



NOTICE OF ADOPTION OF ORDINANCE NO. 24-04

BY THE CITY COUNCIL OF THE CITY OF MILLCREEK APPROVING THE AMENDED PROJECT AREA PLAN AND BUDGET FOR OLYMPUS HILLS CRA

Pursuant to the Limited Purpose Local Government Entities – Community Reinvestment Agency Act, Title 17C, Chapter 5, Parts 109 and 110, Utah Code Annotated 1953, as amended (the “Act”), the City Council of the City of Millcreek is providing this notice with respect to Ordinance No. 24-04 which was passed by the City Council on January 22, 2024, adopting the “official” Olympus Hills Community Reinvestment Amended Project Area Plan (the “Amended Plan”) and Amended Project Area Budget (the “Amended Budget”), as approved by the Millcreek Community Reinvestment Agency on January 22, 2024, and directing that notice of adoption of the “official” Amended Plan and Budget as required by law. Ordinance 24-04 and the “official” Amended Plan and Amended Budget shall become effective after 30-days from the publication of this notice, at which time the Agency may proceed to implement the “official” Amended Plan and Amended Budget. The “official” Amended Plan and Amended Budget is available for public inspection at the City Offices located at 1330 East Chambers Avenue, Millcreek, UT 84106 during regular office hours (8:00am – 5:00pm).

Summary of Ordinance No. 24-04 MILLCREEK CITY, UTAH Related to the Adoption of the Olympus Hills CRA Amended Plan and Amended Budget

Ordinance No. 24-04 of Millcreek City approved the Olympus Hills Community Reinvestment Amended Project Area Plan as the “official” Amended Plan. Subsequently, the Amended Project Area Budget was approved as the “official” Amended Budget. The Ordinance also gives a legal description of the Project Area Boundaries.

For a period of 30 days after the date of this published notice related to the “official” Amended Plan and Amended Budget, any person in interest may contest the “official” Amended Plan and Amended Budget or the procedure used to adopt them or any procedure that fails to comply with applicable statutory requirements. After expiration of that 30-day period, no person may contest the “official” Amended Plan and Amended Budget, or procedure used to adopt it for any cause.

This Notice is provided February 1, 2024.

Also attached in its entirety is
Ordinance No. 24-04 of Millcreek City, Utah

[Posted on Utah Public Notice Website, Millcreek City Website, and posted in a public location that is likely to be seen by residents]

**MILLCREEK, UTAH
ORDINANCE NO. 24-04**

**AN ORDINANCE OF THE CITY COUNCIL ADOPTING AN AMENDED
COMMUNITY REINVESTMENT PROJECT AREA PLAN AND BUDGET
FOR THE OLYMPUS HILLS COMMUNITY REINVESTMENT PROJECT
AREA**

WHEREAS, the City Council (“Council”) met in regular session on 22 January, 2024, to consider, among other things, adopting an amended Community Reinvestment Project Area Plan and budget for the Olympus Hills Community Reinvestment Project Area (the “Project Area”); and

WHEREAS, the Millcreek Community Reinvestment Agency (the “Agency”) has held the required public hearing and adopted a resolution approving the amended Plan and Budget; and

WHEREAS, Utah Code Ann. § 17C-5-109 (the “Act”) provides that, before a community reinvestment project area plan approved by an agency under Act may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency; and

WHEREAS, the Council finds that it was the legislative body that created the Agency;

WHEREAS, the Council finds that it is in the best interest of Millcreek (“City”) to adopt the amended Plan and Budget for the Project Area.

NOW THEREFORE BE IT ORDAINED BY THE MILLCREEK COUNCIL as follows:

Section 1. Adoption of Project Area Amended Plan and Budget. The Agency has adopted the Amended Plan and Budget. The Plan is hereby designated as the official Community Reinvestment Project Area Plan for the Olympus Hills Community Reinvestment Project Area. The Council, after review of the Agency’s findings, hereby adopts by Ordinance the Project Area Plan pursuant to Utah Code Ann. § 17C-5-109 and adopts the Amended Budget.

Section 2. Project Boundaries. The legal description of the boundaries of the Project Area covered by the Plan is as follows, to-wit:

That area of incorporated Millcreek, a Municipal Corporation to be known as Olympus Hills Community Reinvestment Agency located in the Northeast Quarter of Section 02, Township 2 South, Range 1 East, the East Half of Section 35, and the West Half of Section 36, of the Salt Lake Base and Meridian. Said area is further described as follows:

Beginning at the Northeast corner of Lot 2 in the Mill Hollow Subdivision as depicted on that Plat recorded in Book NN, at Page 99 in the Office of the Salt Lake County Recorder, said point is located South 1318.75 feet and East 344.65 feet from the Northwest Corner of said 36; thence

Westerly along the Southeasterly and Southerly boundary of said lot 251.05 feet, more, or less, and continuing Westerly along the South boundary of lot 1 in said Subdivision 95.13 feet, more, or less, to the West boundary of said Subdivision and East right of way of Wasatch Boulevard; thence Southerly along said East right of way and the West boundaries of said Subdivision, the property described in that Warranty Deed recorded in Book 10418, at Page 984, Wasatch Grove Subdivision as depicted on that Plat recorded in Book 88, at Page 53, Millcrest Subdivision as depicted on that Plat recorded in Book N, at Page 73, Canyon Flats Subdivision as depicted on that Plat recorded in Book 2013, at Page 35, Cove Point Phase 3 Planned Unit Development as depicted on that Plat recorded in Book 77, at Page 172, 1744 feet, more, or less, to a Southwest Corner in said Planned Unit Development; thence Easterly along a Southerly boundary of said Planned Unit Development 114.14 feet, more, or less, to the West right of way of Cove Point Drive and the West boundary of the Cove Point Phase 1 Planned Unit Development as depicted on that Plat recorded in Book 1976, at Page 118; thence Southerly along said Planned Unit Development, right of way, and the Southerly extension thereof 522.94 feet, more, or less, to the South right of way of Jupiter Drive; thence West along said right of way 273.36 feet, more, or less, to the East right of way of Wasatch Boulevard; thence Southerly along said right of way 3180 feet, more, or less, to the centerline of Oakview Drive; thence West along the Westerly extension of said centerline 100 feet, more, or less, to the East side of the existing northbound emergency and travel lanes of Interstate 215; thence Northerly along said East side 5730 feet, more, or less, to a point where it intersects the Westerly extension of the centerline of Millcreek Road; thence Easterly along said extension and centerline 511 feet, more, or less, to a point that is approximately N. 59°24' E. 30.00 feet from the Northeast corner of said lot 2 of the Mill Hollow Subdivision; thence S. 59°24' W. 30.00 feet, more, or less, to the point of beginning.

Section 3. Amended Project Area Plan and Budget Incorporated by Reference. The Amended Project Area Plan and Budget, together with any supporting documents, is incorporated herein by reference and made a part of this Ordinance. Copies of the Amended Project Area Plan and Budget shall be filed and maintained in the office of the City Recorder and the Agency for public inspection.

Section 4. Effective Date. This Ordinance shall take effect upon its first publication or posting.

PASSED and **APPROVED** by the Council this 22 day of Jun 2024.

MILLCREEK



Jeff Silvestrini, Mayor

ATTEST:


Alex Wendt, Deputy City Recorder

Roll Call Vote:

Silvestrini	<u>Yes</u>	No
Catten	<u>Yes</u>	No
DeSirant	<u>Yes</u>	No
Jackson	<u>Yes</u>	No
Upi	<u>Yes</u>	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 24-04: ADOPTING THE AMENDED OLYMPUS HILLS COMMUNITY
REINVESTMENT PROJECT AREA BUDGET, AND AMDEND PROJECT AREA PLAN was
adopted the 22nd day of January 2024 and that a copy of the foregoing Ordinance 24-04 was
posted in accordance with Utah Code 10-3-711 this 23 day of January, 2024.

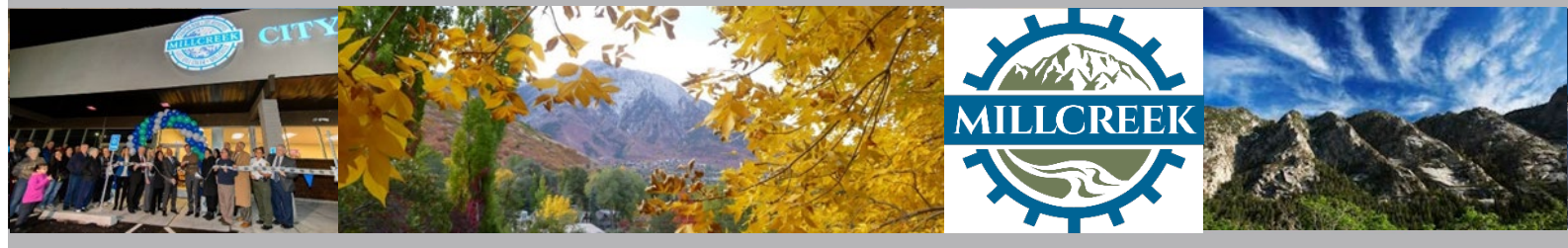


Alex Wendt, Deputy City Recorder

AMENDED PROJECT AREA BUDGET

OLYMPUS HILLS COMMUNITY REINVESTMENT AREA (CRA)

MILLCREEK COMMUNITY REINVESTMENT AGENCY, UTAH



JANUARY 22, 2024

[FINAL ADOPTED VERSION]


LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

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Table of Contents

TABLE OF CONTENTS.....	2
SECTION 1: INTRODUCTION	3
SECTION 2: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA.....	3
SECTION 3: GENERAL OVERVIEW OF AMENDED PROJECT AREA BUDGET	4
SECTION 4: PROPERTY TAX INCREMENT	5
SECTION 5: COST/BENEFIT ANALYSIS.....	7
EXHIBIT A: PROJECT AREA MAP	8
EXHIBIT B: MULTI-YEAR BUDGET	9

Section 1: Introduction

The Millcreek Community Reinvestment Agency (the "Agency"), following thorough consideration of the needs and desires of the City of Millcreek (the "City") and its residents, as well as understanding the City's capacity for new development, has carefully crafted the Amended Project Area Plan (the "Amended Plan" or "Amended Project Area Plan") for the Olympus Hills Community Reinvestment Project Area (the "Project Area"). The Amended Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which includes land east of Interstate 215 East along Wasatch Blvd near the freeway interchange.

