through Sep 2020	3,837.50
	11/01/2020	Zions Bank Public Finance	Impact Fee Analysis through Oct 2020	2,675.00
	11/17/2020	Fabian Van Cott	Legal/Administrator Services - October 2020	10,275.00
	11/30/2020	MediaOne of Utah	Impact Fee Public Hearing	132.68
	11/30/2020	MediaOne of Utah	2020 Budget Amendment Hearing Notice	102.44
	12/04/2020	Fabian Van Cott	Legal/Administrator Services - November 2020	8,510.00
	12/31/2020	Fabian Van Cott	Legal/Administrator Services - December 2020	11,045.00
TOTAL				<u>197,364.63</u>
7090360 - Repairs and Maintenance				
	02/25/2020	Fortress Home Improvements LLC	New Roof #110	62,223.00
TOTAL				<u>62,223.00</u>
7090390 - UFA contract fees				
	01/01/2020	Unified Fire Authority	3rd Quarter Fee for FY19/20	12,320,738.25
	04/01/2020	Unified Fire Authority	4th Quarter Fee for FY19/20	12,320,738.25
	07/01/2020	Unified Fire Authority	1st Quarter Fee for FY20/21	12,533,509.00
	10/01/2020	Unified Fire Authority	2nd Quarter Fee for FY20/21	12,533,509.00
TOTAL				<u>49,708,494.50</u>
7090400 - Tax Payments to RDA/CDA/CRA				
	12/10/2020	Salt Lake County Treasurer	RDA/CDA/CRA Withholdings	2,469,283.00
TOTAL				<u>2,469,283.00</u>
7090410 - Sandy Contract				
	04/03/2020	Sandy City Corporation	White City Fire Services - January - June 2020	438,708.15
	07/02/2020	Sandy City Corporation	White City Fire Services - July - December 2020	465,998.50
TOTAL				<u>904,706.65</u>
7090420 - Impact Fee Refunds				
	05/21/2020	Impact Fee Refund	Impact Fee Refund	433.04
	07/09/2020	Impact Fee Refund	Impact Fee Refund	2,840.28
	09/24/2020	Impact Fee Refund	Impact Fee Refund	866.08
TOTAL				<u>4,139.40</u>
GENERAL FUND TOTAL				57,436,932.10

Unified Fire Service Area

Budget vs. Actual

75 - Capital Projects Fund			
	Jan - Dec 20	Budget	%
Ordinary Income/Expense			
Income			
7580100 · Transfer from General Fund	732,691	732,691	100.0%
Total Income	732,691	732,691	100.0%
Expense			
7590270 · Pre-Construction Costs	40,725	732,690	5.6%
Total 7590210 · Capital Outlay - Building	40,725	732,690	5.6%
Total Expense	40,725	732,690	5.6%
Other Expense			
7080170 Transfer to Debt Service	759	760	99.9%

Unified Fire Service Area

Budget vs. Actual

77 - Debt Service Fund			
	Jan - Dec 20	Budget	%
Ordinary Income/Expense			
Income			
7032200 · Lease Revenue	2,580,673	2,583,500	99.9%
7039105 · Interest Income	2,029	3,000	67.6%
Total Income	2,582,702	2,586,500	99.9%
Expense			
7790200 · Payments on LT debt			
7790210 · Bond Interest Payments	1,008,500	1,008,500	100.0%
7790200 · Payments on LT debt - Other	1,575,000	1,575,000	100.0%
Total 7790200 · Payments on LT debt	2,583,500	2,583,500	100.0%
Total Expense	2,583,500	2,583,500	100.0%
Other Income			
7787810 Transfer from Capital Projects	759	760	99.9%



UNIFIED FIRE SERVICE AREA

TO: UFSA Board of Trustees (Via Administrator Anderson)
FROM: Tony Hill, CFO
SUBJECT: UFSA Accounting System
DATE: January 19, 2021

Request:

Approve the transition to Caselle from the current accounting system (QuickBooks).

Background:

In 2008, when UFA took over accounting responsibility for UFSA, we initially posted transactions in Excel due to the simplicity and limited volume. When station construction began, we purchased QuickBooks to manage our accounting and have used it since then.

Historically, UFSA has paid about \$2,100 every four years to upgrade to the latest version of QuickBooks. Our last upgrade took place in May 2019. We also currently pay \$30 monthly for QuickBooks support.

We are considering transitioning from QuickBooks to Caselle. We have received a proposal from Caselle, it includes setup and conversion with a one-time cost of \$3,060. UFSA has a budget of \$15,000 for other professional fees. This project could fit within this already approved budget line.

This proposal includes the following modules: general ledger, accounts payable, accounts receivable, and cash receipting. Because UFA already holds a license for Caselle, the vendor is able to setup a new directory for UFSA data without paying for the software license. This option allows UFSA to save money and gain access to a more powerful accounting system.

In addition to the one-time costs, UFSA would also pay \$133 monthly for software support and maintenance.

Staff requests migrating accounting records from QuickBooks to Caselle for the following reasons:

- Caselle is designed for governmental fund accounting
- Caselle is a Utah-based company with unlimited live local support included in the monthly maintenance fee
- Accounting staff is more experienced and familiar with Caselle (daily use since UFA's inception)
- Caselle offers expanded reporting options and tracking mechanisms for transactions (i.e. grant accounting for PDM seismic grant, jurisdictional reporting for impact fees, etc.)
- Deposits for online payments can be easily imported into Caselle rather than manually entry required by QuickBooks (anticipated rollout January-February 2021)
- Caselle provides a simple process for Utah State transparency reporting

- Caselle will provide more functionality as we begin accounting for the station construction projects.

We would love to know your thoughts and support on this transition.



Midvale City Redevelopment Agency

Main Street CDA Public Participation with Unified Fire Service Area

Main Points of Agency's Proposed ILA

Main ILA Points	
Effective Participation Percent	60%
Participation Length	20 Years
Participation Cap	Initial Cap w/ Benchmark: \$27M Default Cap w/out Benchmark: \$15.5M
Trigger Date	No Later Than 3/1/2024
Benchmark & Deadline	\$60M Nonresidential Project built by 3/2025
Increase in Incremental value	Budget w/ \$27M Cap: \$184M or 213% Budget w/ \$15.5M Cap: \$113M or 92%
UFSA	Budget w/ \$27M Cap: \$3.4M
Participation Max	Budget w/ \$15.5M Cap: \$1.9M

Data Points from Main Street CDA Budget & Impact

But For intervention by the Agency, significant redevelopment within the Main Street Area is unlikely to occur. Over the last 11 years, the taxable value of the Area decreased slightly. Over the last three years, the taxable value of the Area increased by 5.6%, however, only 2.3% of that was due to new growth. If the Area, without any public support or intervention, increases in taxable value at an average annual rate of 6.7% for 20 years or 4.5% under the \$15.5M cap, the net benefit to the taxing entities will be the same as the net benefit generation through participation. Given the historic decline/growth of the Area, the Agency believes all taxing entities will be better off by participating and supporting intervention.

Average Annual Growth Rate	2009 Value	2017 Value	2020 Value	2009-2020	2017-2020
Main Street CDA	\$91M	\$75M	\$89M	-0.27%	5.6%*

* Only 2.3% can be attributed to new growth. 3.3% is due to inflation, reassessment or other factors.

The Agency anticipates that United Fire Service Area ("UFSA") will only experience minor increases to their costs to provide service because:

- 1) Development efforts focus on renovating, improving, and redeveloping existing structures,
- 2) Infill development is limited to the few small parcels (totaling about ten acres) that are vacant,
- 3) Some development efforts will reduce blight, remove fire hazards, and should reduce the risk of fires,
- 4) Project Area contains a fire station, thus not straining UFSA's ability to provide quick service, and
- 5) UFSA will continue to collect impact fees for new development created in the Main Street CDA.

The **Return on Investment** to UFSA from participating tax increment to the Project Area is considerable. The ROI is calculated as follows: $(\text{Net Profit} / \text{Amount Invested}) * 100 = \text{ROI}$

Budget w/ \$27M Cap: $(\$2,291,045 / \$3,436,568) * 100 = 66.66$

Budget w/ \$15.5M Cap: $(\$1,302,111 / \$1,953,166) * 100 = 66.66$

The **Net Benefit** to UFSA is estimated as follows:

Entity	Annual Net Benefit After Buildout	Total Net Benefit (20 Years)
Budget w/ \$27M Cap	\$128,363	\$2,291,045
Budget w/ \$15.5M Cap	\$78,916	\$1,302,111

Note that the model assumes UFSA will not incur any additional costs as a result of the redevelopment of the Main Street CDA. Minor expense increases to UFSA that result from development will slightly reduce the net benefit and ROI. The Agency is happy to collaborate with UFSA to calculate and analyze potential increases in costs.

**MAIN STREET COMMUNITY DEVELOPMENT TAX INCREMENT
INTERLOCAL COOPERATION AGREEMENT**

THIS MAIN STREET COMMUNITY DEVELOPMENT TAX INCREMENT INTERLOCAL COOPERATION AGREEMENT is made and entered into this _____ day of _____, 2021, by and between the **REDEVELOPMENT AGENCY OF MIDVALE CITY** (the “**Agency**”), a community reinvestment agency and political subdivision of the State of Utah, and **UNIFIED FIRE SERVICE AREA** (“**UFSA**” or the “**Fire Authority**”), a full-service fire agency in the State of Utah (together, the “**Parties**”) in contemplation of the following facts and circumstances:

A. **WHEREAS**, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act of the Utah Code Annotated (the “UCA”) and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “**Act**”), and is authorized and empowered under the Act to undertake, among other things, various community reinvestment activities pursuant to the Act, including, among other things, assisting Midvale City (the “City”) in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS**, the City desires to redevelop the historic Main Street corridor and the surrounding area (as defined below, the “Project Area”) in a way that celebrates its history, promotes and enhances the arts, and cultivates a sense of place for the City; and

C. **WHEREAS**, the Project Area faces several impediments to redevelopment, including insufficient and poorly located parking spaces, poorly located and outdated overhead powerlines, infrastructure limitations and the lack of certain improvements, and the Project Area would benefit greatly from redevelopment efforts focused to overcome these impediments to development, which efforts can be substantially facilitated by the use of Tax Increment (as that term is defined in below), generated from the Project Area; and

D. **WHEREAS**, the Agency created the Main Street Community Development Project Area (the “Project Area”) described in Exhibit A, attached hereto and incorporated herein by this reference, on November 15, 2015 through the adoption of the Main Street Community Development Project Area Plan (the “Project Area Plan”), attached as Exhibit B, through Ordinance No. 2015-O-14 pursuant to UCA § 17C-4-105, and fulfilled all public hearing and noticing requirements associated with adopting a community development area plan outlined in UCA § 17C-4-106 and 17C-4-107; and

E. **WHEREAS**, the Agency has adopted a revised Project Area Budget through Resolution No. 2020-11RDA pursuant to UCA § 17C-4-204 and created an accompanying impact analysis regarding the need and justification for investment of Tax Increment revenues from the Project Area, a copy of which is included in the Draft Project Area Budget attached as Exhibit C; and

F. **WHEREAS**, the Project Area has generated a total of \$800,863 in Tax Year 2019 in property taxes for the various taxing entities, including the City, Salt Lake County (the “County”), Canyons School District (the “School District”), South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, Unified Fire Service

Area, Salt Lake County Library, and Jordan/Canyons School District Debt Service Area (collectively, the “Taxing Entities”); and

G. **WHEREAS**, upon full development as contemplated in the Project Area Budget, Tax Increment produced by the Project Area for the City, the County, the School District, and other Taxing Entities are projected to total approximately \$2,504,392; and

H. **WHEREAS**, the Agency will request the City, the County, the School District, and the other Taxing Entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the Tax Increment which will be generated by the Project Area; and

I. **WHEREAS**, it is in the best interest of the residents of the City for the Fire Authority to remit such payments to the Agency to permit the Agency to encourage and leverage private development of the Project Area; and

J. **WHEREAS** UCA § 17C-4-201(1) authorizes the Fire Authority to consent to the payment to the Agency of a portion of its share of Tax Increment generated from the Project Area for the purposes set forth therein; and

K. **WHEREAS**, Section 215 of the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”) further authorizes the Fire Authority to share its tax and other revenues with the Agency; and

L. **WHEREAS**, this Agreement is made pursuant to the provisions of the Act and

M. **WHEREAS**, the Parties desire to set forth in writing their agreements regarding the nature and timing of such assistance and that the meeting in which the Resolutions are to be considered that adopt this Agreement are conducted in open and public meetings pursuant to UCA § 17C-4-202; and;

NOW, THEREFORE, the Parties agree as follows:

1. **Additional Tax Revenue.** The Fire Authority has determined that Tax Increment will likely be generated by the redevelopment of the Project Area as projected in the Project Area Plan and Project Area Budget. Each of the Parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to enable development activity by removing certain of the impediments to development.

2. **Offset Development Costs and Expenses.** The Fire Authority has determined that it is in the best interests of its constituents to pay specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by Agency or participants or developers in Project Area development, including, without limitation, the relocation of overhead powerlines, the construction of parking structures, the upgrading of infrastructure to facilitate higher density, and the construction of improvements and other development related activities needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year, Base Year Value, and Increment Calculation.** Pursuant to UCA § 17C-4-201, this Agreement specifies that the base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be Tax Year 2019, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2019 Salt Lake County assessment rolls for all property located within the Project Area (which is

currently estimated to be \$58,774,598, but is subject to final adjustment and verification by the County and Agency). The amount of tax increment shall be calculated by subtracting the Base Year Value from the current year's value and multiplying that by the tax rate (as so calculated, the "Tax Increment").

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation or development agreements with one or more participants or developers which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant(s)'s meeting of certain performance measures as outlined in such agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area shall pay any and all taxes and assessments which shall be assessed against their respective parcels in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The first year ("Year One") of payment of Tax Increment from the Fire Authority to the Agency shall be determined by the Agency, but the Agency agrees to trigger the Project Area for collection no later than by March 1, 2024. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Twenty. The Agency may trigger the collection of Tax Increment by timely delivering a letter or other written request to the Salt Lake County Auditor's office and providing notice of intent to trigger collection of tax increment to the Taxing Entities.

6. **Total Payment to Agency.** Pursuant to UCA § 17C-4-201, the Fire Authority hereby authorizes the County to remit to the Agency, beginning with property tax receipts in Year One, and continuing through Year Twenty, 100% of the annual Property Tax Increment generated from within the Project Area to which the Fire Authority would otherwise be directly paid, including the real (*i.e.*, building, land, and fixtures), personal, and centrally assessed property within the Project Area. The Agency will remit 40% of the Tax Increment back to the Fire Authority. The Agency will collect and retain 60% of the Tax Increment until and including Year Twenty or until the Agency has collected and retained a total of \$27,000,000 or \$15,500,000 (if the Building Benchmark (as defined below) is not reached), whichever comes first. The Agency will remit the 40% back to the Fire Authority in whichever manner the Fire Authority requests, *i.e.* wire transfer, check, etc., no later than thirty (30) days after the Agency receives funds from the County. Such payment shall be accompanied by a report from the Agency detailing, with respect to such tax year, the total taxable value of the Project Area, the amount of Tax Increment received from the County, the amount of the Fire Authority's share of Tax Increment remitted to the Fire Authority, and such additional information as the Fire Authority shall reasonably request.

7. **Building Benchmark.** The Project Area Plan's largest single proposed project is the "Large Office Building Parking" with \$8,900,000 reserved for it. A developer is interested in constructing 300,000 square feet of Class A office space, the estimated taxable value of which is at least \$60,000,000. If within one year after the Agency must trigger the Project Area to begin collecting tax increment (*i.e.* March 1, 2025) the construction of a single non-residential project with an assessed value of at least \$60,000,000 has not been substantially completed or commenced (the "Building Benchmark"), the cap on the Tax Increment that may be collected pursuant to this Agreement is reduced from \$27,000,000 to \$15,500,000 (*i.e.* this reduction shall not affect any other agreement made by the Agency with another Taxing Entity).

8. **Property Tax Increase.** This Agreement provides for the payment of the increase in real, personal property, and centrally assessed property taxes collected from the Project Area by the County

acting as the tax collection agency for the Fire Authority. Without limiting the foregoing, this Agreement includes Tax Increment resulting from an increase in the tax rate of the Fire Authority, which is hereby expressly approved as being included in Tax Increment as required by Section 17C-1-407 of the Act. It is expressly understood that the Property Taxes which are the subject of this Agreement are only those Property Taxes collected by the County from the Project Area.

9. **No Independent Duty.** The Parties recognize that the County will remit the Tax Increment directly to the Agency. The Fire Authority does not have an independent duty to pay any amount to the Agency directly, nor is it responsible or liable for any failure of the County to remit Tax Increment to the Agency correctly.

10. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the Party for whom such person is acting.

11. **Further Documents and Acts.** Each of the Parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

12. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other Party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the Party for whom intended, as follows:

If to Fire Authority:

Unified Fire Service Area
Attn: Board of Trustees
3380 S. 900 W.
Salt Lake City, Utah 84119

If to Agency:

Redevelopment Agency of Midvale City
Attn: RDA Manager
7505 Holden Street
Midvale, Utah 84047

Any Party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered 72 hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any Party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a Party to this Agreement.

13. **Entire Agreement; Amendments.** This Agreement and its exhibits constitute the entire agreement between the Parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the Parties hereto, oral or written, express or implied, are hereby superseded and merged herein. This Agreement may not be modified, changed, supplemented or terminated (except as provided in this Agreement), nor may any obligations hereunder be waived, except by written instrument signed by the Party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein.

14. **No Third-Party Benefit.** The Parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the Parties hereto. There are no intended third-party beneficiaries to this Agreement.

15. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the Parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the Parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.
16. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.
17. **Amendments.** Pursuant to UCA § 17C-4-201(7)(a), the Fire Authority and Agency may amend the Agreement from time to time, but no addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the Parties hereto.
18. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.
19. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.
20. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Salt Lake County, Utah, and the Parties hereto agree to submit to the jurisdiction of such court.
21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.
22. **Duration.** Except as otherwise provided in Section 6, this Agreement shall terminate after the final payment of Tax Increment to the Agency for Year Twenty or after the Agency has collected and retained the cap amount of total Tax Increment. As a result of the foregoing and the maximum Payment Trigger date in Section 5, this Agreement must terminate prior to March 1, 2044.
23. **Assignment.** Except for an assignment by the Agency made in connection with the issuance of bonds, no Party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all Parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.
24. **Default.** In the event either Party (the “Notifying Party”) determines that the other Party (the “Defaulting Party”) is in default hereunder, the Notifying Party shall give written notice to the Defaulting Party and the Defaulting Party shall have sixty (60) days to cure such default.
25. **Termination as a Result of Default.** Upon any termination of this Agreement resulting from the uncured default of any Party, the order of any court of competent jurisdiction or the enactment of any law requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to (a) developers in accordance with the agreements which govern such disbursement or (b) holders of bonds secured by such Tax Increment, then such funds shall be

returned to the Party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

26. **Mutual Agreed Upon Termination.** In the event both Parties desire to terminate this Agreement with respect to the ability of the Agency to enter into any new participation agreements or to issue any bonds secured by Tax Increment, they may amend this Agreement to so provide, so long as such amendment expressly preserves the ability of the Agency to collect sufficient Tax Increment to satisfy all of its obligations under then existing participation agreements and bonds.

27. **Other Taxing Entities.** This Agreement shall be effective notwithstanding one or more other Taxing Entities do not execute agreements with the Agency with respect to the use of Tax Increment and notwithstanding any terms of any agreements with other Taxing Entities that are executed by the Agency vary from the terms of this Agreement.

28. **Due Diligence.** Each of the Parties acknowledges for itself that it has performed its own review, investigation, and due diligence regarding the relevant law and facts upon which this Agreement is based, including representations of the Agency concerning the Project and the Project's benefits to the community and to the Parties, and each Party relies upon its own understanding of the relevant law, facts, information, and representations, after having completed its own due diligence and investigation.

29. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;
- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and
- e. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both Parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219, 17C-4-202(3), and 17C-4-203(1) of Utah Code.
- f. This Agreement makes no provision for the Parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

30. **Effective Date.** This Agreement shall become effective once notice is published in a newspaper of general circulation in accordance with UCA § 17C-4-202(3) and may be contested for 30 days after the effective date pursuant to UCA § 17C-4-202(4).

Signature Page to Follow

IN WITNESS WHEREOF, the Parties have executed this Main Street Community Development Tax Increment Interlocal Cooperation Agreement on the day specified above.

Entity: UNIFIED FIRE SERVICE AREA

Attest:

By: _____

Its: Board Chair

Clerk

Approved as to form:

Attorney for the Fire Authority

Agency: MIDVALE CITY REDEVELOPMENT AGENCY

Attest:

By: _____

Its: Chair

Secretary

Approved as to form:

Attorney for Agency

EXHIBIT A

Map of Project Area



EXHIBIT B

Project Area Plan

Main Street Community Development Project Area Plan

Adopted November 17, 2015



Prepared by:
The Redevelopment Agency of Midvale City
with assistance from
Smith Hartvigsen, PLLC

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1. Introduction, Adoption of Project Area Plan

The Board of the Redevelopment Agency of Midvale City (also referenced herein as the “**Agency**”) requested that the Agency hire consultants and staff to prepare a Community Development Project Area Plan pursuant to the provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act, Title 17C of the Utah Code Annotated 1953, as amended (the “**Act**”). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project, the Project Area and this Plan. This Community Development Project Area Plan (the “**Project Area Plan**” or the “**Plan**”) is for a project (the “**Project**”) located entirely within the boundaries of Midvale City. The specific boundaries and proposed development that will occur within these boundaries are all set forth in this Project Area Plan. This Plan shall be titled “Main Street Community Development Project Area Plan” adopted on November 16, 2015.

A map of the Community Development Area project area (“**CDA**”) is included as **Exhibit A**.

The Redevelopment Agency of Midvale City has determined that the project area meets the criteria for creation of a CDA. The area offers the opportunity to encourage redevelopment in the heart of the City that will attract private capital investment, contribute to the tax base, create jobs, preserve Historic Main Street and otherwise contribute to the economic vitality and prosperity of Midvale City.

