CITY OF OREM
CITY COUNCIL MEETING
56 North State Street, Orem, Utah
September 23, 2014

This meeting may be held electronically to allow a Councilmember to participate.

4:00 P.M. WORK SESSION – PUBLIC SAFETY TRAINING ROOM

1. **UPDATE – Victim Services**
2. **UPDATE – Master Plans – Automated Meter Reader**

5:00 P.M. STUDY SESSION – PUBLIC SAFETY TRAINING ROOM

PREVIEW UPCOMING AGENDA ITEMS

3. **Staff will present to the City Council a preview of upcoming agenda items.**

AGENDA REVIEW

4. **The City Council will review the items on the agenda.**

CITY COUNCIL - NEW BUSINESS

5. **This is an opportunity for members of the City Council to raise issues of information or concern.**

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

CALL TO ORDER
INVOCATION/INSPIRATIONAL THOUGHT: By Invitation
PLEDGE OF ALLEGIANCE: By Invitation

APPROVAL OF MINUTES

6. **MINUTES of Special City Council Meeting – September 3, 2014**
7. **MINUTES of City Council Meeting – September 9, 2014**

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Study Sessions, please call the City Recorder's Office at least 3 working days prior to the meeting.
(Voice 229-7074)

This agenda is also available on the City's Internet webpage at orem.org

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

8. UPCOMING EVENTS

9. APPOINTMENTS TO BOARDS AND COMMISSIONS

CDBG Advisory Commission ..... 1 vacancy
Library Advisory Commission ..... 1 vacancy
Transportation Advisory Commission..... 1 appointment
Recreation Allocation Advisory Commission ..... 7 vacancies

10. RECOGNITION OF NEW NEIGHBORHOODS IN ACTION OFFICERS

CITY MANAGER'S APPOINTMENTS

11. APPOINTMENTS TO BOARDS AND COMMISSIONS

The City Manager does not have any appointments.

PERSONAL APPEARANCES – 15 MINUTES

12. Time has been set aside for the public to express their ideas, concerns, and comments on items not on the Agenda. Those wishing to speak should have signed in before the beginning of the meeting. ***(Please limit your comments to 3 minutes or less.)***

CONSENT ITEMS

13. There are no consent items.

SCHEDULED ITEMS

6:20 P.M. PUBLIC HEARING

14. ORDINANCE – Amending Section 22-6-10(G)(14) of the City Code pertaining to conditional uses in historic homes in residential zones

RECOMMENDATION: Staff recommends the City Council continue the public hearing concerning this request to the October 14, 2014, City Council meeting.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Citywide

BACKGROUND: This application was presented to the Planning Commission at its meeting on September 3, 2014 and the Planning Commission continued the item to its next scheduled meeting on September 17, 2014. The applicant is working with Staff to revise their request and would bring the item back to the City Council meeting on October 14, 2014.

6:20 P.M. PUBLIC HEARING

15. ORDINANCE – Amending Section 22-11-46(G)(4) of the City Code pertaining to minimum lot size in the PD-33 (Transit Oriented Development) zone at 800 South Geneva Road

RECOMMENDATION: The Planning Commission recommends the City Council amend, by ordinance, Section 22-11-46(G)(4) of the Orem City Code pertaining to the minimum lot size in the PD-33 zone at 800 South Geneva Road.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Sunset Heights West

BACKGROUND: The PD-33 zone was approved in 2013 as a transit oriented development (TOD). A TOD is a development that includes a mixture of housing, office and/or retail and other amenities integrated into a walkable neighborhood and located within walking distance of public transportation.

The PD-33 zone contains two separate areas--Area A and Area B. Area A is located on the east side of the zone and near the intermodal hub. Area A is identified as residential only with a minimum lot size of three acres. Area B is located along Geneva Road and is identified as residential or commercial with a minimum lot size of 1.5 acres.

Area A is comprised primarily of the four easternmost lots shown on the map below. Each of these four lots is approximately one acre in size and one hundred feet in width. Area A is unique because it is the only residential property in the City that is truly within walking distance of the intermodal station. The three acre minimum lot requirement for Area A was originally implemented to encourage a unified development in Area A that would maximize the density and quality of development in that area. There was concern that if Area A were developed in smaller parcels it might lead to a less harmonious and less efficient development.

The property owners of Area A received an offer from a developer to purchase their property. The two easternmost lot owners and the fourth lot from the east wanted to accept the offer, but the third property owner was not willing to accept the offer. As a result, the two easternmost and the fourth lot owner are unable to develop their property because they cannot meet the three acre minimum development requirement.

The two easternmost lot owners have submitted a request to amend the PD-33 zone to allow a minimum development size of 1.5 acres. This would allow them to proceed with development of their lots without the participation of the third lot owner. The applicants believe that Area A and Area B should be treated the same with respect to minimum lot size.

There is an obvious advantage to the applicants' proposal in that it would make it much easier for property owners to assemble 1.5 acres and move forward with development. It

also reduces the possibility of one property owner holding other owners "hostage" because of an owner's unwillingness to accept an offer that is acceptable to the others.

However, there are also disadvantages to reducing the minimum development size to 1.5 acres. Development in smaller parcels makes it less likely that development of Area A will occur in conformance with the concept plan. The concept plan shows how a building and streets should be laid out as well as areas that should be landscaped.

If the minimum development area is reduced to 1.5 acres, the two easternmost property owners could potentially submit a site plan consisting of only 1.5 of their combined two acres. They could potentially construct a building that is smaller and contains fewer residential units than originally contemplated. They would likely not install the east-west street that runs through Area A because they would not control the area needed and because they would seek access from 950 South. They would also not install the north-south street that runs between Area A and Area B because it wouldn't be included within their site plan and they would not need it for access to their project. They might also carve out one-quarter acre lots adjacent to 800 South with their existing houses from the development thereby converting development in the PD-33 zone from redevelopment to "infill." Excluding these remnant lots from the development would also mean that they would not be required to maintain landscaping along the frontage of 800 South which would also be contrary to the concept plan.

An independent development of the two easternmost lots would also make it difficult, if not impracticable for the next two lots to the west to develop in accordance with the concept plan. The third lot is only 100 feet wide and would likely be difficult to develop independently with a building and required parking. In the concept plan, the fourth lot is largely taken up by the north-south road and can't be developed by itself. The fourth lot owner would obviously have no incentive to install this road if it doesn't have to be combined with other parcels and thus, allowing smaller development parcels might delay or prevent this north-south road from ever being built.

In sum, while reducing the required development area in Area A to 1.5 acres would provide an immediate advantage to the two easternmost property owners and would prevent them from being held hostage by another property owner, it would also likely reduce the quality of the overall development in Area A and may prevent Area A from ever being fully developed as shown in the concept plan.

The proposed amendment requested by the applicants is shown as follows:

> 22-14-16(G)
>
> 4. Lot Size. The minimum lot size for any development in Area A or Area B shall be one and one-half (1.5) acres.

6:30 P.M. PUBLIC HEARING

16. ORDINANCE – Amending Section 22-5-3(A) and the zoning map of Orem City by rezoning approximately 6.96 acres from the R20 zone to the PD-18 zone at 1450 South Carterville Road

RECOMMENDATION: The Planning Commission and Staff recommend the City Council amend, by ordinance, Section 22-5-3(A) and the zoning map of the City by changing the zone from the R20 zone to the PD-18 zone on approximately 6.96 acres at 1450 South Carterville Road.

PRESENTER: Jason Bench

POTENTIALLY AFFECTED AREA: Hillcrest

BACKGROUND: The applicant and his family own several lots of record adjacent to both Carterville Road and private roads in the PD-18 zone. The current R20 zone permits the owners to develop single-family lots with a minimum size of 20,000 square feet.

The applicant requests their property be changed from the R20 zone to the PD-18 zone which is adjacent to the north and east of the subject property. The PD-18 zone is also known as the Berkshires. The PD-18 zone requires a minimum lot size of 21,780 square feet versus 20,000 square feet in the R20 zone. Setbacks and maximum building height are also greater in the PD-18 zone. Guest houses are permitted in the PD-18 zone, but not in the R20 zone.

Because this property is adjacent to the PD-18 zone and has frontage along 1080 East and 1450 South (private roads in the PD-18 zone) the owner feels the best use of the property is to extend the boundary of the PD-18 zone. The Sykes development will become part of the home owner's association of the Berkshires.

Advantages

- Extends the PD-18 zone (Residential Estate Zone, The Berkshires)
- Higher standards beyond the R20 zone will be implemented
- Access will be provided internally from private streets and not from Carterville Road

Disadvantages

None identified

17. RESOLUTION - Request for Conditional Use Permit for a Verizon Wireless telecommunications monopole at 1545 South State Street in the C2 zone

RECOMMENDATION: The Planning Commission and Staff recommend the City Council approve a conditional use permit to locate a Verizon Wireless telecommunications monopole at 1545 South State Street in the C2 zone with the condition that the monopole contains at least two additional co-location spaces.

PRESENTER: *Jason Bench*

POTENTIALLY AFFECTED AREA: Hillcrest

BACKGROUND: The applicant proposes to locate a 110 foot tall wireless telecommunication monopole and an 11' x 25' equipment shelter at approximately 1545

South State Street in the C2 zone. A monopole in excess of 75 feet requires a conditional use permit.

Section 22-13-9 of the City Code outlines priority locations and types of structures for wireless monopoles. That section is set forth at the end of this agenda summary for reference. The first priority is to place antennas on existing buildings or structures if possible. However, this option doesn't work for the applicant because there are no available buildings in the area needed by the applicant that are high enough to provide the coverage needed.

The first priority also includes co-location on existing monopoles. The nearest existing towers are 1,300 feet to the north and 1,200 feet to the south. The tower to the south has room for co-location at 69 feet but is too low to provide the coverage Verizon desires. The tower to the north has a conflict with existing Verizon rooftop mounted antennae on the Squire building 1,400 feet to the east. The proximity of this monopole to the roof mounted antennae causes too great of an overlap in coverage.

The second priority is to locate a monopole on City-owned property. The nearest City-owned property is Cherry Hill Park which is 2,400 feet to the Southwest. However, applications to install monopoles in parks near residential neighborhoods have not been well received recently. In 2005, Verizon applied for a conditional use permit to locate a monopole in Bonneville Park at 800 West 1600 North and was denied by the City Council by a vote of 6-0. Also in 2005, T-Mobile applied to locate a tower at Cherry Hill Elementary, but withdrew their application after opposition by neighbors at the Planning Commission meeting. Staff feels that opposition to a monopole at Cherry Hill Park would be similar at this time.

In addition, the applicant's study indicated that even if a monopole were located in Cherry Hill Park, the demand on the stealth antennae at the Squire building would not be reduced and Verizon would still need an additional monopole in the south State Street area.

The third priority and that for which the applicant is seeking approval, is a monopole on private property. The location desired by the applicant is located at 1545 South State Street on the Sushi Ya restaurant property immediately north of Miracle Bowl.

The applicant has the burden to show how their proposed site conforms to the requirements of the City Code. According to the applicant, there are no adequate first or second priority locations and the proposed State Street location is needed to achieve their desired coverage and to reduce the load from the roof-mounted antennas at the Squire building at 800 East University Parkway. The height of the tower will also permit co-location of at least two other carriers.

If the City Council grants the request for a conditional use permit, the Council may place conditions on the approval to help mitigate any negative impacts the use may create. The Planning Commission recommends the request be approved with the condition that space for at least two additional carriers be maintained on the tower. Requiring space for additional providers should reduce or eliminate the need for additional towers in the area. At the proposed height of 110 feet, additional co-location of at least two carriers does not appear to be a substantial burden on the applicant.

The priority order as set forth in Section 22-13-9 of the City Code is as follows:

SECTION 22-13-9

LOCATION AND TYPE PRIORITY

A. **Priority of Antenna Site Locations.** Wireless facilities shall be located as unobtrusively as is reasonably possible. To accomplish this goal, the provider shall make a good faith effort to site antennas in the following order of priority:

1. **Existing Structures or Stealth Facilities.** First priority shall be granted to antennas located on existing structures or antennas qualifying as stealth facilities, as follows:

a. **Existing Structures.** Lawfully existing buildings, structures and antenna support structures, provided that the buildings, structures or support structures are: (1) located in a nonresidential zone, or (2) located in a residential zone on property that is being used for nonresidential uses (e.g. government, school or church), or (3) located in a residential zone on a property that is being used for a multifamily residential building having eight (8) or more dwelling units; or

b. **Stealth Facilities.** Antennas certified as stealth facilities as set forth in this ordinance.

2. **Monopoles on City-owned Property.** Monopoles constructed on City-owned property.

3. **Monopoles on Nonresidential Private Property.** Monopoles constructed on private property, provided that the private property is (1) located in a nonresidential zone, or (2) located in a residential zone on property that is used for a nonresidential use (e.g. government, school or church).

4. **Other.** Any combination of antenna type and location other than those listed above.

ADJOURN TO A REDEVELOPMENT AGENCY OF THE CITY OF OREM MEETING.

The City Council meeting will reconvene following the Redevelopment Agency meeting.

18. ORDINANCE - Approve and adopt the University Place Community Development Project Area Plan, as approved by the Redevelopment Agency of the City of Orem, Utah, as the official Community Development Project Area Plan for the University Place Community Development Project Area and directing notice of said adoption be given as required by statute

RECOMMENDATION: The Economic Development Division Manager recommends that the City Council, by ordinance, approve and adopt the University Place Community Development Project Area Plan, as approved by the Redevelopment Agency of the City of Orem, Utah, as the official Community Development Project Area Plan for the University Place Community Development Project Area and directing notice of said adoption be given as required by statute.

PRESENTER: *Ryan Clark*

POTENTIALLY AFFECTED AREA: Citywide

BACKGROUND: The University Place Community Development Area (CDA) and its subsequent Draft Project Area Plan contemplate and facilitate the redevelopment of the University Mall property located at 575 East University Parkway and redevelopment of surrounding properties. University Place is a master planned mixed use redevelopment that adds class "A" office, additional retail, a new park, residential, and additional infrastructure to an already successful regional retail shopping mall.

It is estimated that the following development will be constructed as part of the University Place revitalization project.

- 400,000 SF new retail (Less 175,000 SF of existing retail to be demolished)
- 700,000 SF new office
- 1,250,000 SF new multifamily residential
- 70,000 SF new hotel

Tax Increment arising from the development of the Project may be used to pay for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency.

Adoption of the Draft Project Area Plan will assist the City of Orem with business attraction and expansion, new job growth, increased tax revenues, and is anticipated to act as a catalyst to future development and re-investment in the surrounding area.

19. RESOLUTION - Approve an Interlocal Cooperation Agreement between the Redevelopment Agency of the City of Orem and the City of Orem.

RECOMMENDATION: The Economic Development Division Manager recommends that the City of Orem, by resolution, approve an Interlocal Cooperation Agreement between the Redevelopment Agency of the City of Orem and the City of Orem.

BACKGROUND: The City of Orem desires to enter into this agreement with the Redevelopment Agency of the City of Orem to remit a portion of property tax increment generated within the University Place Community Development Area back to the Agency. Tax Increment arising from the development of the Project may be used to pay for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency.

COMMUNICATION ITEMS

20. Monthly Financial Summary – August 2014

CITY MANAGER INFORMATION ITEMS

21. This is an opportunity for the City Manager to provide information to the City Council. These items are for information and do not require action by the City Council.

ADJOURNMENT

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OREM CITY COUNCIL/ALPINE SCHOOL DISTRICT
SPECIAL JOINT MEETING
56 North State, Orem, Utah
September 3, 2014

This meeting was for discussion purposes only. No official action was taken.

CONDUCTING	Mayor Richard F. Brunst, Jr.
OREM ELECTED OFFICIALS	Councilmembers Hans Andersen, Margaret Black, Tom Macdonald, Mark Seastrand, David Spencer, and Brent Sumner
OREM STAFF	Brenn Bybee, Assistant City Manager; Stephen Downs, Assistant to the City Manager; Karl Hirst, Recreation Director; Ryan Clark, Economic Development Division Manager; and Taraleigh Gray, Deputy City Recorder
LYRB STAFF	Kelly Pfost
ALPINE BOARD OF EDUCATION	Jodee Sundberg, John Burton, Scott Carlson, Wendy Hart, Paula Hill, Deborah Taylor
ALPINE SCHOOL DISTRICT ADMIN.	Vern Henshaw, Superintendent; Rob Smith, Assistant Superintendent
INVOCATION	Councilmember Tom Macdonald

Mayor Brunst invited everyone to introduce themselves.

Items of Common Interest

Alpine School District Construction Update

Rob Smith, Assistant Superintendent, said construction projects at Canyon View were complete, which included parking improvement to the parent/student drop-off area on the west side of the school. Construction at the Orem Junior High School project should be complete sometime later this year.

Mayor Brunst asked about any other projects within the City.

Mr. Smith said there were many projects within Orem that Alpine School District had planned. Alpine School District could review those projects the Orem City Orem through Alpine's ten year plan to get feedback at a future time.

Mr. Andersen asked how much it cost to build a school like Westmore.

Mr. Smith said there were variables in the costs to build a new building, namely material cost, bidding process, seasonal conditions, and site issues. Typically it was in the range of $140 to $170 per square foot. New schools being built were approximately 78,000 square feet. The cost to build Westmore was about $9.8 million.

Mayor Brunst said though the cost of building the school was high, the cost of staffing the school was higher and ongoing.

Mr. Smith discussed the seismic standards of some of the schools within Orem. He indicated that a study was carried out that examined the seismic integrity of schools within district. Alpine School District was actively working on addressing seismic concern projects with its capital facilities plan.

DISCUSSION – Creation of a Community Development Area (CDA)

Vern Henshaw, Superintendent, reported on the meeting held with Mayor Brunst and Mr. Davidson regarding the University place project. The Alpine School District had a process it typically progressed through with newly created Community Development Areas (CDA). He said Alpine School District had a buildings and grounds committee that evaluated the merit of proposals. After that evaluation, it goes to board for discussion and the committee leads it along. Dr. Henshaw said he met with Woodbury and Orem and the overall consensus and feeling he received from the committee was it would like to find a way to connect and partner with this newly conceptualized CDA. He said the committee recognized the value of the project and wanted to try to look for ways to partner.

Mayor Brunst said he was excited about the mall project. He provided background on the mall. He expressed strong concern that the retail side of the mall project be kept vibrant. Mall ownership had indicated intent to refurbish the project as a legacy project, and it was a huge investment to do so. University Place projected generating 2,500 new jobs from the project in that area, similar to the number of jobs that were lost through recent economic changes within Orem. Mayor Brunst said the City needed to keep its retail base up, and if they failed to then property taxes would have to rise. Mayor Brunst said that a majority of Alpine's tier-one schools were in Orem. If investment did not occur in mall / city, the mall could deteriorate, as well as the area surrounding it. Mayor Brunst said Orem was looking at a way to work with the Alpine School District on a Community Development Area (CDA). Woodbury's construction process would not move forward without it, which equated to the difference of 10 years in expected completion. The City was looking at a twenty year CDA which would bring in a worthwhile amount of property tax to the community. The City felt it was necessary to look at it to move the mall project forward as Orem needed an area for businesses to go. Mayor Brunst said the City looked at this from the perspective of tax increment financing, with base year being 2013-14. Any increase in sales and property tax at the mall over the base period would be divided between the taxing entities. It was not a subsidy. It was proposed that as property tax increased, 75 percent of the increment over the base would back to the mall, to be used for infrastructure, and 25 percent would be divided among the five taxing entities. After twenty years, all the property tax money would go to the five taxing entities. Mayor Brunst said moving this CDA creation along would help to secure resources in order to invest in infrastructure. Woodbury was looking at a new road to go north of the mall, and the increment would be used to help with that road which, in turn, would alleviate a lot of traffic burden at the University Place project. He

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cautioned that it would only happen if the City (and the other taxing entities) moved quickly with it. Mayor Brunst passed around elevation examples for the mall development. He said timing was important. Money would be produced as post-tax increment, and if the mall did not perform, they would not take part in the tax increment financing. Mayor Brunst said it was a long-term look and cautioned that though growth had been vibrant over the last 25 years, the taxing entities should reinvest in that growth.

Mr. Andersen asked what the Alpine School District committee recommended.

Dr. Henshaw said the District wanted to find a way to be partners with the City it the proposal. The Alpine School District had a fiscal analyst looking at it. There was a possibility that it could be a lesser split than what was proposed, however the committee would continue forward and explore a comfort level that worked for everyone involved. Dr. Henshaw said he wanted the other Orem City Council members to know the Alpine School District had been a partner with Orem City for many years. He reminisced about a similar opportunity the Alpine School District had with Orem ten or fifteen years prior in having the opportunity to sit with Jim Reams and Mayor Washburn as they discussed a very similar issue. The Alpine School District was concerned about making sure Orem had neighborhood schools, and it wanted to find ways to revitalize communities. That was why the schools were being rebuilt and not just consolidated. The Alpine School Board still felt the same in that it was very concerned of the current issues. The Board wanted to work with Orem to continue building the kind of City everyone wanted.

Mayor Brunst said it was a process.

Mr. Seastrand asked if the Alpine School District foresaw a dramatic impact of more students and families with the University Place project.

Dr. Henshaw said he believed it would be less demanding on the Alpine School District based on housing and the overall development as compared to other projects that were purely residential.

Jodee Sundberg, Alpine School Board, asked the City Council if it was in unanimous support of the CDA.

Mrs. Black said she was extremely supportive of the creation of a Community Development Area. It was an opportunity to invest in the community and in the future of Orem. She said the chance to invest in the City by way of increment financing, not a direct tax, was a definite benefit of the concept.

Mr. Sumner said infrastructure was going to have to be replaced soon regardless of if the CDA was passed. Because of that fact, he felt doing a CDA was a win-win. He said a State Street study was being done, which should be completed in January. State Street was in dire need of a touch up. He said he believed the mall, with Woodbury's investment, would help State Street immensely in improving the look and feel of the corridor, in addition to job creation. He said he was very supportive of the CDA and wished it had been done years ago.

Mr. Seastrand said creating a CDA for the mall area was a perfect application of what the State allowed with that type of project. He said it was important in terms of economic development growth within the community. He said the mall project was a type that had less impact on school

districts, but had benefits and encouraged connection within the community. He said it was frustrating to have companies start in Orem and then leave. He said he believed the University Place project offered businesses long term potential.

Mr. Andersen said he liked new developments but did not like tax payers paying for them. He said he disagreed with redistributing the taxpayer money. His objection was that the money received through the tax increment financing was going to only one business. He objected to choosing a "winner" and forcing the other businesses to compete. He said he did not think it was fair.

Mayor Brunst said the money received from the increment financing would be going back to infrastructure. It would not be going into the pocket of a specific business.

Mr. Seastrand said that as property tax would go up, part of that increase would go to pay for bond instead of going into the total tax pool. Residents would not see an increase in their property taxes, but where the tax money was funneled would be what changed.

Mr. Andersen voiced concern that business taxes were getting lowered.

Mayor Brunst said the tax would stay the same. The question related to the creation of the CDA was determining where the tax would go and how it would be divided among the five taxing entities. He said that if the City and other taxing entities did not participate in the CDA, tax production would take longer and would likely amount to less. The CDA tax would be seen sooner and would take less time. No one would be getting a tax break in any way. The additional tax produced would be divided among the five taxing entities and the mall. Mayor Brunst said if the City let the mall deteriorate and sales went down, then citizen property rates would have go up to help support city services. He restated that if the property tax was not produced, then the money would not be there to divide..

Mr. Macdonald said he did not believe the forefathers lost the battle because of a difference in knowledge. He said the biggest difference was in the tools. He said that, without the CDA, the Council did not have a tool to fight with. He acknowledged that the plan did not work without the Alpine School District. He said he was grateful to see Alpine working with the City and said Orem could not be revitalized without the help from the District. Mr. Macdonald said the CDA was a tool that other communities were using, and it could be a win-win for Orem.

Mr. Spencer said he liked Mr. MacDonald's analogy of a tool. He said he thought the mall was where the City would step up to the plate to revitalize Orem. He said Orem needed something to draw people back into Orem. He asked for more information and specifics on what Woodbury would be able to spend the tax increment funds on.

Discussion – University Place

John Burton, Alpine School Board, asked how children would have access to the mall project at University Place.

Kris Longson, Woodbury Corporation, said a private park was being developed that would be open to the public. There was one specific area of the park that would be fenced off for children

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to create a safe, controlled area for kids. He said the park would be indoor/outdoor so that it could function year-round. He said the park area would be a private development created for the public's use in an effort to create an atmosphere where families felt welcome.

Mr. Burton asked if there would be field trip opportunities to the planned private park area.

Mr. Longson said Woodbury had a program director that would work with schools in scheduling field trips and other types of events. There would be a stage in the open area which could be used for school choirs, dance concerts and other programs that would bring involvement.

Mayor Brunst and Mrs. Black said the park would be a great community resource.

Mrs. Sundberg asked what was happening with the RC Willey building as RC Willey was moving to the vacant Nordstrom space at the mall.

Mrs. Black said it would be used by Ashlee Furniture.

Drawing back to the discussion on the CDA, Mrs. Sundberg said she was concerned that if Orem was not rejuvenated, then people will flee and businesses leave.

Mayor Brunst said the City was trying to look at what action would best affect the long term perspective.

Set Date and Time for Next

The next meeting was scheduled for November 5, 2014, at noon in Orem.

Adjournment

Mrs. Black moved to adjourn, Mr. Sumner seconded. The vote to adjourn was unanimous.

The meeting adjourned at 1:31 p.m.

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CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
September 9, 2014

3:00 P.M. WORK SESSION – PUBLIC SAFETY TRAINING ROOM

CONDUCTING	Mayor Richard F. Brunst, Jr.
ELECTED OFFICIALS	Councilmembers Hans Andersen, Margaret Black, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner
APPOINTED STAFF	Jamie Davidson, City Manager; Brenn Bybee, Assistant City Manager; Richard Manning; Administrative Director; Bill Bell, Development Services Director; Steve Earl, Deputy City Attorney; Keith Larsen, Traffic Engineer; Karl Hirst, Recreation Director; Scott Gurney, Fire Department Director; Gary Giles, Police Department Director; Charlene Crozier, Library Director; Heather Schriever, Assistant City Attorney; Sam Kelly, City Engineer; Jason Bench, Planning Division Manager; Steven Downs, Assistant to the City Manager; and Taraleigh Gray, Deputy City Recorder

DISCUSSION – City Code Amendments

Heather Schriever, Assistant City Attorney, explained that over the previous eighteen months legal staff had been reviewing the Orem City Code in an effort to identify sections in need of amendment. Mrs. Schriever presented the following types of update to the code:

1. Remove obsolete provisions
2. Bring the City Code into compliance with changes in State law
3. Resolve inconsistencies within the City Code
4. Make substantive changes
5. Correct formatting and scrivener's errors

Mrs. Schriever provided explanation as to why the identified sections required amendment:

- Obsolete Provisions
  - Article 2-15 – Repeal the Youth City Council Advisory Committee as it was no longer functioning.
  - Article 2-16 – Repeal the Media Review Commission as it was no longer functioning.
  - Section 9-3-2 – Repeal the required submission of certain movies for review before exhibition.
- Conformance with State law
  - Section 2-27-6 – Court Facilities and Hours of Operation

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        - Justice Court holidays were to mirror State holidays – Orem City Code §2-27-6.
    - Article 2-30 – Records Access and Management
        - Numerous changes reflecting amendments to the State law.
        - Increasing the time to respond to GRAMA requests from five business days to ten business days, which comports with State law.
        - Changing the appeal procedure – The Utah Code will now govern the appeal of the City Manager's GRAMA determination. The appellate body would be the State Records Committee or the judiciary.
    - Section 7-2-8 – Discharge of Fireworks
        - Cities may restrict the use of certain ignition sources in mountainous, brush-covered, or forested areas or in a wild land urban interface area when a hazardous environmental condition was present – Orem City Code §7-2-8(C).
        - Types of ignition sources (fireworks) as restricted by State law – Orem City Code §7-2-8(D).
    - Section 12-5-13 – Towing and Parking Enforcement Companies
        - Updating the definition of an "abandoned vehicle" as a vehicle that is left on the public roadway in excess of forty-eight hours. Former ordinance required seventy-two hours which was inconsistent with current State law – Orem City Code §12-5-13 to follow Utah Code §41-6a-1408.
    - Chapter 18 – Taxation - Reflecting changes that were made in Utah Code that had already been fiscally implemented and included in the annual budget
        - Reflecting the correct sales and use tax levy of 1%.
        - Removing any reference to ¼ of 1% tax levy for public transportation (Utah County now collected that tax).
        - Including an exemption for sales and uses that had been taxed in other jurisdictions under the Local Sales & use Tax Act.
        - Including language defining when a sale is consummated within the City.
        - Adopting a definition of "taxable energy" found in Utah Code § 10-1-303 Municipal Energy Sales and Use Tax Act – Orem City Code §18-2-2
        - Modify the Telecommunications license Tax Levy to 3.5% as reflected in State law (fiscally implemented in 2007 and formerly 4%) – Orem City Code §18-3-2.
- Resolution of Inconsistencies within the Orem City Code
    - Chapter 5 – Animal Control; Chapter 22 – Zoning – Residential
        - Amend Orem City Code § 5-6-1 (animal control) and § 22-2-1 (zoning ordinance) to clarify that there are allowed up to two (2) dogs and two (2) cats four months of age or older in every "dwelling". These ordinances formerly limited the number of cats and dogs by "person" or "lot" making application and enforcement of these provisions inconsistent.
        - A "dwelling" was defined as any building, structure, or portion thereof which is occupied as or designed or intended for occupancy as a residence by one or more families, but not including hotels, motels, or bed and breakfast establishments.

- Substantive Changes

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- Section 19-7-5 – Regulation of Nonconsensual Towing and Booting Practices
  - Amendment to Orem City Code § 19-7-5.D – Would not penalize private property owners with four or more parking spaces if the owner had a vehicle towed that had remained on the private property owner's property for more than forty-eight hours regardless of any signage posted.

- Correction of Scrivener's Errors or Formatting Changes
  - Make citation forms consistent.
  - Correct paragraph numbering.
  - Correct punctuation.

Mr. Macdonald asked if the Council would consider changing the policy from needing four Councilmember votes to pass an item.

Mr. Davidson further explained Mr. Macdonald's concern by saying it was problematic when the event occurred when only four council members were present at a meeting. To pass any action item at a meeting with only four members present required a 4-0 vote. Mr. Macdonald wondered if the Council could allow a majority vote in those circumstances.

Mrs. Schriever said she wasn't unaware of the exact policy surrounding council votes, but would ensure legal staff looked into that possibility and notify the Council of its findings.

The Council and staff discussed a situation of a disabled vehicle being left in the parking lot of a business on State Street for an extended period of time. Mr. Davidson said that, from a City perspective, empathy should be shown to the business. If the business did not have a place for its customers to park, it was a disadvantage to the business.

Mrs. Schriever said the City Council would be provided with red-line/strikeout documents detailing all of the sections being amended.

Mr. Seastrand asked what Scrivener's errors meant. Mrs. Schriever said it meant "writer's errors."

Mr. Davidson said staff's goal was to manage and solve problems before the problems hit the City Council's inbox. In some instances there were people that wanted to talk directly with elected officials. Mr. Davidson requested the City Council to funnel problems through the City Manager's office. Staff would keep the City Council in the loop so that when there were things needing to be addressed, the citizens would be communicated to, and the Council and staff would both be aware of the issues.

DISCUSSION – Ethics Commission

Mrs. Schriever led a continued discussion regarding the creation of an interlocal municipal ethics committee. She said Provo had opted to go with the State ethics commission, which was a similar organization to the municipal ethics commission. The cities of Pleasant Grove, Spanish Fork, Salem, and Payson were all on board with the municipal ethics commission. Lehi City was waiting to see what Orem did. Springville had opted to use the State Ethics Commission, but it was also waiting to see what Orem decided to do.

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Mr. Sumner asked what the advantage was over the State's commission.

Mrs. Schriever said a municipal commission would retain local control. The State's commission was made up of seven individuals, with no benefit of local control. If the Council used an ethics commission that was kept at the interlocal level, the dissemination of documents would be controlled, and issues would be assessed by people who knew the issues. The major benefits were specificity and local understanding.

Mr. Davidson said timing was a benefit, as scheduling could be an issue for the State's commission. He said staff was ready to aid the City Council to move forward in an expeditious way by bringing resolution to conflict and concern.

Mrs. Black and Mayor Brunst said they were ready to look at interlocal.

Preview Upcoming Agenda Items

Mr. Davidson said Orem was in the process of developing a Community Development Area (CDA) for the University Mall. He distributed a series of documents on what would be required of the Council in the event the City moved forward with the creation of a CDA. He admonished the Council to bear in mind that the documents before them were drafts.

Mayor Brunst added that the documents were not for the public because they were in draft format.

Mr. Davidson said when the CDA action item was brought forth it would be part of the agenda, but he wanted to take the opportunity to bring it to the Council's attention. Mr. Davidson explained that the first two documents provided to the Council had to do with Redevelopment Agency (RDA). Under that framework, the first two resolutions would be considered which would (1) adopt the university place project area plan as the established plan for the creation of a CDA at University Place; and (2) authorize the mayor, serving as chair to the RDA, to execute by signature the interlocal agreement when one was reached. The third and fourth documents were acting for and on behalf of City Council. The final document distributed was the draft interlocal agreement that the Council would consider as part of the creation of the CDA. The interlocal agreement that the City Council would consider was the contractual mechanism that would be used as it related to property tax increment. Mr. Davidson said the CDA agenda item would be brought to the Council on September 23, 2014. The documents he dispersed as drafts documents would become available in agenda packet distributed for that City Council meeting.

Mr. Andersen asked what document would be affected if a referendum was initiated to stop the creation of a CDA.

Mrs. Schriever said referendums affected legislative acts, passed by the City Council, the legislative body for the City. Any action taken of the RDA would not be referable because it was not considered a legislative body. She observed that it was a difficult place for the City Attorney to be in as it was that person's duty to defend the law. In the case of a referendum, the City Attorney, who represented the City, would be the adverse party in that referendum, and therefore it was inappropriate to lend further advice or insight into a potential referendum situation.

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Mr. Macdonald said that for Mrs. Schriever to discuss it further with Mr. Andersen would be a conflict of interest. Should Mr. Andersen initiate the referendum process as a citizen, Mr. Macdonald said Mr. Andersen should seek legal advice on his own and should not involve the legal counsel providing advisement to the City. Mr. Macdonald then asked about the number of years and the percentage share for the property tax increment.

Mr. Davidson said that was the purpose of the discussion to be had with the Alpine School District at the school board meeting.

Mayor Brunst said the percentage was negotiable.

DISCUSSION – CARE Tax Advisory Commission

Stephen Downs led a continued discussion regarding the creation of a CARE Tax Advisory Commission. He said there were some concerns about the CARE tax advisory commission that had been proposed at previous City Council work sessions. He presented a flow chart of what the roles the CARE Tax Advisory Commission was previously proposed to be.

Mr. Spencer said the ad-hoc committee used the past year had worked well for the minor grants.

Mayor Brunst said the advisory commission was to have citizen input from the general community and to allow them to help the City Council understand the feelings on where the tax dollars should go. It would be strictly a seven member committee of citizens who would listen to the presentations and then provide opinions, feelings, and thoughts to the City Council. The Council would still make the final decisions on the allocation of the CARE tax dollars.

Mr. Davidson asked how the input from the commission would be provided to the Council.

Mayor Brunst said it would be in either written or verbal format.

Mr. Spencer and Mrs. Black added that in previous years, after the presentations were given, there was active discussion about where to allocate the funds. Councilmembers Black and Spencer suggested the advisory commission should work the way it worked the past year.

Mrs. Black said they gave their input in discussion format.

Mr. Davidson said staff needed to define the responsibilities of the proposed CARE Tax Advisory Commission in the form of an ordinance. He summarized that the CARE Tax Advisory Commission would (1) have advisory capacity with no binding power; (2) be a consultative group for the City Council; (3) not be a competing committee with the existing Recreation Advisory Commission or Arts Council; and (4) have stewardship where seven members would follow up with programs throughout the year.

Mr. Sumner asked how the Council would select individuals to serve on the CARE Tax Advisory Commission. Mayor Brunst said those interested in serving would fill out an application and the Council would sort through the applicants and decide on seven individuals to serve.

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Mrs. Black suggested that the commission members be asked to act as ambassadors to the Council in attending the CARE-funded programmed events throughout the year.

Mr. Seastrand summarized the consensus of the Council by stating that the Recreation Advisory Commission would continue with the generation of a strategic plan to complete recommendations for the 50 percent allocation for recreation facilities. On the cultural side, CARE Tax applications would come direct from the Major grant applicants. Minor grant applications would go through the City Council members, with the assistance of the CARE Tax Advisory Commission. At some point, that advisory board would weigh in, either in writing or a verbal report, and the City Council would then make final allocations with various reports. The CARE Tax Advisory Commission would also participate in an ambassador relationship with the City Council.

Mr. Macdonald added that the service term for the commission members would be staggered to start, with some serving two years and others serving three. He said he thought it was helpful to have the advisory commission be the voice for smaller grants and would report to the Council.

Mrs. Black said that in the first eight years there were "buckets" set up that gave guidelines for the CARE money allocations. With the way the allocations would go now, a general guideline "bucket' would help in deciding where the CARE money went.

UPDATE – Financial Sustainability

Laura Lewis, Lewis & Young, said there were pages and pages of data behind the quantitative data that Lewis & Young intended to present.

Kelly Pfost, Lewis & Young, presented a series of graphs and visuals to illustrate where the City was at in terms of Level of Service history. The graphs detailed the following:

- Employees citywide correlated to city population—City employees to number of population was decreasing and was a telling trend likely not sustainable over the next forty years.
- Patrol visit correlation with registered patrons
- Road condition correlation with expense—streets were decreasing in overall condition of roads throughout Orem
- Crime correlation with city population—crime was decreasing.
- Officers per 1,000 residents correlation with crimes per officer—the number of officers per 1,000 residents was decreasing
- Dispatch calls correlation with city population:
    - Fire/EMS calls for service correlation with city population—increasing trend
- Fire/EMS calls for service correlation with staffing—staffing had leveled out, emergency response was increasing. Fire/EMS was handling more calls.
- Parks level of service over time
- Outdoor program correlation with city population—consistent with population.
- Licensed businesses correlation with city population—population was increasing but commercial licensing was not growing.
- Permit and inspection correlation with city population—issued building permits and building inspections were not increasing with population.

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Mrs. Pfost discussed Orem's budget management practices and ideal revenue mixes. The broader industry was looking at financial sustainability over time and, with that in mind, the City Council should think carefully. A sustainable budget was a balance of revenues and expenditures over time. In the broad world, a three-legged or four-legged ideal revenue mix was ideal:

- A Three-Legged Ideal was an equal three-part split between franchise fees, property tax revenues, and sales tax revenues.
- A Four-Legged Ideal was an equal four part split between franchise fees, property tax revenues, sales tax revenues, and other revenue sources.
- Orem used a four-legged revenue mix.

Employing a three- or four-legged ideal helped to diversify the City revenues to provide maximum security and sustainability. If revenue was to decline in any area, the decline would be compartmentalized within the respective part of the budget.

Mrs. Pfost showed Orem's actual revenue mixes data in regard to other comparable cities including Provo, Sandy, and Layton. The comparable city data provided was to give context to explore Orem's own operations.

Mr. Davidson said Provo was in many respects like Orem. A large percentage of the property base within the two communities was tax exempt. Provo had a policy dictating that, on an annual basis, 10 percent of each of the enterprise funds was transferred to the general fund to help offset the lack in property tax revenue. The argument made was that large tax-exempt organizations benefited from general fund departments, such as police, dispatch, and fire services, which justified that transfer. Orem found itself in a similar situation as a significant amount of property in Orem, namely Utah Valley University, hospitals, and various nonprofit organizations, were operating within Orem. The City had not yet decided to make the concerted transfer between funds as Provo did.

Mrs. Lewis added that Ogden City transferred approximately 15 percent from water, sewer, and storm sewer to its general fund for the same purpose. She stated that Orem's bond rating was worth noting. It was AA+, only one step below Provo's AAA rating. Part of the reason behind the difference in rating was property taxes. Mrs. Lewis asked, hypothetically, what would happen when sales tax went away. Property tax revenues were very stable, more so than sales tax. Mrs. Lewis encouraged the City Council not to give up in the effort of trying to balance property tax over time. She said this was a very important aspect of the City's rating with regard to rating agencies.

Mayor Brunst said he thought property tax would continue to go up with the new developments happening within the City. He surmised that, overall, Orem was in good shape.

Mrs. Lewis suggested that the City Council not allow the property tax piece of the pie to go down any further.

Mrs. Pfost said that in 1996 the City's property tax piece was 26 percent of the overall. In 2014, the property tax piece was 14 percent. That number did not count for inflation, as they were same-dollar amounts. She said Lewis & Young would be remiss if they did not bring that up.

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Mrs. Pfost went on to compare revenues per capita and said that Orem's sales tax was even stronger than Provo's.

Mr. Davidson said that though Orem was higher in sales tax, it was important to look at the level of service that each of the respective communities provided.

Mrs. Pfost said that Orem had 13 percent in general fund reserves (rainy day funds). The maximum allowed was 25 percent in general fund reserves. Rating agencies looked favorably toward municipalities that could maintain its rainy day fund. It was best to set a goal and reach it, and be consistent in maintaining that specific goal. Mrs. Pfost presented an interactive dynamic budget and manipulated the budget in several ways to illustrate to the Council what would change by entering different amounts. She used the dynamic budget as a "what if" activity.

Mr. Davidson said the Council should keep in mind that the model started with Orem at zero, with every need met and no deficiencies.

Mrs. Pfost discussed Orem's level of service indicators which included the following:

- Library cost per resident
- Personnel versus operating cost. It was noted that of all the indicators in the budget, personnel had the largest impact. This was likely due to the cost of health insurance renewal, which was commonly budgeted at 10 percent.
- Personnel cost per hour of operation
- Total cost per road mile
- Recommended maintenance per road mile
- Traffic signal annual maintenance
- Officers per 1,000 residents
- Reported crimes per officer
- Total personnel cost per officer
- Police cost per household
- Dispatch cost per household. This comparison was significantly higher that respective communities which was not a true comparison. Lewis and Young was looking into why the data varied on the dispatch costs for comparable cities.
- Fire/EMS calls per station
- Average Cost per EMS/Fire Call—average cost per call was lower in Orem, but Orem's fire stations were getting more calls per station.
- Average Fire/EMS cost per household
- Fire/EMS personnel cost per full-time employee. Orem was the highest of the comparable cities, and this was likely due to the maturity of Orem's personnel. The cost was naturally higher for seasoned employees who had been with a city for a number of years.

Mayor Brunst left the meeting at 5:24 p.m.

Bren Bybee, Assistant City Manager, said the major takeaway for the discussion was for the Council to see that it was an ongoing dynamic and open item to review periodically. The Council should look at what questions the comparisons brought up, and what questions the City should be

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asking. The analysis was something that influenced the budget process on a yearly basis, and it was wise for staff and the Council to look at what different operational changes should be made.