The Amended Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. This **Amended Project Area Budget** document (the "Amended Budget") is predicated upon certain elements, objectives and conditions outlined in the Amended Plan and intended to be used as a financing tool to assist the Agency in meeting Amended Plan objectives discussed herein and more specifically referenced and identified in the Amended Plan.

The creation of the Project Area is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area.

Section 2: Description of Community Development Project Area

The Project Area includes land east of Interstate 215 East along Wasatch Blvd near the freeway interchange. The Project Area is comprised of approximately 42 acres of property.

A map of the Project Area is attached hereto in **EXHIBIT A**.

Section 3: General Overview of Amended Project Area Budget

The purpose of the Amended Project Area Budget is to provide the financial framework necessary to implement the Project Area Amended Plan vision and objectives. The Amended Project Area Plan has identified that tax increment financing is essential to meet the objectives of the CRA Project Area. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Amended Project Area Budget.

Base Year Value

The Agency has determined that the base year property tax value for the Project Area will be the total taxable value for the 2017 tax year which is estimated to be **\$3,768,320**. Using the tax rates established within the Project Area the property taxes levied equate to \$56,412 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

Payment Trigger

The Project Area will have a twenty-year (20) duration from the date of the first tax increment received by the Agency. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1, e.g., if requested prior to March 1, 2023, Year 1 of increment will be 2024. The Agency anticipates it will trigger tax increment by March 1, 2026, but in no case will the Agency trigger the first year of tax increment collection after March 1, 2027.

Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development will begin in the Project Area in 2020. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2025 or as late as 2027. It is currently estimated that during the 20-year life of the Amended Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$4.56 million or at a net present value (NPV)¹ of \$3.21 million. This amount is over and above the \$1.13 million of base taxes that the property would generate over 20 years at the \$56,412 annual amount it currently generates as shown in Table 4.1 below.

¹ Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.

Section 4: Property Tax Increment

Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be \$3,768,320. Based upon the tax rates in the area, the collective taxing entities are receiving \$56,412 in property tax annually from this Project Area. This equates to approximately \$1,128,235 over the 20-year life of the Project Area.

TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 20 YEARS)

Entity	Total	NPV at 4%
Salt Lake County	\$152,617	103,706
Salt Lake County Library	42,130	28,628
Granite School District	589,516	400,586
Millcreek City	151,637	103,040
South Salt Lake Valley Mosquito Abatement District	1,130	768
Mt. Olympus Improvement District	21,027	14,288
Central Utah Water Conservancy District	30,147	20,485
Unified Fire Service Area	140,031	95,153
Total Revenue	\$1,128,235	\$766,654

Property Tax Increment Shared with RDA

It is anticipated that Salt Lake County will not participate in the Amended Project Area Budget, but all other taxing entities will participate. Specifically, Granite School District will participate at 75% for a 15-year period, Millcreek City for 90% for a 20-year period, and other taxing entities at a 65% for a 20-year period, as depicted below in Table 4.2. The City, County and the State will **not** contribute any portion of their incremental sales tax to implement the Amended Project Area Plan. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 6.5%
Salt Lake County	0%	-	\$ -	\$ -
Salt Lake County Library	0%	-	-	-
Granite School District	75%	15 Years	2,634,976	1,592,975
Millcreek City	90%	20 Years	987,986	524,129
South Salt Lake Valley Mosquito Abatement District	0%	-	-	-
Mt. Olympus Improvement District	65%	20 Years	92,324	48,978
Central Utah Water Conservancy District	0%	-	-	-
Unified Fire Service Area	65%	20 Years	649,214	344,409
Total Sources of Tax Increment Funds			\$4,364,500	\$2,510,491

Uses of Tax Increment

The Agency will use 5% of the tax increment to administer the CRA. Most of the remaining tax increment collected by the Agency will be used for redevelopment activities in the Project Area (85%). Including: offsetting certain on-site public infrastructure costs, land assemblage, development incentives, Agency requested improvements and upgrades, desirable Project Area improvements, and other redevelopment activities as approved by the Agency. The remaining 10% will go towards affordable housing, as required by the Act.

TABLE 4.3: USES OF TAX INCREMENT

Uses	Total	NPV at 6.5%
Redevelopment Activities	\$3,709,825	\$2,133,917
CRA Housing Requirement	436,450	251,049
Project Area Administration	218,225	125,525
Total Uses of Tax Increment Funds	\$4,364,500	\$2,510,491

A multi-year projection of tax increment is including in **EXHIBIT B**.

Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Project

As described above, the collective taxing entities are currently receiving approximately \$56,412 in property taxes annually from this Project Area. At the end of 20 years an additional \$458,398 in property taxes annually is anticipated, totaling approximately \$514,812 in property taxes annually for the area. "But for" the assistance provided by the Agency through tax increment revenues, this greater than 700 percent increase in property taxes generated for the taxing entities would not be possible.

TABLE 4.4: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Salt Lake County	\$7,631	\$58,016	\$65,647
Salt Lake County Library	2,106	15,349	17,455
Granite School District	29,476	250,950	280,426
Millcreek City	7,582	57,777	65,359
South Salt Lake Valley Mosquito Abatement District	57	358	415
Mt. Olympus Improvement District	1,051	7,476	8,527
Central Utah Water Conservancy District	1,507	15,906	17,413
Unified Fire Service Area	7,002	52,568	59,570
Total Revenue	\$56,412	\$458,398	\$514,812

Section 5: Cost/Benefit Analysis

Additional Revenues

Other Tax Revenues

The development within the Project Area will also generate sales taxes for the City and County.

Table 5.1 shows the total revenues generated by the Project Area. This total includes the anticipated property tax increment and sales and use tax.

TABLE 5.1 TOTAL REVENUES

Entity	Property Tax	Sales Tax	Total Revenues
Salt Lake County (Including Library)	\$1,393,924	\$4,700,520	\$6,094,444
Granite School District	4,768,052	-	4,768,052
Millcreek City	1,097,762	9,401,039	10,498,801
South Salt Lake Valley Mosquito Abatement District	6,800	-	6,800
Mt. Olympus Improvement District	302,206	-	302,206
Central Utah Water Conservancy District	142,037	-	142,037
Unified Fire Service Area	998,790	-	998,790
Total Revenues	\$8,709,571	\$14,101,559	\$22,811,130

Additional Costs

The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Amended Project Area Plan, are identified below.

TABLE 5.2 TOTAL EXPENDITURES

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Expenditures
Salt Lake County (Including Library)	\$ -	\$39,158	\$ -	\$ -	\$39,158
Granite School District	2,634,976	384,500	-	-	3,019,476
Millcreek City	987,986	190,836	224,965	405,414	1,809,201
South Salt Lake Valley Mosquito Abatement District	-	542	-	-	542
Mt. Olympus Improvement District	92,324	25,715	-	-	118,039
Central Utah Water Conservancy District	-	15,966	-	-	15,966
Unified Fire Service Area	649,214	64,275	-	-	713,489
Total Expenditures	\$4,364,500	\$720,992	\$224,965	\$405,414	\$5,715,871

The total net benefit to the taxing entities participating in the Project Area is **\$17,095,259**, with the City's net benefit being **\$8,689,600**.