Creation of the CDA will allow Midvale City the opportunity to offer incentives and encourage development along and around Main Street. The Project Area includes a diverse variety of businesses and commercial uses as well as residential and offers multiple opportunities for economic development and improvements to the City.

This document is prepared in good faith as a current reasonable estimate of the economic impact of this Project. Fundamental economic and other circumstances may influence the actual impact. With these assumptions, the information contained within this report represents the reasonable expectations of the Project.

The ordering of sections of this Project Area Plan document is consistent with the presentation of requirements and other criteria for CDA development as set forth in Utah Code § 17C-4-103.

Contacts: Redevelopment Agency of **Midvale City**
 Danny Walz
 Annaliese Eichelberger
 7505 S. Holden St.
 Midvale, UT 84047
 Office Phone: 801-567-7200



Smith Hartvigsen, PLLC
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Salt Lake City, Utah 84111
Office Phone: 801-413-1600
jcsmith@smithlawonline.com
along@smithlawonline.com

2. Community Development Project Area Boundaries

The project area is located within Midvale City, Utah and is approximately **117 acres** (the "**Project Area**"). A map of the Project Area is attached as **Exhibit A** and incorporated herein (the "**Project Area Map**").

The parcels contained within the Project Area are listed in **Exhibit B**.

Legal Description

A parcel of land being located in the West half of Section 25 and the East half of Section 26, Township 2 South, Range 1 West, Salt Lake Base & Meridian, being described as follows:

Commencing at the northwest corner of said section 25, thence $S0^{\circ}19'02''W$, a distance of 2,519.83 feet; thence $N89^{\circ}40'58''W$, a distance of 53.00 feet to the westerly line of 700 West Street (Holden Street), said point also being the point of beginning; thence $N00^{\circ}19'02''E$ along said westerly line, a distance of 1,413.89 feet to the intersection of the northerly line of 7200 South Street; thence along said northerly line the following (7) calls: 1)thence $S89^{\circ}49'28''E$, a distance of 569.40 feet to a point of a curve to the right having a radius of 23,028.31 feet and a central angle of $00^{\circ}25'14''$; 2) thence easterly along the arc a distance of 169.07 feet, (chord bears $S89^{\circ}36'51''E$, a distance of 169.07 feet); 3) thence $S79^{\circ}52'36''E$, a distance of 60.89 feet; 4) thence $S00^{\circ}18'32''W$, a distance of 14.00 feet; 5) thence $S87^{\circ}53'32''E$, a distance of 549.93 feet; 6) thence $N06^{\circ}55'15''E$, a distance of 20.57 feet to the point of a non-tangent curve to the right, of which the radius point lies $S02^{\circ}07'12''W$, a radial distance of 23,018.31 feet; 7) thence easterly along the arc, through a central angle of $00^{\circ}15'12''$, a distance of 101.79 feet, (chord bears $S87^{\circ}45'12''E$, a distance of 101.79 feet) to the westerly line of I-15; thence along said westerly line the following (7) calls: 1) thence $S10^{\circ}37'29''W$, a distance of 6.83 feet; 2) thence $S12^{\circ}11'40''W$, a distance of 191.41 feet; 3) thence $S10^{\circ}38'11''W$, a distance of 1,768.44 feet to a point of a curve to the left having a radius of 4,309.99 feet and a central angle of $18^{\circ}43'12''$; 4) thence southerly along the arc a distance of 1,408.18 feet, (chord bears $S01^{\circ}16'35''W$, a distance of 1,401.93 feet); 5) thence $S08^{\circ}05'01''E$, a



distance of 316.45 feet; 6) thence S08°39'29"E, a distance of 164.63 feet; 7) thence S07°06'58"E, a distance of 24.35 feet to the intersection of the southerly line of Center Street; thence along said southerly line the following (6) calls: 1) thence N88°30'33"W, a distance of 559.73 feet; 2) thence S84°43'00"W, a distance of 526.65 feet; 3) thence S85°04'00"W, a distance of 533.05 feet to a point of a curve to the right having a radius of 11,508.66 feet and a central angle of 01°18'00"; 4) thence westerly along the arc a distance of 261.12 feet, (chord bears S85°43'00"W, a distance of 261.12 feet); 5) thence S86°22'00"W, a distance of 37.50 feet to a point of a curve to the left having a radius of 11,409.70 feet and a central angle of 00°02'05"; 6) thence westerly along the arc a distance of 6.92 feet, (chord bears S86°20'57"W, a distance of 6.92 feet) to the intersection of the westerly line of Holden Street (700 West Street); thence along said westerly line the following (8) calls: 1) thence N00°22'02"E, a distance of 263.06 feet to a point of a curve to the right having a radius of 573.87 feet and a central angle of 34°46'59"; 2) thence northerly along the arc a distance of 348.39 feet, (chord bears N17°45'32"E, a distance of 343.06 feet); 3) thence N35°09'02"E, a distance of 82.37 feet to a point of a curve to the left having a radius of 467.87 feet and a central angle of 30°00'01"; 4) thence northerly along the arc a distance of 244.98 feet, (chord bears N20°09'01"E, a distance of 242.19 feet); 5) thence N05°09'02"E, a distance of 493.94 feet to a point of a curve to the right having a radius of 573.87 feet and a central angle of 31°29'59"; 6) thence northerly along the arc a distance of 315.50 feet, (chord bears N20°54'01"E, a distance of 311.54 feet); 7) thence N36°39'02"E, a distance of 298.47 feet to a point of a curve to the left having a radius of 1,092.92 feet and a central angle of 36°20'00"; 8) thence northerly along the arc a distance of 693.06 feet, (chord bears N18°29'02"E, a distance of 681.51 feet) to the POINT OF BEGINNING.

Contains: 5,598,471 square feet or 128.523 acres, more or less.

3. Summary of Existing Land Use, Principal Streets, Population Densities and Building Intensities

Existing Land Use Map

A map of existing zoning in the Project Area is included as **Exhibit C** and is incorporated herein (the "**Zoning Map**"). A map indicating the layout of principal streets serving the area is included as **Exhibit D**.

The land included in the Project Area is zoned as follows:

CI – Clean Industrial in the north portion of the Project Area

SF-2 – Single Family in the east-central portion of the Project Area

RC – Regional Commercial in the west-central and southeast portions of the Project Area

HC – Historical Commercial in the southwest portion of the Project Area

RM-25 – Residential Multifamily 25 in a very small area near the southeast corner of the Project Area

RM-12 – Residential Multifamily 12 in a very small area on the east side of the Project Area

General Description of surrounding property

The area to the immediate west of the Project Area consists of multi-family residential, an office business park with some retail, commercial and light industrial uses. The area to the north of the Project Area is a combination of commercial (including several retail businesses) and light industrial. Interstate 15 forms the east boundary of the Project Area. To the south of the Project Area is a mix of residential (primarily single-family) and commercial areas.

Population Density in the Project Area

The Agency estimates that approximately 400 residents live within the Project Area.

Building Density in the Project Area

The Project Area is almost entirely developed, although a few vacant parcels exist that may be suitable for some sort of development. Some parcels in the Project Area, though developed, are likely underutilized and/or blighted and could be candidates for demolition and then new redevelopment.

Impact of Community Development on Land Use, Population, and Building Density

No change in zoning is required at this time. The Agency does not expect that zoning changes will be required in the Project Area, but as development occurs within the Project Area rezoning of certain portions may be advisable.

4. Standards That Will Guide Community Development

Development in the Project Area will be subject to appropriate elements of the Midvale City Building Permit process, Midvale City Conditional Use Permits (if applicable), and all applicable Midvale City Ordinances. Development/expansion proposals shall be accompanied by site plans, development data, and other appropriate material clearly describing the extent of development/expansion proposed, and any other data that is required by Midvale City's Building and Zoning Department.

The Midvale City Planning Commission shall not issue a conditional use permit unless the Community Development Department, in the case of an administrative conditional use, or the



Planning Commission, for all other conditional uses, concludes that the application complies with the standards of review specific to the zone in which the use is proposed.

5. Description of How Purposes of the Act Will be Attained

Title 17C of the Utah Code contains the following definition of Community Development: “Community development” means development activities within a community, including the encouragement, promotion, or provision of development. (U.C.A § 17C-1-102(16)).

The creation of the Main Street Community Development Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

Provision of development that enhances economic and quality of life basis.

The Project and Project Area will provide numerous economic and community benefits including the generation of jobs, revitalization of an important business district in the City, and improvements to the overall neighborhood around Main Street and within the western portion of the City.

Stimulation of associated business and economic activity by the development.

The Agency expects that this Project will meaningfully enhance Midvale City’s property tax base. Through this Project, the Agency hopes to revitalize the business district along Main Street, increase utilization of property within the Project Area zoned for industrial and commercial uses, and increase the quality and affordability of housing within the City.

The direct and indirect impact provided by redeveloping this area of Midvale City will be significant. Midvale City also has a higher-than-average poverty rate of 17.2 percent compared to the State of Utah’s 12.7 percent.

The Project will achieve the following:

1. Enhance employment and income opportunities for community residents by offering employment opportunities within the City
2. Increase the diversity of the tax base and increase the resources available for performing governmental services
3. Encourage and support the use of Midvale City’s Main Street business district
4. Support and encourage appropriate public and private development efforts in the community.
5. Stabilize and improve the residential neighborhood within the project area.

6. Conformance of the CDA to the Community’s General Plan

The Main Street CDA is consistent with the Midvale City General Plan, adopted in 2003 and included as a target area within the General Plan update currently underway



The Midvale City vision is to maintain a quality of lifestyle for all present and future residents of Midvale City, grounded upon economic vitality, while managing natural resources and preserving scenic beauty, traditional values and stability. The Agency hopes to encourage developers and other stakeholders to invest in this Project preserving the Main Street District, and creating economic development opportunities while utilizing the City's renewable resources.

The following are General City Goals found in the General Plan that relate to the development of the Main Street CDA:

- To establish streets and thoroughfares throughout Midvale City that sustain a positive image for the community.
- Improve the design quality of structures within Midvale City.
- To protect and sustain existing quality of life in residential neighborhoods.

Business and Economic Activity Diversification.

Midvale City seeks to encourage a balanced mix of economic activity, including but not limited to: light manufacturing; commercial; retail; cultural; entertainment; service industry; and government services uses which result in a diversified, stable, and environmentally sound local economic base. This Project will support those goals.

Zoning Ordinances.

The Project Area is currently zoned as a mixtures of CI – Clean Industrial, SF-2 – Single Family residential, RC – Regional Commercial, HC – Historical Commercial, RM-25 – Residential Multifamily 25, and RM-12 – Residential Multifamily 12. The Agency expects that most or all new development within the Project Area will be permitted under existing zoning.

Building Code. The Project enhancements will be constructed in accordance with all applicable Midvale City building codes.

7. Specific Project Outline and Its Potential for Job Creation

The formation of the Project Area will allow the Agency to conduct economic development activities within the Project Area—including the offering of various incentives to encourage development within the Project Area. The Agency also expects to use tax increment funds to make necessary infrastructure improvements within the Project Area that further attract new development. At this time, the Agency has not identified specific projects; the Agency intends to analyze the potential for development within the Project Area and take such actions as may be necessary to allow that development to occur. The Agency anticipates a focus on retail and commercial activity within the Project Area that will bring additional jobs to the City and preserve the Main Street district. In particular, the Agency hopes to encourage new development on vacant parcels within the Project Area; the Agency further expects that some existing structures may be demolished, parcels combined or subdivided, and other actions taken to encourage new development.



8. Selection of Participant(s)

The Agency owns several small parcels within the Project Area. The Agency desires the owners of real property in the Main Street Community Development Project Area to partner with various developers to develop property. The Agency believes that it will be able to attract developers to the Project Area and that such developers will bring ideas and funds for new development within the Project Area. The Agency anticipates that property owners within the Project Area will take advantage of the opportunity to develop property as outlined in this Plan. The Agency expects to offer incentives, as may be appropriate and as allowed by Utah law, to encourage development within the Project Area.

9. Reasons for Selection of Project Area

The Project Area was selected by the Agency due to the immediate opportunity to strengthen the City's economic base through revitalization of the Main Street area. Additionally, the Project Area was selected based on the following factors:

1. A high number of vacant or underutilized parcels within the Project Area
2. The recognition that the Project Area needs assistance to attract the investment of private capital
3. The ability to enable the Project Area to be competitive for retail, commercial, and light industrial businesses
4. The opportunity to initiate a public/private partnership to improve this area of the City

10. Description of Physical, Social/Economic Conditions Existing in the Project Area

The Project Area is currently a mixture of several different zones. A significant portion of the Project Area is made up of relatively low-value single-family housing, with most homes valued at less than \$150,000. Many of the homes are not well-maintained and many are rental properties. A few of the higher quality homes in the Project Area are likely valued at or near \$200,000. The Historical Commercial zone in the Project Area retains a handful of long-time businesses as well as a mixture of newer local businesses; nonetheless, the area has a significant number of vacant storefronts and properties. Significant businesses within the Historical Commercial area include auto repair businesses, a credit union, and several restaurants. The Regional Commercial area has some vacant parcels, a mobile home park, and also the City's recently-constructed main municipal building and county senior center.

More generally, Midvale City has a higher-than-average poverty rate and a median household income nearly 20 percent below the Utah median income. CDAs encourage development in areas that are underutilized, blighted or under economic stress and the Project will have a positive impact on the physical environment, as well as the socioeconomic characteristics of the



surrounding area. The Main Street CDA will increase capital investment in the area, encourage other development, stabilize housing and offer quality employment for County residents.

11. Tax Incentives Offered to Private Entities for Development within the Project Area

The Agency intends to use a portion of the tax increment generated by development within the Project Area to offer incentives to motivate developers to undertake projects within the Project Area. The primary purpose of incentives offered by the Agency to the eventual participants is to make the Project Area more attractive as a site for development and to offset the costs of infrastructure and other improvements that may need to be made within the Project Area. The Agency will negotiate and enter into one or more voluntary interlocal agreements with taxing entities, including Midvale City, Salt Lake County, the Canyons School District, and the various local districts that levy property tax on the Project Area to secure receipt of a portion of the property tax increment generated in the Project Area that would otherwise be paid to the taxing entities.

The Agency predicts that tax increment will be generated from the Project but does not currently have a precise estimate of what amount of increment will be generated. The Agency expects to form more precise estimates of tax increment likely to be generated by future development once the Project Area is created plans for such development are formalized.

The current total assessed value of the property within the Project Area is estimated to be approximately \$43.2 million and will increase with enhancements to the Project Area. The base year for tax increment calculations and the schedule of increment payments to the Agency will be set in the interlocal agreements negotiated with the various taxing entities.

The Agency intends to negotiate voluntary agreements with the taxing entities to provide property tax increment to be paid to the Agency for community development purposes within the Project Area. The source of funds for payments to a participant will be tax increment revenues generated through investment in real and personal property in the Project Area.

All incentives and payments to a Participant will be performance-based and will be offered only according to the terms of a Participation Agreement that adequately protects the Agency and the taxing entities by ensuring performance by a participant. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for the period of time the Agency and the taxing entities may deem appropriate under the circumstances.

12. Analysis of Anticipated Public Benefits from the Community Development

The Project will benefit the tax base of the community and will encourage other economic development in the community.



Beneficial Influences upon the Tax Base of the Community

The beneficial influence on the tax base will happen through an increase of the property tax base of the Project Area. As development occurs within the Project Area, the value of real and personal property within the Project Area will increase and property tax revenue will correspondingly increase.

In order to calculate the net new taxes generated by development within the CDA, or tax increment, the existing tax base within the Project Area has to be taken into account. According to the Salt Lake County Assessor's Office, the current total assessed value of real property within the Project Area as of 2015 is estimated to be \$43.2 million.

Associated Business and Economic Activity Likely to be Stimulated

The development, construction, and operation of the various development projects the Agency expects to occur will provide jobs in the area and directly and indirectly promote economic activity. The additional jobs will bring revenue to the area and will benefit local business including hotels, restaurants, suppliers and vendors servicing the proposed Project. Additionally, the successful development will likely spill over into surrounding areas, providing further benefit to the community and the area.

13. Exhibits

Exhibit A	Project Area Map
Exhibit B	Parcel List
Exhibit C	Zoning Map
Exhibit D	Principal Streets



