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ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: NDA, DEPUTY - MA 54 P.

WEST VALLEY CITY, UTAH

ORDINANCE NO. 16-5~~3~~

Date Adopted: 12/13/2016

Date Effective: 12/16/2016

AN ORDINANCE OF THE CITY COUNCIL OF WEST VALLEY CITY, UTAH ADOPTING AMENDMENTS TO THE ECONOMIC DEVELOPMENT PROJECT AREA PLAN ENTITLED "NORTH CENTRAL ECONOMIC DEVELOPMENT PROJECT AREA PLAN" TO REMOVE CERTAIN TAX-EXEMPT PARCELS.

WHEREAS, the Redevelopment Agency of West Valley City (the "Agency") was created to transact the business and exercise the powers provided for in the former Utah Neighborhood Development Act, the former Utah Redevelopment Agencies Act, the former Utah Community Development and Renewal Agencies Act, the current "Limited Purpose Local Government Entities – Community Reinvestment Agency Act" and any successor law or act (the "Act"); and

WHEREAS, the Agency duly adopted the North Central Economic Development Project Area Plan (the "Plan") by resolution and in compliance with all applicable requirements on January 22, 2008; and

WHEREAS, West Valley City (the "City"), by and through its City Council, duly adopted the Plan by ordinance and in compliance with all applicable requirements on January 22, 2008; and

WHEREAS, on December 13, 2016, the Agency adopted by resolution (the "Amending Resolution", attached hereto and incorporated herein as Exhibit A) amendments to the Plan; and

WHEREAS, said amendments remove certain tax-exempt parcels from the Project Area in accordance with the Act; and

WHEREAS, all provisions of the Act governing the amendment of the Plan have been fulfilled; and

WHEREAS, said amendments must be adopted by the City Council in order to become effective; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interest of the health, safety, and welfare of the citizens of the City to adopt the Plan and said amendments;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah as follows:

Section 1. Adoption. The City Council hereby adopts the Plan, as amended by the Amending Resolution, as the official economic development plan of the North Central Economic Development Project Area.

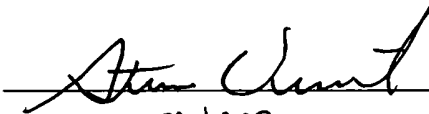
Section 2. Findings, Purposes, and Determinations. The City Council hereby reaffirms all findings, purposes, and determinations set forth in the Amending Resolution.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting as required by law.

PASSED and APPROVED this 13th day of December, 2016.

WEST VALLEY CITY


MAYOR pro tem



ATTEST:


CITY RECORDER

EXHIBIT A

AMENDING RESOLUTION OF REDEVELOPMENT AGENCY OF WEST VALLEY CITY

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. 16-21

RESOLUTION OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY AMENDING THE PROJECT AREA PLAN ENTITLED "NORTH CENTRAL ECONOMIC DEVELOPMENT PROJECT AREA PLAN" TO EXCLUDE CERTAIN TAX EXEMPT PROPERTIES.

WHEREAS, the Redevelopment Agency of West Valley City (the "Agency") was created to transact the business and exercise the powers provided for in the former Utah Neighborhood Development Act, the former Utah Redevelopment Agencies Act, the former Utah Community Development and Renewal Agencies Act, the current "Limited Purpose Local Government Entities – Community Reinvestment Agency Act" and any successor law or act (the "Act"); and

WHEREAS, the Agency duly adopted the North Central Economic Development Project Area Plan (the "Plan") by resolution and in compliance with all applicable requirements on January 22, 2008; and

WHEREAS, West Valley City (the "City"), by and through its City Council, duly adopted the Plan by ordinance and in compliance with all applicable requirements on January 22, 2008; and

WHEREAS, said Plan is attached hereto as Exhibit A and hereby incorporated by reference; and

WHEREAS, the Act authorizes the Agency to remove parcels from an Economic Development Area if said parcels are tax-exempt or are no longer necessary or desirable to the project area; and

WHEREAS, the Act authorizes the Agency to remove such parcels without approval of the taxing entity committee, the owner of the parcels, or a public hearing; and

WHEREAS, the Agency desires to remove certain tax-exempt parcels from the North Central Economic Development Project Area (the "Project Area"); and

WHEREAS, the Agency desires to leave all other provisions of the Plan in full force and effect and does not desire to make any other amendment or change to the Plan at this time; and

WHEREAS, the Board of Directors of the Agency does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend the Plan as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of West Valley City as follows:

Section 1. Plan Remains in Full Force and Effect. The Plan is to remain in full force and effect and remains unchanged except as explicitly set forth herein.

Section 2. Original Findings and Determinations Remain in Full Force and Effect. All findings and determinations made by the Agency in adopting the Plan are hereby reaffirmed and incorporated herein.

Section 3. Purposes and Intent. The purposes and intent of the Agency with respect to the Project Area remain the same as at the time of adoption of the Plan, including but not limited to the following:

1. Encourage and assist economic development in order for a public or private employer to create additional jobs within the state.
2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
3. Implement the tax increment financing provisions of the Act which are incorporated herein by reference and made a part of this Plan.
4. Encourage economic use of and new construction upon the real property located within the Project Area.
5. Promote and market the Project Area for economic development that would be complimentary to existing businesses and industries or would enhance the economic base of the City through diversification.
6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City.
7. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities and infrastructure improvements.
8. Achievement of an environment reflecting an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.
9. Provide for improvements to public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking, and other public

improvements, give the area a new look and to attract business activity.

10. Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards by assisting in the street alignments and the implementation of City institutional controls and regulations to ensure management of any contaminated materials.

Section 4. Findings and Determinations of the Board. The Board reaffirms all findings and determinations made at the time of adoption of the Plan, including but not limited to the following:

1. There is a need to effectuate a public purpose;
2. There is a public benefit under the analysis described in 17C-3-103(2);
3. It is economically sound and feasible to amend the project area plan;
4. The project area plan conforms to the community's general plan; and
5. Carrying out the project area plan will promote the public peace, health, safety, and welfare of the community in which the project area is located.

Section 5. Amendment of Description of Project Area. The Board hereby amends the description of the Project Area as set forth in Section 2 of the Plan as follows:

NORTH CENTRAL ECONOMIC DEVELOPMENT AREA:

Situated generally southerly and westerly of the intersection of Bangerter Highway and State Road 201, in West Valley City, Utah. The basis of bearing of this description is as found on Record Of Survey Map No. S2004-08-0512 for UDOT Project No. SP-0201(5)13 dated August 9, 2004, on file at the Salt Lake County Surveyor's Office.

Beginning at a Salt Lake County Surveyor's Office brass cap monument marking the center of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°13'05" East 62.392 feet along the west line of the Northeast Quarter of said Section 19; thence along a West Valley City property boundary for the following twenty-six courses:

1. North 72°09'08" West 23.965 feet,
2. North 22°34'39" West 86.205 feet,
3. North 41°54'46" West 143.845 feet,
4. North 36°32'59" West 137.002 feet,
5. South 84°48'26" West 79.894 feet,
6. North 58°54'54" West 52.595 feet,
7. South 66°37'01" West 71.873 feet,
8. South 26°15'12" West 36.091 feet,
9. South 40°28'31" West 206.099 feet,
10. North 49°45'44" West 63.727 feet,
11. South 39°04'22" West 77.418 feet,
12. South 00°50'16" East 75.022 feet,
13. South 39°36'54" West 91.155 feet,
14. South 81°56'11" West 97.402 feet,
15. South 70°51'24" West 83.916 feet,
16. North 45°37'10" West 103.088 feet,
17. South 59°07'14" West 103.941 feet,
18. South 48°59'28" West 99.565 feet,
19. South 67°38'58" West 84.442 feet,
20. South 45°30'25" West 66.689 feet,
21. South 79°18'00" West 66.473 feet,
22. North 24°20'42" West 100.045 feet,
23. North 22°11'07" East 72.699 feet,
24. North 00°14'49" East 22.981 feet,
25. North 89°42'05" West 420.454 feet, and
26. North 00°13'03" East 1327.613 feet along the westerly line of the C. R. England Trucking, Inc. property; thence South 89°36'55" East 775.100 feet along the northerly line of said C. R. England Trucking, Inc. property and the northerly line of said West Valley City property; thence North 00°13'10" East 1496.169 feet along the westerly line of the E & E Investment Company property; thence along the northerly line of the northerly frontage road of State Road No. 201 for the following six courses:

1. South 89°32'14" East 1055.566 feet,
2. Northeasterly 219.040 feet along a 5704.580 foot radius curve to the left (radius point bears North 00°27'22" East, delta = 02°12'00" and long chord bears North 89°21'22" East 219.027 feet),
3. North 87°33'28" East 410.260 feet,
4. North 88°15'22" East 838.030 feet,
5. Northeasterly 190.450 feet along a 686.204 foot radius curve to the left (delta = 15°54'07" and long chord bears North 80°18'18" East 189.839 feet), and
6. South 28°49'16" East 61.060 feet; thence EAST 1106.789 feet; thence SOUTH 1172.575 feet; thence along the northwesterly line of a sixty foot wide frontage road for the following four courses:
 1. Northeasterly 461.441 feet along a 379.258 foot radius curve to the left (radius point bears North 03°31'02" West, delta = 69°42'41" and long chord bears North 51°37'37" East 433.501 feet),
 2. North 16°46'16" East 77.350 feet,
 3. Northeasterly 892.554 feet along a 746.200 foot radius curve to the right (delta = 68°32'00" and long chord bears North 51°02'16" East 840.289 feet), and
 4. North 87°47'35" East 107.852 feet; thence along the boundary of Lot 401, Presidential Business Center Phase 4 for the following three courses:
 1. South 00°01'20" East 827.015 feet,
 2. North 89°48'49" West 326.000 feet, and
 3. South 57°39'05" West 113.110 feet; thence along the easterly right-of-way line of Presidents Drive, a sixty-six foot wide road for the following two courses:
 1. Southeasterly 284.855 feet along a 500.599 foot radius curve to the right (radius point bears South 57°39'05" West, delta = 32°36'10" and long chord bears South 16°02'50" East 281.027 feet), and
 2. South 00°15'16" West 173.680 feet; thence North 89°44'44" West 782.134 feet along the southerly line of Lot 501, Presidential Business Center Phase 5; thence along the easterly line of Bangerter Highway for the following three courses:
 1. South 01°50'20" West 293.380 feet,
 2. Southeasterly 920.463 feet along a 2789.790 foot radius curve to the left (delta = 18°54'15"

and long chord bears South 07°36'47" East 916.294 feet), and

3. South 54°27'38" East 64.188 feet; thence SOUTH 73.967 feet; thence North 89°48'01" West 419.308 feet; thence South 00°15'13" West 12.833 feet; thence along the southerly line of Lake Park Boulevard for the following two courses:

1. North 89°35'40" West 57.213 feet, and

2. Southwesterly 497.943 feet along a 632.000 foot radius curve to the left (delta = 45°08'33" and long chord bears South 67°50'04" West 485.163 feet); thence North 41°44'37" West 258.842 feet; thence along the southerly line of Links Drive (an undedicated portion of 2400 South Street) for the following seven courses:

1. Northwesterly 69.888 feet along a 167.000 foot radius curve to the left (radius point bears South 24°23'03" West, delta = 23°58'40" and long chord bears North 77°36'17" West 69.379 feet),

2. North 89°35'38" West 536.577 feet,

3. Northwesterly 303.331 feet along a 2752.000 foot radius curve to the right (delta = 06°18'55" and long chord bears North 86°26'10" West 303.177 feet) to a point of reverse curve to the left,

4. Northwesterly 296.057 feet along a 2686.000 foot radius curve to the left (delta = 06°18'55" and long chord bears North 86°26'10" West 295.907 feet),

5. North 89°35'38" West 246.841 feet,

6. Southwesterly 151.523 feet along a 426.110 foot radius curve to the left (delta = 20°22'27" and long chord bears South 80°13'09" West 150.726 feet), and

7. South 70°01'56" West 168.177 feet; thence along the boundary of the West Valley City Stonebridge Golf Course Clubhouse property for the following three courses:

1. North 02°17'50" East 71.317 feet,

2. North 70°01'56" East 134.798 feet, and

3. North 89°35'37" West 301.013 feet to the point of beginning.

Containing 13,021,218 square feet or 298.92603 acres, more or less.

Less and excepting parcels 15-19-226-022, 15-19-276-008, 15-19-276-009, 15-19-276-014, 15-19-276-015, 15-19-276-016, 15-19-276-017, 15-19-276-018, 15-19-276-019, 15-19-276-020, 15-19-276-021, 15-19-276-022, and 15-19-276-024, as more particularly described below:

15-19-226-022-0000

BEG SW COR OF NE 1/4 OF NE 1/4 SEC 19, T 1S, R 1W, SLM; N 468.3 FT; S 89°49'55" E 477.563 FT; S 0°01'10" W 468.3 FT; N89°49'55" W 477.563 FT TO BEG. 5.13 AC. 7153-1242 7299-2343 7624-1034

15-19-276-024-0000

BEG S 00°01'10" E 165 FT & S 89°58'50" W 1322.92 FT FR NE COR OF SE 1/4 OF NE 1/4 SEC 19, T1S, R1W, SLB & M; N 00°01'10" W 165 FT; N 89°58'50" E 132 FT; S 00°01'10" E 165 FT; S 89°58'50" W 132 FT TO BEG. 0.50 AC M OR L. 5021-0004 7207-268 7055-954 7530-2799

15-19-276-014-0000

BEG 165 FT S & 1056 FT W FR NE COR OF SE 1/4 OF NE 1/4 SEC 19 T 1S, R 1W, S L M; W 264 FT; S 165 FT; E 264 FT; N 165 FT TO BEG. 1.0 AC 5781-0858 7212-0597

15-19-276-015-0000

BEG 165 FT S & 792 FT W FR NE COR OF SE 1/4 OF NE 1/4 SEC 19, T 1S, R 1W, S L M; W 264 FT; S 165 FT; E 264 FT; N 165 FT TO BEG. 1.0 AC 5781-0860 7212-0597

15-19-276-016-0000

BEG 165 FT S & 528 FT W FR NE COR OF SE 1/4 OF NE 1/4 OF SEC19, T 1S, R 1W, S L M; W 264 FT; S 165 FT; E 264 FT; N 165 FT TO BEG. 1.0 AC 5781-0861 7212-0597

15-19-276-017-0000

BEG 165 FT S & 264 FT W FR NE COR OF SE 1/4 OF NE 1/4 OF SEC19, T 1S, R 1W, S L M; W 264 FT; S 165 FT; E 264 FT; N 165 FT TO BEG. 1.0 AC 5781-0854 7212-0597

15-19-276-018-0000

BEG 165 FT S FR NE COR OF SE 1/4 OF NE 1/4 OF SEC 19, T 1S, R 1W, S L M; W 264 FT; S 165 FT; E 264 FT; N 165 FT TO BEG. LESS STREET. 0.88 AC 5781-0855 7212-0597 9662-9563,9567

15-19-276-019-0000

BEG 330 FT S & 1056 FT W FR NE COR OF SE 1/4 OF NE 1/4 OF SEC 19, T 1S, R 1W, S L M; W 264 FT; S 165 FT; E 264 FT; N 165 FT TO BEG. 1.0 AC M OR L. 5781-0859 7212-0597

15-19-276-020-0000

BEG 330 FT S & 792 FT W FR NE COR OF SE 1/4 OF NE 1/4 SEC 19, T 1S, R 1W, S L M; W 264 FT; S 165 FT; E 264 FT; N 165 FT TO BEG. 1.0 AC 5781-0857 7212-0597

15-19-276-021-0000

BEG 330 FT S & 528 FT W FR NE COR OF SE 1/4 OF NE 1/4 SEC 19, T 1S, R 1W, S L M; W 264 FT; S 165 FT; E 264 FT; N 165 FT TO BEG. 1.0 AC 5781-0856 7212-0597

15-19-276-008-0000

COM 495 FT S & W 264 FT FR NE COR OF SE 1/4 OF NE 1/4 OF SEC 19, T 1S, R 1W, S L M; W 264 FT; N 165 FT; E 264 FT; S 165 FT TO BEG. 1.0 AC 4070-0167 7212-0596

15-19-276-009-0000

COM 330 FT S FR NE COR OF SE 1/4 OF NE 1/4 SEC 19, T 1S, R 1W, SL MER., S 165 FT; W 264 FT; N 165 FT; E 264 FT TO BEG. 1 AC. 7212-0596

15-19-276-022-0000

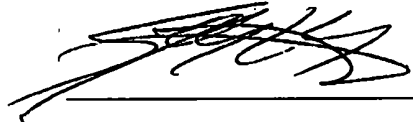
LOT 2, ARIZONA TILE SUB. 9555-0001 10151-7654

Section 6. Amendment of Project Area Map. The Project Area map, referenced in Section 3 of the Plan and attached to the Plan as Exhibit A of that Plan, is hereby replaced with the map attached to this Resolution as Exhibit B.

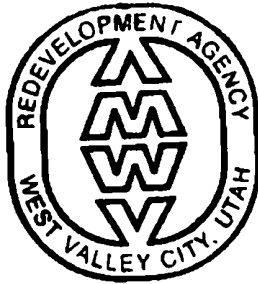
Section 7. Effective Date. This Resolution shall take effect immediately upon adoption and, in accordance with the Act, the amendments to the Plan set forth herein shall become effective immediately upon adoption of said amendments by ordinance by the legislative body of West Valley City.

IN WITNESS WHEREOF, the Redevelopment Agency of West Valley City has approved, passed and adopted this Resolution this 13th day of December 2016.

REDEVELOPMENT AGENCY
OF WEST VALLEY CITY



CHAIR



ATTEST:



Secretary

EXHIBIT A
NORTH CENTRAL ECONOMIC DEVELOPMENT PROJECT AREA PLAN

File # 08-037

Ordin. # 08-06

Resol. # _____

Item # _____

Other _____

NORTH CENTRAL ECONOMIC DEVELOPMENT PROJECT AREA

DRAFT PROJECT AREA PLAN

December 10, 2007

Redevelopment Agency of West Valley City

North Central Economic Development Project Area

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RECITALS

1. Pursuant to the provisions of Section 17C-3-101 of the Act, by resolution of the governing body of the Agency the Agency authorized the preparation of a draft economic development project area plan; and

2. Pursuant to the provisions of Section 17C-3-102(2) of the Act, the City has a planning commission and has adopted a general plan as required by law; and

3. Pursuant to the provisions of Section 17C-3-102(1)(d) of the Act, the Agency has conducted one or more public hearings for the purpose of allowing public comment on the proposed project area plan and whether the proposed project area plan should be revised, approved or rejected; and

4. Pursuant to the Act, this Economic Development Plan has been adopted after June 30, 1993.

Section 1 Definitions

As used in this Economic Development Plan:

- A. The term "**Act**" shall mean and include the Utah Neighborhood Development Act to the extent applicable, the Utah Redevelopment Agencies Act to the extent applicable, and the Utah Community Development and Renewal Agencies Act as found in Title 17C, Parts 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.
- B. The term "**Agency**" shall mean the Redevelopment Agency of West Valley City, Utah as designated by the City to act as a redevelopment agency (community development and renewal agency).
- C. The term "**base taxable value**" shall mean the taxable value of the property within the Project Area from which tax increment is to be collected, as shown upon the assessment roll last equalized before the date of the taxing entity committee's approval of the first Project Area Budget.
- D. The term "**City**" shall mean the City of West Valley City, Utah.
- E. The term "**community**" shall mean the community of West Valley City, Utah.
- F. The term "**economic development**" shall mean as defined in Section 17C-1-102(16) to promote the creation or retention of public or private jobs within the state through:

- (a) planning, design, development, construction, rehabilitation, business relocation, or any combination of these, within a community; and
(b) the provision of office, industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community.
- G. The term "**Economic Development Plan**" shall mean a project area plan developed by the Agency and adopted by ordinance of the governing body of the City to guide and control economic development undertakings in a specific project area, and in particular, this Economic Development Plan.
- H. The term "**Olene Walker Housing Loan Fund Board**" shall mean the Olene Walker Housing Loan Fund Board, established under Title 9, Chapter 4, Part 7, Olene Walker Housing Loan Fund.
- I. The term "**planning commission**" shall mean the planning commission of the City established pursuant to law or charter.
- J. The term "**Project Area**" or "**Economic Development Project Area**" shall mean the geographic area described in this Project Area Plan where the economic development set forth in this Project Area Plan takes place or is proposed to take place.
- K. The term "**Project Area Budget**" shall mean a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the economic development project area, approved by the Taxing Entity Committee and adopted by the Agency, that includes:
- (1) the base taxable value of the property in the project area;
 - (2) the projected tax increment expected to be generated within the project area;
 - (3) the amount of tax increment expected to be shared with other taxing entities;
 - (4) the amount of tax increment expected to be used to implement the project area plan, including the estimated amount of tax increment to be used for land acquisitions, public improvements, infrastructure improvements and loans, grants or other incentives to private and public entities;
 - (5) the tax increment expected to be used to cover the cost of administering the project area plan;
 - (6) if the area from which tax increment is to be collected is less than the entire project area, a legal description of the portion of the project area from which tax increment will be collected; and
 - (7) for property that the agency owns and expects to sell, the expected total cost of the property to the agency and the expected selling price.

- L. The terms "tax," "taxes," "property tax" or "property taxes" include privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
- M. The term "taxing entity" shall mean a public entity that levies a tax on property within the Project Area or proposed Project Area.
- N. The term "tax increment" shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the area within the Project Area designated in this Plan as the area from which tax increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from that same area using the base taxable value of the property. Tax increment does not include taxes levied and collected under Section 59-2-906.1 on or after January 1, 1994.

Section 2 Description of the Economic Development Project Area

The North Central Economic Development Project Area referred to as the Economic Development Project Area or Project Area, is enclosed within the following boundaries:

Situated generally southerly and westerly of the intersection of Bangerter Highway and State Road 201, in West Valley City, Utah. The basis of bearing of this description is as found on Record Of Survey Map No. S2004-08-0512 for UDOT Project No. SP-0201(5)13 dated August 9, 2004, on file at the Salt Lake County Surveyor's Office.

Beginning at a Salt Lake County Surveyor's Office brass cap monument marking the center of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°13'05" East 62.392 feet along the west line of the Northeast Quarter of said Section 19; thence along a West Valley City property boundary for the following twenty-six courses:

1. North 72°09'08" West 23.965 feet,
2. North 22°34'39" West 86.205 feet,
3. North 41°54'46" West 143.845 feet,
4. North 36°32'59" West 137.002 feet,
5. South 84°48'26" West 79.894 feet,
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9. South 40°28'31" West 206.099 feet,
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11. South 39°04'22" West 77.418 feet,
12. South 00°50'16" East 75.022 feet,
13. South 39°36'54" West 91.155 feet,

14. South 81°56'11" West 97.402 feet,
15. South 70°51'24" West 83.916 feet,
16. North 45°37'10" West 103.088 feet,
17. South 59°07'14" West 103.941 feet,
18. South 48°59'28" West 99.565 feet,
19. South 67°38'58" West 84.442 feet,
20. South 45°30'25" West 66.689 feet,
21. South 79°18'00" West 66.473 feet,
22. North 24°20'42" West 100.045 feet,
23. North 22°11'07" East 72.699 feet,
24. North 00°14'49" East 22.981 feet,
25. North 89°42'05" West 420.454 feet, and
26. North 00°13'03" East 1327.613 feet along the westerly line of the C. R. England Trucking, Inc. property; thence South 89°36'55" East 775.100 feet along the northerly line of said C. R. England Trucking, Inc. property and the northerly line of said West Valley City property; thence North 00°13'10" East 1496.169 feet along the westerly line of the E & E Investment Company property; thence along the northerly line of the northerly frontage road of State Road No. 201 for the following six courses:
 1. South 89°32'14" East 1055.566 feet,
 2. Northeasterly 219.040 feet along a 5704.580 foot radius curve to the left (radius point bears North 00°27'22" East, delta = 02°12'00" and long chord bears North 89°21'22" East 219.027 feet),
 3. North 87°33'28" East 410.260 feet,
 4. North 88°15'22" East 838.030 feet,
 5. Northeasterly 190.450 feet along a 686.204 foot radius curve to the left (delta = 15°54'07" and long chord bears North 80°18'18" East 189.839 feet), and
 6. South 28°49'16" East 61.060 feet; thence EAST 1106.789 feet; thence SOUTH 1172.575 feet; thence along the northwesterly line of a sixty foot wide frontage road for the following four courses:
 1. Northeasterly 461.441 feet along a 379.258 foot radius curve to the left (radius point bears North 03°31'02" West, delta = 69°42'41" and long chord bears North 51°37'37" East 433.501 feet),
 2. North 16°46'16" East 77.350 feet,
 3. Northeasterly 892.554 feet along a 746.200 foot radius curve to the right (delta = 68°32'00" and long chord bears North 51°02'16" East 840.289 feet), and
 4. North 87°47'35" East 107.852 feet; thence along the boundary of Lot 401, Presidential Business Center Phase 4 for the following three courses:
 1. South 00°01'20" East 827.015 feet,
 2. North 89°48'49" West 326.000 feet, and
 3. South 57°39'05" West 113.110 feet; thence along the easterly right-of-way line of Presidents Drive, a sixty-six foot wide road for the following two courses:
 1. Southeasterly 284.855 feet along a 500.599 foot radius curve to the right (radius point bears South 57°39'05" West, delta = 32°36'10" and long chord bears South 16°02'50" East 281.027 feet), and
 2. South 00°15'16" West 173.680 feet; thence North 89°44'44" West 782.134 feet

along the southerly line of Lot 501, Presidential Business Center Phase 5; thence along the easterly line of Bangerter Highway for the following three courses:

1. South 01°50'20" West 293.380 feet,
2. Southeasterly 920.463 feet along a 2789.790 foot radius curve to the left (delta = 18°54'15" and long chord bears South 07°36'47" East 916.294 feet), and
3. South 54°27'38" East 64.188 feet; thence SOUTH 73.967 feet; thence North 89°48'01" West 419.308 feet; thence South 00°15'13" West 12.833 feet; thence along the southerly line of Lake Park Boulevard for the following two courses:

1. North 89°35'40" West 57.213 feet, and
2. Southwesterly 497.943 feet along a 632.000 foot radius curve to the left (delta = 45°08'33" and long chord bears South 67°50'04" West 485.163 feet); thence North 41°44'37" West 258.842 feet; thence along the southerly line of Links Drive (an undedicated portion of 2400 South Street) for the following seven courses:

1. Northwesterly 69.888 feet along a 167.000 foot radius curve to the left (radius point bears South 24°23'03" West, delta = 23°58'40" and long chord bears North 77°36'17" West 69.379 feet),
2. North 89°35'38" West 536.577 feet,
3. Northwesterly 303.331 feet along a 2752.000 foot radius curve to the right (delta = 06°18'55" and long chord bears North 86°26'10" West 303.177 feet) to a point of reverse curve to the left,
4. Northwesterly 296.057 feet along a 2686.000 foot radius curve to the left (delta = 06°18'55" and long chord bears North 86°26'10" West 295.907 feet),
5. North 89°35'38" West 246.841 feet,
6. Southwesterly 151.523 feet along a 426.110 foot radius curve to the left (delta = 20°22'27" and long chord bears South 80°13'09" West 150.726 feet), and
7. South 70°01'56" West 168.177 feet; thence along the boundary of the West Valley City Stonebridge Golf Course Clubhouse property for the following three courses:
 1. North 02°17'50" East 71.317 feet,
 2. North 70°01'56" East 134.798 feet, and
 3. North 89°35'37" West 301.013 feet to the point of beginning.

Containing 13,021,218 square feet or 298.92603 acres, more or less.

Subject to agreements, restrictions, easements and rights-of-way of record and use.

Section 3 Map of the Project Area

A map of the Project Area is attached hereto and incorporated herein as Exhibit "A".

Section 4 Certain Project Area Characteristics and How They Will Be Affected By the Economic Development

A. General Statement of Land Uses in the Project Area

The permitted land uses within the Economic Development Project Area shall be

those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time, subject to limitations imposed by "overlay" restrictions and the controls and guidelines of this Economic Development Plan. A Land Use Map showing the current permitted uses is included in this Economic Development Plan as Exhibit "B" and is made a part of this Plan.

The existing uses of the Project Area are: primarily vacant land, but with some existing light industrial uses.

At the time this Plan was drafted, the zoning for the Project Area is Manufacturing. The City may or may not determine to propose zoning ordinance amendments in order to aid in or promote economic development or for other reasons.

