



Redevelopment Agency of Syracuse City

Syracuse Antelope Drive Community
Development Project Area Plan

July 5th, 2016



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SYRACUSE CITY ANTELOPE DRIVE CDA PROJECT AREA PLAN

The Agency, following thorough consideration of the needs and desires of the City and its residents, as well as the need and capacity for new development, has carefully crafted this Syracuse City Community Development Project Area Plan (“Plan”) for the Syracuse Antelope Drive Community Development Project Area (“Project Area”).

In accordance with the terms of this Plan, the Agency will encourage, promote and provide for the development redevelopment with a mix of uses. The Antelope Drive CDA will include approximately 66.84 acres, of which 61.08 acres are included in parcels (other than roads).

In addition, this Plan will govern the development and maintenance of publicly-owned infrastructure needed to support the development proposed herein. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents, businesses and property owners of the City.

The Project is undertaken as a community development project pursuant to the provisions of the Act.

1. RECITALS OF PRECONDITIONS FOR DESIGNATING A COMMUNITY DEVELOPMENT PROJECT AREA

- a) Pursuant to the provisions of §17C-4-101 et seq. of the Limited Purpose Local Government Entities Community Development and Renewal Agencies Act, the governing body of the Redevelopment Agency of Syracuse City authorized the preparation of a draft community development project area plan; and
- b) Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- c) Pursuant to the provisions of §17C-4-102 (1)(a) of the Act, on the Agency’s own motion, the Agency selected the Project Area hereinafter described comprising all or part of the proposed survey area; and
- d) Pursuant to the provisions of §17C-4-102(1)(d) of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the proposed Project Area, allowing public comment on the draft Project Area Plan and whether the Plan should be revised, approved or rejected; and
- e) Pursuant to the provisions of §17C-4-102(1)(b) and (c) of the Act, the Agency made a draft Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the Plan hearing and will hold a public hearing on the draft Plan on _____ 2016.

2. DEFINITIONS

As used in this Community Development Project Area Plan:

1. The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.
2. The term "**Agency**" shall mean the Redevelopment Agency of Syracuse City, a separate body corporate and politic.
3. The term "**base taxable value**" shall mean the base taxable value of the property within the Project Area from which tax increment will be collected, as shown upon the assessment roll last equalized, before: (A) the date the Project Area Plan is adopted by the City legislative body; and (B) the date the Agency adopts the first Project Area Budget.
4. The term "**City**" shall mean Syracuse City, Utah.
5. The term "**community**" shall mean the community of Syracuse City, Utah.
6. The term "**community development**" shall mean development activities within the community, including the encouragement, promotion, or provision of development.
7. The term "**developer**" shall mean the entities investing in the development in the area.
8. The term "**Plan Hearing**" means the public hearing on the draft Project Area Plan required under Subsection 17C-4-102 of the Act.
9. The term "**planning commission**" shall mean the planning commission of the City.
10. The term "**Project Area**" or "**Syracuse Antelope Drive Community Development Project Area**" shall mean the geographic area described in this Project Area Plan or Draft Project Area Plan where the community development set forth in this Project Area Plan or Draft Project Area Plan takes place or is proposed to take place.
11. The term "**Project Area Budget**" shall mean a budget setting forth:
 - a. the anticipated costs, including administrative costs, of implementing the Syracuse Antelope Drive Community Development Project Area Plan; and
 - b. the tax increment, sales tax, and other revenue the Agency anticipates to fund the project.
12. The term "**Project Area Map**" is the area depicted in Appendix A.
13. The term "**Project Area Plan**" or "**Plan**" shall mean a project area plan adopted pursuant to the Act to guide and control community development activity within the Project Area.

14. The term "**Syracuse Antelope Drive Community Development Project Area Plan**" or "**Plan**" shall mean a project area plan and project area map adopted pursuant to the Act to guide and control community development activities within a project area.
15. 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.
16. The term "**taxing entity**" shall mean a public entity that levies a tax on property within the Project Area.
17. 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 designated in the Project Area Plan 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 or were generated from that same area using the Base Taxable Value of the property.
18. All other terms shall have the same meaning set forth in the Act unless the context clearly indicates otherwise.

3. PROJECT AREA BOUNDARIES [17C-4-103(1)]

The Project Area consists of approximately 66.84 acres¹ located along the south side of Antelope Drive between approximately 800 West and Heritage Lane and the north side of Antelope Drive between Heritage Lane and 2000 West. The Project Area includes the properties lying within the boundaries as depicted on the Project Area map which is included in Appendix A. The boundaries are given in detail in Appendix B as part of the legal description of the property.

4. General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Intensities and How They Will be Affected by the Community Development [17C-4-103(2)]

A. LAND USES IN THE PROJECT AREA

The permitted land uses within the 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 Plan.

¹ 61.98 acres less roads

Land uses will be affected as vacant land is developed in accordance with this Plan. This will change existing vacant land use to commercial uses. It is also anticipated that there may be some redevelopment of existing properties.

Several land uses surround the Project Area, including residential primarily to the north and south, commercial and exempt largely to the east and west, and vacant and agricultural land to the north and south.

B. LAYOUT OF PRINCIPAL STREETS IN THE PROJECT AREA

Principal streets in the Project Area include Antelope Drive, which runs east to west through the Project Area, and 1000 West which runs north to south through the Project Area. Furthermore, 2000 West, which runs north to south, is the western border of the project area.

C. POPULATION DENSITIES IN THE PROJECT AREA

There is one residence in the Project Area. Based on the average household size in Syracuse,² the estimated population of the Project Area is 3.73 persons. The Plan proposes 76,125 square feet of residential space, which will increase the population in the Project Area by an estimated 200+ persons.