Exhibit A
Project Area Map

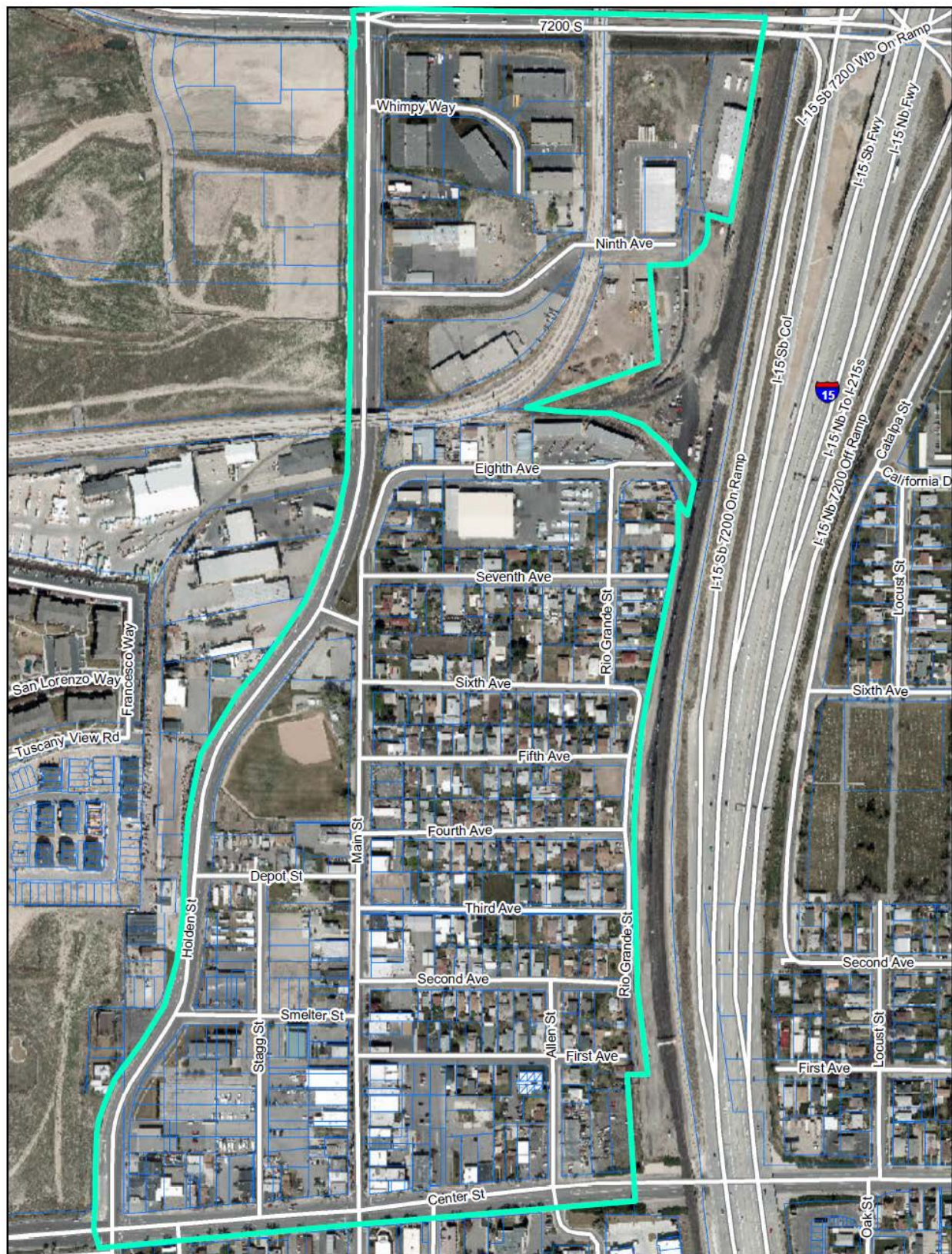


Exhibit B
Parcel List

2015 Taxable Value	Parcel	Street	Street Name	Owner	Owner Address	Owner City	Owner
\$401,300.00	2125151001	7229-7241 S	700 W	BOGGESS WAREHOUSE PROPERTIES LLC	44 RED PINE DR	ALPINE UT	84004
\$406,000.00	2125152001	7259-7273 S	700 W	CASCADE PARK, LLC	17 E WINCHESTER ST #	MURRAY UT	84107-
\$278,200.00	2125152003	7277 S	700 W	KUHN, ROBERT L & KATHY J; JT	11266 S WOODFIELD RD	SOUTH JORDAN	84095-
\$96,085.00	2125152004	7267 S	MAIN ST	JACKSON, DAN M & JILL M; JT	1812 E MICHAEL WY	SANDY UT	84093-
\$808,000.00	2125152005	7285 S	700 W	FIVE R PROPERTIES CARE OF HELM,	7531 S PARKWAY DR	MIDVALE UT	84047-
\$1,078,100.00	2125153002	621 W	NINTH AVE	NORTON PROPERT MANAGEMENT, LLC	PO BOX 117	DRAPER UT	84020-
EXEMPT	2125153003	7365 S	MAIN ST	UTAH TRANSIT AUTHORITY	PO BOX 30810	SALT LAKE CITY	84130-
\$3,929,900.00	2125154001	646 W	NINTH AVE	DS PARTNERSHIP LLC	1661 W 3RD AVE	DENVER CO	80223
\$195,300.00	2125154002	646 W	NINTH AVE	DS PARTNERSHIP LLC	1661 W 3RD AVE	DENVER CO	80223
\$824,900.00	2125154003	529 W	NINTH AVE	SHELTER THE HOMELESS MIDVALE, LLC	529 W NINTH AVE	MIDVALE UT	84047-
EXEMPT	2125154004	646 W	NINTH AVE	UTAH TRANSIT AUTHORITY	PO BOX 30810	SALT LAKE CITY	84130-
\$344,500.00	2125155002	591 W	NINTH AVE	JOSEPH, GERTRUDE; TR (GJLT)	591 W NINTH AVE	MIDVALE UT	84047-
\$143,800.00	2125156001	686 W	EIGHTH AVE	FFP1, LLC	13702 S 4170 W	RIVERTON UT	84065-
\$201,700.00	2125156002	676 W	EIGHTH AVE	SCHOOLEY PROPERTY MANAGEMENT,	2335 W JONESTEAD WY	WEST JORDAN UT	84084-
\$417,800.00	2125156004	606 W	EIGHTH AVE	SORENSEN, JERRY E; TR ET AL	93 LAKEVIEW	STANSBURY PARK	84074
\$96,000.00	2125156005	664 W	EIGHTH AVE	GRIMES, JASON	664 W EIGHTH AVE	MIDVALE UT	84047-
\$377,100.00	2125156009	646 W	EIGHTH AVE	MIKEL PROPERTIES, LP	PO BOX 9968	SALT LAKE CITY	84109-
\$125,600.00	2125156010	636 W	EIGHTH AVE	AD-FI, LTD	5911 S FASHION BLVD #	MURRAY UT	84107-
\$186,500.00	2125301001	7397 S	MAIN ST	LINDSAY, M CRAIG	PO BOX 8576	MIDVALE UT	84047-
\$108,100.00	2125301002	669 W	EIGHTH AVE	DICKERSON, BRETT	PO BOX 95462	SOUTH JORDAN	84095-
\$64,625.00	2125301009	7413 S	MAIN ST	ABREGO, MARTIN	7413 S MAIN ST	MIDVALE UT	84047-
\$69,740.00	2125301012	646 W	SEVENTH AVE	SCADLOCK, RYAN E	646 W SEVENTH AVE	MIDVALE UT	84047-
\$66,935.00	2125301013	628 W	SEVENTH AVE	HAMPTON,, ROGER W & FLOR E; JT	628 W SEVENTH AVE	MIDVALE UT	84047-
\$63,800.00	2125301014	618 W	SEVENTH AVE	COLWELL, MELISSA	618 W SEVENTH AVE	MIDVALE UT	84047-
\$73,205.00	2125301015	610 W	SEVENTH AVE	MARTINEZ, ANDRES N. & MARY G.	610 W SEVENTH AVE	MIDVALE UT	84047-
EXEMPT	2125301016	604 W	SEVENTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$62,920.00	2125301017	7407 S	MAIN ST	KIRBY, BRIAN & GABRIELLA Z; JT	7407 S MAIN ST	MIDVALE UT	84047-
\$500.00	2125301018	7409 S	MAIN ST	KIRBY, BRIAN	7407 S MAIN ST	MIDVALE UT	84047-
\$71,830.00	2125301019	7409 S	MAIN ST	TUCKER, NICOLE & ETHAN; JT	7409 S MAIN ST	MIDVALE UT	84047-
\$85,140.00	2125301020	7427 S	MAIN ST	CLARK, RICHARD B & MICHAEL B; JT	7427 S MAIN ST	MIDVALE UT	84047-
\$69,905.00	2125301022	682 W	SEVENTH AVE	HAYCOCK, GERALD B & SYLVIA M N ET AL	818 E HIBISCUS AVE	SANDY UT	84094-
\$56,375.00	2125301023	672 W	SEVENTH AVE	GERBER, JUSTIN M	4420 W 3600 S	HURRICANE UT	84737-
\$1,644,800.00	2125301028	657 W	EIGHTH AVE	SORENSEN, JERRY E; TR ET AL	93 LAKEVIEW	STANSBURY PARK	84074
\$84,575.00	2125301029	652 W	SEVENTH AVE	ALLEN, DANIEL PAUL WAYNE	652 W SEVENTH AVE	MIDVALE UT	84047-
\$78,375.00	2125301030	642 W	SEVENTH AVE	SMITH, ERIC J & MICHELLE M; JT	642 W SEVENTH AVE	MIDVALE UT	84047-
EXEMPT	2125302001	561 W	EIGHTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$68,915.00	2125302005	592 W	SEVENTH AVE	GREEN, LISA G	592 W SEVENTH AVE	MIDVALE UT	84047-
\$53,700.00	2125302006	576 W	SEVENTH AVE	WRIGHT, DAVID T & SUSAN G; JT	576 W SEVENTH AVE	MIDVALE UT	84047-
\$81,800.00	2125302010	575 W	EIGHTH AVE	RS MIDVALE LLC	7596 S FIELDSTONE LN	COTTONWOOD	84121
\$94,000.00	2125302012	7403 S	RIO GRANDE ST	VELASQUEZ, ANTONIA	7403 S RIO GRANDE ST	MIDVALE UT	84047-
\$299,100.00	2125302013	7417 S	RIO GRANDE ST	CHICK & JACK REPAIRS & DISTRIBUTING	7417 S RIO GRANDE ST	MIDVALE UT	84047-
\$78,595.00	2125303001	7447 S	MAIN ST	CURTIS, C THERRAL & ERMA P; TC	7447 S MAIN ST	MIDVALE UT	84047-
\$67,595.00	2125303002	7453 S	MAIN ST	TRUJILLO, BENJAMIN J & MARYANN; JT	14570 S 3400 W	BLUFFDALE UT	84065-
\$68,695.00	2125303003	7463 S	MAIN ST	7463 JWRE, LLC	10852 S INDIGO SKY WY	SOUTH JORDAN	84095-
\$79,090.00	2125303004	7487 S	MAIN ST	GONZALES, PATRICIO A & VERONICA B; JT	7487 S MAIN ST	MIDVALE UT	84047-
\$58,410.00	2125303005	687 W	SEVENTH AVE	LARSON, CAROLYN G; TR (CLT)	1556 E 8685 S	SANDY UT	84093-
\$63,525.00	2125303006	677 W	SEVENTH AVE	ZAVALA, REGINO Z; ET AL	677 W SEVENTH AVE	MIDVALE UT	84047-
\$108,700.00	2125303007	671 W	SEVENTH AVE	HOLFELTZ, CLARK D	374 E MEADOW RD	MURRAY UT	84107-
\$72,875.00	2125303008	657 W	SEVENTH AVE	FLORES, BRENDA Y & MAGALLANES,	657 W SEVENTH AVE	MIDVALE UT	84047-
\$70,400.00	2125303009	649 W	SEVENTH AVE	SALDIVAR, MARCEL	649 W SEVENTH AVE	MIDVALE UT	84047-
\$64,185.00	2125303010	641 W	SEVENTH AVE	MCCOY, MICHAEL J & ESTHER S (TC)	641 W SEVENTH AVE	MIDVALE UT	84047-
\$61,325.00	2125303011	635 W	SEVENTH AVE	HAUN, ROSE & HUNTSMAN, GARY D; JT	635 W SEVENTH AVE	MIDVALE UT	84047-
\$66,330.00	2125303012	623 W	SEVENTH AVE	ARTERO, ELEYDA	623 W SEVENTH AVE	MIDVALE UT	84047-
\$63,855.00	2125303013	613 W	SEVENTH AVE	ARTERO, JOSE	613 W SEVENTH AVE	MIDVALE UT	84047-
\$75,460.00	2125303014	678 W	SIXTH AVE	GONZALES, GENE P & MONTOYA, ANNA	678 W SIXTH AVE	MIDVALE UT	84047-
EXEMPT	2125303015	662 W #	SIXTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$72,600.00	2125303016	664 W	SIXTH AVE	MARONEY, TIMOTHY	664 W SIXTH AVE	MIDVALE UT	84047-
\$73,975.00	2125303017	658 W	SIXTH AVE	H REX LARSON & CORLEEN; JT	3571 W CRAB APPLE CIR	TAYLORSVILLE UT	84129-
EXEMPT	2125303018	646 W	SIXTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$88,715.00	2125303019	650 W	SIXTH AVE	BLOOM, ROLAND J & RAYLENE A; TRS	691 E COUNTRY BREEZE	DRAPER UT	84020-
\$101,640.00	2125303020	640 W	SIXTH AVE	TAKACH, GEORGE A JR	640 W SIXTH AVE	MIDVALE UT	84047-
\$87,450.00	2125303021	618 W	SIXTH AVE	OLSON, JOYCE & MARILYN; JT	3160 TULAROSA LN	LAS VEGAS NV	89122
\$81,565.00	2125303022	7452 S	RIO GRANDE ST	MICKELSEN, ADRIENNE	7452 S RIO GRANDE ST	MIDVALE UT	84047-
\$60,225.00	2125303023	7464 S	RIO GRANDE ST	WATTS, DAVID W & ROBERTA A (JT)	3710 W ALABAMA AVE	WEST JORDAN UT	84084
\$61,930.00	2125303024	7474 S	RIO GRANDE ST	ELLIS, MAX L	7474 S RIO GRANDE ST	MIDVALE UT	84047-
\$119,955.00	2125303025	606-612 W	SIXTH AVE	DELA CRUZ, ADA	4813 S RIVER MEADOW	TAYLORSVILLE UT	84123-
\$54,560.00	2125304001	7449 S	RIO GRANDE ST	WEST, KENNETH	7459 S RIO GRANDE ST	MIDVALE UT	84047-

\$63,195.00	212 5304002	7459 S	RIO GRANDE ST	WEST, KENNETH J	7459 S RIO GRANDE ST	MIDVALE UT	84047-
\$72,295.00	212 5304003	7469 S	RIO GRANDE ST	ROSE, DAVID E	7469 S RIO GRANDE ST	MIDVALE UT	84047-
\$63,470.00	212 5304006	7493 S	RIO GRANDE ST	LEONARDI, TIM L; ET AL	7493 S RIO GRANDE ST	MIDVALE UT	84047-
\$52,855.00	212 5304007	7483 S	RIO GRANDE ST	MONTOYA, ELISA I	5710 S UTAHNA DR	MURRAY UT	84107-
\$96,415.00	212 5306001	7511 S	MAIN ST	ODLE, JEREMY	7511 S MAIN ST	MIDVALE UT	84047-
\$69,245.00	212 5306002	683 W	SIXTH AVE	KOGIANES, TED J	1958 W MT VISTA DR	TAYLORSVILLE UT	84129-
\$77,660.00	212 5306003	675 W	SIXTH AVE	RONQUILLO, FRED E	675 W SIXTH AVE	MIDVALE UT	84047-
\$67,870.00	212 5306004	669 W	SIXTH AVE	BYWATER, GARY P & CLAIRE L &	669 W SIXTH AVE	MIDVALE UT	84047-
\$85,285.00	212 5306006	663 W	SIXTH AVE	NERIA, DAVID J	663 W SIXTH AVE	MIDVALE UT	84047-
\$58,080.00	212 5306007	647 W	SIXTH AVE	HIRSCHI, ALLAN	647 W SIXTH AVE	MIDVALE UT	84047-
\$65,725.00	212 5306008	641 W	SIXTH AVE	LEMELLE, MATTHEW R & KORI; TRS (LFT)	2142 E CASTLE HILL AVE	COTTONWOOD	84121-
\$81,800.00	212 5306009	633 W	SIXTH AVE	FREI, BEN W & AURELIA A	730 E 150 S	PROVO UT	84606
\$61,270.00	212 5306010	621 W	SIXTH AVE	MORRIS, ROY F & MARILYN O; TR	3835 W 8350 S	WEST JORDAN UT	84088-
\$55,825.00	212 5306011	615 W	SIXTH AVE	MCCLUSKEY, TIMOTHY W & CANDACE A;	615 W SIXTH AVE	MIDVALE UT	84047-
\$64,295.00	212 5306012	609 W	SIXTH AVE	MCHENNY, MILO R	609 W SIXTH AVE	MIDVALE UT	84047-
\$100,265.00	212 5306014	7518 S	RIO GRANDE ST	DAS, SUNIT M & MICHELLE M; TC	7518 S RIO GRANDE ST	MIDVALE UT	84047-
\$66,495.00	212 5306015	7527 S	MAIN ST	PEREZ, JORGE O	7527 S MAIN ST	MIDVALE UT	84047-
\$85,175.00	212 5306016	7535 S	MAIN ST	DUNN, JACK A	7535 S MAIN ST	MIDVALE UT	84047-
\$85,030.00	212 5306017	682 W	FIFTH AVE	SANCHEZ, ENRIQUE G & MARIA T; JT	6182 S 4000 W	TAYLORSVILLE UT	84129-
\$59,620.00	212 5306018	676 W	FIFTH AVE	MARTINEZ, ANNA LISA & THOMAS; JT	676 W FIFTH AVE	MIDVALE UT	84047
\$57,880.00	212 5306019	668 W	FIFTH AVE	MARKINVEST ENTERPRISES, LLC	308 EASTVIEW DR	ALPINE UT	84004
\$54,505.00	212 5306021	654 W	FIFTH AVE	DUGGAR, ANDREW & PATRICIA; JT	654 W FIFTH AVE	MIDVALE UT	84047
\$60,555.00	212 5306022	650 W	FIFTH AVE	BILLINGS, JERRILYN	650 W FIFTH AVE	MIDVALE UT	84047
\$54,285.00	212 5306023	644 W	FIFTH AVE	LUCERO, GLORIA & LAYNE; JT	644 W FIFTH AVE	MIDVALE UT	84047
\$71,005.00	212 5306024	638 W	FIFTH AVE	HOMSOMBATH, BRYAN P	638 W FIFTH AVE	MIDVALE UT	84047
\$82,500.00	212 5306025	632 W	FIFTH AVE	DRUCE, JOHN L	632 W FIFTH AVE	MIDVALE UT	84047
\$78,485.00	212 5306027	614 W	FIFTH AVE	TEMPLIN, BRIANNA L	614 W FIFTH AVE	MIDVALE UT	84047
\$53,790.00	212 5306028	610 W	FIFTH AVE	BONZA, TONI L & KENNETH E; TC	610 W FIFTH AVE	MIDVALE UT	84047
EXEMPT	212 5306030	574 W	FIFTH AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114
\$77,550.00	212 5306033	624 W	FIFTH AVE	DAVIS, SUZANNE F	624 W FIFTH AVE	MIDVALE UT	84047
\$78,815.00	212 5306034	660 W	FIFTH AVE	MOWERY, BRENDA L	660 W FIFTH AVE	MIDVALE UT	84047
\$81,895.00	212 5306035	606 W	FIFTH AVE	DURAN, MAX	606 W FIFTH AVE	MIDVALE UT	84047
\$45,210.00	212 5306036	596 W	FIFTH AVE	GRANITE BAIL BONDS	PO BOX 304	AMERICAN FORK	84003
EXEMPT	212 5307001	695 W	FIFTH AVE	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	212 5307002	7555 S	MAIN ST	MIDVALE CITY	695 W CENTER ST	MIDVALE UT	84047-
\$64,735.00	212 5307003	683 W	FIFTH AVE	WEAVER, MICHELLE L	683 W FIFTH AVE	MIDVALE UT	84047
\$73,810.00	212 5307004	677 W	FIFTH AVE	SMITH, DANIELLE L	677 W FIFTH AVE	MIDVALE UT	84047
\$84,880.00	212 5307005	667 W	FIFTH AVE	SANTOS, BECKIE D	667 W FIFTH AVE	MIDVALE UT	84047
\$84,920.00	212 5307007	651 W	FIFTH AVE	ARNOLD, JANE K	651 W FIFTH AVE	MIDVALE UT	84047
\$60,280.00	212 5307008	643 W	FIFTH AVE	LAFORETTI, EMILIANA	643 W FIFTH AVE	MIDVALE UT	84047
\$58,740.00	212 5307009	639 W	FIFTH AVE	CHAMBERS, RUTH A E; ET AL C/O CAROL	639 W FIFTH AVE	MIDVALE UT	84047
\$49,830.00	212 5307010	635 W	FIFTH AVE	LUCERO, LAYNE	760 E ENCHANTED DR	MIDVALE UT	84047-
\$53,480.00	212 5307011	623 W	FIFTH AVE	ROMERO, MARTINA	623 W FIFTH AVE	MIDVALE UT	84047
\$51,920.00	212 5307012	627 W F	FIFTH AVE	ROMERO, ROCKY	627 W FIFTH AVE	MIDVALE UT	84047
\$63,415.00	212 5307013	611 W	FIFTH AVE	KNUDSEN, COLBY J	611 W FIFTH AVE	MIDVALE UT	84047
\$158,300.00	212 5307014	7563 S	MAIN ST	RS SALT LAKE LLC	3675 W 2150 S # 3	WEST VALLEY UT	84120-
\$65,065.00	212 5307015	680 W	FOURTH AVE	CASTELAN, JAMES & KIMBERLY; JT	8046 S BRYCE DR	SANDY UT	84070-
\$64,515.00	212 5307016	672 W	FOURTH AVE	HOUSEHOLDER, BOYD J & PATTY A; JT	672 W FOURTH AVE	MIDVALE UT	84047
\$59,345.00	212 5307017	662 W	FOURTH AVE	RESTORE UTAH LLC	1600 S STATE ST	SALT LAKE CITY	84115-
\$76,065.00	212 5307018	656 W	FOURTH AVE	ZAVALA, HECTOR R	656 W FOURTH AVE	MIDVALE UT	84047
\$83,305.00	212 5307019	648 W	FOURTH AVE	SMITH, DAVID C & PARKER, PAMELA K; JT	1277 W SOPHIA CIR	MURRAY UT	84123-
\$76,670.00	212 5307020	642 W	FOURTH AVE	MIEDKE, MARSHA M	642 W FOURTH AVE	MIDVALE UT	84047
\$54,175.00	212 5307021	636 W	FOURTH AVE	MACARTHUR, DAVID D & CARY A; TC	1373 E SKYLINE DR	BOUNTIFUL UT	84010
\$81,545.00	212 5307022	628 W	FOURTH AVE	VILLALPANDO, JESUS	628 W FOURTH AVE	MIDVALE UT	84047
\$66,770.00	212 5307023	620 W	FOURTH AVE	GONZALES, OSCAR	620 W FOURTH AVE	MIDVALE UT	84047
\$70,565.00	212 5307024	616 W	FOURTH AVE	JENSEN, JAN D	PO BOX 526434	SALT LAKE CITY	84152-
\$58,265.00	212 5307025	606 W	FOURTH AVE	RODRIGUEZ, LORENZO	606 W FOURTH AVE	MIDVALE UT	84047
\$46,800.00	212 5307027	597 W	FIFTH AVE	REESE, JIMMY T; TR (J&SR TR)	11689 S BROADVIEW WY	SANDY UT	84092-
\$70,840.00	212 5307028	598 W	FOURTH AVE	MENDOZA, JORGE & WILLIAMS,	598 W FOURTH AVE	MIDVALE UT	84047
\$83,215.00	212 5307029	661 W	FIFTH AVE	HOLM, ELIZABETH	661 W FIFTH AVE	MIDVALE UT	84047
\$82,280.00	212 5307030	655 W	FIFTH AVE	VAN DUREN, WESLEY A	655 W FIFTH AVE	MIDVALE UT	84047
\$269,000.00	212 5308001	7573 S	MAIN ST	BECKSTEAD, SPENCER R; TR (SRBRT)	12968 S 5800 W	HERRIMAN UT	84096-
\$552,900.00	212 5308002	7583 S	MAIN ST	JUNA PROPERTIES LLC	2818 E FALCON WY	SANDY UT	84093
\$72,000.00	212 5308003	7589 S	MAIN ST	7603 MAIN LLC	7603 South Main St.	MIDVALE UT	84047-
\$65,600.00	212 5308004	7597 S	MAIN ST	7603 MAIN LLC	7589 S MAIN ST	MIDVALE UT	84047-
\$81,290.00	212 5308005	683 W	FOURTH AVE	GONZALEZ, JAIME M	683 W FOURTH AVE	MIDVALE UT	84047
\$67,595.00	212 5308006	675 W	FOURTH AVE	GREENSPON, PAMELA A	675 W FOURTH AVE	MIDVALE UT	84047
\$55,770.00	212 5308007	665 W	FOURTH AVE	ORTIZ, TERESA	665 W FOURTH AVE	MIDVALE UT	84047




















