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MARIE G. KORTH
BOX ELDER COUNTY RECORDER

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RESOLUTION NO. R 91-7 DATE: September 24, 1991

RESOLUTION OF THE REDEVELOPMENT AGENCY OF GARLAND CITY
ADOPTING THE PROJECT AREA REDEVELOPMENT PLAN ENTITLED,
"INDUSTRIAL AREA REDEVELOPMENT PLAN".

WHEREAS, The Redevelopment Agency of Garland City
by Resolution has designated a redevelopment survey area
as provided in Section 17A-2-1208, Utah Code Annotated
1953, as amended; and

WHEREAS, the Redevelopment Agency of Garland City
will hold a public hearing on October 8, 1991 to consider
adopting the Redevelopment Plan entitled, "Industrial Area
Redevelopment Plan", dated September 24, 1991 ; and

WHEREAS, The Redevelopment Agency of Garland City
has considered the written and oral statements made at the
public hearings objecting to or supporting the
redevelopment plan and has proceeded to hear and pass upon
all written and oral objections to said redevelopment plan
and has caused to be made further amendments and
modifications to said redevelopment plan as a result of
evidence and testimony received at said public hearings; and

WHEREAS, the redevelopment plan shall be entitled,
"Industrial Area Redevelopment Plan", and shall be
dated September 24, 1991

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment
Agency of Garland City;

Section 1. Redevelopment Plan. It has become
necessary and desirable to adopt a redevelopment plan
entitled, "Industrial Area REdevelopment Plan"
dated September 24, 1991

Case # Bk-761 Pg. 096
#151788

Section 2. Project Boundaries. The legal description of the boundaries of the project area covered by the redevelopment plan entitled, "Industrial Area Redevelopment Plan", dated September 24, 1991, is as follows, to-wit:

AREA S OF FACTORY ROAD: BEG AT A PT NW COR OF NE/4 OF SEC 35, TWP 12N, MARGUERETE C. RICH PROP, TH S MEASUREMENT) ALG SD E PROP LINE TO SD CARTER PROP LINE IN TWO COURSES 852.00 FT TO SE COR OF SD CARTER AULT PROP, TH FOLLOWING SD AULT 58.0 FT, S 12°56'E 169.30 FT, S 2° BY RECORD (634.22 FT BY MEASUREMENT 35, SD PT BEING IN N LINE OF VIRGIL

CALCULATION ALG N LINE OF CARTER OF RICHARD HUPP PROP, TH FOLLOWING TO WIT: N 5°18'E 768.30 FT, N 26° E 1221.00 FT TO W LINE OF BEAR SD W PROP LINE IN 4 COURSES TO WIT: FT, N 8°44'29"W 317.51 FT TO CHAIN-FACTORY RD, TH FOLLOWING S R/W 25°W 117.11 FT, N 89°59'29"W BY FT TO A PT IN E LINE OF DOYLE RECORD (209.0 FT BY MEASUREMENT) 88°56'W 300 FT BY RECORD (341.00 THEREFROM THAT PART OF THE MALAD TRACT OF LAND, (CONTG 156.53 ACS GARLAND.

OF RECORD WHICH IS S 231.00 FT FRM R 3W, SLM, SD PT BEING ON E LINE OF 1584.0 FT BY RECORD (1599.3 FT BY A PT IN JAMES CARTER PROP, TH ALG TO WIT: N 89°25'E 320.00 FT, S PROP TO A PT IN N LINE OF HARVEY PROP LINE IN 4 COURSES TO WIT: E 32°W 590.60 FT, S 17°44'E 621.5 FT TO S LINE OF N/2 OF SE/4 OF SD SEC RAY CARTER PROP, TH E 646.93 FT BY

PROP & HYRUM MARBLE PROP TO SW COR SD HUPP W & N PROP LINE IN 4 COURSE 00°E 250.00 FT, N 2°05'W 333.00 FT, RIVER WATER DIST. CO. PROP, TH ALG N 815.00 FT, W 34.00 FT, N 1466.0 LINK FENCE MARKING S R/W LINE OF LINE IN 2 COURSES TO WIT: N 49°56' MEASUREMENT (W BY RECORD) 2115.74 BRAGG PROP, TH S 198.00 FT BY TO S LINE OF SD BRAGG PROP, TH S FT BY MEASUREMENT) TO POC. EXCEPT RIVER LYING WITHIN THE AFORESAID W/L IN ALL) CONTG 143 ACRES IN

To exclude all property East of the Malad river.