D. BUILDING INTENSITIES IN THE PROJECT AREA

Currently there are 16 buildings in the Project Area for a total of 103,276 square feet. The building density based on current development is 0.04.³ The Plan anticipates an additional 77,695 square feet of retail space, 630,979 square feet of office space and 76,125 square feet of residential space. Based on projected development in the Project Area, the projected building density is 0.33, an increase of 0.29.⁴

5. STANDARDS THAT WILL GUIDE THE COMMUNITY DEVELOPMENT [17C-4-103(3)]

A. GENERAL DESIGN OBJECTIVES

Development within the Project Area will be held to high quality design and construction standards and will be subject to: (1) appropriate elements of the City's General Plan; (2) applicable City building codes and ordinances; (3) Planning Commission review and recommendation; and (4) the City's land use code.

Owners and developers will be allowed flexibility in the development of land located within the Project Area and are expected to obtain quality design and development. The development contemplated herein shall be of a design and shall use materials that are in harmony with adjoining

² ACS 5-year Estimate (2014)

³ 103,276 building square feet / (61.08 acres * 43,560 square feet per acre)

⁴ (103,276 current building square feet + 784,799 additional building square feet) / (61.08 acres * 43,560 square feet per acre)

areas and subject to design review and approval by the City. It is contemplated that these design objectives will be addressed in development agreements with the developers specifically addressing these points.

Coordinated and attractive landscaping shall also be provided as appropriate for the character of the Project Area. Materials and design paving, retaining walls, fences, curbs, benches, and other items shall have an attractive appearance, be easily maintained, and indicative of their purpose.

Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of the overall site design.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, and any other data required by the City's land use code, the applicable zoning designations, or as requested by the City or the Agency.

The general standards that will guide the community development are as follows:

1. Encourage and assist community development with the creation of well-planned, vibrant mixed-use development, including a commercial core for the City.
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 community development that would be complementary to existing businesses that 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 community activity for the City.
7. Remove any 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. Achieve an environment that reflects 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 construction of public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking, water utilities, sewer utilities, storm drainage, open space, and other public improvements.
10. Provide public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards by assisting in the street alignments.

B. SPECIFIC DESIGN OBJECTIVES AND CONTROLS

In addition to the general City design objectives and standards described above, it is contemplated that the following guidelines will be approved.

1. BUILDING DESIGN OBJECTIVES

All new buildings shall be of design and materials that will be in harmony with adjoining areas and other new development.

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

All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to other buildings.

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.

The location and design of pedestrian walks should afford adequate safety and separation from vehicular traffic.

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

Parking areas shall be designed with regard to orderly arrangement, topography, ease of access, and as an integral part of overall site design.

It is desirable that parking areas be relatively level.

4. PROJECT IMPROVEMENT DESIGN OBJECTIVES

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

- 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.

C. TECHNIQUES TO ACHIEVE THE COMMUNITY DEVELOPMENT PLAN OBJECTIVES

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

Parcels of real property located in the 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 [§17C-1-206 (1) and (2)(b)].

D. PROPERTY ACQUISITION, DISPOSITION AND DEVELOPMENT

The objectives of this 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 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 [§17C-1-206 (1) and (2)(b)].

2. 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 community 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 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.

3. PROPERTY MANAGEMENT

During such time that property, if any, in the 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 community development.

4. PROPERTY DISPOSITION AND DEVELOPMENT

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

While there are currently no buildings or structures in the Project Area and it is unlikely that there will ever be a need to demolish and clear buildings or structures in the Area, the Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area, should such a need occur, to carry out the purposes of this 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 Project Area, not prohibited by law which are necessary or desirable to carry out this Plan, as well as 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 Project Area. The Agency is also authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area should such a need occur in the future. The Agency is also authorized to advise, encourage, and assist in the rehabilitation of property in the Project Area not owned by the Agency should such a need occur in the future.

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 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 Plan. All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this 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 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 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 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 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 Project

Area for itself or for any public entity to the extent that such improvement would be of benefit to the Project Area. During the period of development in the Project Area, the Agency shall require that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules. Plans for development by owners or developers shall be submitted to the Agency for review and approval. All community development must conform to this Plan and all applicable federal, state, and local laws.

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

E. APPROVALS

The City shall approve the design of all development within the Project Area to ensure that development therein is consistent with this Plan.

6. HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY THE COMMUNITY DEVELOPMENT [17C-4-103(4)]

It is the intent of the Agency, with the assistance and participation of private owners, to facilitate new development within the Project Area that includes this objective: the creation of a City Center and an employment center. There has been little activity in the area over the past ten years, since the UDOT road widening, and public assistance is necessary in order to encourage economic development. Further, the Project will strengthen the tax base of all applicable taxing entities, will accomplish community development objectives and create a well-planned community center. The purposes of the Act will be obtained as a result of the proposed community development project by accomplishing the following items:

A. ESTABLISHMENT OF NEW BUSINESS

The project includes significant commercial development which will benefit the State, City and other taxing entities through increased job creation, increased sales tax base, increased property tax base, and increased income taxes paid.

B. PUBLIC INFRASTRUCTURE IMPROVEMENTS

The construction of the public infrastructure improvements as provided by this Plan will support the development contemplated herein and provide for future development in surrounding areas. Infrastructure is an important element of economic development and areas that lack good infrastructure are not able to be competitive in attracting good-quality businesses to locate in their community.

Specifically, this Plan contemplates water reconstruction, storm water reconstruction, street improvements, increased signage and landscaping, establishment of a revolving loan fund for façade renovations and potential economic incentives to attract a major tenant. Further, there are extraordinary costs of development associated with some of the properties in the Project Area, due to the potential cost of demolishing old buildings. Thus, the components of the Project provided in

this Plan will encourage, promote and provide for community development within the Project Area and the City generally for years to come.

7. THE PLAN IS CONSISTENT WITH AND WILL CONFORM TO THE COMMUNITY'S GENERAL PLAN [17C-4-103(5)]

This Plan is consistent with the City's General Plan that was updated and approved May 26, 2009. Specifically, the City's mission statement states a desire to "provide quality, affordable services for its citizens, while promoting community pride, fostering economic development and managing growth." This Project Area Plan will foster economic growth.