\$62,920.00	212 5308008	657 W	FOURTH AVE	ORTIZ, FELICITA	657 W FOURTH AVE	MIDVALE UT	84047
\$57,585.00	212 5308009	649 W	FOURTH AVE	SILCOX, LINDA & VAUGHN E; JT	649 W FOURTH AVE	MIDVALE UT	84047
\$74,415.00	212 5308010	645 W	FOURTH AVE	FERRIS, DAVID	645 W FOURTH AVE	MIDVALE UT	84047
\$57,145.00	212 5308011	637 W	FOURTH AVE	KAUTZ, NORMAN L	637 W FOURTH AVE	MIDVALE UT	84047
\$61,325.00	212 5308012	633 W	FOURTH AVE	CARRILLO, IGNACIO & JOSEFINA; JT	633 W FOURTH AVE	MIDVALE UT	84047
\$61,820.00	212 5308013	625 W	FOURTH AVE	KELLAR, MICHELLE B	625 W FOURTH AVE	MIDVALE UT	84047
\$64,625.00	212 5308014	619 W	FOURTH AVE	ROMERO, KENNETH R & SHERRY; TRS	5849 S COVE CREEK LN	MURRAY UT	84107
\$67,210.00	212 5308016	601 W	FOURTH AVE	YOCUM, EDNA	601 W FOURTH AVE	MIDVALE UT	84047
\$14,000.00	212 5308017	682 W	THIRD AVE	FRANCOM, CRAIG D.	670 W THIRD AVE	MIDVALE UT	84047
\$63,470.00	212 5308018	676 W	THIRD AVE	SALDIVAR, REFUGIO, JR & JUANITA (JT)	676 W THIRD AVE	MIDVALE UT	84047
\$69,190.00	212 5308019	670 W	THIRD AVE	FRANCOM, CRAIG D	670 W THIRD AVE	MIDVALE UT	84047
\$73,755.00	212 5308020	662 W	THIRD AVE	PORTER, BRIAN	662 W THIRD AVE	MIDVALE UT	84047
\$58,850.00	212 5308021	654 W	THIRD AVE	WOOD, REX B	654 W THIRD AVE	MIDVALE UT	84047
\$62,700.00	212 5308022	646 W	THIRD AVE	HOLFELTZ, CLARK D	374 E MEADOW RD	MURRAY UT	84107
\$78,375.00	212 5308023	638 W	THIRD AVE	DILWORTH, DONALD J & VIRGINIA A; JT	1139 W FOX DEN DR	WEST JORDAN UT	84084
\$71,555.00	212 5308024	632 W	THIRD AVE	BENAVIDEZ, JOHNNIE J. & EVANGELINE	632 W THIRD AVE	MIDVALE UT	84047
\$65,835.00	212 5308025	624 W	THIRD AVE	BAIRD, JOHN R	624 W THIRD AVE	MIDVALE UT	84047
\$58,135.00	212 5308027	596 W	THIRD AVE	NAGEL, RYAN & WARD, SHEILA I; JT	596 W THIRD AVE	MIDVALE UT	84047
\$71,390.00	212 5308028	610-614 W	THIRD AVE	TOONE, TIMOTHY T & CYNTHIA W; JT	639 W ERDA WAY	ERDA UT	84074
\$52,360.00	212 5308029	602-604 W	THIRD AVE	PGA PROPS, LLC	7865 S TYNEDALE CT	COTTONWOOD	84093
\$79,750.00	212 5308030	613 W	FOURTH AVE	KEITH, CAROLYN J	613 W FOURTH AVE	MIDVALE UT	84047
\$103,785.00	212 5308031	607 W	FOURTH AVE	WILLIAMS, CAMILLE A	607 W FOURTH AVE	MIDVALE UT	84047
\$250,800.00	212 5351001	7603 S	MAIN ST	7603 MAIN LLC	7589 S MAIN ST	MIDVALE UT	84047
\$61,500.00	212 5351004	7623 S	MAIN ST	HENDRICKSEN, TODD & WENDY; JT	10700 S 2200 W	SOUTH JORDAN	84095
\$51,150.00	212 5351005	689 W	THIRD AVE	RAMIREZ, VIOLANDA	689 W THIRD AVE	MIDVALE UT	84047
\$442,200.00	212 5351006	7633 S	MAIN ST	CHARLES GROUP, LLC	7633 S MAIN ST	MIDVALE UT	84047
\$62,535.00	212 5351007	669 W	THIRD AVE	TAFOYA, CARLOS D, JR; ET AL	669 W THIRD AVE	MIDVALE UT	84047
\$64,845.00	212 5351008	659 W	THIRD AVE	ARENAS, JUAN D	659 W THIRD AVE	MIDVALE UT	84047
\$57,585.00	212 5351009	653 W	FIFTH AVE	BRINTON, JOHN R	653 W THIRD AVE	MIDVALE UT	84047
\$13,000.00	212 5351010	647 W	THIRD AVE	BRINTON, JOHN R	653 W THIRD AVE	MIDVALE UT	84047
\$73,535.00	212 5351013	627 W	THIRD AVE	TAFOYA, CARLOS D JR	627 W THIRD AVE	MIDVALE UT	84047
\$61,105.00	212 5351014	615 W	THIRD AVE	STUBBINGS, ALEX D	615 W THIRD AVE	MIDVALE UT	84047
\$72,435.00	212 5351015	599 W	THIRD AVE	EGGERTSEN, BRADLEY R	599 W THIRD AVE	MIDVALE UT	84047
\$60,005.00	212 5351016	670 W	SECOND AVE	ORTEGA, LUPE & ORTEGA, ELVA; JT	670 W SECOND AVE	MIDVALE UT	84047
\$65,560.00	212 5351017	664 W	SECOND AVE	SOPER, JUSTIN W	664 W SECOND AVE	MIDVALE UT	84047
\$77,055.00	212 5351018	656 W	SECOND AVE	WOO, GILBERT	4372 S BOUCK CIR	WEST VALLEY UT	84120
\$68,420.00	212 5351019	648 W	SECOND AVE	MECHAM, BARBARA	648 W SECOND AVE	MIDVALE UT	84047
\$81,950.00	212 5351020	640 W	SECOND AVE	RAMIREZ, JUAN P	640 W SECOND AVE	MIDVALE UT	84047
\$45,650.00	212 5351021	634 W	SECOND AVE	GONZALES, KEITH A	1618 W DUFFYS LN	WEST JORDAN UT	84084
\$66,330.00	212 5351022	628 W	SECOND AVE	JARAMILLO, MARCIA D	PO BOX 104	MIDVALE UT	84047
\$69,520.00	212 5351023	620 W	SECOND AVE	PAGE, STEVE R & SHAUNTEL; JT	137 W CLAY PARK DR	MURRAY UT	84107
\$54,580.00	212 5351024	616 W	SECOND AVE	TRUJILLO, MANUELITA & ADOLPH M ET	616 W SECOND AVE	MIDVALE UT	84047
\$54,725.00	212 5351025	608 W	SECOND AVE	RYKO ENTERPRISES LLC	4143 S JOHN WY	WEST VALLEY UT	84120
\$78,540.00	212 5351026	598 W	SECOND AVE	GUTIERREZ, SONIA J	PO BOX 115	MIDVALE UT	84047
\$75,955.00	212 5351027	641 W	THIRD AVE	EUSTERMAN, CHARLES	641 W THIRD AVE	MIDVALE UT	84047
\$226,400.00	212 5351028	7607 S	MAIN ST	ARROW DEVELOPMENT, LLC	349 E CHARITY CV	SALT LAKE CITY	84103
\$540,100.00	212 5352002	7651 S	MAIN ST	DCW, LLC	620 N 1150 E	LEHI UT	84043
\$176,700.00	212 5352003	7659 S	MAIN ST	7569 HOLDINGS LLC	7659 S MAIN ST	MIDVALE UT	84047
\$55,770.00	212 5352006	679 W	SECOND AVE	STONE, RITA A	7610 S MICHELLE WY	COTTONWD HGTS	84093
\$52,985.00	212 5352007	673 W	SECOND AVE	GONZALES, KEITH & JANEL; JT	1618 W DUFFYS LN	WEST JORDAN UT	84084
\$59,675.00	212 5352008	667 W	SECOND AVE	CARLING, SALLY & VOSS, PAMELA D; JT	667 W SECOND AVE	MIDVALE UT	84047
\$60,115.00	212 5352009	663 W	SECOND AVE	DUKE, WENDY	663 W SECOND AVE	MIDVALE UT	84047
\$54,780.00	212 5352010	657 W E	SECOND AVE	VALDEZ, RAYMOND C & MORENO,	657 W SECOND AVE	MIDVALE UT	84047
\$113,960.00	212 5352011	650-652 W	FIRST AVE	STEWART, JOANN D & BILLIS, PATRICIA A;	4488 W SKYE DR	SOUTH JORDAN	84095
\$62,150.00	212 5352012	642 W	FIRST AVE	FELIX, RICARDO	642 W FIRST AVE	MIDVALE UT	84047
\$45,375.00	212 5352013	635 W	SECOND AVE	BAILEY, STEPHEN G & SUZANNE; JT	3105 S 2850 E	SALT LAKE CITY	84109
\$72,800.00	212 5352014	629 W	SECOND AVE	CHAVEZ, GRANT	2967 S WARR RD	SALT LAKE CITY	84109
\$85,690.00	212 5352015	686 W	FIRST AVE	BORCEGUIN, GUILLERMO C	686 W FIRST AVE	MIDVALE UT	84047
\$64,405.00	212 5352016	680 W	FIRST AVE	BALDWIN, TRACIE L	680 W FIRST AVE	MIDVALE UT	84047
\$61,545.00	212 5352019	658 W	FIRST AVE	JLF INVESTMENTS LC	13219 S WOODRIDGE	DRAPER UT	84020
\$73,590.00	212 5352020	636 W	FIRST AVE	ROGERS, CHASE & ANNA E; JT	636 W FIRST AVE	MIDVALE UT	84047
\$1,000.00	212 5352021	622 W	FIRST AVE	PERNROD, LARA	622 W FIRST AVE	MIDVALE UT	84047
\$83,655.00	212 5352022	622 W	FIRST AVE	PERNROD, LARA	622 W FIRST AVE	MIDVALE UT	84047
\$326,500.00	212 5352023	7665 S	MAIN ST	ECHOLAND PROPERTIES LLC	4018 W 9200 S	PAYSON UT	84604
EXEMPT	212 5352024	691 W	SECOND AVE	REDEVELOPMENT AGENCY OF MIDVALE	655 W CENTER ST	MIDVALE UT	84047
\$65,175.00	212 5352025	672 W	FIRST AVE	DURAN, SUSAN M & JOHN G; JT	672 W FIRST AVE	MIDVALE UT	84047
\$543,575.00	212 5353001	7671 S	MAIN ST	GCII INVESTMENTS LC	242 S 200 E	SALT LAKE CITY	84111
\$88,900.00	212 5353002	7675 S	MAIN ST	SILVINOS MEXICAN RESTAURANT INC	6182 S 4000 W	TAYLORSVILLE UT	84129

\$158,100.00	2125353003	7677 S	MAIN ST	SALAZAR, JESSICA R	PO BOX 901461	SANDY UT	84090-
\$289,800.00	2125353004	7679 S	MAIN ST	BOBERG, JOE	7679 S MAIN ST	MIDVALE UT	84047-
\$235,700.00	2125353005	7681 S	MAIN ST	TAYLOR, R GLENN & LAVON L; JT	PO BOX 156	MIDVALE UT	84047-
\$155,500.00	2125353006	7687 S	MAIN ST	FAITH & FITNESS INC	PO BOX 1290	DRAPER UT	84020-
EXEMPT	2125353007	7697 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353008	7697 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$242,500.00	2125353010	7711 S	MAIN ST	MMS THEATRE LLC	2636 E BENGAL BLVD	COTTONWOOD	84121-
EXEMPT	2125353011	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353012	681 W	FIRST AVE	MIDVALE CITY CORPORATION CO	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353013	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$58,795.00	2125353014	673 W	FIRST AVE	ROBLEZ, VERONICA L	673 W FIRST AVE	MIDVALE UT	84047-
\$78,850.00	2125353015	665 W	FIRST AVE	CHRISTENSEN, KIRK L	665 W FIRST AVE	MIDVALE UT	84047-
\$73,645.00	2125353016	653 W	FIRST AVE	BRADFORD, HAROLD D	5656 S BLAKE DR	TAYLORSVILLE UT	84129-
\$73,535.00	2125353017	645 W	FIRST AVE	ROGERSON, WILLIAM G	645 W FIRST AVE	MIDVALE UT	84047-
EXEMPT	2125353019	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353020	681 W	FIRST AVE	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$75,130.00	2125353023	7692 S	ALLEN ST	ALLAN, JOSHUA T	7692 S ALLEN ST	MIDVALE UT	84047-
\$207,200.00	2125353025	684 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C (JT)	1933 E BRANDON PARK	SANDY UT	84092-
\$55,700.00	2125353026	682 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C; JT	1933 E BRANDON PARK	SANDY UT	84092-
\$161,500.00	2125353027	670-676 W	CENTER ST	SANCHEZ, MIKE	63 W PRINCETON DR	MIDVALE UT	84047-
\$84,300.00	2125353028	668 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C; ET AL	676 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2125353029	681 W	FIRST AVE	MIDVALE CITY CORPORATION	7505 S. Holden St.	MIDVALE UT	84047-
\$84,600.00	2125353030	658-662 W	CENTER ST	JORDAN FEDERAL CREDIT UNION	9260 S 300 E	SANDY UT	84070
\$297,300.00	2125353031	658-662 W	CENTER ST	JORDAN FEDERAL CREDIT UNION	9260 S 300 E	SANDY UT	84070
\$161,000.00	2125353032	652-656 W	CENTER ST	ENRIQUEZ, ROBERTO	8840 S 2700 W	WEST JORDAN UT	84088-
\$71,445.00	2125353033	648 W	CENTER ST	TEMPO PROPERTIES, LLC	11289 S WYNGATE LN	SANDY UT	84092-
\$82,060.00	2125353034	640 W	CENTER ST	BEDOLLA, ROBERTO	640 W CENTER ST	MIDVALE UT	84047-
\$158,500.00	2125353035	634 W	CENTER ST	BEDOLLA, MARIA T & ROBERTO; JT	634 W CENTER ST	MIDVALE UT	84047-
\$155,500.00	2125353036	630 W	CENTER ST	AVALOS, LETICIA	13049 S 2590 W	RIVERTON UT	84065-
\$217,400.00	2125353037	7719 S	MAIN ST	SMR FAMILY LC	7719 S MAIN ST	MIDVALE UT	84047-
\$9,400.00	2125353038	684 W	CENTER ST	LUNDBERG, BRENT D & TIFFANY C; JT	1933 E BRANDON PARK	SANDY UT	84092-
EXEMPT	2125353040	7697 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$38,300.00	2125353041	668 W	CENTER ST	ENRIQUEZ, ROBERTO	8840 S 2700 W	WEST JORDAN UT	84088-
\$67,000.00	2125353042	666 W	CENTER ST	ZOUJILOV, EVGUENI	820 E WESTMINSTER	SALT LAKE CITY	84105-
\$52,470.00	2125356001	7643 S	ALLEN ST	8069 LLC SERIES 3	8069 S ADAMS ST	MIDVALE UT	84047-
\$74,140.00	2125356003	597 W	SECOND AVE	WALKER, DEVIN	597 W SECOND AVE	MIDVALE UT	84047-
\$75,900.00	2125356004	610 W	FIRST AVE	THOMPSON, ASHLEY & ZOUBEK, JUSTIN;	610 W FIRST AVE	MIDVALE UT	84047-
\$63,745.00	2125356005	602 W	FIRST AVE	GARRETT, CHANDRARA E O	602 W FIRST AVE	MIDVALE UT	84047-
EXEMPT	2125356006	598 W	FIRST AVE	SALT LAKE COUNTY	PO BOX 144575	SALT LAKE CITY	84114-
\$79,035.00	2125356007	596 W	FIRST AVE	FINNIGAN, MICHAEL	596 W FIRST AVE	MIDVALE UT	84047-
\$106,150.00	2125356008	607 W	SECOND AVE	BOWEN, DAVID M	607 W SECOND AVE	MIDVALE UT	84047-
\$68,090.00	2125357001	7673 S	ALLEN ST	HANSEN, JUNE C; TR (JCHRT)	180 E GREENWOOD AVE	MIDVALE UT	84047-
\$60,940.00	2125357002	7683 S	ALLEN ST	OCHOA, CONNIE & SERAFINA B; JT	7683 S ALLEN ST	MIDVALE UT	84047-
\$62,040.00	2125357003	599 W	FIRST AVE	GONZALES, BUEHLA & VARELA,	PO BOX 577	MIDVALE UT	84047-
\$326,900.00	2125357004	608 W	CENTER ST	BINGHAM CREEK LC	9192 S 300 W # 28	SANDY UT	84070-
\$111,600.00	2125357005	590 W	CENTER ST	BINGHAM CREEK LC	9192 S 300 W # 28	SANDY UT	84070-
\$92,100.00	2125357006	580 W	CENTER ST	BINGHAM CREEK LC	9192 S 300 W # 28	SANDY UT	84070-
EXEMPT	2125360001	7678 S	ALLEN ST	CITY CENTER CONDOMINIUM COMMON	6084 S 900 E # 202	SALT LAKE CITY	84121-
\$33,935.00	2125360002	7678 S	ALLEN ST	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360003	7678 S	ALLEN ST # 2A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360004	7678 S	ALLEN ST # 3A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360005	7678 S	ALLEN ST # 4A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360006	7678 S	ALLEN ST # 5A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360007	7678 S	ALLEN ST # 6A	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360008	7678 S	ALLEN ST # 1B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360009	7678 S	ALLEN ST # 2B	KETCH, GREGORY A & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360010	7678 S	ALLEN ST # 3B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360011	7678 S	ALLEN ST # 4B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360012	7678 S	ALLEN ST # 5B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
\$33,935.00	2125360013	7678 S	ALLEN ST # 6B	KETCH, GREGORY C & KAREN A; JT	655 E 100 N	ALPINE UT	84004
EXEMPT	2126128001	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126201004	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$700.00	2126201007	7298 S	MAIN ST	FLSMIDTH SALT LAKE CITY, INC.	7158 S FL SMIDTH DR	MIDVALE UT	84047
EXEMPT	2126251001	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126251003	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126251004	7298 S	MAIN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126427001	7510 S	MAIN ST	MIDVALE CITY CORP	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126427003	7505 S	HOLDEN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-

\$282,894.00	2126427004	752 W	DEPOT ST	ASL-1 INVESTMENTS, LLC	PO BOX 526251	SALT LAKE CITY	84152-
EXEMPT	2126427005	7572 S	MAIN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$51,590.00	2126427006	736-740 W	DEPOT ST	ASL-1 INVESTMENTS, LLC	PO BOX 526251	SALT LAKE CITY	84152-
\$100,900.00	2126427007	728 W	DEPOT ST	GONZALEZ, MARITZA S D	728 W DEPOT ST	MIDVALE UT	84047-
\$168,000.00	2126427008	7584 S	MAIN ST	RICHARDSON, TERRY L; ET AL	PO BOX 95155	SOUTH JORDAN	84095-
\$219,670.00	2126477010	763-781 W	DEPOT ST	ROCK MOUNTAIN, LLC	1942 E BARRETT PARK	SANDY UT	84092-
\$687,300.00	2126477011	762 W	SMELTER ST	C & C CAR WASHES LLC	63 E 11400 S	SANDY UT	84070-
\$143,700.00	2126477012	762 W	SMELTER ST	C & C CAR WASHES LLC	63 E 11400 S	SANDY UT	84070-
\$79,100.00	2126478003	7601 S	STAGG ST	PHELPS, CLARK J	390 N K ST	SALT LAKE CITY	84103-
\$40,100.00	2126478004	7607 S	STAGG ST	PHELPS, CLARK J	390 N K ST	SALT LAKE CITY	84103-
\$193,700.00	2126478011	7602 S	MAIN ST	HINER, BRET R	7602 S MAIN ST	MIDVALE UT	84047-
\$126,880.00	2126478012	7610 S	MAIN ST	PHELPS, CLARK J	390 N K ST	SALT LAKE CITY	84103-
\$59,500.00	2126478016	7638 S	MAIN ST	ARBIZU, JUAN C & MARIA T; TC	101 E MAIN ST	SANDY UT	84070-
\$202,790.00	2126478017	7642-7648 S	MAIN ST	HOUBERG, LAINE	507 South 1200 East	SIC	84102-
\$171,400.00	2126478018	736 W	SMELTER ST	CAPUTO INVESTMENTS, L L C	6197 S VINECREST DR	SALT LAKE CITY	84121-
\$104,335.00	2126478019	7592 S	MAIN ST	PATRIOT PROPERTY & MANAGEMENT,	151 E 6100 S # 312	MURRAY UT	84107-
\$97,000.00	2126478020	7598 S	MAIN ST	PATRIOT PROPERTY & MANAGEMENT,	151 E 6100 S # 312	MURRAY UT	84107-
\$287,400.00	2126478021	7620 S	MAIN ST	CDM PROPERTY MANAGEMENT	7000 S COTTONWOOD	MIDVALE UT	84047-
EXEMPT	2126479007	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479008	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
\$107,500.00	2126479009	7697 S	HOLDEN ST	WELLER, STEVE	2957 E DANISH BROOK	COTTONWOOD	84121-
EXEMPT	2126479015	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479016	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479021	7683 S	HOLDEN ST	MIDVALE CITY CORPORATION	655 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479022	7657 S	HOLDEN ST	UTAH POWER & LIGHT	825 NE MULTNOMAH ST	PORTLAND OR	97232
\$960,700.00	2126479023	798 W	CENTER ST	WELLER, STEVEN K	798 W CENTER ST	MIDVALE UT	84047-
EXEMPT	2126479027	764 W	CENTER ST	REDEVELOPMENT AGENCY OF MIDVALE	655 W CENTER ST	MIDVALE UT	84047-
\$205,900.00	2126479031	752 W	CENTER ST	OHLSO, JEFFREY J & KRISTIN H; JT	752 W CENTER ST	MIDVALE UT	84047-
\$172,249.00	2126479033	774 W	CENTER ST	COOLEY, MARIANNE; TR	1872 W 5400 S	TAYLORSVILLE UT	84129-
\$204,900.00	2126479034	788 W	CENTER ST	GUERRERO, JULIA ANN	11487 S POLO CLUB CT	SOUTH JORDAN	84095-
\$131,000.00	2126479035	778 W	CENTER ST	CELL WHOLESAL INC	1872 W 5400 S	TAYLORSVILLE UT	84129-
\$90,000.00	2126480003	7654 S	MAIN ST	MIDVALE INVESTMENTS, LLC	8732 S SANDY PKWY	SANDY UT	84070-
\$92,800.00	2126480004	7660-7662 S	MAIN ST	MIDVALE INVESTMENTS, LLC	8732 S SANDY PKWY	SANDY UT	84070-
\$71,900.00	2126480005	7668 S	MAIN ST	GCII INVESTMENTS, LC	242 S 200 E	SALT LAKE CITY	84111-
\$391,000.00	2126480006	7674 S	MAIN ST	GCII INVESTMENTS, LC	242 S 200 E	SALT LAKE CITY	84111-
EXEMPT	2126480007	7683 S	HOLDEN ST	MIDVALE CITY	655 W CENTER ST	MIDVALE UT	84047-
\$299,100.00	2126480008	7676 S	MAIN ST	FERRO, MICHAEL A	51 E 400 S	SALT LAKE CITY	84111-
\$43,162.00	2126480009	7678 S	MAIN ST	DE LA CRUZ, ADA	4813 S RIVER MEADOW	TAYLORSVILLE UT	84123-
\$559,342.00	2126480010	7680-7686 S	MAIN ST	7680 MAIN LLC	10 W BROADWAY ST #	SALT LAKE CITY	84101-
\$65,400.00	2126480011	7690 S	MAIN ST	RASMUSSEN, GLADYS ET AL	PO BOX 492	DRAPER UT	84020-
\$28,500.00	2126480012	7697 S	STAGG ST	RASMUSSEN, GLADYS, ET AL	PO BOX 492	DRAPER UT	84020-
\$11,200.00	2126480013	7696 S	MAIN ST	VINCENT, KENT B. & THEONE P.	PO BOX 492	DRAPER UT	84020-
\$274,100.00	2126480014	7696 S	MAIN ST	VINCENT, KENT B. & THEONE P.	PO BOX 492	DRAPER UT	84020-
\$134,857.00	2126480015	7706 S	MAIN ST	NAVARRO, ROSA & BEDOLLA TAPIA,	7706 S MAIN ST	MIDVALE UT	84047-
\$7,900.00	2126480016	7699 S	STAGG ST	RASMUSSEN, PETER C	PO BOX 578	MIDVALE UT	84047-
\$144,200.00	2126480017	742 W	CENTER ST	PAHL, DOLORES S & RIVAS, DOLORES J; JT	4572 W COLANDER DR	WEST JORDAN UT	84088-
\$86,400.00	2126480021	712 W	CENTER ST	NAVARRO, ROSA & BEDOLLA TAPIA,	7706 S MAIN ST	MIDVALE UT	84047-
\$179,500.00	2126480022	7718 S	MAIN ST	NAVARRO, ROSA & BEDOLLA TAPIA,	7706 S MAIN ST	MIDVALE UT	84047-
EXEMPT	2126480023	732 W	CENTER ST	MIDVALE CITY CORP	655 W CENTER ST	MIDVALE UT	84047-
\$420,000.00	2126480024	741 W	SMELTER ST	CROFTS HOLDING LLC	242 S 200 E	SALT LAKE CITY	84111-
\$217,700.00	2126480026	722 W	CENTER ST	GUERRERO, JOEL & JULIA A; JT	5840 S JORDAN CANAL	TAYLORSVILLE	84118
\$59,800.00	2126480027	7696 S	MAIN ST	VINCENT, KENT B & THEONE P; JT	PO BOX 492	DRAPER UT	84020-
EXEMPT	2126480028	732 W	CENTER ST	REDEVELOPMENT AGENCY OF MIDVALE	655 W CENTER ST	MIDVALE UT	84047-
\$691,500.00	2125353039	7707 S	MAIN ST	WALL DESIGN GROUP LLC	7707 S MAIN ST	MIDVALE UT	84047-