Exhibit A: Project Area Map

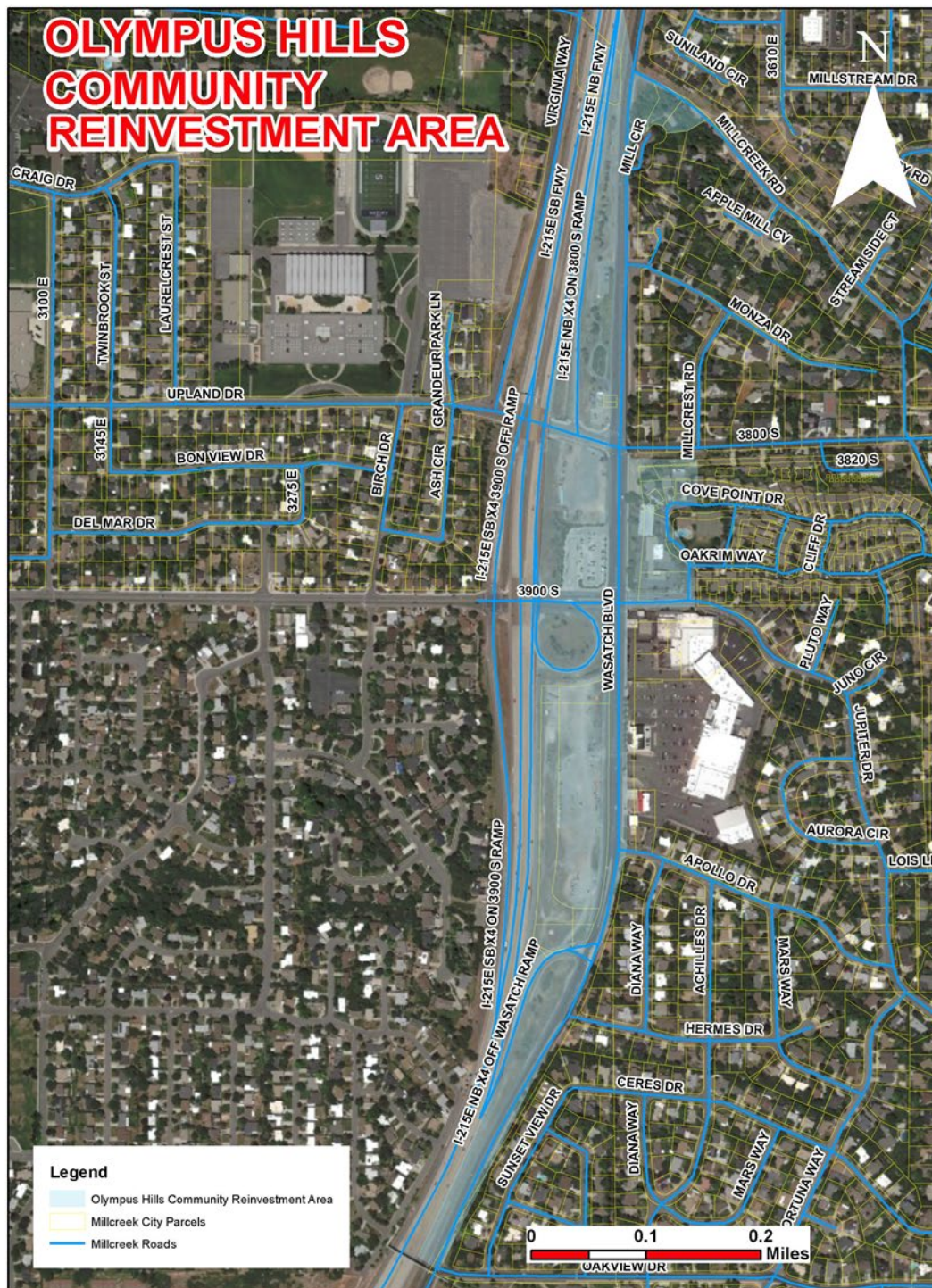




Exhibit B: Multi-Year Budget

Millcreek Community Reinvestment Agency

Olympus Hills CRA
Tax Increment and Amended Project Area Budget Analysis
Amended - JANUARY 22, 2024

ASSUMPTIONS:	
Discount Rate	6.500%



INCREMENTAL TAX ANALYSIS:	Payment Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS	NPV
	Tax Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044		
Cumulative Taxable Value	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
Porsche Development																							
Dealership		-	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918	19,763,918		
Adjacent Project (Class A Office - 40,000 SF)		-	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000		
Residential		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Assessed Value:		-	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918		
Value of Current Property		1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300	1,264,300		
Less Base Year Value		(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)	(1,264,300)		
TOTAL INCREMENTAL VALUE:		-	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918	39,763,918		
TAX RATE & INCREMENT ANALYSIS:																							
2022 Rates																							
Salt Lake County	0.001459	-	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	1,102,296	584,770
Salt Lake County Library	0.000386	-	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	291,629	154,710
Granite School District	0.006311	-	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	4,768,052	2,529,461
Millcreek City	0.001453	-	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	1,097,762	582,365
South Salt Lake Valley Mosquito Abatement District	0.000009	-	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	6,800	3,607
Mt. Olympus Improvement District	0.000188	-	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	7,476	142,037	75,351
Central Utah Water Conservancy District	0.000400	-	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	302,206	160,321
Unified Fire Service Area	0.001322	-	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	52,568	998,790	529,860
Totals:	0.011528	-	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	8,709,570	4,620,446
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:		-	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	458,398	8,709,570	4,620,446
PROJECT AREA BUDGET																							
2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045				
Sources of Funds:																							
2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS	NPV	
Property Tax Participation Rate for Budget																							
Salt Lake County	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Salt Lake County Library	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Granite School District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Millcreek City	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%		
South Salt Lake Valley Mosquito Abatement District	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Mt. Olympus Improvement District	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%		
Central Utah Water Conservancy District	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Unified Fire Service Area	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%		
Property Tax Increment for Budget																							
Salt Lake County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Salt Lake County Library	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Granite School District	-	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	188,213	2,634,976	1,592,975
Millcreek City	-	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	51,999	987,986	524,129
South Salt Lake Valley Mosquito Abatement District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Mt. Olympus Improvement District	-	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	4,859	92,324	48,978
Central Utah Water Conservancy District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Unified Fire Service Area	-	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	34,169	649,214	344,409
Total Property Tax Increment for Budget:	-	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	4,364,500	2,510,491
Uses of Tax Increment Funds:																							
2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS	NPV		
Redevelopment Activities (Infrastructure, Relocation, CRA Housing Requirement	85.0%	-	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	237,354	3,709,825	2,133,917
RDA Administration	10.0%	-	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	27,924	436,450	251,049
	5.0%	-	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	13,962	218,225	125,525
Total Uses	-	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	279,240	4,364,500	2,510,491
REMAINING TAX REVENUES FOR TAXING ENTITIES																							
2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTALS	NPV		
Salt Lake County	-	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	1,102,296	584,770
Davis County Library	-	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	291,629	154,710
Granite School District	-	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	62,738	2,133,076	936,486
Millcreek City	-	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	5,778	109,776	58,237
South Salt Lake Valley Mosquito Abatement District	-	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	6,800	3,607
Mt. Olympus Improvement District	-	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616	2,616				

AMENDED PROJECT AREA PLAN

OLYMPUS HILLS COMMUNITY REINVESTMENT AREA (CRA)

MILLCREEK COMMUNITY REINVESTMENT AGENCY, UTAH



JANUARY 22, 2024

[FINAL ADOPTED VERSION]


LEWIS YOUNG
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Table of Contents

TABLE OF CONTENTS.....	2
DEFINITIONS	3
INTRODUCTION.....	5
DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA.....	6
GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING DENSITIES AND HOW THEY WILL BE AFFECTED BY THE PROJECT AREA	6
STANDARDS GUIDING THE COMMUNITY REINVESTMENT	7
HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY PROJECT AREA DEVELOPMENT	7
CONFORMANCE OF THE PROPOSED DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN	7
DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY REINVESTMENT .	7
HOW THE AGENCY PLANS TO SELECT A PARTICIPANT	7
REASON FOR SELECTION OF THE PROJECT AREA	8
DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA	8
DESCRIPTION OF ANY FINANCIAL ASSISTANCE THAT THE AGENCY ANTICIPATES OFFERING A PARTICIPANT	9
ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT	9
EXHIBIT A: LEGAL DESCRIPTION OF FARM MEADOWS CRA.....	11
EXHIBIT B: PROJECT AREA MAP	12
EXHIBIT B: PARCEL LIST.....	13

Definitions

As used in this Community Reinvestment Amended Project Area Plan, the term:

"Act" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, 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.

"Agency" shall mean the Millcreek Community Reinvestment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

"Amended Project Area Plan" or "Amended Plan" shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Amended Project Area Plan refers to this document and all the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the collection of tax increment to fund the Amended Project Area Plan will be subject to an interlocal agreement process with the taxing entities within the Project Area.

"Base taxable value" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"City" or "Community" shall mean Millcreek City.




"Legislative body" shall mean the City Council of Millcreek City, which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Amended Project Area Plan required under Subsection 17C-1-102 (41) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in the Amended Project Area Plan or draft Amended Project Area Plan where the community reinvestment set forth in this Amended Project Area Plan or draft Amended Project Area Plan takes place or is proposed to take place (**Exhibit A & Exhibit B**).

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over several years in today's dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

-  the base taxable value of property in the Project Area;
-  the projected tax increment expected to be generated within the Project Area;
-  the amount of tax increment expected to be shared with other taxing entities;

- ☞ the amount of tax increment expected to be used to implement the Amended Project Area Plan;
- ☞ if the area from which tax increment is to be collected is less than the entire Project Area:
 - the tax identification number of the parcels from which tax increment will be collected; or
 - a legal description of the portion of the Project Area from which tax increment will be collected; and
- ☞ 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.

“Taxes” includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible.

“Taxing Entity” shall mean any public entity that levies a tax on any property within the Project Area.

“Tax Increment” is as defined by the Act, but in general shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

“Tax Increment Period” shall mean the period in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Amended Project Area Plan.

“Tax Year” shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2023 - October 31, 2024 tax year.

To the extent of the foregoing terms are defined by the Act or other applicable statutory law, the definitions set forth in this document are supplemental to those statutory definitions and are intended as clarifications only.

Introduction

The Millcreek Community Reinvestment Agency (the “Agency”), following thorough consideration of the needs and desires of Millcreek City (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this Amended Project Area Plan (the “Amended Project Area Plan” or “Amended Plan”) for the Olympus Hills Community Reinvestment Project Area (the “Project Area”). This Amended Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which includes land east of Interstate 215 East along Wasatch Blvd near the freeway interchange. The Amended Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the redevelopment of the Project Area. It is the purpose of this Amended Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities -- Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area. The realization of the Amended Plan is subject to interlocal agreements between the taxing entities individually and the Agency.




Resolution Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a survey resolution authorizing the preparation of a draft Community Reinvestment Amended Project Area Plan on **May 14, 2018**.

Utah Code
§17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Amended Project Area Plan

To adopt this Olympus Hills Community Reinvestment Amended Project Area Plan, the Agency confirms each of the requirements enumerated below have either been completed or will be completed prior to or at the time the Amended Plan is considered and adopted.

-  Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;
-  Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
-  Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the Amended Project Area Plan and has made a Amended Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the Amended Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE
§17C-5-105(1)

Description of the Boundaries of the Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area includes parcels east of Interstate 215 East along Wasatch Blvd near the freeway interchange.

As delineated in the office of the Salt Lake County Recorder, the Project Area encompasses all the parcels detailed in **Exhibit C**.