The General Plan specifically states:

1700 South, between 1000 West and 2000 West is currently planned for improvements that will dramatically increase traffic movement through the city. Land areas on both the north and south side along this section of 1700 South should be viewed and utilized as "prime" commercial real estate areas. These areas will allow commercial establishments to take advantage of the future high traffic volumes while providing necessary services and commercial opportunities for residents as well as those who may be traveling through the City to visit Antelope Island. As 1700 South is improved and widened to the west of 2000 West, this corridor will evolve as a major commercial corridor in the City, eventually connecting the Town Center with the future North Legacy Parkway. Particular attention should be given to the quality and type of commercial development that occurs along this section of 1700 South as it will become a new gateway to the City and Antelope Island via Legacy Parkway at Bluff and 1700 South. (Syracuse City General Plan, March 11, 2014, p. 13)

8. DESCRIPTION OF ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY DEVELOPMENT [17C-4-103(6)]

The proposed community development project will include a mix of retail, office and residential uses. It is anticipated that approximately 784,799 additional square feet will be built in the area. The City would like to attract a major anchor tenant in order to provide greater economic stability and reduce the current high turnover rates in the area.

Specific projects also include reconstruction and upgrading of public infrastructure improvements, in order to serve the new development anticipated for the area. Other projects may include the establishment of a Revolving Loan Fund for façade improvements, funds for demolition of deteriorating properties where a private developer is involved. Again, no eminent domain is

included as part of this Project Area Plan and demolition of properties would only occur through the voluntary participation of a property owner.

9. HOW PRIVATE DEVELOPERS WILL BE SELECTED AND IDENTIFICATION OF CURRENT DEVELOPERS IN THE COMMUNITY DEVELOPMENT PROJECT AREA [17C-4-103(7)]

A. SELECTION OF PRIVATE DEVELOPERS

No developers have currently been selected for this 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 developers for the development of facilities within the Project Area. In the event that owners do not wish to participate in the community 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 COMMUNITY DEVELOPMENT

No specific developers are currently involved in the proposed Community Development Area.

1. QUALIFIED OWNERS

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 this Plan for the Project Area. If the Project Area is adopted,

10. REASONS FOR THE SELECTION OF THE PROJECT AREA [17C-4-103(8)]

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the community and to move forward the goals and objectives as expressed in the City's General Plan. Additionally, although not required as part of this Plan, it is anticipated that the project will create new jobs.

The Project Area contains a portion of the City that is desirable for commercial development because of: (1) its access and visibility along 1700 South (Antelope Drive) – a major corridor to Antelope Island; and (2) the opportunity to commence public-private partnerships to improve this area of the City and create a City and employment center.

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-term growth in the Project Area and to encourage the development of real property located within the Project Area. Finally, development of the Project Area as a City and Employment Center is an important element in the City's General Plan.

11. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE AREA [17C-4-103(9)]

A. PHYSICAL CONDITIONS

The Project Area consists of approximately 46.79 acres of developable land, or land that currently does not have improvements, including 19.98 acres of vacant land, 21.61 acres of agricultural land, and 5.19 acres of undeveloped exempt land. Total acreage in the Project Area is 66.84 acres. The Project Area contains several buildings, including retail, office, and other commercial buildings, a single-family residence, agricultural structures, and a public works facility.

B. SOCIAL CONDITIONS

No unusual social conditions were found to exist. Because of the development of land into a mixed use City Center, consistent with the General Plan of the City, this area will take on a new social character that will enhance existing development in the City. The Syracuse Antelope Drive Project Area Plan will bring residents and visitors to the Project Area for shopping and employment. It is anticipated, therefore, that the proposed project area will add to the community's economy, quality of life, and reputation.

C. ECONOMIC CONDITIONS

The Project Area currently has residential and commercial development; however, 20 percent of the land is tax exempt, and 33 percent has been held in "greenbelt" status and therefore has a very

low taxable value of \$17,635⁵ associated with the greenbelt properties only. The total base year taxable value in the Project Area is \$11,450,610.

12. TAX INCENTIVES OFFERED TO PRIVATE ENTITIES FOR FACILITIES LOCATED WITHIN THE PROJECT AREA [17C-4-103(10)]

The Agency intends to use property tax increment generated within the Project Area to pay part of the costs associated with development of the Project Area. The Agency intends to negotiate and enter into one or more inter-local agreements with Davis County, Davis School District, Weber Basin Water Conservancy, Davis County Mosquito Abatement and North Davis Sewer District to secure receipt of a portion of the property tax increment generated within the Project Area that would otherwise be paid to those taxing entities. Collectively, those tax revenues may be used to reimburse a private developer for a portion of the cost of the public infrastructure improvements including interest and bonding costs. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for any period of time the Agency and the taxing entities may deem appropriate under the circumstances.

Specifically, the Agency intends to enter into agreements with each of the taxing entities whereby the Agency will receive 60 percent of the property tax increment for a period of 20 years. The Project Area will trigger no later than December 31, 2020.

Detailed tax increment information is provided in Appendix D in the Project Area Budget that is attached to this Plan and made a part thereof.

13. ANALYSIS OR DESCRIPTION OF THE ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT [17C-4-103(11)]

The public will realize significant benefits from the development of the Community Development Project Area as proposed by this Plan. The Agency's long-term objective in developing the Project Area is to create a high quality City and Employment Center that will diversify the City's economic and tax base and provide employment opportunities to City residents.

In order to facilitate the development contemplated herein, the Agency created the Project Area. The City and the Agency saw the development of the Project as an opportunity to "jump start" the proposed redevelopment by creating a public-private partnership for the project area.

⁵ Source: Davis County Assessor's Office, 2015

A. BENEFICIAL INFLUENCES ON THE TAX BASE

The incremental taxable value of the area is \$91.67 million over the next 20 years. At that time, the incremental property tax revenues to all taxing entities should reach over \$1.29 million per year. In addition, the development will generate sales tax revenues and municipal energy (“franchise”) tax revenues.