It is expected that the existing uses of the Project Area will or may change or be affected by economic development of the Project Area as follows: vacant land which is zoned for Manufacturing uses in the Project Area is expected to change to active manufacturing and light industrial uses, with the construction and operation of a business center that will include manufacturing and light industrial uses.

B. Layout of Principal Streets in the Project Area

The layout of the principal streets in the Economic Development Project Area is shown on the Project Area map attached as Exhibit "A" and incorporated herein. It is not expected that economic development of the Project Area will affect the existing principal streets except as follows:

1. The intersection of the Highway 201 Frontage Road and Bangerter Highway may be realigned, improved and/or widened, and additional turn lanes may be added.

2. The southern portion of 4200 West may be realigned, and the intersection of the 4200 West with 2400 South Street may be eliminated or moved.

3. Links Drive and Lake Park Blvd., and the intersection of those two streets, may be realigned or reconfigured, and a semaphore may be added.

4. The intersection of 2400 South and Bangerter Highway may be realigned or reconfigured.

5. It is also expected that Links Drive may become an improved public street (rather than a private road).

C. Population Densities in the Project Area

There are no unusual population densities found within the boundaries of the

Economic Development Project Area. Population densities will be affected by economic development of the Project Area as follows:

(1) Since the City's general plan provides that the Project Area should be developed for light industrial and manufacturing uses, no single family residential uses are contemplated in the Economic Development Project Area or are likely to occur in the Project Area.

(2) The Economic Development Project Area is expected to transition from vacant land zoned for Manufacturing uses, to active manufacturing and light industrial use. This change will increase the daytime business population from a minimal amount from five to ten businesses to approximately 1,500 to 1,800 employees over a period of approximately ten years.

D. Building Intensities in the Project Area

The building intensities within the boundaries of the Economic Development Project Area were analyzed. No unusual evidence of building intensities was found in the Economic Development Project Area. Currently there are seven to ten buildings in the Project Area. It is expected that the building intensities within the Project Area will be affected by economic development as follows: building intensities will increase as the Project Area is developed with 30 to 40 additional facilities.

Section 5 Statement of Standards That Will Guide the Economic Development

A. Statement of Development Objectives

1. Encourage and assist economic development in order for a public or private employer to create additional jobs within the state.
2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
3. Implement the tax increment financing provisions of the Utah Community Development and Renewal Agencies Act and any successor law or act (the "Act") which are incorporated herein by reference and made a part of this Plan.
4. Encourage economic use of and new construction upon the real property located within the Project Area.
5. Promote and market the Project Area for economic development that would be complimentary to existing businesses and industries or would enhance the economic base of the City through diversification.

6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City.
7. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities and infrastructure improvements.
8. Achievement of an environment reflecting an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.
9. Provide for improvements to public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking, and other public improvements, give the area a new look and to attract business activity.
10. Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards by assisting in the street alignments and the implementation of City institutional controls and regulations to ensure management of any contaminated materials.

B. General Design Objectives

Owners and developers will be allowed flexibility in the development of land located within the Economic Development Project Area and are expected to obtain quality design and development. Each economic development proposal will be considered subject to: (1) appropriate elements of the City's general plan; (2) the planning and zoning code of the City; (3) other applicable building codes, ordinances and development standards of the City; (4) a review and recommendation by the City Planning Commission; and (5) approval by the Agency to ensure that the economic development is consistent with this Economic Development Plan.

A review of economic development proposals may also be made by an advisory design review committee established by the Agency. Each economic development proposal by an owner or a developer will be accompanied by site plans, development data and other appropriate materials that clearly describe the extent of economic development proposed, including land coverage, setbacks, heights and bulk proposed, off-street parking and loading to be provided, use of public transportation, and any other data determined to be necessary or requested by the City or the Agency.

The general design of specific projects may be developed or approved by the Agency in cooperation with the Planning Commission. The particular elements of the design should be such that the overall economic development of the Project Area will:

1. Blend harmoniously with the adjoining areas;
2. Provide for the appropriate amount of open space in relation to new buildings;
3. Provide appropriate parking areas;
4. Provide pedestrian walks which are oriented to the directions of maximum use;
5. Provide for appropriate and adequate separation and protection of pedestrian access routes from vehicular traffic;
6. Result in the development of land within the Economic Development Project Area in such a manner that available off-street parking will be maintained.

C. Specific Design Objectives and Controls

1. Building Design Objectives:

- a. All new buildings shall be of design and materials that will be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the Agency.
- b. The design of buildings shall take advantage of available views and topography and shall provide, where appropriate, separate levels of access.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives:

- a. All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.
- b. Comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to parking areas, and adjacent buildings on the same site.
- c. The location and design of pedestrian walks should afford adequate safety and separation from vehicular traffic.
- d. Materials and design of paving, retaining walls, fences, curbs, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose.

3. Parking Design Objectives:

- a. Parking areas shall be designed with regard to orderly arrangement,

topography, ease of access, and as an integral part of overall site design.

b. It is desirable that parking areas be relatively level.

4. Project Improvement Design Objectives:

a. Public rights-of-way. All streets and walkways within public rights-of-way will be designed or approved by the City and will be consistent with all design objectives.

b. Street lighting and signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary as approved by the City.

c. Grading. The applicable portions of the Project Area will be graded in conformance with the final project design determined by the Agency and the City for each specific project.

D. Techniques to Achieve the Economic Development Plan Objectives

Activities contemplated in carrying out the Plan in the Project Area may include the acquisition, clearance and development of properties in the Economic Development Project Area.

1. Acquisition and Clearance:

Parcels of real property located in the Economic Development Project Area may be acquired by purchase, but may not be acquired by **condemnation**, unless from an Agency board member or officer with their consent.

2. Implementation of Economic Development Projects:

The Agency shall have the right to approve the design and construction documents of all economic development within the Project Area to ensure that all economic development within the Project Area is consistent with this Economic Development Plan. The City shall notify the Agency of all requests for: (1) zoning changes; (2) conditional use permits; (3) site plan approval; and (4) building permits within the Project Area, and all proposed amendments thereof. Economic development projects within the Project Area shall be implemented as approved by the Agency and the City.

Economic development projects may be undertaken and carried out as provided in this Plan and as provided for in the Act. Funding for economic development projects and activities shall be provided by private enterprise and/or in the Project Area Budget

or the annual budget of the Agency.

E. Property Acquisition, Disposition and Development

The objectives of this Economic Development Plan are to be accomplished by various means, including but not limited to the following:

1. Acquisition of Real Property:

The Agency may acquire, but is not required to acquire, real property located in the Economic Development Project Area. The Agency may acquire property by negotiation, gift, devise, exchange, purchase, or other lawful method, but not by **eminent domain (condemnation)** unless from an Agency board member or officer with their consent. The Agency is authorized to acquire any other interest in real property less than fee title such as leasehold interests, easements, rights of way, etc. by negotiation, gift, devise, exchange, purchase or other lawful method, but not by **eminent domain (condemnation)** unless from an Agency board member or officer with their consent. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use unless, in the Agency's judgment, (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to agree to participate in the Plan.

2. Acquisition of Personal Property:

Generally personal property will not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Economic Development Project Area by any lawful means.

3. Cooperation with the Community and Public Entities:

The community and certain public entities are authorized by state law, with or without consideration, to assist and cooperate in the planning, undertaking, construction, or operation of projects within this Project Area. The Agency may seek the aid and cooperation of such public entities in order to accomplish the purposes of economic development and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by a public entity without the consent of the public entity. The Agency, however, will seek the cooperation of all public entities that own or intend to acquire property in the Economic Development Project Area. To the extent allowed by law, the Agency shall impose on all public entities owning real property in the Project Area the planning and design

controls contained in this Plan to the end that uses and any future development by public entities will conform to the requirements of this Plan.

4. Property Management:

During such time that property, if any, in the Economic Development Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for economic development.

5. Property Disposition and Development:

The Agency is also authorized, by lawful means, to provide for and promote the economic development of the Project Area as follows.

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Economic Development Project Area as necessary to carry out the purposes of this Economic Development Plan. The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities, within the Economic Development Project Area, not prohibited by law which are necessary or desirable to carry out this Economic Development Plan, and, to the extent approved by the taxing entity committee in the approved Project Area Budget or otherwise, publicly owned improvements and infrastructure outside the Project Area that are of benefit to the Project Area. The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Economic Development Project Area. The Agency is also authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Economic Development Project Area. The Agency is also authorized to advise, encourage, and assist in the rehabilitation of property in the Economic Development Project Area not owned by the Agency.

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the Economic Development Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City or any other public entity without charge. The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Economic Development Plan. All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Economic Development Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to

comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the maximum possible extent, the objectives of this Economic Development Plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities. To provide adequate safeguards to ensure that the provisions of this Economic Development Plan will be carried out, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Economic Development Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the City ordinances, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary or desirable to carry out this Economic Development Plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Economic Development Project Area for itself or for any public entity to the extent that such improvement would be of benefit to the Economic Development Project Area. During the period of development in the Economic Development Project Area, the Agency shall require that the provisions of this Economic Development Plan and of other documents formulated pursuant to this Economic Development Plan are being observed, and that development in the Economic Development Project Area is proceeding in accordance with development documents and time schedules. Plans for development by owners or developers, both public and private, shall be submitted to the Agency for review and approval. All economic development must conform to this Economic Development Plan and all applicable federal, state, and local laws.