Exhibit C
Zoning Map

ZONING DISTRICTS

	The Junction at Midvale		Residential Multi-family 25 (RM-25)
	7200 South Overlay (7200 O)		Mixed Use (MU)
	Jordan Bluffs Overlay (JBO)		Duplex Overlay (SF1-DO)
	State Street Overlay (SSO)		Agricultural Overlay (SF1-AO)
	Riverwalk Overlay (RWO)		State Street (SS)
	Single Family (SF-1)		Transit Oriented Development (TOD)
	Single Family (SF-2)		Bingham Junction (BJ)
	Residential Multi-family 12 (RM-12)		Jordan Bluffs (JB)
			Historical Commercial (HC)
			Regional Commercial (RC)
			Clean Industrial (CI)

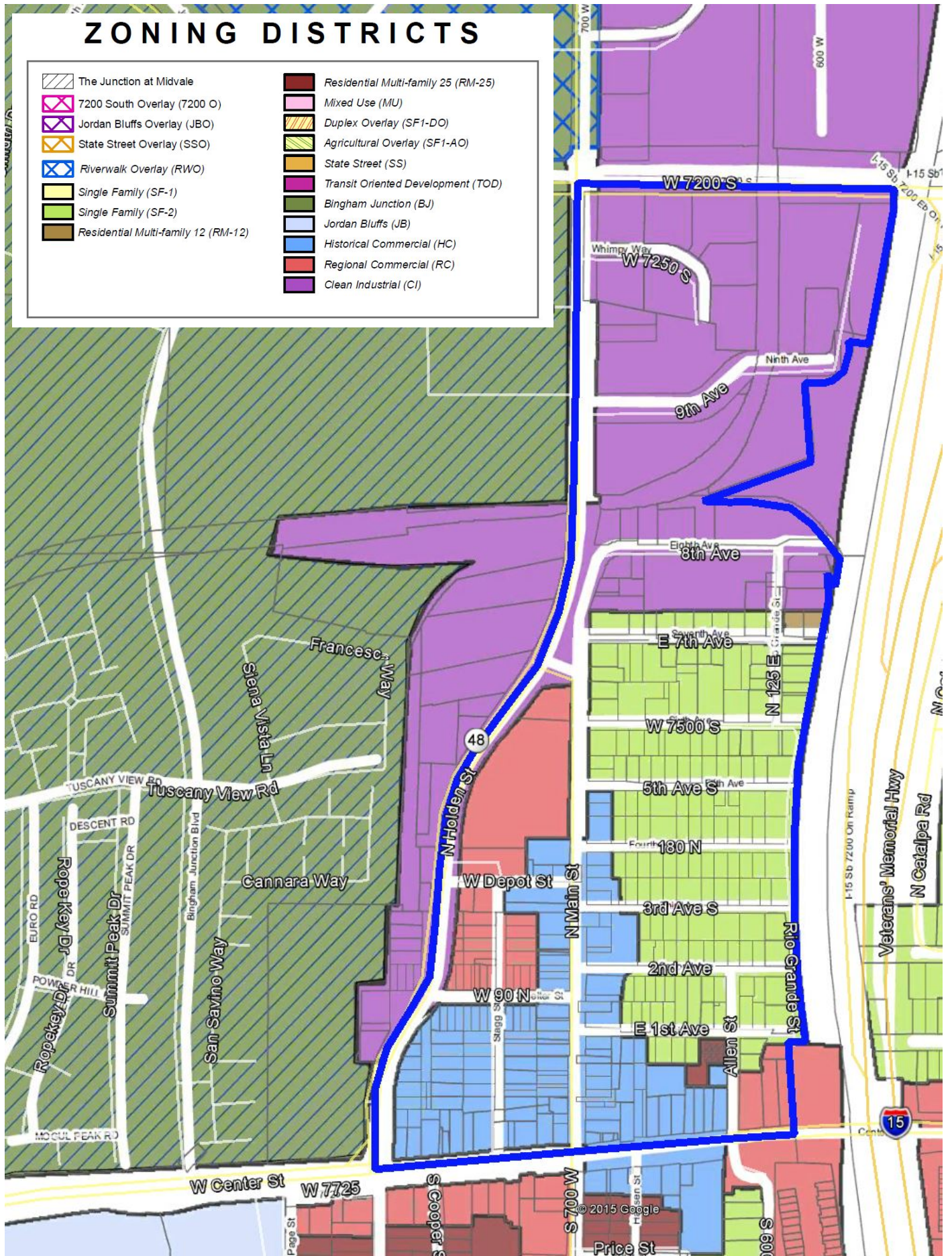


Exhibit D
Principal Streets

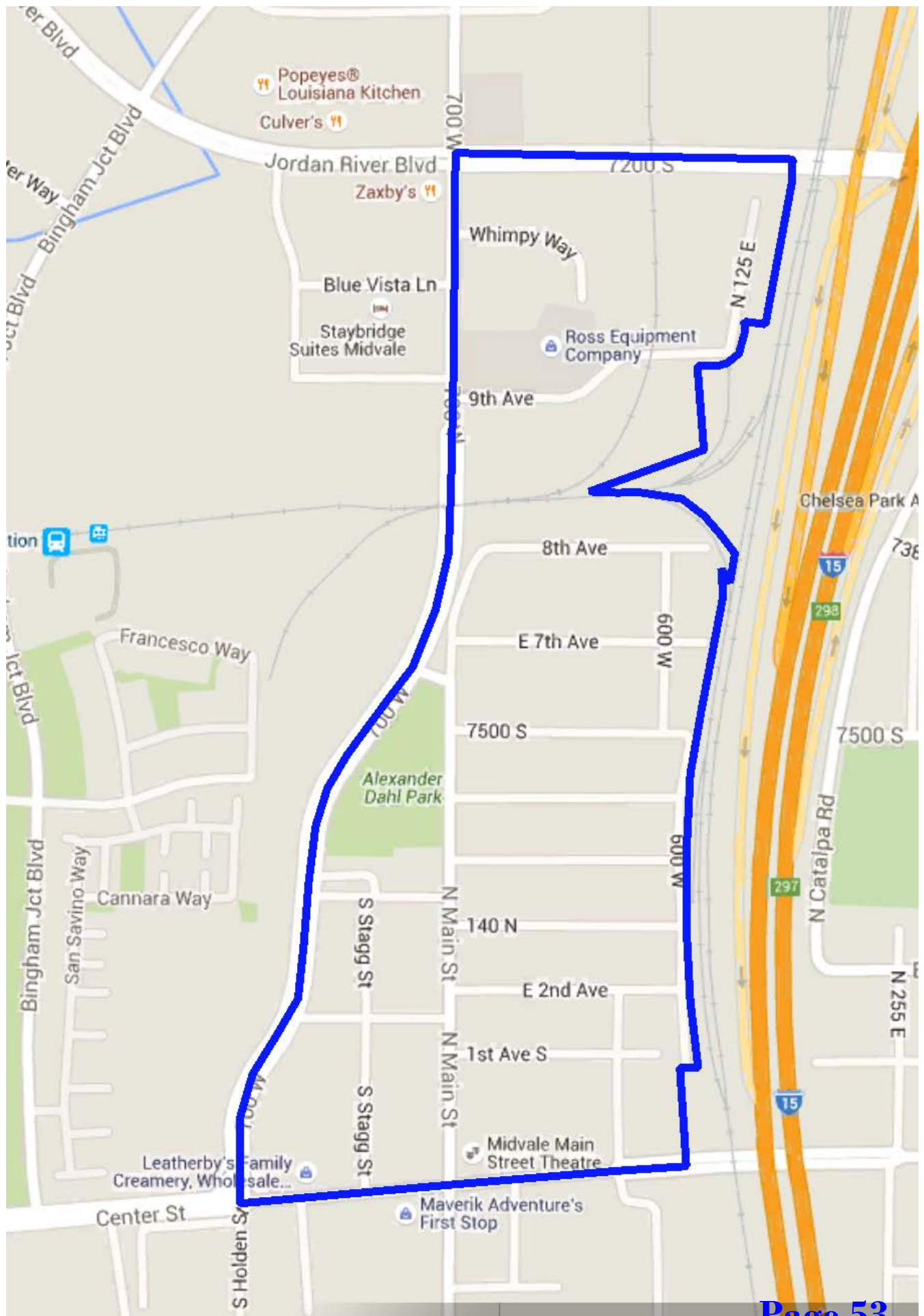


EXHIBIT C

Project Area Budget

4818-2101-1927, v. 1

Midvale Redevelopment Agency Main Street Project Area

Revised Budgets
Fiscal Impact
Economic Impact
Community Impact



September 2020



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SECTION I: EXECUTIVE SUMMARY

Midvale City (the “City”) and the Midvale City Redevelopment Agency (the “Agency”) are working on redeveloping the City’s historic Main Street (“Main Street”, “Project Area”, or “Area”). Redeveloping the Area (See **Exhibit A**) will increase the assessed value of the area, provide more space for businesses, benefit the taxing entities financially, create more jobs, increase the stock of affordable and market rate housing, support and enhance the arts, and establish a sense of place that is unique to Midvale City which will develop into a local and regional draw. The additional opportunity to capture new investments in housing, both affordable and market rate will greatly enhance the overall goal of creating a sense of place that is unique and support various forms of enhanced arts and culture to develop both local and regional interest.

INCREASE ASSESSED VALUE

Historic growth patterns illustrate that, without intervention, the City’s Main Street Area is unlikely to redevelop while surrounding areas, like the City and Salt Lake County (the “County”) will continue to grow and flourish. The following table shows the differences in growth rates between the Main Street Area, the City, and the County.

Table 1.1: Main Street Area, City, and County Growth Comparisons

Average Annual Growth Rate	2009 Value	2017 Value	2020 Value	2009-2020	Difference	2017-2020	Difference
Main Street CDA	\$91M	\$75M	\$89M	-0.27%	0.0%	5.6%	0.0%
Midvale City	\$1,447M	\$1,705M	\$2,250M	4.09%	-1605.7%	9.70%	73.6%
Salt Lake County	\$65,785M	\$79,828M	\$102,771M	4.14%	-1623.1%	8.79%	57.3%

Our analysis estimates that with support from the Agency, the Area will increase in taxable value by 192 percent over an eight year buildout period. This increase in taxable value will create additional property tax revenues for the taxing entities, including the County and Canyons School District (the “School District”).

DEVELOPMENT CONTINGENCY

The efforts within the Main Street CDA aimed at increasing density, enabling infill development, and promoting vitality in an area are somewhat different than those common to most redevelopment project areas. Traditionally, a project area is built around one or several significant projects. The budget is based on how much revenue the significant project(s) will generate and what is needed to fill any gap in funding or to make the project(s) feasible. For the Main Street CDA, however, the Agency believes a blended approach will yield the most successful results. In other words, basing a budget on infill development and increased density AND on a specific significant project.

The Agency presents two separate budgets in this document. There is a Primary Budget, which is based off of revenues from increased property tax increment created by infill development and higher density redevelopment. The expenses are incurred to enable and encourage development through initiatives such as supporting parking, infrastructure improvements, tax increment reimbursement agreements, façade improvements, and the arts. The second budget is based on all



of the revenue and expense assumptions from the Primary Budget plus revenues and expenses related to a possible single large development project.

There is a path toward a larger scale development of Class-A office space within the Project Area. This will be referred to as the “**Development Contingency**”. Under this development scenario, a developer completes a single project that significantly increases the incremental property tax value of the Area. A significant development means a single commercial development (not residential) with a taxable value of at least \$60,000,000. If the development of a significant structure comes to fruition, the Agency would require a larger amount of tax increment revenues than the \$15,500,000 cap amount established in the Primary Budget. The Contingency Budget will maintain the same level of participation and remittance as the Primary Budget. The only difference is that the Agency’s cap on collected and retained tax increment funds will be set higher, to \$27,000,000.

INCREASE BUSINESS SPACE

The Agency will actively pursue and promote initiatives that will support increasing the density within the Area. One such initiative is supporting parking garages adjacent to Main Street, between 4th/Depot Street and Center Street. Having parking structures that support parking for Main Street businesses will create opportunities that can increase density. First, existing vacant land currently being used for parking will become unnecessary and can be repurposed for supporting additional commercial and mixed-use developments. Utilizing these privately owned parking lots to find strategic public parking solutions would be nearly impossible. Density creates higher land values and overall project area value for all the taxing entities.

Second, single-story structures along Main Street will be more likely to develop more stories to realize additional value from their properties if they were not required to provide parking on site but still had parking available. Many cities with Main Streets like Midvale’s have experienced redevelopment success by constructing parking structures adjacent to their own Main Streets. Brief case studies are provided in **Exhibit B**.

Another initiative to increase density and add additional business space in the Area involves the Agency actively supporting businesses’ efforts to renovate their buildings and add additional square footage. Through these efforts and other efforts, the Agency anticipates a 25 percent increase in commercial space within the Area.

Under the Development Contingency, the Agency would support the development of Class-A office space by supporting a parking structure adjacent to the office building. Some of the parking stalls in the parking structure would be designated for public parking. This would support businesses along Main Street and increase the vitality of the Area.

BENEFIT TAXING ENTITIES

Supporting the redevelopment of the Main Street Area will provide a net fiscal benefit to the taxing entities, including the School District, County, and City. The following table summarizes the net fiscal benefit to the taxing entities under the two different budgets (Primary and Contingency).

**Table 1.2: Net Benefit to SD, County, and City (Primary Budget)**

Taxing Entity	Property Tax Revenues from Area TY2019	Average Annual Net Benefit During Participation	Total Net Benefit Over 20 Years	Net Present Value Over 20 Years	Net Benefit in Year 21
Canyons School District	\$412,539	\$261,727	\$4,290,210	\$2,882,891	\$784,068
Salt Lake County	113,611	72,078	883,829	598,284	179,080
Midvale City	65,063	41,278	518,148	350,522	103,402
Total	\$591,214	\$375,084	\$5,692,187	\$3,831,697	\$1,066,550

Table 1.3: Net Benefit to SD, County, and City (Contingency Budget)

Taxing Entity	Property Tax Revenues from Area TY2019	Average Annual Net Benefit During Participation	Total Net Benefit Over 20 Years	Net Present Value Over 20 Years	Net Benefit in Year 21
Canyons School District	\$412,539	\$413,289	\$8,265,771	\$5,708,006	\$1,281,014
Salt Lake County	113,611	98,934	1,978,681	1,376,307	315,936
Midvale City	65,063	57,258	1,145,152	796,084	181,778
Total	\$591,214	\$569,480	\$11,389,605	\$7,880,396	\$1,778,727

CREATE MORE JOBS

The Project Area budgeting model projects an additional 25 percent commercial space created through redevelopment (Primary Budget). This additional commercial space is anticipated to increase the number of jobs directly in the Area by 92 (Primary Budget). Some of these jobs will be in the commercial retail sales and service sectors, including food and beverage sales and services, clothing and other consumer goods sales, and providers of personal services. The additional commercial space is further projected to induce the creation of an additional 203 jobs. These jobs will be created indirectly to support the additional business activities and the additional consumer demands generated by the additional employees.

Under the Contingency Budget, the Agency anticipates an additional 1,092 jobs directly created. These additional jobs will induce the creation of an additional 2,406 jobs. In total, therefore, 3,498 additional jobs will be created.

INCREASE AFFORDABLE HOUSING

The Agency has and will continue to generate significant tax increment revenues earmarked for affordable housing. Unlike most revenues generated within a project area, revenues earmarked for affordable housing may be used anywhere within the City to promote and increase the development of affordable housing. The Agency believes that the Main Street Area would benefit from redevelopment efforts targeted to support affordable housing. Note that the Agency has recently supported multi-family mixed-income housing in the nearby Bingham Junction Project Area. This development has not had a significant impact on the school district as it has generally attracted many millennials and households without children.

The Agency plans to use housing funds from the Main Street CDA and the other two redevelopment areas to directly incentivize the development of mixed-use space along Main Street. Buildings that currently support commercial uses will receive financial support to add an additional story if they dedicate it to a residential use that will serve households making roughly



80, 50, and/or 30 percent of the average median income of the area. Housing funds will also be used to incentivize mixed-use multi-story infill development. The Agency estimates that this initiative will result in an additional 70 affordable housing units.

Under the assumptions of the Contingency Budget, the Agency would earmark 20 percent of the additional tax increment revenue for affordable housing. This will result in an additional \$2.3 million dedicated to affordable housing or an increase of 76 percent in housing funds generated within the Project Area. This could result in more affordable housing units within the Area or fewer housing funds required from the other project areas.

SUPPORT & ENHANCE ARTS

To create a more vibrant, attractive, and welcoming environment along Main Street, the Agency will actively support the development and enhancement of local artists and art. To accomplish this, the Agency plans to repurpose the Midvale Museum site (7697 S Main Street) to serve as an arts center. Artists from the area will be able to work, network, sell, and display their art at the location.

Some arts programs have already been established along Main Street, including the Midvale Main Street Theatre, the Midvale Performing Arts Center, and the Academia de Danza. The arts incubator could support these organizations by providing space to design and create sets.

ESTABLISH SENSE OF PLACE

The Agency's primary motivation for redeveloping the Main Street Area is to support placemaking efforts within the City. This means preserving, enhancing, and celebrating the historic nature of Midvale's Main Street. It means creating an environment that attracts people to gather, recreate, shop, dine, and build lasting memories.

Although Midvale is "In the Middle of Everything", more can be done to distinguish Midvale from its neighboring cities and all other cities in Utah. For the Agency, the highest level of development is achieved when Midvale City residents, those employed within the City, and visitors alike associate Midvale City with certain positive characteristics and features that are prominent, unique, and found throughout the City.

This document outlines several different initiatives and goals related to redeveloping the Main Street Area, including supporting the arts, housing, parking, and commercial development. The Agency will work on each of these development categories with placemaking as the ultimate end goal.

For example, the Agency will cultivate a sense of place for the Main Street Area and City by promoting and supporting façade improvements. The improvements will tie Main Street together with a good balance of unity, variety, and an enhanced streetscape. The consistency throughout the Area will enhance the sense of place. The Agency will also sponsor and support events and improve connectivity to and throughout the Area. See below for an example from the City's Small Area Plan of improvements made to building facades, landscapes, and connectivity.



Midblock walkway, existing conditions, 2018



Midblock walkway, future vision



SECTION II: INTRODUCTION

Midvale City has a unique and historic Main Street. Because very few cities in Utah still have a historic Main Street corridor, Midvale City is seeking to improve and leverage this asset. One goal, as stated in the Midvale Main Street Small Area Plan, is to redevelop Main Street in such a way as to create a sense of place for the City. The Midvale Redevelopment Agency believes that it can support the City develop a stronger and more defined sense of place through redeveloping the historic Main Street.

Creating a redevelopment area and leveraging tax increment are commonly used and effective tools for redevelopment. The Bingham Junction Redevelopment Area (650 acres) has been a key component in transforming the former slag site for Sharon Steel into a productive and beautified area of the City which hosts the business headquarters for Overstock, CHG, and Savage. The area now holds over 50 businesses and employs over 2,500 people.

The Agency and City believe that, with the support of the local taxing entities, the Main Street Area can be redeveloped to increase the assessed value of the area, provide more spaces for businesses, benefit the taxing entities, create more jobs, increase the stock of affordable housing, support and enhance the arts, and establish a sense of place that is unique to Midvale City.

The City and Agency have already made some significant strides towards redeveloping the Main Street Area. First, in November of 2015, the Agency adopted the Main Street Community Development Project Area (the “Main Street CDA” or “CDA”) Plan. Second, in December of 2018, the City adopted the Midvale Main Street Small Area Plan. Third, in February of 2020, the City Council adopted a form-based code for the area which implements the vision and reflects the goals and objectives of the Main Street Small Area Plan. This fourth element, the revised project area budget and fiscal, economic, and community impact study is intended to provide local taxing entities and stakeholders with answers to vital questions prior to entering into interlocal agreements with the Agency.

The four main components of this document are the:

1. Main Street Community Development Area Revised Budget (the “Budget”),
2. Fiscal Impact Study (tax revenues, net benefits, additional commercial space),
3. Economic Impact Study (additional jobs, economic multipliers), and
4. Community Impact Study (housing, arts, and sense of place).

CATCH THE VISION

The old adage that, “The whole is greater than the sum of its parts” absolutely applies to the Main Street Development. Although the sum of all the individual redevelopment efforts will be considerable, combined, the whole redeveloped Main Street Area will be greater because it will strongly establish a sense of place.

The following two images, pulled from the Small Area Plan, illustrate the impact redevelopment efforts will have on the area.



Although the planting is in poor shape, the Main Street streetscape design helps to identify the midblock crossing between Center Street and 1st Avenue.



Extending the Main Street streetscape improvements northward along the entire length of Main Street will improve the urban environment.