In addition to tax revenues, the project will generate other revenues including Class B/C Road Funds, business license fees, charges for services, and one-time fees such as building permits and impact fees.

B. ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY

Business and economic activity likely to be derived includes business and employee expenditures, as well as construction expenditures.

1. BUSINESS AND EMPLOYEE EXPENDITURES

It is anticipated that employees and business owners in the Syracuse Antelope Drive CDA Project Area will directly or 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 areas of business equipment, furniture and furnishings, business supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, office and printing services, transportation and delivery services.

A summary of benefits is as follows:

- Provide an increase in direct purchases in the City.
- Provide economic diversification within the City and Davis County.
- Encourage 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 the City and the region.
- 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).

2. CONSTRUCTION EXPENDITURES

Economic activity associated with the development will include construction activity. Market value of the project is expected to reach \$91.67 million. This will create a significant number of construction jobs.

APPENDIX A: PROJECT AREA MAP AND LAYOUT OF PRINCIPAL STREETS



APPENDIX B: LEGAL DESCRIPTION

A portion of the N1/2 of Section 15 and the SW1/4 of Section 10, all in Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point North89°40'57"West, along the North line of said Section 15, a distance of 363.00 feet from the Northeast corner of Section 15, Township 4 North, Range 2 West, Salt Lake Base & Meridian; thence South 00°09'08"West, a distance of 60.00 feet to the Northeast corner of Lot 2 of Colby Crossing Subdivision; thence South 00°09'08"West along the East line of said Lot 2, a distance of 228.00 feet to the Southeast corner of said Lot 2 and also being a point on the North line of Desertscape Subdivision Amended; thence North89°58'46"East along the North line of Desertscape Subdivision Amended, a distance of 330.00 feet to a point on the Westerly right-of-way line of 1000 West Street and the Northeast corner of Desertscape Subdivision; thence South 00°09'08"West along the east line of Desertscape Subdivision Amended and lying parallel with and 33.00 feet west of the section line, a distance of 371.53 feet to the Southeast corner of Desertscape Subdivision Amended; thence South89°58'36"West, along the south line of said Desertscape Subdivision Amended, a distance of 1295.53 feet to the Southwest corner of said Desertscape Subdivision Amended and the Northeast corner of Antelope Run Subdivision; thence South89°58'15"West, along the North side of Antelope Run Subdivision, a distance of 880.06 feet; thence North00°07'16"East, a distance of 1.40 feet; thence South89°58'15"West, a distance of 448.50 feet to the Northwest corner of said Antelope Run Subdivision and a point on the East line of Allison Acres Subdivision No.2; thence North00°07'16"East, along the East line of Allison Acres Subdivision No. 2 and Allison Acres Subdivision No. 1, a distance of 572.70 feet; thence South89°58'46"West, a distance of 258.89 feet to a point on the West line of the parcel recorded in the Davis County Recorders Office, Book 4405, Page 181, Entry Number 2319383 (Parcel 12-085-0035); thence South00°07'16"West, along the West line of said parcel 12-085-0035, a distance of 103.00 feet to a point on the North line of Allison Acres Subdivision No. 1; thence along the North and West boundary line of Allison Acres Subdivision No. 1 the following four courses; (1) , South89°58'46"West, a distance of 6.69 feet; (2) South00°07'16"West, a distance of 41.00 feet; (3) South89°58'46"West, a distance of 66.39 feet to the Northwest corner of Allison Acres Subdivision No. 1; (4) South00°07'02"East, a distance of 148.14 feet to the Southwest corner of Allison Acres Subdivision No. 1; thence South00°07'02"East, along the Westerly line of Allison Acres Subdivision No.2, a distance of 117.45 feet to the NE corner of Wheatland Estates Phase 1; thence S89°58'46"W, along the North line of Wheatland Estates Phase 1, a distance of 329.69 feet more or less to the Northwest corner of Wheatland Estates Phase 1 and the Northeast corner of Hills Boro Subdivision Phase 2; thence West, along the North line of Hills Boro Subdivision Phase 2 and Phase 1, a distance of 670.81 feet to the Northwest corner of Hills Boro Subdivision Phase 1 and a point on the East line of Walker Estates Subdivision; thence North00°09'27"West, along the East line of Walker Estates Subdivision, a distance of 28.49 feet to the Northeast corner of Walker Estates Subdivision; thence S89°58'46"W, along the South line of Heritage Lane Commercial Plaza PUD, a distance of 609.80 feet to the Easterly right-of-way line of Heritage Lane; thence North along the East right-of-way line of Heritage Lane and the arc of a 70.00 foot radius curve to the right (center bears South89°56'59"East, cord bears North17°08'02"East 41.13 feet with a central angle of 34°10'03"), a distance of 41.74 feet; thence North34°13'03"East along the East right-of-way line of Heritage Lane, a distance of 269.39 feet; thence North along the East right-of-way line of Heritage Lane and the arc of a 130.00 foot radius curve to the left (center bears North55°46'57"West, cord bears North17°05'55"East 76.53 feet with a central angle of 34°14'17"), a distance of 77.68 feet; thence North00°01'14"West, partially along the East right-of-way line of Heritage Lane, a distance of 164.85 feet to a point on the North line of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North89°40'57"West along said Section line, a distance of 803.39 feet; thence North, a distance of 81.12 feet to a point on the North right-of-way line of 1700 South Street; thence North44°35'02"West, along the North line of 1700 South Street and the East line of 2000 West Street, a distance of 43.17 feet; thence North00°29'39"East, along the east right-of-way line of 2000 West Street, a distance of 185.30 feet; thence South89°40'57"East; a distance of 334.04 feet; thence North00°29'59"East, a distance of 2.30 feet, thence South89°40'57"East, a distance of 292.85 feet, thence South00°09'42"West, a distance of 5.19 feet to the Northwest corner of the parcel recorded in the Davis County Recorders Office, Book 4570, Page 199, Entry Number 2378279 (parcel 12-052-0052); thence East, along the north line of parcel 12-052-0052, a distance of 81.70 feet to the Northeast corner of parcel 12-052-0052 and the Northwest corner of the parcel recorded in the Davis County Recorders Office, Book 4664, Page 1132, Entry Number 2406959 (parcel 12-052-0159); thence South89°40'57"East, along the North line of parcel 12-052-0159, a distance of 226.05 feet to the Northeast corner of parcel 12-052-0159; thence South00°01'14"West, along the West line of the parcel recorded in the Davis County Recorders Office, Book 4781, Page 753, Entry Number 2452911 (parcel 12-052-0165), a distance of 235.80 feet to the North right-of-way line of 1700 South Street; thence South 67.80 feet to a point on the North line of said section 15, thence South89°40'57"East, along the North line of said section 15, a distance of 3948.62 feet to the point of beginning.