UTAH CODE
§17C-5-105(2)

General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

General Land Uses

The property within the Project Area is currently zoned for commercial and residential uses. This Amended Project Area Plan is consistent with the General Plan of the City. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Amended Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

Layout of Principal Streets

There principal streets of the Project Area are Wasatch Blvd and 3900 South. All the streets within the Project Area are outlined in the attached map in **Exhibit A**.

Population Densities

There are 4 residences within the Project Area. The average household size within Salt Lake County is 2.97. Therefore, it is estimated that there is a population of approximately 12 within the Project Area, or 0.28 persons per acre. It is anticipated that the Project Area development may increase the population size within the Project Area.

Building Densities

There are currently 6 buildings within the Project Area. It is anticipated that the redevelopment of the Project Area will result in additional buildings and increased density within the Project Area.

Impact of Community Reinvestment on Land Use, Layout of Principal Streets, and Population Densities

Community reinvestment activities within the Project Area will mostly consist of redevelopment of underutilized areas.

Land Use – It is anticipated that future development within the Project Area will include: residential, commercial, office and public gathering space

Layout of Principal Streets – It is anticipated that the community reinvestment of the Project Area will not alter the layout of the principal streets in the area. UDOT is currently studying freeway interchanges and has contemplated realigning the on and off ramps within the Project Area.

Population Densities –The Project Area will include residential development; therefore, the population density will increase within the Project Area.

UTAH CODE
§17C-5-105(3)

Standards Guiding the Community Reinvestment

To provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance and agreement, review and recommendations of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

UTAH CODE
§17C-5-105(4)

How the Purposes of this Title Will Be Attained By Project Area Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area

UTAH CODE
§17C-5-105(5)

Conformance of the Proposed Development to the Community's General Plan

The proposed Community Reinvestment Amended Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE
§17C-5-105(7)

Describe any Specific Project or Projects that are the object of the Community Reinvestment

With commanding views of both the mountains and the Salt Lake Valley, as well as visibility from an interstate highway, the CRA could someday include attractive mixed-use developments, including restaurants, public spaces such as plazas and parks, and high-end multi-family housing. Additionally, the Agency anticipates auto dealerships and the possibility of a corporate headquarters and a hotel.

UTAH CODE
§17C-5-105(8)

How the Agency Plans to Select a Participant

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this Amended Plan, consistent with the City's General Plan and specific zoning characteristics assigned to this Project Area. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this Amended Plan and is approved by the City. All potential developers may need to provide a detailed development plan including enough financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE
§17C-5-105(9)

Reason for Selection of the Project Area

The Olympus Hills Shopping Center was built in 1963 along Wasatch Boulevard, and when the eastern portion of the Belt Route (I-215) was completed in 1969 it created an undeveloped "no man's land" in between. The difficult properties have remained undeveloped ever since. With the potential realignment of the on and off ramps, the parcels within the Project Area can become prime locations for high-end office tenants, multi-family residential units, and other commercial retail and business uses, including auto dealerships.

UTAH CODE
§17C-5-105(10)

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

Physical Conditions

The Project Area consists of approximately 42 acres of relatively flat, privately and publicly owned land as shown on the Project Area map.

Social Conditions

There are currently 4 residential units within the Project Area. There are currently no social gathering spaces within the Project Area.

Economic Conditions

The Agency wants to encourage upgrades and improvements within the Project Area that will directly benefit the existing economic base of the City.

UTAH CODE
§17C-5-105(11)

Description of any Financial Assistance that the Agency Anticipates Offering a Participant

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, on-site improvements, desirable Project Area improvements, land assemblage, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this Amended Plan, specifically to:

- ☐ Foster and accelerate economic development;
- ☐ Stimulate job development;
- ☐ Promote the use of transit and the walkability of the area;
- ☐ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☐ Assist with property acquisition and/or land assembly; and
- ☐ Provide attractive development for high-quality tenants.

The Project Area Budget, which is a companion document to this Amended Project Area Plan, will include specific participation percentages and timeframes for participation of Tax Increment by each participating taxing entity.

UTAH CODE
§17C-5-105(12)

Anticipated Public Benefit to be Derived from the Community Development

The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the area.

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

“But For” Analysis

The Olympus Hills Shopping Center was built in 1963 along Wasatch Boulevard, and when the eastern portion of the Belt Route (I-215) was completed in 1969 it created an undeveloped “no man’s land” in between. The difficult properties have remained undeveloped ever since, and are likely to continue underutilized and undeveloped “but for” the assistance of tax increment financing.

Cost/Benefit Analysis

Based on the land use assumptions and tax increment participation levels, the following tables outline the benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create a net benefit to the City and the other taxing entities that participate in the Project Area.

TABLE 1: PROJECT AREA REVENUES

Entity	Property Tax	Sales Tax	Total Revenues
Salt Lake County (Including Library)	\$1,393,924	\$4,700,520	\$6,094,444
Granite School District	4,768,052	-	4,768,052
Millcreek City	1,097,762	9,401,039	10,498,801
South Salt Lake Valley Mosquito Abatement District	6,800	-	6,800
Mt. Olympus Improvement District	302,206	-	302,206
Central Utah Water Conservancy District	142,037	-	142,037
Unified Fire Service Area	998,790	-	998,790
Total Revenues	\$8,709,571	\$14,101,559	\$22,811,130

TABLE 2: PROJECT AREA EXPENDITURES

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Expenditures
Granite School District	\$ 2,634,976	\$384,500	-	-	\$3,019,476
Salt Lake County (Including Library)	-	39,158	-	-	39,158
Millcreek City	987,986	190,836	224,965	405,414	1,809,201
South Salt Lake Valley Mosquito Abatement District		542	-	-	542
Mt. Olympus Improvement District	92,324	25,715	-	-	118,039
Central Utah Water Conservancy District		15,966	-	-	15,966
Unified Fire Service Area	649,214	64,275	-	-	713,489
Total Expenditures	\$4,364,500	\$720,992	\$224,965	\$405,414	\$5,715,871

The total net benefit to the taxing entities related to the creation and proposed development within the Project Area is **\$17,095,259**, with the City's net benefit being **\$8,689,600**.

EXHIBIT A: Legal Description of Olympus Hills CRA

That area of incorporated Millcreek, a Municipal Corporation to be known as Olympus Hills Community Reinvestment Agency located in the Northeast Quarter of Section 02, Township 2 South, Range 1 East, the East Half of Section 35, and the West Half of Section 36, of the Salt Lake Base and Meridian. Said area is further described as follows:

Beginning at the Northeast corner of Lot 2 in the Mill Hollow Subdivision as depicted on that Plat recorded in Book NN, at Page 99 in the Office of the Salt Lake County Recorder, said point is located South 1318.75 feet and East 344.65 feet from the Northwest Corner of said 36; thence Westerly along the Southeasterly and Southerly boundary of said lot 251.05 feet, more, or less, and continuing Westerly along the South boundary of lot 1 in said Subdivision 95.13 feet, more, or less, to the West boundary of said Subdivision and East right of way of Wasatch Boulevard; thence Southerly along said East right of way and the West boundaries of said Subdivision, the property described in that Warranty Deed recorded in Book 10418, at Page 984, Wasatch Grove Subdivision as depicted on that Plat recorded in Book 88, at Page 53, Millcrest Subdivision as depicted on that Plat recorded in Book N, at Page 73, Canyon Flats Subdivision as depicted on that Plat recorded in Book 2013, at Page 35, Cove Point Phase 3 Planned Unit Development as depicted on that Plat recorded in Book 77, at Page 172, 1744 feet, more, or less, to a Southwest Corner in said Planned Unit Development; thence Easterly along a Southerly boundary of said Planned Unit Development 114.14 feet, more, or less, to the West right of way of Cove Point Drive and the West boundary of the Cove Point Phase 1 Planned Unit Development as depicted on that Plat recorded in Book 1976, at Page 118; thence Southerly along said Planned Unit Development, right of way, and the Southerly extension thereof 522.94 feet, more, or less, to the South right of way of Jupiter Drive; thence West along said right of way 273.36 feet, more, or less, to the East right of way of Wasatch Boulevard; thence Southerly along said right of way 3180 feet, more, or less, to the centerline of Oakview Drive; thence West along the Westerly extension of said centerline 100 feet, more, or less, to the East side of the existing northbound emergency and travel lanes of Interstate 215; thence Northerly along said East side 5730 feet, more, or less, to a point where it intersects the Westerly extension of the centerline of Millcreek Road; thence Easterly along said extension and centerline 511 feet, more, or less, to a point that is approximately N. 59°24' E. 30.00 feet from the Northeast corner of said lot 2 of the Mill Hollow Subdivision; thence S. 59°24' W. 30.00 feet, more, or less, to the point of beginning.

The above described Community Reinvestment agency contains 41.627 acres, more, or less.