SECTION III: MAIN STREET COMMUNITY DEVELOPMENT AREA REVISED BUDGET

According to the section of state code that governs redevelopment agencies, a project area budget is not required for a community development area (17C-4-204). Good governance and planning, however, dictate that the Agency prepare and adopt a project area budget that forecasts what level of tax increment revenues the Agency can expect and guide how those revenues are programmed and spent. The following information meets the requirements established in 17C-5-303 for a Community Reinvestment Area's budget. A detailed budget is provided in **Exhibit C**.

(1)(A) BASE TAXABLE VALUE

The Budget uses the Tax Year 2020 value of \$58,774,598.

(1)(B) PROJECTED AMOUNT OF TAX INCREMENT TO BE GENERATED WITHIN THE COMMUNITY REINVESTMENT PROJECT AREA

The Project Area is estimated to generate \$112,995,132 of incremental value over an eight-year buildout period (Primary Budget). Using the Tax Year 2019 tax rates, the incremental value will generate a total of \$25,404,583 in tax increment.

Under the Contingency Budget, the significant project is in place at Year 1, adding \$70,000,000 of incremental property tax value to the Area. The Project Area is estimated to generate an additional \$112,995,132 of incremental value over an eight-year buildout period. Using the Tax Year 2019 tax rates, the incremental value will generate a total of \$44,698,999 in tax increment.

(1)(C) PROJECT AREA FUNDS COLLECTION PERIOD

The collection period is budgeted to be 20 years. The Agency will trigger the project area for collection no later than June 30, 2024.

(1)(D) PROJECTED AMOUNT OF TAX INCREMENT TO BE PAID TO OTHER TAXING ENTITIES

The Agency will request 100 percent participation from all of the local taxing entities for twenty years. This is forecasted to amount to \$24.4M over 20 years or \$44.7M under the Contingency Budget. The Agency will, however, remit annually 40 percent of the increment back to the taxing entities. This is forecasted to amount to \$10.1M over 20 years or \$17.9M under the Contingency Budget.

(1)(F) PERCENTAGE OF TAX INCREMENT THE AGENCY IS AUTHORIZED TO RECEIVE FROM THE PROJECT AREA

The Agency will request 100 percent participation from Salt Lake County, Canyons School District, Midvale City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, Unified Fire Service Area, Salt Lake County Library, and Jordan/Canyons School District Debt Service Area and will annually remit back to those taxing entities 40 percent of the property tax increment.

(1)(G) MAXIMUM CUMULATIVE DOLLAR AMOUNT OF TAX INCREMENT THE AGENCY IS AUTHORIZED TO RECEIVE FROM THE PROJECT AREA

The Project Area will sunset after 20 years of receiving tax increment revenues or once the Agency has collected and retained a cap amount of \$15,500,000, or \$27,000,000 under the



Contingency Budget, whichever comes first. Note that the cap amounts (\$15.5M or \$27M) only pertain to tax increment revenues collected **and** retained by the Agency. All revenues remitted back to the taxing entities do not contribute toward the cap amount.

(3) AMOUNT OF PROJECT AREA FUNDS THE AGENCY WILL USE TO IMPLEMENT THE PROJECT AREA PLAN INCLUDING THE ESTIMATED AMOUNT OF PROJECT AREA FUNDS THAT WILL BE USED FOR LAND ACQUISITION, PUBLIC IMPROVEMENTS, INFRASTRUCTURE IMPROVEMENTS, ANY LOANS, GRANTS, OR OTHER INCENTIVES TO PRIVATE OR PUBLIC ENTITIES

The Agency will budget 77 percent of the tax increment revenues it receives toward redevelopment activities. Assuming 20 years of participation, the Agency will collect \$15,242,750 and allocate \$11,736,917 toward redevelopment activities. The following table highlights how the Agency will program the revenues it will put toward redevelopment activities.

Table 3.1: Budgeted Redevelopment Activities (Primary Budget)

Redevelopment Activities (77% of Total Budget)	Percent	Total
Parking structure(s)	45%	\$5,100,000
Relocations, demolition, land acquisitions, infrastructure, Etc.	9%	1,000,000
Capital Projects	13%	1,500,000
Professional Services	1%	150,000
Developer Reimbursements	13%	1,500,000
Public Art	17%	1,945,250
Bingham Junction Repayment	5%	541,667
Total	100%	\$11,736,917

Under the Contingency Budget, the Agency will collect and retain \$26,819,399 and allocate \$20,650,937 toward redevelopment activities. The following table highlights how the Agency will program the revenues it will put toward redevelopment activities.

Table 3.2: Budgeted Redevelopment Activities (Contingency Budget)

Redevelopment Activities (77% of Total Budget)	Percent	Total
Large Office Building Parking	83%	\$8,914,020
Parking structure(s)	25%	5,100,000
Relocations, demolition, land acquisitions, infrastructure, Etc.	5%	1,000,000
Capital Projects	10%	1,500,000
Professional Services	1%	150,000
Developer Reimbursements	7%	1,500,000
Public Art	7%	1,945,250
Bingham Junction Repayment	3%	541,667
Total	100%	\$26,819,399

(4) AGENCY'S COMBINED INCREMENTAL VALUE

The Agency's combined incremental value includes the incremental values from Bingham Junction RDA (assumed to be built out), Jordan Bluffs RDA (enough value to trigger per interlocal agreements), and the Main Street CDA (no incremental value). The value is about \$719,788,488. The following table shows the breakdown of the Agency's incremental value.



Table 3.3: Midvale Redevelopment Agency's Incremental Value

Project Area	Total
Bingham Junction RDA	\$681,571,927
Jordan Bluffs RDA	38,216,561
Main Street CDA	0
Total	\$719,788,488

(5) AMOUNT OF PROJECT AREA FUNDS THAT WILL BE USED TO COVER THE COST OF ADMINISTERING THE COMMUNITY REINVESTMENT PROJECT AREA PLAN

The Agency will designate *three percent* of the tax increment revenues generated within the Area and participated to the Agency toward administrative costs. This amounts to \$457,2828 or \$804,582 (Contingency Budget) over the 20-year life of the project area.

(6) FOR PROPERTY THAT THE AGENCY OWNS AND EXPECTS TO SELL, THE EXPECTED TOTAL COST OF THE PROPERTY TO THE AGENCY AND THE EXPECTED SALE PRICE

The Agency owns seven parcels within the Project Area. The parcels add up to 0.84 acres and have a total market value of \$792,500. Procuring the property likely cost the Agency about three-quarters of its current market value or about \$600,000. The expected sell price for any property the Agency sells will be for the land's market value, or the Agency could possibly sell the land for a reduced price if the incentive could shape the property's development in a way that would be more favorable to the Area and City.

REDEVELOPMENT ACTIVITIES

The budget document requirement found in 17C-5-303(3) calls for the amounts of project area funds that are budgeted to be used for various redevelopment activities, including land acquisition, public improvements, any grants, etc. This subsection will provide information related to the budgeted numbers stated in **Table 3.1**.

PARKING STRUCTURE(S)

Under the Contingency Budget, the Agency will raise an additional \$8,914,020 for redevelopment activities. This figure excludes the three percent designated for administrative costs and 20 percent earmarked for affordable housing. The additional \$8.9M for redevelopment activities will be used to support a parking structure for the Class-A office building with an assessed value greater than \$60M. The following paragraphs highlight expenses included in both the Primary Budget and the Contingency Budget. The other line items and amounts are both identical.

Supporting parking is one of the main objectives based on the budget, with about one-third of the total Primary Budget (\$5,100,000) allocated toward developing parking structures. The Agency believes that developing one or more parking structures adjacent to Main Street will help revitalize the Area. The Agency will follow a model for redeveloping a Main Street that has been proven to be successful by many cities. A few examples are provided in **Exhibit B**. The key component contributing to these successful development efforts was supporting parking via parking structures.



According to the Small Area Plan, “Planning for pedestrian access and parking master planning should be a key part of future investments in the Main Street midblock corridors.” A parking master plan will help the Agency determine how many parking stalls would be required to support the redevelopment of the Area. To support the development of a parking master plan, the Agency recently completed a detailed survey of the Main Street Area, which included a count of all parking spaces. The survey detailed whether the parking spaces were on street, public, or reserved for a business.

RELOCATIONS, DEMOLITION, LAND ACQUISITIONS, INFRASTRUCTURE, ETC.

There are several parcels that the Agency could purchase that would enhance the development potential of land owned by the Agency. The consolidation of the Agency’s land would open opportunities to develop parking structures, sell the property to a developer, or utilize the land for public gathering and/or recreation.

CAPITAL PROJECTS

Roughly thirteen percent of the Redevelopment Activities Budget (\$1,500,000) is estimated to be used to support capital projects. It is not the intent of the Agency to pull funding from the taxing entities to subsidize the City’s general fund by supporting projects that should just be paid for by the City. The Agency will only support capital projects that will enable increased density of development, improve connectivity throughout and to the Area, and support affordable housing projects. One example includes relocating the power poles as outlined in the Small Area Plan.

PROFESSIONAL SERVICES

\$150,000 will be set aside to fund various professional services that the Agency will require. These services may include legal services to help form agreements, market analysis to help determine the best mix of developments in the Area, and engineering studies to support infrastructure improvements (especially those that will help support affordable housing projects).

DEVELOPER REIMBURSEMENTS

Redevelopment agencies have the unique ability to influence the size, scale, look, and feel of developments. Agencies typically do this by offering tax reimbursements to developers for meeting specific standards related to a project’s size, façade, use, etc. Agencies can have a significant impact on developments by incentivizing the types of development that will most benefit the project areas.

The Midvale City Redevelopment Agency will carefully utilize \$1.5M for developer reimbursements. To avoid providing support to developments that will likely occur even without public support, the Agency will scrutinize development plans, pro forma, and perform break-even analysis for all developments looking for support.

The Agency will seek to target those types of developments that will most benefit the Area and the City. The most beneficial types of development will include a balanced mix of commercial (retail sales, service providers, and office), higher density residential, and public spaces. To determine the correct mix of developments, the Agency will perform or commission a market study for the Area and utilize data from a sales tax leakage study it recently performed (8/2020).



The Agency will also seek to support several anchor tenants to take purchase within the Area. Anchor tenants will provide an increased and sustained level of traffic and vitality through the Area.

The Agency will shape the look and feel of new developments and remodels through grants, forgivable loans, and tax reimbursement agreements. In this way the Agency will be able to influence the Area so that it supports the development of a sense of place for the City.

PUBLIC ART

The Agency has budgeted \$1,945,250 to support and enhance public arts within the Project Area. About twenty percent of the \$1.9M will be used to cover startup and operating costs for an arts center. Slowly over time, the operations costs for the arts center will shift from the CDA to the arts center, which the Agency believes can become self-sustaining through renting art spaces, collecting a small percent commission on art sales, fundraisers, and grants.

The remaining \$1.5M will be used to support public art initiatives, including murals, utility box art wraps, other public art initiatives and projects, and maintaining public art installations.

BINGHAM JUNCTION REPAYMENT

Legally, tax increment revenues must be expended to directly benefit the project area from whence they were generated. A project area may, however, lend money to another project area. To help prime the Main Street CDA for redevelopment, the Bingham Junction RDA has loaned it \$541,667. The Main Street CDA must repay this loan to the Bingham Junction RDA so that those revenues can be used to provide a direct benefit to the RDA.



SECTION IV: FISCAL IMPACT STUDY

A key factor that determines whether taxing entities decide to participate tax increment revenues or not is whether the project area will generate a net fiscal benefit. In other words, will the additional tax revenues offset the increase in costs created by the additional redevelopment? Based on our model's assumptions, the taxing entities will experience a net benefit through participating in the Project Area. The following table illustrates the calculated net benefits to the School District, County, and City based on the Primary Budget.

Table 4.1: Taxing Entities' Net Benefits (Primary Budget)

Taxing Entity	Annual Net Benefit After Buildout	Total Net Benefit (20 Years)
Canyons School District	\$250,991	\$4,290,210
Salt Lake County	56,348	883,829
Midvale City	32,928	517,994
Total	\$340,276	\$5,692,187

Based on the Contingency Budget:

Table 4.2: Taxing Entities' Net Benefits (Contingency Budget)

Taxing Entity	Annual Net Benefit After Buildout	Total Net Benefit (20 Years)
Canyons School District	\$463,782	\$8,265,771
Salt Lake County	111,091	1,978,681
Midvale City	64,287	1,145,152
Total	\$639,160	\$11,389,605

CANYONS SCHOOL DISTRICT NET FISCAL BENEFIT

Increases in costs to the School District are driven by increases in the student population. To calculate the net fiscal benefit to Canyon's School District, the model used the following data and assumptions for increases in costs.

Table 4.3: Canyons SD Data

Statistics	
Estimated 2019-2020 Enrollment	34,451
Total 2019-2020 Budget	\$294,844,429
Expenditure per Student	\$8,558
Weighted Pupil Average	\$3,532
Net Cost per Student	\$5,026



Table 4.4: Development & Canyons SD Assumptions

Assumptions	
Current Number of Detached Single-Family Homes in Area	197
Reduction in Detached Single-Family Homes	2.5%
Reduction in Detached Single-Family Homes	5
Increase in Additional Multi-Family Homes	81
Students per Detached Single-Family Homes	0.50
Students per Multi-Family Housing Unit	0.15*
Net Change in Students	9.7

*Used per 5/27 discussion with SD CFO, Leon Wilcox.

An increase of 9.7 students will increase the annual net cost to the School District by \$48,693 (\$5,026 * 9.7) without adjusting for inflation. After the eight year buildout period, the total annual net increase in costs is estimated to be \$52,241 adjusting two percent annually for inflation. The increase in costs to the School District will be significantly outweighed by the increase in retained (not participated to the Agency) incremental property tax revenues. Based on the assumptions built into the Contingency Budget, the School District's additional costs would remain the same, because the significant project does not consist of any residential components.

Assuming the School District participates 60 percent of the incremental property tax revenues over 20 years, the **total net benefit after 20 years is estimated to be \$4,290,210 for the Primary Budget and \$8,265,771 for the Contingency Budget**. These figures sum the annual difference between the annual increase in costs (adjusted for inflation) with the annual additional tax increment revenue (retained by the School District). Note that the tax increment revenues are not adjusted for inflation because the certified tax rate process eliminates any gains that would come from inflation.

Detailed annual additional costs and revenues calculations can be seen in **Exhibit D**. The average annual net benefit to the School District during the participation period (20 years) is estimated to be \$214,510. After the participation period ends (Year 21), the net annual benefit to the School District will be \$784,068. Under the Contingency Budget, the average annual net benefit to the School District during the participation period (20 years) is estimated to be \$413,289. After the participation period ends (Year 21), the net annual benefit to the School District will be \$1,281,014.

SALT LAKE COUNTY NET FISCAL BENEFIT

Increases in costs to the County can be measured by increases in the total population. To calculate the net fiscal benefit to Salt Lake County, the model used the following data and assumptions for increases in costs.



Table 4.5: Salt Lake County Data

Salt Lake County Statistics	
FY 2019 Budget General Fund	\$356,325,427
Total Population	1,160,437
Total Housing Units	411,472
Residents per Household	2.82
Budgeted Cost per Resident	\$307

Based on the growth and redevelopment assumptions for the Area, an additional 81 residential units will be developed within the Area, resulting in an additional 228 residents at buildout (eight years). This will add an additional \$52,373 in costs to the County's general fund. This figure included an annual two percent increase in costs due to inflation.

The County will receive additional revenues as a result of redevelopment from incremental property tax revenues and additional sales tax revenues. At buildout, the County's total incremental property tax revenue will amount to \$218,420. Participating 60 percent of its incremental property tax revenue (\$131,052) will leave \$87,368 in property tax increment revenue for the County. Under the Contingency Budget, at buildout, the County's total incremental property tax revenue will amount to \$355,276. Participating 60 percent of its incremental property tax revenue (\$213,166) will leave \$142,110 in property tax increment revenue for the County.

To calculate the additional sales tax revenues to the County, the model used the following assumptions.

Table 4.6: Increase in Taxable Sales Assumptions

Assumptions	
Existing Developed Commercial Square Feet	300,000
Percent Increase in Commercial Square Feet	25%
Increase in Commercial Square Feet	75,000
Annual Sales per Square Foot	\$135
Additional Annual Taxable Sales at Buildout (Inflation Adjusted)	\$11,863,051

The sales tax rate used to calculate County revenues includes the County Option, County Option Transportation, and the Zoo, Arts, and Parks rates which add up to 0.006. The analysis recognizes that not all additional taxable sales generated through redevelopment in the Main Street Area should be counted as incremental taxable sales to the County. A large portion of the additional sales tax revenues would continue to be generated elsewhere within the County, even if redevelopment did not occur within the Main Street Area. The analysis, therefore, only counted 30 percent of the additional taxable sales forecasted within the Area as incremental revenues for the County.

At buildout, the Project Area will generate an additional \$11.8M in taxable sales. 30 percent of \$11.8 million is \$3.5 million. The County rate, 0.006 times \$3.5 million equals \$21,353 of incremental sales tax revenue.



Assuming the County participates 60 percent of the incremental property tax revenues over 20 years, the **total net benefit after 20 years is estimated to be \$883,829 (Primary Budget)**. For the **Contingency Budget, the total net benefit after 20 years is estimated to be \$1,978,681**. These figures sum the annual difference between the annual increase in costs (adjusted for inflation) with the annual additional tax increment revenue (retained by the County). Note that the property tax increment revenues are not adjusted for inflation because the certified tax rate process eliminates any gains that would come from inflation, but the additional sales tax revenues do adjust for inflation.

Detailed annual additional costs and revenues calculations can be seen in **Exhibit E**. The average annual net benefit to the County during the participation period (20 years) is estimated to be \$44,191 (Primary Budget). After the participation period ends (Year 21), the net annual benefit to the County will be \$179,080. For the Contingency Budget, the average annual net benefit to the County during the participation period (20 years) is estimated to be \$98,934. After the participation period ends (Year 21), the net annual benefit to the County will be \$315,936.

MIDVALE CITY NET FISCAL BENEFIT

Increases in costs to the City can also be measured by increases in the total population. To calculate the net fiscal benefit to the City, the model used the following data and assumptions for increases in costs.

Table 4.7: Midvale City Data

Salt Lake County Statistics	
FY 2020 Police, Public Works, and Parks Budget	\$13,136,671
Total Occupied Housing	11,910
Total Population	33,208
Residents per Household	2.79
Additional Cost per Resident	\$396

Based on the growth and redevelopment assumptions for the Area, an additional 81 residential units will be developed within the Area, resulting in an additional 228 residents at buildout (eight years). This will add an additional \$66,707 in costs to City services likely to be impacted. This figure included an annual two percent increase in costs due to inflation.

The City will receive additional revenues as a result of redevelopment from incremental property tax revenues and additional sales tax revenues. At buildout, the City's total incremental property tax revenue will amount to \$125,086 (Primary Budget). Participating 60 percent of its incremental property tax revenue (\$75,051) will leave \$50,034 in property tax increment revenue for the City. For the Contingency Budget, at buildout, the City's total incremental property tax revenue will amount to \$203,461. Participating 60 percent of its incremental property tax revenue (\$122,077) will leave \$81,384 in property tax increment revenue for the City.

To calculate the additional sales tax revenues to the City, the model used the assumptions illustrated in **Table 4.5**.



The sales tax rate used to calculate City revenues consists only of half (point of sale portion) of the one percent local sales and use tax (0.005). Because not all additional taxable sales generated through redevelopment in the Main Street Area would not have been spent elsewhere in the City, the analysis only counted 60 percent of the additional taxable sales as incremental for the City.

At buildout, the Project Area will generate an additional \$11.8M in taxable sales. 60 percent of \$11.8 million is \$7.1 million. The City rate, 0.005 times \$7.1 million equals \$35,589 of incremental sales tax revenue.

Franchise taxes (from electricity, gas, and telecommunications) compose a third source of additional revenues to the City. At buildout, they amount to \$14,021. The average annual amount of franchise tax revenue to the City over the 20 year participation period is \$12,605. Because new Class-A office space typically includes solar panels and energy efficient designs, the model assumes no increase in franchise tax revenues from the development of a large office building.

Assuming the City participates 60 percent of the incremental property tax revenues over 20 years, the **total net benefit after 20 years is estimated to be \$518,148 (Primary Budget). Under the Contingency Budget, the total net benefit after 20 years is estimated to be \$1,145,152.** These figures sum the annual difference between the annual increase in costs (adjusted for inflation) with the annual additional tax increment revenue (retained by the City). Note that the property tax increment revenues are not adjusted for inflation because the certified tax rate process eliminates any gains that would come from inflation, but the additional sales tax revenues do adjust for inflation.

Detailed annual additional costs and revenues calculations can be seen in **Exhibit F**. The average annual net benefit to the City during the participation period (20 years) is estimated to be \$25,907 (Primary Budget). After the participation period ends (Year 21), the net annual benefit to the City will be \$103,402. Under the Contingency Budget the average annual net benefit to the City during the participation period (20 years) is estimated to be \$57,258. After the participation period ends (Year 21), the net annual benefit to the City will be \$181,778.

The following Table illustrates the net benefits to the School District, County, and City.

Table 4.8: Net Benefit to SD, County, and City (Primary Budget)

Taxing Entity	Average Annual Net Benefit During Participation	Total Net Benefit Over 20 Years	Net Present Value Over 20 Years	Net Benefit in Year 21
Canyons School District	\$214,510	\$4,290,210	\$2,882,891	\$784,068
Salt Lake County	44,191	883,829	598,284	179,080
Midvale City	25,907	518,148	350,522	103,402
Total	\$284,608	\$5,692,187	\$3,831,697	\$1,066,550



Table 4.9: Net Benefit to SD, County, and City (Contingency Budget)

Taxing Entity	Average Annual Net Benefit During Participation	Total Net Benefit Over 20 Years	Net Present Value Over 20 Years	Net Benefit in Year 21
Canyons School District	\$413,289	\$8,265,771	\$5,708,006	\$1,281,014
Salt Lake County	98,934	1,978,681	1,376,307	315,936
Midvale City	57,258	1,145,152	796,084	181,778
Total	\$569,480	\$11,389,605	\$7,880,396	\$1,778,727

PARTICIPATION VERSUS NON-PARTICIPATION

Another important consideration for whether a taxing entity would want to participate tax increment to support a project area is the impact of participation versus non-participation. Two questions related to this consideration are:

- 1) Will growth and development happen without public support?
- 2) Would this entity be better off by not participating?