Excepting therefrom said parcel 12-085-0035.

APPENDIX C: LIST OF PARCELS

Parcel Number	Tax District	2015 Taxable Value	Area	Acres	Legal Description
120860098	54	\$3,343	3	0.54	A TRACT OF LAND IN FEE, BEING ALL OF AN ENTIRE TRACT OF PPTY, SIT IN THE SW 1/4 SW 1/4 OF SEC 10-T4N-R2W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT A PT 696.30 FT (RECORD 10.5
120860100	54	\$0	3	0.39	ALL OF LOT 2, SUITE B, HERITAGE LANE COMMERCIAL PLAZA PUD. CONTAINS 0.29 ACRES
120860104	54	\$0	3	1.13	ALL OF LOT 3 SUITE C, HERITAGE LANE COMMERCIAL PLAZA PUD CONTAINS 0.37 ACRES
120860105	54	\$0	3	3.07	ALL OF LOT 4 SUITE D, HERITAGE LANE COMMERCIAL PLAZA PUD CONTAINS 0.29 ACRES
120860103	54	\$0	3	0.68	BEG 100 RODS E & 18 RODS S FR NW COR SEC 15-T4N-R2W, SLM; S 231.54 FT TO THE N LINE OF HILLS BORO SUBDIVISION PHASE 2; TH E 11 RODS, M/L; TH N 231.95 FT, M/L; TH W 5 RODS; TH N 2 RODS; TH W 5 RODS; TH
126910003	54	\$525,000	3	1.01	ALL OF UNIT 101, HERITAGE LANE BUSINESS CONDOMINIUMS
125420008	54	\$0	3	0.94	ALL OF UNIT 103, HERITAGE LANE BUSINESS CONDOMINIUMS.
120860095	54	\$0	3	0.95	ALL OF UNIT 102, HERITAGE LANE BUSINESS CONDOMINIUMS.
126910002	54	\$287,496	3	0.94	COMMON AREA OF HERITAGE LANE BUSINESS CONDOMINIUMS AS DEFINED BY PLAT RECORDED 12-10-2002 AS ENTRY NUMBER 1811792 BOOK 3183 PAGE 203 CONT. 0.057 ACRES. THE INFORMATION SHOWN ON THIS PARCEL NUM
125420005	54	\$0	3	0.95	A TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERSECT
126910004	54	\$485,000	3	0.42	A TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERSECT
126910005	54	\$715,000	3	0.42	A TRACT OF LAND IN FEE BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT OF PPTY SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERSEC
126910006	54	\$840,000	3	0.58	A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT

Parcel Number	Tax District	2015 Taxable Value	Area	Acres	Legal Description
					OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE B
126910007	54	\$313,632	3	0.02	PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE
120860106	54	\$8,752	1	0.65	A TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERS
127680002	54	\$1,669,044	3	0.10	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE
127680001	54	\$2,490,000	3	0.34	A TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERS
120850087	54	\$0	3	0.38	A TRACT OF LAND IN FEE, BEING ALL OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLM, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT A PT 33.00 FT S & 258.00 FT W
123800002	54	\$1,170,000	3	0.65	COMMON AREA OF HERITAGE LANE COMMERCIAL PLAZA PUD, AS DEFINED BY PLAT RECORDED 2-8-2000, AS E# 1574055, BK 2613, PG 67. CONTAINS 3.20 ACRES LESS & EXCEPTING: A PARCEL OF LAND IN FEE, FOR THE W
123800003	54	\$120,877	3	0.37	A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 OF SEC 15 & WALKER ESTATES, A COMMUNITY
123800004	54	\$94,740	3	0.30	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE
120850085	54	\$39,488	3	0.56	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN HERITAGE LANE COMMERCIAL PLAZA PUD, A SUB IN THE
124990101	54	\$325,000	3	0.61	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN HERITAGE LANE COMMERCIAL PLAZA PUD, A SUB IN THE