Mr. Macdonald said the City Council had to have the strategy decision, and to take leadership at the board level to decide where budget dollars would go.

Mrs. Lewis said it was a long term projection, and that the financial sustainability was very much give and take. She said the Council should look at things that might come back to bite the City later on down the road.

Mr. Bybee said the discussion was a great tool if it became a catalyst for additional discussion and review. It showed the consequences of the options before the City.

Mrs. Black said the Council should think positively.

Mr. Seastrand said the City Council had the responsibility to make decisions that affected the next twenty to thirty years. He stated that Orem was a well-managed city, even after the troubles it had faced.

Laura Lewis said that, were it not for the City's reserves, the result of the economic downturn would have been grimmer for Orem.

5:30 P.M. STUDY SESSION- PUBLIC SAFETY TRAINING ROOM

CONDUCTING	Mayor Pro Tem Hans Andersen
ELECTED OFFICIALS	Councilmembers Hans Andersen, Margaret Black, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner
APPOINTED STAFF	Brenn Bybee, Assistant City Manager; Karl Hirst, Recreation Director; Scott Gurney, Fire Chief; Gary Giles, Police Chief; Charlene Crozier, Library Director; Steve Earl, Deputy City Attorney; Sam Kelly, City Engineer; Jason Bench, Planning Division Manager; Ryan Clark, Economic Development Manager; Jason Adamson, Risk Manager; Steven Downs, Assistant to the City Manager; and Taraleigh Gray, Deputy City Recorder
EXCUSED	Mayor Richard Brunst

Agenda Review

City Council and staff reviewed the items on the agenda.

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City Council New Business

Mr. Andersen asked about the status of a resolution he had proposed regarding religious displays on City property.

Steve Earl said he had been tasked to work with Mr. Andersen and needed to narrow the scope to determine what specifically Mr. Andersen was asking for. Mr. Earl said that what had been proposed was too broad.

Mr. Andersen said when he spoke with an attorney in Arizona, that attorney had suggested the scope be broad.

Mr. Macdonald asked if the resolution defined religious displays for a certain time of year.

Mr. Andersen suggested having it at the same time that the Lights On celebration took place in November.

Mr. Earl cautioned that the resolution Mr. Andersen had provided was almost word-for-word the same as a resolution used by a city in New Mexico. That same city had put up a Ten Commandments monument. It was later sued over it and lost. Mr. Earl asked if Mr. Andersen was mainly interested in having a nativity scene from Thanksgiving to New Years. Mr. Earl said that kind of resolution was risky in that it could potentially put the City on the line for future lawsuits if the resolution did not contain the appropriate language and policy.

Mr. Seastrand said policy should stand on its own, not needing the City Council to approve.

Mrs. Black asked if what Mr. Andersen was proposing was intended to be a Council act, or if it was more personal in nature.

Mr. Andersen said he would like it to be from the Council.

Mr. Earl asked the Council, as a whole, how interested it was in looking into the creation of such a resolution, as there were other items that demanded Mr. Earl's time.

The Council's consensus was to have Mr. Earl look into how much time it would take to create such a resolution. They would decide at that point whether or not to pursue a resolution.

The Council adjourned at 5:53 p.m. to the City Council Chambers for the regular meeting.

6:00 P.M. REGULAR SESSION

CONDUCTING	Mayor Pro Tem Hans Andersen
ELECTED OFFICIALS	Councilmembers Margaret Black, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner

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APPOINTED STAFF	Brenn Bybee, Assistant City Manager; Richard Manning, Administrative Services Director; Karl Hirst, Recreation Director; Scott Gurney, Fire Department Director; Gary Giles, Police Department Director; Charlene Crozier, Library Director; Steve Earl, Deputy City Attorney; Jason Bench, Planning Division Manager; Steven Downs, Assistant to the City Manager; and Taraleigh Gray, Deputy City Recorder
EXCUSED	Mayor Richard F. Brunst
INVOCATION / INSPIRATIONAL THOUGHT PLEDGE OF ALLEGIANCE	Bob Wright

APPROVAL OF MINUTES

Mr. Macdonald **moved** to approve the minutes from the following meetings:

- Special City Council Meeting – August 19, 2014
- City Council Meeting – August 26, 2014

Mr. Seastrand **seconded** the motion. Those voting aye: Hans Andersen, Margaret Black, David Spencer, and Brent Sumner. The motion **passed** unanimously.

MAYOR'S REPORT/ITEMS REFERRED BY COUNCIL

Upcoming Events

The Mayor referred the Council to the upcoming events listed in the agenda packet.

Appointments to Boards and Commissions

There were no appointments to boards or commissions.

Recognition of New Neighborhoods in Action Officers

No new Neighborhood in Action officers were recognized.

CITY MANAGER'S APPOINTMENTS

Appointments to Boards and Commissions

There were no City Manager appointments.

PERSONAL APPEARANCES

Time was allotted for the public to express their ideas, concerns, and comments on items not on the agenda. Those wishing to speak should have signed in prior to the meeting, and comments were limited to three minutes or less.

Paul Smith said he was present on behalf The Church of Jesus Christ of Latter-day Saints. He read a statement provided by Casey Shaw, Emergency Preparation Contact, informing the public

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of the upcoming citywide emergency drill. He thanked the Council and staff in putting it and indicated it would be held September 18, beginning at 6:00 p.m.

Sam Lentz, resident, shared an opinion of Mayor Brunst from the *Daily Herald*. Mr. Lenz wondered when UTOPIA stopped being the City's number one problem. He wondered why the City ran from the solution that was presented. He said UTOPIA was still a problem. Mr. Lenz said the ship had sailed and wondered what happened to the Council's other options. He said Orem left the "bird in the hand" to chase the "bird in the bush." He said he did not think Orem could provide competitive business solutions. He said the Council appeared hypocritical when it approved incentives for some businesses and not others.

Jacob Seibach thanked the Council for voting down the Macquarie proposal. He suggested that the City hold off on rebranding as he did not think it was the right time to do so. He said he suspected the additional funds required for such an endeavor were not readily available.

CONSENT ITEMS

There were no consent items.

SCHEDULED ITEMS

RESOLUTION – Establishing the parameters for authorizing the issuance and sale by the issuer of its approximately $10,000,000 General Obligation refunding bonds, which bonds were issued for street construction in 2005, and 2006

Richard Manning, Administrative Services Director, and Laura Lewis, with Lewis & Young, gave presentation to the Council. It was explained that in 2004, 2005, and 2006 the City issued voter approved General Obligation debt for the purpose of repairing various streets throughout the community. The City only anticipated refunding the bonds issued in 2005 and 2006. Interest rates were currently low enough to warrant refunding the outstanding bonds. The original bonds were issued with interest rates between 3% and 5%. Current interest rates were projected to be between 1.5% and 2.5%, producing savings over the life of the refunding of up to $1.1 Million.

A parameters resolution would set the outside limits within which the bonds can be issued. The maximum amount to be issued to refund the bonds was up to $10,000,000 depending upon the interest rates at the time of closing. The City anticipated that the bonds issued would likely be around $9,660,000. The outstanding bonds would be paid off through an escrow arrangement. The City would realize an estimated savings of $1.1 million over the life of the refunded bonds. The length of the refunding bonds would not exceed the length the original bonds would have been outstanding.

The bulk of the savings would be realized in fiscal year 2015 and would be utilized for needed repair work on Center Street between State Street and 1000 West. The project would cost approximately $1 million. That would allow the City to complete a much needed road repair for less money than would be necessary to pay off the original road bonds. Overall, refunding the bonds appeared to be a wise and prudent use of City resources.

Mr. Manning explained the few changes made in the proposed resolution:

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- Time of meeting, names and other minor details corrected throughout
- The first "Whereas" amounts were removed from the resolution.
- Designated Officer (page 3) defined any two would approve the final sale terms.
- Maximum interest rate was updated from 4% to 5% on pages 4, 7, and throughout.

Mrs. Black said refunding was like refinancing the bonds. Approving the refunding of the bonds did not lengthen the payout time but it would save the City $1.1 million dollars.

Mr. Macdonald said keeping the payment and payoff time the same, while reaping the savings for the road construction was a good thing. He said the City should be looking at doing this with other bonds that were eligible for refinancing as well.

Mr. Seastrand asked when the City would have the actual money to fund the road construction.

Mr. Manning said the money would come in 2014-2015 fiscal year. There were optimum times to bid out construction projects. There was also a water project that would have to go ahead of the road construction, which could prove difficult for the timing. The City would likely get to the project in FY 2015-16.

Mr. Seastrand asked staff to looking into a way of speeding up the process as having the road torn up for two summers seemed a long time for a major corridor in the city.

Mrs. Black **moved** that the City Council, by resolution, adopt a parameters resolution authorizing the refunding of outstanding General Obligation Bonds originally issued for street work at various locations throughout the community. Mr. Seastrand **seconded** the motion. Those voting aye: Hans Andersen, Margaret Black, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner. The motion **passed** unanimously.

COMMUNICATION ITEMS

There were no communication items.

CITY MANAGER INFORMATION ITEMS

There were no City Manager information items.

ADJOURNMENT

Mr. Seastrand **moved** to adjourn the meeting. Mrs. Black **seconded** the motion. Those voting aye: Hans Andersen, Margaret Black, Tom Macdonald, Mark E. Seastrand, David Spencer, and Brent Sumner. The motion **passed unanimously**.

The meeting adjourned at 6:33 p.m.

CITY OF OREM **CITY COUNCIL MEETING** SEPTEMBER 23, 2014	
REQUEST:	**6:20 P.M. PUBLIC HEARING** **ORDINANCE – Amending Section 22-6-10(G)(14) of the City Code pertaining to conditional uses in historic homes in residential zones**
APPLICANT:	Ron Wilkinson
FISCAL IMPACT:	None

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Posted on the State noticing website
-Faxed to newspapers
-E-mailed to newspapers
-Mailed 96 revised notices on September 11, 2014

SITE INFORMATION:
General Plan Designation:
N/A
Current Zone:
N/A
Acreage:
N/A
Neighborhood:
N/A
Neighborhood Chair:
N/A

PLANNING COMMISSION RECOMMENDATION
Vote: September 17, 2014

PREPARED BY: DAVID STROUD, AICP PLANNER

RECOMMENDATION: Staff recommends the City Council continue the public hearing concerning this request to the October 14, 2014, City Council meeting.

BACKGROUND: This application was presented to the Planning Commission at its meeting on September 3, 2014 and the Planning Commission continued the item to its next scheduled meeting on September 17, 2014. The applicant is working with Staff to revise their request.

CITY OF OREM **CITY COUNCIL MEETING** SEPTEMBER 23, 2014	
REQUEST:	**6:20 P.M. PUBLIC HEARING** **ORDINANCE – Amending Section 22-11-46(G)(4) of the City Code pertaining to minimum lot size in the PD-33 (Transit Oriented Development) zone at 800 South Geneva Road**
APPLICANT:	Harold Arnett
FISCAL IMPACT:	None

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Posted on the State noticing website
-Faxed to newspapers
-E-mailed to newspapers
-Mailed 139 notices on August 27, 2014

SITE INFORMATION:
General Plan Designation:
Low Density Residential
Current Zone:
PD-33
Acreage:
12.23
Neighborhood:
Sunset Heights West
Neighborhood Chair:
Frank Redd

PLANNING COMMISSION RECOMMENDATION
Vote: Approve 5-0

PREPARED BY:
DAVID STROUD, AICP
PLANNER

RECOMMENDATION: The Planning Commission recommends the City Council amend, by ordinance, Section 22-11-46(G)(4) of the Orem City Code pertaining to the minimum lot size in the PD-33 zone at 800 South Geneva Road.

BACKGROUND: The PD-33 zone was approved in 2013 as a transit oriented development (TOD). A TOD is a development that includes a mixture of housing, office and/or retail and other amenities integrated into a walkable neighborhood and located within walking distance of public transportation.

The PD-33 zone contains two separate areas--Area A and Area B. Area A is located on the east side of the zone and near the intermodal hub. Area A is identified as residential only with a minimum lot size of three acres. Area B is located along Geneva Road and is identified as residential or commercial with a minimum lot size of 1.5 acres.

Area A is comprised primarily of the four easternmost lots shown on the map below. Each of these four lots is approximately one acre in size and one hundred feet in width. Area A is unique because it is the only residential property in the City that is truly within walking distance of the intermodal station. The three acre minimum lot requirement for Area A was originally implemented to encourage a unified development in Area A that would maximize the density and quality of development in that area. There was concern that if Area A were developed in smaller parcels it might lead to a less harmonious and less efficient development.

The property owners of Area A received an offer from a developer to purchase their property. The two easternmost lot owners and the fourth lot from the east wanted to accept the offer, but the third property owner was not willing to accept the offer. As a result, the two easternmost and the fourth lot owner are unable to develop their property because they cannot meet the three acre minimum development requirement.

The two easternmost lot owners have submitted a request to amend the PD-33 zone to allow a minimum development size of 1.5 acres. This would allow them to proceed with development of their lots without the participation of the third lot owner. The applicants believe that Area A and Area B should be treated the same with respect to minimum lot size.

There is an obvious advantage to the applicants' proposal in that it would make it much easier for property owners to assemble 1.5 acres and move forward with development. It also reduces the possibility of one property owner holding other owners "hostage" because of an owner's unwillingness to accept an offer that is acceptable to the others.

However, there are also disadvantages to reducing the minimum development size to 1.5 acres. Development in smaller parcels makes it less likely that development of Area A will occur in conformance with the concept plan. The concept plan shows how a building and streets should be laid out as well as areas that should be landscaped.

If the minimum development area is reduced to 1.5 acres, the two easternmost property owners could potentially submit a site plan consisting of only 1.5 of their combined two acres. They could potentially construct a building that is smaller and contains fewer residential units than originally contemplated. They would likely not install the east-west street that runs through Area A because they would not control the area needed and because they would seek access from 950 South. They would also not install the north-south street that runs between Area A and Area B because it wouldn't be included within their site plan and they would not need it for access to their project. They might also carve out one-quarter acre lots adjacent to 800 South with their existing houses from the development thereby converting development in the PD-33 zone from redevelopment to "infill." Excluding these remnant lots from the development would also mean that they would not be required to maintain landscaping along the frontage of 800 South which would also be contrary to the concept plan.

An independent development of the two easternmost lots would also make it difficult, if not impracticable for the next two lots to the west to develop in accordance with the concept plan. The third lot is only 100 feet wide and would likely be difficult to develop independently with a building and required parking. In the concept plan, the fourth lot is largely taken up by the north-south road and can't be developed by itself. The fourth lot owner would obviously have no incentive to install this road if it doesn't have to be combined with other parcels and thus, allowing smaller development parcels might delay or prevent this north-south road from ever being built.

In sum, while reducing the required development area in Area A to 1.5 acres would provide an immediate advantage to the two easternmost property owners and would prevent them from being held hostage by another property owner, it would also likely reduce the quality of the overall development in Area A and may prevent Area A from ever being fully developed as shown in the concept plan.

The proposed amendment requested by the applicants is shown as follows:

22-14-16(G)

4. Lot Size. The minimum lot size for any development in Area A or Area B shall be one and one-half (1.5) acres.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-11-46(G)(4) OF THE OREM CITY CODE PERTAINING TO LOT SIZE IN THE PD-33 ZONE AT 800 SOUTH GENEVA ROAD

WHEREAS on August 21, 2014, Harold Arnett filed an application with the City of Orem requesting the City amend Section 22-11-46(G)(4) of the Orem City Code as it pertains to lot size in the PD-33 zone at 800 South Geneva Road; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on September 3, 2014, and the Planning Commission recommended approval of the application; and

WHEREAS a public hearing considering the subject application was held by the City Council on September 23, 2014; and

WHEREAS the City posted the City Council agenda in the City Offices at 56 North State Street, www.orem.org, and a public hearing notice at www.utah.gov/pmn; and

WHEREAS notices were mailed to property owners and residents within 500 feet of the subject property; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the city; the orderly development of land in the city; the effect upon the surrounding neighborhood; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council hereby finds this request is in the best interest of the City because it will harmonize the minimum development area required in both Area A and Area B of the PD-33 zone and will allow greater opportunity for property owners in the PD-33 zone to develop their property.

2. The City Council hereby amends Section 22-11-46(G)(4) of the Orem City Code to read as follows:

22-14-16(G)
4. Lot Size. The minimum lot size for any development in Area A or Area B shall be one and one-half (1.5) acres.in height.

DRAFT

3. This ordinance shall take effect immediately upon passage and publication in a newspaper in general circulation in the City of Orem.

4. All other ordinances and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED, RESOLVED and ORDERED PUBLISHED this **23th** day of **September** 2014.

_____
Richard F. Brunst, Jr., Mayor

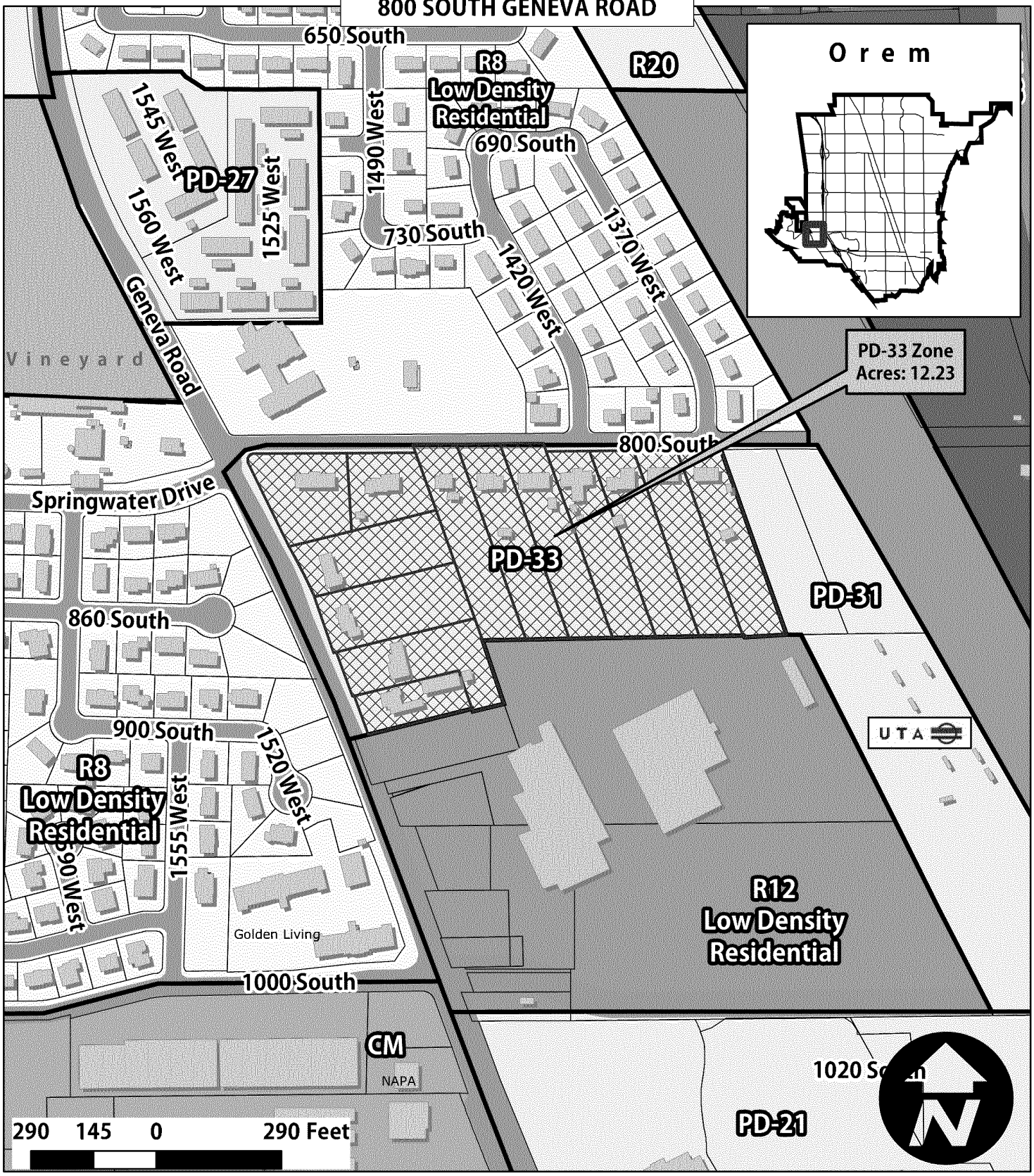
ATTEST:

_____
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"	COUNCIL MEMBERS VOTING "NAY"

PD-33 Zone

800 SOUTH GENEVA ROAD

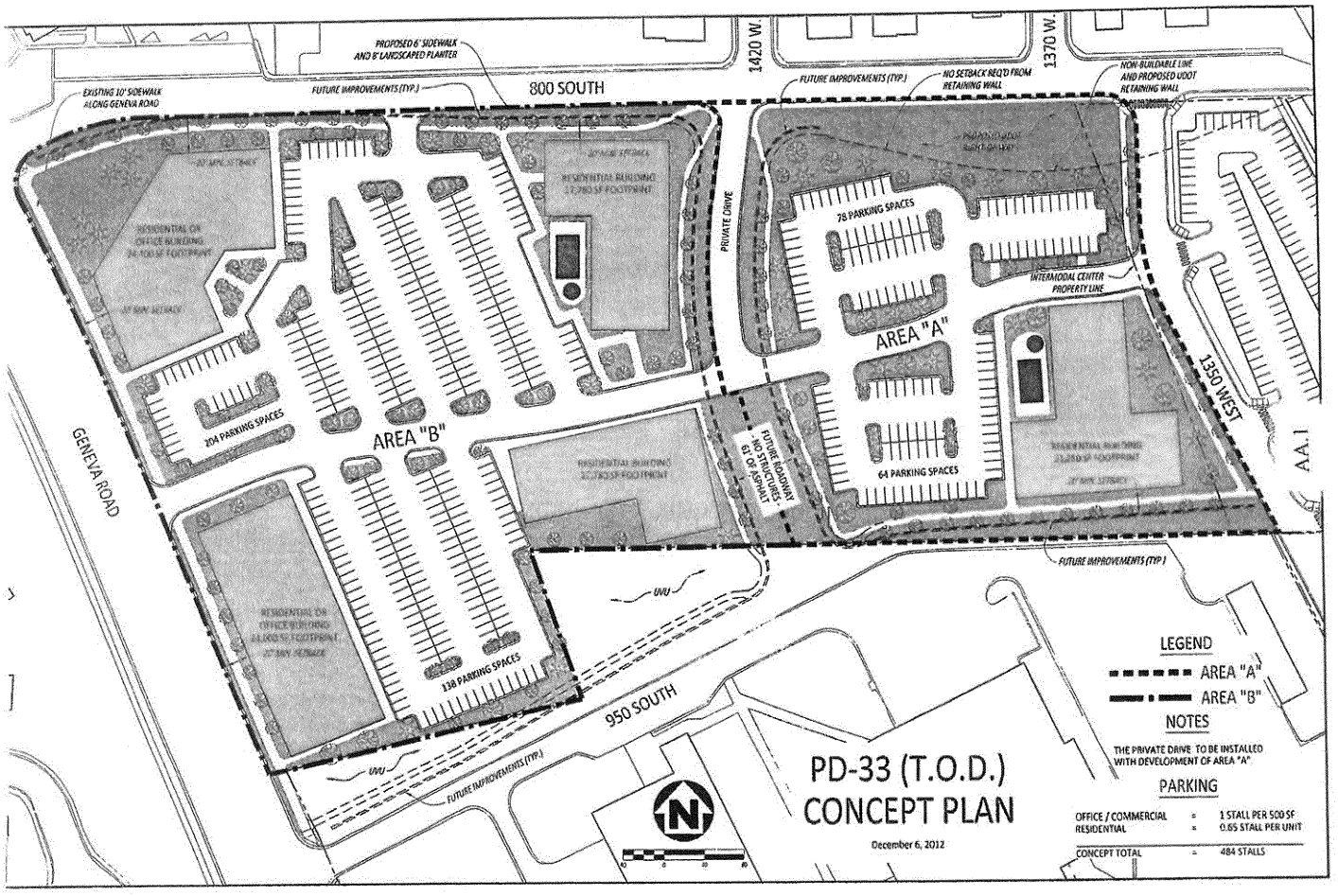


PD-33 Zone;
12.23 Acres.

NIA CONTACT:
Sunset Heights West

Legend
- Buildings
- PD-31 Intermodal
- Parcels

APPENDIX "AA"



AA.1

DRAFT – SEPTEMBER 3, 2014

AGENDA ITEM 3.2 is a request by Harold Arnett to amend **SECTION 22-11-46(G)(4) PERTAINING TO MINIMUM LOT SIZE IN THE PD-33 (TRANSIT ORIENTED DEVELOPMENT) ZONE** at 800 South Geneva Road of the Orem City Code.

Staff Presentation: Mr. Stroud said the PD-33 zone was approved in 2013 as a transit oriented development (TOD). A TOD is a development that includes a mixture of housing, office and/or retail and other amenities integrated into a walkable neighborhood and located within walking distance of public transportation.

The City Code regulations of the PD-33 zone identified two areas; Area A and Area B. Area A is located on the east side of the zone and nearest the Frontrunner station and intermodal hub. Area A is identified as residential only with a minimum lot size of 3 acres. Area B is located along Geneva Road and is identified as residential or commercial with a minimum lot size of 1.5 acres.

The applicant requests that Area A and Area B be treated the same with respect to minimum lot size. The proposed amendment reduces the lot size of Area A from 3 acres to 1.5 acres and is shown as follows:

22-14-16(G)

4. Lot Size. The minimum lot size for any development in Area A or Area B shall be ~~three (3) acres. The minimum lot size for any development in Area B shall be~~ one and one-half (~~1 1/2~~1.5) acres.

Advantages

- Treats each area the same by requiring a minimum of 1.5 acres of development
- Allows development to occur more easily as there is less lot area required
- Development must still follow the concept plan located in Appendix AA of the Code

Disadvantages

- None identified

Recommendation: The Project Coordinator recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 22-11-46(G)(4) of the Orem Code pertaining to lot size in the PD-33 zone at 800 South Geneva Road.

Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

Chair Moulton asked if Area A is the four east lots. Mr. Stroud said that UTA purchased the lots in the PD-31 zone. The remaining Area A lots are the four lots to the west of the PD-31 zone.

Chair Moulton invited the applicant to come forward. Harold Arnett introduced himself.

Mr. Arnett said that he represents 4 of the 5 properties owner who are in favor of changing the property. They would like to have the same regulations as other properties. There is a section set aside for the future overpass which limits what they can do. They do not want to wait until the overpass goes through, but would like to take advantage of the current upswing in the market and develop. This just sets the minimum at 1.5 acres.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

Troy Whiting, Orem, said he owned the center property and if this goes through he will be landlocked and limit his ability to develop because of the shape and design of his parcel.

Mr. Arnett said that if the price is right and something is brought to the table that is a legitimate offer. There was a legitimate offer this past January that four of the five thought was fair, which included the middle property. The four property owners signed the contract, but Mr. Whiting exercised his right and did not sign. Over a five-six year period the history seems to be the impasse on that lot. The other property owners are just trying to find options. He noted he cannot wait 10 years for the overpass to come. They just want some different options.

Vice Chair Walker asked how big Mr. Arnett's lot is. Mr. Arnett said it was one acre. Vice Chair Walker said that Mr. Arnett is locked from developing.

Vice Chair Walker said he did not understand why the PD zone separated the lot requirements, they should be equal.

Mr. Arnett noted that he is neighbors with Mr. Whiting and he respects him and feels he should have a right to develop his property.

Mr. Whiting said he agrees that all the properties should work together. That was the original plan, but it may have changed. He does not know the reason it was three acres and the other side is 1.5 acres. When this was originally done by staff, he was not invited. He was presented a written amendment for the rezone. He speculates that with the road coming in and with the location of UDOT there is no access for development in the back.

Vice Chair Walker asked if the overpass comes in the first four lots, because of the elevation of the property will be unbuildable. Mr. Arnett said the concept plan was put together by the City and none of the property owners were included in the planning. The road comes south and the properties to the west do have access onto 800 South. He has been in contact with UTA by email and they indicated they can purchase a right-of-way. Mr. Arnett said he and the other three owners want an opportunity to market their property and develop it.

Mr. Earl said he wrote the ordinance. This is a unique piece of property because it was walkable to the Intermodal Station. The eastern parcel was considered the most walkable parcel to the Intermodal Station. The idea was to maximize the use of the property because it was walkable to the Intermodal Station. The idea was to put the parcels together and get more density, if it is broken up into smaller parcels the density will decrease. Again the idea was to get as many units on the east parcels in order to have the maximum number of people who could walk to the Intermodal Station.

Vice Chair Walker asked if that was before UTA purchased the two eastern parcels. Mr. Earl said staff knew they might purchase some additional area and that was not a factor in the thinking. Vice Chair Walker said it is a factor now because Mr. Arnett is limited in how what they can do because of the three acre requirement. Mr. Earl said the idea was that the landowners would have to do things together.

Mr. Goodrich said the approved concept plan was drawn up when the TOD zone was designed. There is a private road south of 800 South going east/west, that road is in the concept plan so that nobody is landlocked. When Promenade Place came before the city they were required to bring in a private road and stub it to the eastern part of their development. If someone else develops next to Promenade Place they will have to continue the access through so that no one becomes landlocked. Vice Chair Walker said that Mr. Arnett and his neighbors cannot develop because of the size limitations.

Ms. Jeffreys asked Mr. Whiting which property he owned. Mr. Whiting indicated he is in the middle of the five lots. If the ordinance is changed to 1.5 acres and each property owner develops their property that will leave his lot with a 100-foot width by 400-foot length, which would make it impossible to develop his lot. It is only one acre and it is will not meet the zoning requirements, thus he will not be able to develop his lot.

Ms. Jeffreys asked if Mr. Whiting had a plan for his lot. Mr. Whiting said the goal all along has been to participate in bringing a developer out of California that wants to do the entire five acres. Ms. Jeffreys asked if the neighbors are at odds because of what each wants to do. Mr. Whiting said his understanding is the other four neighbors want to sell out. Mr. Arnett interjected that they are not at odds, but Mr. Whiting has had this concept for years and they have never seen any firm numbers. This past January there was another offer for the five acres. The four property owners were very happy with it and Mr. Whiting refused to sign it.

Mr. Stroud noted that if the properties on each side of Mr. Whiting develop, his property will have to be absorbed into one of the neighboring developments.

Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Chair Moulton said he thought the properties should be uniform throughout the zone and be consistent.

Chair Moulton called for a motion on this item.

Planning Commission Action: Vice Chair Walker said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council amend Section 22-11-46(G)(4) pertaining to the minimum lot size in the PD-33 zone to 1.5 acres. Ms. Jeffreys seconded the motion. Those voting aye: Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

DRAFT

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 148420
SALT LAKE CITY, UT 84114

OLSEN, KIM D
PO BOX 1780
OREM, UT 84059

EVANGELISTA, TIRZAH S &
ALEXSANDRO M
PO BOX 454
OREM, UT 84059

PROGRESSIVE FUTURES LLC
PO BOX 263
PAYSON, UT 84651

UTAH TRANSIT AUTHORITY
%PROPERTY MANAGEMENT
PO BOX 30810
SALT LAKE CITY, UT 84130

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE
SALT LAKE CITY, UT 84150

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 45678
SALT LAKE CITY, UT 84145

LJK LLC
215 S OREM BLVD
OREM, UT 84058

ROCKY MOUNTAIN POWER
70 NORTH 200 EAST
AMERICAN FORK, UT 84003

CENTURY LINK
75 EAST 100 NORTH
PROVO, UT 84606

WILLOW CREEK BRADY PROPERTIES
LC
563 E 820 S
PLEASANT GROVE, UT 84062

LEE, FRED A & CORINNE E
227 S MAIN ST
GENOLA, UT 84655

MENDENHALL, GRANT & LAURA
134 S 680 W
LINDON, UT 84042

EDDY, ANNETTE
656 N 120 E
LINDON, UT 84042

WINN, VANCE & LONI
349 W 730 S
OREM, UT 84058

WHITTAKER INVESTMENTS LLC
415 W 750 S
OREM, UT 84058

LOPEZ, ARMANDO (ET AL)
723 S 1370 W
OREM, UT 84058

BURGESS, MICHAEL R & MARTA
722 S 1370 W
OREM, UT 84058

MAG
586 EAST 800 NORTH
OREM, UT 84097

KARTCHNER, JAMIE L & JEFFREY
731 S 1525 W
OREM, UT 84058

SCHACHER, ERIC L & SUSAN
729 S 1420 W
OREM, UT 84058

GREER, MARK A & PETREA
723 E 230 N
LINDON, UT 84042

JOHNSON, SCOTT A & SUNNY A
735 S 1420 W
OREM, UT 84058

CANYON CREST SOFTWARE LLC
732 S 1370 W
OREM, UT 84058

LAGUAN, MARTA
731 S 1370 W
OREM, UT 84058

TMKB LLC
--OR CURRENT RESIDENT--
739 S 1525 WEST
OREM, UT 84058

DAVIES, MC KENZIE LAWYER
735 S 1525 W
OREM, UT 84058

SARMIENTO, VICTOR T & GLORIA
736 S 1420 W
OREM, UT 84058

PANGILINAN, EDGARDO &
CAROLINA
753 S 1420 W
OREM, UT 84058

SARGENT, JASON L & STEPHANIE
--OR CURRENT RESIDENT--
742 S 1370 WEST
OREM, UT 84058

ESPINOSA, JUANITO & CORAZON
741 S 1420 W
OREM, UT 84058

RODRIGUEZ, GUSTAVO R
764 S 1370 W
OREM, UT 84058

FAIRBANKS, JONATHAN R & DEBORAH
752 S 1420 W
OREM, UT 84058

REYNOLDS, EDWARD & PAMELA
743 S 1370 W
OREM, UT 84058

VEAS, IVAN O & PATRICIA V
776 S 1370 W
OREM, UT 84058

B & N FAMILY LLC
--OR CURRENT RESIDENT--
754 S 1370 WEST
OREM, UT 84058

PATTERSON, BEN A & SANTA
759 S 1370 W
OREM, UT 84058

MARTINSEN, JASON & ANILDA
793 S 1370 W
OREM, UT 84058

KHEMCHAND, VISHNU (ET AL)
762 S 1420 W
OREM, UT 84058

BOHN, RANDALL S & CYNTHIA G
763 S 1420 W
OREM, UT 84058

BROWN, MASHELL MARIE
832 S 1590 W
OREM, UT 84058

RESENDIZ, BENJAMIN S & OFELIA
769 S 1370 W
OREM, UT 84058

GGR HOLDINGS LLC
--OR CURRENT RESIDENT--
770 S GENEVA RD
VINEYARD, UT 84058

MENDEZ, HERMAN
849 S GENEVA RD
OREM, UT 84058

MORGAN, JESSICA
774 S 1420 W
OREM, UT 84058

CISNEROS, HUGO (ET AL)
775 S 1420 W
OREM, UT 84058

CARTER, KENNITH J & CONNIE
871 S 1590 W
OREM, UT 84058

MORALES, LINDA
779 S 1370 W
OREM, UT 84058

ATKIN, TRISHA WELLING & MATHEW TYRELL (ET AL)
792 S 1370 W
OREM, UT 84058

MAYOR RICHARD BRUNST
900 EAST HIGH COUNTRY DRIVE
OREM, UT 84097

UTAH VALLEY UNIVERSITY
800 W UNIVERSITY PKY
OREM, UT 84058

CARTER, E DAVID & DIANNA
808 W 1280 N
PROVO, UT 84604

UTAH DEPARTMENT OF TRANSPORTATION
--OR CURRENT RESIDENT--
909 S 1520 WEST
OREM, UT 84058

DESPAIN, SHERRAN L
846 S 1590 W
OREM, UT 84058

THOMSON, SHANE R (ET AL)
847 S 1590 W
OREM, UT 84058

UTAH DEPARTMENT OF TRANSPORTATION
--OR CURRENT RESIDENT--
917 S 1520 WEST
OREM, UT 84058

LC1 LLC
--OR CURRENT RESIDENT--
877 S GENEVA RD
OREM, UT 84058

LC1 LLC
--OR CURRENT RESIDENT--
865 S GENEVA RD
OREM, UT 84058

OBINYAN, JOHN O & ABIGAIL N
922 S 1520 W
OREM, UT 84058

GREER, MARK A & PETREA
--OR CURRENT RESIDENT--
911 S 1555 WEST
OREM, UT 84058

WILLOW CREEK BRADY PROPERTIES LC
--OR CURRENT RESIDENT--
895 S GENEVA RD
OREM, UT 84058

UTAH TRANSIT AUTHORITY
--OR CURRENT RESIDENT--
951 S 1350 WEST
OREM, UT 84058

WILSON, VANCE K & KARISSA M
918 S 1555 W
OREM, UT 84058

RIVAS, CRISTINA & JONATHAN I
--OR CURRENT RESIDENT--
900 S 1582 WEST
OREM, UT 84058

BARKER, JORDAN & KINSALE
1013 S OREM BLVD
OREM, UT 84058

SHUMAN, BRENDA & MICHAEL
931 S 1555 W
OREM, UT 84058

HUDSON, CHARLENE
912 S 1520 W
OREM, UT 84058

UTAH TRANSIT AUTHORITY
--OR CURRENT RESIDENT--
1341 W 800 SOUTH
OREM, UT 84058

SARATOGA HEALTH HOLDINGS LLC
--OR CURRENT RESIDENT--
960 S GENEVA ROAD
OREM, UT 84058

PROGRESSIVE FUTURES LLC
--OR CURRENT RESIDENT--
921 S 1555 WEST
OREM, UT 84058

ARNETT, HAROLD B & PENEE L
1391 W 800 S
OREM, UT 84058

HOYAL, JAMES C
1161 E 350 N
OREM, UT 84097

NIELSEN, MARK DALE & CINDEE D
932 S 1520 W
OREM, UT 84058

DOMINGUEZ, OSVALDO F (ET AL)
1408 W 800 S
OREM, UT 84058

UTAH TRANSIT AUTHORITY
--OR CURRENT RESIDENT--
1357 W 800 SOUTH
OREM, UT 84058

HILLIER, LYLE & DEANA
961 S 1555 W
OREM, UT 84058

EDDY, ANNETTE
--OR CURRENT RESIDENT--
1435 W 800 SOUTH
OREM, UT 84058

OKAMURA, ISAO & JUAN E
1396 W 800 S
OREM, UT 84058

GGR HOLDINGS LLC
1294 W 3150 N
PLEASANT GROVE, UT 84062

LITTLEFIELD, S SHANE & AMY L
1463 W 730 S
OREM, UT 84058

ALLEN, HAL J & CONNIE S
1421 W 800 S
OREM, UT 84058

FRANSON, SHELDON R
--OR CURRENT RESIDENT--
1375 W 800 SOUTH
OREM, UT 84058

BJBD LC
1483 SPRINGDELL DR
PROVO, UT 84604

MENDENHALL, GRANT & LAURA
--OR CURRENT RESIDENT--
1449 W 730 SOUTH
OREM, UT 84058

WHITING, TROY L
1405 W 800 S
OREM, UT 84058

MORRILL, GARY L & LANAE S
1495 W 800 S
OREM, UT 84058

WINN, VANCE & LONI
--OR CURRENT RESIDENT--
1467 W 800 SOUTH
OREM, UT 84058

JOHNSON, LARRY E & VALERIE ROSE (ET AL)
1434 W 800 S
OREM, UT 84058

PRITCHETT, AUSTIN K & ASHLEY M
1534 W 740 S
OREM, UT 84058

LOPEZ, PEDRO A & KARINA P
1485 W 730 S
OREM, UT 84058

STEPHENSON, ROBERT & DIANA
1451 W 800 S
OREM, UT 84058

SCHULDT, NATHAN E
1538 W 860 S
OREM, UT 84058

LLOYD, LANDON R
1511 W 740 S
OREM, UT 84058

FOX, SHAWN B & KENNETH I
1477 W 730 S
OREM, UT 84058

HEATON, LINDA BERNICE & TERRENCE
1542 W 740 S
OREM, UT 84058

TERVORT, DANIEL R
1519 W 740 S
OREM, UT 84058

YOUNG, NORMAN D & MARIETTA
--OR CURRENT RESIDENT--
1485 W 800 SOUTH
OREM, UT 84058

BARKER, JORDAN & KINSALE
--OR CURRENT RESIDENT--
1546 W 740 SOUTH
OREM, UT 84058

LASSEN, MICHAEL LYNN
1532 W 900 S
OREM, UT 84058

WHITTAKER INVESTMENTS LLC
--OR CURRENT RESIDENT--
1515 W 740 SOUTH
OREM, UT 84058

OLSEN, KIM D
--OR CURRENT RESIDENT--
1549 W 860 SOUTH
OREM, UT 84058

PREECE, JASON & JANEY
1537 W 740 S
OREM, UT 84058

CUMMINS, ANDREW L & ALAN LEE
--OR CURRENT RESIDENT--
1523 W 740 SOUTH
OREM, UT 84058

ICE, KRISTI K (ET AL)
1563 W 860 S
OREM, UT 84058

HICKEN, ANDREW R & MERRI D
1539 W 860 S
OREM, UT 84058

LJK LLC
--OR CURRENT RESIDENT--
1529 W 740 SOUTH
OREM, UT 84058

MIRANDA, JOSE TITO
1579 SPRINGWATER DR
OREM, UT 84058

GRAHAM, JAMES S & LINDA CHRISTINE
1542 W 900 S
OREM, UT 84058

BATTEEN, DALLIN & LINDSAY
1533 W 740 S
OREM, UT 84058

DARREL L CLEGG PROPERTIES LC
1905 W GOLDEN POND WY
OREM, UT 84058

BOND, ANDREW L
1548 W 740 S
OREM, UT 84058

BRYSON, JONATHAN & LINDSAY
--OR CURRENT RESIDENT--
1538 W 740 SOUTH
OREM, UT 84058

UTAH CNTY SOLID WASTE DISTRICT
C/O RODGER HARPER
2000 WEST 200 SOUTH
LINDON, UT 84042

ALARCON, NORMA
1550 W 860 S
OREM, UT 84058

LEBER, SUE
1541 W 740 S
OREM, UT 84058

UTAH HOUSING CORPORATION
2479 S LAKE PARK BLVD
WEST VALLEY CITY, UT 84120

POLLARD, TROY A
1557 W 740 S
OREM, UT 84058

UTAH HOUSING CORPORATION
--OR CURRENT RESIDENT--
1545 W 740 SOUTH
OREM, UT 84058

LC1 LLC
9350 S 150 E STE 820
SANDY, UT 84070

WALTERS, PAUL D & DIANA D
1564 W 860 S
OREM, UT 84058

JACKSON, SOPHIA
1549 W 740 S
OREM, UT 84058

SARATOGA HEALTH HOLDINGS LLC
27101 PUERTA REAL # 450
MISSION VIEJO, CA 92691

TALIA, TALALELEI (ET AL)
--OR CURRENT RESIDENT--
1567 W SPRINGWATER DR
OREM, UT 84058

EVANGELISTA, TIRZAH S &
ALEXSANDRO M
--OR CURRENT RESIDENT--
1553 W 740 SOUTH
OREM, UT 84058

QUESTAR GAS COMPANY
1640 NORTH MTN. SPRINGS PKWY.
SPRINGVILLE, UT 84663

MIRANDA, JOSE TITO
--OR CURRENT RESIDENT--
1579 W SPRINGWATER DR
OREM, UT 84058

LEE, FRED A & CORINNE E
--OR CURRENT RESIDENT--
1558 W 900 SOUTH
OREM, UT 84058

YOUNG, NORMAN D & MARIETTA
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1585 W SPRINGWATER DR
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WISCOMBE, BRENT & EMILY
1565 W 900 S
OREM, UT 84058

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2400 SAN GABRIEL WY UNIT 106
CORONA, CA 92882

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057

KENKEL, MARRENA J
1572 W 900 S
OREM, UT 84058

B & N FAMILY LLC
7381 N 6500 W
AMERICAN FORK, UT 84003

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

RIVAS, CRISTINA & JONATHAN I
1582 W 900 S
OREM, UT 84058

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

FRANSON, SHELDON R
9506 W 7350 N
LEHI, UT 84043

Orem City Public Hearing Notice

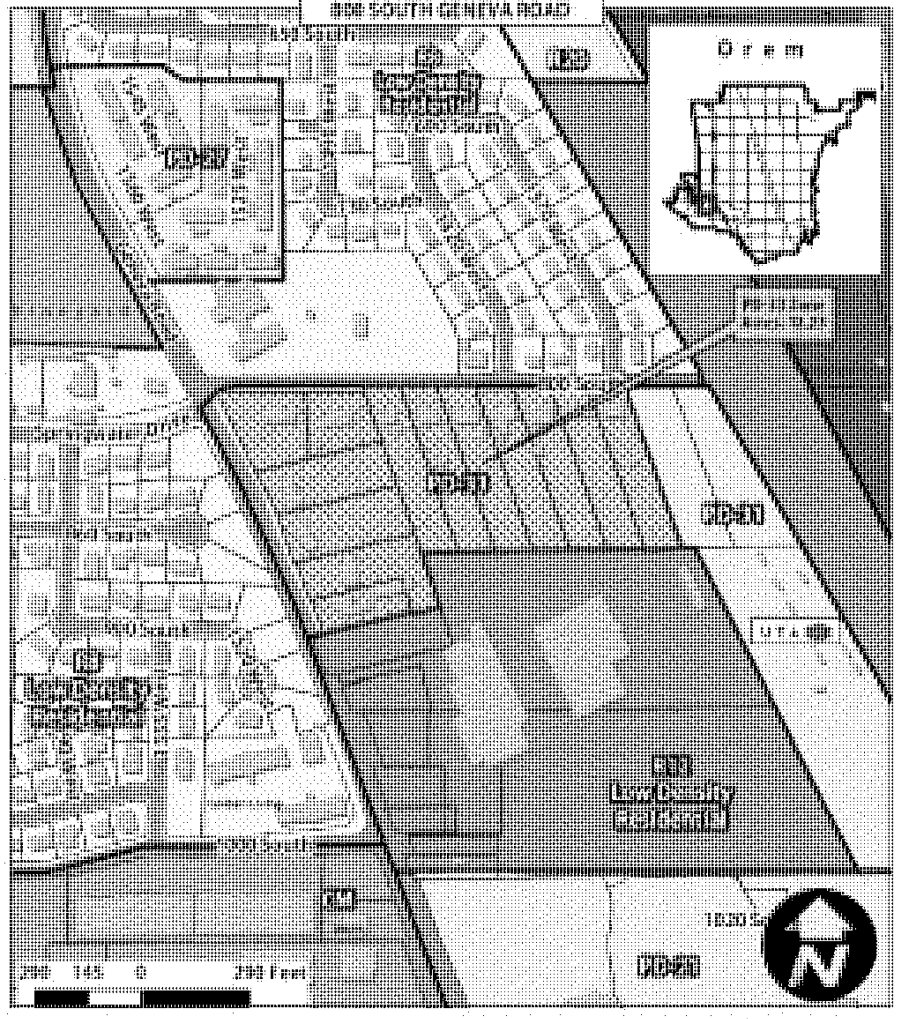
Planning Commission
Wednesday, September 3, 2014
4:30 PM, City Council Chambers
56 North State Street

City Council
Tuesday, September 23, 2014
6:20 PM, City Council Chambers
56 North State Street

Harold Arnett requests the City amend Section 22-11-46(G)(4) of the City Code to reduce the minimum lot size in the PD-33 zone at 800 South Geneva Road from 3.0 acres to 1.5 acres. A map identifying the PD-33 zone is on the reverse of this notice.