Section 3. Purposes of Redevelopment Plan. The purpose and intent of the Redevelopment Agency of the City of Garland by adopting the redevelopment plan entitled, "Industrial Area Redevelopment Plan" dated September 24, 1991, with respect to the project area, is to accomplish the following purposes:

A. Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.

B. Rehabilitation of buildings to assure sound long-term economic activity in the core area of the City of Garland.

C. Achievement of an environment reflecting a high level of concern for architectural and urban design principles, developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.

Section 4. Plan Incorporated by Reference. The redevelopment plan entitled, "Industrial Area Redevelopment Plan," dated September 24, 1991 together with supporting documents is incorporated herein by reference, is attached hereto, and made a part of this Resolution. Copies of said redevelopment plan shall be filed and maintained in the office of the City Recorder for public inspection.

Section 5. Plan Officially Designated. The Industrial Area Redevelopment Plan dated September 24, 1991 is hereby designated as the official redevelopment plan of the project area.

Section 6. Agency Findings. The Redevelopment Agency of the City of Garland hereby determines and finds as follows:

A. The project area, as above described, is a "blighted area" as defined in Section 17A-1202, Utah Code Annotated 1953, as amended, and that the redevelopment of said area is necessary to effectuate the public purposes set forth in the Utah Neighborhood Development Act.

B. The redevelopment plan would redevelop the area in conformity with the Utah Neighborhood Development Act and is in the interests of the public peace, health, safety and welfare of the area and the community.

C. The adoption and carrying out of the redevelopment plan is feasible and economically sound.

Section 7. Project Area Restrictions. The

Redevelopment Agency of Garland finds that the Project Area is restricted to buildings, improvements or lands which are detrimental or inimical to the public health, safety or welfare of the community.

Section 8. Housing Facilities. The Redevelopment

Agency of the City of Garland is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area are displaced and that pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

Section 9. Tax Increment Financing. This Resolution adopting the redevelopment plan adopted, "Industrial Area Redevelopment Plan" dated September 24, 1991 specifically incorporates the provisions of tax increment financing permitted by Section 17A-2-1247, Utah Code Annotated 1953, as amended, which provides in part the following:

1. Any redevelopment plan may contain a provision that taxes, if any, levied upon taxable property in a redevelopment project each year by or for the benefit of the State of Utah, any city, county, city and county, district or

other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the redevelopment plan, shall be divided as follows:

- (a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after

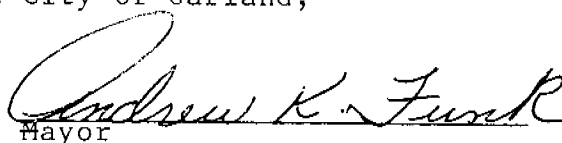
such effective date, the assessment roll of the county last equalized on the effective date of the ordinance shall be used in determining the assessed value of the taxable property in the project on the effective date); and...

(b) In a redevelopment project with a redevelopment plan adopted after April 1, 1983, that portion of the levied taxes each year in excess of the amount allocated to and when collected paid into funds of the respective taxing agencies under subsection (1)(a) shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency according to the limits set forth in subsection (f) to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by such redevelopment agency after April 1, 1983, to finance or refinance, in whole or in part, such redevelopment project. Payment of tax revenues to the redevelopment agency shall be subject to and shall except

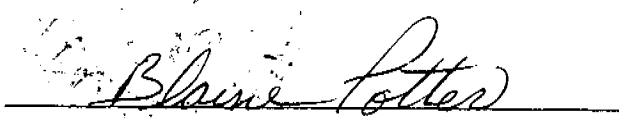
uncollected or delinquent taxes in the same manner as payments of taxes to other taxing agencies are subject to collection. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subsection (1)(a) of this section, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

Section 10. This Resolution shall take effect upon its first publication or posting.

PASSED by the City Council of the City of Garland, Utah, this 24 day of September, 1991.


Mayor

ATTEST:


City Recorder