Parcel Number	Tax District	2015 Taxable Value	Area	Acres	Legal Description
124990103	54	\$165,000	3	0.39	BEG 11.50 CHAINS E & S 00°19'03" W 33.00 FT OF NW COR OF SEC 15-T4N-R2W, SLM; TH S 89°40'57" E 60.84 FT; TH SE'LY 7.22 FT ALG THE ARC OF A 30.00 FT RAD CURVE TO THE RIGHT (CHORD BEARS S 45°26'59" E 7.
124990102	54	\$165,000	3	5.65	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN HERITAGE LANE COMMERCIAL PLAZA PUD, A SUB IN THE
124990104	54	\$0	3	2.63	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE
120850090	54	\$0	3	0.17	A PART OF THE NW 1/4 OF SEC 15-T4N-R2W, SLM; BEG AT A PT ON THE N LINE OF SD 1/4 SEC, WHIS 1141.34 FT N 89°58'46" E ALG SD N LINE & S 00°07'21" W 76.34 FT FR THE NW COR OF SD 1/4 SEC; TH E'LY 119.06
120850091	54	\$0	3	0.95	BEG 1328.65 FT W & S 00°08'38" W 87.00 FT FROM NE COR OF NW 1/4 OF NE 1/4 SEC 15-T4N-R2W, SLM; TH S 572.70 FT; TH E 382.50 FT, M/L, TO A PT ON THE W LINE OF PARCEL 2 RECORDED IN BK 3669 PG 866; TH NW
120850089	54	\$0	3	6.53	A TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NE 1/4 OF SEC 15-T4N-R2W, SLB&M, THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERSE
120850095	54	\$0	3	1.34	A TRACT OF LAND IN FEE, BEING ALL OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLM. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT A PT 1666.50 FT (RECORD 101 RO
120850094	54	\$0	3	6.62	A TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT OF PPTY, SIT IN THE SW 1/4 SW 1/4 OF SEC 10-T4N-R2W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERS
120850096	54	\$0	3	0.57	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE
120850097	54	\$0	3	0.02	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE
120850098	54	\$0	3	4.84	BEG 555 FT W FR THE NE COR OF THE NW 1/4 OF SEC 15-T4N-R2W, SLB&M; & RUN TH S 14 RODS; TH W 80

Parcel Number	Tax District	2015 Taxable Value	Area	Acres	Legal Description
					FT; TH N 14 RODS; TH E 80 FT TO THE POB. CONT. 0.427 ACRES EXCEPTING THEREFR THE FOLLOWING: A PA
120850099	54	\$0	3	0.43	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE SW 1/4 SW 1/4 OF SEC 10-T4N-R2W, SLB&M. THE
120860102	54	\$0	3	0.28	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NE 1/4 OF SEC 15-T4N-R2W, SLB&M
123800006	54	\$0	3	0.50	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M; THE B
120850101	54	\$0	3	0.31	A PARCEL OF LAND IN FEE, INCIDENT TO THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NE 1/4 OF SEC 15-T4N-R2W,
120860099	54	\$0	3	0.15	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NE 1/4 OF SEC 15-T4N-R2W, SLB&M
123800007	54	\$0	3	1.05	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NE 1/4 OF SEC 15-T4N-R2W, SLB&M, T
123800009	54	\$0	3	0.16	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M. THE
120860101	54	\$0	3	1.73	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NE 1/4 OF SEC 15-T4N-R2W, SLB&M
123800008	54	\$0	3	0.83	A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE SW 1/4 SW 1/4 OF SEC 10-T4N-R2W, SLB&M. THE B
120850105	54	\$0	3	0.17	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENITRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-

Parcel Number	Tax District	2015 Taxable Value	Area	Acres	Legal Description
					R2W, SLM, THE BND
120850104	54	\$145,000	3	0.29	ALLOFLOT3,DESERTSCAPE SUBDIVISION. CONT. 0.25000 ACRES.
120850029	54	\$0	3	1.75	A TRACT OF LAND IN FEE, BEING ALL OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLM, THE BNDRY OF SDTRACT OF LAND ARE DESC AS FOLLOWS: BEG ON THE S LN OF A STR 33.00 FT S &
120860096	54	\$0	3	0.12	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NW 1/4 OF SEC 15-T4N-R2W, SLB&M.
120850108	54	\$0	3	0.42	BEG AT A PT 40 RODS W OF NE COR OF NW 1/4 OF SEC 15-T4N-R2W, SLM; TH S 529.58 FT, M/L, TO N LINE OF HILLS BORO SUB PHASE 2; TH W 9 RODS; TH N 231.95 FT, M/L, TO A PT 264 FT S OF S LINE OF A STR; THE
120850109	54	\$72,556	3	0.11	BEG AT A PT WH IS 1838.00 FT, M/L, S 89°40'57" E ALG THE SEC LINE & 86.96 FT S 0°19'03" W TO A PT 55.00 FT PERP'LY DISTANT S'LY FR THE CENTERLINE OF A PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 5
120860094	54	\$0	3	0.15	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NE 1/4 OF SEC 15-
120850111	54	\$0	3	0.47	BEG AT A PT 5 CHAINS W & S 0°19'03" W 86.98 FT FR NE COR OF NW 1/4 SEC 15-T4N-R2W, SLM; TH W 165 FT; TH S 75.03 FT; TH W 60 FT; TH S 69 FT; TH W 80 FT; TH N 144.03 FT; TH W 25 FT; TH S 442.625 FT; TH
120850116	54	\$0	3	0.01	BEG N 89°59'50" W 393.71 FT ALG SEC LN & S 0°11'26" W 52.36 FT FR NE COR OF NW 1/4 SEC 14-T4N-R2W, SLM; TH W'LY ALG THE ARC OF A 10,050.00 FT RAD CURVE TO THE RIGHT 230.29 FT (LC BEARS S 89°20'48" W 2
120850088	54	\$0	3	0.21	BEG 2,350.92 FT E & S 0°11'26" W 49.82 FT E FR NW COR OF SEC 14-T4N-R2W, SLM; TH S 75.18 FT; TH W 100 FT; TH N 72.64 FT; TH E'LY 30.17 FT ALG THE ARC OF A 10,055.00 FT RADIUS CURVE TO THE LEFT (LC BEA
120850031	54	\$0	3	0.05	BEG ON W LN OF ST N 0°07'41"E 896.0 FT ALG THE SEC LN & S 89°58'46"W 33.0 FT PARA TO S SEC LN FR SE COR OF SEC 10, T4N-R2W; SLM: TH N 0°07'41"E 100 FT ALG W LN OF SD ST; TH S 89°58'46"
120850112	54	\$0	3	0.38	BEG ON W LN OF ST, 1000 W ST, AT PT N 0°07'41"E 396 FT ALG SEC LN & S 89° 58'46"W 33 FT PARA TO S LN OF SD SEC FR SE COR SEC 10; T4N-R2W; SLM: TH S 89°58'46"W 183.33 FT, M OR L, TO E LN
120850086	54	\$94,868	3	0.23	A PT OF THE NW 1/4 OF SEC 14-T4N-R2W, SLM; BEG AT A PT ON THE S LINE OF 1700 S STR AS WIDENED TO 55.00 FT HALF-WIDTH BEING 472.56 FT S 89°59'50" E ALG THE SEC LINE & 55.00 FT S 0°09'08" W FR THE NW CO