For the purpose of this Economic Development Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

Section 6 How the Purposes of State Law Would Be Attained By The Economic Development

It is the intent of the Agency, with the assistance and participation of private owners, to encourage new development within the Economic Development Project Area that will strengthen the tax base of the community in furtherance of the objectives set forth in the Act. The purposes of the Act will be obtained as a result of the proposed economic development project by accomplishing the following items:

A. Establishment of New Businesses

The proposed economic development project envisions the establishment of some businesses new to the State of Utah. It is contemplated that new businesses will construct or occupy various new light industrial and manufacturing facilities in the Project Area. This new business activity will benefit the State and the City.

B. New Jobs and Employment

The proposed economic development, consisting of approximately 1.5 million square feet of light industrial and manufacturing or other facilities, will result in new jobs and employment and increase the tax base of the community and the State. It is estimated that approximately 3,610 new jobs will result from the proposed economic development, with a likelihood of approximately 577 additional permanent jobs resulting from direct impacts and another 2,900 jobs from indirect multipliers.

C. Associated Business Activities

The proposed economic development will provide opportunities to stimulate associated business activities by consolidating employees into larger groups and creating business efficiency. Potential associated business activities that have been identified are: raw material suppliers, manufacturing establishments, supplies, communication, security, transportation and delivery services.

Section 7 How the Plan Is Consistent, and the Proposed Economic Development Conforms, With the Community General Plan

This Economic Development Plan is consistent with and the proposed economic development conforms to the community's general plan because it will result in manufacturing and light industrial uses in the Project Area as provided for in the General Plan, and also in the following respects:

A. Zoning Ordinances

The property within the Project Area is currently zoned Manufacturing. The City general plan calls for the Project Area to be for the following uses: manufacturing and light industrial. The proposed development is expected to be permitted under the applicable zoning classifications of the City. If any zoning changes are required, such changes would be submitted to the City for consideration and approval in accordance with required procedures.

B. Building Codes

The construction of all new buildings and improvements and the rehabilitation of any existing buildings or improvements will be done in accordance with the standards set forth in the general plan of the City and in accordance with the Building Code applicable in the City. All building permits for construction or rehabilitation will be issued by the City in order to assure that new development is consistent with the general plan of the City.

Section 8 Description Of The Specific Project Or Projects That Are The Object Of The Proposed Economic Development

The Agency believes on the basis of discussions with and conceptual proposals of the owner(s) or expected purchaser(s) of substantial portions of the property within the Project Area that substantial economic development project will be undertaken by private owners to accomplish the purposes of this Economic Development Plan. The economic development which the Agency expects to come to fruition is: the construction and operation of 1.5 million square feet of manufacturing, light industrial and other facilities.

The proposed economic development includes the construction of facilities which the Agency believes are of benefit to the State and the community in order for a private employer to create additional jobs within the State.

The proposed economic development accomplishes the purposes of the Utah Community Development and Renewal Agencies Act in furthering economic development in the following ways:

1. The real property located within the proposed Project Area is intended to be used for manufacturing and light industrial uses.
2. A summary of new jobs expected to be created and their accompanying wages is set forth in the "North Central Economic Development Project Area Benefit Analysis" referenced in Attachment "B" showing the cumulative number of jobs and wages information. By the year 2020, it is expected that a total of approximately 3,610 people will be employed full-time. At least 2,338 or 65% of these employee positions are expected to be paid at least 125% of the Salt Lake County average wage and represent new jobs to the State of Utah and in the Project Area, and will have accompanying total average annual wages of approximately \$242,220,582 in 2007 dollars.
3. There will be economic and community benefits to the area with approximately \$284 million in annual purchases from local contractors, suppliers and others by the year 2020.
4. Construction jobs will increase as a result of the development in the area. It is estimated that about 2,903 full time construction workers will be on the site during the

ten-year build out period for the proposed facilities. The estimated total average annual payroll during construction is estimated to be \$113.7 million.

Section 9 Ways In Which Private Developers, If any, Will Be Selected To Undertake the Economic Development

A. Selection of Private Developers

Originally, it is expected that the Argent Group will be selected to pursue its proposal of constructing 1.5 million square feet of light industrial and manufacturing and other facilities in the Project Area. The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property, or sell their property to employers/developers for the development of additional facilities within the Project Area. In the event that owners do not wish to participate in the economic development in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

B. Identification of Developers who are Currently Involved in the Proposed Economic Development

The Agency has been contacted by or has been in contact with the Argent Group and Timbercrafts of Utah, Inc. regarding their proposals to construct new manufacturing, light industrial and/or other facilities in the Project Area. Consequently, the Argent Group and Timbercrafts of Utah, Inc. are deemed to be a potential developer currently involved in the proposed development pursuant to provisions of Section 17C-3-103(1)(h) of the Act.

1. Qualified Owners

Originally, it is expected that the Argent Group will be selected to pursue its proposal of constructing 1.5 million square feet of manufacturing, light industrial and other facilities in the Project Area. In addition, the Agency will permit other qualified owners within the Project Area to participate as developers in the economic development of the Project Area. Any person wishing to become a developer will be required to own or have the right to purchase all or part of the Project Area.

2. Other Parties

If no owner in the Project Area, as described in Subparagraph A above, who possesses the skill, experience and financial resources necessary to become a

developer in the Project Area is willing or able to become a developer of all or part of the Project Area, the Agency may identify other qualified persons who may be interested in developing all or part of the Project Area. Potential developers may be identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other method of identification approved by the Agency.

3. Owner Participation Agreements

The Agency has not entered into nor does it intend to enter into any owner participation agreements or agreements with developers to develop all or part of the Project Area until after the Agency and the City decide whether or not to adopt an economic development plan for the Project Area. If the Project Area is adopted, it is contemplated that a development agreement may be entered into between the Agency and the Argent Group.

Section 10 Economic Development Plan Restrictions

Pursuant to the provisions of Section 17C-1-206 of the Act, this Economic Development Plan does not permit the Agency to acquire real property through the use of **eminent domain**, except from an Agency board member or officer with their consent.

Section 11 The Reasons for the Selection of the Project Area

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the economic base of the community through one or more major developers who are willing to invest private capital into one or more new businesses which would provide additional jobs and broaden the tax base of the community. The Project Area contains a portion of the City that is desirable for economic development because of: (1) a general recognition by the owners and the public that the Project Area needs assistance if the area is to become an economic contributor; (2) a recognition and growing support by property owners that this portion of the City needs the investment of private capital to promote construction new buildings or infrastructure improvements; (3) the opportunity to commence a public-private partnership to improve this area of the City; and (4) the current proposal of the Argent Group to construct new manufacturing, light industrial and other facilities in the Project Area.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, City staff, economic development consultants, and other technical and legal consultants. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-range economic growth in the Project Area and to encourage the development of real property

located within the Project Area.

Section 12 The Description of the Physical, Social, and Economic Conditions Existing in the Project Area

A. Physical Conditions

The Project Area consists of approximately 200 acres of relatively flat and mostly privately owned land as shown on the Project Area map. The physical characteristics of the Project Area may generally be classified as an underutilized area, consisting of mostly vacant land, located in the north central part of the City, lying generally between State Highway 201 on the north, 2400 South on the South, Bangerter Highway on the east and approximately 4600 West on the west.

B. Social Conditions

There are currently no occupied residences in the Project Area. No unusual social conditions were found to exist. Because of the shifting of land uses from vacant land to active manufacturing and light industrial uses in Project Area consistent with the general plan of the City, it is unlikely that any residential land uses will be permitted within the Project Area. The increase in property values will help transition land from its current vacant land status to active manufacturing and light industrial use.

C. Economic Conditions

The Project Area is currently zoned Manufacturing. The current lack of infrastructure in and near the Project Area makes it difficult for private investment to be attracted to the Project Area unless a program is undertaken to provide or assist with these items and services. Customarily small or large acreage parcels or vacant land uses cannot afford to fund the full infrastructure cost necessary for property development, but the assemblage of separate parcels into larger parcels of land, the division of large parcels into smaller usable parcels, or the use of the property for manufacturing and light industrial uses, makes this more likely because the costs of needed infrastructure can be spread over more appropriately sized acreage or is needed for particular facilities.

Section 13 Analysis Regarding the Economic Development Project Area and the Proposed Method of Financing

The Agency is a separate government entity established pursuant to the provisions of the Act. Its purpose is to prepare and carry out plans for the development or urban renewal of project areas within the City. To accomplish this objective, State law permits the Agency to undertake economic development projects in specifically

designated and adopted project areas that meet certain standards and criteria.

The Act provides a means for financing economic development projects based upon an allocation of taxes collected within a project area. Most of the Agency's activities are funded by "tax increment" financing.

Under tax increment financing and the provisions of the Act, the assessed value of all personal and real property within the Project Area in the year prior to the adoption of this Economic Development Plan becomes the base year or "base taxable value". In years following the base year, the local taxing units (such as the City, County and the local school district) receive the taxes generated by applying the current year tax levy to the base taxable value assessed valuation. The taxing entities having the right to levy general ad valorem property taxes on the real and personal property located in the Project Area thereafter receive the taxes produced by the levy of the current tax rate upon the base taxable value.

The Agency may receive taxes collected due to an increase in the assessed value of the Project Area over that of the base year or "base taxable value". Taxes collected upon any increase in assessed valuation over the "base taxable value" may be paid to the Agency for the uses authorized by the Act. The Agency has no authority to levy taxes and must look specifically to the allocation of tax increment produced in the Project Area as above described.

In determining the feasibility of this Economic Development Plan, the Agency has considered the present "base taxable value" within the Project Area and estimated future increments in assessed valuation and resulting "tax increment" tax revenues. The Agency reviewed the assessed value of the property valuations within the Project Area as determined by the office of the County Assessor. The "base taxable value" for the Project Area is equal to the sum of the assessed taxable values of real property, personal property and any State-assessed property within the Project Area for the tax assessment roll last equalized before the date of the taxing entity's approval of the first Project Area Budget.