EXHIBIT B: Project Area Map

MAP OF PROPOSED PROJECT AREA BOUNDARIES

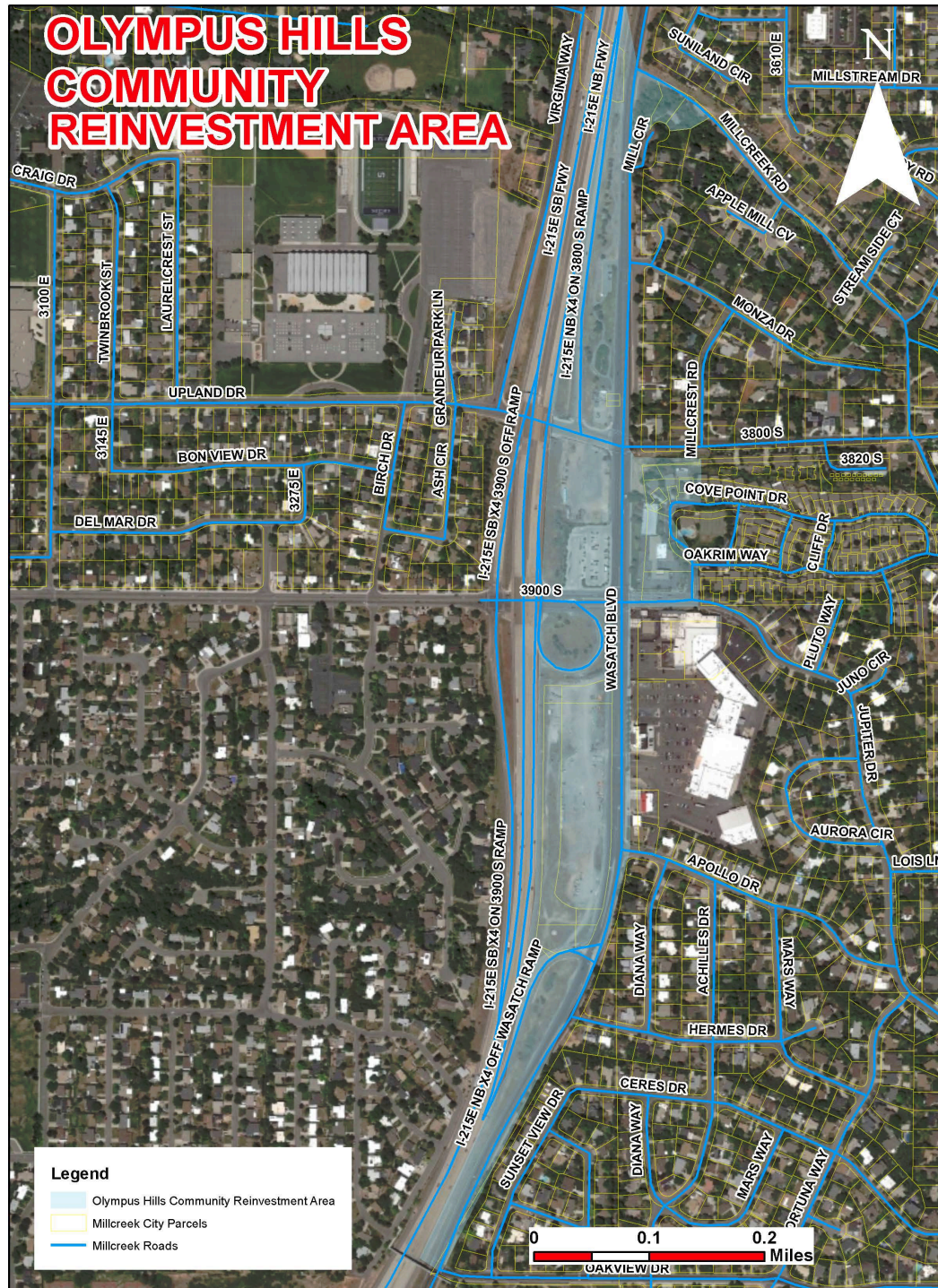


EXHIBIT C: Parcel List

Taxable Property Schedule (2018)		
Parcel_ID	Owner	Acres
16361510010000	MILL CIRCLE LLC	0.43
16354810060000	METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY	
16354810140000	UTAH DEPARTMENT OF TRANSPORTATION	
163548101200000	UTAH DEPARTMENT OF TRANSPORTATION	
16354810090000	UTAH DEPARTMENT OF TRANSPORTATION	
16354810110000	EP GT3 LLC	
16354810080000	EP GT3 LLC	
16354810150000	EP GT3 LLC	
16354810130000	EP GT3 LLC	
16354810110000	1010 STIRLING LLC	0.48
16354810070000	UTAH DEPARTMENT OF TRANSPORTATION	2.20
16363050030000	MILLSTREEM PROPERTIES LLC	0.94
16363040380000	KEITZ, KEVIN J	0.11
16363040020000	KELLY, PATTI R	0.09
16363050040000	FIRST SECURITY BANK OF UTAH	0.72
16354810060000	METROPOLITAN WATER DISTRICT OF SALT LAKE	0.63
16363040370000	ANDERSON, DARLENE R; TR	0.11
16354810090000	UTAH DEPARTMENT OF TRANSPORTATION	0.18
16354280010000	QUESTAR GAS COMPANY	0.03
16354810100000	UTAH DEPARTMENT OF TRANSPORTATION	0.15
16354810080000	1010 STIRLING LLC	4.93
16361510020000	MILL CIRCLE LLC	0.43
16363030260000	CORNERLOT 2016 LLC	0.15
Roads, Easements, Right-of-Ways, etc.		30.05
Total		41.63

**MILLCREEK, UTAH
ORDINANCE NO. 24-04**

**AN ORDINANCE OF THE CITY COUNCIL ADOPTING AN AMENDED
COMMUNITY REINVESTMENT PROJECT AREA PLAN AND BUDGET
FOR THE OLYMPUS HILLS COMMUNITY REINVESTMENT PROJECT
AREA**

WHEREAS, the City Council (“Council”) met in regular session on 22 January, 2024, to consider, among other things, adopting an amended Community Reinvestment Project Area Plan and budget for the Olympus Hills Community Reinvestment Project Area (the “Project Area”); and

WHEREAS, the Millcreek Community Reinvestment Agency (the “Agency”) has held the required public hearing and adopted a resolution approving the amended Plan and Budget; and

WHEREAS, Utah Code Ann. § 17C-5-109 (the “Act”) provides that, before a community reinvestment project area plan approved by an agency under Act may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency; and

WHEREAS, the Council finds that it was the legislative body that created the Agency;

WHEREAS, the Council finds that it is in the best interest of Millcreek (“City”) to adopt the amended Plan and Budget for the Project Area.

NOW THEREFORE BE IT ORDAINED BY THE MILLCREEK COUNCIL as follows:

Section 1. Adoption of Project Area Amended Plan and Budget. The Agency has adopted the Amended Plan and Budget. The Plan is hereby designated as the official Community Reinvestment Project Area Plan for the Olympus Hills Community Reinvestment Project Area. The Council, after review of the Agency’s findings, hereby adopts by Ordinance the Project Area Plan pursuant to Utah Code Ann. § 17C-5-109 and adopts the Amended Budget.

Section 2. Project Boundaries. The legal description of the boundaries of the Project Area covered by the Plan is as follows, to-wit:

That area of incorporated Millcreek, a Municipal Corporation to be known as Olympus Hills Community Reinvestment Agency located in the Northeast Quarter of Section 02, Township 2 South, Range 1 East, the East Half of Section 35, and the West Half of Section 36, of the Salt Lake Base and Meridian. Said area is further described as follows:

Beginning at the Northeast corner of Lot 2 in the Mill Hollow Subdivision as depicted on that Plat recorded in Book NN, at Page 99 in the Office of the Salt Lake County Recorder, said point is located South 1318.75 feet and East 344.65 feet from the Northwest Corner of said 36; thence

Westerly along the Southeasterly and Southerly boundary of said lot 251.05 feet, more, or less, and continuing Westerly along the South boundary of lot 1 in said Subdivision 95.13 feet, more, or less, to the West boundary of said Subdivision and East right of way of Wasatch Boulevard; thence Southerly along said East right of way and the West boundaries of said Subdivision, the property described in that Warranty Deed recorded in Book 10418, at Page 984, Wasatch Grove Subdivision as depicted on that Plat recorded in Book 88, at Page 53, Millcrest Subdivision as depicted on that Plat recorded in Book N, at Page 73, Canyon Flats Subdivision as depicted on that Plat recorded in Book 2013, at Page 35, Cove Point Phase 3 Planned Unit Development as depicted on that Plat recorded in Book 77, at Page 172, 1744 feet, more, or less, to a Southwest Corner in said Planned Unit Development; thence Easterly along a Southerly boundary of said Planned Unit Development 114.14 feet, more, or less, to the West right of way of Cove Point Drive and the West boundary of the Cove Point Phase 1 Planned Unit Development as depicted on that Plat recorded in Book 1976, at Page 118; thence Southerly along said Planned Unit Development, right of way, and the Southerly extension thereof 522.94 feet, more, or less, to the South right of way of Jupiter Drive; thence West along said right of way 273.36 feet, more, or less, to the East right of way of Wasatch Boulevard; thence Southerly along said right of way 3180 feet, more, or less, to the centerline of Oakview Drive; thence West along the Westerly extension of said centerline 100 feet, more, or less, to the East side of the existing northbound emergency and travel lanes of Interstate 215; thence Northerly along said East side 5730 feet, more, or less, to a point where it intersects the Westerly extension of the centerline of Millcreek Road; thence Easterly along said extension and centerline 511 feet, more, or less, to a point that is approximately N. 59°24' E. 30.00 feet from the Northeast corner of said lot 2 of the Mill Hollow Subdivision; thence S. 59°24' W. 30.00 feet, more, or less, to the point of beginning.

Section 3. Amended Project Area Plan and Budget Incorporated by Reference. The Amended Project Area Plan and Budget, together with any supporting documents, is incorporated herein by reference and made a part of this Ordinance. Copies of the Amended Project Area Plan and Budget shall be filed and maintained in the office of the City Recorder and the Agency for public inspection.

Section 4. Effective Date. This Ordinance shall take effect upon its first publication or posting.

PASSED and **APPROVED** by the Council this 22 day of Jun 2024.

MILLCREEK



Jeff Silvestrini, Mayor

ATTEST:



Alex Wendt, Deputy City Recorder



Roll Call Vote:

Silvestrini	<u>Yes</u>	No
Catten	<u>Yes</u>	No
DeSirant	<u>Yes</u>	No
Jackson	<u>Yes</u>	No
Uipi	<u>Yes</u>	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:
ORDINANCE 24-04: ADOPTING THE AMENDED OLYMPUS HILLS COMMUNITY
REINVESTMENT PROJECT AREA BUDGET, AND AMDEND PROJECT AREA PLAN was
adopted the 22nd day of January 2024 and that a copy of the foregoing Ordinance 24-04 was
posted in accordance with Utah Code 10-3-711 this 23 day of January, 2024.