Parcel Number	Tax District	2015 Taxable Value	Area	Acres	Legal Description
120850115	54	\$77,005	3	0.46	A PT OF THE NW 1/4 OF SEC 14-T4N-R2W, SLM; BEG AT A PT 621.92 FT S 89°59'50" E ALG THE SEC LINE & 339.44 FT S 0°00'10" W FR THE NW COR OF SD SEC 14; & RUN TH S 0°00'10" W 134.50 FT; TH N 89°59'50" W 1
120850117	54	\$0	3	0.07	BEG AT A PT N 89°59'49" W 295.99 FT ALG THE SEC LINE & S 355.27 FT & S 89°53'53" W 141.2 FT, M/L, FR THE NE COR OF THE NW 1/4 OF SEC 14-T4N-R2W, SLM; & RUN TH N 89°59'50" W 258.80 FT; TH S 0°11'26" W
120850119	54	\$190,651	3	0.16	BEG AT A PT 216.33 FT W & N 33 FT & N 00°19'14" E 15.18 FT FR SE COR SEC 10-T4N-R2W, SLM; SD PT BEING ON THE N LINE OF PPTY CONV IN WARRANTY DEED RECORDED 04/17/2008 AS E# 2357777 BK 4514 PG 115; SD P
120520052	54	\$0	3	0.26	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE SE 1/4 SE 1/4 OF SEC 10-T4N-R2W, SLB&M. THE
120520159	54	\$0	3	0.33	A PART OF THE NW 1/4 OF SEC 14-T4N-R2W, SLM; BEG AT A PT ON THE S LINE OF 1700 SOUTH STR AS WIDENED TO 55.00 FT HALF-WIDTH BEING 51.00 FT S 89°59'50" E ALG THE SEC LINE & 55.00 FT S 0°09'08" W & S 89°
120520158	54	\$0	3	0.05	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 108 KNOWN AS PROJECT NO 0108, BEING PART OF AN ENTIRE TRACT OF PROP, SIT IN THE NW 1/4 NW 1/4 OF SEC 14-T4N-R2W, SLB&M, TH
120520163	54	\$1,453,158	3	0.40	BEG AT A PT S 89°59'50(") E ALG THE SEC LINE 1174.85 FT & S 00°10'10" W 218.00 FT (RECORD 1173.33 FT E & 218.00 FT S) FR THE NW COR OF SEC 14-T4N-R2W, SLB&M, SD PT BEING THE SW COR OF LOT 4, SYRACUSE
120520164	54	\$0	3	0.04	BEG ON W LINE OF STR N 0°07'41" E 796.0 FT ALG SEC LINE & S 89°58'46" W 33 FT PARALLEL TO S LINE SD SEC FR SE COR SEC 10-T4N-R2W, SLM; TH N 0°07'41" E 100 FT ALG W LINE SD STR; TH S 89°58'46" W 411.18
120860093	54	\$0	3	0.20	A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HWY STATE ROUTE 108 KNOWN AS PROJECT NO. 0108, BEING PART OF AN ENTIRE TRACT OF PPTY, SIT IN THE NW 1/4 NE 1/4 OF SEC 15-T4N-R2W, SLB&M. THE



APPENDIX D: PROJECT AREA BUDGET

Years

	TOTAL	NPV	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Base Year Values																						
Area #3			\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610	\$11,450,610
Total			\$11,450,610																			

Redevelopment Values	\$15,653,094	\$25,675,455	\$35,697,816	\$45,720,178	\$55,742,539	\$65,764,900	\$75,787,261	\$85,809,622	\$95,831,983	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344
Redevelopment Replacement as % of Total	14.8%	24.3%	33.7%	43.2%	52.7%	62.1%	71.6%	81.1%	90.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Incremental Value Calculation	\$13,959,848	\$22,898,058	\$31,836,267	\$40,774,477	\$49,712,686	\$58,650,896	\$67,589,105	\$76,527,315	\$85,465,524	\$94,403,734	\$94,403,734	\$94,403,734	\$94,403,734	\$94,403,734	\$94,403,734	\$94,403,734	\$94,403,734	\$94,403,734	\$94,403,734	\$94,403,734	\$94,403,734	\$94,403,734
Total Assessed Value	\$25,410,458	\$34,348,668	\$43,286,877	\$52,225,087	\$61,163,296	\$70,101,506	\$79,039,715	\$87,977,925	\$96,916,134	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344	\$105,854,344

	TOTAL	NPV	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Base Year Revenues																						
Davis County	\$493,063	\$307,233	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653	\$24,653
Davis School District	\$1,959,199	\$1,220,798	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960	\$97,960
Syracuse	\$375,351	\$233,885	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768	\$18,768
Weber Basin Water Conservancy	\$44,886	\$27,969	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244	\$2,244
Davis County Mosquito Abatement	\$27,939	\$17,409	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397	\$1,397
North Davis Sewer District	\$234,738	\$146,267	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737	\$11,737
County Library	\$82,673	\$51,515	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134	\$4,134
TOTAL	\$3,217,850	\$2,005,076	\$160,893																			

Percent to Taxing Entities																						
Davis County	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Davis School District	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Syracuse	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	
Weber Basin Water Conservancy	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Davis County Mosquito Abatement	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
North Davis Sewer District	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
County Library	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	