Based upon the data obtained, the Agency has calculated the "base taxable value" of the Project Area as of January 1, 2007, as equalized on or before November 1, 2007, in order to estimate the amount of tax increment which may be available within the Project Area. Said base taxable value is \$ 28,246,380.

It is the intent of the Agency to implement this Economic Development Plan as tax increment becomes available to the Agency from the investment of private capital within the Project Area as a result of the construction of new improvements, other sources of revenue which may be available to the Agency within the Project Area, and from loans, grants, gifts, and bonds, as authorized by law.

The implementation of economic development projects in the Project Area is

economically feasible because as economic development occurs, the Project Area is expected to generate new taxes based upon the new development. It is anticipated that tax increment will result from the increased value of land, improvements and personal property that are expected to be constructed and installed within the Project Area.

A. The Project Area Budget

The Agency has requested that a taxing entity committee (the "Taxing Entity Committee") as authorized by Section 17C-1-402 of the Act be created for the Agency. The Agency has prepared a Project Area Budget, Exhibit "D", and the Taxing Entity Committee, representing the public entities having the right to levy taxes on the real and personal property located in the Project Area, will be or has been asked to approve the Project Area Budget, Exhibit "D", or a revised or amended project area budget (the "Project Area Budget") for the Project Area. Tax increment received by the Agency from the Project Area will be expended and used by the Agency in accordance with the uses authorized by the Act, and except as authorized by the Act will not exceed the total amount authorized and established in the approved or amended Project Area Budget.

The initially proposed Project Area Budget is a multi-year budget prepared by the Agency to implement this Economic Development Plan and other authorized purposes and will be or has been submitted to the Taxing Entity Committee for its approval. The Project Area Budget covers a fifteen (15) year period and shows the following:

- (1) The 2007 base year taxable value of the Project Area is \$28,246,380 as of January 1, 2007, as shown on the Project Area Budget.
- (2) The projected tax increment of the Project Area is \$51,622,887
- (3) Of the amount shown in paragraph (2) above, \$5,162,289 of tax increment will be paid to the Granite School District, Salt Lake County and the other taxing entities.
- (4) Under the currently proposed Project Area Budget, the amounts of tax increment expected to be used to implement this Economic Development Plan are as follows (a) \$34,845,449 for public and private infrastructure improvements, site improvements, grants and loan/bond and financing costs; (b) \$9,292,120 for housing and (c) Agency administrative costs of \$2,323,030, as described in subparagraph (6) below.
- (5) It has not yet been determined whether tax increment revenue bonds or other bonding may be issued by the Agency to finance a portion of the costs for the economic development of the Project Area.
- (6) The tax increment expected to be used to cover the cost of administering this Economic Development Plan is \$2,323,030, over a period of up to fifteen (15) years.

B. A Description of Any Tax Incentives Offered To Private Entities for Facilities Located in the Project Area

Subject to the adoption of the Project Area Budget, the following generally describes tax or other incentives which the Agency intends to offer within the Project Area to developers in consideration for constructing needed infrastructure and improvements, and/or constructing the proposed development. The Agency may offer less or other incentives and use tax increment in other ways, as authorized and provided for in the Act.

The Agency intends to use tax increment from the Project Area, subject to Agency discretion and only to the extent tax increment funds are available, to help pay for the costs associated with the development of the Project Area (the "Reimbursed Costs"). Reimbursed Costs may include costs for such items as impediments to a particular project, land acquisition, public infrastructure improvements, Agency requested off-site improvements and upgrades and on-site upgrades, land write downs, desirable Project Area improvements and other items as approved by the Agency. Reimbursement to the City or developer for Reimbursed Costs shall be made through an agreement between the Agency and the City or the Agency and the developer. Except where the Agency issues bonds or otherwise borrows or receives funds, the Agency expects to reimburse the City or developer for the agreed upon Reimbursed Costs in tax increment payments to be paid after receipt by the Agency of the tax increment after ad valorem taxes have been paid to the County and then distributed to the Agency. If bonds are issued to raise funds for payment of Project Area expenses, land acquisition, infrastructure improvements, etc., then the tax increment is expected to be used to pay the debt service and retirement of the bonds. Under any scenario, the tax increment for making payments will be received as a result of the incremental ad valorem tax increases on the Project Area due to the development in the Project Area. Subject to the provisions of the Act, the Agency may agree to pay Reimbursed Costs and other items from tax increment for any period of time that the Agency may deem to be appropriate under the circumstances.

C. Analysis of Whether the Adoption of the Plan Is Beneficial Under A Benefit Analysis

The Agency has retained Bonneville Research, an experienced economic development consultant, to assist the Agency in analyzing the proposed economic development. This consultant prepared a report entitled "North Central Economic Development Project Area Benefit Analysis (the "Benefit Analysis") dated December 13, 2007, a copy of which is referred to in Exhibit "C" and incorporated herein by reference.

The benefits derived from the financial assistance proposed to be provided by the

Agency include those enumerated herein and in the Benefit Analysis. Implementation of the provisions and standards of this Plan, and the financial assistance proposed to be provided by the Agency under this Plan, will:

1. Assist in removing impediments to land disposition and development through tax increment financing assistance or reimbursement agreements.
2. Promote the upgrading, as funds are available through public or private sources, of the utilities, roads, streets, curbs, sidewalks, parking areas, landscape areas and other infrastructure improvements to attract development. Infrastructure improvements are needed to encourage the development of the Project Area. These infrastructure improvements will not only encourage new development, but will also likely attract additional development outside the Project Area by providing an improved level of service delivery to the community.
3. Provide improved transportation to the Project Area by upgrading public streets and providing road access to and/or within the Project Area to facilitate better traffic and pedestrian circulation, reduce traffic hazards, and to promote air quality and reduce congestion, and encourage the improvement of transportation for persons working in the Project Area.
4. Eliminate environmental deficiencies, improper drainage, underutilization of real property by encouraging development within an area which is currently mostly vacant land.
5. Promote and market sites for economic development where the proposed development would be complimentary to existing businesses or enhance the economic base of the community through diversification.
6. Provide for the strengthening of the property and income tax base and economic health of the entire community and the State of Utah by increasing the assessed valuation of the City initially by approximately \$393 million, as well as increase the State's and community's employment base by approximately 3,610 permanent jobs or full time equivalent with an annual payroll estimated to be approximately \$242 million.
7. Increase construction jobs as a result of the infrastructure and other development in the area. It is estimated that an average of 435 workers will be employed during the construction of the infrastructure or other development. The total average annual payroll during the years of construction is estimated to be \$11.4 million.
8. Encourage and assist economic development in order for a public or private employer to create additional jobs within the community. These jobs will provide primary and supplemental incomes to many families in the local economy.

Based upon the Benefit Analysis and the information set forth herein, it is the conclusion of the Agency that the adoption of this Plan is beneficial.

D. Evaluation of the Reasonableness of the Costs of Economic Development

1. The Project Area or vicinity needs the infrastructure improvements necessary to stimulate private investment. There is an infrastructure "gap" which must be satisfied to enable private investment to proceed within the Project Area.
2. The infrastructure improvements proposed will benefit the future development of the area by providing improved access and traffic circulation and better accessibility to utilities. The Agency believes that this additional development will result in increased revenues to the City, the potential of additional property tax revenue and job creation to the community and income, corporate franchise and sales tax revenues to the State and local government.
3. An estimate of the economic development costs and costs for the construction of infrastructure for the proposed development of the Project Area is shown in the "Project Area Budget", Exhibit "D".
4. The cost of the public improvements to be constructed as part of the proposed development may need to be borne by developers, repayable in whole or in part with a portion of the Agency's share of the tax increment generated by the economic development. The schedule entitled "Project Area Budget", Exhibit "D", sets forth the projected development costs.

The Agency believes that the cost estimates shown in the Project Area Budget are reasonable and provide the basis for the Agency to proceed with the proposed development as part of its economic development activities in the Project Area. The cost estimates reflect the Agency's current best estimates of current and future costs and revenues based upon estimates and projections that may change during the life of the Project Area Budget.

E. Efforts the Agency Has Made or Will Make To Maximize Private Investment

The Agency proposes to use tax increment to fund key infrastructure improvements or as an incentive to private developers, to encourage and maximize private investment in the development of the Project Area. It is expected that through the use of tax increment in this manner, and through agreements with developers setting the developers' expected performance, private investment will be maximized to the extent reasonably possible. The private investment in the proposed development is anticipated to be approximately \$393 million to be spent by employers/developers for improvements inside the Project Area.

F. Rationale For Use of Tax Increment Financing, Including Analysis of Whether the Proposed Development Might Occur In The Foreseeable Future Solely Through Private Investment

The rationale for use of tax increment financing is also addressed in other provisions of this Plan. By using tax increment, the Agency can fund the construction of key infrastructure improvements and offer incentives to developers, in order to induce private investment and development within the Project Area that would not otherwise take place, or may only take place at a much later time or in an unacceptable manner. The use of tax increment financing serves as a catalyst to trigger private sector investment by constructing fixed assets in the community. Simply, if there is no private sector investment, there will be no tax increment against which private sector dollars can be leveraged. Private investment is calculated using the projected costs for: (1) land acquisition, (2) new building construction or rehabilitation, (3) capital equipment, and (4) personal property.

Based upon the existing circumstances and the recent lack of development in the Project Area, and indications that developers would not develop within the Project Area without a mechanism for obtaining the construction of needed infrastructure and for overcoming existing impediments to development, the Agency concludes that without obtaining the construction of the necessary infrastructure improvements or overcoming other impediments to development, or the offering of incentives to developers, the Project Area will have difficulty in attracting the private investment necessary to develop the Project Area.