For more information, special assistance or to submit comments, contact David Stroud at 229-7095 or drstroud@orem.org.

PD-33 Zone



♦ PD-33 Zone; 12.23 Acres.

NIA CONTACT:
Sunset Heights West

OREM DRC APPLICATION

www.orem.org

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7191

APPLICANT INFORMATION

Form Expires: 06-30-2015

Name: HB Arnett

Phone: 801 372 0819

Address: 1391 West 800 South

FAX:

City: Orem State: Ut Zip: 84058 e-mail: hbarnett@hbea.net

PROJECT INFORMATION

Project Name: 22-11-46 (4)(4) 3 Acres to 1.5 Acres

Project Address:

Nature of Request (Check all that apply) **and Filing Fee Amount**

SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
☐ Preliminary/PRD $800 + $20/lot or unit	X Sign, Text $400	☐ Land Use Map Change $1000 + $25 sign fee	☐ Site Plan Admin. Approval $500	☐ To City Council $400
☐ Preliminary deep lot sign fee $25	☐ Subdivision, Text $900	☐ Text Change $1000	☐ Site Plan $1,500 + $25 sign fee for following PD Zones: 1,4,5,15,16,21 or adjacent to a residential zone	☐ To Planning Commission $400
☐ Final $400 + $20/lot or unit + recording fees	☐ Zoning, Text $900	**********	☐ Concrete/Masonry Fence $50	☐ Street Vacation $1200
☐ Vacation/Amendment $900 + $20/lot or unit + $25 sign fee + recording fees	New PD Zone, Text $2000 +25 sign fee for PD zone	☐ MAILINGS Neighborhood Notice $ _____	☐ Daycare Fence Approval $100	☐ Annexation $1500 + $25 sign fee + legal noticing fee
☐ Final PRD $400 + $20/lot or unit + recording fees	☐ Rezone $1200 + $25 sign fee	**********	☐ Temporary Site Plan Approval $100	☐ Driveway Entrance Modification $175
☐ Lot Line Adjustment $400 + $25 sign fee, not including recording fees	☐ New PD Zone, Rezone $1200 +25 sign fee for PD zone	PUBLIC NOTICE ☐ Newspaper notice $ _____ prior to PC meeting $ _____ prior to CC meeting	☐ Conditional Use Permit $600.00 + $25 sign fee	☐ Resubmittal Fee $500/review After three reviews
		☐ Development agreement Utah County fees $	☐ Fence Modification/Waiver $100	☐ Other $200
			☐ Condominium Conversion $300.00 + $35/Unit ($25 sign fee, + $20 building inspection fee/Unit)	

FILING FEES AND REQUIRED COPIES

FILING FEES: The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

REQUIRED COPIES: Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8½" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions. Provide a complete set of PDF drawings with application – email PDF drawings to lpmerritt@orem.org.

APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

PLANNING COMMISSION/CITY COUNCIL MEETINGS: Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

NEIGHBORHOOD MEETING: The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: General Plan Amendments; Zoning Ordinance Amendment, Map; Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.

DRC APPLICATION: This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.

FILING FEE NOTICE: Applications filed after July 1 are subject to fee changes.

Applicant's Signature: HBArnett

Contact Person Name: HB Arnett Phone: 801 372 0819

OFFICE USE ONLY

Date Filed: 7-21-14 Fees Paid: 1900 Received By: T.B.

Please Note: The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.

Project Timeline

PD-33 Text Amendment

1. DRC application date: 7/21/2014
2. Obtained Development Review Committee clearance on: 7/23/2014
3. Executive Staff review on: 7/30/2014
4. Newspaper notice for PC sent to City Recorder: 8/7/2014
5. Neighborhood notice sent on: 8/26/2014
6. Newspaper notice for CC sent to City Recorder on: 8/28/2014
7. Planning Commission recommended approval on: 9/3/2014
8. City Council approved/denied request on: 9/23/2014

Jason W. Bench - RE: City Council agenda summary

From: "hb arnett" <hbarnett@fiber.net>
To: "'David R. Stroud'" <drstroud@orem.org>
Date: Monday, September 15, 2014 8:59 PM
Subject: RE: City Council agenda summary

Monday, September 15, 2014

Dave,

Thanks for sending me your summary to the city council. In theory, it makes perfect sense from your perspective. Reality is totally different, however.

For example; lots 4,5,6,7 are in the process of getting an offer for their four acres for development from a legitimate and financially strong developer. That will leave just the 3 most eastern acres, of which myself and the Fransons and Troy Whiting are involved. The Whiting intransigence is well document in my opinion, but even if he wanted to tag along with Fransons and myself, there won't be 3 acres left to be developed.

Remember, nothing can be developed on the Arnetts and Fransons quarter acres on the north because according to your concept map, that area can't be developed because it is being reserved for UDOT and their future overpass and connecting road to the intermodal hub. The reality is than no developer is going to purchase the acre on which ¼ of it is worthless to a developer because he can't use it. Hence, our proposal for a change from 3 acres to 1 ½ acre minimum.

That means that in reality the two eastern acres, really only have only 1 ½ acres to be developed. Whiting's acre also will require approximately 8,000 square feet by UDOT according to Daniel Avila, the right of way manager for UDOT. According to my math, there will barely be 2 acres, if that, available for legitimate development.

If the Allen, Eddy, Stevenson and Winn offer goes through, that leaves the eastern most lots unable to come up with 3 acres for development as currently required by the city.

What I am saying is that in theory, your summary to the city is nice,, but the reality of acreage available after the new 4 acre proposed deal to the west, or a similar deal takes place, will make the current minimum of 3 acres totally unfeasible and all of our properties undevelopable and worthless unless the 1 ½ acre proposal is granted..

Thanks,

HB Arnett

CITY OF OREM **CITY COUNCIL MEETING** SEPTEMBER 23, 2014	
REQUEST:	**6:30 P.M. PUBLIC HEARING** **ORDINANCE – Amending Section 22-5-3(A) and the zoning map of Orem City by rezoning approximately 6.96 acres from the R20 zone to the PD-18 zone at 1450 South Carterville Road**
APPLICANT:	Scott Sykes
FISCAL IMPACT:	None

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Faxed to newspapers
-E-mailed to newspapers
-Mailed 95 notices on August 11, 2014
-Posted property on August 14, 2014
-Posted on utah.gov/pmn

SITE INFORMATION:
General Plan Designation:
Low Density Residential
Current Zone:
R20
Acreage:
6.96
Neighborhood:
Hillcrest
Neighborhood Chair:
Dewon Holt

PLANNING COMMISSION RECOMMENDATION
Vote: Approve 6-0

PREPARED BY:
DAVID STROUD, AICP
PLANNER

RECOMMENDATION: The Planning Commission and Staff recommend the City Council amend, by ordinance, Section 22-5-3(A) and the zoning map of the City by changing the zone from the R20 zone to the PD-18 zone on approximately 6.96 acres at 1450 South Carterville Road.

BACKGROUND: The applicant and his family own several lots of record adjacent to both Carterville Road and private roads in the PD-18 zone. The current R20 zone permits the owners to develop single-family lots with a minimum size of 20,000 square feet.

The applicant requests their property be changed from the R20 zone to the PD-18 zone which is adjacent to the north and east of the subject property. The PD-18 zone is also known as the Berkshires. The PD-18 zone requires a minimum lot size of 21,780 square feet versus 20,000 square feet in the R20 zone. Setbacks and maximum building height are also greater in the PD-18 zone. Guest houses are permitted in the PD-18 zone, but not in the R20 zone.

Because this property is adjacent to the PD-18 zone and has frontage along 1080 East and 1450 South (private roads in the PD-18 zone) the owner feels the best use of the property is to extend the boundary of the PD-18 zone. The Sykes development will become part of the home owner's association of the Berkshires.

Advantages

- Extends the PD-18 zone (Residential Estate Zone, The Berkshires)
- Higher standards beyond the R20 zone will be implemented
- Access will be provided internally from private streets and not from Carterville Road

Disadvantages

- None identified

DRAFT

ORDINANCE NO. _____

AN ORDINANCE BY THE OREM CITY COUNCIL AMENDING SECTION 22-5-3(A) AND THE ZONING MAP OF THE CITY OF OREM BY CHANGING THE ZONE GENERALLY AT 1500 SOUTH CARTERVILLE ROAD FROM THE R20 ZONE TO THE PD-18 ZONE

WHEREAS on June 16, 2014, Scott Sykes filed an application with the City of Orem requesting the City amend Section 22-5-3(A) and the zoning map of Orem City by changing the zone on approximately 6.96 acres at 1500 South Carterville Road from the R20 zone to the PD-18 zone; and

WHEREAS a public hearing considering the subject application was held by the Planning Commission on August 20, 2014, and the Planning Commission recommended approval of the application; and

WHEREAS a public hearing considering the subject application was held by the City Council on September 23, 2014; and

WHEREAS the City posted the City Council agenda in the City Offices at 56 North State Street, www.orem.org, and a public hearing notice at www.utah.gov/pmn; and

WHEREAS notices were mailed to property owners and residents within 500 feet of the subject property and the property was posted; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the city; the orderly development of land in the city; the effect upon the surrounding neighborhood; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council hereby finds this request is in the best interest of the City because it will provide high development standards for the subject property and will be consistent with adjacent property that is already located in the PD-18 zone.

2. The City Council hereby amends Section 22-5-3(A) and the zoning map of Orem City by changing the zone on approximately 6.96 acres at 1500 South Carterville Road from the R20 zone to the PD-18 zone as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

3. This ordinance shall take effect immediately upon passage and publication in a newspaper of general circulation in the City of Orem.

DRAFT

4. All other ordinances and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED, APPROVED and ORDERED PUBLISHED this **23rd** day of **September** 2014.

_____
Richard F. Brunst, Jr., Mayor

ATTEST:

_____
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"

_____
_____
_____
_____
_____
_____
_____

COUNCIL MEMBERS VOTING "NAY"

_____
_____
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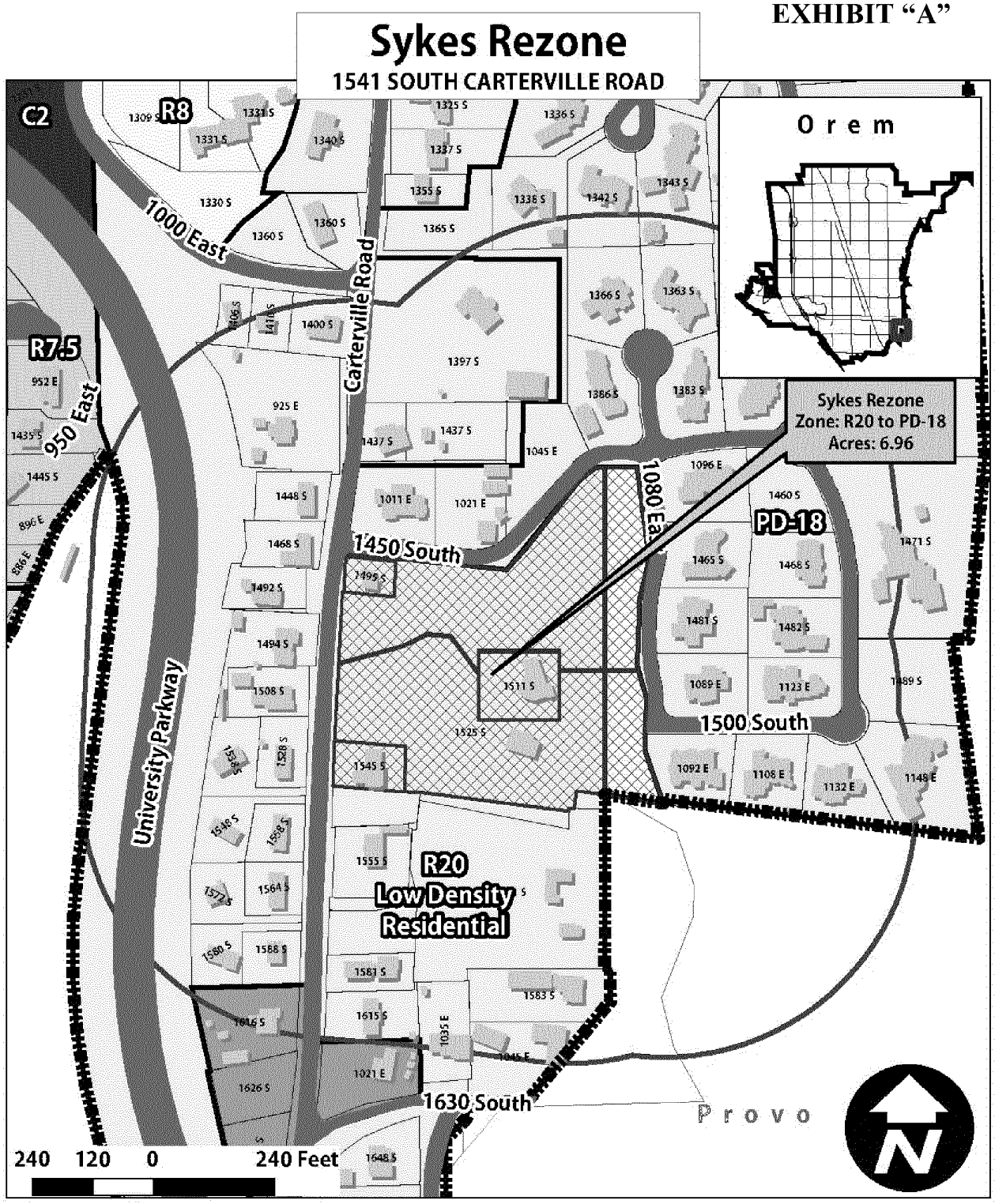
DRAFT

EXHIBIT "A"



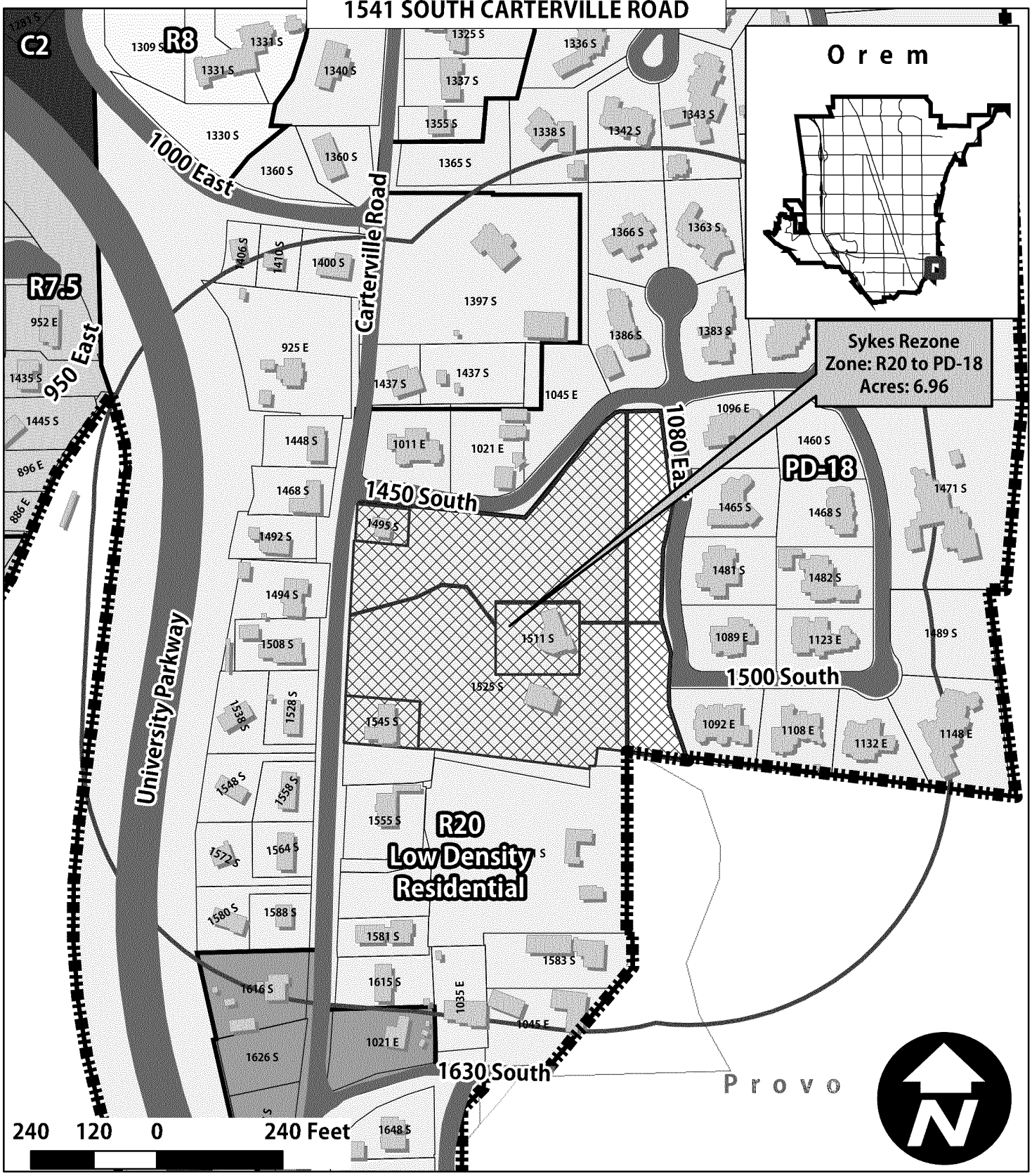
Sykes Rezone:
R20 to PD-18 Zone; 6.96 Acres

NIA CONTACT:
Hillcrest Neighborhood
Dewon Holt

Legend
Buildings
Sykes Rezone
Notification Boundary
Parcels

Sykes Rezone

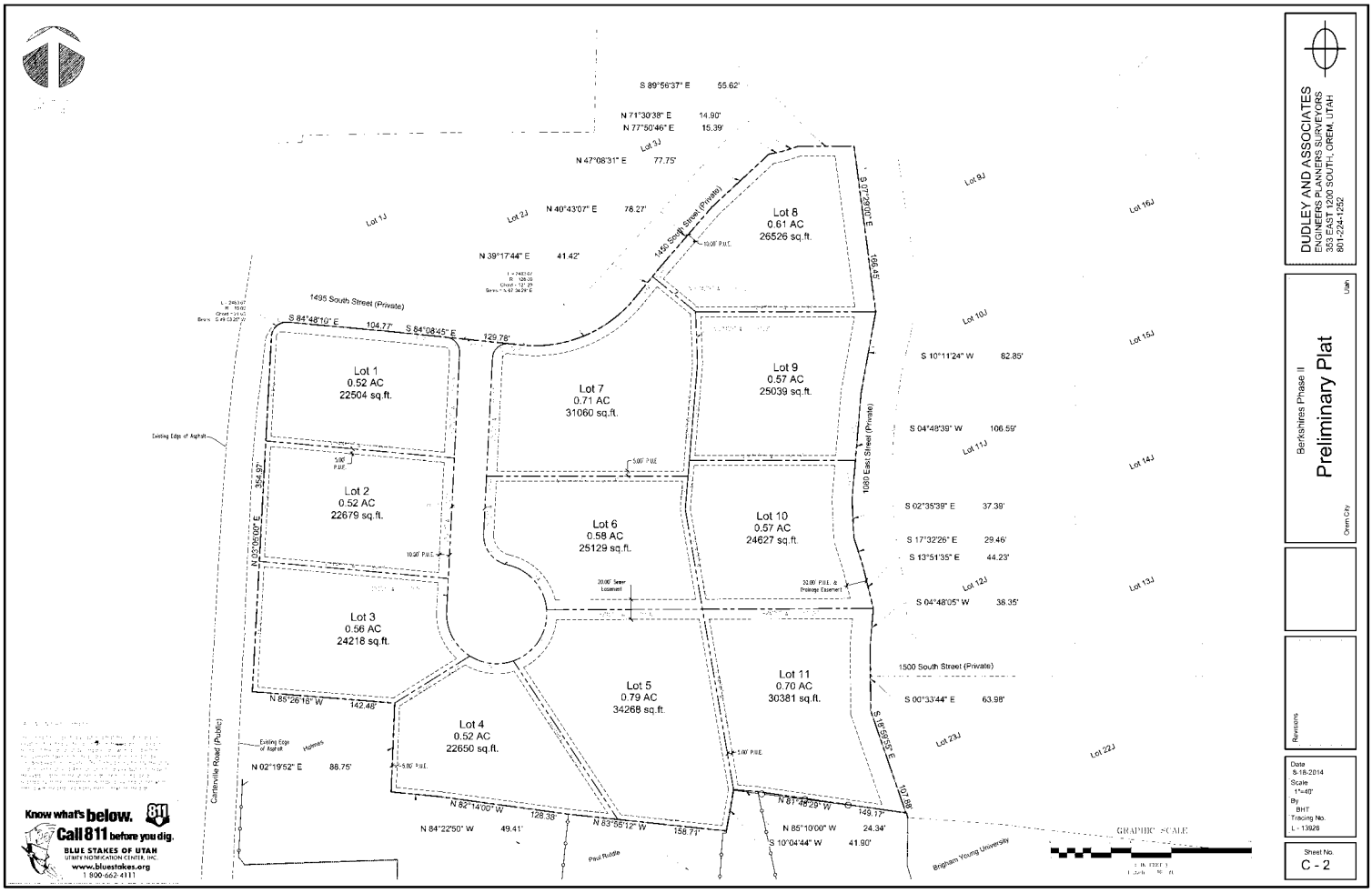
1541 SOUTH CARTERVILLE ROAD



Sykes Rezone:
R20 to PD-18 Zone; 6.96 Acres

NIA CONTACT:
Hillcrest Neighborhood
Dewon Holt

Legend
- Buildings
- Sykes Rezone
- Notification Boundary
- Parcels



DUDLEY AND ASSOCIATES
ENGINEERS, PLANNERS, SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Berkshires Phase II

Preliminary Plat

Utah

Orem City

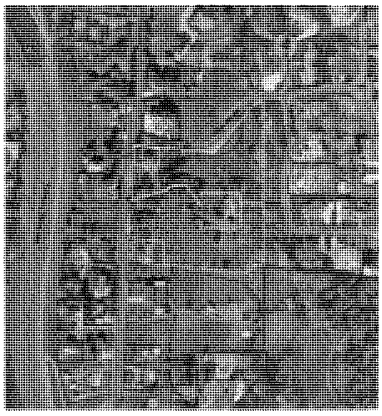
Revisions

Date
8-18-2014
Scale
1"=40'
By
BHT
Tracing No.
L - 13928

Sheet No.
C - 2

PLANNING COMMISSION MINUTES – AUGUST 20, 2014
AGENDA ITEM 4.1 is a request by Scott Sykes to **REZONE APPROXIMATELY 6.96 ACRES FROM THE R20 ZONE TO THE PD-18 ZONE** at 1450 South Carterville Road.

Staff Presentation: Mr. Stroud said the applicant and his family own several lots of record adjacent to Carterville Road in the PD18 zone. The current R20 zone permits the owners to develop single-family lots with a minimum size of 20,000 square feet.



The applicant requests their property be changed from the R20 zone to the PD18 zone which is adjacent to the north and east of the subject property. The PD18 zone has different development standards when compared to the R20 zone. Among those differences is a larger minimum lot size of 21,780 square feet in the PD18 zone as opposed to 20,000 square feet in the R20 zone. Setbacks are also greater as well as the maximum building height. Guest houses are permitted in the PD18 zone, but not in the R20 zone.

Because this property is adjacent to the PD18 zone and has frontage along 1080 East and 1450 South (private roads in the PD18 zone) the owner feels the best use of the property is to extend the boundary of the PD18 zone.

Advantages

- Extends The Berkshires development
- Higher standards beyond the R20 zone will be implemented
- Access will be provided internally from private streets and not from Carterville Road

Disadvantages

- None identified

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council of the request to rezone 6.96 acres from the R20 zone to the PD18 zone at 1450 South Carterville Road.

Vice Chair Walker asked if the Planning Commission had any questions for Mr. Stroud.

Vice Chair Walker asked if this will this be part of the Berkshires. Mr. Stroud said yes, the gate will be moved.

Vice Chair Walker invited the applicant to come forward. Roger Dudley introduced himself.

Ms. Larsen asked if the house to the south is included. Mr. Dudley said they have attempted to purchase it, but have been unable to. The little white house will be torn down.

Vice Chair Walker opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Vice Chair Walker closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Mr. Whetten said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council rezone approximately 6.96 acres from the R20 zone to the PD-18 zone at 1450 South Carterville Road. Ms. Jeffreys seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, Michael Walker and Derek Whetten. The motion passed unanimously.

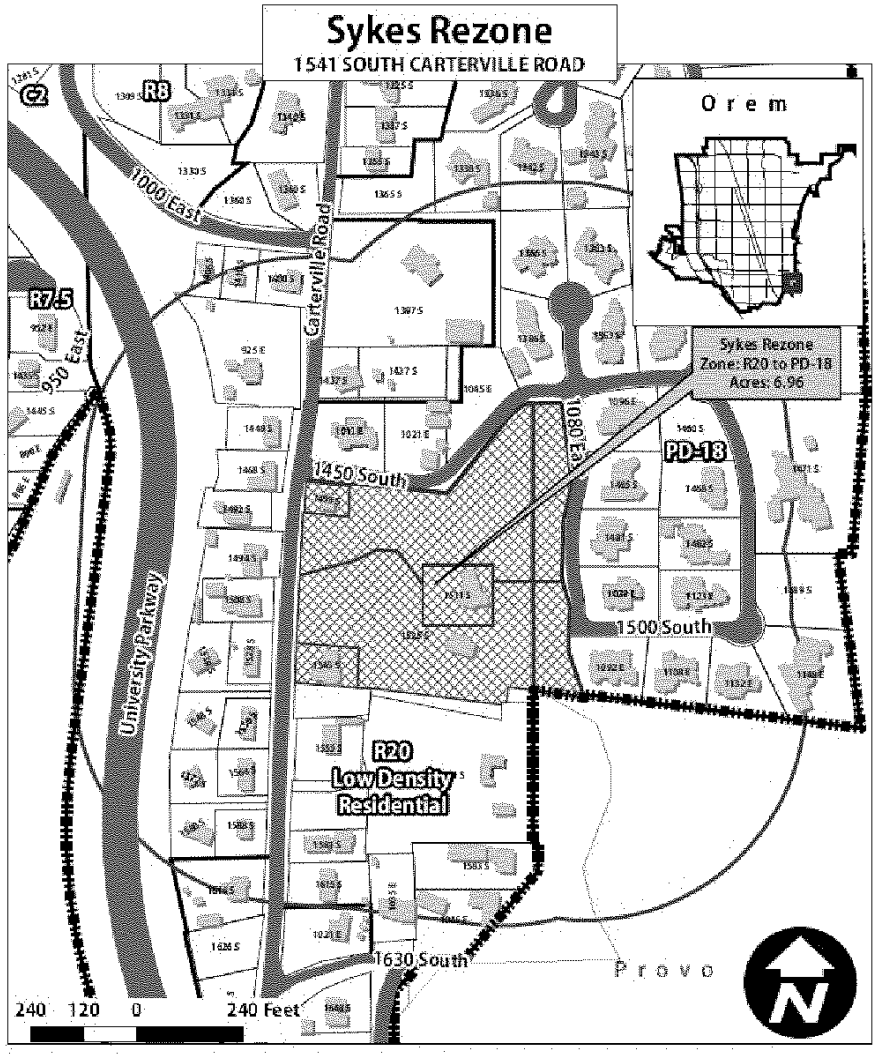
Orem City Public Meeting Notice

Planning Commission
Wednesday, August 20, 2014
5:00 PM, City Council Chambers
56 North State Street

City Council
Tuesday, September 23, 2014
6:20 PM, City Council Chambers
56 North State Street

Mark Sykes requests the City rezone approximately 6.96 acres at 1450 South Carterville Road from the R12 zone to the PD18 zone. A location map of the proposed rezone is on the reverse of this notice.

For more information, special assistance or to submit comments, contact David Stroud at 229-7095 or drstroud@orem.org.


Sykes Rezone
1541 SOUTH CARTERVILLE ROAD
C2
R8
R7.5
1000 East
950 East
Carterville Road
University Parkway
1450 South
1080 East
1500 South
1630 South
R20
Low Density
Residential
PD-18
Orem
Provo
Sykes Rezone
Zone: R20 to PD-18
Acres: 6.96
240 120 0 240 Feet
N

BRIGHAM YOUNG UNIVERSITY
LEGAL COUNCIL ASB BYU
PROVO, UT 84602

PROVO CITY COMM. DEV.
PO BOX 1849
PROVO, UT 84603

GUNNISON VALLEY BANK
PO BOX 220
GUNNISON, UT 84634

BAUMANN, ANGIE POTTER
PO BOX 750067
TORREY, UT 84775

BERKSHIRES LC THE
PO BOX 921
SPANISH FORK, UT 84660

MC KINLEY, RON B & LYNNE M
PO BOX 970085
OREM, UT 84097

PURPLE SAGE BE LLC
PO BOX 970340
OREM, UT 84097

BELL, RACHELLE ROSITTA
HTERSCHE
PO BOX 970517
OREM, UT 84097

STRATE, STEVE & LINDA L
PO BOX 970730
OREM, UT 84097

SIMPSON, MICHAEL K & CYNTHIA
REEVES
PO BOX 971747
OREM, UT 84097

DTS/AGRC MANAGER
STATE OFFICE BLDG, RM 5130
SALT LAKE CITY, UT 84114

CATALYST PARTNERS LLC
22 W 620 S
OREM, UT 84058

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
50 E NORTH TEMPLE
SALT LAKE CITY, UT 84150

ROCKY MOUNTAIN POWER
70 NORTH 200 EAST
AMERICAN FORK, UT 84003

CENTURY LINK
75 EAST 100 NORTH
PROVO, UT 84606

MAYOR RICHARD BRUNST
900 EAST HIGH COUNTRY DRIVE
OREM, UT 84097

SJS PROPERTIES-CARTERVILLE LLC
999 BEN LOMOND AV
SOUTH OGDEN, UT 84403

MAG
586 EAST 800 NORTH
OREM, UT 84097

SJS PROPERTIES LLC - CARTERVILLE
999 BEN LOMOND AV
OGDEN, UT 84403

BAUGH, CASEY
--OR CURRENT RESIDENT--
1021 E 1450 SOUTH
OREM, UT 84097

SYKES, MARK ALLEN
987 MELBOURNE CT
FARMINGTON, UT 84025

ROSE, KEVIN G
--OR CURRENT RESIDENT--
1011 E 1450 SOUTH
OREM, UT 84097

BAUGH, CASEY
--OR CURRENT RESIDENT--
1045 E 1450 SOUTH
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1021 E 1630 SOUTH
OREM, UT 84097

RIDDLE, PAUL A & LISA
--OR CURRENT RESIDENT--
1035 E 1630 SOUTH
OREM, UT 84097

PETERSEN, SCOTT R & MARILYN J
1092 E 1500 S
OREM, UT 84097

CORP OF PRES BISHOP CHURCH OF
JESUS CHRIST OF LDS
--OR CURRENT RESIDENT--
1045 E 1630 SOUTH
OREM, UT 84097

MATTHEWS, CORBIN
1089 E 1500 S
OREM, UT 84097

SIMPSON, MICHAEL K & CYNTHIA
REEVES
--OR CURRENT RESIDENT--
1123 E 1500 SOUTH
OREM, UT 84097

GUNNISON VALLEY BANK
--OR CURRENT RESIDENT--
1096 E 1450 SOUTH
OREM, UT 84097

YANG, KYUNG A (ET AL)
1108 E 1500 S
OREM, UT 84097

SMITH, RODGER H
1338 S 1100 E
OREM, UT 84097

LUNSFORD, WESTON
1132 E 1500 S
OREM, UT 84097

LILLYWHITE, DAVID & JANA
1148 E 1500 S
OREM, UT 84097

HUGHES, LYNN (ET AL)
1355 S CARTERVILLE RD
OREM, UT 84097

ALLRED, MARY LARISSA & JEFFERY DAVID
1342 S 1100 E
OREM, UT 84097

BURTON, MITCHELL & CHERYL (ET
1343 S 1100 E
OREM, UT 84097

KLEIN, MICHAEL R & SHIRLEY R
1366 S 1140 E
OREM, UT 84097

DECKER, DAVID M JR & KRISTEN
1363 S 1080 E
OREM, UT 84097

STRATE, STEVE & LINDA L
--OR CURRENT RESIDENT--
1366 S 1080 EAST
OREM, UT 84097

DIAL, BRANDON C & KRISTI
1383 S 1080 E
OREM, UT 84097

PURPLE SAGE BE LLC
--OR CURRENT RESIDENT--
1377 S 1140 EAST
OREM, UT 84097

BELL, RACHELLE ROSITTA HTERSCHE
--OR CURRENT RESIDENT--
1380 S 1140 EAST
OREM, UT 84097

BISCHOFF, VICKIE J
--OR CURRENT RESIDENT--
1400 S CARTERVILLE DR
OREM, UT 84097

BAUGH, CASEY
1386 S 1080 E
OREM, UT 84097

SORENSEN, SCOTT W & BRENDA R
1391 S 1140 E
OREM, UT 84097

CHAPMAN, BRUCE & CERI
1421 S CARTERVILLE RD
OREM, UT 84097

HAACKE, AUSTIN & REBECCA
1406 S CARTERVILLE RD
OREM, UT 84097

GORDON, RANDY L & ROBYN W
1410 S CARTERVILLE RD
OREM, UT 84097

DEWON HOLT
HILLCREST NEIGHBORHOOD CHAIR
1442 S 605 EAST
OREM, UT 84057

TAYLOR, RICHARD S
1436 S CARTERVILLE RD
OREM, UT 84097

WATSON, BRIAN L & BRIAN L
1437 S CARTERVILLE RD
OREM, UT 84097

CATALYST PARTNERS LLC
--OR CURRENT RESIDENT--
1465 S 1080 EAST
OREM, UT 84097

EDWARDS, KATHLEEN A
1448 S CARTERVILLE RD
OREM, UT 84097

RYAN THOMAS MANAGEMENT COMPANY LC
1460 S 1140 E
OREM, UT 84097

HENSON, BLAKE & KASSANDRA
1481 S 1080 E
OREM, UT 84097

PINEGAR, ED J & JENNIFER N
1468 S 1140 E
OREM, UT 84097

MC KINLEY, RON B & LYNNE M
--OR CURRENT RESIDENT--
1468 S CARTERVILLE RD
OREM, UT 84097

GEAKE, DENNIS E & JOANNE
1492 S CARTERVILLE RD
OREM, UT 84097

THORPE, LAURA W
1482 S 1140 E
OREM, UT 84097

CATALYST PARTNERS LLC
--OR CURRENT RESIDENT--
1489 S 1140 EAST
OREM, UT 84097

SIMMERMAN, SUSAN
1508 S CARTERVILLE RD
OREM, UT 84097

GEAKE, DENNIS E & JOANNE
--OR CURRENT RESIDENT--
1494 S CARTERVILLE
OREM, UT 84097

CROSS, LAURIE & JERROLD L
1494 S CARTERVILLE RD
OREM, UT 84097

WILCOX, CHRISTINE N
1538 S CARTERVILLE RD
OREM, UT 84097

SJS PROPERTIES LLC CARTERVILLE
--OR CURRENT RESIDENT--
1511 S CARTERVILLE RD
OREM, UT 84097

ROJAS, JOSE D & YULIDY D
1528 S CARTERVILLE RD
OREM, UT 84097

LORIS, CHARLES A & RUBY F
--OR CURRENT RESIDENT--
1555 S CARTERVILE RD
OREM, UT 84097

HOLMES, RODNEY L & LUCILLE R
1545 S CARTERVILLE RD
OREM, UT 84097

IMPROTA, GIANFRANCO
1548 S CARTERVILLE RD
OREM, UT 84097

DOUGLAS, MARK
--OR CURRENT RESIDENT--
1558 S CARTERVILLE RD
OREM, UT 84097

LORIS, CHARLES A & RUBY F
1555 S CARTERVILLE RD
OREM, UT 84097

ASHBY, GAYLON H & VICKI H
1572 S CARTERVILLE RD
OREM, UT 84097

YORK, DEAN W & JEANETTE
1580 S CARTERVILLE RD
OREM, UT 84097

KALLBACKA, JESSE & VEONE C
1564 S CARTERVILLE RD
OREM, UT 84097

BECKER, VAUGHN D & LEENA K
1583 S CARTERVILLE RD
OREM, UT 84097

ESCAMILLA, FERNANDO
1616 S CARTERVILLE RD
OREM, UT 84097

LAMBERT, KAY G & LOU ANN R
1581 S CARTERVILLE RD
OREM, UT 84097

ANDERSON, PETER L & SHARON P
1615 S CARTERVILLE RD
OREM, UT 84097

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057

PEAVLER, JERRY & TAMMIE
--OR CURRENT RESIDENT--
1588 S CARTERVILLE RD
OREM, UT 84097

QUESTAR GAS COMPANY
1640 NORTH MTN. SPRINGS PKWY.
SPRINGVILLE, UT 84663

MASON, ALBERTA J
2626 N 850 W
PROVO, UT 84604

WIXOM, CLYDE & ANNETTE
1625 S CARTERVILLE RD
OREM, UT 84097

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

BAUMANN, ANGIE POTTER
--OR CURRENT RESIDENT--
2678 N 850 WEST
PROVO, UT 84604

UTAH CNTY SOLID WASTE DISTRICT
C/O RODGER HARPER
2000 WEST 200 SOUTH
LINDON, UT 84042

HYDE, SHANAE
2662 N 850 W
PROVO, UT 84604

NIELSEN, DAVID A
3445 ROYALWOOD CIR
PROVO, UT 84604

SAMUELSEN, ERIC & ANNETEE
2644 N 850 W
PROVO, UT 84604

NIELSEN, DAVID A
--OR CURRENT RESIDENT--
2685 N 850 WEST
PROVO, UT 84604

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

EVANS, TROY C
2682 N 850 W
PROVO, UT 84604

RIDDLE, PAUL A & LISA
5038 JORDAN CANAL RD
TAYLORSVILLE, UT 84118

BISCHOFF, VICKIE J
3923 N 300 W
PROVO, UT 84604

DUDLEY & ASSOCIATES, Inc.
ENGINEERS PLANNERS SURVEYORS

July 5, 2014

Orem City
Development Services
56 North State
Orem, Utah 84857

RE: Neighborhood Meeting – Sykes Zone change

To whom it may concern;

This will serve as a report of the neighborhood meeting that was held in the Orem City Public Safety Building on Tuesday July 22, 2014 as directed by city ordinance. The meeting was held to discuss the proposed zone change for the Sykes properties from R-20 to the PD-18 to accommodate the proposed project. It was attended by Roger Dudley and Scott Sykes representing the development and several interested neighbors (see attached roll). All those in attendance offered support for the project with only some questions concerning lot sizes and placement.