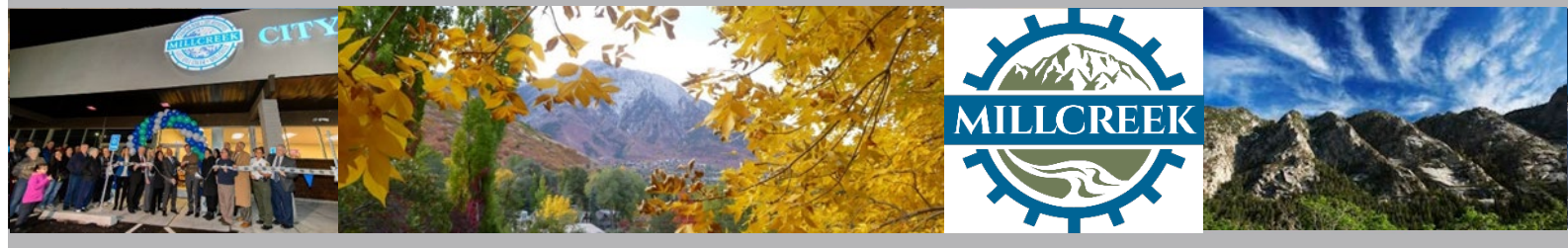


Alex Wendt, Deputy City Recorder

AMENDED PROJECT AREA BUDGET

OLYMPUS HILLS COMMUNITY REINVESTMENT AREA (CRA)

MILLCREEK COMMUNITY REINVESTMENT AGENCY, UTAH



JANUARY 22, 2024

[FINAL ADOPTED VERSION]


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Table of Contents

TABLE OF CONTENTS.....	2
SECTION 1: INTRODUCTION	3
SECTION 2: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA.....	3
SECTION 3: GENERAL OVERVIEW OF AMENDED PROJECT AREA BUDGET	4
SECTION 4: PROPERTY TAX INCREMENT	5
SECTION 5: COST/BENEFIT ANALYSIS.....	7
EXHIBIT A: PROJECT AREA MAP	8
EXHIBIT B: MULTI-YEAR BUDGET	9

Section 1: Introduction

The Millcreek Community Reinvestment Agency (the “Agency”), following thorough consideration of the needs and desires of the City of Millcreek (the “City”) and its residents, as well as understanding the City’s capacity for new development, has carefully crafted the Amended Project Area Plan (the “Amended Plan” or “Amended Project Area Plan”) for the Olympus Hills Community Reinvestment Project Area (the “Project Area”). The Amended Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which includes land east of Interstate 215 East along Wasatch Blvd near the freeway interchange.

The Amended Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. This **Amended Project Area Budget** document (the “Amended Budget”) is predicated upon certain elements, objectives and conditions outlined in the Amended Plan and intended to be used as a financing tool to assist the Agency in meeting Amended Plan objectives discussed herein and more specifically referenced and identified in the Amended Plan.

The creation of the Project Area is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area.

Section 2: Description of Community Development Project Area

The Project Area includes land east of Interstate 215 East along Wasatch Blvd near the freeway interchange. The Project Area is comprised of approximately 42 acres of property.

A map of the Project Area is attached hereto in **EXHIBIT A**.

Section 3: General Overview of Amended Project Area Budget

The purpose of the Amended Project Area Budget is to provide the financial framework necessary to implement the Project Area Amended Plan vision and objectives. The Amended Project Area Plan has identified that tax increment financing is essential to meet the objectives of the CRA Project Area. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Amended Project Area Budget.

Base Year Value

The Agency has determined that the base year property tax value for the Project Area will be the total taxable value for the 2017 tax year which is estimated to be **\$3,768,320**. Using the tax rates established within the Project Area the property taxes levied equate to \$56,412 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

Payment Trigger

The Project Area will have a twenty-year (20) duration from the date of the first tax increment received by the Agency. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1, e.g., if requested prior to March 1, 2023, Year 1 of increment will be 2024. The Agency anticipates it will trigger tax increment by March 1, 2026, but in no case will the Agency trigger the first year of tax increment collection after March 1, 2027.

Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development will begin in the Project Area in 2020. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2025 or as late as 2027. It is currently estimated that during the 20-year life of the Amended Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$4.56 million or at a net present value (NPV)¹ of \$3.21 million. This amount is over and above the \$1.13 million of base taxes that the property would generate over 20 years at the \$56,412 annual amount it currently generates as shown in Table 4.1 below.

¹ Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.

Section 4: Property Tax Increment

Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be \$3,768,320. Based upon the tax rates in the area, the collective taxing entities are receiving \$56,412 in property tax annually from this Project Area. This equates to approximately \$1,128,235 over the 20-year life of the Project Area.

TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 20 YEARS)

Entity	Total	NPV at 4%
Salt Lake County	\$152,617	103,706
Salt Lake County Library	42,130	28,628
Granite School District	589,516	400,586
Millcreek City	151,637	103,040
South Salt Lake Valley Mosquito Abatement District	1,130	768
Mt. Olympus Improvement District	21,027	14,288
Central Utah Water Conservancy District	30,147	20,485
Unified Fire Service Area	140,031	95,153
Total Revenue	\$1,128,235	\$766,654

Property Tax Increment Shared with RDA

It is anticipated that Salt Lake County will not participate in the Amended Project Area Budget, but all other taxing entities will participate. Specifically, Granite School District will participate at 75% for a 15-year period, Millcreek City for 90% for a 20-year period, and other taxing entities at a 65% for a 20-year period, as depicted below in Table 4.2. The City, County and the State will **not** contribute any portion of their incremental sales tax to implement the Amended Project Area Plan. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 6.5%
Salt Lake County	0%	-	\$ -	\$ -
Salt Lake County Library	0%	-	-	-
Granite School District	75%	15 Years	2,634,976	1,592,975
Millcreek City	90%	20 Years	987,986	524,129
South Salt Lake Valley Mosquito Abatement District	0%	-	-	-
Mt. Olympus Improvement District	65%	20 Years	92,324	48,978
Central Utah Water Conservancy District	0%	-	-	-
Unified Fire Service Area	65%	20 Years	649,214	344,409
Total Sources of Tax Increment Funds			\$4,364,500	\$2,510,491

Uses of Tax Increment

The Agency will use 5% of the tax increment to administer the CRA. Most of the remaining tax increment collected by the Agency will be used for redevelopment activities in the Project Area (85%). Including: offsetting certain on-site public infrastructure costs, land assemblage, development incentives, Agency requested improvements and upgrades, desirable Project Area improvements, and other redevelopment activities as approved by the Agency. The remaining 10% will go towards affordable housing, as required by the Act.

TABLE 4.3: USES OF TAX INCREMENT

Uses	Total	NPV at 6.5%
Redevelopment Activities	\$3,709,825	\$2,133,917
CRA Housing Requirement	436,450	251,049
Project Area Administration	218,225	125,525
Total Uses of Tax Increment Funds	\$4,364,500	\$2,510,491

A multi-year projection of tax increment is including in **EXHIBIT B**.

Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Project

As described above, the collective taxing entities are currently receiving approximately \$56,412 in property taxes annually from this Project Area. At the end of 20 years an additional \$458,398 in property taxes annually is anticipated, totaling approximately \$514,812 in property taxes annually for the area. "But for" the assistance provided by the Agency through tax increment revenues, this greater than 700 percent increase in property taxes generated for the taxing entities would not be possible.

TABLE 4.4: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Salt Lake County	\$7,631	\$58,016	\$65,647
Salt Lake County Library	2,106	15,349	17,455
Granite School District	29,476	250,950	280,426
Millcreek City	7,582	57,777	65,359
South Salt Lake Valley Mosquito Abatement District	57	358	415
Mt. Olympus Improvement District	1,051	7,476	8,527
Central Utah Water Conservancy District	1,507	15,906	17,413
Unified Fire Service Area	7,002	52,568	59,570
Total Revenue	\$56,412	\$458,398	\$514,812

Section 5: Cost/Benefit Analysis

Additional Revenues

Other Tax Revenues

The development within the Project Area will also generate sales taxes for the City and County.

Table 5.1 shows the total revenues generated by the Project Area. This total includes the anticipated property tax increment and sales and use tax.

TABLE 5.1 TOTAL REVENUES

Entity	Property Tax	Sales Tax	Total Revenues
Salt Lake County (Including Library)	\$1,393,924	\$4,700,520	\$6,094,444
Granite School District	4,768,052	-	4,768,052
Millcreek City	1,097,762	9,401,039	10,498,801
South Salt Lake Valley Mosquito Abatement District	6,800	-	6,800
Mt. Olympus Improvement District	302,206	-	302,206
Central Utah Water Conservancy District	142,037	-	142,037
Unified Fire Service Area	998,790	-	998,790
Total Revenues	\$8,709,571	\$14,101,559	\$22,811,130

Additional Costs

The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Amended Project Area Plan, are identified below.

TABLE 5.2 TOTAL EXPENDITURES

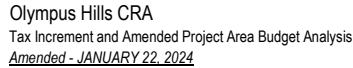
Entity	CRA Budget	General Government	Public Works	Public Safety	Total Expenditures
Salt Lake County (Including Library)	\$ -	\$39,158	\$ -	\$ -	\$39,158
Granite School District	2,634,976	384,500	-	-	3,019,476
Millcreek City	987,986	190,836	224,965	405,414	1,809,201
South Salt Lake Valley Mosquito Abatement District	-	542	-	-	542
Mt. Olympus Improvement District	92,324	25,715	-	-	118,039
Central Utah Water Conservancy District	-	15,966	-	-	15,966
Unified Fire Service Area	649,214	64,275	-	-	713,489
Total Expenditures	\$4,364,500	\$720,992	\$224,965	\$405,414	\$5,715,871

The total net benefit to the taxing entities participating in the Project Area is **\$17,095,259**, with the City's net benefit being **\$8,689,600**.