To answer the first question, refer to **Table 1.1: Main Street Area, City, and County Growth Comparisons**. Between 2009 and 2020, the area saw a slight decrease in its total assessed value. City and Countywide, however, assessed values increased by an average annual rate of four percent. When the window is narrowed to only look at growth between 2017 to 2020, however, the Main Street CDA grew by an average annual rate of 5.6 percent while the City grew by 9.7 percent and the County grew at an average annual rate of 8.79 percent.

Based on historic growth rates, it is safe to assume that the Main Street CDA is unlikely to redevelop in any significant way without some interventions. If growth does occur, it will likely be slowly over time and at a much slower pace when compared to the City or County's growth.

To answer the second question, it makes sense to calculate the break-even point for participating. In other words, if the taxing entity did not participate, how much growth would have to occur in order for the entity to receive the same level of property tax increment over 20 years that it is projected to receive when participating?

Based on the growth projections in the Primary Budget, the Project Area, if unassisted by the taxing entities, would have to increase at an average annual rate of 4.5 percent or 6.7 percent under the Contingency Budget.

If, for example, the Main Street CDA never receives public support but grows at an average annual rate of 4.6 percent, then the taxing entities will be better off having not participated. Based on historic growth patterns for the Area, however, an average annual growth rate over 20 years of 4.6 percent or higher is highly unlikely.

Another common method for entities to decide whether to take advantage of an investment opportunity is by calculating the return on investment (the "ROI"). The formula is simple:



$$(\text{Net Profit} / \text{Amount Invested}) * 100 = \text{ROI}$$

(Primary Budget)

The ROI after 20 years for the **School District** is $(\$4,290,210 / \$7,851,817) * 100 = \mathbf{54.64}$

The ROI after 20 years for the **County** is $(\$883,829 / \$2,162,354) * 100 = \mathbf{40.87}$

The ROI after 20 years for the **City** is $(\$518,148 / \$1,238,348) * 100 = \mathbf{41.84}$

(Contingency Budget)

The ROI after 20 years for the **School District** is $(\$8,265,771 / \$13,815,159) * 100 = \mathbf{59.83}$

The ROI after 20 years for the **County** is $(\$1,978,681 / \$3,804,631) * 100 = \mathbf{52.01}$

The ROI after 20 years for the **City** is $(\$1,145,152 / \$2,178,855) * 100 = \mathbf{52.56}$

Based on the analysis, not participating will likely mean slow or stagnant growth and a smaller net benefit than would have been realized through participating. Participating will yield a positive net benefit and high level of ROI for the School District, County, and City.



SECTION V: ECONOMIC IMPACT STUDY

In addition to the positive fiscal impacts, redeveloping the Main Street Area will also result in positive economic impacts in the form of additional jobs and increased spending because of the impact of economic multipliers.

JOB CREATION

The CDA's Primary Budget model assumes two drivers for commercial growth and redevelopment. The first driver is based on anticipated improvements to existing commercial spaces. The model assumes an increase of \$24.8M in assessed value to existing commercial spaces. This incremental value will be created by improving facades, renovating existing space, and improving and increasing the amount of personal property.

The second driver for commercial growth comes from an estimated increase in the amount of commercial space. Additional commercial space will be created by adding levels to existing buildings, building on vacant parcels, and repurposing residential space into commercial space. The model assumes an increase in commercial space of 25 percent or an additional 89,186 square feet of commercial space. Based on a ratio of 1.03 jobs created per 1,000 square feet of commercial space, the additional 89K square feet of commercial space will create an additional 92 jobs. The ratio above came from the Metropolitan Council's Local Planning Handbook (11/2016).

These 92 jobs that are directly created as a result of redevelopment efforts will be in various different industries. The mix of new jobs will likely correlate with the types of development encouraged and supported by the Agency. The appropriate mix will be determined in part by a market analysis which is yet to come, but some of these jobs will be in the commercial retail sales and service sectors, including food and beverage sales and services, clothing and other consumer goods sales, and providers of personal services.

The newly created 92 jobs will also induce even more jobs to be created. The businesses themselves will need supplies and services to support their businesses functions. A retail food service business, for example, may rely on local retail and wholesale businesses to keep its kitchen stocked. The 92 additional employees are also likely to procure goods and services within the vicinity of their places of employment. This concept is commonly referred to as the employment multiplier.

The employment multiplier's impact on employment will induce an additional 203 jobs to be created, using a multiplier of 2.2. This ratio came from the Economic Policy Institute's Updated employment multipliers for the U.S. economy (1/23/2019). In total, **redevelopment of the Area will create an additional 295 jobs**, including directly created and induced jobs.

Table 5.1: Job Creation (Primary Budget)

Jobs Directly Created	Additional Jobs Induced	Total Jobs Created (Direct & Induced)
92	203	295



Under the Contingency Budget, the model assumes additional employees based on a conservative ratio of 300 square feet of office per employee. If the Class-A office building is 300,000 square feet, an additional 1,000 jobs will be created within the Area. This is in addition to the 92 jobs created under the Primary Budget assumptions.

Table 5.2: Job Creation (Contingency Budget)

Jobs Directly Created	Additional Jobs Induced	Total Jobs Created (Direct & Induced)
1,092	2,406	3,498

The additional jobs will benefit the City and County, providing employment opportunities to its residents and possibly bringing new residents into the City and County. The School District will also benefit from the additional jobs, as it receives payroll and corporate income taxes as revenue sources.

ADDITIONAL SPENDING

A focused effort to redevelop the Main Street Area is estimated to increase taxable sales within the Area by \$11.8M at buildout (Year 8). This figure is quite conservative, however, because it only accounts for additional sales generated by new commercial space being developed. The figure does not account for an increase in sales that existing businesses will enjoy as a result of redeveloping the Area.

Just as directly creating 92 jobs will induce additional jobs to be created, increasing the taxable sales in the Area will also induce additional spending to occur. The new business and employees will spend money within the Area, City, and County to support their business' functions or procure their own personal goods and services.

To measure the amount of induced spending generated by redevelopment of the Area, the analysis used a multiplier ratio of 1.25. This means that for every dollar of taxable sales directly generated in the Area, an additional \$1.25 of taxable sales is induced. Thus, at buildout, the \$11.8M of additional taxable sales will generate an additional \$14.8M in taxable sales. Therefore, the **Area will create an additional \$26.6M in additional taxable sales.**

Because it is difficult to estimate where the induced increase in taxable sales would be generated (within or outside of the City or County) the potential sales tax revenues are not included in the fiscal impact. While this more stringent calculation of net benefits may not consider potential revenues and benefits that taxing entities are likely to enjoy, it does provide a more conservative and thus defensible analysis.

Although an additional 1,000 employees in the Area would likely boost taxable sales within the City and County, the analysis does not include this fiscal and economic benefit. Increased sales assumptions are only based on additional commercial space created. It is also difficult to forecast the level of spending the 1,000 employees would bring to the City.



SECTION VI: COMMUNITY IMPACT STUDY

As illustrated in the previous two sections, Midvale City is forecasted to enjoy a modest net fiscal impact and economic impact. For the City, the primary motivation for pursuing redevelopment along Main Street is not for the fiscal or economic gains. The City's main motivator is the benefits that will be created through supporting housing, the arts, and in developing a sense of place. These are viewed through the lens of community impacts.

HOUSING

Ensuring a sufficient supply of housing at all levels of AMI, in particular, at 80% AMI and below has been an ongoing challenge for Salt Lake County and Midvale City alike. For the County to participate in a project area, a favorable condition includes promoting, "Housing units that are affordable to residents at various income levels, including 80 percent (\$57K), 50 percent (\$36K), and 30 percent (\$21K) Area Median Income for Salt Lake County." Similarly, an unfavorable condition for the County to participate includes, "Project Areas that are predominately housing, including detached single-family dwellings, or including housing units that are predominately market rate." The County, therefore, is more likely to participate if the redevelopment efforts support multifamily residential units that are affordable at a variety of income levels.

The CDA budgeting model assumes an increase in multifamily housing by 81 units. Furthermore, the model assumes a decrease in single-family housing by five units. The Agency's aim for the Area will be to incorporate many of the policies found in the Affordable Housing Plan. These policies include:

- Encourage Mixed-Income Multi-Unit Developments;
- Focus Programs on Households Making 80% AMI or less;
- Support the Development of Walkable Neighborhoods Through Improved Connectivity, Development of Neighborhood Scaled Amenities, Good Urban Design;
- Better Amenities and Recreational Services in the City;
- Modernize Parking Regulations to Support Residential Development;
- Modernize Setback and Open Space Requirements;
- Adopt By-Right Development;
- Include Density Bonuses for Affordable Housing;
- Provide a Financial Incentive to Repair Homes; and
- Create a Program to Acquire and Redevelop Blighted Residential Units in Single Family Neighborhoods.

Note that there are other policies and actionable projects within the Midvale City Housing Plan that will also improve housing affordability within the Area.

In addition to the Housing Plan, the Small Area Plan also encourages the development of affordable housing. One of the strategic focuses for the Area, as identified in the Small Area Plan is to, "Expand housing and employment options in the Main Street neighborhood." The plan sees housing as a key component to the Area's success. There must be a better variety of housing options, improved connectivity throughout the neighborhoods (including walkability), and improved amenities.



The Main Street CDA will pursue the policies and programs listed in the Midvale City Housing Plan to assist in achieving the housing goals established in the Small Area Plan. The Agency plans to also use funds earmarked for housing that are generated by the Bingham Junction and Jordan Bluffs Redevelopment Areas.

ARTS

Supporting and enhancing the arts is a key and critical component to the Agency's strategy for redeveloping the Area and establishing a sense of place.

A major, arts focused, initiative for the Area is the development of the Midvale City Arts Center (the "Arts Center" or "Center"). The Agency plans to repurpose the Midvale City Museum for the Arts Center. The Center will provide a place for artists and especially local artists to create and exhibit art, collaborate, learn and teach skills, and reach out to the community. The focus and direction for the art gallery will be local. The Arts Center will include a community gallery, where works by Midvale City artists will be displayed. All the programs, initiatives, and events sponsored by the Arts Center will foster an organic gathering space where City residents will come to create, admire, and be inspired.

Supporting artist spaces in Midvale will yield a number of benefits to the community. Some benefits from artist space development often seen by a community include beautification of space, animation of vacant property, diversification of low income communities, youth development, slight increases in job opportunities, and increases in nearby property values. Most of these benefits blend positive economic and social outcomes. Animation of vacant property, for example, will increase tax revenues to the City (economic) and reduce the presence of blight and improve the community (social). The Agency intends to track and measure benefits to the area resulting from development and specifically the development of artist spaces.

Further details on the development of the Midvale City Arts Center are available in Arts Incubator Proposal. This can be found on the Agency's website, <https://www.midvalecity.org/departments/community-development/redevelopment-agency>.

The Agency will also look for and seize opportunities to promote and preserve public art within the Area. There are several utility boxes along Center Street that could be wrapped with an artistic covering. The Agency has undertaken this exact project within the Bingham Junction Project Area. The artistically wrapped utility boxes greatly improved the aesthetics within the Area.

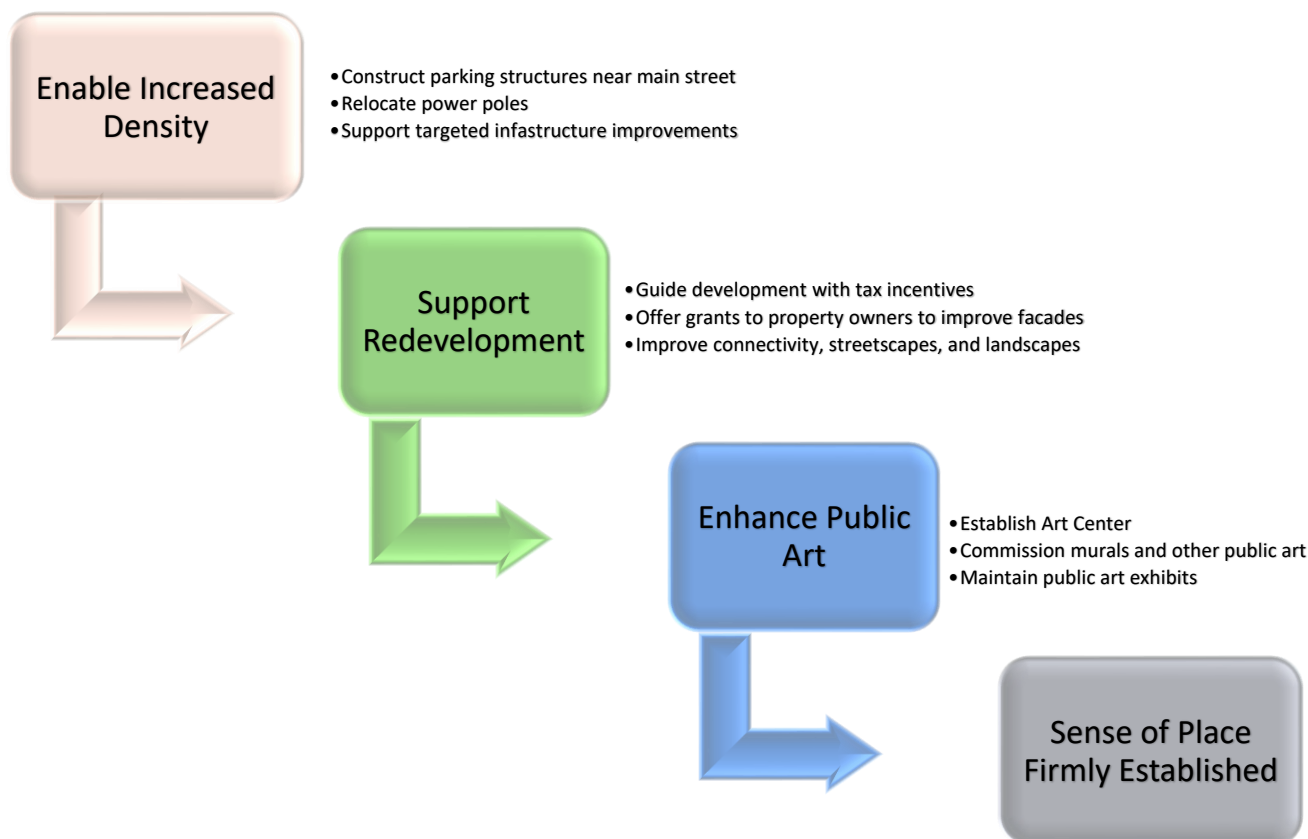
The Agency will also seek out spaces and opportunities to commission murals within the Area. The Small Area Plan notes how art can be used to improve pedestrian connections between blocks and midblock. It states, "This connection can be improved in several ways. Increasing visibility will help pedestrians locate the connection. It can be made more pedestrian friendly with new amenities such as upgraded landscaping and benches in the west side parcel. Upgrading the connection is an opportunity for installing public art such as murals, a colorful crosswalk paint job, and public sculpture. These public art opportunities are an excellent way to involve local artists and arts organizations."

Nearly thirteen percent or \$1.9M of the Project Area’s budget will be dedicated to public art. This illustrates that supporting the arts will not be undertaken as a token gesture in the Area but is a major focus with significant funding behind it.

SENSE OF PLACE

The City’s historic Main Street Area provides a unique opportunity wherein the Agency can help the City to establish a sense of place. Although Midvale is “In the Middle of Everything”, it could do more to stand out and be distinct from the cities that surround it. The Agency will craft the redevelopment in the Area so that it develops a distinct sense of place. When people are in the Area, they will know they are in Midvale and not in West Jordan, Sandy, Cottonwood Heights, or Murray. The Area will signal to residents, business owners, and visitors alike characteristics that are unique to Midvale.

Successfully developing a sense of place will be the Agency’s crowning achievement in the Area. It means that efforts to redevelop commercial and residential properties were successful, the support for the arts shaped the Area and inspired the people, and that a rare historic Main Street corridor was revitalized. The following graphic shows how the Agency’s redevelopment efforts progress to the final and desired end, firmly establishing a sense of place.





Developing a sense of place does not involve many isolated and unique initiatives, but it shapes how initiatives under each other categories are pursued. Take, for example, the bullet point under “Enhance Public Art”, commission murals and other public art. The Agency will strive for consistency in the public art it commissions, the public art’s styles and mediums. A cohesive array of public art throughout the Area will tie it together and make connections to the City. In this way achieving a sense of place shapes how policies and initiatives are pursued.

Agency staff are convinced that the Main Street Area provides the perfect opportunity wherein development can be shaped and influenced to help further establish and solidify a sense of place. Through smart planning, careful selection of development partners and projects to support, precise and clear agreements with developers and property owners, a strong support of the arts, and support from local taxing entities, the Agency will successfully redevelop the Main Street Area. As previously stated, the pinnacle of successful development means effectively establishing a sense of place that is unique to Midvale City.

EXHIBIT A: PROJECT AREA MAPS

Project Area Boundaries



City & Agency Owned Parcels Within Project Area

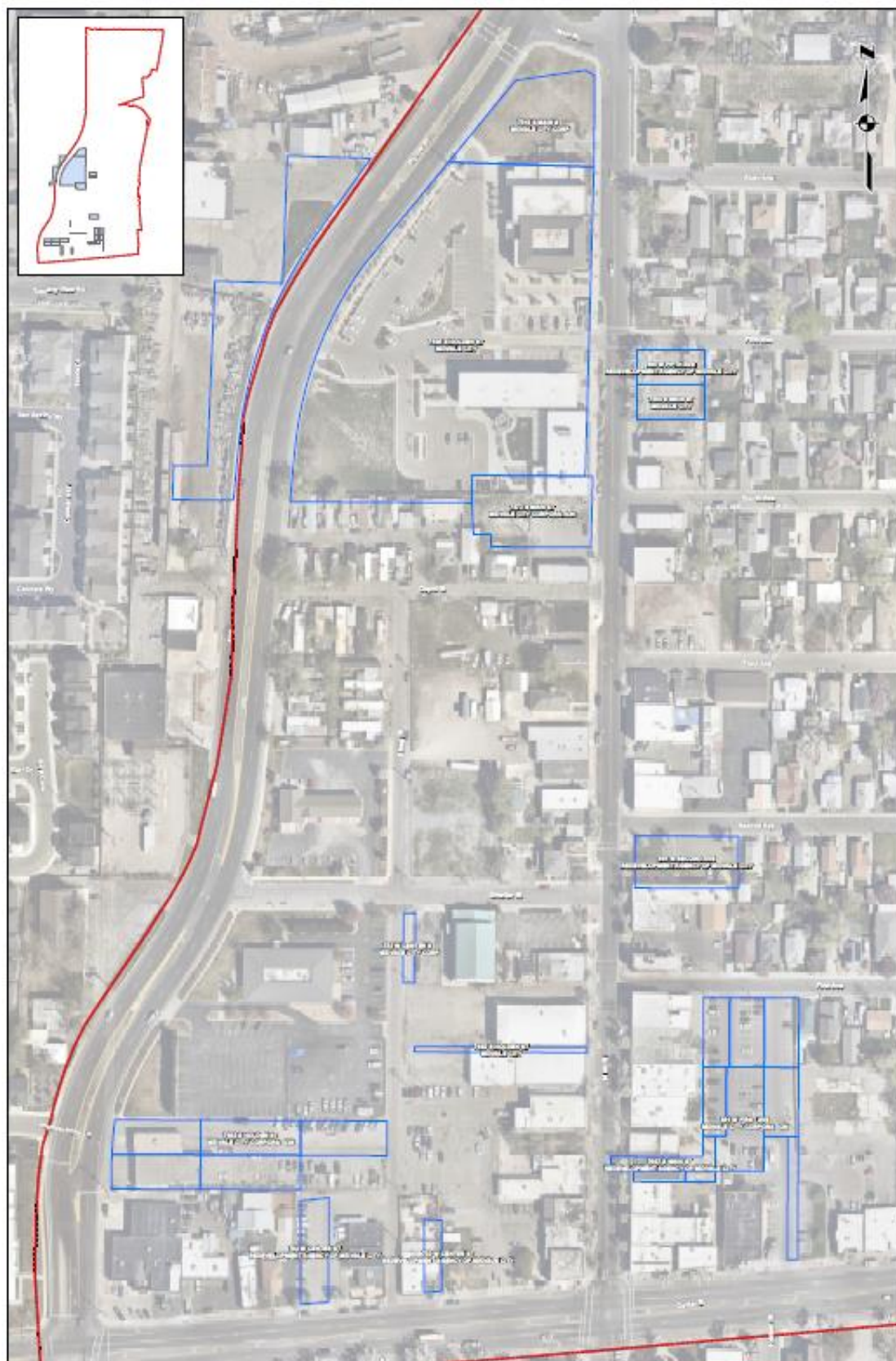


EXHIBIT B: MAIN STREET REDEVELOPMENT CASE STUDIES

The following case studies highlight cities that have been extremely successful in developing their downtown or Main Streets into cultural centers for their communities. The developments were each crafted in ways that persevere the cities' old town or Main Street America feel but in modern ways. Although there are no great examples of this type of development within Salt Lake County, Agency staff believe that Midvale's Main Street offers the perfect place to redevelop the Main Street in a way that is modern, preserves and celebrates its history, and acts as a cultural center for the community.

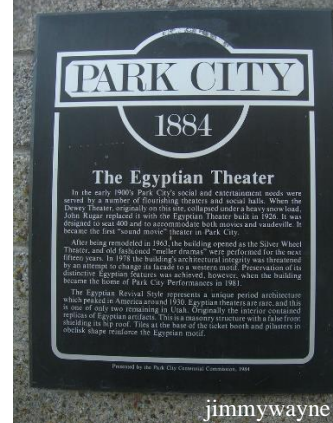
Park City, Utah

Park City was founded in 1869 as a mining town. When demand for silver surged between the late 1800s and early 1900s, miners flocked to Park City to profit from its rich silver mines. By the late 1950's, however, the decline in the price of silver decimated Park City's population and vitality. The city's transition toward a tourism-based economy began in 1963 when its first ski resort opened. Every year about 600,000 visitors come to Park City to lodge, dine, participate in the Sundance Film Festival, ski, and enjoy other recreational activities.