The meeting adjourned at 8:00 PM.

Roger D. Dudley PE
President

353 East 1200 South – Orem, Utah 84058 (801) 224-1252 – fax (801) 224-1264

ATTENDANCE ROLL
NEIGHBORHOOD MEETING
SYKES REZONE
JULY 22, 2014

NAME

Laura W. Thorpe

Rachelle Bell

Leena Becker

Shirley Klein

[illegible]

[illegible]

[illegible]

[illegible]

Charles A. Loris

OREM DRC APPLICATION

www.orem.org

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7191

APPLICANT INFORMATION — **Form Expires: 06-30-2014**

Name: Scott Sykes — Phone: 801-791-6531

Address: 999 Benlomand Avenue — FAX:

City: Ogden — State: Utah — Zip: 84403 — e-mail:

PROJECT INFORMATION

Project Name: Zone Change - R-20 to PD 18

Project Address: 1500 South Carterville Road

Nature of Request (Check all that apply) **and Filing Fee Amount**

Subdivision Plats/Lot Line Adjustment	Ordinance Amendments	Orem General Plan Amendments	Miscellaneous	Appeals/Other
☐ Preliminary/PRD $700 + $20/lot or unit	☐ Sign $400	☐ Land Use Map Change $1000 + $25 sign fee	☐ Site Plan Admin. Approval $400	☐ To City Council $400
☐ Preliminary deep lot sign fee $25	☐ Subdivision $600	☐ Text Change $1000	☐ Site Plan $1,200 + $25 sign fee for following PD Zones: 1,4,5,15,16,21	☐ To Planning Commission $400
☐ Final $400 + $20/lot or unit + recording fees	☐ Zoning, Text $600		☐ Concrete/Masonry Fence $50	☐ Street Vacation $800
☐ Vacation/Amendment $600 + $25 sign fee + recording fees	☐ New PD Zone, Text $1000 +25 sign fee for PD zone		☐ Daycare Fence Approval $100	☐ Annexation $1000 + $25 sign fee
☐ Final PRD $400 + $20/lot or unit + recording fees	☒ Rezone $800 + $25 sign fee		☐ Temporary Site Plan Approval $100	☐ Driveway Entrance Modification $175
☐ Lot Line Adjustment $400 + $25 sign fee, not including recording fees	☐ New PD Zone, Rezone $800 +25 sign fee for PD zone		☐ Conditional Use Permit $600.00 + $25 sign fee	☐ Resubmittal Fee $100/review After three reviews
			☐ Fence Modification/Waiver $100	☐ Other $200
			☐ Condominium Conversion $300.00 + $55/Unit ($25 sign fee + $30 building inspection fee/Unit)	

FILING FEES AND REQUIRED COPIES

FILING FEES: The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

REQUIRED COPIES: Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8½" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions. Provide a complete set of PDF drawings with application – email PDF drawings to lpmerritt@orem.org.

APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

PLANNING COMMISSION/CITY COUNCIL MEETINGS: Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required.** The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

NEIGHBORHOOD MEETING: The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: General Plan Amendments; Zoning Ordinance Amendment, Map; Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.

DRC APPLICATION: This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.

FILING FEE NOTICE: Applications filed after July 1 are subject to fee changes.

Applicant's Signature: AGENT — Contact Person: Name: Scott Sykes — Phone: 801-791-6531

OFFICE USE ONLY

Date Filed: 8-16-14 — Fees Paid: 825 — Received By:

Please Note: The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7093; or Clinton Spencer, 229-7267.

Project Timeline

Sykes Rezone

1. DRC application date: 6/16/2014
2. Obtained Development Review Committee clearance on: 6/19/2014
3. Neighborhood meeting on: 7/22/2014
4. Newspaper notice for PC sent to City Recorder: 7/23/2014
5. Executive Staff review on: 8/6/2014
6. Neighborhood notice sent on: 8/11/2014
7. Property posted (2) on: 8/14/2014
8. Planning Commission recommended approval on: 8/20/2014
9. Newspaper notice for CC sent to City Recorder on: 8/28/2014
10. City Council approved/denied request on: 9/23/2014

CITY OF OREM **CITY COUNCIL MEETING** SEPTEMBER 23, 2014	
REQUEST:	**RESOLUTION – Request for conditional use permit for a Verizon Wireless telecommunications monopole at 1545 South State Street in the C2 zone**
APPLICANT:	Verizon Wireless
FISCAL IMPACT:	None

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Faxed to newspapers
-E-mailed to newspapers
-Mailed 98 notices on August 27, 2014

SITE INFORMATION:
General Plan Designation:
Community Commercial
Current Zone:
C2
Acreage:
0.89
Neighborhood:
Hillcrest
Neighborhood Chair:
Dewon Holt

PLANNING COMMISSION RECOMMENDATION
Vote: Approve 5-0

PREPARED BY:
DAVID STROUD, AICP
PLANNER

RECOMMENDATION: The Planning Commission and Staff recommend the City Council approve a conditional use permit to locate a Verizon Wireless telecommunications monopole at 1545 South State Street in the C2 zone with the condition that the monopole contains at least two additional co-location spaces.

BACKGROUND: The applicant proposes to locate a 110 foot tall wireless telecommunication monopole and an 11' x 25' equipment shelter at approximately 1545 South State Street in the C2 zone. A monopole in excess of 75 feet requires a conditional use permit.

Section 22-13-9 of the City Code outlines priority locations and types of structures for wireless monopoles. That section is set forth at the end of this agenda summary for reference. The first priority is to place antennas on existing buildings or structures if possible. However, this option doesn't work for the applicant because there are no available buildings in the area needed by the applicant that are high enough to provide the coverage needed.

The first priority also includes co-location on existing monopoles. The nearest existing towers are 1,300 feet to the north and 1,200 feet to the south. The tower to the south has room for co-location at 69 feet but is too low to provide the coverage Verizon desires. The tower to the north has a conflict with existing Verizon rooftop mounted antennae on the Squire building 1,400 feet to the east. The proximity of this monopole to the roof mounted antennae causes too great of an overlap in coverage.

The second priority is to locate a monopole on City-owned property. The nearest City-owned property is Cherry Hill Park which is 2,400 feet to the Southwest. However, applications to install monopoles in parks near residential neighborhoods have not been well received recently. In 2005, Verizon applied for a conditional use permit to locate a monopole in Bonneville Park at 800 West 1600 North and was denied by the City Council by a vote of 6-0. Also in 2005, T-Mobile applied to locate a tower at Cherry Hill Elementary, but withdrew their application after opposition by neighbors at the Planning Commission meeting. Staff feels that opposition to a monopole at Cherry Hill Park would be similar at this time.

In addition, the applicant's study indicated that even if a monopole were located in Cherry Hill Park, the demand on the stealth antennae at the Squire building would not be reduced and Verizon would still need an additional monopole in the south State Street area.

The third priority and that for which the applicant is seeking approval, is a

monopole on private property. The location desired by the applicant is located at 1545 South State Street on the Sushi Ya restaurant property immediately north of Miracle Bowl.

The applicant has the burden to show how their proposed site conforms to the requirements of the City Code. According to the applicant, there are no adequate first or second priority locations and the proposed State Street location is needed to achieve their desired coverage and to reduce the load from the roof-mounted antennas at the Squire building at 800 East University Parkway. The height of the tower will also permit co-location of at least two other carriers.

If the City Council grants the request for a conditional use permit, the Council may place conditions on the approval to help mitigate any negative impacts the use may create. The Planning Commission recommends the request be approved with the condition that space for at least two additional carriers be maintained on the tower. Requiring space for additional providers should reduce or eliminate the need for additional towers in the area. At the proposed height of 110 feet, additional co-location of at least two carriers does not appear to be a substantial burden on the applicant.

The priority order as set forth in Section 22-13-9 of the City Code is as follows:

SECTION 22-13-9

LOCATION AND TYPE PRIORITY.

A. **Priority of Antenna Site Locations.** Wireless facilities shall be located as unobtrusively as is reasonably possible. To accomplish this goal, the provider shall make a good faith effort to site antennas in the following order of priority:

1. **Existing Structures or Stealth Facilities.** First priority shall be granted to antennas located on existing structures or antennas qualifying as stealth facilities, as follows:

a. **Existing Structures.** Lawfully existing buildings, structures and antenna support structures, provided that the buildings, structures or support structures are: (1) located in a nonresidential zone, or (2) located in a residential zone on property that is being used for nonresidential uses (e.g. government, school or church), or (3) located in a residential zone on a property that is being used for a multifamily residential building having eight (8) or more dwelling units; or

b. **Stealth Facilities.** Antennas certified as stealth facilities as set forth in this ordinance.

2. **Monopoles on City-owned Property.** Monopoles constructed on City-owned property.

3. **Monopoles on Nonresidential Private Property.** Monopoles constructed on private property, provided that the private property is (1) located in a nonresidential zone, or (2) located in a residential zone on property that is used for a nonresidential use (e.g. government, school or church).

4. **Other.** Any combination of antenna type and location other than those listed above.

DRAFT

ORDINANCE NO. _____

A RESOLUTION BY THE OREM CITY COUNCIL APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN OF VERIZON WIRELESS TO LOCATE A WIRELESS TELECOMMUNICATIONS MONOPOLE AT 1545 SOUTH STATE STREET IN THE C2 ZONE

WHEREAS on July 22, 2014, Pete Simmons filed an application with the City of Orem requesting the City approve a conditional use permit and site plan on behalf of Verizon Wireless to locate a 110' tall wireless communications monopole at 1545 South State Street in the C2 zone; and

WHEREAS a public meeting considering the subject application was held by the Planning Commission on September 3, 2014, and the Planning Commission recommended approval of the application with the condition that at least two co-location spaces be provided on the monopole for additional carriers; and

WHEREAS a public meeting considering the subject application was held by the City Council on September 23, 2014; and

WHEREAS notices were sent to all residents and property owners within 500 feet of the subject property; and

WHEREAS the matter having been submitted and the City Council having fully considered the request as it relates to the health, safety and general welfare of the City; the orderly development of land in the city; the effect upon the surrounding neighborhood; and the special conditions applicable to the request.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, as follows:

1. The City Council finds that this request complies with the requirements of Section 22-13-9 of the Orem City Code pertaining to priority locations for wireless telecommunication facilities because there are no other higher priority locations that are available to the applicant that would provide adequate coverage. The City Council further finds that the proposed request is reasonably necessary to allow the applicant to provide adequate wireless telecommunication coverage in the City.

2. The City Council hereby approves a conditional use permit for Verizon Wireless to locate a wireless communications monopole at 1545 South State Street in the C2 zone, subject to the following condition:

a. Verizon shall provide at least two additional commercially reasonable co-location spaces on the monopole for the use of other wireless telecommunications providers.

3. The City Council approves the site plan of Verizon Wireless to locate a 110' wireless communications monopole at 1545 South State Street in the C2 zone as shown on Exhibit "A" which is attached hereto and incorporated herein by reference.

4. If any part of this resolution shall be declared invalid, such decision shall not affect the validity of the remainder of this resolution.

5. All resolutions or policies in conflict herewith are hereby repealed.

6. This resolution shall take effect immediately upon passage.

PASSED, APPROVED and ORDERED PUBLISHED this **23rd** day of **September** 2014.

_____

Richard F. Brunst, Jr., Mayor

ATTEST:

_____

Donna R. Weaver, City Recorder

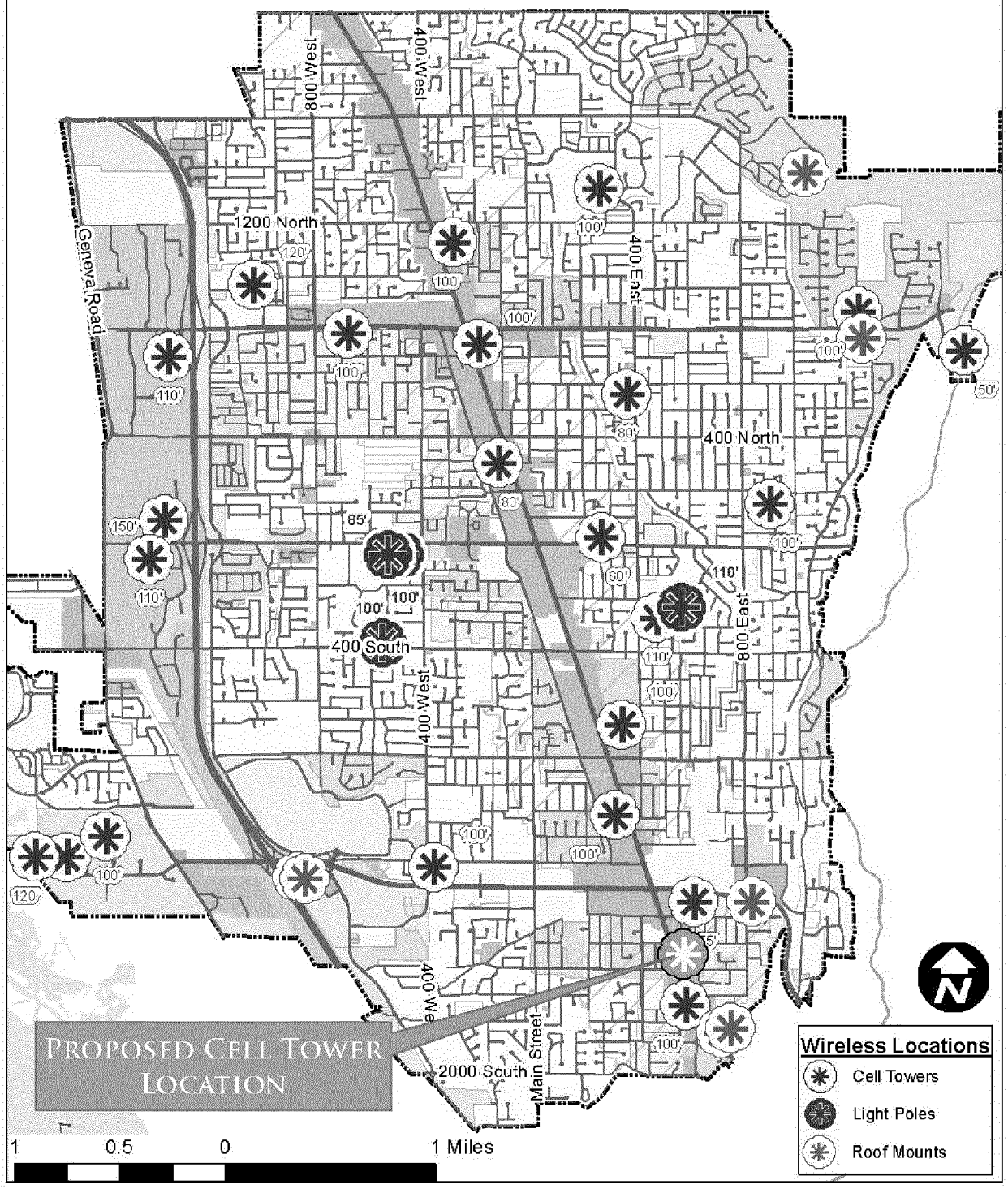
DRAFT

COUNCIL MEMBERS VOTING "AYE"	COUNCIL MEMBERS VOTING "NAY"

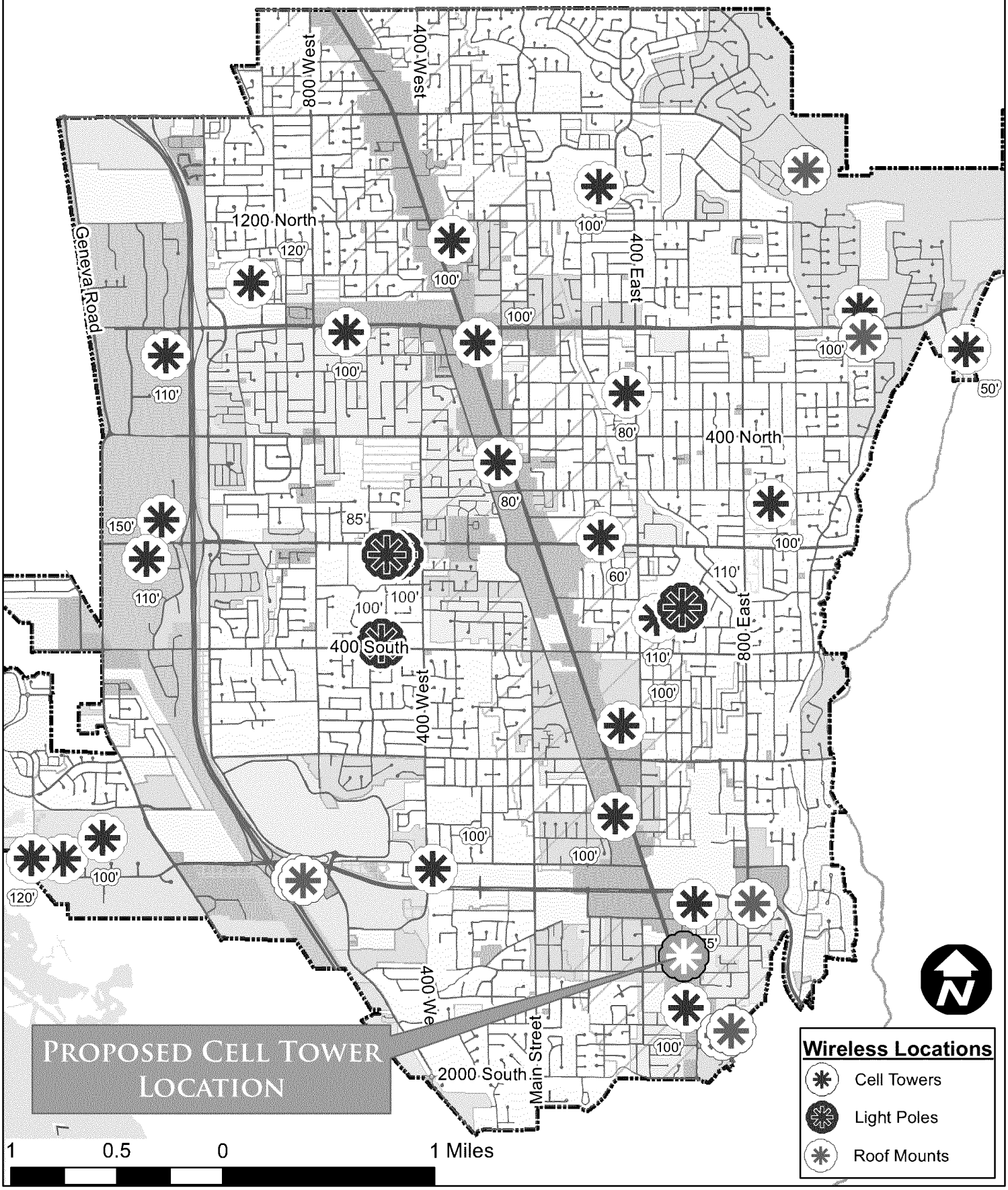
DRAFT

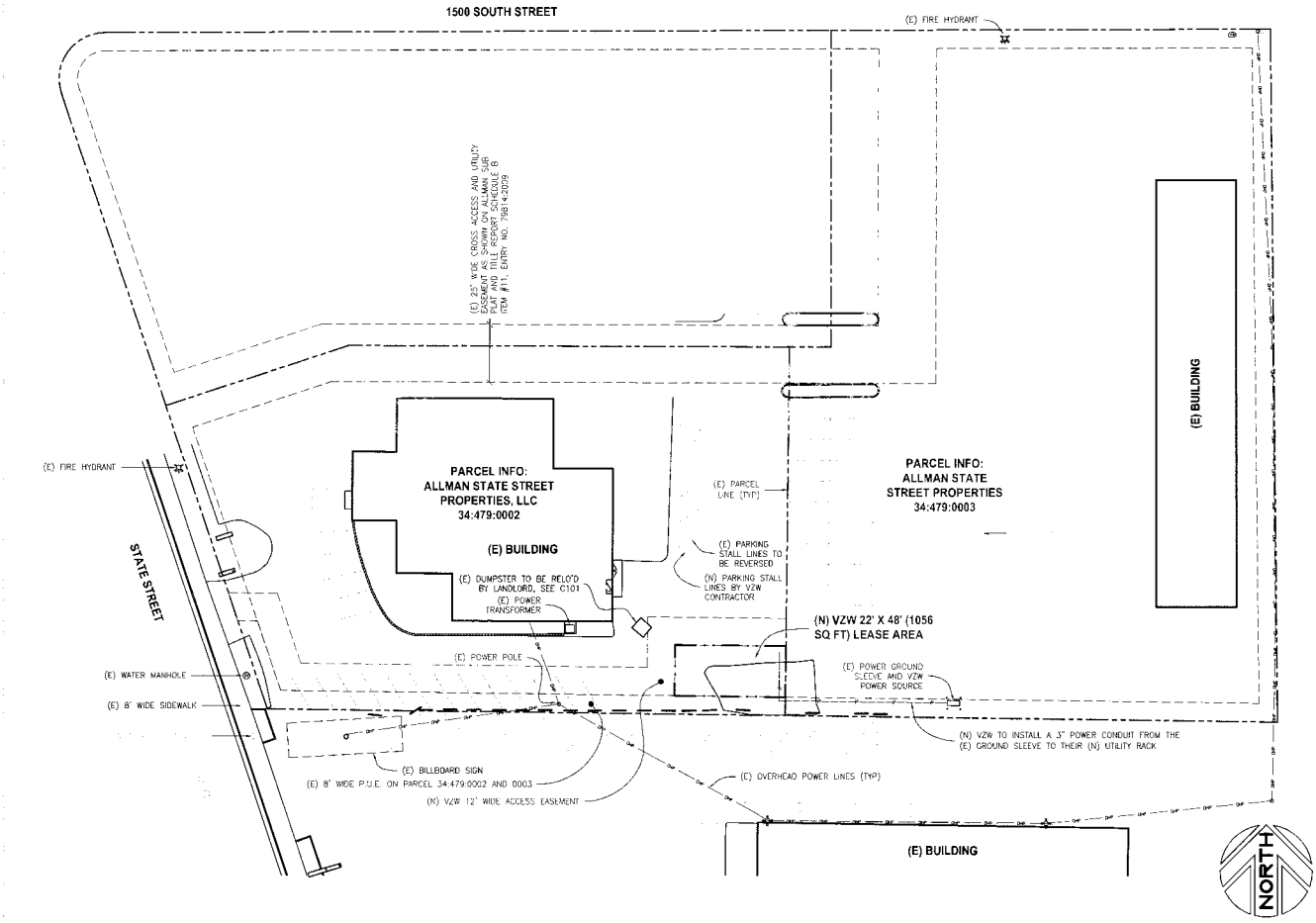
EXHIBIT "A"

WIRELESS LOCATIONS



Wireless Locations





OVERALL SITE PLAN

SCALE: 1/4" = 10'-0"

verizon wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

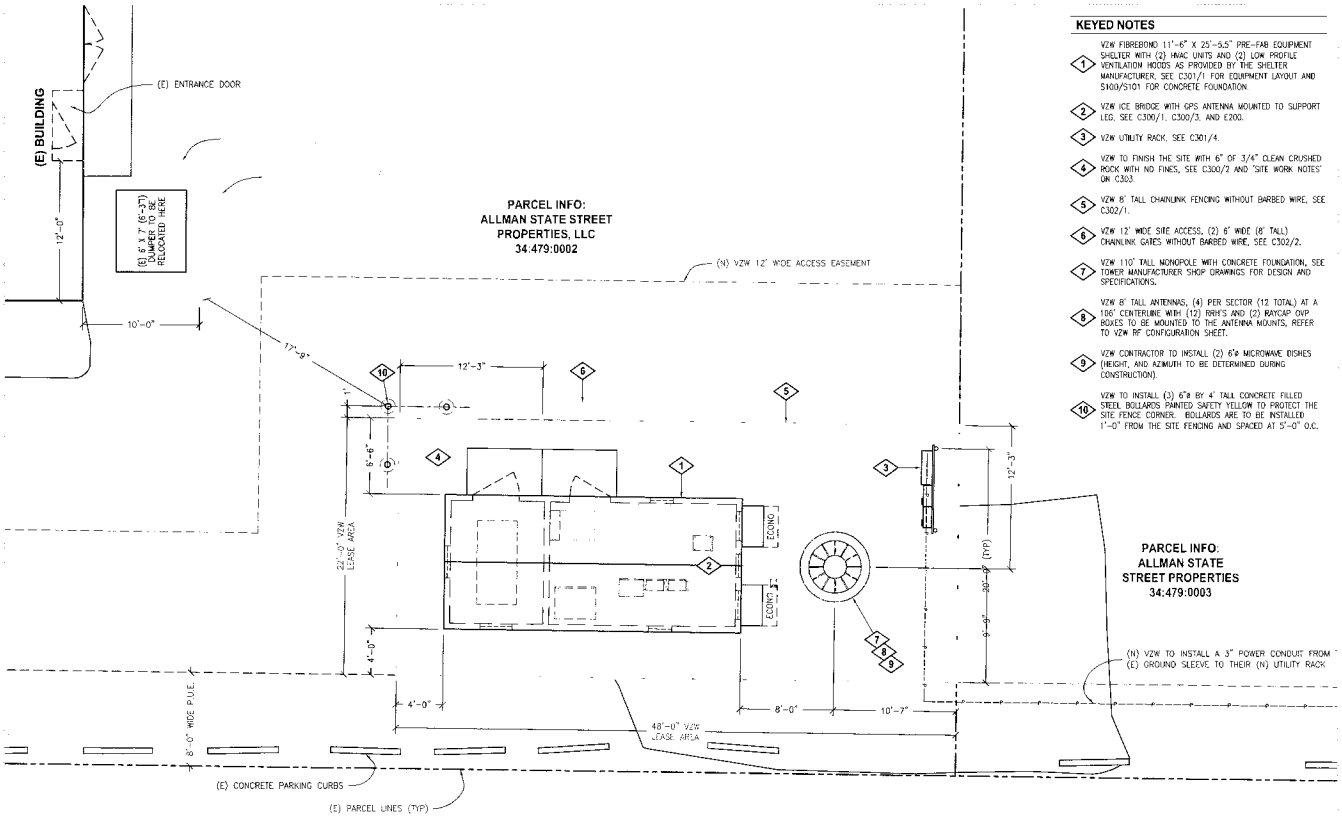
DRAWN BY: JAY C
CHECKED BY: PETE S

REV	DATE	DESCRIPTION
1	08.07.2014	REVISIONS PER CITY
0	01.03.2014	ZONING DRAWINGS

PRO – REPAIR SHOP
NE SEC 26, T6S, R2E
1545 SOUTH STATE ST
OREM, UTAH 84097
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



KEYED NOTES

1. VZW FIBREBOND 11'-6" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. SEE C301/1 FOR EQUIPMENT LAYOUT AND S103/S101 FOR CONCRETE FOUNDATION.
2. VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG. SEE C300/1, C300/3, AND E200.
3. VZW UTILITY RACK. SEE C301/4.
4. VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN CRUSHED ROCK WITH NO FINES. SEE C300/2 AND "SITE WORK NOTES" ON C303.
5. VZW 8' TALL CHAINLINK FENCING WITHOUT BARBED WIRE. SEE C302/1.
6. VZW 12' WIDE SITE ACCESS. (2) 6' WIDE (8' TALL) CHAINLINK GATES WITHOUT BARBED WIRE. SEE C302/2.
7. VZW 110' TALL MONOPOLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
8. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 106' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET.
9. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
10. VZW TO INSTALL (3) 6"ø BY 4' TALL CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW TO PROTECT THE SITE FENCE CORNER. BOLLARDS ARE TO BE INSTALLED 1'-0" FROM THE SITE FENCING AND SPACED AT 5'-0" O.C.

verizon wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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TECHNOLOGY ASSOCIATES

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CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: PETE S

REV	DATE	DESCRIPTION
1	08.07.2014	REVISIONS PER CITY
0	01.03.2014	ZONING DRAWINGS

PRO – REPAIR SHOP
NE SEC 26, T6S, R2E
1545 SOUTH STATE ST
OREM, UTAH 84097
-- RAWLAND SITE --

NORTH

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

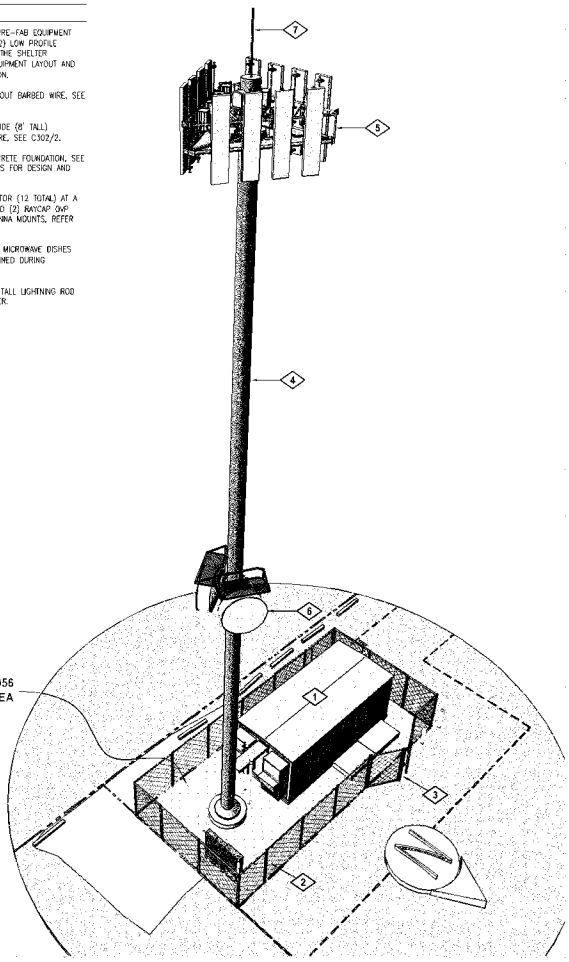
C101

ENLARGED SITE PLAN

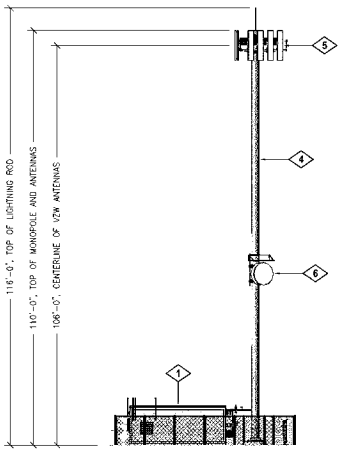
SCALE: 1/8" = 1'-0"

KEYED NOTES

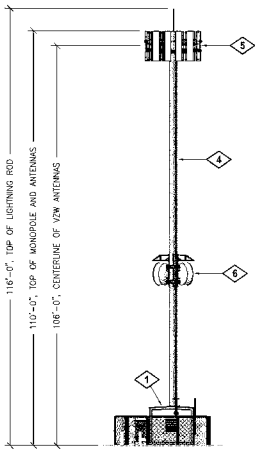
1. VZW FIBREBOND 11'-6" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. SEE C301/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.
2. VZW 8' TALL CHAINLINK FENCING WITHOUT BARBED WIRE, SEE C302/1.
3. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE (8' TALL) CHAINLINK GATES WITHOUT BARBED WIRE, SEE C302/2.
4. VZW 110' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
5. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 106' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET.
6. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
7. VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
SOUTHWEST VIEW



SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING EAST

verizon wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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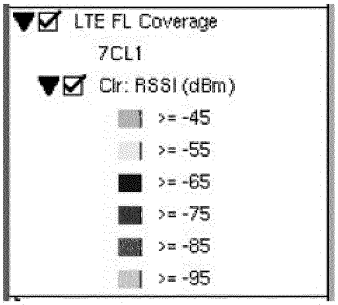
OREM, UTAH 84097
-- RAWLAND SITE --

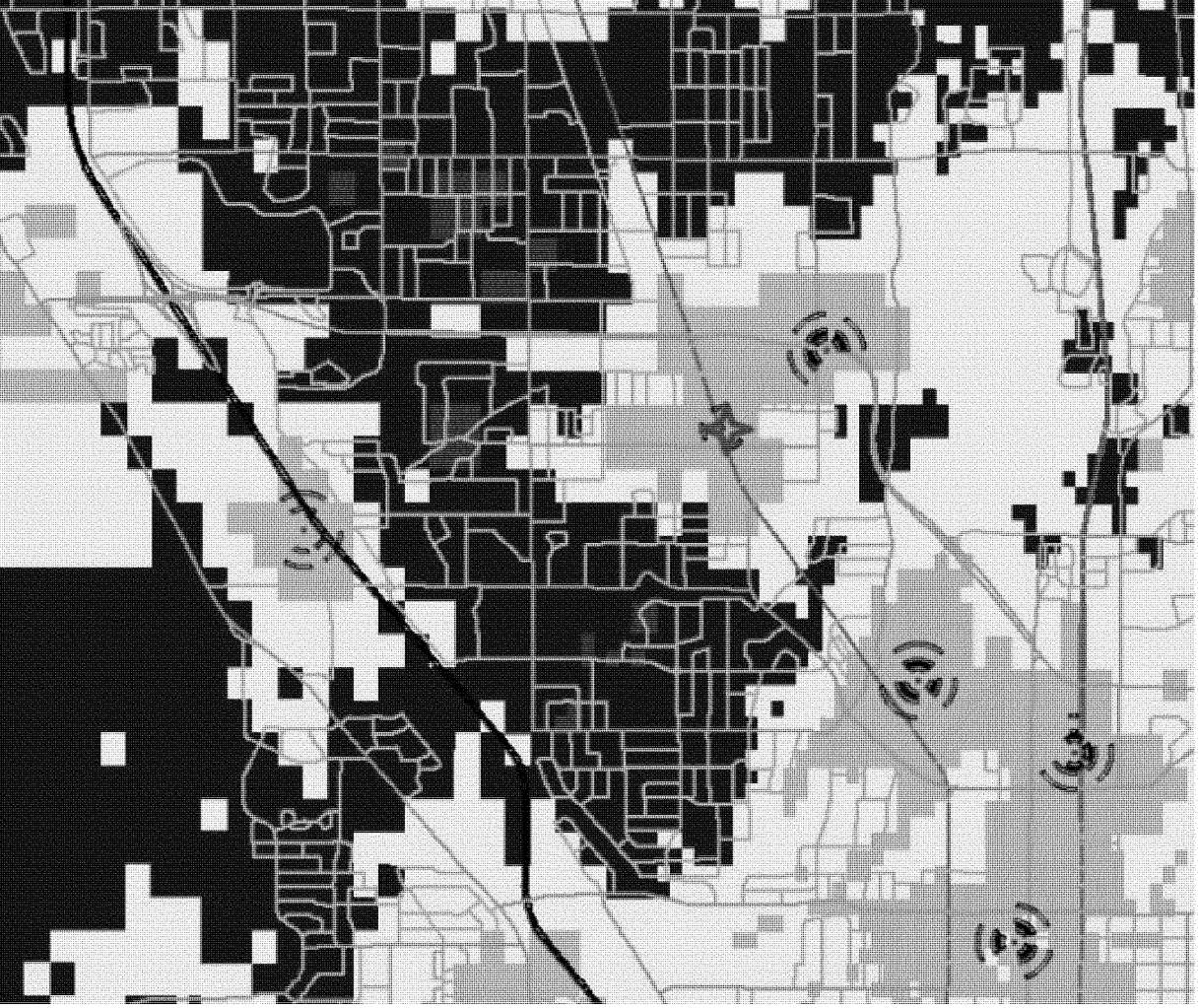
SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

Existing 750 coverage around the site.

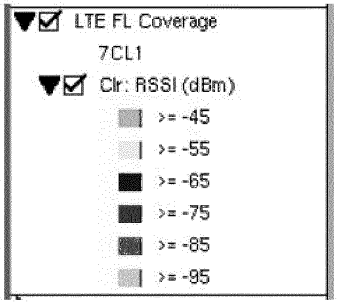


Proposed 750 coverage around the site at 75' tips.

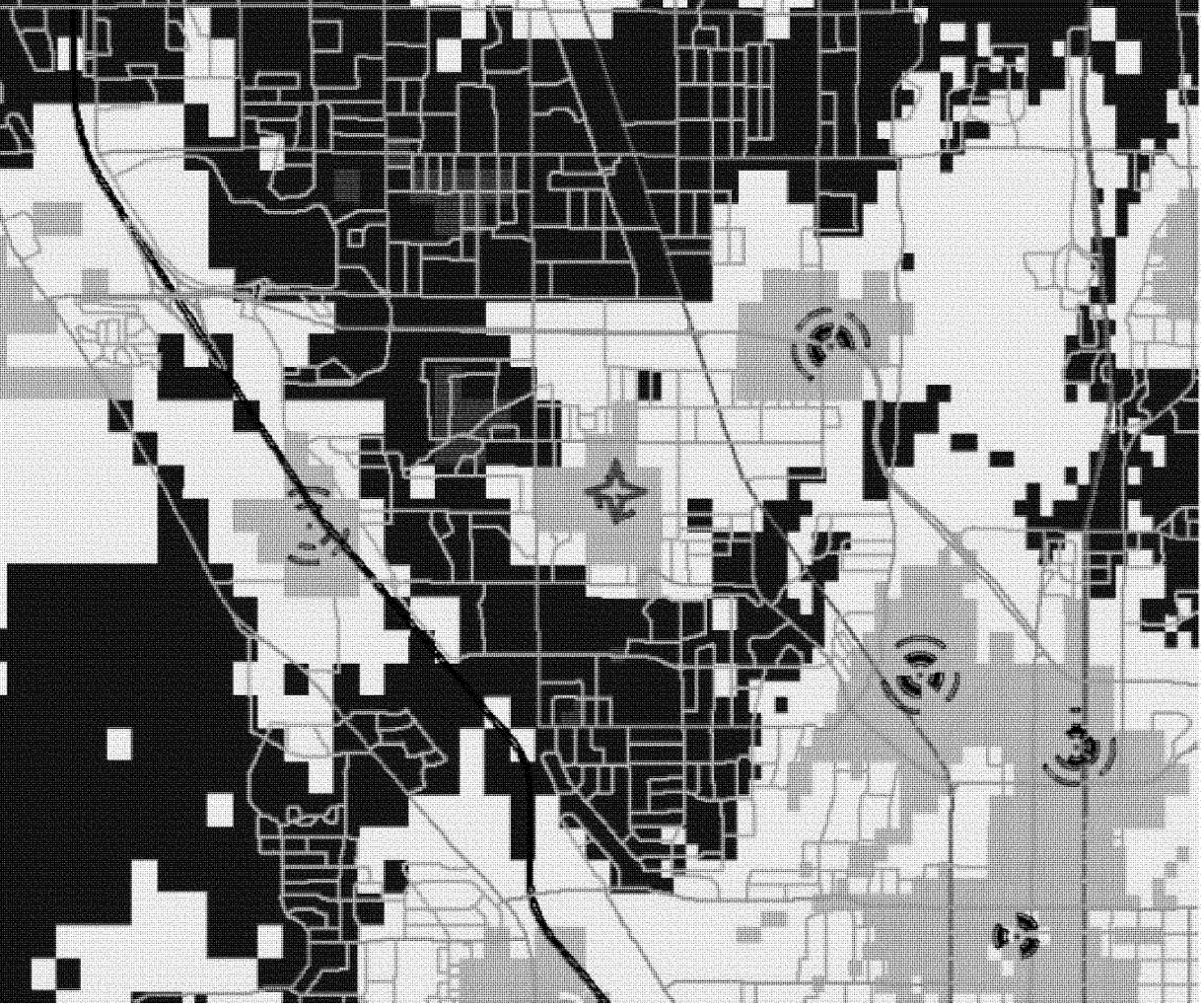


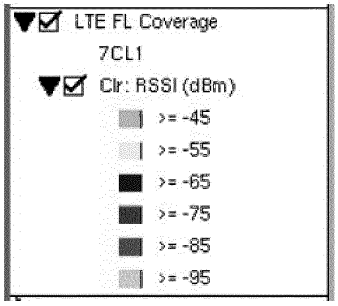
LTE FL Coverage
7CL1
Clr: RSSI (dBm)
>= -45
>= -55
>= -65
>= -75
>= -85
>= -95

Proposed 750 coverage around the site at 110' tips.

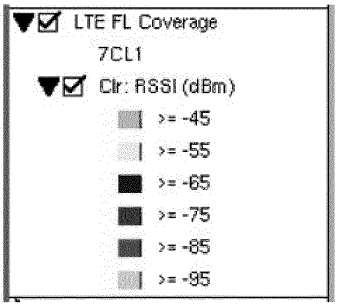


Proposed 750 coverage around the site at 53' tips in Cherry Hill Park.





Proposed 750 coverage around the site at 73' tips on T-Mobile tower.



DRAFT PLANNING COMMISSION MINUTES – SEPTEMBER 3, 2014

AGENDA ITEM 3.1 is a request by Pete Simmons to request the City Council approve the conditional use permit to locate a **VERIZON WIRELESS MONOPOLE** at 1545 South State Street in the C2 zone.

Staff Presentation: David Stroud said the applicant proposes to locate a 110 foot tall wireless telecommunication monopole with an equipment shelter (11' x 25') in the C2 zone. A tower with the requested height can only be approved as a conditional use permit.

The City Code outlines priority locations and types of structures for wireless monopoles. The first priority is to use stealth technology, if possible. There are existing stealth facilities in the City such as at the Hampton Inn at University Parkway and I-15 as well as on the Squire building at 800 East University Parkway. The antennae on the Squire building is a Verizon Wireless facility. When using rooftop mounted antennae, coverage is limited if the building is relatively low, which is the case in the City as most buildings do not exceed four stories in height.

The first priority also identifies using existing monopoles to provide co-location. The nearest existing towers are 1,300 feet to the north and 1,200 feet to the south. The tower to the south has room for co-location at 69 feet but is too low to provide the coverage Verizon desires. The tower to the north has a conflict with existing Verizon rooftop mounted antennae on the Squire building 1,400 feet to the east. The proximity of this monopole to the roof mounted antennae cause too great of an overlap in coverage.

The second priority is to locate a monopole on City-owned property. The nearest City-owned property is Cherry Hill Park which is 2,400 feet to the Southwest. T-Mobile applied in 2005 to locate a tower at the adjacent Cherry Hill Elementary but withdrew their application after opposition of the surrounding neighborhoods at the Planning Commission. Staff feels the opposition would be similar if proposed in the Cherry Hill Park. In 2005, Verizon applied for a conditional use permit to locate a monopole in Bonneville Park at 800 West 1600 North and was denied by the City Council by a vote of 6-0. The applicant stated in their study that if a monopole is located in Cherry Hill Park the demand on the stealth antennae at the Squire building would not be reduced. The need of an additional monopole in the south State Street area would still have to be addressed.