G. Estimate of the Total Amount of Tax Increment That Will Be Expended in Undertaking Economic Development and The Length of Time for Which it Will Be Expended

Under the currently proposed Project Area Budget It is estimated and anticipated that \$34,845,449 of tax increment will be expended in undertaking the economic development and that the length of time that tax increment financing will be used within the Project Area will not exceed fifteen (15) years, all as shown in the Project Area Budget.

H. Description of Anticipated Public Benefit to Be Derived From the Economic Development

It is anticipated that the public benefit to be derived from the proposed development in the Project Area will include the following:

1. Beneficial Influences upon the Tax Base of the Community

The following benefits are projected to accrue to the tax base of the community as a result of the proposed economic development: (1) local option sales tax revenue; (2) real property tax revenue; (3) personal property tax revenue; (4) personal income and corporate franchise tax revenue. The property tax alone is expected to rise from \$351,639 in the year 2007 to over \$ 4,895,340 in 2020 as a result of the economic development.

2. **Number of Jobs or Employment Anticipated As A Result of the Economic Development**

The number of jobs anticipated to result from the proposed economic development is estimated to be equivalent to approximately 3,610 full time positions. Some employees obtaining employment in the Project Area may wish to relocate to the City due to the quality of life near their job location. Other potential employees may wish to lower expenses by living close to work in an affordable locale. The proposed development should help provide jobs for some anticipated growth in population.

3. **Associated Business and Economic Activity Likely to Be Stimulated By the Economic Development**

Other business and economic activity likely to be stimulated includes the following:

It is anticipated that tenants of the North Central facility will indirectly purchase local goods and services related to their operations from local or regional suppliers. These purchases will likely increase employment opportunities in the related businesses of maintenance and repair, packaging supplies, office and printing services, warehousing, transportation and delivery services.

- Provide an expected significant increase in direct purchases in the West Valley City area.
- Provide economic diversification within the West Valley City and Salt Lake County.
- Encouragement of economic development in order for a public or private employer to create additional jobs in the community.
- Complement existing businesses and industries located within the City by providing new employees who may live and shop and pay taxes in West Valley City and the region.

Employee Expenditures

Another benefit will be the expenditure of income by employees filling the new

positions. The types of expenditures by employees in the area will likely include convenience shopping for personal and household goods, lunches at area restaurants, convenience purchases and personal services (haircuts, banking, dry cleaning, etc.) The employees will not make all of their convenience or personal services purchases near their workplace, and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

4. Allocation of Tax Increment for Housing

Pursuant to Sections 17C-1-412 and 17C-3-202 of the Act, 20% of the tax increment funds payable to the Agency over the life of this Economic Development Plan pursuant to the Project Area Budget must be allocated for certain housing uses as provided in Sections 17C-1-412 and 17C-3-202 of the Act, unless the Agency obtains and receives a waiver of this requirement from each of the Olene Walker Housing Loan Fund Board and the taxing entity committee. Consequently, it is planned that a 20% housing allocation will be made pursuant to this Plan or the Project Area Budget.

Section 14 National Register of Historic Places or State Register

If any of the existing buildings or uses in the Project Area are included in or eligible for inclusion in the National Register of Historic Places or the State Register, with respect to such buildings or uses the Agency shall comply with Subsection 9-8-404(1) as though it were a state agency. This provision is included in this Plan to satisfy the requirements of the Act. There are no existing buildings or uses in the Project Area eligible for inclusion in the National Register, and therefore, this provision is not applicable.

Section 15 Exhibit "C" Documents

The documents listed on Exhibit "C" entitled, "Supporting Documents," provide additional information that may be used in support of this Plan and the economic development of the Project Area. The Supporting Documents are incorporated herein and made a part hereof.

Section 16 Other Economic Development Plan Objectives and Provisions

A. Retail Sales

The development of retail sales is not an objective of the Project Area. Incidental or subordinate development of retail sales is permitted in the Project Area, and shall not disqualify the Project Area from receiving tax increment financing. Nevertheless, pursuant to Section 17C-1-407(1)(c) of the Act, "[a]fter July 1, 2005, an agency may not be paid or use tax increment generated from the value of property

within an economic development project area that is attributable to the development of retail sales of goods, unless the tax increment was previously pledged to pay for bonds or other contractual obligations of the agency."

Section 17 Tax Increment and Other Provisions In This Economic Development Plan

A. General Tax Increment Provisions

Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Economic Development Plan hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive tax increment from the Project Area and that authorize the various uses of such tax increment by the Agency, and to the extent greater authorization for receipt of tax increment by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Plan that the Agency shall have the broadest authorization and permission for receipt of and use of tax increment as is authorized by law, whether by existing or amended provisions of law. This Plan also incorporates the specific provisions of tax increment financing permitted by Sections 17C-1-401 and 405 of the Act, which provide, in part, as follows:

17C-1-401 (1) "An agency may receive and use tax increment and sales tax, as provided in this part.

(2) (a). The applicable length of time or number of years for which an agency is to be paid tax increment or sales tax under this part shall be measured:

.....

(ii) for a post-June 30, 1993 urban renewal or economic development project area plan, from the first tax year for which the agency receives tax increment under the project area budget;

.....

(b) Tax increment may not be paid to an agency for a tax year prior to the tax year following:

(i) for an urban renewal or economic development project area plan, the effective date of the Plan;

.....

(4) With the written consent of a taxing entity, an agency may be paid tax increment, from that taxing entity's tax revenues only, in a higher percentage or for a longer period of time, or both, than otherwise authorized under this title . . .

17C-1-405 "(2) Subject to the approval of the taxing entity committee, an agency board may provide in the project area budget for the agency to be paid

any percentage of tax increment up to 100% or any specified dollar amount of tax increment for any period of time."

This Economic Development Plan also specifically incorporates the provisions of Sections 17C-1-407(2)(a) and (b) and Section 17C-1-408 as follows:

17C-1-407(2)(a) "An agency may not be paid any portion of a taxing entity's taxes resulting from an increase in the taxing entity's tax rate that occurs after the taxing entity committee approves the project area budget unless, at the time the taxing entity committee approves the project area budget, the taxing entity committee approves payment of those increased taxes to the agency.

(b) If the taxing entity committee does not approve of payment of the increased taxes to the agency under Subsection (2)(a), the county shall distribute to the taxing entity the taxes attributable to the tax rate increase in the same manner as other property taxes."

17C-1-408 "(1) (a) (i) As used in this Subsection (1), "qualifying decrease" means:

(A) a decrease of more than 20% from the previous tax year's levy; or
(B) a cumulative decrease over a consecutive five-year period of more than 100% from the levy in effect at the beginning of the five-year period.

(ii) The year in which a qualifying decrease under Subsection (1)(a)(i)(B) occurs is the fifth year of the five-year period.

(b) If there is a qualifying decrease in the minimum basic school levy under Section 59-2-902 that would result in a reduction of the amount of tax increment to be paid to an agency:

(i) the base taxable value of taxable property within the project area shall be reduced in the year of the qualifying decrease to the extent necessary, even if below zero, to provide the agency with approximately the same amount of tax increment that would have been paid to the agency each year had the qualifying decrease not occurred; and

(ii) the amount of tax increment paid to the agency each year for the payment of bonds and indebtedness may not be less than what would have been paid to the agency if there had been no qualifying decrease.

(2) (a) The amount of the base taxable value to be used in determining tax increment shall be:

(i) increased or decreased by the amount of an increase or decrease that results from:

(A) a statute enacted by the Legislature or by the people through an initiative;

(B) a judicial decision;

- (C) an order from the State Tax Commission to a county to adjust or factor its assessment rate under Subsection 59-2-704(2);
- (D) a change in exemption provided in Utah Constitution Article XIII, Section 2, or Section 59-2-103; or
- (E) an increase or decrease in the percentage of fair market value, as defined under Section 59-2-102; and
- (ii) reduced for any year to the extent necessary, even if below zero, to provide an agency with approximately the same amount of money the agency would have received without a reduction in the county's certified tax rate if:
 - (A) in that year there is a decrease in the county's certified tax rate under Subsection 59-2-924(2)(c) or (d)(i);
 - (B) the amount of the decrease is more than 20% of the county's certified tax rate of the previous year; and
 - (C) the decrease would result in a reduction of the amount of tax increment to be paid to the agency.
- (b) Notwithstanding an increase or decrease under Subsection (2)(a), the amount of tax increment paid to an agency each year for payment of bonds or other indebtedness may not be less than would have been paid to the agency each year if there had been no increase or decrease under Subsection (2)(a)."

B. Other Provisions Required by Law

To the extent required by the Act, before the Agency collects tax increment from the Project Area pursuant to the Project Area Budget, the Agency must obtain the majority consent of a quorum of the taxing entity committee for the Project Area Budget.

Section 18 Taxing Entity Committee

Section 17C-1-402(2)(a)(i) of the Act provides for the establishment of a taxing entity committee composed of:

"(A) two school district representatives appointed as provided in Subsection (2)(a)(ii);

....

(B)(II) in a county of the first class, one representative appointed by the county executive and one representative appointed by the legislative body of the county in which the agency is located;

(C) if the agency was created by a city or town, two representatives appointed by resolution of the legislative body of that city or town;

(D) one representative approved by the State Board of Education; and

(E) one representative selected by majority vote of the legislative bodies or governing boards of all other taxing entities that levy taxes on property within the agency's boundaries, to represent the interests of those taxing entities on the taxing entity committee."