Exhibit B: Multi-Year Budget

ASSUMPTIONS:	
Discount Rate	6.500%



 Tax Increment Budget

AMENDED PROJECT AREA PLAN

OLYMPUS HILLS COMMUNITY REINVESTMENT AREA (CRA)

MILLCREEK COMMUNITY REINVESTMENT AGENCY, UTAH



JANUARY 22, 2024

[FINAL ADOPTED VERSION]


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Table of Contents

TABLE OF CONTENTS.....	2
DEFINITIONS	3
INTRODUCTION.....	5
DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA.....	6
GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING DENSITIES AND HOW THEY WILL BE AFFECTED BY THE PROJECT AREA	6
STANDARDS GUIDING THE COMMUNITY REINVESTMENT	7
HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY PROJECT AREA DEVELOPMENT	7
CONFORMANCE OF THE PROPOSED DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN	7
DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY REINVESTMENT .	7
HOW THE AGENCY PLANS TO SELECT A PARTICIPANT	7
REASON FOR SELECTION OF THE PROJECT AREA	8
DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA	8
DESCRIPTION OF ANY FINANCIAL ASSISTANCE THAT THE AGENCY ANTICIPATES OFFERING A PARTICIPANT	9
ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT	9
EXHIBIT A: LEGAL DESCRIPTION OF FARM MEADOWS CRA.....	11
EXHIBIT B: PROJECT AREA MAP	12
EXHIBIT B: PARCEL LIST.....	13

Definitions

As used in this Community Reinvestment Amended Project Area Plan, the term:

"Act" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, 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.

"Agency" shall mean the Millcreek Community Reinvestment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

"Amended Project Area Plan" or **"Amended Plan"** shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Amended Project Area Plan refers to this document and all the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the collection of tax increment to fund the Amended Project Area Plan will be subject to an interlocal agreement process with the taxing entities within the Project Area.

"Base taxable value" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"City" or "Community" shall mean Millcreek City.




"Legislative body" shall mean the City Council of Millcreek City, which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Amended Project Area Plan required under Subsection 17C-1-102 (41) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in the Amended Project Area Plan or draft Amended Project Area Plan where the community reinvestment set forth in this Amended Project Area Plan or draft Amended Project Area Plan takes place or is proposed to take place (**Exhibit A & Exhibit B**).

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over several years in today's dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

-  the base taxable value of property in the Project Area;
-  the projected tax increment expected to be generated within the Project Area;
-  the amount of tax increment expected to be shared with other taxing entities;

- ☞ the amount of tax increment expected to be used to implement the Amended Project Area Plan;
- ☞ if the area from which tax increment is to be collected is less than the entire Project Area:
 - the tax identification number of the parcels from which tax increment will be collected; or
 - a legal description of the portion of the Project Area from which tax increment will be collected; and
- ☞ 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.

“Taxes” includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible.

“Taxing Entity” shall mean any public entity that levies a tax on any property within the Project Area.

“Tax Increment” is as defined by the Act, but in general shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

“Tax Increment Period” shall mean the period in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Amended Project Area Plan.

“Tax Year” shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2023 - October 31, 2024 tax year.

To the extent of the foregoing terms are defined by the Act or other applicable statutory law, the definitions set forth in this document are supplemental to those statutory definitions and are intended as clarifications only.

Introduction

The Millcreek Community Reinvestment Agency (the “Agency”), following thorough consideration of the needs and desires of Millcreek City (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this Amended Project Area Plan (the “Amended Project Area Plan” or “Amended Plan”) for the Olympus Hills Community Reinvestment Project Area (the “Project Area”). This Amended Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which includes land east of Interstate 215 East along Wasatch Blvd near the freeway interchange. The Amended Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

The City has determined it is in the best interest of its citizens to assist in the redevelopment of the Project Area. It is the purpose of this Amended Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities -- Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area. The realization of the Amended Plan is subject to interlocal agreements between the taxing entities individually and the Agency.




Resolution Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a survey resolution authorizing the preparation of a draft Community Reinvestment Amended Project Area Plan on **May 14, 2018**.

Utah Code
§17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Amended Project Area Plan

To adopt this Olympus Hills Community Reinvestment Amended Project Area Plan, the Agency confirms each of the requirements enumerated below have either been completed or will be completed prior to or at the time the Amended Plan is considered and adopted.

-  Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;
-  Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
-  Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the Amended Project Area Plan and has made a Amended Project Area Plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the Amended Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE
§17C-5-105(1)

Description of the Boundaries of the Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area includes parcels east of Interstate 215 East along Wasatch Blvd near the freeway interchange.

As delineated in the office of the Salt Lake County Recorder, the Project Area encompasses all the parcels detailed in **Exhibit C**.

UTAH CODE
§17C-5-105(2)

General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

General Land Uses

The property within the Project Area is currently zoned for commercial and residential uses. This Amended Project Area Plan is consistent with the General Plan of the City. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Amended Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

Layout of Principal Streets

There principal streets of the Project Area are Wasatch Blvd and 3900 South. All the streets within the Project Area are outlined in the attached map in **Exhibit A**.

Population Densities

There are 4 residences within the Project Area. The average household size within Salt Lake County is 2.97. Therefore, it is estimated that there is a population of approximately 12 within the Project Area, or 0.28 persons per acre. It is anticipated that the Project Area development may increase the population size within the Project Area.

Building Densities

There are currently 6 buildings within the Project Area. It is anticipated that the redevelopment of the Project Area will result in additional buildings and increased density within the Project Area.

Impact of Community Reinvestment on Land Use, Layout of Principal Streets, and Population Densities

Community reinvestment activities within the Project Area will mostly consist of redevelopment of underutilized areas.

Land Use – It is anticipated that future development within the Project Area will include: residential, commercial, office and public gathering space

Layout of Principal Streets – It is anticipated that the community reinvestment of the Project Area will not alter the layout of the principal streets in the area. UDOT is currently studying freeway interchanges and has contemplated realigning the on and off ramps within the Project Area.

Population Densities –The Project Area will include residential development; therefore, the population density will increase within the Project Area.

UTAH CODE
§17C-5-105(3)

Standards Guiding the Community Reinvestment

To provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance and agreement, review and recommendations of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

UTAH CODE
§17C-5-105(4)

How the Purposes of this Title Will Be Attained By Project Area Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area

UTAH CODE
§17C-5-105(5)

Conformance of the Proposed Development to the Community's General Plan

The proposed Community Reinvestment Amended Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE
§17C-5-105(7)

Describe any Specific Project or Projects that are the object of the Community Reinvestment

With commanding views of both the mountains and the Salt Lake Valley, as well as visibility from an interstate highway, the CRA could someday include attractive mixed-use developments, including restaurants, public spaces such as plazas and parks, and high-end multi-family housing. Additionally, the Agency anticipates auto dealerships and the possibility of a corporate headquarters and a hotel.

UTAH CODE
§17C-5-105(8)

How the Agency Plans to Select a Participant

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this Amended Plan, consistent with the City's General Plan and specific zoning characteristics assigned to this Project Area. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this Amended Plan and is approved by the City. All potential developers may need to provide a detailed development plan including enough financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE
§17C-5-105(9)

Reason for Selection of the Project Area

The Olympus Hills Shopping Center was built in 1963 along Wasatch Boulevard, and when the eastern portion of the Belt Route (I-215) was completed in 1969 it created an undeveloped "no man's land" in between. The difficult properties have remained undeveloped ever since. With the potential realignment of the on and off ramps, the parcels within the Project Area can become prime locations for high-end office tenants, multi-family residential units, and other commercial retail and business uses, including auto dealerships.

UTAH CODE
§17C-5-105(10)

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

Physical Conditions

The Project Area consists of approximately 42 acres of relatively flat, privately and publicly owned land as shown on the Project Area map.

Social Conditions

There are currently 4 residential units within the Project Area. There are currently no social gathering spaces within the Project Area.

Economic Conditions

The Agency wants to encourage upgrades and improvements within the Project Area that will directly benefit the existing economic base of the City.

UTAH CODE
§17C-5-105(11)

Description of any Financial Assistance that the Agency Anticipates Offering a Participant

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, on-site improvements, desirable Project Area improvements, land assemblage, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this Amended Plan, specifically to:

- ☐ Foster and accelerate economic development;
- ☐ Stimulate job development;
- ☐ Promote the use of transit and the walkability of the area;
- ☐ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☐ Assist with property acquisition and/or land assembly; and
- ☐ Provide attractive development for high-quality tenants.

The Project Area Budget, which is a companion document to this Amended Project Area Plan, will include specific participation percentages and timeframes for participation of Tax Increment by each participating taxing entity.

UTAH CODE
§17C-5-105(12)

Anticipated Public Benefit to be Derived from the Community Development

The Beneficial Influences upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the area.

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

“But For” Analysis

The Olympus Hills Shopping Center was built in 1963 along Wasatch Boulevard, and when the eastern portion of the Belt Route (I-215) was completed in 1969 it created an undeveloped “no man’s land” in between. The difficult properties have remained undeveloped ever since, and are likely to continue underutilized and undeveloped “but for” the assistance of tax increment financing.

Cost/Benefit Analysis

Based on the land use assumptions and tax increment participation levels, the following tables outline the benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create a net benefit to the City and the other taxing entities that participate in the Project Area.