The third priority and that which the applicant is seeking approval through is a monopole on private property. The subject property is the location of the Sushi Ya restaurant just north of Miracle Bowl.

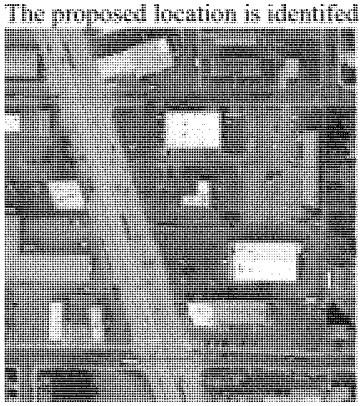
The priority order is as follows:
Location and Type Priority.
A. **Priority of Antenna Site Locations.** Wireless facilities shall be located as unobtrusively as is reasonably possible. To accomplish this goal, the provider shall make a good faith effort to site antennas in the following order of priority:
1. **Existing Structures or Stealth Facilities.** First priority shall be granted to antennas located on existing structures or antennas qualifying as stealth facilities, as follows:
   a. Existing Structures. Lawfully existing buildings, structures and antenna support structures, provided that the buildings, structures or support structures are: (1) located in a nonresidential zone, or (2) located in a residential zone on property that is being used for nonresidential uses (e.g. government, school or church), or (3) located in a residential zone on a property that is being used for a multifamily residential building having eight (8) or more dwelling units; or
   b. Stealth Facilities. Antennas certified as stealth facilities as set forth in this ordinance.
2. Monopoles on City-owned Property. Monopoles constructed on City-owned property.
3. Monopoles on Nonresidential Private Property. Monopoles constructed on private property, provided that the private property is (1) located in a nonresidential zone, or (2) located in a residential zone on property that is used for a nonresidential use (e.g. government, school or church).
4. Other. Any combination of antenna type and location other than those listed above.

The burden of proof lies with the applicant to show how this proposed site conforms to the requirements of the Code. An explanation and details of the criteria used for location has been included. In a simple explanation and according to the applicant, this site is needed to achieve their desired coverage. The height of the tower will also permit co-location of at least two other carriers, should they need additional coverage.

As a conditional use request, the Planning Commission can recommend to the City Council conditions to mitigate any negative impact of the proposal. The conditions can address such issues as compatibility of adjacent buildings, screening, site location, or permitting co-location beyond a second carrier. Staff recommends the City Council require at least two additional co-location antennae on the monopole instead of the base requirement of a single additional carrier. At the proposed height of 110 feet, additional co-location of at least two carriers does not appear to be a substantial burden on the applicant.

Recommendation: Based on compliance with the City Code, staff recommends the Planning Commission forward a positive recommendation to the City Council for a conditional use permit to locate a wireless communication monopole at 1545 South State Street in the C2 zone with the condition that two additional antennae locations for competing wireless carriers be provided on the monopole.

The proposed location is identifed in red:



Chair Moulton asked if the Planning Commission had any questions for Mr. Stroud.

When no one did, Chair Moulton invited the applicant to come forward. Pete Simmons introduced himself.

Mr. Simmons said that they asked their engineers to provide current locations of poles and determine the current coverage area. Verizon and all other carriers are dealing with data capacity. Coverage is not as good because of the increase in data usage. Coverage in the south of Orem is not good, so they will need a pole. They are trying to upgrade their current facilities. It is cheaper to go higher and carriers will want to co-locate. The tower area will also need space for equipment. The space for equipment sometimes makes it difficult to find a place for the pole. The owner of this location also owns the adjacent property and so there will be more space for equipment. The 110' pole is the best option because it allows co-locations and gives the best reception.

Vice Chair Walker asked what is the connectivity from the towers. Mr. Simmons said it used to be around 50 miles, but because of the increase in data it has shortened quite a bit. Vice Chair Walker guessed the biggest customer for data is Netflix.

Chair Moulton asked how long the construction will take. Mr. Simmons said it is about two months.

Chair Moulton asked how the towers are connected together. Mr. Simmons said they are connected by fiber.

Then Chair Moulton asked if it will involve a lot of digging. Mr. Simmons said it depended on the geo-technical report. It can be around 20 feet.

Mr. Iglesias asked what the future of data use is. Mr. Simmons noted the feds only allow a certain amount of data, so carriers are looking at different technologies to help with coverage.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

DRAFT

Nick Walsh, Orem, said the tower is just ugly. Though State Street is heavy commercial, behind State Street is heavy residential. A 110' pole would negatively impact the residential homes.

Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff.

Chair Moulton asked how many co-locations can be on a 110' tower. Mr. Simmons said they will need at least three other companies. Ms. Jeffreys asked if the other carriers would have their own equipment on ground. Mr. Simmons said this property will house the three and because the owner owns the adjacent property there is the potential of having other carriers, bringing the potential to five carriers on the pole.

Ms. Jeffreys when referring to the wireless locations map, asked if all were monopoles or were some stealth. Mr. Stroud noted the map showed both. The pole at Hampton Inn is stealth as is the one at the Squire building, for example.

Ms. Larsen asked if there were other poles that are 110'. Mr. Stroud said most of the 110' poles are in the industrial zones, but the pole at Scera Park is 110'.

Chair Moulton called for a motion on this item.

Planning Commission Action: Chair Moulton said he is satisfied that the Planning Commission has found this request complies with all applicable City codes. He then moved to recommend the City Council approve the conditional use permit for Verizon for a wireless communications tower with at least two additional carriers at 1545 South State Street. Mr. Iglesias seconded the motion. Those voting aye: Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

DRAFT

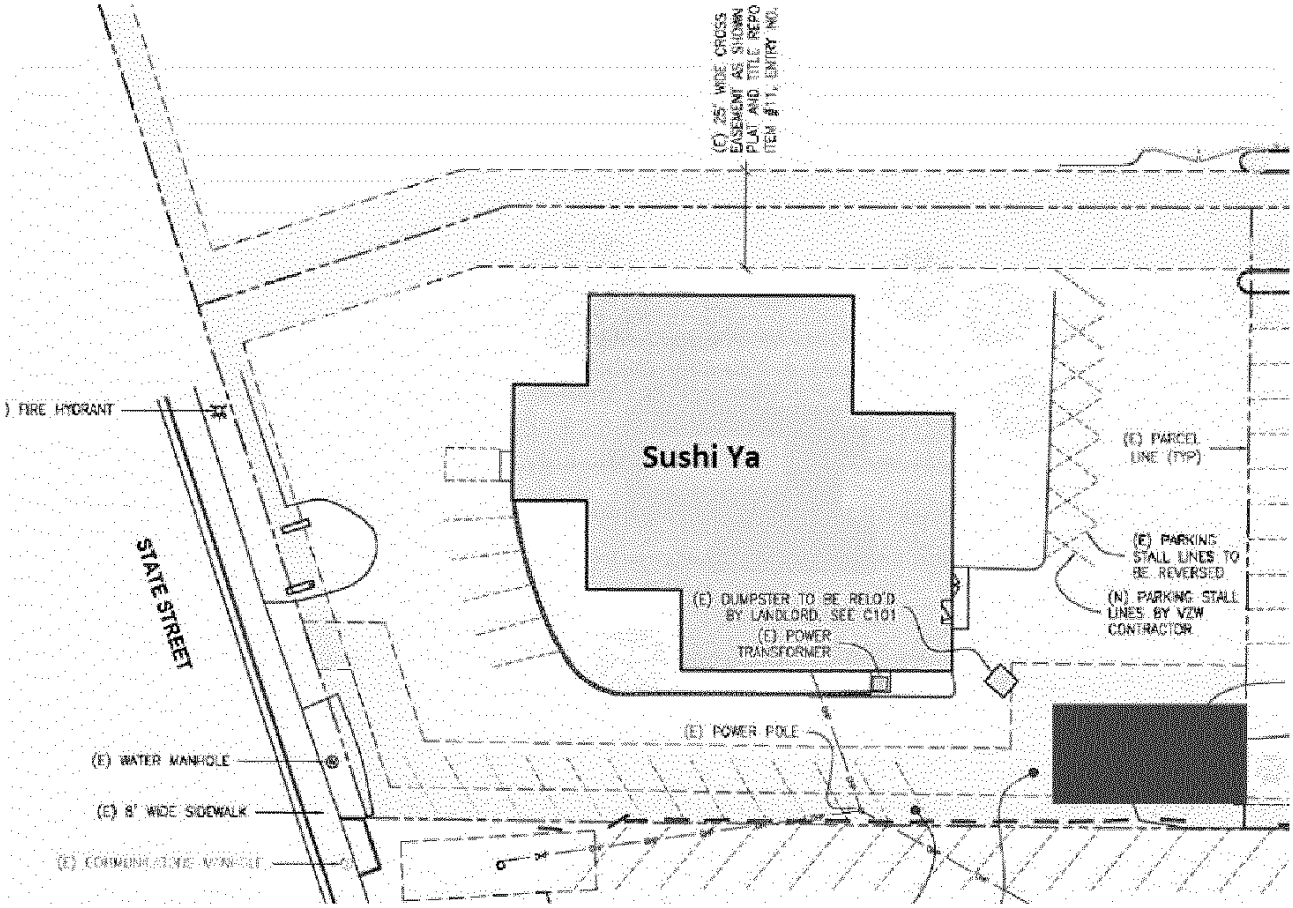
Orem City Public Meeting Notice

Planning Commission
Wednesday, September 3, 2014
4:30 PM, City Council Chambers
56 North State Street

City Council
Tuesday, September 23, 2014
6:20 PM, City Council Chambers
56 North State Street

Verizon Wireless requests the City approve a conditional use permit to locate a 110' wireless communications monopole at 1545 South State Street. A copy of the site plan is on the reverse of this notice. The proposed site is located between Sushi Ya and Miracle Bowl.

For more information, special assistance or to submit comments, contact David Stroud at 229-7095 or drstroud@orem.org.


(E) 25' WIDE CROSS EASEMENT AS SHOWN PLAT AND TITLE REPO ITEM #11, ENTRY NO.
) FIRE HYDRANT
Sushi Ya
(E) PARCEL LINE (TYP)
(E) PARKING STALL LINES TO BE REVERSED
(N) PARKING STALL LINES BY VZW CONTRACTOR
STATE STREET
(E) DUMPSTER TO BE RELO'D BY LANDLORD, SEE C101
(E) POWER TRANSFORMER
(E) POWER POLE
(E) WATER MANHOLE
(E) 8' WIDE SIDEWALK

JC CAPITAL LP
%PETROLEUM WHOL LP
PO BOX 4456
HOUSTON, TX 77210

UTAH DEPARTMENT OF
TRANSPORTATION
PO BOX 215
OREM, UT 84059

DUFFIN, DORAN L
PO BOX 24098
SAN JOSE, CA 95154

5 PEAKS APARTMENTS LLC
41 W 530 S
OREM, UT 84058

DTS/AGRC MANAGER
STATE OFFICE BLDG, RM 5130
SALT LAKE CITY, UT 84114

SIRGUSA, KAREN (ET AL)
35 S 1300 W
PLEASANT GROVE, UT 84062

ROCKY MOUNTAIN POWER
70 NORTH 200 EAST
AMERICAN FORK, UT 84003

R&T INVESTMENTS LC
51 W CENTER ST # 604
OREM, UT 84057

TAYLOR, DAVID A
148 W 1560 S
OREM, UT 84058

GBR OREM ONE LIMITED LIABILITY
COMPANY
150 WHITE PLAINS RD
TARRYTOWN, NY 10591

CENTURY LINK
75 EAST 100 NORTH
PROVO, UT 84606

PETER MENDENHALL VAN ORMAN
LLC
448 E 90 N
OREM, UT 84097

DALE SMITH
CHERRY HILL NEIGHBORHOOD
CHAIR
335 E 1830 SOUTH
OREM, UT 84058

AMERICAN WEST BANK
110 S FERRALL ST
SPOKANE, WA 99202

BOTAC IX LEASING
--OR CURRENT RESIDENT--
479 E 1600 SOUTH
OREM, UT 84058

GREENWOOD, DAVID EARL &
TIFFANY GROTEGUT
465 E 1600 S
OREM, UT 84058

BOTAC IX LEASING
400 N 700 W
NORTH SALT LAKE, UT 84054

DRAGONWOOD II LLC
--OR CURRENT RESIDENT--
555 E 1500 SOUTH UNIT# 12
OREM, UT 84097

LIANG, ZHEN (ET AL)
493 W 150 N
OREM, UT 84057

DE GRUSSA, BRIAN (ET AL)
473 E 1600 S
OREM, UT 84058

MAG
586 EAST 800 NORTH
OREM, UT 84097

STRASBURG, KIM & FLOYD C
589 E 1500 S
OREM, UT 84097

ALLMAN STATE STREET
PROPERTIES LLC
515 W 100 S
LINDON, UT 84042

HFB&S 611 EAST LLC
--OR CURRENT RESIDENT--
611 E 1600 SOUTH
OREM, UT 84097

DRAGONWOOD II LLC
612 N BELLA VISTA DR
OREM, UT 84097

YOUNG, PHILLIP H & KATHLEEN W
581 W 760 N
OREM, UT 84057

GOODRICH, ARLEN R & EDNA D
627 E 1600 S
OREM, UT 84097

SIRGUSA, KAREN (ET AL)
--OR CURRENT RESIDENT--
641 E 1600 SOUTH
OREM, UT 84097

MANGINI, RAUL
590 E 1600 S
OREM, UT 84097

MONTANINO, GENNARO J & SANDRA
849 N 2770 W
PROVO, UT 84601

MAYOR RICHARD BRUNST
900 EAST HIGH COUNTRY DRIVE
OREM, UT 84097

BEGAYE, GLADYS K
614 E 1600 S
OREM, UT 84097

L2 REAL ESTATE LLC
1155 S 800 E
OREM, UT 84097

LBUBS 2002-C4 RETAIL 1405 LLC
--OR CURRENT RESIDENT--
1405 S STATE
OREM, UT 84097

BARNES, KEITH & NINA RAYNOR
661 S SAINT JAMES PL
CEDAR CITY, UT 84720

BALANCED ROCK PROPERTIES LLC
--OR CURRENT RESIDENT--
1429 S 550 EAST
OREM, UT 84097

BALANCED ROCK PROPERTIES LLC
1431 S 550 E
OREM, UT 84097

L2 REAL ESTATE LLC
--OR CURRENT RESIDENT--
1425 S 550 EAST
OREM, UT 84097

BARNES, KEITH & NINA RAYNOR
--OR CURRENT RESIDENT--
1450 S 605 EAST UNIT# 1-15
OREM, UT 84097

PHOENIX GROUP
1455 S STATE ST # C
OREM, UT 84097

DEWON HOLT
HILLCREST NEIGHBORHOOD CHAIR
1442 S 605 EAST
OREM, UT 84057

ADAMS, MARGO J
1461 S 605 E
OREM, UT 84097

DRAGONWOOD IV LLC
--OR CURRENT RESIDENT--
1467 S 550 EAST UNIT# 1-12
OREM, UT 84097

LEANY, KENT M & CHARLOTTE BATT
1458 S 605 E
OREM, UT 84097

YUAN, FANG (ET AL)
--OR CURRENT RESIDENT--
1473 S 605 EAST
OREM, UT 84097

PHOENIX GROUP
--OR CURRENT RESIDENT--
1475 S STATE
OREM, UT 84097

HATCH, SCOTT & JENNIFER
1470 S 640 E
OREM, UT 84097

JO-LEE 1485 LLC
--OR CURRENT RESIDENT--
1483 S 605 EAST
OREM, UT 84097

HU, XIN
1485 S 640 E
OREM, UT 84097

TAYLOR, DAVID A
--OR CURRENT RESIDENT--
1481 S STATE ST
OREM, UT 84097

SHOELL, JEFFERY D & JENNIFER ANN (ET AL)
1507 S 630 E
OREM, UT 84097

DUFFIN, DORAN L
--OR CURRENT RESIDENT--
1510 S 630 EAST
OREM, UT 84097

ASTON, LEO S & ESTELLA
1490 S 640 E
OREM, UT 84097

MUIR, DANIEL J
--OR CURRENT RESIDENT--
1515 S STATE
OREM, UT 84097

YOUNG, PHILLIP H & KATHLEEN W
--OR CURRENT RESIDENT--
1531 S 450 EAST
OREM, UT 84058

HUFF, BETTY J
1514 S 630 E
OREM, UT 84097

MAXX PETROLEUM LLC
--OR CURRENT RESIDENT--
1520 S STATE ST
OREM, UT 84058

AMERICAN WEST BANK
--OR CURRENT RESIDENT--
1534 S STATE
OREM, UT 84058

MIRELES, FERNANDO
1523 S 630 E
OREM, UT 84097

MINER, LYNN A & RUTH E (ET AL)
1526 S 630 E
OREM, UT 84097

J&DE HOLDINGS LTD
--OR CURRENT RESIDENT--
1544 S STATE
OREM, UT 84058

KIGGINS, REX D & DOROTHY A
1533 S 630 E
OREM, UT 84097

ALLMAN STATE STREET PROPERTIES LLC
--OR CURRENT RESIDENT--
1533 S STATE
OREM, UT 84097

GARRETT, STEVEN PAUL & CINDY LEE
1545 S 630 E
OREM, UT 84097

MINER, LYNN A & RUTH E (ET AL)
--OR CURRENT RESIDENT--
1536 S 630 EAST
OREM, UT 84097

FIEBER, ADAM L & JAMIE D
1543 S 630 E
OREM, UT 84097

MAXSON, MATT
1555 S 630 E
OREM, UT 84097

ALLMAN STATE STREET PROPERTIES LLC
--OR CURRENT RESIDENT--
1545 S STATE
OREM, UT 84097

LIANG, ZHEN (ET AL)
--OR CURRENT RESIDENT--
1545 S 450 EAST
OREM, UT 84058

FENLEY, JOHN & MARY DAGMAR
--OR CURRENT RESIDENT--
1565 S 630 EAST
OREM, UT 84097

5 PEAKS APARTMENTS LLC
--OR CURRENT RESIDENT--
1561 S 450 EAST
OREM, UT 84058

SMITH, ROSCO J & LAUREL ANN HILTON
1552 S 630 E
OREM, UT 84097

R&T INVESTMENTS LC
--OR CURRENT RESIDENT--
1578 S 630 EAST
OREM, UT 84097

MONTANINO, GENNARO J & SANDRA
--OR CURRENT RESIDENT--
1575 S 450 EAST
OREM, UT 84058

CISNEROS, PEDRO (ET AL)
1564 S 630 E
OREM, UT 84097

CHRISWOOD LLC
--OR CURRENT RESIDENT--
1585 S STATE
OREM, UT 84097

BOTAC IX LEASING
--OR CURRENT RESIDENT--
1580 S STATE ST
OREM, UT 84058

JIMENEZ, HUGO CARLOS
1575 S 630 E
OREM, UT 84097

JC CAPITAL LP
--OR CURRENT RESIDENT--
1594 S STATE
OREM, UT 84058

UTAH DEPARTMENT OF TRANSPORTATION
--OR CURRENT RESIDENT--
1595 S STATE
OREM, UT 84097

PETER MENDENHALL VAN ORMAN LLC
--OR CURRENT RESIDENT--
1582 S 630 EAST
OREM, UT 84097

LBUBS 2002-C4 RETAIL 1405 LLC
1601 WASHINGTON AV STE 700
MIAMI, FL 33139

GBR OREM ONE LIMITED LIABILITY COMPANY
--OR CURRENT RESIDENT--
1616 S STATE ST
OREM, UT 84058

MARTIN, DOUGLAS W & DOUGLAS W
--OR CURRENT RESIDENT--
1591 S STATE
OREM, UT 84097

LITEFOOT INVESTMENTS LLC
--OR CURRENT RESIDENT--
1635 S STATE
OREM, UT 84097

LITEFOOT INVESTMENTS LLC
1635 S STATE ST
OREM, UT 84097

RICHARD ALBERT NIMER FAMILY LLC THE
1617 N 180 E
LEHI, UT 84043

HARMAN, DAVID R
1643 S STATE ST
OREM, UT 84097

YUAN, FANG (ET AL)
1714 LEEWARD DR
SAN JOSE, CA 95122

QUESTAR GAS COMPANY
1640 NORTH MTN. SPRINGS PKWY.
SPRINGVILLE, UT 84663

FENLEY, JOHN & MARY DAGMAR
1985 N 360 E
PROVO, UT 84604

UTAH CNTY SOLID WASTE DISTRICT
C/O RODGER HARPER
2000 WEST 200 SOUTH
LINDON, UT 84042

JASON BENCH
1911 N MAIN STREET
OREM, UT 84057

UTOPIA
2175 S REDWOOD ROAD
WEST VALLEY CITY, UT 84119

JO-LEE 1485 LLC
2525 W 620 N
PROVO, UT 84601

HFB&S 611 EAST LLC
2038 E 9060 S
SANDY, UT 84093

COMCAST
9602 SOUTH 300 WEST
SANDY, UT 84070

UTAH DEPARTMENT OF
TRANSPORTATION
4501 S 2700 W
SALT LAKE CITY, UT 84119

OREM DRC APPLICATION

www.orem.org

Development Services Department • 56 North State Street, Orem, Utah 84057 • (801) 229-7183 • FAX (801) 229-7191

APPLICANT INFORMATION

FORM EXPIRES: 06-30-2015

Name:	Pete Simmons	Phone:	(801) 518-7098
Address:	5710 South Green Street	FAX:	(801) 262-0428
City:	Salt Lake City State: UT Zip: 84123	e-mail:	pete.simmons@taec.net

PROJECT INFORMATION

Project Name:	Pro Repair Shop
Project Address:	1545 South State Street

Nature of Request (Check all that apply) **and Filing Fee Amount**

SUBDIVISION PLATS/LOT LINE ADJUSTMENT	ORDINANCE AMENDMENTS	OREM GENERAL PLAN AMENDMENTS	MISCELLANEOUS	APPEALS/OTHER
☐ Preliminary/PRD $800 + $20/lot or unit	☐ Sign, Text $900	☐ Land Use Map Change $1000 + $25 sign fee	☐ Site Plan Admin. Approval $500	☐ To City Council $400
☐ Preliminary deep lot sign fee $25	☐ Subdivision, Text $900	☐ Text Change $1000	☐ Site Plan $1,500 + $25 sign fee for following PD Zones: 1,4,5,15,16,21 **or adjacent to a residential zone**	☐ To Planning Commission $400
☐ Final $600 + $20/lot or unit + recording fees	☐ Zoning, Text $900	********** ☐ MAILINGS Neighborhood Notice $_____	☐ Concrete/Masonry Fence $50	☐ Street Vacation $1200
☐ Vacation/Amendment $800 + $20/lot or unit + $25 sign fee + recording fees	☐ New PD Zone, Text $2000 +25 sign fee for PD zone	********** PUBLIC NOTICE ☐ Newspaper notice $_____ prior to PC meeting $_____ prior to CC meeting	☐ Daycare Fence Approval $100	☐ Annexation $1500 + $25 sign fee + legal noticing fee
☐ Final PRD $600 + $30/lot or unit + recording fees	☐ Rezone $1200 + $25 sign fee		☐ Temporary Site Plan Approval $100	☐ Driveway Entrance Modification $175
☐ Lot Line Adjustment $400 + $25 sign fee, not including recording fees	☐ New PD Zone, Rezone $1200 +25 sign fee for PD zone		☒ Conditional Use Permit $800.00 + $25 sign fee	☐ Resubmittal Fee $500/review After three reviews
	☐ Development agreement Utah County fees $_____		☐ Fence Modification/Waiver $100	
			☐ Condominium Conversion $300.00 + $55/Unit ($25 sign fee: + $30 building inspection fee/Unit)	☐ Other $200

FILING FEES AND REQUIRED COPIES

FILING FEES: The filing fee for each "Nature of Request" checked above is required at the time the application is filed with the City. The fee amount is listed above. One DRC Application may be used for more than one Nature of Request.

REQUIRED COPIES: Two (2) full size copies 24" by 36", one (1) copy reduced to an 11" by 17", one (1) copy reduced to an 8½" by 11" shall be submitted with each application for Subdivision Plats, Conditional Use Permits, Site Plans, and Condominium Conversions. **Provide a complete set of PDF drawings with application – email PDF drawings to lpmerritt@orem.org.**

APPLICANT NOTES, SIGNATURE, AND CONTACT PERSON

PLANNING COMMISSION/CITY COUNCIL MEETINGS: Once the Development Review Committee determines your application is complete the Staff will forward it to the Planning Commission and City Council. **The applicant's attendance at the Planning Commission and City Council meetings is required**. The City Council is the final approving authority on the following items: Conditional Use Permits; Appeals; City Code amendments; General Plan Amendments; Fence Modifications; and site plans in the following zones: PD-1, PD-4, PD-5, PD-15, PD-16, and PD-21.

NEIGHBORHOOD MEETING: The applicant shall hold a neighborhood meeting in accordance with the City Code for the following requests: **General Plan Amendments; Zoning Ordinance Amendment, Map; Commercial developments adjacent to residential zones; all non-residential uses in a residential zone.**

DRC APPLICATION: This DRC Application must be **complete** at the time it is submitted to the City or it may not be accepted.

FILING FEE NOTICE: Applications filed after July 1 are subject to fee changes.

Applicant's Signature:	Contact Person Name: Pete Simmons Phone: (801) 518-7098

OFFICE USE ONLY

Date Filed: 7-22-14 Fees Paid: $ 825.00 Received By: JB

Please Note: The deadline for filing this application to be considered at the next DRC Meeting is Monday at noon. If Monday is a Holiday the deadline is extended to the following Tuesday at noon. Once filed with the City, you may contact any of the following individuals to learn of the status of this application: Jason Bench, 229-7238; David Stroud, 229-7095; or Clinton Spencer, 229-7267.

Technology Associates

7/22/14

Orem City
56 North State Street
Orem, UT 84057
Attn.: Lori Merritt

RE: Proposed Verizon Wireless Pro Repair Shop Communication Facility
1545 South State Street
34:479:0002

Dear Ms. Merritt,

Enclosed is a copy of the DRC Application for the Conditional Use Permit (CUP) submittal for the Verizon Wireless (VZW) Communication Facility (Pro Repairshop) located at 1545 South State Street, 34:479:0002.

VZW is proposing to install a 110' monopole with a 12' x 26' equipment shelter in a 22' x 48' lease area in the SE corner of the parcel. VZW is proposing to install twelve – 8' panel antennas at the mounted at the 106' center line. The lease area for the communication facility will be fenced with a 6' tall chain link fence.

The property is currently zoned C-2 which allows for a monopole upon obtaining a conditional use permit per Section 22-13-10 of the City of Orem Municipal Code. VZW is pursuing a 110' monopole, because the existing buildings and structures in this area are unable to provide the needed height to meet the network needs for VZW in this area. The proposed site is needed in to help off-load an existing site to the NE of this site location. The site will improve the overall communication service in the outlaying area. The area surrounding the proposed Pro Repairshop site is currently being serviced by a communication facility to the NE along University Parkway which has become overloaded due to the increase in communication use. Therefore the proposed site is will help offload the calls from the overloaded site in order to increase the network capacity and provide a better service coverage for the VZW subscribers. The site will provide increased network coverage along the State Street corridor as well as provide better communication services for the existing and future commercial and residential development in the area.

Today, more than 85% of the US population now subscribes to one of the various communication services according to CTIA – Wireless Association. As the number of wireless subscribers and services provided, such as mobile internet, increases throughout the US, existing cell site networks will become overloaded with calls and the request for data, which results in network disruptions and decreased network capacity. Therefore, additional sites are needed to help offload calls and increase the network capacity for the overloaded sites throughout the various carriers networks.

VZW has looked at the possibilities for a site at this location and in the surrounding area per the requirements outlined within the Orem City Municipal code. Section 22-13-19 of the Orem City Municipal code, outlines a priority list the City would prefer for the location of communication facilities' within Orem City which is as follows:

1) Existing or Stealth Structures;
2) Monopoles on City-owned Property;
3) Monopoles on Nonresidential Private Property

RECEIVED
JUL 22 2014
By
CITY OF OREM

If an applicant requests to install a communication facility on a lower priority site then than the applicant must demonstrate why it could not locate on a higher priority site.

Currently, there are is an existing 100' monopole to the SW of the proposed site location. In talking with the tower owner, Crowncastle, the next available centerline is at 69'. The VZW RF Engineers reviewed the possibility of collocating on the existing tower at the 69' centerline. A copy of the coverage maps have been included. In reviewing existing coverage, proposed coverage at 110' and proposed coverage at Crowncastle site, you can see the 110' tower provides better overall coverage for the surrounding area as well as it helps to off-load the overloaded facility to the NE. Another concern with this site is there currently is not available space on the parcel for the placement of a 12' x 26' equipment shelter. The existing compound space is along the northside of the existing business in a narrow space that is 18' in width. The minimum width needed for a 12' x

26' equipment shelter is 20' but even if an equipment shelter could be placed to the east of the current facility it would block access to the existing T-Mobile equipment as well as access to the VZW equipment shelter would be impacted by the development of the vacant lot to the north.

Crowncastle has a second monopole to the north of this location but this site will not work due to the close proximity to the existing VZW rooftop facility to the east of this site location.

There is an existing billboard on the parcel to the south but in talking with the property owner about placing an equipment shelter in the bowling alley parking lot, he was not interested working with VZW at this time. The placement of an equipment shelter near the base of the existing billboard would eliminate needed parking for the bowling alley.

In reviewing the possibility of a stealth facility at this location, the Orem City Municipal Code could allow a 78' stealth structure. In reviewing the existing coverage, proposed coverage at 110' and proposed coverage at 75' tip height, it would appear the 110' height would provide increased coverage to the west and SW as well as increased coverage to the north.

The next option on the priority list is on City-owned property. Currently, there isn't any City-owned property in the search ring that VZW is looking at for this area. The closest City-owned property is Cherry Hill Park which is 0.51 miles to the SW of the proposed site location. The City Code would allow for a 53' stealth structure, but in reviewing the coverage maps for this location, it would appear that this location would not help offload the existing VZW facility to the NE and therefore this area would still have coverage issues and it would require another site to be located in the area of our proposed site to meet VZW service needs for this area.

The proposed communication facility meets the code requirements outlined in the Article 22-13 of the Orem City Municipal Code. I look forward to working with staff on this project and appreciate their help. If staff has any questions or comments please feel free to contact me at (801) 518-7098 or via e-mail.

Sincerely,

Pete Simmons
Real Estate Specialist

Technology Associates

5710 South Green Street
Salt Lake City, UT 84123
(801) 463-1020 ext. 2110
(801) 518-7098 Cell
(801) 262-0428 Fax
pete.simmons@taec.net

Attached:
One (1) copy of the DRC Application
Three (3) copies of Site Plan & Elevations, 11" x 17"
Two (2) copies of Site Plan & Elevations, 24" x 36"
One (1) Copy of the Title Report
One (1) Copy of the Coverage Maps

Project Timeline

Verizon Wireless CUP

1. DRC application date: 7/22/2014
2. Obtained Development Review Committee clearance on: 8/21/2014
3. Neighborhood notice sent on: 8/27/2014
4. Planning Commission recommended approval on: 9/3/2014
5. City Council approved/denied request on: 9/23/2014

CITY OF OREM **CITY COUNCIL MEETING** SEPTEMBER 23, 2014	
REQUEST:	**ORDINANCE – Approve and adopt the University Place Community Development Project Area Plan, as approved by the Redevelopment Agency of the City of Orem, Utah, as the official Community Development Project Area Plan for the University Place Community Development Project Area and directing notice of said adoption be given as required by statute**
APPLICANT:	City of Orem Economic Development Division
FISCAL IMPACT:	$9,607,695 of future tax increment funds (estimate from the model)

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Posted on the State noticing website
-Faxed to newspapers
-E-mailed to newspapers
-Neighborhood Chair

SITE INFORMATION:
General Plan Designation:
Regional Commercial
Current Zone:
PD34
Acreage:
133.6
Neighborhood:
N/A
Neighborhood Chair:
N/A

PLANNING COMMISSION RECOMMENDATION
Vote: N/A

PREPARED BY:
Ryan L. Clark EDD Manager

RECOMMENDATION:
The Economic Development Division Manager recommends that the City Council, by ordinance, approve and adopt the University Place Community Development Project Area Plan, as approved by the Redevelopment Agency of the City of Orem, Utah, as the official Community Development Project Area Plan for the University Place Community Development Project Area and directing notice of said adoption be given as required by statute.

BACKGROUND:
The University Place Community Development Area (CDA) and its subsequent Draft Project Area Plan contemplate and facilitate the redevelopment of the University Mall property located at 575 East University Parkway and redevelopment of surrounding properties. University Place is a master planned mixed use redevelopment that adds class "A" office, additional retail, a new park, residential, and additional infrastructure to an already successful regional retail shopping mall.

It is estimated that the following development will be constructed as part of the University Place revitalization project.

- 400,000 SF new retail (Less 175,000 SF of existing retail to be demolished)
- 700,000 SF new office
- 1,250,000 SF new multifamily residential
- 70,000 SF new hotel

Tax Increment arising from the development of the Project may be used to pay for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency.

Adoption of the Draft Project Area Plan will assist the City of Orem with business attraction and expansion, new job growth, increased tax revenues, and is anticipated to act as a catalyst to future development and re-investment in the surrounding area.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ADOPTING THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT PROJECT AREA AND DIRECTING NOTICE OF SAID ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the City of Orem can best serve the needs of its residents and business owners by continuing to foster and support quality economic development within its borders; and

WHEREAS Development of the University Place Community Development Project Area will promote job growth and increase tax revenues which can then be used to benefit the public; and

WHEREAS pursuant to Title 17C, Chapter 4 of the Utah Code (as amended), this Ordinance formally adopts the University Place Community Development Project Area Plan as approved by the Board of the Redevelopment Agency of the City of Orem, Utah; and

WHEREAS, the Redevelopment Agency of the City of Orem, Utah (the "Agency") having prepared a draft Project Area Plan (the "Draft Plan") for the University Place Community Development Project Area pursuant to the Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act (the "Act") as set forth in Title 17C, Chapter 4 of the Utah Code (as amended), and having held the required public hearing on the Draft Plan, has approved the proposed Draft Plan as the official Community Development Plan for the University Place Community Development Project Area; and

WHEREAS, Section 17C-4-105 of the Act mandates that before a community development project area plan approved by resolution of an agency may take effect, said plan must be adopted by ordinance of the legislative body of the community that created the agency; and

WHEREAS, the Act also requires that certain notice be given by the community legislative body upon its adoption of a community development project area plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH, AS FOLLOWS:

1. The Orem City Council hereby adopts and designates the proposed University Place Community Development Project Area Plan (attached hereto as **Exhibit A** and incorporated herein by this reference) as approved by the Agency, as the official Community Development Plan for the University Place Community Development Project Area;

2. City staff is hereby authorized and directed to publish or cause to be published the

DRAFT

notice required by Section 17C-4-106 of the Act whereupon the University Place Community Development Project Area Plan shall become effective pursuant to Section 17C-4-106 of the Act; and

3. Pursuant to the Section 17C-4-106 of the Act, the Agency may proceed to carry out the official University Place Community Development Project Area Plan as of the effective date of this ordinance.

EFFECTIVE DATE: This ordinance takes effect immediately upon publication and recording.

PASSED, APPROVED, AND ORDERED PUBLISHED this ____ day of September 2014.

_____
Richard F. Brunst, Mayor

ATTEST:

_____
Donna R. Weaver, City Recorder

COUNCIL MEMBERS VOTING "AYE"	COUNCIL MEMBERS VOTING "NAY"
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

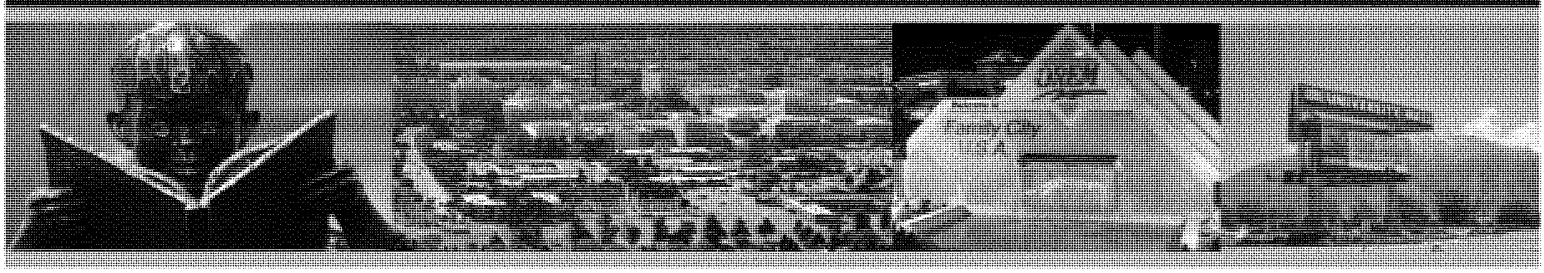
DRAFT

EXIBIT A – **P**ROJECT **A**REA **P**LAN

DRAFT PROJECT AREA PLAN

UNIVERSITY PLACE COMMUNITY DEVELOPMENT AREA (CDA)

OREM REDEVELOPMENT AGENCY, UTAH



AUGUST 2014

LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.
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(P) 801-596-0700 · (TF) 800-581-1100 · (F) 801-596-2800 · WWW.LEWISYOUNG.COM

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Introduction

The Redevelopment Agency of the City of Orem, Utah (the "Agency"), following thorough consideration of the needs and desires of The City of Orem (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the University Place Community Development Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which is located on the northeast corner of State Street and University Parkway. The 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 and Agency have determined that it is in the best interest of its residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

UTAH CODE §17C-4-101

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

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act ("Act"), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **July 22, 2014**.

Utah Code §17C-4-102

Recitals of Prerequisites for Adopting a Community Development Project Area Plan

In order to adopt a community development project area plan, the agency shall;

- Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of 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-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area plan and has made a draft Project Area plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency will hold a public hearing on the draft plan on **September 23, 2014**.

Definitions

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

The term **"Agency"** shall mean the Redevelopment Agency of the City of Orem, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base Taxable Value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms **"City" or "Community"** shall mean The City of Orem.

The term **"Legislative Body"** shall mean the City Council of Orem which is the legislative body for the City.

The term **"Plan Hearing"** shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

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

The term **"Project Area Budget"** shall mean 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 Project Area plan;
- the Tax Increment expected to be used to cover the cost of administering the 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.

The term **"Project Area Plan"** shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term **"Taxes"** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term **"Taxing Entity"** shall mean any public entity that levies a tax on any property within the Project Area.

The term **"Tax Increment"** shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the Project Area designated in the Project Area Budget as the area from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the Base Taxable Value of the property.

UTAH CODE §17C-4-103(1)

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit "A"** and **Exhibit "B"** and incorporated herein. The Project Area is located on the northeast corner of State Street and University Parkway. Most of the Project Area will be a master planned development surrounding the University Mall with intention to revitalize the area. The planned development includes residential, office, retail, and civic uses. The Project Area is comprised of 133.6 acres total, including approximately 85 affected parcels, equaling 129.6 acres of property (4.0 acres are rights of way and other variances in acreage associated with County records of individual parcels).

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

UTAH CODE §17C-4-103(2)

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

General Land Uses

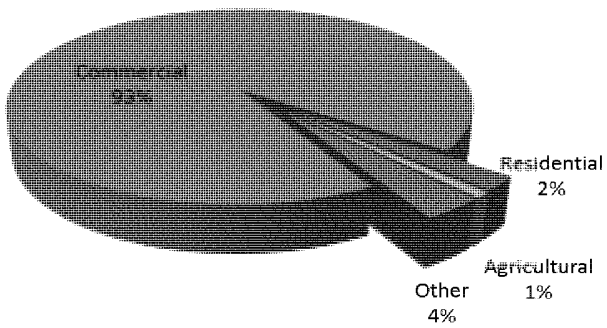
A significant amount of property within the Project Area consists of land associated with the University Mall which is aging and in need of revitalization. Additional land has also been included in the Project Area which could be redeveloped into a higher and better use in connection with the University Place revitalization plans. Table 1 and Figure 1 summarize the approximate acreage of existing land uses by land use type.

TABLE 1: EXISTING LAND USES

Type	Acres	% of Area
Commercial	120.55	93%
Residential	3.19	2%
Agricultural	1.14	1%
Other*	4.70	4%
Total	**129.58**	**100%**

*Other includes land currently owned by The City of Orem and other government entities.

FIGURE 1: EXISTING LAND USES



Current zoning in the Project Area is primarily P-D and C-2, with a few parcels of R-8 included. These zones allow for general commercial and residential uses. The P-D zoning recently approved for the mall site allows the contemplated uses which include office and hotel buildings, retail, and residential uses. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including the goals and objectives in the City's General Plan.

Layout of Principal Streets

The principal streets are State Street (going northwest to southeast), 800 East (going north to south), and University Parkway (going east to west). The Project Area map, provided in **Exhibit "A",** shows the principal streets in the area.

Population Densities

Currently, there is limited residential development within the Project Area which mostly consists of older homes on third-acre lots which have already been purchased and assembled by commercial entities for redevelopment into other uses. There is a significant day time population from the retail outlets in the mall.

Building Intensities

Buildings in the area are generally commercial and retail structures. The largest parcels are owned by the Woodbury Corporation in connection with the existing University Mall. Costco also leases a large parcel. No change is anticipated to the Costco building, but it was included in the Project Area because minor changes to the lot lines and outlying parking areas may be made in connection with the University Place redevelopment.

UTAH CODE §17C-4-103(2)

Impact of Community Development on Land Use, Layout of Principal Streets, Population Densities and Building Intensities

Community development activities within the Project Area will mostly consist of revitalization of the University Mall and development of new office and residential areas. The types of land uses will include: commercial/retail, office, hotel, and residential. In order to redevelop the Project Area the Agency along with property owners, developers, and/or businesses will need to construct infrastructure improvements that enhance transportation and create better utilization of land.

General Land Uses

A majority of the land in the Project Area is owned by Woodbury Corporation and is planned to develop as a multi-use project around the existing University Mall. It is estimated that the following development will be constructed as part of the University Place revitalization project:

- 400,000 SF new retail (Less 175,000 SF of existing retail to be demolished)
- 700,000 SF new office
- 1,250,000 SF new multifamily residential, and
- 70,000 SF new hotel.

It is believed that this development will spark investment and renovation in the surrounding business community.

Layout of Principal Streets

The Agency anticipates that the development will require new roadways within the development to facilitate local and business traffic, but the roads will likely be owned and maintained by the Woodbury Corporation.

Population Densities

The Project Area will include additional residential development, thus the population density is anticipated to increase. Approximately 1200 units are planned within the Project Area, although zoning will allow for up to about 1500. Most of the housing (approximately 92 percent) is planned to be one- and two-bedroom units for working professionals and empty-nesters. The remaining eight percent is planned to be three-bedroom units. This daytime population will likely increase and diversify as office, retail, lodging and open space are expanded.