The taxing entity committee has the duties and powers as provided for in the Act, and represents all taxing entities regarding a project area. The current duties and powers of a taxing entity committee include the following that are listed in Section 17C-1-402(3) of the Act:

- (a) cast votes that will be binding on all taxing entities.
- (b) negotiate with the agency concerning a draft project area plan;
- (c) approve or disapprove a project area budget as provided in Section 17C-2-204 for an urban renewal project area budget and Section 17C-3-203 for an economic development project area budget;
- (d) approve or disapprove amendments to a project area budget as provided in Section 17C-2-206 for an urban renewal project area budget and Section 17C-3-205 for an economic development project area budget;
- (e) approve exceptions to the limits on the value and size of a project area imposed under this title;
- (f) approve exceptions to the percentage of tax increment and the period of time that tax increment is paid to the agency as provided in this title;
- (g) approve the use of tax increment for publicly owned infrastructure and improvements outside of an urban renewal or economic development project area that the agency and community legislative body determine to be of benefit to the project area, as provided in Subsection 17C-1-409(1)(a)(iii)(D);
- (h) waive the restrictions imposed by Section 17C-2-202(1); and
- (i) give other taxing entity committee approval or consent required or allowed under this title.

Section 19 Provisions For Amending This Economic Development Plan

This Economic Development Plan may be amended or modified at any time by the Agency in the same manner as if the amendment or modification constituted an economic development plan being originally proposed, or pursuant to the procedures provided in Section 17C-3-109 of the Act, and may be amended as allowed by any other provision of the Act or as provided or allowed by any amended or successor provision, law or act.

EXHIBIT "A"
PROJECT AREA MAP

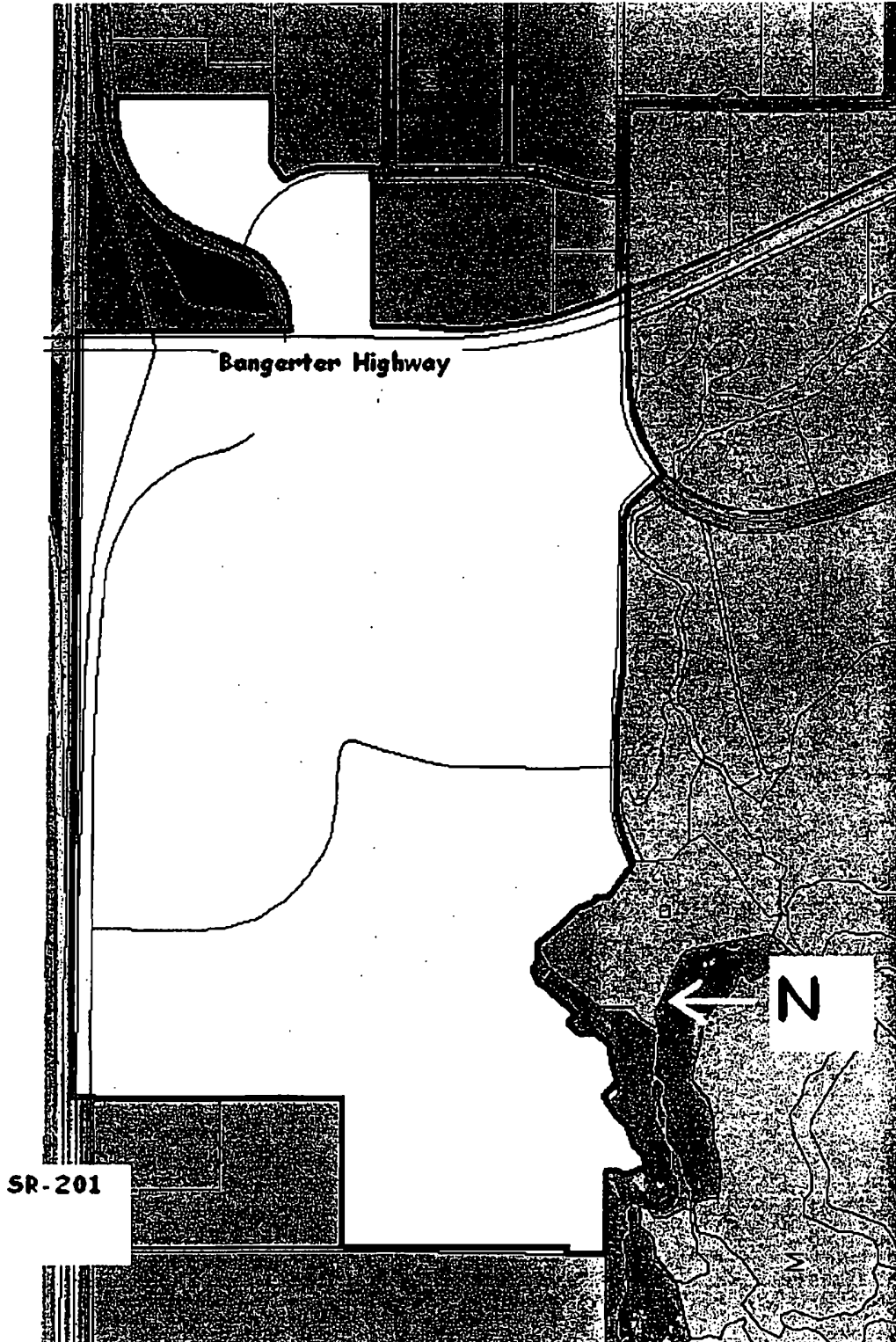


EXHIBIT "B"
LAND USE/ZONING
MAP

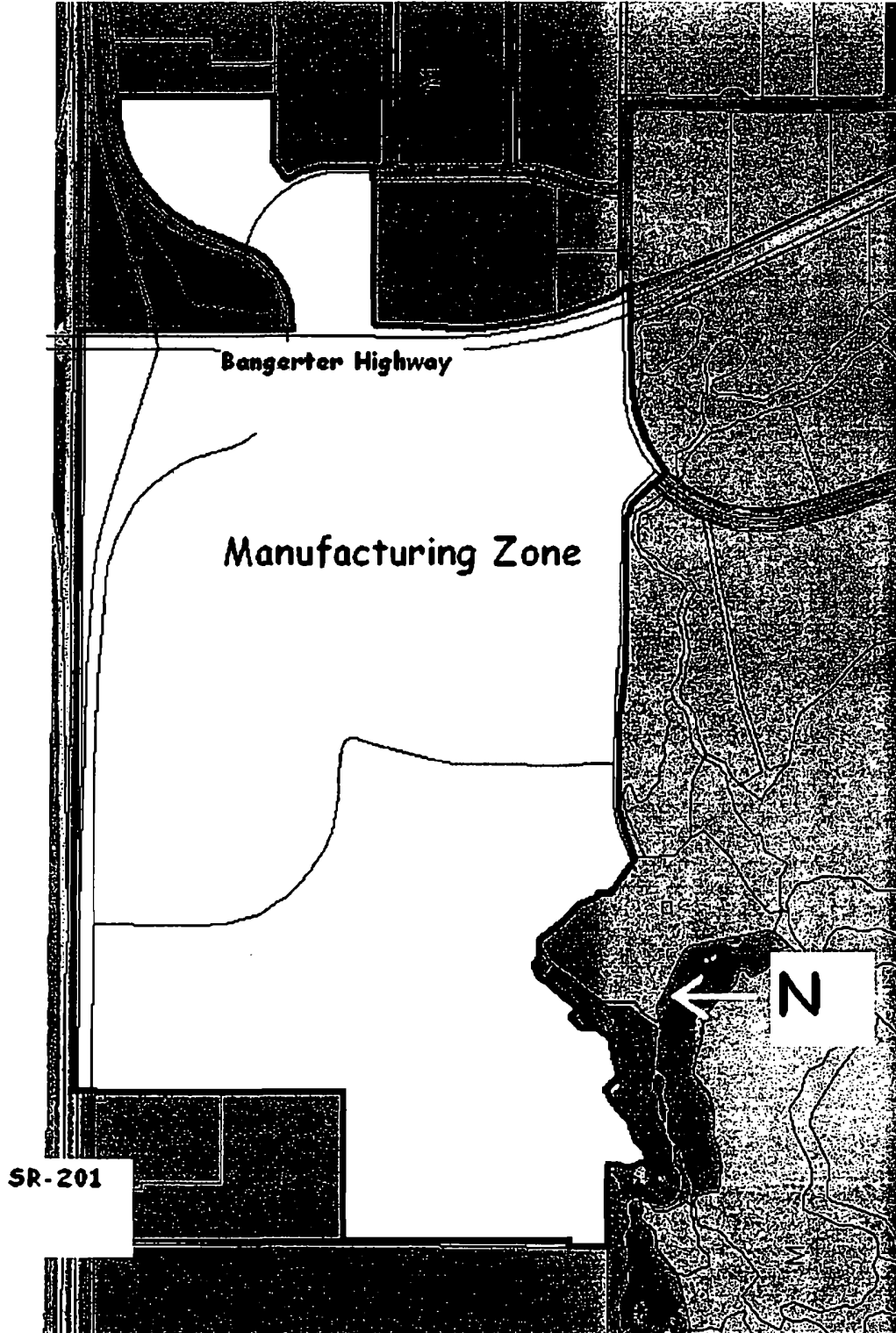


EXHIBIT "C"

SUPPORTING DOCUMENTS

North Central Economic Development Project Area Plan
December 10, 2007

The following documents are part of the North Central Economic Development Project Area Plan dated December 10, 2007 and are incorporated by reference. The documents support the statements and findings incorporated in the North Central Economic Development Project Area Plan.

1. North Central Economic Development Project Area Benefit Analysis prepared by Bonneville Research dated December 13, 2007.

EXHIBIT B
AMENDED MAP OF NORTH CENTRAL ECONOMIC DEVELOPMENT AREA