TABLE 1: PROJECT AREA REVENUES

Entity	Property Tax	Sales Tax	Total Revenues
Salt Lake County (Including Library)	\$1,393,924	\$4,700,520	\$6,094,444
Granite School District	4,768,052	-	4,768,052
Millcreek City	1,097,762	9,401,039	10,498,801
South Salt Lake Valley Mosquito Abatement District	6,800	-	6,800
Mt. Olympus Improvement District	302,206	-	302,206
Central Utah Water Conservancy District	142,037	-	142,037
Unified Fire Service Area	998,790	-	998,790
Total Revenues	\$8,709,571	\$14,101,559	\$22,811,130

TABLE 2: PROJECT AREA EXPENDITURES

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Expenditures
Granite School District	\$ 2,634,976	\$384,500	-	-	\$3,019,476
Salt Lake County (Including Library)	-	39,158	-	-	39,158
Millcreek City	987,986	190,836	224,965	405,414	1,809,201
South Salt Lake Valley Mosquito Abatement District		542	-	-	542
Mt. Olympus Improvement District	92,324	25,715	-	-	118,039
Central Utah Water Conservancy District		15,966	-	-	15,966
Unified Fire Service Area	649,214	64,275	-	-	713,489
Total Expenditures	\$4,364,500	\$720,992	\$224,965	\$405,414	\$5,715,871

The total net benefit to the taxing entities related to the creation and proposed development within the Project Area is **\$17,095,259**, with the City's net benefit being **\$8,689,600**.

EXHIBIT A: Legal Description of Olympus Hills CRA

That area of incorporated Millcreek, a Municipal Corporation to be known as Olympus Hills Community Reinvestment Agency located in the Northeast Quarter of Section 02, Township 2 South, Range 1 East, the East Half of Section 35, and the West Half of Section 36, of the Salt Lake Base and Meridian. Said area is further described as follows:

Beginning at the Northeast corner of Lot 2 in the Mill Hollow Subdivision as depicted on that Plat recorded in Book NN, at Page 99 in the Office of the Salt Lake County Recorder, said point is located South 1318.75 feet and East 344.65 feet from the Northwest Corner of said 36; thence Westerly along the Southeasterly and Southerly boundary of said lot 251.05 feet, more, or less, and continuing Westerly along the South boundary of lot 1 in said Subdivision 95.13 feet, more, or less, to the West boundary of said Subdivision and East right of way of Wasatch Boulevard; thence Southerly along said East right of way and the West boundaries of said Subdivision, the property described in that Warranty Deed recorded in Book 10418, at Page 984, Wasatch Grove Subdivision as depicted on that Plat recorded in Book 88, at Page 53, Millcrest Subdivision as depicted on that Plat recorded in Book N, at Page 73, Canyon Flats Subdivision as depicted on that Plat recorded in Book 2013, at Page 35, Cove Point Phase 3 Planned Unit Development as depicted on that Plat recorded in Book 77, at Page 172, 1744 feet, more, or less, to a Southwest Corner in said Planned Unit Development; thence Easterly along a Southerly boundary of said Planned Unit Development 114.14 feet, more, or less, to the West right of way of Cove Point Drive and the West boundary of the Cove Point Phase 1 Planned Unit Development as depicted on that Plat recorded in Book 1976, at Page 118; thence Southerly along said Planned Unit Development, right of way, and the Southerly extension thereof 522.94 feet, more, or less, to the South right of way of Jupiter Drive; thence West along said right of way 273.36 feet, more, or less, to the East right of way of Wasatch Boulevard; thence Southerly along said right of way 3180 feet, more, or less, to the centerline of Oakview Drive; thence West along the Westerly extension of said centerline 100 feet, more, or less, to the East side of the existing northbound emergency and travel lanes of Interstate 215; thence Northerly along said East side 5730 feet, more, or less, to a point where it intersects the Westerly extension of the centerline of Millcreek Road; thence Easterly along said extension and centerline 511 feet, more, or less, to a point that is approximately N. 59°24' E. 30.00 feet from the Northeast corner of said lot 2 of the Mill Hollow Subdivision; thence S. 59°24' W. 30.00 feet, more, or less, to the point of beginning.

The above described Community Reinvestment agency contains 41.627 acres, more, or less.

EXHIBIT B: Project Area Map

MAP OF PROPOSED PROJECT AREA BOUNDARIES

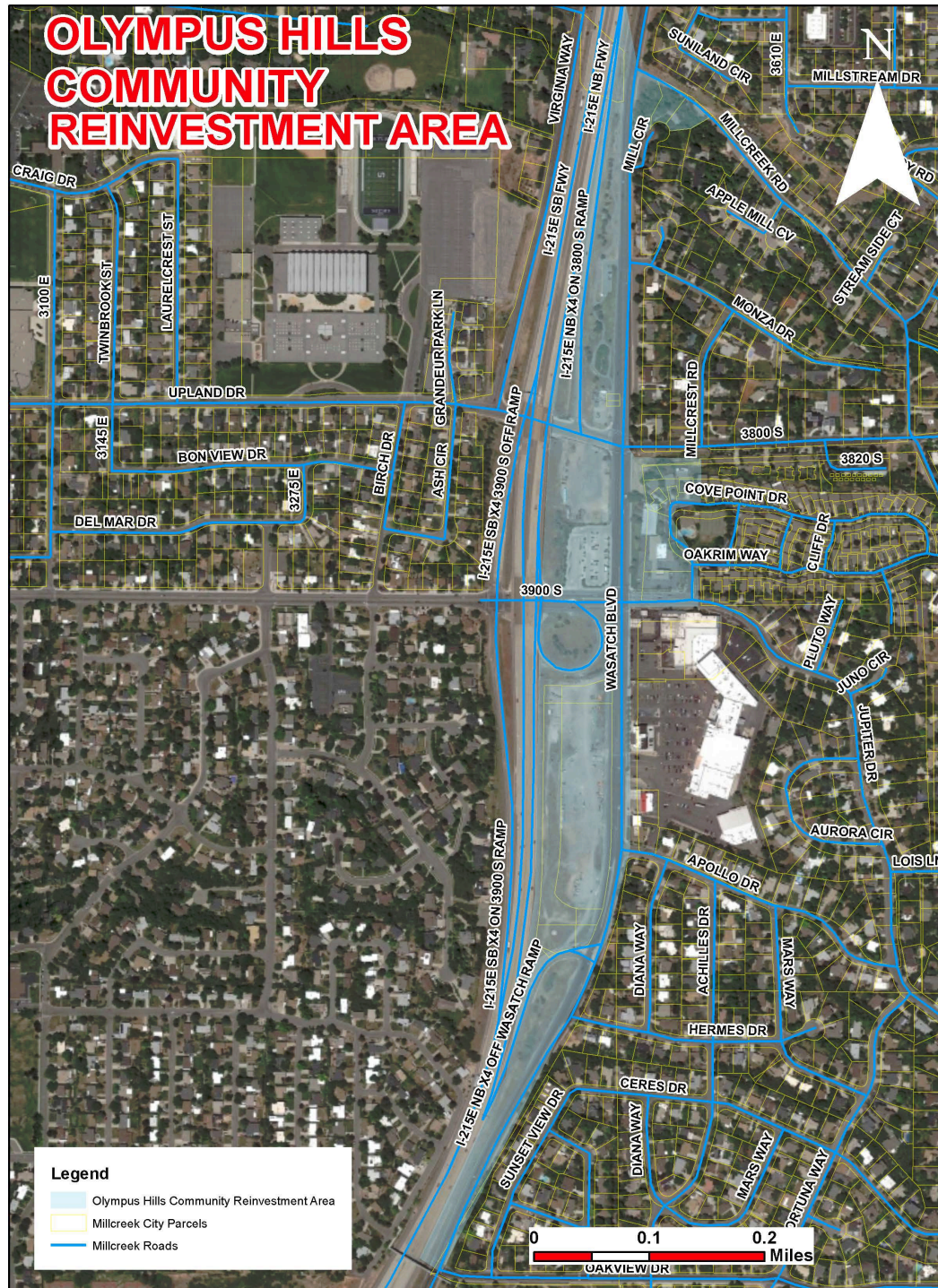


EXHIBIT C: Parcel List

Taxable Property Schedule (2018)		
Parcel_ID	Owner	Acres
16361510010000	MILL CIRCLE LLC	0.43
16354810060000	METROPOLITAN WATER DISTRICT OF SALT LAKE & SANDY	
16354810140000	UTAH DEPARTMENT OF TRANSPORTATION	
163548101200000	UTAH DEPARTMENT OF TRANSPORTATION	
16354810090000	UTAH DEPARTMENT OF TRANSPORTATION	
16354810110000	EP GT3 LLC	
16354810080000	EP GT3 LLC	
16354810150000	EP GT3 LLC	
16354810130000	EP GT3 LLC	
16354810110000	1010 STIRLING LLC	0.48
16354810070000	UTAH DEPARTMENT OF TRANSPORTATION	2.20
16363050030000	MILLSTREEM PROPERTIES LLC	0.94
16363040380000	KEITZ, KEVIN J	0.11
16363040020000	KELLY, PATTI R	0.09
16363050040000	FIRST SECURITY BANK OF UTAH	0.72
16354810060000	METROPOLITAN WATER DISTRICT OF SALT LAKE	0.63
16363040370000	ANDERSON, DARLENE R; TR	0.11
16354810090000	UTAH DEPARTMENT OF TRANSPORTATION	0.18
16354280010000	QUESTAR GAS COMPANY	0.03
16354810100000	UTAH DEPARTMENT OF TRANSPORTATION	0.15
16354810080000	1010 STIRLING LLC	4.93
16361510020000	MILL CIRCLE LLC	0.43
16363030260000	CORNERLOT 2016 LLC	0.15
Roads, Easements, Right-of-Ways, etc.		30.05
Total		41.63