Building Densities

Building densities will increase as some of the planned development will be multi-story structures. Also, the intent of this plan is to promote higher occupancy levels within current buildings and greater economic utilization of the land area.

UTAH CODE §17C-4-103(3)

Standards Guiding the Community Development

In order to provide maximum flexibility in the development and redevelopment of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses indentified above are not set forth herein. Development proposals in the Project Area will be subject to appropriate elements of the City's General Plan; the Land Use Ordinances of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or 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.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

Business attraction and expansion.
Orem City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

Recruit, retain and expand employers.
Orem encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

Spur revitalization.
It is anticipated that development within the Project Area will be the catalyst to future development and re-investment in the surrounding area.

UTAH CODE §17C-4-103(4)

How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Project Area by accomplishing the following items:

Provision for Commercial, Industrial, Public, Residential or Any Combination of These Uses
The Project Area Plan allows for commercial, retail, office, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

Provision of Private or Public Infrastructure
The proposed Project Area will provide infrastructure to support significant development in the area, to include street, culinary water, sanitary sewer, and storm water infrastructure, and property acquisition. Furthermore, the parking decks will provide for the necessary parking while accommodating a higher density development which will benefit the local taxing entities. Community parks and open space are also planned within the development.

UTAH CODE §17C-4-103(5)

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

This Plan and the development contemplated thereby conform to the City's General Plan and City Code in the following respects:

Zoning Ordinances

Any development contemplated within the Project Area shall conform to the City's land use ordinances, including "Chapter 22: Zoning" of the City of Orem Code and applicable requirements associated with the PD-34 zone. Additionally, any development must be in harmony with the City's General Plan, including "Chapter 2 : Land Use." The current designation for the Project Area on the General Plan's Future Land Use Map is Community Commercial. Moreover, the Project Area Plan, and all proposed development conforms thereto.

Building Codes

The Project will conform to all building codes that are currently imposed by the City including "Chapter 7: Building, Construction and Safety Codes and Regulations" of the City Code.

Planning Commission

The Planning Commission will review any future development proposals contemplated in the Project Area and make such recommendation thereon to the City Council as may be needed to facilitate development in the Project Area.

UTAH CODE §17C-4-103(6)

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

The primary objectives of the community development include: 1) provide public infrastructure and parking deck capacity needed to redevelop and revitalize the University Mall area and 2) create jobs.

UTAH CODE §17C-4-103(7)

Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process

Qualified Owners

This Project Area plan provides reasonable opportunities for owners of property in the Project Area to participate in the development and/or redevelopment of property in the Project Area through tax increment if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

- Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- Owners may acquire adjacent or other properties in the Project Area;
- Owners may sell all or portions of their improvements to the Agency, but may also retain the land, and develop their properties;
- Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities provided by owners of property in the Project Area; and
- Other methods as may be approved by the Agency.

Developers Currently Involved

Most of the Project Area is owned by the Woodbury Corporation or its subsidiary, University Mall Shopping Center L.C. (575 East University Parkway, Orem, Utah 84097). Woodtusk, L.L.C., is a Woodbury partnership corporation and is also involved with the development (2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109).

Other Parties

If no owner or tenant in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

Persons Expressing an Interest to Become a Developer

The Agency has not entered, nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area plan.

UTAH CODE §17C-4-103(8)

Reason for Selection of the Project Area

Currently, the University Mall is aging and is in need of revitalization. Financial assistance is needed to incentivize the installation of infrastructure and the use of parking decks in order to achieve a higher and better use for the property. Higher density parking structures will allow for additional office, business, and residential density in the area. Furthermore, it is anticipated that the development of this area will encourage re-investment and revitalization in the surrounding businesses along State Street and University Parkway.

UTAH CODE §17C-4-103(9)

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

Physical Conditions

The Project Area consists of approximately 129.6 parcel acres (133.6 total acres) of relatively flat, publicly and privately owned land as shown on the Project Area map. The majority of the property is in need of revitalization.

Social Conditions

The Project Area suffers from decreasing social connectivity and vitality. There are very few residential units. There are currently no parks, libraries, or other social gathering places in the Project Area.

Economic Conditions

The area has suffered from a lack of reinvestment related to: 1) physical deterioration of existing structures; 2) lack of cohesiveness; 3) the need for additional and adequate infrastructure in the area; and 4) lack of economic density and land utilization.

UTAH CODE
§17C-4-103(10)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax Increment arising from the development of the Project may be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, 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 for any period of time the Agency may deem to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this 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;
- Promote an urban environment where residents can live, work, and play;
- Assist with property acquisition and/or land assembly; and
- Provide attractive development for high-quality commercial/light industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and Interlocal Agreement will formally establish the participation percentage and timeframe for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment based on initial development assumptions.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Amount
Utah County	75%	20 Years	$6,465,039
Alpine School District	75%	20 Years	$44,669,875
City of Orem	75%	20 Years	$9,607,695
Orem Metropolitan Water District	75%	20 Years	$200,267
Central Utah Water Conservancy District	75%	20 Years	$2,290,236
Total Sources of Tax Increment Funds			**$63,233,113**

TABLE 4: USES OF TAX INCREMENT

Uses	Amount
CDA Administration @ 5%	$3,161,656
RDA Development Incentive Fund @ 5%	$3,161,656
Project Area Infrastructure and Improvements @ 90%	$56,909,801
Total Uses of Tax Increment Funds	**$63,233,113**

UTAH CODE §17C-4-103(11)

Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE §17C-4-103(11)(a)

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 and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

It is estimated that the development of the area will result in approximately 2,500 to 4,600 new jobs. These jobs will likely result in an average annual wage of approximately $54,383.[1] 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. Business growth will generate corporate income taxes.

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

UTAH CODE §17C-4-103(11)(b)

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

[1] Based on Utah Department of Workforce Services, Occupational Employment and Wage Estimates,Provo-Orem Metro, May 2013

UTAH CODE §17C-4-103(12)

Other Information that the Agency Determines to be Necessary or Advisable

Cost/Benefit Analysis

Based on the land use assumptions, current economic and market demand factors, Tax Increment participation levels, as well as public infrastructure, land assemblage and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated within the Project Area. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc. As shown below, the proposed Project Area will create a net benefit for The City of Orem.

TABLE 5: COST/BENEFIT ANALYSIS

REVENUES	Total	NPV @ 4%
Property Tax	$12,810,260	$7,625,260
Sales Tax	$11,369,619	$6,799,451
Energy Sales & Use Tax (Natural Gas and Electric)	$8,237,640	$4,649,463
Transient Room Tax	$676,649	$385,814
TOTAL REVENUES	$33,094,167	$19,459,988

EXPENDITURES	Total	NPV @ 4%
Estimated CDA Budget	$9,608,695	$5,498,985
General Government	$6,266,304	$3,660,108
Public Safety	$6,944,675	$4,056,340
Highways & Public Improvements	$2,439,930	$1,425,147
Parks, Recreation & Arts	$2,921,010	$1,706,143
Economic Development and Redevelopment	$433,269	$263,192
TOTAL EXPENDITURES	$28,612,882	$16,609,917

TOTAL REVENUE *minus* TOTAL EXPENDITURES	$4,481,285	$2,850,071

EXHIBIT A

Legal Description of Project Area: University Place CDA

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.

EXHIBIT B

Project Area Map

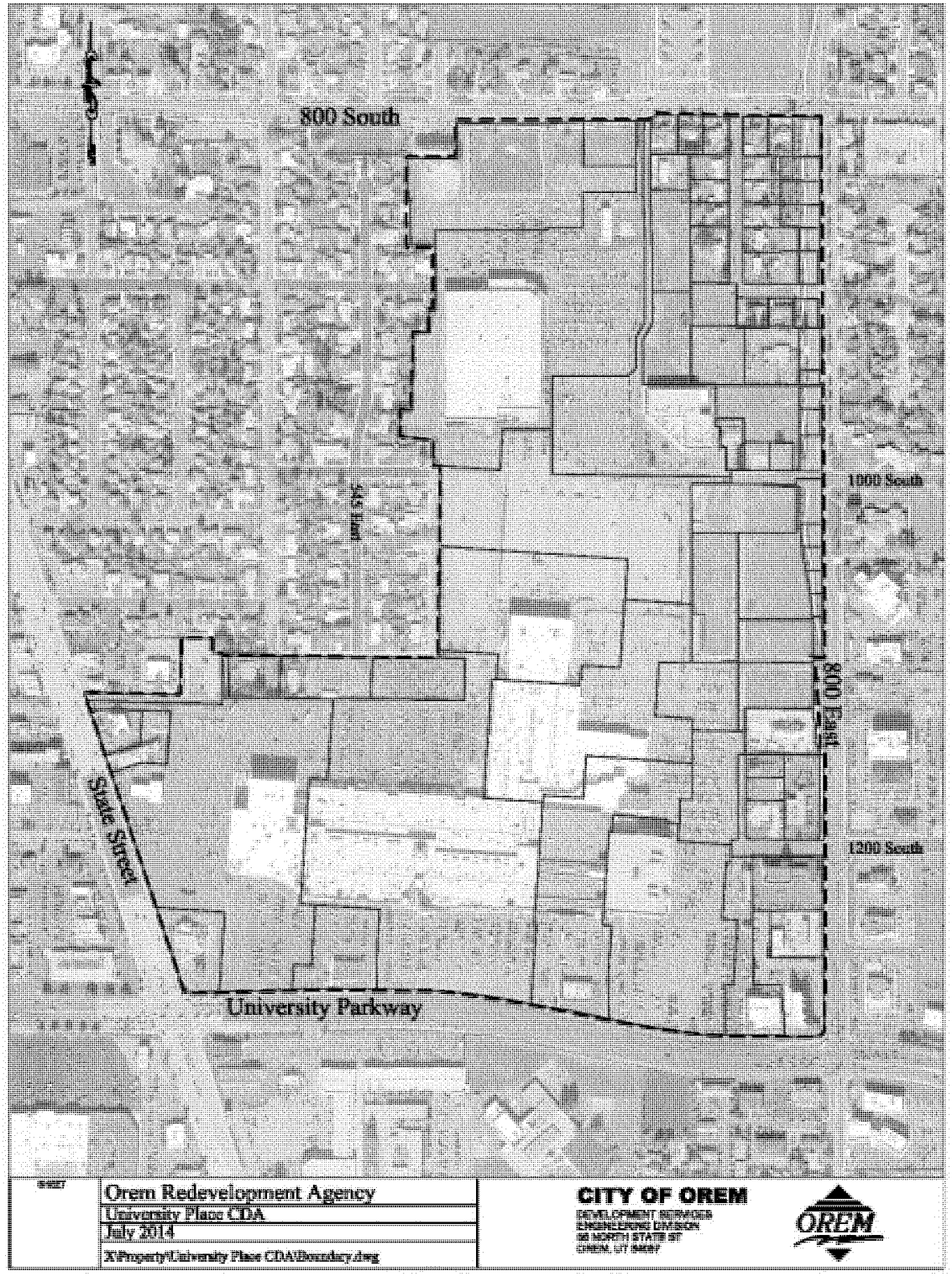


EXHIBIT C

Parcel List

Parcel Number	Owner	Acres
180560007	University Mall Shopping Center	0.195
180560008	University Mall Shopping Center	0.220
180560009	University Mall Shopping Center	0.030
180560016	City of Orem	0.300
180560017	Mercer, Amron L	0.290
180560018	Housing Authority of Utah County	0.300
180560019	Catania SFH LLC	0.310
180560020	University Mall Shopping Center	0.283
180560022	Catania SFH LLC	0.270
180560023	Catania SFH LLC	0.260
180560026	City of Orem	0.270
180560028	Gulati, Chaithawee	0.270
180560029	Woodbury Corporation	0.260
180560033	City of Orem	0.210
180560037	City of Orem	0.280
180560038	Catania SFH LLC	0.290
180560055	Larry and Lynn Campground Management	0.300
180560099	Avans, Gulavadee	0.648
180560102	Gaks Enterprises LLC	0.415
180560103	Catania SFH LLC	0.270
180560104	City of Orem	0.197
180560106	City of Orem	0.274
180560109	University Mall Shopping Center	1.263
180560110	City of Orem	0.148
180560111	City of Orem	0.168
180560112	City of Orem	0.230
180560113	University Mall Shopping Center	0.262
180560115	University Mall Shopping Center	0.571
180560117	City of Orem	0.146
180560118	City of Orem	0.270
180560119	University Mall Shopping Center	0.399
180560121	University Mall Shopping Center	0.527
180560123	City of Orem	0.096
180560132	City of Orem	0.002
180560133	University Mall Shopping Center	0.306
180560134	University Mall Shopping Center	0.926
180560135	University Mall Shopping Center	0.931
180570033	First Security Bank of Utah	0.600
180570117	KC Propco LLC	0.450
180570127	Cordner, Raymond G & Colleen F	0.063
180570129	Washburn Management LC	0.517
180570132	City of Orem	0.099
180570133	City of Orem	0.013
180570134	City of Orem	0.143
180570135	City of Orem	0.077
180570136	City of Orem	0.300
180570137	City of Orem	0.096
180570138	Glazier Properties LLC	0.882

Parcel Number	Owner	Acres
180570141	Cordner, Colleen F	1.136
180570142	University Mall Shopping Center	1.143
180570147	Orem City Corporation	0.017
180570502	Utah Department of Transportation	0.006
190180502	Utah Department of Transportation	0.003
190190017	Zions First National Bank	0.030
190190019	Zions First National Bank	0.030
352540001	Bank of American Fork	1.427
352540002	Maverik Country Stores Inc	0.722
352540003	Circle K Properties Inc	0.008
360860015	KC Propco LLC	0.260
360860016	KC Propco LLC	0.260
360860019	City of Orem	0.114
450610001	University Mall Shopping Center	0.210
551760001	Zions First National Bank	1.110
570310001	Utah Transit Authority	0.956
570430001	University Mall Shopping Center	5.494
570430002	University Mall Shopping Center	0.983
570430003	University Mall Shopping Center	12.745
570430004	University Mall Shopping Center	1.238
570430005	University Mall Shopping Center	1.697
570430006	University Mall Shopping Center	16.639
570430007	University Mall Shopping Center	6.140
570430008	University Mall Shopping Center	7.140
570430009	UNMN LLC	1.700
570430013	University Mall Shopping Center	6.331
570430014	University Mall Shopping Center	7.580
570430015	University Mall Shopping Center	5.285
570430016	University Mall Shopping Center	1.209
570430017	University Mall Shopping Center	13.170
570430018	University Mall Shopping Center	1.157
570430019	University Mall Shopping Center	0.707
570680010	University Mall Village	1.731
570680011	University Mall Village	7.035
570680012	University Mall Village	1.758
570680020	University Mall Village	1.477
570680021	University Mall Village	1.805
570680022	University Mall Village	0.947
570680023	University Mall Village	1.067
570680024	University Mall Village	1.498
Total		**129.591**

CITY OF OREM **CITY COUNCIL MEETING** SEPTEMBER 23, 2014	
REQUEST:	**RESOLUTION – Approve an Interlocal Cooperation Agreement between the Redevelopment Agency of the City of Orem and the City of Orem**
APPLICANT:	City of Orem Economic Development Division
FISCAL IMPACT:	$9,607,695 of future tax increment funds (estimate from the model)

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Posted on the State noticing website
-Faxed to newspapers
-E-mailed to newspapers
-Neighborhood Chair

SITE INFORMATION:
General Plan Designation:
Regional Commercial
Current Zone:
PD34
Acreage:
133.6
Neighborhood:
N/A
Neighborhood Chair:
N/A

PLANNING COMMISSION RECOMMENDATION
Vote: N/A

PREPARED BY:
Ryan L. Clark EDD Manager

RECOMMENDATION:
The Economic Development Division Manager recommends that the City of Orem, by resolution, approve an Interlocal Cooperation Agreement between the Redevelopment Agency of the City of Orem and the City of Orem.

BACKGROUND:
The City of Orem desires to enter into this agreement with the Redevelopment Agency of the City of Orem to remit a portion of property tax increment generated within the University Place Community Development Area back to the Agency. Tax Increment arising from the development of the Project may be used to pay for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency.

DRAFT

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF OREM, UTAH APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEEN THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH AND THE CITY OF OREM.

WHEREAS pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "Interlocal Act"), and the provisions of Title 17C of the Utah Code as amended, known as the Limited Purpose Government Entities – Community Development and Renewal Agencies Act (the "CDRA Act"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS the Redevelopment Agency of the City of Orem, Utah (the "Agency") and the City of Orem (the "City") are "public agencies" for purposes of the Interlocal Act; and

WHEREAS after careful analysis and consideration of relevant information, the City desires to enter into an Interlocal Cooperation Agreement with the Agency whereby the City would remit to the Agency a portion of the property tax increment generated within the University Place Community Development Project Area, (the "Project Area") which would otherwise flow to the City, for the purpose of encouraging development activities through the payment for certain public infrastructure, land assembly, and other uses that directly benefit the Project Area as permitted under the CDRA Act; and

WHEREAS Section 11-13-202.5 of the Interlocal Act requires that certain Interlocal Cooperation Agreements be approved by resolution of the legislative body of a public agency.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OREM, UTAH AS FOLLOWS:

1. The Interlocal Cooperation Agreement between the City and the Agency, substantially in the form attached hereto as **Exhibit A** (the "Agreement"), is approved and shall be executed for and on behalf of the City by the Mayor.

2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the City for review and approval as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the City Recorder.

4. The City is hereby directed to publish or cause to be published a notice of the Agreement in accordance with Section 11-13-219 of the Interlocal Act and make a copy of the Agreement available for public inspection and copying at the City's offices during regular business hours for a period of at least 30 days following publication of the notice.

DRAFT

5. The Agreement shall be effective immediately upon execution.

6. This Resolution shall take effect upon adoption.

PASSED AND APPROVED this ____ day of September, 2014.

_____
Richard F. Brunst, Jr.
Mayor, City of Orem

ATTEST:

_____
Donna R. Weaver, City Recorder

CITY COUNCIL MEMBERS VOTING "AYE"	CITY COUNCIL MEMBERS VOTING "NAY"
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

DRAFT

EXIBIT A – INTERLOCAL AGREEMENT

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this _____ day of _____, 2014, by and between **THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH** a community development and renewal agency and political subdivision of the State of Utah (the "Agency"), and **THE CITY OF OREM**, a political subdivision of the State of Utah (the "City") in contemplation of the following facts and circumstances:

A. **WHEREAS,** the Agency was created and organized pursuant to an ordinance dated August 14, 1984 (O-84-0031) and continues to operate under the provisions of the Limited Purpose Government Entities - Community Development and Renewal Agencies Act, Title 17C of the Utah Code (the **"Act"**), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City's general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS,** this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (Utah Code Title 11, Chapter 13) (the "Interlocal Act"); and

C. **WHEREAS,** the Agency has created the University Place Community Development Project Area (the "Project Area"), through the adoption of the University Place Community Development Project Area Plan (the "Project Area Plan"), located within the City, which Project Area is described in Exhibit "A" attached hereto and incorporated herein by this reference; and

D. **WHEREAS,** the Project Area contains the University Mall, which is anticipated to be revitalized, with encouragement and planning by the Agency, into residential, retail, hotel, and office uses. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and the Agency may enter into one or more Development/Participation Agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, increased property taxes, referred to as "Tax Increment" (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS,** as explained further in the Plan, significant infrastructure improvements are needed, including structured parking, asphalt, sewer, sidewalk, curb and gutter, water, storm drain, and park/open space; and the City may assemble land within the Project Area to incentivize development activity and to promote higher and more beneficial uses of land within the Project Area; and

F. **WHEREAS,** historically, the Project Area has generated a total of $1,590,821 per year in property taxes for the various taxing entities, including the City, Utah County (the "County"), Alpine School District (the "School District"), the Central Water Conservancy District, and the Metropolitan Water District of Orem (collectively the "Districts").

G. **WHEREAS,** upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and the Districts are projected to total approximately $6,510,910 per year; and

H. **WHEREAS,** the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased property tax which will be generated by the Project Area; and

I. **WHEREAS,** it is in the best interest of the residents of the City for the City to remit such payments to the Agency in order to permit the Agency to provide assistance as an incentive for the construction of the Project Area; and

J. **WHEREAS,** the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community development and tax increment projects across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for the remittance of tax increment revenues within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit "B"; and

K. **WHEREAS,** the Agency has also prepared a draft of the University Place Community Development Project Area Budget (the "Project Area Budget"), a copy of which is attached as Exhibit "C", which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

L. **WHEREAS,** the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The City has determined that significant additional property tax revenue (*i.e.*, Tax Increment) will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The City has determined that it is in the best interests of its residents to pay specified portions of the Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by the Agency in the construction and installation of infrastructure improvements and other development related costs needed to serve the Project Area, to the extent permitted by the Act, as amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2013, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2013 Utah County assessment rolls for all property located within the Project Area (which is currently estimated to be $129,187,998, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement with Developers.** The Agency is authorized to enter into one or more agreements with developers which may provide for the payment of certain amounts of Tax Increment to the Developer based upon the Developer's meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the Developer that the Developer, or its approved successors in title as owners of the Property, shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the State of Utah applicable to such levies.

5. **Payment Trigger.** The first year ("Year One") of payment of Tax Increment from the City to the Agency shall be determined by the Agency, but shall be no later than 2018. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Twenty.

6. **Total Payment to Agency.** The City shall remit to the Agency, beginning with property tax receipts in Year One, and continuing through Year Twenty, 75% of the annual Tax Increment generated from the Project Area. The County is authorized and instructed to pay all of the Tax Increment to the Agency annually, and the Agency will then distribute to the City the City's 25% portion of the Tax Increment, and the Agency will retain the 75% balance.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real and personal property taxes collected from the Project Area by the County acting as the tax collection agency for the City. Real and personal property taxes which are the subject of this Agreement shall not include taxes collected from the Project Area by the County, acting in its capacity as the tax collection agency for the City, which are to be paid to or utilized by abatement districts, special service or improvement districts or other entities for which the County acts as the tax collection agency, nor shall it include any component of real property taxes retained by the County as payment for costs incurred in the collection of real property taxes for itself or other applicable agencies. It is expressly understood that the real property taxes which are the subject of this Agreement are only those real and personal property taxes actually collected by the County from the Project Area.

8. **No Independent Duty.** The City shall be responsible to remit to the Agency only Tax Increment actually received by the County. The City shall have no independent duty to pay any amount to the Agency other than the Tax Increment described in paragraph 6 of this Agreement on an annual basis from and including Year One through and including Year Twenty.

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

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

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

If to City:
City of Orem
Attn: City Council
56 N. State Street
Orem, UT 84057
Facsimile: (801) 229-7031

If to Agency:
Redevelopment Agency of Orem City
Attn: Agency Board
56 N. State Street
Orem, UT 84057
Facsimile: (801) 229-7031

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or

delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

12. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

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

14. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

15. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

16. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

17. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

18. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

20. **Declaration of Invalidity**. In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Project Area Property Tax, declares that the Agency cannot pay the Project Area Property Tax to developers, or takes any other action which has the effect of eliminating or reducing the payments of Project Area Property Tax received by the Agency, the Agency's obligation to pay the Project Property Tax Payments to developers shall be reduced or eliminated accordingly, the Agency, and the City shall take such steps as are reasonably required to not permit the payment and/or receipt of the Property Tax to be declared invalid.

21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

22. **Duration.** This Agreement shall terminate after the final payment of Tax Increment to the Agency for Year Twenty.

23. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

24. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

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

a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Interlocal Act;

b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Interlocal Act;

c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Interlocal Act;

d. The CEO of the Agency is hereby designated the administrator for all purposes of the Interlocal Act, pursuant to Section 11-13-207 of the Interlocal Act; and

e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.

f. Immediately after execution of this Agreement by both Parties, each of the Parties shall cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Interlocal Act.

g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

City: CITY OF OREM

Attest:

By: _____
Richard F. Brunst
Its: Mayor

_____
City Recorder

Approved as to form:

_____
Attorney for City of Orem

Agency: REDEVELOPMENT AGENCY OF THE CITY OF OREM

Attest:

By: _____
Richard F. Brunst
Its: Chair

_____
Secretary

Approved as to form:

_____
Attorney for Agency

EXHIBIT "A
to
INTERLOCAL AGREEMENT

Legal Description of Project

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.

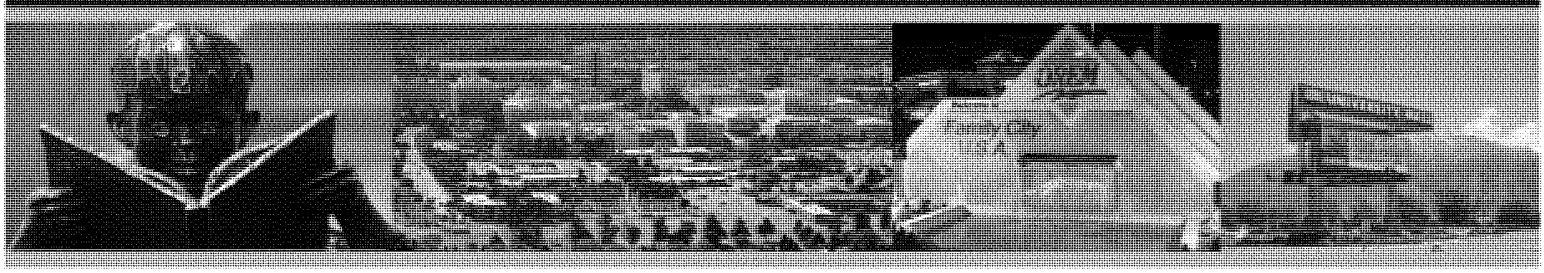
EXHIBIT "B"
To
INTERLOCAL AGREEMENT

Project Area Plan

DRAFT PROJECT AREA PLAN

UNIVERSITY PLACE COMMUNITY DEVELOPMENT AREA (CDA)

OREM REDEVELOPMENT AGENCY, UTAH



AUGUST 2014

LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.
GATEWAY PLAZA BUILDING · 41 N. RIO GRANDE, STE 101 · SALT LAKE CITY, UT 84101
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Introduction

The Redevelopment Agency of the City of Orem, Utah (the "Agency"), following thorough consideration of the needs and desires of The City of Orem (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the University Place Community Development Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which is located on the northeast corner of State Street and University Parkway. The 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 and Agency have determined that it is in the best interest of its residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

UTAH CODE §17C-4-101

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

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act ("Act"), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **July 22, 2014**.

Utah Code §17C-4-102

Recitals of Prerequisites for Adopting a Community Development Project Area Plan

In order to adopt a community development project area plan, the agency shall;

- Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of 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-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area plan and has made a draft Project Area plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency will hold a public hearing on the draft plan on **September 23, 2014**.

Definitions

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

The term **"Agency"** shall mean the Redevelopment Agency of the City of Orem, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base Taxable Value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms **"City" or "Community"** shall mean The City of Orem.

The term **"Legislative Body"** shall mean the City Council of Orem which is the legislative body for the City.

The term **"Plan Hearing"** shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

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

The term **"Project Area Budget"** shall mean 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 Project Area plan;
- the Tax Increment expected to be used to cover the cost of administering the 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.

The term **"Project Area Plan"** shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term **"Taxes"** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term **"Taxing Entity"** shall mean any public entity that levies a tax on any property within the Project Area.

The term **"Tax Increment"** shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the Project Area designated in the Project Area Budget as the area from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the Base Taxable Value of the property.

UTAH CODE §17C-4-103(1)

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit "A"** and **Exhibit "B"** and incorporated herein. The Project Area is located on the northeast corner of State Street and University Parkway. Most of the Project Area will be a master planned development surrounding the University Mall with intention to revitalize the area. The planned development includes residential, office, retail, and civic uses. The Project Area is comprised of 133.6 acres total, including approximately 85 affected parcels, equaling 129.6 acres of property (4.0 acres are rights of way and other variances in acreage associated with County records of individual parcels).

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

UTAH CODE §17C-4-103(2)

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

General Land Uses

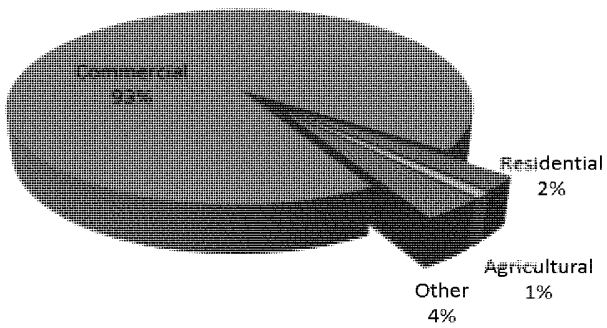
A significant amount of property within the Project Area consists of land associated with the University Mall which is aging and in need of revitalization. Additional land has also been included in the Project Area which could be redeveloped into a higher and better use in connection with the University Place revitalization plans. Table 1 and Figure 1 summarize the approximate acreage of existing land uses by land use type.

TABLE 1: EXISTING LAND USES

Type	Acres	% of Area
Commercial	120.55	93%
Residential	3.19	2%
Agricultural	1.14	1%
Other*	4.70	4%
Total	**129.58**	**100%**

*Other includes land currently owned by The City of Orem and other government entities.

FIGURE 1: EXISTING LAND USES



Current zoning in the Project Area is primarily P-D and C-2, with a few parcels of R-8 included. These zones allow for general commercial and residential uses. The P-D zoning recently approved for the mall site allows the contemplated uses which include office and hotel buildings, retail, and residential uses. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including the goals and objectives in the City's General Plan.

Layout of Principal Streets

The principal streets are State Street (going northwest to southeast), 800 East (going north to south), and University Parkway (going east to west). The Project Area map, provided in **Exhibit "A",** shows the principal streets in the area.

Population Densities

Currently, there is limited residential development within the Project Area which mostly consists of older homes on third-acre lots which have already been purchased and assembled by commercial entities for redevelopment into other uses. There is a significant day time population from the retail outlets in the mall.

Building Intensities

Buildings in the area are generally commercial and retail structures. The largest parcels are owned by the Woodbury Corporation in connection with the existing University Mall. Costco also leases a large parcel. No change is anticipated to the Costco building, but it was included in the Project Area because minor changes to the lot lines and outlying parking areas may be made in connection with the University Place redevelopment.

UTAH CODE §17C-4-103(2)

Impact of Community Development on Land Use, Layout of Principal Streets, Population Densities and Building Intensities

Community development activities within the Project Area will mostly consist of revitalization of the University Mall and development of new office and residential areas. The types of land uses will include: commercial/retail, office, hotel, and residential. In order to redevelop the Project Area the Agency along with property owners, developers, and/or businesses will need to construct infrastructure improvements that enhance transportation and create better utilization of land.

General Land Uses

A majority of the land in the Project Area is owned by Woodbury Corporation and is planned to develop as a multi-use project around the existing University Mall. It is estimated that the following development will be constructed as part of the University Place revitalization project:

- 400,000 SF new retail (Less 175,000 SF of existing retail to be demolished)
- 700,000 SF new office
- 1,250,000 SF new multifamily residential, and
- 70,000 SF new hotel.

It is believed that this development will spark investment and renovation in the surrounding business community.

Layout of Principal Streets

The Agency anticipates that the development will require new roadways within the development to facilitate local and business traffic, but the roads will likely be owned and maintained by the Woodbury Corporation.

Population Densities

The Project Area will include additional residential development, thus the population density is anticipated to increase. Approximately 1200 units are planned within the Project Area, although zoning will allow for up to about 1500. Most of the housing (approximately 92 percent) is planned to be one- and two-bedroom units for working professionals and empty-nesters. The remaining eight percent is planned to be three-bedroom units. This daytime population will likely increase and diversify as office, retail, lodging and open space are expanded.

Building Densities

Building densities will increase as some of the planned development will be multi-story structures. Also, the intent of this plan is to promote higher occupancy levels within current buildings and greater economic utilization of the land area.

UTAH CODE §17C-4-103(3)

Standards Guiding the Community Development

In order to provide maximum flexibility in the development and redevelopment of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses indentified above are not set forth herein. Development proposals in the Project Area will be subject to appropriate elements of the City's General Plan; the Land Use Ordinances of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or 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.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

Business attraction and expansion.
Orem City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

Recruit, retain and expand employers.
Orem encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

Spur revitalization.
It is anticipated that development within the Project Area will be the catalyst to future development and re-investment in the surrounding area.

UTAH CODE §17C-4-103(4)

How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Project Area by accomplishing the following items:

Provision for Commercial, Industrial, Public, Residential or Any Combination of These Uses
The Project Area Plan allows for commercial, retail, office, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

Provision of Private or Public Infrastructure
The proposed Project Area will provide infrastructure to support significant development in the area, to include street, culinary water, sanitary sewer, and storm water infrastructure, and property acquisition. Furthermore, the parking decks will provide for the necessary parking while accommodating a higher density development which will benefit the local taxing entities. Community parks and open space are also planned within the development.

UTAH CODE §17C-4-103(5)

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

This Plan and the development contemplated thereby conform to the City's General Plan and City Code in the following respects:

Zoning Ordinances

Any development contemplated within the Project Area shall conform to the City's land use ordinances, including "Chapter 22: Zoning" of the City of Orem Code and applicable requirements associated with the PD-34 zone. Additionally, any development must be in harmony with the City's General Plan, including "Chapter 2 : Land Use." The current designation for the Project Area on the General Plan's Future Land Use Map is Community Commercial. Moreover, the Project Area Plan, and all proposed development conforms thereto.

Building Codes

The Project will conform to all building codes that are currently imposed by the City including "Chapter 7: Building, Construction and Safety Codes and Regulations" of the City Code.

Planning Commission

The Planning Commission will review any future development proposals contemplated in the Project Area and make such recommendation thereon to the City Council as may be needed to facilitate development in the Project Area.

UTAH CODE §17C-4-103(6)

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

The primary objectives of the community development include: 1) provide public infrastructure and parking deck capacity needed to redevelop and revitalize the University Mall area and 2) create jobs.

UTAH CODE §17C-4-103(7)

Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process

Qualified Owners

This Project Area plan provides reasonable opportunities for owners of property in the Project Area to participate in the development and/or redevelopment of property in the Project Area through tax increment if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

- Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- Owners may acquire adjacent or other properties in the Project Area;
- Owners may sell all or portions of their improvements to the Agency, but may also retain the land, and develop their properties;
- Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities provided by owners of property in the Project Area; and
- Other methods as may be approved by the Agency.

Developers Currently Involved

Most of the Project Area is owned by the Woodbury Corporation or its subsidiary, University Mall Shopping Center L.C. (575 East University Parkway, Orem, Utah 84097). Woodtusk, L.L.C., is a Woodbury partnership corporation and is also involved with the development (2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109).

Other Parties

If no owner or tenant in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

Persons Expressing an Interest to Become a Developer

The Agency has not entered, nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area plan.

UTAH CODE §17C-4-103(8)

Reason for Selection of the Project Area

Currently, the University Mall is aging and is in need of revitalization. Financial assistance is needed to incentivize the installation of infrastructure and the use of parking decks in order to achieve a higher and better use for the property. Higher density parking structures will allow for additional office, business, and residential density in the area. Furthermore, it is anticipated that the development of this area will encourage re-investment and revitalization in the surrounding businesses along State Street and University Parkway.

UTAH CODE §17C-4-103(9)

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

Physical Conditions

The Project Area consists of approximately 129.6 parcel acres (133.6 total acres) of relatively flat, publicly and privately owned land as shown on the Project Area map. The majority of the property is in need of revitalization.

Social Conditions

The Project Area suffers from decreasing social connectivity and vitality. There are very few residential units. There are currently no parks, libraries, or other social gathering places in the Project Area.

Economic Conditions

The area has suffered from a lack of reinvestment related to: 1) physical deterioration of existing structures; 2) lack of cohesiveness; 3) the need for additional and adequate infrastructure in the area; and 4) lack of economic density and land utilization.

UTAH CODE
§17C-4-103(10)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax Increment arising from the development of the Project may be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, 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 for any period of time the Agency may deem to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this 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;
- Promote an urban environment where residents can live, work, and play;
- Assist with property acquisition and/or land assembly; and
- Provide attractive development for high-quality commercial/light industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and Interlocal Agreement will formally establish the participation percentage and timeframe for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment based on initial development assumptions.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Amount
Utah County	75%	20 Years	$6,465,039
Alpine School District	75%	20 Years	$44,669,875
City of Orem	75%	20 Years	$9,607,695
Orem Metropolitan Water District	75%	20 Years	$200,267
Central Utah Water Conservancy District	75%	20 Years	$2,290,236
Total Sources of Tax Increment Funds			**$63,233,113**

TABLE 4: USES OF TAX INCREMENT

Uses	Amount
CDA Administration @ 5%	$3,161,656
RDA Development Incentive Fund @ 5%	$3,161,656
Project Area Infrastructure and Improvements @ 90%	$56,909,801
Total Uses of Tax Increment Funds	**$63,233,113**

UTAH CODE §17C-4-103(11)

Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE §17C-4-103(11)(a)

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 and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

It is estimated that the development of the area will result in approximately 2,500 to 4,600 new jobs. These jobs will likely result in an average annual wage of approximately $54,383.[1] 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. Business growth will generate corporate income taxes.

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

UTAH CODE §17C-4-103(11)(b)

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

[1] Based on Utah Department of Workforce Services, Occupational Employment and Wage Estimates,Provo-Orem Metro, May 2013

UTAH CODE §17C-4-103(12)

Other Information that the Agency Determines to be Necessary or Advisable

Cost/Benefit Analysis

Based on the land use assumptions, current economic and market demand factors, Tax Increment participation levels, as well as public infrastructure, land assemblage and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated within the Project Area. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc. As shown below, the proposed Project Area will create a net benefit for The City of Orem.

TABLE 5: COST/BENEFIT ANALYSIS

REVENUES	Total	NPV @ 4%
Property Tax	$12,810,260	$7,625,260
Sales Tax	$11,369,619	$6,799,451
Energy Sales & Use Tax (Natural Gas and Electric)	$8,237,640	$4,649,463
Transient Room Tax	$676,649	$385,814
TOTAL REVENUES	$33,094,167	$19,459,988

EXPENDITURES	Total	NPV @ 4%
Estimated CDA Budget	$9,608,695	$5,498,985
General Government	$6,266,304	$3,660,108
Public Safety	$6,944,675	$4,056,340
Highways & Public Improvements	$2,439,930	$1,425,147
Parks, Recreation & Arts	$2,921,010	$1,706,143
Economic Development and Redevelopment	$433,269	$263,192
TOTAL EXPENDITURES	$28,612,882	$16,609,917

TOTAL REVENUE *minus* TOTAL EXPENDITURES	$4,481,285	$2,850,071

EXHIBIT A

Legal Description of Project Area: University Place CDA

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.