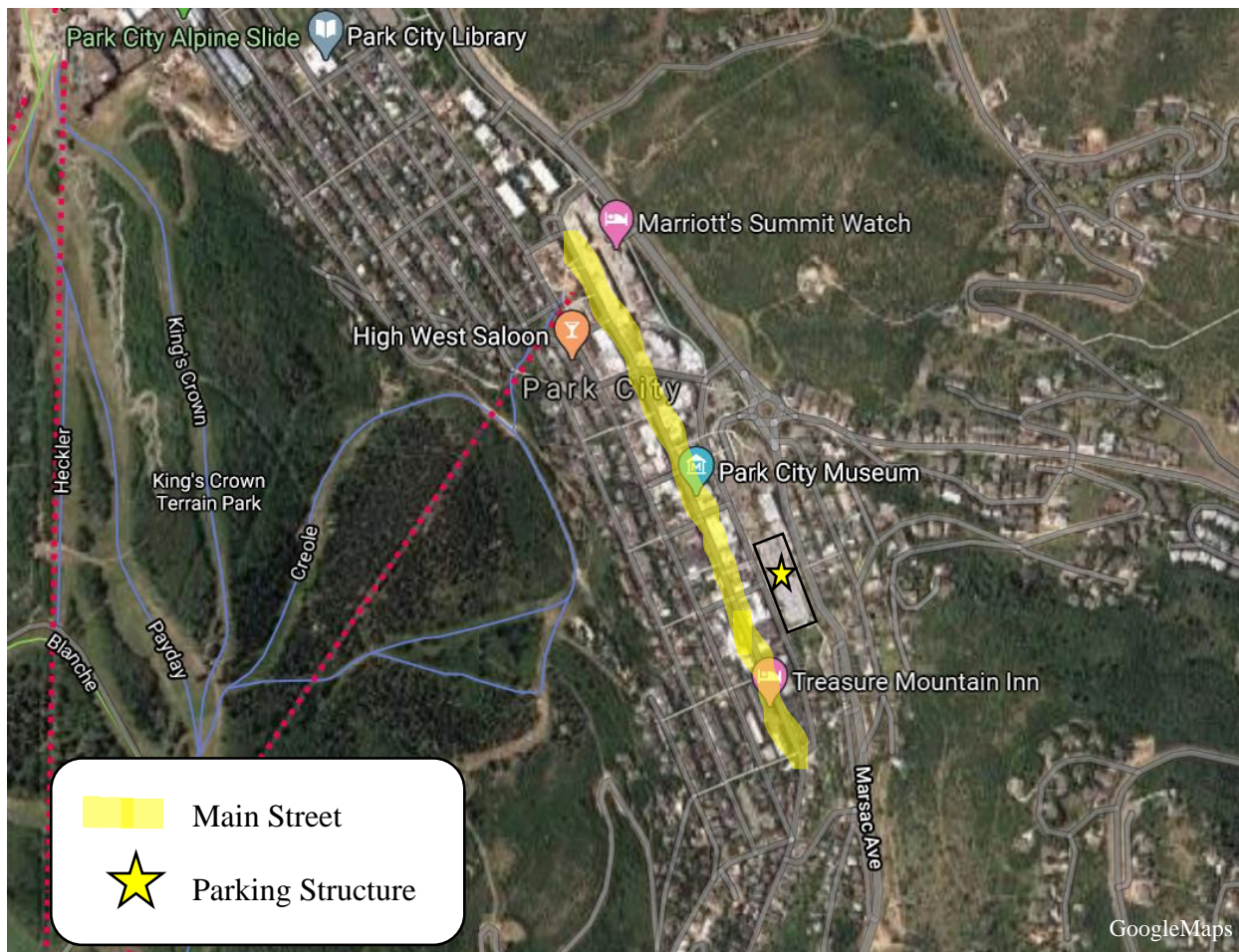
Park City's Main Street is an attractive and vibrant area of the city. The buildings' facades are individually unique yet cohesive and form a whole, with a mixture of Victorian and Old Western style buildings. The area is also deeply steeped in the arts with many private art studios and even one of the few preserved Banksy works in the United States.



Park City's Main Street also has strong ties to its history as a mining town. This is evident in the preserved and displayed mining artifacts, statuary, and historical markers.



Parking is a key element to Park City's Main Street's success, and the city has put significant resources into making parking accessible, convenient, and sustainable. The city's website provides detailed information on parking permits, parking maps, the parking management plan, and a mobile app. The following map, pulled from the city's website, shows where parking is available within the Old Town Park City.



The China Bridge Parking Structure, indicated by a yellow star, enables development at a higher level of density along Main Street. Many visitors wishing to dine and shop at the establishments on Main Street find parking at the China Bridge Parking Structure convenient and reasonably priced.

Provo, Utah

The Provo area was originally settled by the Timpanogos people. They were able to establish a significant population due to the Provo River providing food, water, and the area's fertile ground. In 1849, 30 families were directed by Brigham Young to establish a fort to secure the area, Fort Utah. The railroad reached the area in 1872 and a large textile factory was established.

Today, Provo is the third largest city in Utah. The city hosts the state's fifth largest college/university and an economy driven by various businesses and organizations. The city's Center Street provides an anchor for Provo. It hosts the headquarters for a major business enterprise (Nu Skin), a significant religious building (Provo City Center Temple), The Covey Center for the Arts, the Utah Valley Convention Center, public service buildings (Provo City office building, public parks, the courthouse, the DMV, housing authority, and the county offices), hotels, small retail and service businesses, and food and beverage outlets.



Provo's Center Street is enhanced with art from the various entities and institutions listed above. Most of the buildings along the Downtown Historic District were built between 1880 and 1930. The predominating architectural styles are Classical Revival and Gothic Revival.

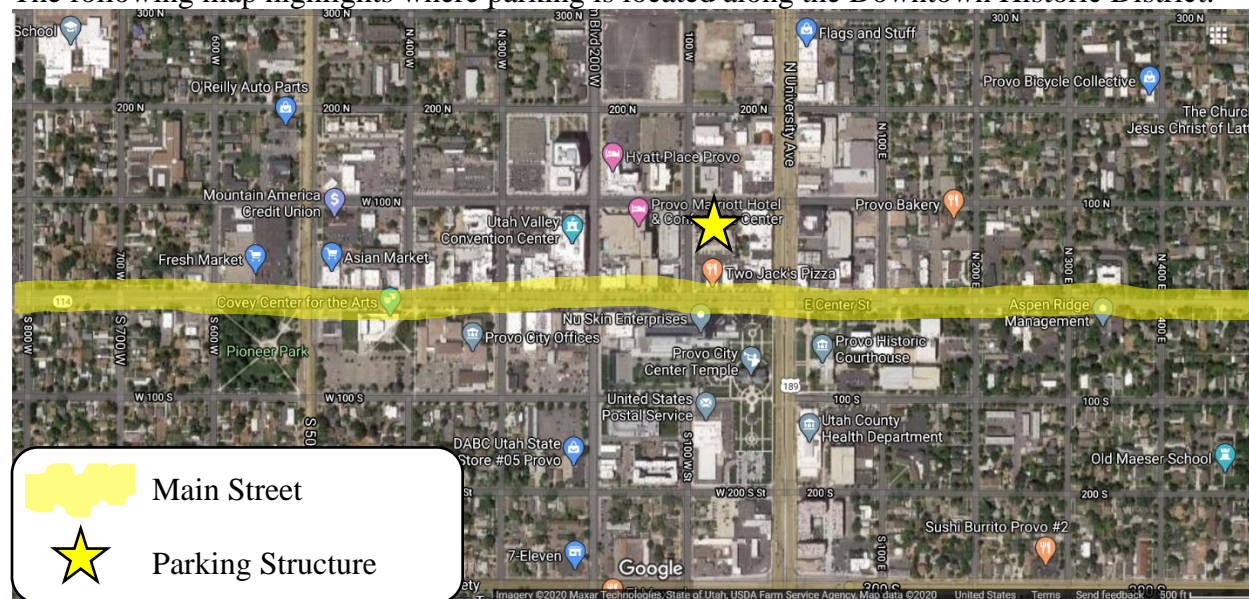


Provo has cultivated and guided development along Center Street through parking and traffic control. Traffic along Center Street is divided by a median with grass, trees, and angled parking.



On-street parking is available on opposite ends of the street and along the median. The speed limit through the heart of Center Street (between 500 West and 200 East) is 15 miles per hour. The angled parking, designated crosswalks (signs, painted lanes, and brick pavers), and bulb outs with planters further encourage slow motor vehicle speeds.

The following map highlights where parking is located along the Downtown Historic District.



Ample parking is available near the corner of 100 North and 100 West in the Provo Town Square – Public Parking Garage.

Casper, Wyoming

In 1859, the United States Army founded Fort Caspar near the North Platte River. Soon after the construction of the fort, a bridge across the river was built along with a trading post. Casper (a misspelling of Caspar) was founded in 1888 to the east of Fort Caspar, which was no longer in use. The town was founded to support shipping and commerce at the intersection of the railroad tracks from the Fremont, Elkhorn & Missouri Valley Railroad. During its first 20 years, most of Casper's wealth came from cattle ranching and sheep. The town's center was established in the fall of 1888, the corner of Center and Second streets.¹

In early 2013, to revitalize the city's historic downtown, the Downtown Development Authority Board developed the concept for the David Street Station. The initiative was intended to bring economic stimulus, businesses, and jobs to the city via downtown growth by providing a place for the community to gather. VisitCasper.com describes the David Street Station as, "The biggest symbol of Casper's present and future. (It is a) hub of activity in downtown Casper. Completed in 2018, David Street Station is a versatile outdoor space complete with a stage for concerts and performances, green area and a splash pad in the summer months. In the winter, the splash pad converts to an ice rink that is open through the winter. It hosts hundreds of community events throughout the year like movie nights, ice skating with Santa, festivals and live music."



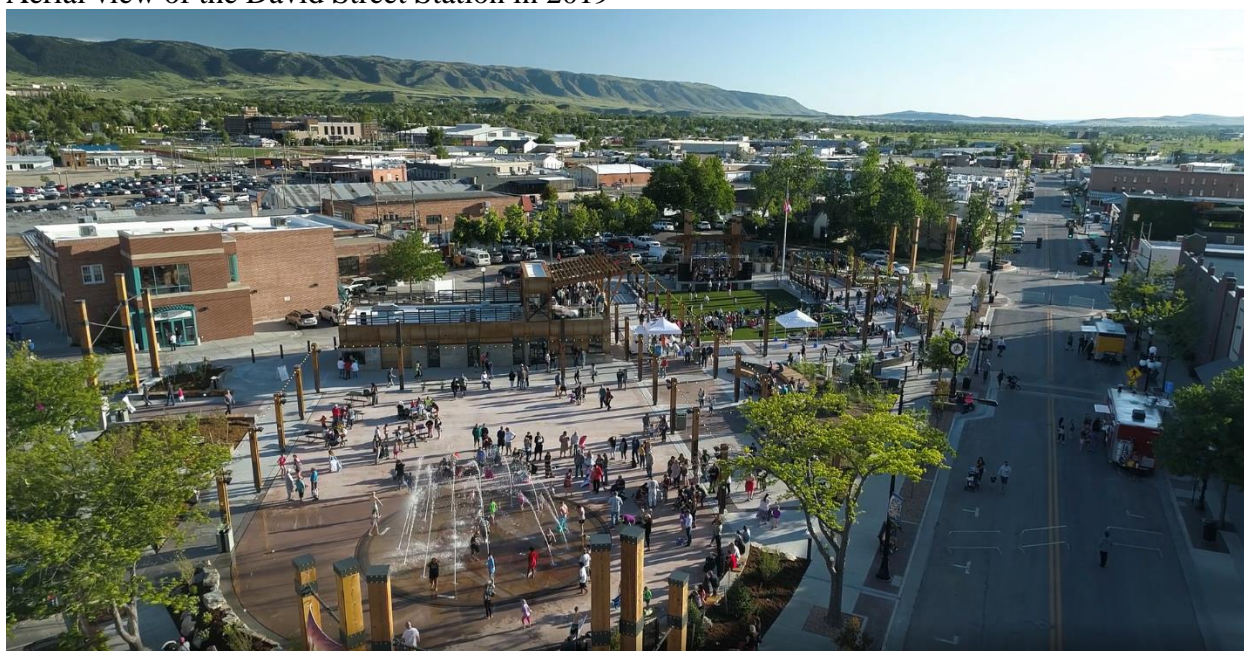
Statuary along 2nd Street reflects Casper's history. It and the well-maintained planters also highlight the city's ties to the natural world. The banner hanging from the streetlight advertises city events.

Street view of the David Street Station in 2011 (prior to project commencement)

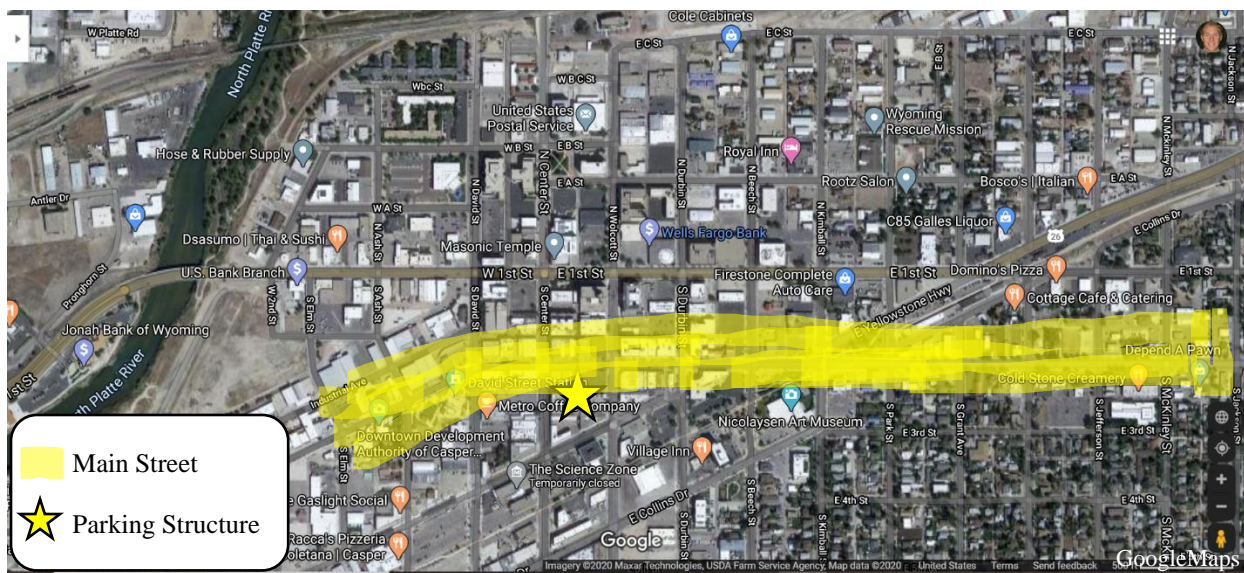


¹ (Hunt, 2014)

Aerial view of the David Street Station in 2019



The design of 2nd Street, between David Street and Durbin Street, promotes slower speed for vehicle traffic while also providing on street parking and an interesting look and feel for the area. The street curves once to the north and then to the south on each block throughout the length of these three blocks. See the image below.

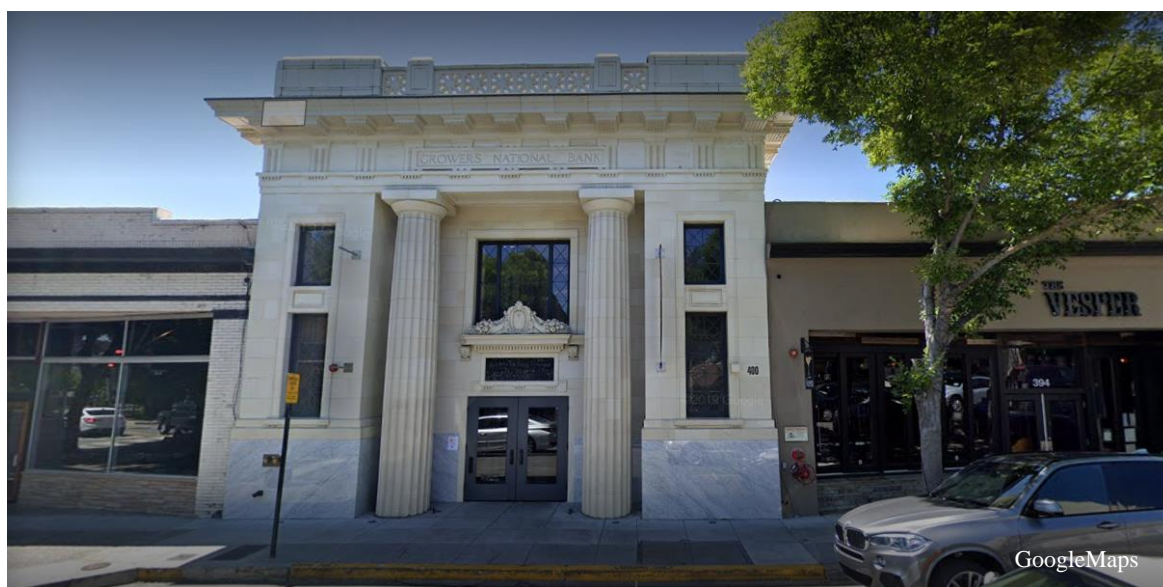


Note also the Downtown Parking Garage located between Center Street and Wolcott Street. The parking garage offers a total of 449 spaces. The parking garage supports the businesses along 2nd Street by providing parking for monthly and hourly users.

Campbell, CA

Campbell, California is located just outside of San Jose. It was founded in 1887 and due to its close proximity to a rail line, became a central location for processing and shipping fruit produced in the area. The town grew steadily over the following 50 years, as housing developments replaced fruit orchards. Today, the city's economy is community based, relying very little on tourism.

Campbell, CA and its Main Street (Campbell Avenue) are both comparable to Midvale City and its Main Street. Twenty years ago, Campbell Avenue appeared very similar to how Midvale's Main Street appears today. The mixture of residential units around both Campbell Ave and Main Street consists of older and small houses and new town homes. Both streets are also close to tracks lines. It is also noteworthy that Campbell is just a few miles from the residential and commercial district, Santa Row. The development concept for Jordan Bluffs is being patterned after Santa Row.

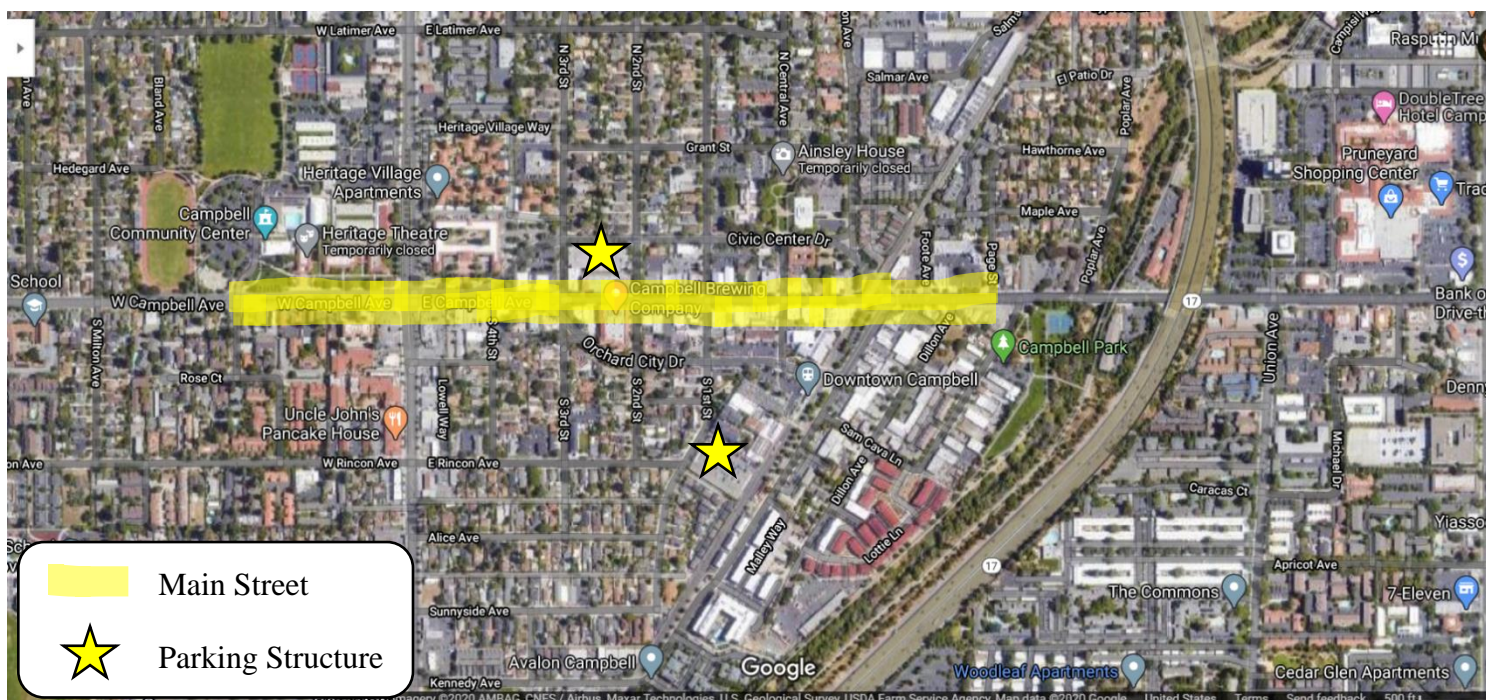


Campbell guided its downtown's redevelopment in a way that preserves and even showcases its history. One of the oldest standing buildings in Campbell is the Grower's National Bank

Building, pictured above. Although the building has changed hands and uses several times, it is currently in a very good state and continues to highlight the city's history as a center for collecting, preparing, and shipping produce. Other historic structures found in the historic downtown district include the water tower, the Ainsley House, and the Campbell Museum.



The city has supported the development of its historic downtown to be a vibrant entertainment and shopping district, hosting over 100 restaurants, retail outlets, and service providers. Various entities and organizations sponsor events throughout the year within the downtown district. One way in which the city supported this level of development was through investing in parking garages.





Midvale RDA Budget Model	Main Street CDA Budget Model	Original Budget
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EXHIBIT C: PROJECT AREA CONTINGENCY BUDGET

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EXHIBIT D: SCHOOL DISTRICT NET BENEFIT CALCULATION

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EXHIBIT F: CITY NET BENEFIT CALCULATION

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