Incremental Revenues to Taxing Entities																						
Davis County	\$1,279,619	\$721,880	\$12,022	\$19,720	\$27,417	\$35,115	\$42,813	\$50,510	\$58,208	\$65,905	\$73,603	\$81,300	\$81,300	\$81,300	\$81,300	\$81,300	\$81,300	\$81,300	\$81,300	\$81,300	\$81,300	\$81,300
Davis School District	\$5,084,597	\$2,868,408	\$47,771	\$78,357	\$108,944	\$139,530	\$170,117	\$200,703	\$231,290	\$261,876	\$292,463	\$323,050	\$323,050	\$323,050	\$323,050	\$323,050	\$323,050	\$323,050	\$323,050	\$323,050	\$323,050	\$323,050
Syracuse	\$243,532	\$137,385	\$2,288	\$3,753	\$5,218	\$6,683	\$8,148	\$9,613	\$11,078	\$12,543	\$14,008	\$15,473	\$15,473	\$15,473	\$15,473	\$15,473	\$15,473	\$15,473	\$15,473	\$15,473	\$15,473	\$15,473
Weber Basin Water Conservancy	\$116,491	\$65,717	\$1,094	\$1,795	\$2,496	\$3,197	\$3,897	\$4,598	\$5,299	\$6,000	\$6,700	\$7,401	\$7,401	\$7,401	\$7,401	\$7,401	\$7,401	\$7,401	\$7,401	\$7,401	\$7,401	\$7,401
Davis County Mosquito Abatement	\$72,510	\$40,905	\$681	\$1,117	\$1,554	\$1,990	\$2,426	\$2,862	\$3,298	\$3,735	\$4,171	\$4,607	\$4,607	\$4,607	\$4,607	\$4,607	\$4,607	\$4,607	\$4,607	\$4,607	\$4,607	\$4,607
North Davis Sewer District	\$609,201	\$343,672	\$5,724	\$9,388	\$13,053	\$16,718	\$20,382	\$24,047	\$27,712	\$31,376	\$35,041	\$38,706	\$38,706	\$38,706	\$38,706	\$38,706	\$38,706	\$38,706	\$38,706	\$38,706	\$38,706	\$38,706
County Library	\$214,557	\$121,040	\$2,016	\$3,306	\$4,597	\$5,888	\$7,179	\$8,469	\$9,760	\$11,051	\$12,341	\$13,632	\$13,632	\$13,632	\$13,632	\$13,632	\$13,632	\$13,632	\$13,632	\$13,632	\$13,632	\$13,632
TOTAL	\$7,620,506	\$4,299,007	\$71,596	\$117,437	\$163,279	\$209,120	\$254,961	\$300,803	\$346,644	\$392,486	\$438,327	\$484,168										

Incremental Revenues to Agency																						
Davis County	\$1,919,428	\$1,082,820	\$18,033	\$29,580	\$41,126	\$52,672	\$64,219	\$75,765	\$87,312	\$98,858	\$110,404	\$121,951	\$121,951	\$121,951	\$121,951	\$121,951	\$121,951	\$121,951	\$121,951	\$121,951	\$121,951	\$121,951
Davis School District	\$7,626,895	\$4,302,611	\$71,656	\$117,536	\$163,416	\$209,295	\$255,175	\$301,055	\$346,935	\$392,815	\$438,695	\$484,574	\$484,574	\$484,574	\$484,574	\$484,574	\$484,574	\$484,574	\$484,574	\$484,574	\$484,574	\$484,574
Syracuse	\$2,191,785	\$1,236,466	\$20,592	\$33,777	\$46,962	\$60,146	\$73,331	\$86,516	\$99,701	\$112,885	\$126,070	\$139,255	\$139,255	\$139,255	\$139,255	\$139,255	\$139,255	\$139,255	\$139,255	\$139,255	\$139,255	\$139,255
Weber Basin Water Conservancy	\$174,737	\$98,575	\$1,642	\$2,693	\$3,744	\$4,795	\$5,846	\$6,897	\$7,948	\$9,000	\$10,051	\$11,102	\$11,102	\$11,102	\$11,102	\$11,102	\$11,102	\$11,102	\$11,102	\$11,102	\$11,102	\$11,102
Davis County Mosquito Abatement	\$108,765	\$61,358	\$1,022	\$1,676	\$2,330	\$2,985	\$3,639	\$4,293	\$4,948	\$5,602	\$6,256	\$6,910	\$6,910	\$6,910	\$6,910	\$6,910	\$6,910	\$6,910	\$6,910	\$6,910	\$6,910	\$6,910
North Davis Sewer District	\$913,801	\$515,509	\$8,585	\$14,082	\$19,579	\$25,076	\$30,573	\$36,070	\$41,567	\$47,064	\$52,561	\$58,058	\$58,058	\$58,058	\$58,058	\$58,058	\$58,058	\$58,058	\$58,058	\$58,058	\$58,058	\$58,058
County Library	\$321,836	\$181,560	\$3,024	\$4,960	\$6,896	\$8,832	\$10,768	\$12,704	\$14,640	\$16,576	\$18,512	\$20,448	\$20,448	\$20,448	\$20,448	\$20,448	\$20,448	\$20,448	\$20,448	\$20,448	\$20,448	\$20,448
TOTAL	\$13,257,246	\$7,478,899	\$124,554	\$204,303	\$284,053	\$363,802	\$443,551	\$523,301	\$603,050	\$682,800	\$762,549	\$842,298										

AGENCY BUDGET																						
Revenues	\$13,257,246	\$7,478,899	\$124,554	\$204,303	\$284,053	\$363,802	\$443,551	\$523,301	\$603,050	\$682,800	\$762,549	\$842,298	\$842,298	\$842,298	\$842,298	\$842,298	\$842,298	\$842,298	\$842,298	\$842,298	\$842,298	\$842,298
Expenses:																						
Administrative*			5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Administrative	-\$662,862	-\$373,945	-\$6,228	-\$10,215	-\$14,203	-\$18,190																