EXHIBIT B

Project Area Map

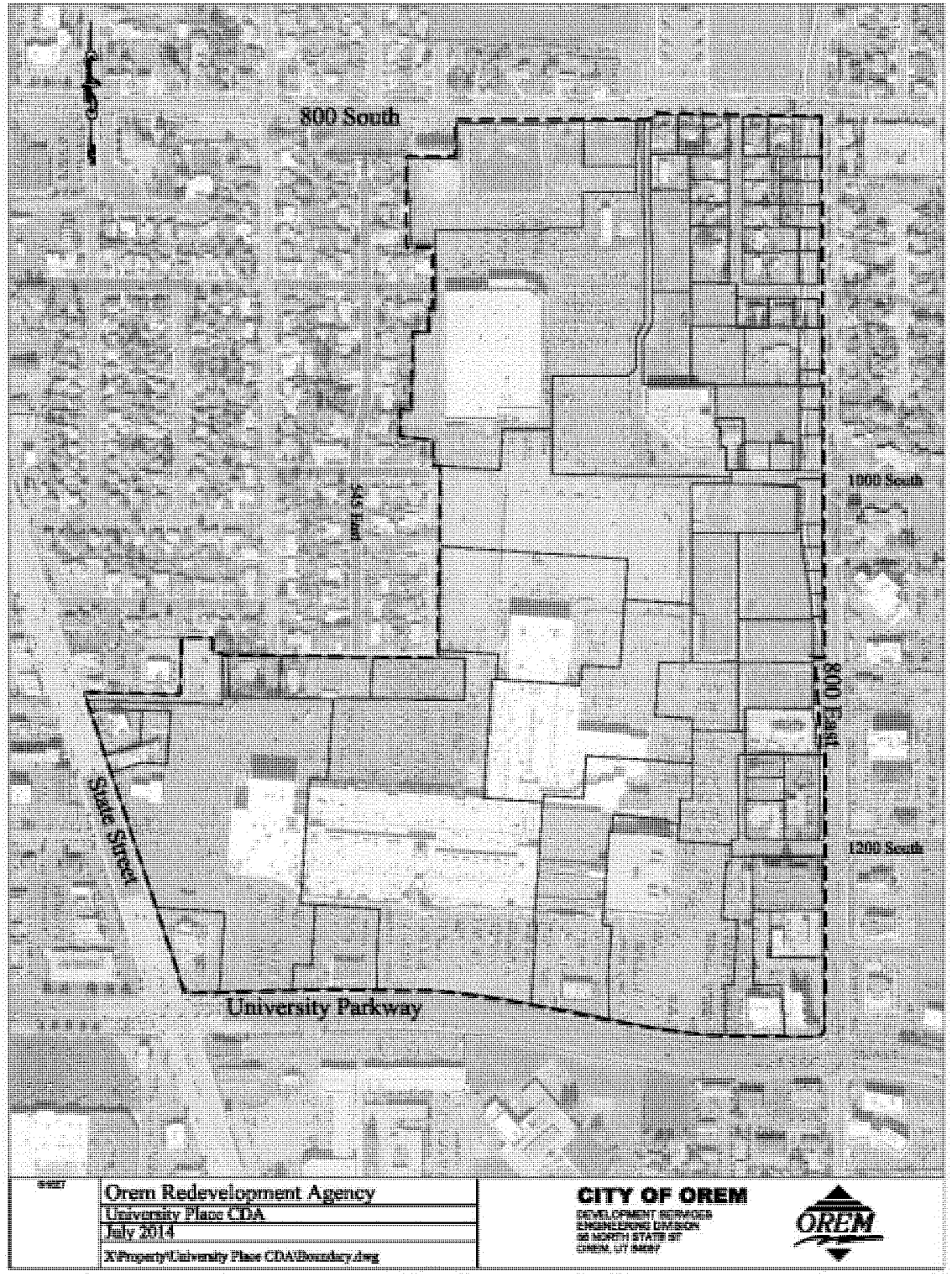


EXHIBIT C

Parcel List

Parcel Number	Owner	Acres
180560007	University Mall Shopping Center	0.195
180560008	University Mall Shopping Center	0.220
180560009	University Mall Shopping Center	0.030
180560016	City of Orem	0.300
180560017	Mercer, Amron L	0.290
180560018	Housing Authority of Utah County	0.300
180560019	Catania SFH LLC	0.310
180560020	University Mall Shopping Center	0.283
180560022	Catania SFH LLC	0.270
180560023	Catania SFH LLC	0.260
180560026	City of Orem	0.270
180560028	Gulati, Chaithawee	0.270
180560029	Woodbury Corporation	0.260
180560033	City of Orem	0.210
180560037	City of Orem	0.280
180560038	Catania SFH LLC	0.290
180560055	Larry and Lynn Campground Management	0.300
180560099	Avans, Gulavadee	0.648
180560102	Gaks Enterprises LLC	0.415
180560103	Catania SFH LLC	0.270
180560104	City of Orem	0.197
180560106	City of Orem	0.274
180560109	University Mall Shopping Center	1.263
180560110	City of Orem	0.148
180560111	City of Orem	0.168
180560112	City of Orem	0.230
180560113	University Mall Shopping Center	0.262
180560115	University Mall Shopping Center	0.571
180560117	City of Orem	0.146
180560118	City of Orem	0.270
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180560134	University Mall Shopping Center	0.926
180560135	University Mall Shopping Center	0.931
180570033	First Security Bank of Utah	0.600
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180570129	Washburn Management LC	0.517
180570132	City of Orem	0.099
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180570134	City of Orem	0.143
180570135	City of Orem	0.077
180570136	City of Orem	0.300
180570137	City of Orem	0.096
180570138	Glazier Properties LLC	0.882

Parcel Number	Owner	Acres
180570141	Cordner, Colleen F	1.136
180570142	University Mall Shopping Center	1.143
180570147	Orem City Corporation	0.017
180570502	Utah Department of Transportation	0.006
190180502	Utah Department of Transportation	0.003
190190017	Zions First National Bank	0.030
190190019	Zions First National Bank	0.030
352540001	Bank of American Fork	1.427
352540002	Maverik Country Stores Inc	0.722
352540003	Circle K Properties Inc	0.008
360860015	KC Propco LLC	0.260
360860016	KC Propco LLC	0.260
360860019	City of Orem	0.114
450610001	University Mall Shopping Center	0.210
551760001	Zions First National Bank	1.110
570310001	Utah Transit Authority	0.956
570430001	University Mall Shopping Center	5.494
570430002	University Mall Shopping Center	0.983
570430003	University Mall Shopping Center	12.745
570430004	University Mall Shopping Center	1.238
570430005	University Mall Shopping Center	1.697
570430006	University Mall Shopping Center	16.639
570430007	University Mall Shopping Center	6.140
570430008	University Mall Shopping Center	7.140
570430009	UNMN LLC	1.700
570430013	University Mall Shopping Center	6.331
570430014	University Mall Shopping Center	7.580
570430015	University Mall Shopping Center	5.285
570430016	University Mall Shopping Center	1.209
570430017	University Mall Shopping Center	13.170
570430018	University Mall Shopping Center	1.157
570430019	University Mall Shopping Center	0.707
570680010	University Mall Village	1.731
570680011	University Mall Village	7.035
570680012	University Mall Village	1.758
570680020	University Mall Village	1.477
570680021	University Mall Village	1.805
570680022	University Mall Village	0.947
570680023	University Mall Village	1.067
570680024	University Mall Village	1.498
Total		**129.591**

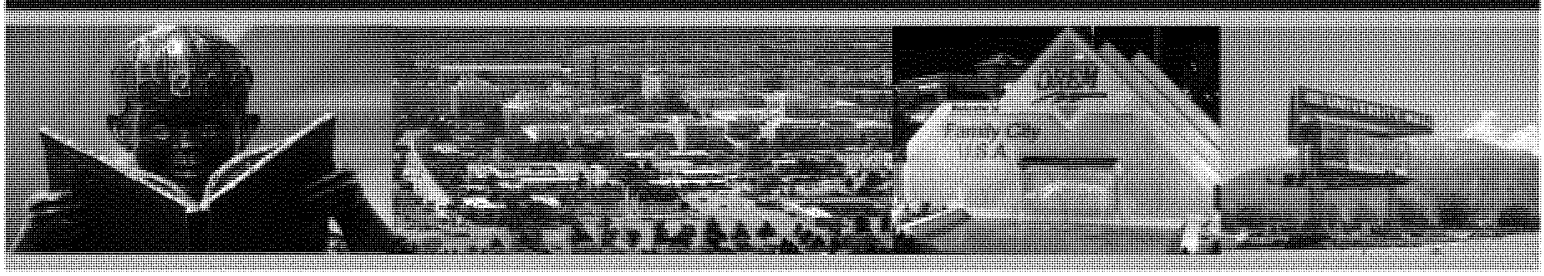
EXHIBIT "C"
To
INTERLOCAL AGREEMENT

Project Area Budget

DRAFT PROJECT AREA BUDGET

UNIVERSITY PLACE
COMMUNITY DEVELOPMENT AREA (CDA)

OREM REDEVELOPMENT AGENCY, UTAH



AUGUST 2014

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Section 1: Introduction

The Redevelopment Agency of the City of Orem, Utah (the "Agency"), following thorough consideration of the needs and desires of The City of Orem (the "City") and its residents, as well as understanding the City's capacity for new development, has carefully crafted the Project Area Plan (the "Plan") for the University Place Community Development Project Area (the "Project Area"). The Plan and Project Area Budget (the "Budget") are the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the property within the Project Area which is located on the northeast corner of State Street and University Parkway.

This is predicated upon certain elements, objectives and conditions outlined in the Plan and is intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan. The Budget outlines the proposed sources and uses of funds needed to make the Plan successful.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

Terms defined in the Plan will have the same definition applied where said terms are used in this Budget.

Section 2: Description of Community Development Project Area

The Project Area is located on the northeast corner of State Street and University Parkway. Most of the Project Area will be a master planned development surrounding the University Mall with intention to revitalize the area. The planned development includes residential, office, retail, and civic uses. The Project Area is comprised of 133.6 acres total, including approximately 85 affected parcels, equaling 129.6 acres of property (4.0 acres are rights of way and other variances in acreage associated with County records of individual parcels).

TABLE 2.1: DESCRIPTION OF PROJECT AREA

Existing Land Uses	% of Area
Commercial	93%
Residential	2%
Agricultural	1%
Other	4%

The Project Area encompasses all of the parcels detailed in APPENDIX A.

A map and legal description of the Project Area are attached hereto in APPENDIX B.

Section 3: General Overview of project area budget

The purpose of this Budget is to provide the financial framework necessary to implement the Plan. 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 this Budget.

Base Year Value

The Agency has determined that the base year property tax value for the Budget will be the total taxable value (including real and personal property) for the 2013 tax year which is currently estimated to be $129,187,998. Using the 2013 tax rates established within the Project Area the property taxes levied equate to $1,590,821 annually. Accordingly, this amount will continue to flow thru to each taxing entity proportional to the amount of the tax rate being levied.

Payment Trigger

This Budget will have a twenty (20) year duration from the date of the first tax increment receipt. 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. In no case will the Agency trigger increment collection after March 1, 2018.

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 development will begin in the Project Area in 2014. The contemplated development will generate significant additional property and 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 31st) following construction completion and Tax Increment will actually 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 tax year 2015 or as late as 2018. It is currently estimated that during the 20-year life of the Budget, property Tax Increment could be generated within the Project Area in the approximate amount of $84.3 million or $50.2 million in terms of net present value (NPV).[1] This amount is over and above the $31.8 million of base taxes that the property would generate over 20 years at the $1,590,821 annual amount it currently generates.

[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

Property Tax Increment Shared with RDA

While property Tax Increment generated within the Project Area is expected to be approximately $84.3 million over 20 years, only a portion of this increment will be shared with the Agency. It is anticipated that all taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. It is anticipated that all taxing entities will contribute 75% of their respective tax increment for 20 years during the project life. The City, County and the State will ***not*** contribute any portion of their incremental sales tax to implement the Project Area Plan. Table 4.1 shows the amount of tax increment shared with the Agency assuming the participation levels discussed above.

The tax increment will be calculated using the current year's tax rate adopted by each taxing entity, as adjusted by the County in accordance with applicable state law.

TABLE 4.1: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	75%	20 Years	$6,465,039	$3,848,291
Alpine School District	75%	20 Years	$44,669,875	$26,589,578
City of Orem	75%	20 Years	$9,607,695	$5,718,945
Orem Metropolitan Water District	75%	20 Years	$200,267	$119,208
Central Utah Water Conservancy District	75%	20 Years	$2,290,236	$1,363,255
Total Sources of Tax Increment Funds			**$63,233,113**	**$37,639,277**

Uses of Tax Increment

The majority of the tax increment collected by the Agency will be used to offset certain public infrastructure costs necessary to accommodate development in the Project Area. Approximately 5% will be used to offset the administration costs of the Agency, with the remaining funds to be used for development incentives, infrastructure and improvements. Public infrastructure costs will include improvements to transportation, parking, culinary water, sanitary sewer, storm drain systems, and park/open space areas.

TABLE 4.2: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
CDA Administration @ 5%	$3,161,656	$1,881,964
RDA Development Incentive Fund @ 5%	$3,161,656	$1,881,964
Project Area Infrastructure and Improvements @ 90%	$56,909,801	$33,875,349
Total Uses of Tax Increment Funds	**$63,233,113**	**$37,639,277**

Projected Tax Increment Remaining with Taxing Entities

It is anticipated that all taxing entities will receive 25% of their respective property tax increment generated within the Project Area during the duration of the Budget and all tax increment thereafter. The City, County and the State will retain their entire portion of incremental sales tax. The table below describes the forecasted property tax benefit that each taxing entity will retain during the duration of the Project Area Budget. This is in addition to the base taxes currently being generated within the Project Area.

TABLE 4.3: RETAINED PROPERTY TAX INCREMENT

Entity	Total	NPV at 4%
Utah County	$2,155,013	$1,282,764
Alpine School District	$14,889,958	$8,863,193
City of Orem	$3,202,565	$1,906,315
Orem Metropolitan Water District	$66,756	$39,736
Central Utah Water Conservancy District	$763,412	$454,418
Total Revenue	**$21,077,704**	**$12,546,426**

A multi-year projection of tax increment along with development assumptions is including in APPENDIX C.

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 $129,187,998. Based upon the 2013 tax rates in the area, the collective taxing entities are receiving $1,590,821 in property tax annually from this Project Area. This equates to approximately $31.8 million over the 20 year life of the Project Area. In addition to the Base Taxes received by the taxing entities, an additional $21.1 million of property tax increment is expected to be retained by the taxing entities over 20 years, totaling approximately $52.9 million of property tax revenue.

TABLE 4.4: TOTAL BASE YEAR AND PROPERTY TAX INCREMENT TO TAXING ENTITIES (OVER 20 YEARS)

Entity	Total Base Year Property Tax	Total Retained Tax Increment	Total Base and Retained Taxes
Utah County	$3,252,954	$2,155,013	$5,407,967
Alpine School District	$22,476,128	$14,889,958	$37,366,086
City of Orem	$4,834,215	$3,202,565	$8,036,780
Orem Metropolitan Water District	$100,767	$66,756	$167,522
Central Utah Water Conservancy District	$1,152,357	$763,412	$1,915,769
Total Revenue	**$31,816,420**	**$21,077,704**	**$52,894,124**

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

As described above, the collective taxing entities are currently receiving approximately $1,590,821 in property taxes annually from this Project Area. At the end of the life of the project area, the taxing entities will receive all of their respective tax increment thereafter. At the end of 20 years an additional $4,920,089 in property taxes annually is anticipated, totaling approximately $6,510,910 in property taxes annually for the area. But for the assistance provided by the RDA through tax increment revenues, this increase of approximately 309 percent in property taxes generated for the taxing entities would not be possible.

TABLE 4.5: 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
Utah County	$162,648	$503,037	$665,684
Alpine School District	$1,123,806	$3,475,707	$4,599,513
City of Orem	$241,711	$747,563	$989,273
Orem Metropolitan Water District	$5,038	$15,583	$20,621
Central Utah Water Conservancy District	$57,618	$178,200	$235,818
Total Revenue	**$1,590,821**	**$4,920,089**	**$6,510,910**

Section 5: Cost/Benefit Analysis

Additional Revenues

Sales tax
Incremental sales and use tax will flow more quickly to the Agency considering sales tax is generated as soon as an entity begins transacting business. In addition, the sales and use tax is paid either monthly or quarterly to the City, County, and State. It is estimated that incremental sales tax would begin flowing to the City, County, and State as early as 2015 and as late as 2018. The estimated new incremental sales tax generated within the project[2] for the 20-year life of this Master Budget for the City, County and State is approximately $28.7 million. The sales tax benefit to the City over the life of the project is approximately $11.1 million or $7.2 million NPV.

Other Tax Revenues
The development within the Project Area will also generate energy sales and use taxes for natural gas and electric.

Table 5.1 shows the total revenues generated by the project. This total includes the anticipated property tax increment shared with the Agency by the taxing entities, the City's portion of incremental property tax, and the City's portion of sales tax, and energy sales and use tax.

TABLE 5.1: TOTAL REVENUES

		Incremental Revenues (above Base)			
Entity	Property Tax	Sales Tax	Franchise Taxes	Transient Room Taxes	Total
Utah County	$8,620,052	$3,979,367	$0	$2,875,756	$15,475,175
Alpine School District	$59,559,834	$0	$0	$0	$59,559,834
City of Orem	$12,810,260	$11,369,619	$8,237,640	$676,649	$33,094,167
Orem Metropolitan Water District	$267,023	$0	$0	$0	$267,023
Central Utah WCD	$3,053,648	$0	$0	$0	$3,053,648
State of Utah	$0	$13,359,302	$0	$0	$13,359,302
Total Revenue	**$84,310,817**	**$28,708,288**	**$8,237,640**	**$3,552,405**	**$124,809,149**

Additional Costs
The development anticipated within the Project Area will also likely result in additional costs to general government operations. These costs, along with the estimated budget to implement the Project Area Plan are identified below. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area.

[2] Includes only the estimated new sales to the City, County, and State, Respectively.

TABLE 5.2: TOTAL EXPENDITURES

Entity	Incremental Expenditures (above Base)			
	CDA Budget	General Government Operations	Total	Net Incremental Benefit
Utah County	$6,465,039	$1,205,564	$7,670,603	$7,804,572
Alpine School District	$44,669,875	$1,706,223	$46,376,099	$13,183,735
City of Orem	$9,607,695	$19,005,187	$28,612,882	$4,481,285
Orem Metropolitan Water District	$200,267	$35,487	$235,755	$31,268
Central Utah WCD	$2,290,236	$44,243	$2,334,480	$719,169
State of Utah	$0	$0	$0	$13,359,302
Total Revenue	**$63,233,113**	**$21,996,705**	**$85,229,818**	**$39,579,331**

The total net benefit to the taxing entities of implementing the project area is approximately $39.6 million.

Appendix A: Parcel List

Parcel Number	Owner	Acres
180560007	University Mall Shopping Center	0.195
180560008	University Mall Shopping Center	0.220
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180570136	City of Orem	0.300
180570137	City of Orem	0.096
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180570141	Cordner, Colleen F	1.136

Parcel Number	Owner	Acres
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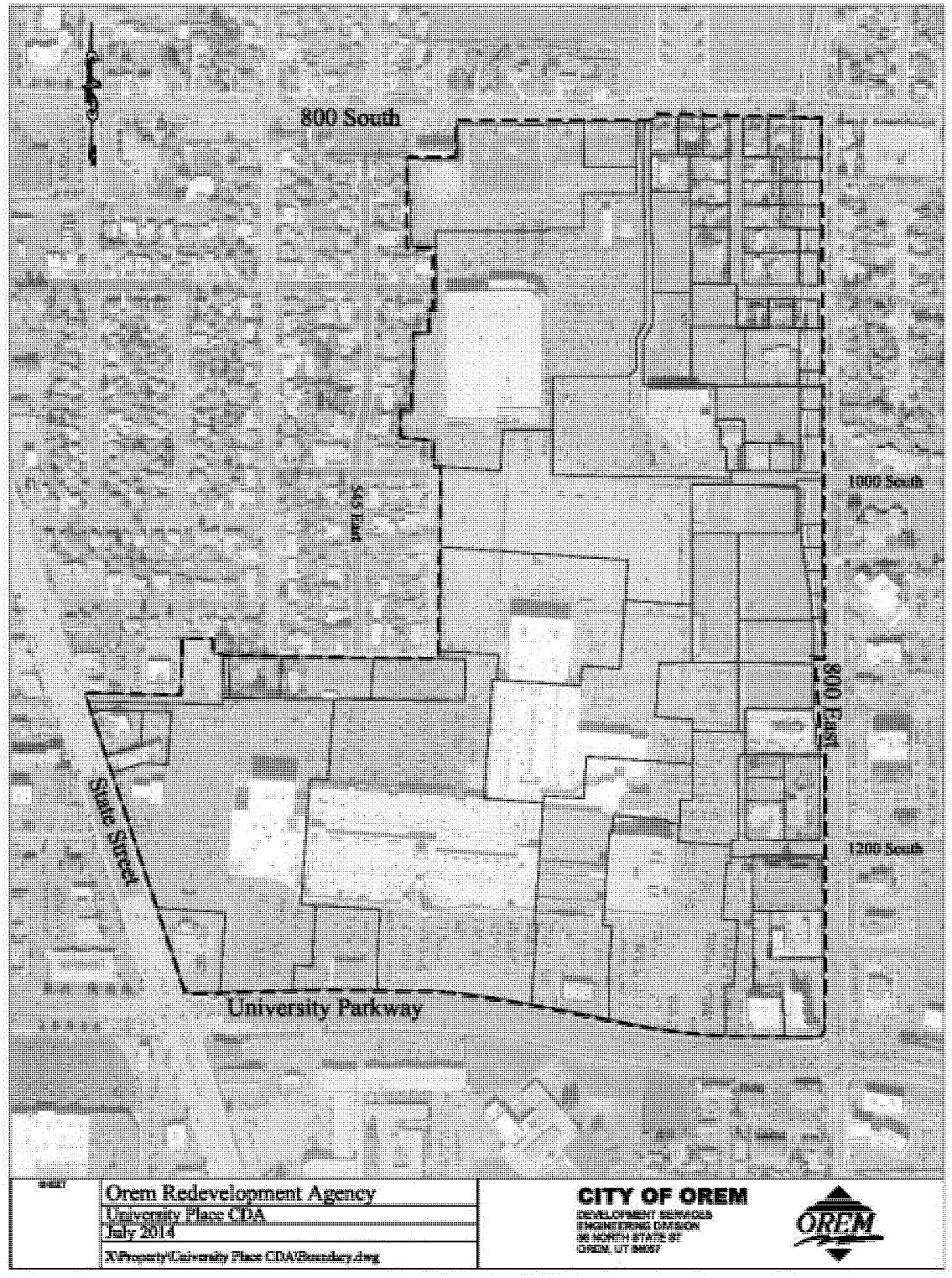
352540003	Circle K Properties Inc	0.008
360860015	KC Propco LLC	0.260
360860016	KC Propco LLC	0.260
360860019	City of Orem	0.114
450610001	University Mall Shopping Center	0.210
551760001	Zions First National Bank	1.110
570310001	Utah Transit Authority	0.956
570430001	University Mall Shopping Center	5.494
570430002	University Mall Shopping Center	0.983
570430003	University Mall Shopping Center	12.745
570430004	University Mall Shopping Center	1.238
570430005	University Mall Shopping Center	1.697
570430006	University Mall Shopping Center	16.639
570430007	University Mall Shopping Center	6.140
570430008	University Mall Shopping Center	7.140
570430009	UNMN LLC	1.700
570430013	University Mall Shopping Center	6.331
570430014	University Mall Shopping Center	7.580
570430015	University Mall Shopping Center	5.285
570430016	University Mall Shopping Center	1.209
570430017	University Mall Shopping Center	13.170
570430018	University Mall Shopping Center	1.157
570430019	University Mall Shopping Center	0.707
570680010	University Mall Village	1.731
570680011	University Mall Village	7.035
570680012	University Mall Village	1.758
570680020	University Mall Village	1.477
570680021	University Mall Village	1.805
570680022	University Mall Village	0.947
570680023	University Mall Village	1.067
570680024	University Mall Village	1.498
Total		**129.591**

Appendix B: Map and Legal Description

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.


800 South
1000 South
1200 South
State Street
University Parkway
Orem Redevelopment Agency
University Place CDA
July 2014
CITY OF OREM
OREM

Appendix C: Multi-Year Budget and Development Assumptions

Orem Redevelopment Agency

University Place CDA
20 Year Project Area Budget
Table A.3. Multi-Year Tax Increment Budget (Project Area Forecast)

INCREMENTAL PROPERTY TAX ANALYSIS:

Payment Year / Tax Year / Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Cumulative Taxable Value	Year	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
1A Existing Mall and Project Area Base Value		-	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998
CDA Triggered? (0=No, 1=Yes)	0	0	1	1	1	1	1	1	1	1
1B North Mall (Bldgs H, L, &J)	-	-	-	-	-	-	-	-	-	-
1C Mervyns Bldg	-	-	-	-	-	-	-	-	-	-
3 B RCW Expansion	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500
4 A Anchor	-	-	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000
4 B Parking Structure (1 level underground)	-	-	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000
5 A-B Grocery and Restaurant Pad	-	891,250	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750
5 D Demolish/Relocate Existing Retail	-	-	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)
6 A&D Retail	-	401,063	401,063	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875
9 B-C Band Shell-Civic-Central Park	-	-	-	-	-	-	-	-	-	-
3 E Demolish Existing Retail	-	-	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)
11&12 A Office	-	-	-	41,400,000	41,400,000	41,400,000	41,400,000	62,100,000	62,100,000	62,100,000
11&12 Office Ground Floor Retail	-	-	-	3,312,000	3,312,000	3,312,000	3,312,000	6,624,000	6,624,000	6,624,000
13 A Hotel	-	-	-	-	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400
13 B Parking Structure	-	-	-	-	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000
13 C & 14 A&B Retail	-	4,456,250	5,436,625	5,436,625	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561
15 A Tennis & Pool Club	-	-	-	-	-	-	-	-	-	-
15 B Parking Deck (3 Lvl, Shared with 11A)	-	-	-	-	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000
15 C Liner Flats (3 Story, 95 Units)	-	-	-	-	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000
15 D Clubhouse	-	-	-	-	-	-	-	-	-	-
16 A Apartments (148)	-	-	-	-	-	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000
16 B Neighborhood Office-Retail	-	-	-	-	-	695,750	695,750	695,750	695,750	695,750
16 C Parking Deck (Shared w/ 12A Office & Hotel)	-	-	-	-	-	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000
16 D Park	-	-	-	-	-	-	-	-	-	-
16 E Office	-	-	-	-	-	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000
17 B Cinema Expansion	-	-	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200
23 OTHER/ROADS ETC	-	-	-	-	-	-	-	-	-	-
CDA Triggered? (0=No, 1=Yes)	0	0	1	1	1	1	1	1	1	1
10 A Townhouses	-		-	-	-	-	-	5,841,000	5,841,000	5,841,000
18 A&B Multifamily Residential	-	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842
18 C&D Multifamily Residential	-	-	-	-	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851
18 E Demolition (Loss of Commercial Land to Residential Land)	-	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)
19 A&B Multifamily Residential	-	-	-	-	-	4,125,000	8,250,000	8,250,000	8,250,000	8,250,000
19 C Future Non-Zoned Residential	-	-	-	-	-	-	26,871,570	26,871,570	26,871,570	26,871,570
20 A Costco	-	-	-	-	-	-	-	-	-	-
21 A Retail Pad	-	-	-	-	-	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200
22 A Senior Housing	-	-	-	-	-	-	10,296,000	10,296,000	10,296,000	10,296,000
CDA Triggered? (0=No, 1=Yes)	0	0	1	1	1	1	1	1	1	1
2 A-D Macy's and Add'l Retail Pads	855,600	855,600	2,245,950	2,245,950	2,245,950	2,245,950	2,245,950	2,958,950	2,958,950	2,958,950
6 A New Retail Pad	-	-	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500
6 C Parking Deck	-	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000
6 D & 7 B Office Building	-	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	63,549,000
6 D & 7 B Office Ground Floor Retail	-	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	8,694,000
7 C Parking Deck (4 Story)	-	-	-	-	-	-	-	-	-	10,356,000
7 D-E Retail-Restaurant	-	-	-	-	-	-	-	-	-	6,417,000
7 E Demolish Big O Tires and Texas Road House	-	-	-	-	-	-	-	-	-	(2,637,985)
8 A Parking Deck	-	-	-	-	-	-	-	20,664,000	20,664,000	20,664,000
8 B Retail	-	-	-	-	-	-	-	1,283,400	1,283,400	1,283,400
Total Assessed Value	6,203,100	58,915,971	228,836,529	274,484,342	320,303,529	376,087,479	417,380,049	469,893,449	469,893,449	528,740,464
LESS BASE YEAR VALUE (2013)	-	-	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)
LESS UNTRIGGERED YEARS	(6,203,100)	(58,915,971)								
TOTAL INCREMENTAL VALUE:	-	-	99,648,531	145,296,344	191,115,531	246,899,481	288,192,051	340,705,451	340,705,451	399,552,466

Payment Year / Tax Year / Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Cumulative Taxable Value	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
1A Existing Mall and Project Area Base Value	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998
CDA Triggered? (0=No, 1=Yes)	1	1	1	1	1	1	1	1	1	1	1	1
1B North Mall (Bldgs H, L, &J)	-	-	-	-	-	-	-	-	-	-	-	-
1C Mervyns Bldg	-	-	-	-	-	-	-	-	-	-	-	-
3 B RCW Expansion	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500
4 A Anchor	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000
4 B Parking Structure (1 level underground)	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000
5 A-B Grocery and Restaurant Pad	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750
5 D Demolish/Relocate Existing Retail	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)
6 A&D Retail	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875
9 B-C Band Shell-Civic-Central Park	-	-	-	-	-	-	-	-	-	-	-	-
3 E Demolish Existing Retail	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)
11&12 A Office	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000
11&12 Office Ground Floor Retail	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000
13 A Hotel	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400
13 B Parking Structure	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000
13 C & 14 A&B Retail	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561
15 A Tennis & Pool Club	-	-	-	-	-	-	-	-	-	-	-	-
15 B Parking Deck (3 Lvl, Shared with 11A)	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000
15 C Liner Flats (3 Story, 95 Units)	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000
15 D Clubhouse	-	-	-	-	-	-	-	-	-	-	-	-
16 A Apartments (148)	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000
16 B Neighborhood Office-Retail	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750
16 C Parking Deck (Shared w/ 12A Office & Hotel)	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000
16 D Park	-	-	-	-	-	-	-	-	-	-	-	-
16 E Office	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000
17 B Cinema Expansion	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200
23 OTHER/ROADS ETC	-	-	-	-	-	-	-	-	-	-	-	-
CDA Triggered? (0=No, 1=Yes)	1	1	1	1	1	1	1	1	1	1	1	1
10 A Townhouses	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000
18 A&B Multifamily Residential	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842
18 C&D Multifamily Residential	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851
18 E Demolition (Loss of Commercial Land to Residential Land)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)
19 A&B Multifamily Residential	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000
19 C Future Non-Zoned Residential	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570
20 A Costco	-	-	-	-	-	-	-	-	-	-	-	-
21 A Retail Pad	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200
22 A Senior Housing	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000
CDA Triggered? (0=No, 1=Yes)	1	1	1	1	1	1	1	1	1	1	1	1
2 A-D Macy's and Add'l Retail Pads	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950
6 A New Retail Pad	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500
6 C Parking Deck	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000
6 D & 7 B Office Building	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000
6 D & 7 B Office Ground Floor Retail	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000
7 C Parking Deck (4 Story)	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000
7 D-E Retail-Restaurant	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000
7 E Demolish Big O Tires and Texas Road House	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)
8 A Parking Deck	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000
8 B Retail	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400
Total Assessed Value	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464
LESS BASE YEAR VALUE (2013)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)
LESS UNTRIGGERED YEARS												
TOTAL INCREMENTAL VALUE:	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466

TAX RATE & INCREMENT ANALYSIS:

TAX RATE & INCREMENT ANALYSIS:	2013 RATES	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Utah County	0.001259	-	-	125,458	182,928	240,614	310,849	362,834	428,948	428,948	503,037
Alpine School District	0.008699	-	-	866,843	1,263,933	1,662,514	2,147,778	2,506,983	2,963,797	2,963,797	3,475,707
Orem City	0.001871	-	-	186,442	271,849	357,577	461,949	539,207	637,460	637,460	747,563
Orem Metropolitan Water District	0.000039	-	-	3,886	5,667	7,454	9,629	11,239	13,288	13,288	15,583
Central Utah Water Conservancy District	0.000446	-	-	44,443	64,802	85,238	110,117	128,534	151,955	151,955	178,200
Totals	0.012314	-	-	1,227,072	1,789,179	2,353,397	3,040,320	3,548,797	4,195,447	4,195,447	4,920,089
TOTAL INCREMENTAL REVENUE WITH A CDA		-	-	1,227,072	1,789,179	2,353,397	3,040,320	3,548,797	4,195,447	4,195,447	4,920,089
TOTAL REVENUE FROM BASE YEAR VALUE		-	-	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821

TAX RATE & INCREMENT ANALYSIS:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS	NPV
Utah County	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	8,620,352	5,131,054
Alpine School District	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	59,559,834	35,452,771
Orem City	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	12,810,260	7,625,260
Orem Metropolitan Water District	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	267,023	158,944
Central Utah Water Conservancy District	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	3,053,648	1,817,673
Totals	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	84,310,817	50,185,702
TOTAL INCREMENTAL REVENUE WITH A CDA	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	84,310,817	50,185,702
TOTAL REVENUE FROM BASE YEAR VALUE	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	31,816,420	20,769,247

CDA PROJECT AREA BUDGET

CDA PROJECT AREA BUDGET		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Sources of Funds:											
Property Tax Participation Rate for Budget											
Utah County		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Alpine School District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Orem City		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Orem Metropolitan Water District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Central Utah Water Conservancy District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Property Tax Increment for Budget											
Utah County		-	-	94,093	137,196	180,461	233,135	272,125	321,711	321,711	377,277
Alpine School District		-	-	650,132	947,950	1,246,886	1,610,834	1,880,237	2,222,848	2,222,848	2,606,780
Orem City		-	-	139,832	203,887	268,183	346,462	404,405	478,095	478,095	560,672
Orem Metropolitan Water District		-	-	2,915	4,250	5,590	7,222	8,430	9,966	9,966	11,687
Central Utah Water Conservancy District		-	-	33,332	48,602	63,928	82,588	96,400	113,966	113,966	133,650
Total Property Tax Increment for Budget		-	-	920,304	1,341,884	1,765,047	2,280,240	2,661,598	3,146,585	3,146,585	3,690,067
Total Sources		-	-	920,304	1,341,884	1,765,047	2,280,240	2,661,598	3,146,585	3,146,585	3,690,067
Uses of Tax Increment Funds:		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RDA Development Incentive Fund	5.0%	-	-	46,015	67,094	88,252	114,012	133,080	157,329	157,329	184,503
CDA Administration @ 5%	5.0%	-	-	46,015	67,094	88,252	114,012	133,080	157,329	157,329	184,503
Public Infrastructure (Roads, Utilities, etc)	90.0%	-	-	828,274	1,207,696	1,588,543	2,052,216	2,395,438	2,831,927	2,831,927	3,321,060
Other Projects	0.0%	-	-	-	-	-	-	-	-	-	-
Total Uses	100%	-	-	920,304	1,341,884	1,765,047	2,280,240	2,661,598	3,146,585	3,146,585	3,690,067
REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR TAXING EN		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Utah County		-	-	31,364	45,732	60,154	77,712	90,708	107,237	107,237	125,759
Alpine School District		-	-	216,711	315,983	415,629	536,945	626,746	740,949	740,949	868,927
Orem City		-	-	46,611	67,962	89,394	115,487	134,802	159,365	159,365	186,891
Orem Metropolitan Water District		-	-	972	1,417	1,863	2,407	2,810	3,322	3,322	3,896
Central Utah Water Conservancy District		-	-	11,111	16,201	21,309	27,529	32,133	37,989	37,989	44,550
Total		-	-	306,768	447,295	588,349	760,080	887,199	1,048,862	1,048,862	1,230,022

CDA PROJECT AREA BUDGET	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS	NPV
Sources of Funds:														
Property Tax Participation Rate for Budget														
Utah County	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Alpine School District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Orem City	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Orem Metropolitan Water District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Central Utah Water Conservancy District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Property Tax Increment for Budget													TOTALS	NPV
Utah County	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	6,465,039	3,848,291
Alpine School District	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	44,669,875	26,589,578
Orem City	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	9,607,695	5,718,945
Orem Metropolitan Water District	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	200,267	119,208
Central Utah Water Conservancy District	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	2,290,236	1,363,255
Total Property Tax Increment for Budget	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	63,233,113	37,639,277
Total Sources	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	63,233,113	37,639,277
Uses of Tax Increment Funds:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS	NPV
RDA Development Incentive Fund	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	3,161,656	1,881,964
CDA Administration @ 5%	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	3,161,656	1,881,964
Public Infrastructure (Roads, Utilities, etc)	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	56,909,801	33,875,349
Other Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Uses	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	63,233,112	37,639,277
REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR TAXING EN	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS	NPV
Utah County	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	2,155,013	1,282,764
Alpine School District	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	14,889,958	8,863,193
Orem City	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	3,202,565	1,906,315
Orem Metropolitan Water District	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	66,756	39,736
Central Utah Water Conservancy District	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	763,412	454,418
Total	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	21,077,704	12,546,426

Assumptions	
Discount Rate	4.0%
Inflation Rate	3.0%
Sales Tax Rate	0.5%

Orem Redevelopment Agency

University Place CDA

Table A.4.1: Development Absorption Schedule and Assumptions

SF Conversion 43560

Land Value Assumptions	Acreage	Per SF Land Value	Base Land Value	Total Finished Land Value	Unit	Property Tax Exemption
Block 1-22 Phases						
1A Exisiting Mall and Project Area Base Value	129.59	22.89	129,187,998	129,187,998	per square foot	0%
1B North Mall (Bldgs H, L, &J)			-	-	per square foot	0%
1C Mervyns Bldg			-	-	per square foot	0%
2 A-D Macy's and Add'l Retail Pads			-	-	per square foot	0%
3 B RCW Expansion			-	-	per square foot	0%
4 A Anchor			-	-	per square foot	0%
4 B Parking Structure (1 level underground)			-	-	per square foot	0%
5 A-B Grocery and Restaurant Pad			-	-	per square foot	0%
5 D Demolish/Relocate Existing Retail			-	-	per square foot	0%
6 A New Retail Pad			-	-	per square foot	0%
6 C Parking Deck			-	-	per square foot	0%
6 D & 7 B Office Building			-	-	per square foot	0%
6 D & 7 B Office Ground Floor Retail			-	-	per square foot	0%
7 C Parking Deck (4 Story)			-	-	per square foot	0%
7 D-E Retail/Restaurant			-	-	per square foot	0%
7 E Demolish Big O Tires and Texas Road House			-	-	per square foot	0%
8 A Parking Deck			-	-	per square foot	0%
8 B Retail			-	-	per square foot	0%
9 A&D Retail			-	-	per square foot	0%
9 B-C Band Shell/Civic/Central Park			-	-	per square foot	100%
9 E Demolish Existing Retail			-	-	per square foot	0%
10 A Townhouses			-	-	per square foot	45%
11&12 A Office			-	-	per square foot	0%
11&12 Office Ground Floor Retail			-	-	per square foot	0%
13 A Hotel			-	-	per square foot	0%
13 B Parking Structure			-	-	per square foot	0%
13 C & 14 A&B Retail			-	-	per square foot	0%
15 A Tennis & Pool Club			-	-	per square foot	100%
15 B Parking Deck (3 Lvl, Shared with 11A)			-	-	per square foot	0%
15 C Liner Flats (3 Story, 95 Units)			-	-	per square foot	45%
15 D Clubhouse			-	-	per square foot	100%
16 A Apartments (148)			-	-	per square foot	45%
16 B Neighborhood Office/Retail			-	-	per square foot	0%
16 C Parking Deck (Shared w/ 12A Office & Hotel)			-	-	per square foot	0%
16 D Park			-	-	per square foot	100%
16 E Office			-	-	per square foot	0%
17 B Cinema Expansion			-	-	per square foot	0%
18 A&B Multifamily Residential	21.13	14.00	-	12,885,971	per square foot	45%
18 C&D Multifamily Residential			-	-	per square foot	45%
18 E Demolition (Loss of Commercial Land to Residental Land)	(21.13)	11.52	-	(10,604,533)	per square foot	0%
19 A&B Multifamily Residential			-	-	per square foot	45%
19 C Future Non-Zoned Residential			-	-	per square foot	45%
20 A Costco			-	-	per square foot	0%
21 A Retail Pad			-	-	per square foot	0%
22 A Senior Housing			-	-	per square foot	45%
23 OTHER/ROADS/ETC.				-		0%
TOTAL	**129.59**		**129,187,998**	**131,469,436**		

Orem Redevelopment Agency

University Place CDA

Building Value Assumptions	Units or Building SF	Woodbury Value Per Unit or Per SF to Build	Total Finished Value
Block 1-22 Phases			
1A Exisiting Mall and Project Area Base Value			-
1B North Mall (Bldgs H, L, &J)			-
1C Mervyns Bldg			-
2 A-D Macy's and Add'l Retail Pads	16,600	155.00	2,573,000
3 B RCW Expansion	30,000	155.00	4,650,000
4 A Anchor	140,000	184.00	25,760,000
4 B Parking Structure (1 level underground)	748	12,000.00	8,976,000
5 A-B Grocery and Restaurant Pad	35,000	155.00	5,425,000
5 D Demolish/Relocate Existing Retail	(15,354)	103.25	(1,585,300)
6 A New Retail Pad	6,000	155.00	930,000
6 C Parking Deck	467	12,000.00	5,604,000
6 D & 7 B Office Building	307,000	180.00	55,260,000
6 D & 7 B Office Ground Floor Retail	42,000	180.00	7,560,000
7 C Parking Deck (4 Story)	863	12,000.00	10,356,000
7 D-E Retail/Restaurant	36,000	155.00	5,580,000
7 E Demolish Big O Tires and Texas Road House	(18,595)	123.36	(2,293,900)
8 A Parking Deck	1,722	12,000.00	20,664,000
8 B Retail	7,200	155.00	1,116,000
9 A&D Retail	7,500	155.00	1,162,500
9 B-C Band Shell/Civic/Central Park	170,500	75.81	12,925,653
9 E Demolish Existing Retail	(140,226)	39.15	(5,489,800)
10 A Townhouses	90,000	118.00	10,620,000
11&12 A Office	300,000	180.00	54,000,000
11&12 Office Ground Floor Retail	32,000	180.00	5,760,000
13 A Hotel	72,000	158.00	11,376,000
13 B Parking Structure	455	12,000.00	5,460,000
13 C & 14 A&B Retail	39,588	155.00	6,136,140
15 A Tennis & Pool Club	102,000	60.00	6,120,000
15 B Parking Deck (3 Lvl, Shared with 11A)	420	12,000.00	5,040,000
15 C Liner Flats (3 Story, 95 Units)	50,000	118.00	5,900,000
15 D Clubhouse	30,000	155.00	4,650,000
16 A Apartments (148)	148,000	160.00	23,680,000
16 B Neighborhood Office/Retail	5,000	121.00	605,000
16 C Parking Deck (Shared w/ 12A Office & Hotel)	1,294	12,000.00	15,528,000
16 D Park	30,000	25.18	755,367
16 E Office	100,000	180.00	18,000,000
17 B Cinema Expansion	7,000	184.00	1,288,000
18 A&B Multifamily Residential	193,492	163.00	31,539,196
18 C&D Multifamily Residential	232,224	136.00	31,582,464
18 E Demolition (Loss of Commercial Land to Residential Land)			-
19 A&B Multifamily Residential	100,000	150.00	15,000,000
19 C Future Non-Zoned Residential	325,716	150.00	48,857,400
20 A Costco			-
21 A Retail Pad	9,600	155.00	1,488,000
22 A Senior Housing	124,800	150.00	18,720,000
23 OTHER/ROADS/ETC.			
TOTAL			**481,278,720**

Additional Assumptions			
Annual Inflation	3%	Personal Property Rate	
Discount Rate	4%	Office	22.0%
Personal Property Rate	15.0%	Industrial	15.0%
Sales Tax Rate	0.50%	Average	18.5%

Summary Type	SF
Retail	413,488
Lost Retail	(174,175)
Net Retail	239,313
Hotel	72,000
Residential	1,396,232
Office	707,000
Civic/Other	200,500
Total	**2,615,045**
Parking Stalls	5,969
Res Common Space	132,000

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Orem Mall CDA Anaysis (8-19-2014).xlsx

Orem Redevelopment Agency

University Place CDA

Year of Construction

Absorption Schedule (SF)	Year	Year	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1A Exisiting Mall and Project Area Base Value												
1B North Mall (Bldgs H, L, &J)												
1C Mervyns Bldg												
2 A-D Macy's and Add'l Retail Pads	4,800		7,800					4,000				
3 B RCW Expansion	30,000											
4 A Anchor			140,000									
4 B Parking Structure (1 level underground)			748									
5 A-B Grocery and Restaurant Pad		5,000	30,000									
5 D Demolish/Relocate Existing Retail			(15,354)									
6 A New Retail Pad			6,000									
6 C Parking Deck		467										
6 D & 7 B Office Building		107,000								200,000		
6 D & 7 B Office Ground Floor Retail		26,000								16,000		
7 C Parking Deck (4 Story)										863		
7 D-E Retail/Restaurant										36,000		
7 E Demolish Big O Tires and Texas Road House										(18,595)		
8 A Parking Deck								1,722				
8 B Retail								7,200				
9 A&D Retail		2,250		5,250								
9 B-C Band Shell/Civic/Central Park		119,500		51,000								
9 E Demolish Existing Retail			(140,226)									
10 A Townhouses								90,000				
11&12 A Office				200,000				100,000				
11&12 Office Ground Floor Retail				16,000				16,000				
13 A Hotel					72,000							
13 B Parking Structure					455							
13 C & 14 A&B Retail		25,000	5,500		9,088							
15 A Tennis & Pool Club					102,000							
15 B Parking Deck (3 Lvl, Shared with 11A)					420							
15 C Liner Flats (3 Story, 95 Units)					50,000							
15 D Clubhouse					30,000							
16 A Apartments (148)						148,000						
16 B Neighborhood Office/Retail						5,000						
16 C Parking Deck (Shared w/ 12A Office & Hotel)						1,294						
16 D Park						30,000						
16 E Office						100,000						
17 B Cinema Expansion			7,000									
18 A&B Multifamily Residential		193,492										
18 C&D Multifamily Residential					232,244							
18 E Demolition (Loss of Commercial Land to Residental Land)												
19 A&B Multifamily Residential						50,000	50,000					
19 C Future Non-Zoned Residential							325,716					
20 A Costco												
21 A Retail Pad						9,600						
22 A Senior Housing							124,800					

Orem Redevelopment Agency

University Place CDA

Table A.11: Infrastructure Cost Estimates

Infrastructure Cost Estimates			
Category	Phase	Description	Est. Cost
Demolition	Phase 5	Demolition/Existing Retail to be Relocated	$48,365
Demolition	Phase 7	Demo Big O Tires, Jared's, and Texas Road House	$55,785
Demolition	Phase 9	Demolish Existing Retail	$580,102
Demolition	Phase 18	Demolish Existing Residential	$95,880
Parking Structure	Phase 4	700 Stall Parking Deck	$8,976,000
Parking Structure	Phase 6C	467 Stall Parking Deck	$5,604,000
Parking Structure	Phase 7C	863 Stall Parking Deck (4 Story)	$10,356,000
Parking Structure	Phase 8A	1722 Stall Parking Deck	$20,664,000
Parking Structure	Phase 13B	455 Stall Parking Deck	$5,460,000
Parking Structure	Phase 15B	420 Stall Parking Deck (3 Story)	$5,040,000
Parking Structure	Phase 16C	1294 Stall Parking Deck (Shared with Office and Hotel)	$15,528,000
Infrastructure	Phases 3-7, 13, 14	Road and Utility Infrastructure	$5,435,568
Infrastructure	Phases 7, 8, 9, 13, 14	Main Street Construction	$3,910,567
Recreation Amenities	Phases 7, 9, 18	Parks	$6,999,909
Total			**$88,754,176**

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this _____ day of _____, 2014, by and between **THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH** a community development and renewal agency and political subdivision of the State of Utah (the "Agency"), and **THE CITY OF OREM**, a political subdivision of the State of Utah (the "City") in contemplation of the following facts and circumstances:

A. **WHEREAS,** the Agency was created and organized pursuant to an ordinance dated August 14, 1984 (O-84-0031) and continues to operate under the provisions of the Limited Purpose Government Entities - Community Development and Renewal Agencies Act, Title 17C of the Utah Code (the **"Act"**), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City's general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS,** this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (Utah Code Title 11, Chapter 13) (the "Interlocal Act"); and

C. **WHEREAS,** the Agency has created the University Place Community Development Project Area (the "Project Area"), through the adoption of the University Place Community Development Project Area Plan (the "Project Area Plan"), located within the City, which Project Area is described in Exhibit "A" attached hereto and incorporated herein by this reference; and

D. **WHEREAS,** the Project Area contains the University Mall, which is anticipated to be revitalized, with encouragement and planning by the Agency, into residential, retail, hotel, and office uses. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and the Agency may enter into one or more Development/Participation Agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, increased property taxes, referred to as "Tax Increment" (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS,** as explained further in the Plan, significant infrastructure improvements are needed, including structured parking, asphalt, sewer, sidewalk, curb and gutter, water, storm drain, and park/open space; and the City may assemble land within the Project Area to incentivize development activity and to promote higher and more beneficial uses of land within the Project Area; and

F. **WHEREAS,** historically, the Project Area has generated a total of $1,590,821 per year in property taxes for the various taxing entities, including the City, Utah County (the "County"), Alpine School District (the "School District"), the Central Water Conservancy District, and the Metropolitan Water District of Orem (collectively the "Districts").

G. **WHEREAS,** upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and the Districts are projected to total approximately $6,510,910 per year; and

H. **WHEREAS,** the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased property tax which will be generated by the Project Area; and

I. **WHEREAS,** it is in the best interest of the residents of the City for the City to remit such payments to the Agency in order to permit the Agency to provide assistance as an incentive for the construction of the Project Area; and

J. **WHEREAS,** the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community development and tax increment projects across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for the remittance of tax increment revenues within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit "B"; and

K. **WHEREAS,** the Agency has also prepared a draft of the University Place Community Development Project Area Budget (the "Project Area Budget"), a copy of which is attached as Exhibit "C", which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

L. **WHEREAS,** the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The City has determined that significant additional property tax revenue (*i.e.*, Tax Increment) will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The City has determined that it is in the best interests of its residents to pay specified portions of the Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by the Agency in the construction and installation of infrastructure improvements and other development related costs needed to serve the Project Area, to the extent permitted by the Act, as amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2013, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2013 Utah County assessment rolls for all property located within the Project Area (which is currently estimated to be $129,187,998, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement with Developers.** The Agency is authorized to enter into one or more agreements with developers which may provide for the payment of certain amounts of Tax Increment to the Developer based upon the Developer's meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the Developer that the Developer, or its approved successors in title as owners of the Property, shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the State of Utah applicable to such levies.

5. **Payment Trigger.** The first year ("Year One") of payment of Tax Increment from the City to the Agency shall be determined by the Agency, but shall be no later than 2018. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Twenty.

6. **Total Payment to Agency.** The City shall remit to the Agency, beginning with property tax receipts in Year One, and continuing through Year Twenty, 75% of the annual Tax Increment generated from the Project Area. The County is authorized and instructed to pay all of the Tax Increment to the Agency annually, and the Agency will then distribute to the City the City's 25% portion of the Tax Increment, and the Agency will retain the 75% balance.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real and personal property taxes collected from the Project Area by the County acting as the tax collection agency for the City. Real and personal property taxes which are the subject of this Agreement shall not include taxes collected from the Project Area by the County, acting in its capacity as the tax collection agency for the City, which are to be paid to or utilized by abatement districts, special service or improvement districts or other entities for which the County acts as the tax collection agency, nor shall it include any component of real property taxes retained by the County as payment for costs incurred in the collection of real property taxes for itself or other applicable agencies. It is expressly understood that the real property taxes which are the subject of this Agreement are only those real and personal property taxes actually collected by the County from the Project Area.

8. **No Independent Duty.** The City shall be responsible to remit to the Agency only Tax Increment actually received by the County. The City shall have no independent duty to pay any amount to the Agency other than the Tax Increment described in paragraph 6 of this Agreement on an annual basis from and including Year One through and including Year Twenty.

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

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

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

If to City:
City of Orem
Attn: City Council
56 N. State Street
Orem, UT 84057
Facsimile: (801) 229-7031

If to Agency:
Redevelopment Agency of Orem City
Attn: Agency Board
56 N. State Street
Orem, UT 84057
Facsimile: (801) 229-7031

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or

delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

12. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

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

14. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

15. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

16. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

17. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

18. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

20. **Declaration of Invalidity**. In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Project Area Property Tax, declares that the Agency cannot pay the Project Area Property Tax to developers, or takes any other action which has the effect of eliminating or reducing the payments of Project Area Property Tax received by the Agency, the Agency's obligation to pay the Project Property Tax Payments to developers shall be reduced or eliminated accordingly, the Agency, and the City shall take such steps as are reasonably required to not permit the payment and/or receipt of the Property Tax to be declared invalid.

21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

22. **Duration.** This Agreement shall terminate after the final payment of Tax Increment to the Agency for Year Twenty.

23. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

24. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

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

a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Interlocal Act;

b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Interlocal Act;

c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Interlocal Act;

d. The CEO of the Agency is hereby designated the administrator for all purposes of the Interlocal Act, pursuant to Section 11-13-207 of the Interlocal Act; and

e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.

f. Immediately after execution of this Agreement by both Parties, each of the Parties shall cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Interlocal Act.

g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

City: CITY OF OREM

Attest:

By: _____
Richard F. Brunst
Its: Mayor

_____
City Recorder

Approved as to form:

_____
Attorney for City of Orem

Agency: REDEVELOPMENT AGENCY OF THE CITY OF OREM

Attest:

By: _____
Richard F. Brunst
Its: Chair

_____
Secretary

Approved as to form:

_____
Attorney for Agency

EXHIBIT "A
to
INTERLOCAL AGREEMENT

Legal Description of Project

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.

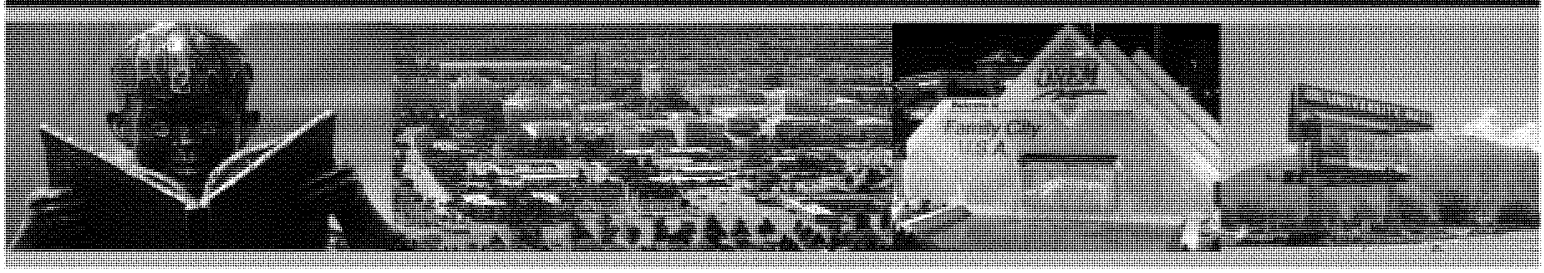
EXHIBIT "B"
To
INTERLOCAL AGREEMENT

Project Area Plan

DRAFT PROJECT AREA PLAN

UNIVERSITY PLACE COMMUNITY DEVELOPMENT AREA (CDA)

OREM REDEVELOPMENT AGENCY, UTAH



AUGUST 2014

LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.
GATEWAY PLAZA BUILDING · 41 N. RIO GRANDE, STE 101 · SALT LAKE CITY, UT 84101
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Introduction

The Redevelopment Agency of the City of Orem, Utah (the "Agency"), following thorough consideration of the needs and desires of The City of Orem (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the University Place Community Development Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which is located on the northeast corner of State Street and University Parkway. The 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 and Agency have determined that it is in the best interest of its residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

UTAH CODE §17C-4-101

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

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act ("Act"), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **July 22, 2014**.

Utah Code §17C-4-102

Recitals of Prerequisites for Adopting a Community Development Project Area Plan

In order to adopt a community development project area plan, the agency shall;

- Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of 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-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area plan and has made a draft Project Area plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency will hold a public hearing on the draft plan on **September 23, 2014**.

Definitions

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

The term **"Agency"** shall mean the Redevelopment Agency of the City of Orem, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base Taxable Value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms **"City" or "Community"** shall mean The City of Orem.

The term **"Legislative Body"** shall mean the City Council of Orem which is the legislative body for the City.

The term **"Plan Hearing"** shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

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

The term **"Project Area Budget"** shall mean 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 Project Area plan;
- the Tax Increment expected to be used to cover the cost of administering the 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.

The term **"Project Area Plan"** shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term **"Taxes"** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term **"Taxing Entity"** shall mean any public entity that levies a tax on any property within the Project Area.

The term **"Tax Increment"** shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the Project Area designated in the Project Area Budget as the area from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the Base Taxable Value of the property.

UTAH CODE §17C-4-103(1)

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit "A"** and **Exhibit "B"** and incorporated herein. The Project Area is located on the northeast corner of State Street and University Parkway. Most of the Project Area will be a master planned development surrounding the University Mall with intention to revitalize the area. The planned development includes residential, office, retail, and civic uses. The Project Area is comprised of 133.6 acres total, including approximately 85 affected parcels, equaling 129.6 acres of property (4.0 acres are rights of way and other variances in acreage associated with County records of individual parcels).

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

UTAH CODE §17C-4-103(2)

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

General Land Uses

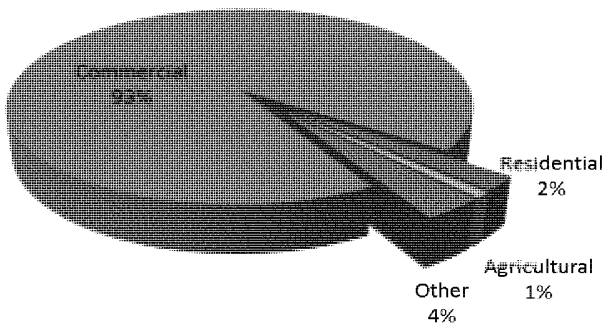
A significant amount of property within the Project Area consists of land associated with the University Mall which is aging and in need of revitalization. Additional land has also been included in the Project Area which could be redeveloped into a higher and better use in connection with the University Place revitalization plans. Table 1 and Figure 1 summarize the approximate acreage of existing land uses by land use type.

TABLE 1: EXISTING LAND USES

Type	Acres	% of Area
Commercial	120.55	93%
Residential	3.19	2%
Agricultural	1.14	1%
Other*	4.70	4%
Total	**129.58**	**100%**

*Other includes land currently owned by The City of Orem and other government entities.

FIGURE 1: EXISTING LAND USES



Current zoning in the Project Area is primarily P-D and C-2, with a few parcels of R-8 included. These zones allow for general commercial and residential uses. The P-D zoning recently approved for the mall site allows the contemplated uses which include office and hotel buildings, retail, and residential uses. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including the goals and objectives in the City's General Plan.

Layout of Principal Streets

The principal streets are State Street (going northwest to southeast), 800 East (going north to south), and University Parkway (going east to west). The Project Area map, provided in **Exhibit "A",** shows the principal streets in the area.

Population Densities

Currently, there is limited residential development within the Project Area which mostly consists of older homes on third-acre lots which have already been purchased and assembled by commercial entities for redevelopment into other uses. There is a significant day time population from the retail outlets in the mall.

Building Intensities

Buildings in the area are generally commercial and retail structures. The largest parcels are owned by the Woodbury Corporation in connection with the existing University Mall. Costco also leases a large parcel. No change is anticipated to the Costco building, but it was included in the Project Area because minor changes to the lot lines and outlying parking areas may be made in connection with the University Place redevelopment.

UTAH CODE §17C-4-103(2)

Impact of Community Development on Land Use, Layout of Principal Streets, Population Densities and Building Intensities

Community development activities within the Project Area will mostly consist of revitalization of the University Mall and development of new office and residential areas. The types of land uses will include: commercial/retail, office, hotel, and residential. In order to redevelop the Project Area the Agency along with property owners, developers, and/or businesses will need to construct infrastructure improvements that enhance transportation and create better utilization of land.

General Land Uses

A majority of the land in the Project Area is owned by Woodbury Corporation and is planned to develop as a multi-use project around the existing University Mall. It is estimated that the following development will be constructed as part of the University Place revitalization project:

- 400,000 SF new retail (Less 175,000 SF of existing retail to be demolished)
- 700,000 SF new office
- 1,250,000 SF new multifamily residential, and
- 70,000 SF new hotel.

It is believed that this development will spark investment and renovation in the surrounding business community.

Layout of Principal Streets

The Agency anticipates that the development will require new roadways within the development to facilitate local and business traffic, but the roads will likely be owned and maintained by the Woodbury Corporation.

Population Densities

The Project Area will include additional residential development, thus the population density is anticipated to increase. Approximately 1200 units are planned within the Project Area, although zoning will allow for up to about 1500. Most of the housing (approximately 92 percent) is planned to be one- and two-bedroom units for working professionals and empty-nesters. The remaining eight percent is planned to be three-bedroom units. This daytime population will likely increase and diversify as office, retail, lodging and open space are expanded.

Building Densities

Building densities will increase as some of the planned development will be multi-story structures. Also, the intent of this plan is to promote higher occupancy levels within current buildings and greater economic utilization of the land area.

UTAH CODE §17C-4-103(3)

Standards Guiding the Community Development

In order to provide maximum flexibility in the development and redevelopment of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses indentified above are not set forth herein. Development proposals in the Project Area will be subject to appropriate elements of the City's General Plan; the Land Use Ordinances of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or 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.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

Business attraction and expansion.
Orem City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

Recruit, retain and expand employers.
Orem encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

Spur revitalization.
It is anticipated that development within the Project Area will be the catalyst to future development and re-investment in the surrounding area.

UTAH CODE §17C-4-103(4)

How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Project Area by accomplishing the following items:

Provision for Commercial, Industrial, Public, Residential or Any Combination of These Uses
The Project Area Plan allows for commercial, retail, office, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

Provision of Private or Public Infrastructure
The proposed Project Area will provide infrastructure to support significant development in the area, to include street, culinary water, sanitary sewer, and storm water infrastructure, and property acquisition. Furthermore, the parking decks will provide for the necessary parking while accommodating a higher density development which will benefit the local taxing entities. Community parks and open space are also planned within the development.

UTAH CODE §17C-4-103(5)

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

This Plan and the development contemplated thereby conform to the City's General Plan and City Code in the following respects:

Zoning Ordinances

Any development contemplated within the Project Area shall conform to the City's land use ordinances, including "Chapter 22: Zoning" of the City of Orem Code and applicable requirements associated with the PD-34 zone. Additionally, any development must be in harmony with the City's General Plan, including "Chapter 2 : Land Use." The current designation for the Project Area on the General Plan's Future Land Use Map is Community Commercial. Moreover, the Project Area Plan, and all proposed development conforms thereto.

Building Codes

The Project will conform to all building codes that are currently imposed by the City including "Chapter 7: Building, Construction and Safety Codes and Regulations" of the City Code.

Planning Commission

The Planning Commission will review any future development proposals contemplated in the Project Area and make such recommendation thereon to the City Council as may be needed to facilitate development in the Project Area.

UTAH CODE §17C-4-103(6)

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

The primary objectives of the community development include: 1) provide public infrastructure and parking deck capacity needed to redevelop and revitalize the University Mall area and 2) create jobs.

UTAH CODE §17C-4-103(7)

Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process

Qualified Owners

This Project Area plan provides reasonable opportunities for owners of property in the Project Area to participate in the development and/or redevelopment of property in the Project Area through tax increment if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

- Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- Owners may acquire adjacent or other properties in the Project Area;
- Owners may sell all or portions of their improvements to the Agency, but may also retain the land, and develop their properties;
- Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities provided by owners of property in the Project Area; and
- Other methods as may be approved by the Agency.

Developers Currently Involved

Most of the Project Area is owned by the Woodbury Corporation or its subsidiary, University Mall Shopping Center L.C. (575 East University Parkway, Orem, Utah 84097). Woodtusk, L.L.C., is a Woodbury partnership corporation and is also involved with the development (2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109).

Other Parties

If no owner or tenant in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

Persons Expressing an Interest to Become a Developer

The Agency has not entered, nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area plan.

UTAH CODE §17C-4-103(8)

Reason for Selection of the Project Area

Currently, the University Mall is aging and is in need of revitalization. Financial assistance is needed to incentivize the installation of infrastructure and the use of parking decks in order to achieve a higher and better use for the property. Higher density parking structures will allow for additional office, business, and residential density in the area. Furthermore, it is anticipated that the development of this area will encourage re-investment and revitalization in the surrounding businesses along State Street and University Parkway.

UTAH CODE §17C-4-103(9)

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

Physical Conditions

The Project Area consists of approximately 129.6 parcel acres (133.6 total acres) of relatively flat, publicly and privately owned land as shown on the Project Area map. The majority of the property is in need of revitalization.

Social Conditions

The Project Area suffers from decreasing social connectivity and vitality. There are very few residential units. There are currently no parks, libraries, or other social gathering places in the Project Area.

Economic Conditions

The area has suffered from a lack of reinvestment related to: 1) physical deterioration of existing structures; 2) lack of cohesiveness; 3) the need for additional and adequate infrastructure in the area; and 4) lack of economic density and land utilization.

UTAH CODE
§17C-4-103(10)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax Increment arising from the development of the Project may be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, 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 for any period of time the Agency may deem to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this 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;
- Promote an urban environment where residents can live, work, and play;
- Assist with property acquisition and/or land assembly; and
- Provide attractive development for high-quality commercial/light industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and Interlocal Agreement will formally establish the participation percentage and timeframe for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment based on initial development assumptions.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Amount
Utah County	75%	20 Years	$6,465,039
Alpine School District	75%	20 Years	$44,669,875
City of Orem	75%	20 Years	$9,607,695
Orem Metropolitan Water District	75%	20 Years	$200,267
Central Utah Water Conservancy District	75%	20 Years	$2,290,236
Total Sources of Tax Increment Funds			**$63,233,113**

TABLE 4: USES OF TAX INCREMENT

Uses	Amount
CDA Administration @ 5%	$3,161,656
RDA Development Incentive Fund @ 5%	$3,161,656
Project Area Infrastructure and Improvements @ 90%	$56,909,801
Total Uses of Tax Increment Funds	**$63,233,113**

UTAH CODE §17C-4-103(11)

Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE §17C-4-103(11)(a)

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 and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

It is estimated that the development of the area will result in approximately 2,500 to 4,600 new jobs. These jobs will likely result in an average annual wage of approximately $54,383.[1] 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. Business growth will generate corporate income taxes.

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

UTAH CODE §17C-4-103(11)(b)

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

[1] Based on Utah Department of Workforce Services, Occupational Employment and Wage Estimates,Provo-Orem Metro, May 2013

UTAH CODE §17C-4-103(12)

Other Information that the Agency Determines to be Necessary or Advisable

Cost/Benefit Analysis

Based on the land use assumptions, current economic and market demand factors, Tax Increment participation levels, as well as public infrastructure, land assemblage and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated within the Project Area. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc. As shown below, the proposed Project Area will create a net benefit for The City of Orem.

TABLE 5: COST/BENEFIT ANALYSIS

REVENUES	Total	NPV @ 4%
Property Tax	$12,810,260	$7,625,260
Sales Tax	$11,369,619	$6,799,451
Energy Sales & Use Tax (Natural Gas and Electric)	$8,237,640	$4,649,463
Transient Room Tax	$676,649	$385,814
TOTAL REVENUES	$33,094,167	$19,459,988

EXPENDITURES	Total	NPV @ 4%
Estimated CDA Budget	$9,608,695	$5,498,985
General Government	$6,266,304	$3,660,108
Public Safety	$6,944,675	$4,056,340
Highways & Public Improvements	$2,439,930	$1,425,147
Parks, Recreation & Arts	$2,921,010	$1,706,143
Economic Development and Redevelopment	$433,269	$263,192
TOTAL EXPENDITURES	$28,612,882	$16,609,917

TOTAL REVENUE *minus* TOTAL EXPENDITURES	$4,481,285	$2,850,071

EXHIBIT A

Legal Description of Project Area: University Place CDA

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.

EXHIBIT B

Project Area Map

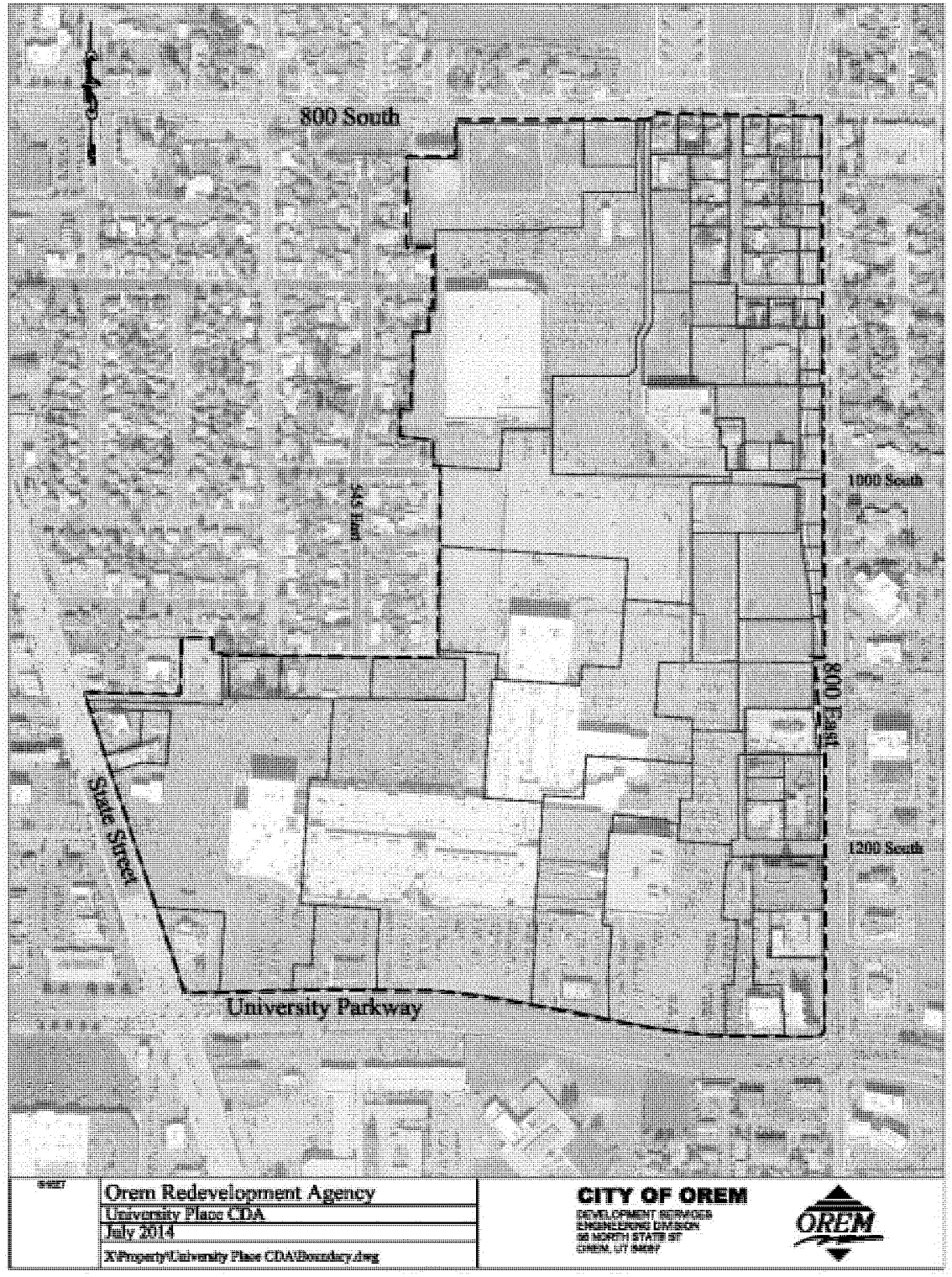


EXHIBIT C

Parcel List

Parcel Number	Owner	Acres
180560007	University Mall Shopping Center	0.195
180560008	University Mall Shopping Center	0.220
180560009	University Mall Shopping Center	0.030
180560016	City of Orem	0.300
180560017	Mercer, Amron L	0.290
180560018	Housing Authority of Utah County	0.300
180560019	Catania SFH LLC	0.310
180560020	University Mall Shopping Center	0.283
180560022	Catania SFH LLC	0.270
180560023	Catania SFH LLC	0.260
180560026	City of Orem	0.270
180560028	Gulati, Chaithawee	0.270
180560029	Woodbury Corporation	0.260
180560033	City of Orem	0.210
180560037	City of Orem	0.280
180560038	Catania SFH LLC	0.290
180560055	Larry and Lynn Campground Management	0.300
180560099	Avans, Gulavadee	0.648
180560102	Gaks Enterprises LLC	0.415
180560103	Catania SFH LLC	0.270
180560104	City of Orem	0.197
180560106	City of Orem	0.274
180560109	University Mall Shopping Center	1.263
180560110	City of Orem	0.148
180560111	City of Orem	0.168
180560112	City of Orem	0.230
180560113	University Mall Shopping Center	0.262
180560115	University Mall Shopping Center	0.571
180560117	City of Orem	0.146
180560118	City of Orem	0.270
180560119	University Mall Shopping Center	0.399
180560121	University Mall Shopping Center	0.527
180560123	City of Orem	0.096
180560132	City of Orem	0.002
180560133	University Mall Shopping Center	0.306
180560134	University Mall Shopping Center	0.926
180560135	University Mall Shopping Center	0.931
180570033	First Security Bank of Utah	0.600
180570117	KC Propco LLC	0.450
180570127	Cordner, Raymond G & Colleen F	0.063
180570129	Washburn Management LC	0.517
180570132	City of Orem	0.099
180570133	City of Orem	0.013
180570134	City of Orem	0.143
180570135	City of Orem	0.077
180570136	City of Orem	0.300
180570137	City of Orem	0.096
180570138	Glazier Properties LLC	0.882

Parcel Number	Owner	Acres
180570141	Cordner, Colleen F	1.136
180570142	University Mall Shopping Center	1.143
180570147	Orem City Corporation	0.017
180570502	Utah Department of Transportation	0.006
190180502	Utah Department of Transportation	0.003
190190017	Zions First National Bank	0.030
190190019	Zions First National Bank	0.030
352540001	Bank of American Fork	1.427
352540002	Maverik Country Stores Inc	0.722
352540003	Circle K Properties Inc	0.008
360860015	KC Propco LLC	0.260
360860016	KC Propco LLC	0.260
360860019	City of Orem	0.114
450610001	University Mall Shopping Center	0.210
551760001	Zions First National Bank	1.110
570310001	Utah Transit Authority	0.956
570430001	University Mall Shopping Center	5.494
570430002	University Mall Shopping Center	0.983
570430003	University Mall Shopping Center	12.745
570430004	University Mall Shopping Center	1.238
570430005	University Mall Shopping Center	1.697
570430006	University Mall Shopping Center	16.639
570430007	University Mall Shopping Center	6.140
570430008	University Mall Shopping Center	7.140
570430009	UNMN LLC	1.700
570430013	University Mall Shopping Center	6.331
570430014	University Mall Shopping Center	7.580
570430015	University Mall Shopping Center	5.285
570430016	University Mall Shopping Center	1.209
570430017	University Mall Shopping Center	13.170
570430018	University Mall Shopping Center	1.157
570430019	University Mall Shopping Center	0.707
570680010	University Mall Village	1.731
570680011	University Mall Village	7.035
570680012	University Mall Village	1.758
570680020	University Mall Village	1.477
570680021	University Mall Village	1.805
570680022	University Mall Village	0.947
570680023	University Mall Village	1.067
570680024	University Mall Village	1.498
Total		**129.591**

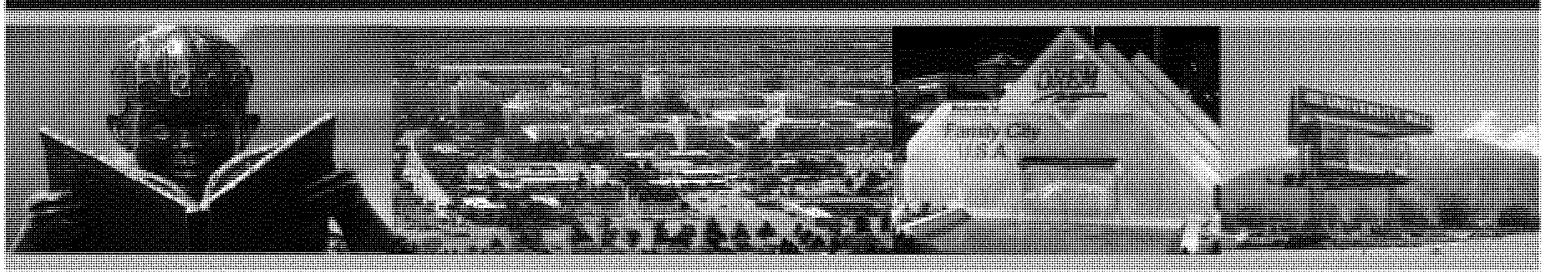
EXHIBIT "C"
To
INTERLOCAL AGREEMENT

Project Area Budget

DRAFT PROJECT AREA BUDGET

UNIVERSITY PLACE
COMMUNITY DEVELOPMENT AREA (CDA)

OREM REDEVELOPMENT AGENCY, UTAH



AUGUST 2014

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Section 1: Introduction

The Redevelopment Agency of the City of Orem, Utah (the "Agency"), following thorough consideration of the needs and desires of The City of Orem (the "City") and its residents, as well as understanding the City's capacity for new development, has carefully crafted the Project Area Plan (the "Plan") for the University Place Community Development Project Area (the "Project Area"). The Plan and Project Area Budget (the "Budget") are the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the property within the Project Area which is located on the northeast corner of State Street and University Parkway.

This is predicated upon certain elements, objectives and conditions outlined in the Plan and is intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan. The Budget outlines the proposed sources and uses of funds needed to make the Plan successful.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

Terms defined in the Plan will have the same definition applied where said terms are used in this Budget.

Section 2: Description of Community Development Project Area

The Project Area is located on the northeast corner of State Street and University Parkway. Most of the Project Area will be a master planned development surrounding the University Mall with intention to revitalize the area. The planned development includes residential, office, retail, and civic uses. The Project Area is comprised of 133.6 acres total, including approximately 85 affected parcels, equaling 129.6 acres of property (4.0 acres are rights of way and other variances in acreage associated with County records of individual parcels).

TABLE 2.1: DESCRIPTION OF PROJECT AREA

Existing Land Uses	% of Area
Commercial	93%
Residential	2%
Agricultural	1%
Other	4%

The Project Area encompasses all of the parcels detailed in APPENDIX A.

A map and legal description of the Project Area are attached hereto in APPENDIX B.

Section 3: General Overview of project area budget

The purpose of this Budget is to provide the financial framework necessary to implement the Plan. 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 this Budget.

Base Year Value

The Agency has determined that the base year property tax value for the Budget will be the total taxable value (including real and personal property) for the 2013 tax year which is currently estimated to be $129,187,998. Using the 2013 tax rates established within the Project Area the property taxes levied equate to $1,590,821 annually. Accordingly, this amount will continue to flow thru to each taxing entity proportional to the amount of the tax rate being levied.

Payment Trigger

This Budget will have a twenty (20) year duration from the date of the first tax increment receipt. 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. In no case will the Agency trigger increment collection after March 1, 2018.

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 development will begin in the Project Area in 2014. The contemplated development will generate significant additional property and 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 31st) following construction completion and Tax Increment will actually 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 tax year 2015 or as late as 2018. It is currently estimated that during the 20-year life of the Budget, property Tax Increment could be generated within the Project Area in the approximate amount of $84.3 million or $50.2 million in terms of net present value (NPV).[1] This amount is over and above the $31.8 million of base taxes that the property would generate over 20 years at the $1,590,821 annual amount it currently generates.

[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

Property Tax Increment Shared with RDA

While property Tax Increment generated within the Project Area is expected to be approximately $84.3 million over 20 years, only a portion of this increment will be shared with the Agency. It is anticipated that all taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. It is anticipated that all taxing entities will contribute 75% of their respective tax increment for 20 years during the project life. The City, County and the State will ***not*** contribute any portion of their incremental sales tax to implement the Project Area Plan. Table 4.1 shows the amount of tax increment shared with the Agency assuming the participation levels discussed above.

The tax increment will be calculated using the current year's tax rate adopted by each taxing entity, as adjusted by the County in accordance with applicable state law.

TABLE 4.1: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	75%	20 Years	$6,465,039	$3,848,291
Alpine School District	75%	20 Years	$44,669,875	$26,589,578
City of Orem	75%	20 Years	$9,607,695	$5,718,945
Orem Metropolitan Water District	75%	20 Years	$200,267	$119,208
Central Utah Water Conservancy District	75%	20 Years	$2,290,236	$1,363,255
Total Sources of Tax Increment Funds			**$63,233,113**	**$37,639,277**

Uses of Tax Increment

The majority of the tax increment collected by the Agency will be used to offset certain public infrastructure costs necessary to accommodate development in the Project Area. Approximately 5% will be used to offset the administration costs of the Agency, with the remaining funds to be used for development incentives, infrastructure and improvements. Public infrastructure costs will include improvements to transportation, parking, culinary water, sanitary sewer, storm drain systems, and park/open space areas.

TABLE 4.2: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
CDA Administration @ 5%	$3,161,656	$1,881,964
RDA Development Incentive Fund @ 5%	$3,161,656	$1,881,964
Project Area Infrastructure and Improvements @ 90%	$56,909,801	$33,875,349
Total Uses of Tax Increment Funds	**$63,233,113**	**$37,639,277**

Projected Tax Increment Remaining with Taxing Entities

It is anticipated that all taxing entities will receive 25% of their respective property tax increment generated within the Project Area during the duration of the Budget and all tax increment thereafter. The City, County and the State will retain their entire portion of incremental sales tax. The table below describes the forecasted property tax benefit that each taxing entity will retain during the duration of the Project Area Budget. This is in addition to the base taxes currently being generated within the Project Area.

TABLE 4.3: RETAINED PROPERTY TAX INCREMENT

Entity	Total	NPV at 4%
Utah County	$2,155,013	$1,282,764
Alpine School District	$14,889,958	$8,863,193
City of Orem	$3,202,565	$1,906,315
Orem Metropolitan Water District	$66,756	$39,736
Central Utah Water Conservancy District	$763,412	$454,418
Total Revenue	**$21,077,704**	**$12,546,426**

A multi-year projection of tax increment along with development assumptions is including in APPENDIX C.

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 $129,187,998. Based upon the 2013 tax rates in the area, the collective taxing entities are receiving $1,590,821 in property tax annually from this Project Area. This equates to approximately $31.8 million over the 20 year life of the Project Area. In addition to the Base Taxes received by the taxing entities, an additional $21.1 million of property tax increment is expected to be retained by the taxing entities over 20 years, totaling approximately $52.9 million of property tax revenue.

TABLE 4.4: TOTAL BASE YEAR AND PROPERTY TAX INCREMENT TO TAXING ENTITIES (OVER 20 YEARS)

Entity	Total Base Year Property Tax	Total Retained Tax Increment	Total Base and Retained Taxes
Utah County	$3,252,954	$2,155,013	$5,407,967
Alpine School District	$22,476,128	$14,889,958	$37,366,086
City of Orem	$4,834,215	$3,202,565	$8,036,780
Orem Metropolitan Water District	$100,767	$66,756	$167,522
Central Utah Water Conservancy District	$1,152,357	$763,412	$1,915,769
Total Revenue	**$31,816,420**	**$21,077,704**	**$52,894,124**

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

As described above, the collective taxing entities are currently receiving approximately $1,590,821 in property taxes annually from this Project Area. At the end of the life of the project area, the taxing entities will receive all of their respective tax increment thereafter. At the end of 20 years an additional $4,920,089 in property taxes annually is anticipated, totaling approximately $6,510,910 in property taxes annually for the area. But for the assistance provided by the RDA through tax increment revenues, this increase of approximately 309 percent in property taxes generated for the taxing entities would not be possible.

TABLE 4.5: 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
Utah County	$162,648	$503,037	$665,684
Alpine School District	$1,123,806	$3,475,707	$4,599,513
City of Orem	$241,711	$747,563	$989,273
Orem Metropolitan Water District	$5,038	$15,583	$20,621
Central Utah Water Conservancy District	$57,618	$178,200	$235,818
Total Revenue	**$1,590,821**	**$4,920,089**	**$6,510,910**

Section 5: Cost/Benefit Analysis

Additional Revenues

Sales tax
Incremental sales and use tax will flow more quickly to the Agency considering sales tax is generated as soon as an entity begins transacting business. In addition, the sales and use tax is paid either monthly or quarterly to the City, County, and State. It is estimated that incremental sales tax would begin flowing to the City, County, and State as early as 2015 and as late as 2018. The estimated new incremental sales tax generated within the project[2] for the 20-year life of this Master Budget for the City, County and State is approximately $28.7 million. The sales tax benefit to the City over the life of the project is approximately $11.1 million or $7.2 million NPV.

Other Tax Revenues
The development within the Project Area will also generate energy sales and use taxes for natural gas and electric.

Table 5.1 shows the total revenues generated by the project. This total includes the anticipated property tax increment shared with the Agency by the taxing entities, the City's portion of incremental property tax, and the City's portion of sales tax, and energy sales and use tax.

TABLE 5.1: TOTAL REVENUES

		Incremental Revenues (above Base)			
Entity	Property Tax	Sales Tax	Franchise Taxes	Transient Room Taxes	Total
Utah County	$8,620,052	$3,979,367	$0	$2,875,756	$15,475,175
Alpine School District	$59,559,834	$0	$0	$0	$59,559,834
City of Orem	$12,810,260	$11,369,619	$8,237,640	$676,649	$33,094,167
Orem Metropolitan Water District	$267,023	$0	$0	$0	$267,023
Central Utah WCD	$3,053,648	$0	$0	$0	$3,053,648
State of Utah	$0	$13,359,302	$0	$0	$13,359,302
Total Revenue	**$84,310,817**	**$28,708,288**	**$8,237,640**	**$3,552,405**	**$124,809,149**

Additional Costs
The development anticipated within the Project Area will also likely result in additional costs to general government operations. These costs, along with the estimated budget to implement the Project Area Plan are identified below. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area.

[2] Includes only the estimated new sales to the City, County, and State, Respectively.

TABLE 5.2: TOTAL EXPENDITURES

Entity	Incremental Expenditures (above Base)			
	CDA Budget	General Government Operations	Total	Net Incremental Benefit
Utah County	$6,465,039	$1,205,564	$7,670,603	$7,804,572
Alpine School District	$44,669,875	$1,706,223	$46,376,099	$13,183,735
City of Orem	$9,607,695	$19,005,187	$28,612,882	$4,481,285
Orem Metropolitan Water District	$200,267	$35,487	$235,755	$31,268
Central Utah WCD	$2,290,236	$44,243	$2,334,480	$719,169
State of Utah	$0	$0	$0	$13,359,302
Total Revenue	**$63,233,113**	**$21,996,705**	**$85,229,818**	**$39,579,331**

The total net benefit to the taxing entities of implementing the project area is approximately $39.6 million.

Appendix A: Parcel List

Parcel Number	Owner	Acres
180560007	University Mall Shopping Center	0.195
180560008	University Mall Shopping Center	0.220
180560009	University Mall Shopping Center	0.030
180560016	City of Orem	0.300
180560017	Mercer, Amron L	0.290
180560018	Housing Authority of Utah County	0.300
180560019	Catania SFH LLC	0.310
180560020	University Mall Shopping Center	0.283
180560022	Catania SFH LLC	0.270
180560023	Catania SFH LLC	0.260
180560026	City of Orem	0.270
180560028	Gulati, Chaithawee	0.270
180560029	Woodbury Corporation	0.260
180560033	City of Orem	0.210
180560037	City of Orem	0.280
180560038	Catania SFH LLC	0.290
180560055	Larry and Lynn Campground Management	0.300
180560099	Avans, Gulavadee	0.648
180560102	Gaks Enterprises LLC	0.415
180560103	Catania SFH LLC	0.270
180560104	City of Orem	0.197
180560106	City of Orem	0.274
180560109	University Mall Shopping Center	1.263
180560110	City of Orem	0.148
180560111	City of Orem	0.168
180560112	City of Orem	0.230
180560113	University Mall Shopping Center	0.262
180560115	University Mall Shopping Center	0.571
180560117	City of Orem	0.146
180560118	City of Orem	0.270
180560119	University Mall Shopping Center	0.399
180560121	University Mall Shopping Center	0.527
180560123	City of Orem	0.096
180560132	City of Orem	0.002
180560133	University Mall Shopping Center	0.306
180560134	University Mall Shopping Center	0.926
180560135	University Mall Shopping Center	0.931
180570033	First Security Bank of Utah	0.600
180570117	KC Propco LLC	0.450
180570127	Cordner, Raymond G & Colleen F	0.063
180570129	Washburn Management LC	0.517
180570132	City of Orem	0.099
180570133	City of Orem	0.013
180570134	City of Orem	0.143
180570135	City of Orem	0.077
180570136	City of Orem	0.300
180570137	City of Orem	0.096
180570138	Glazier Properties LLC	0.882
180570141	Cordner, Colleen F	1.136

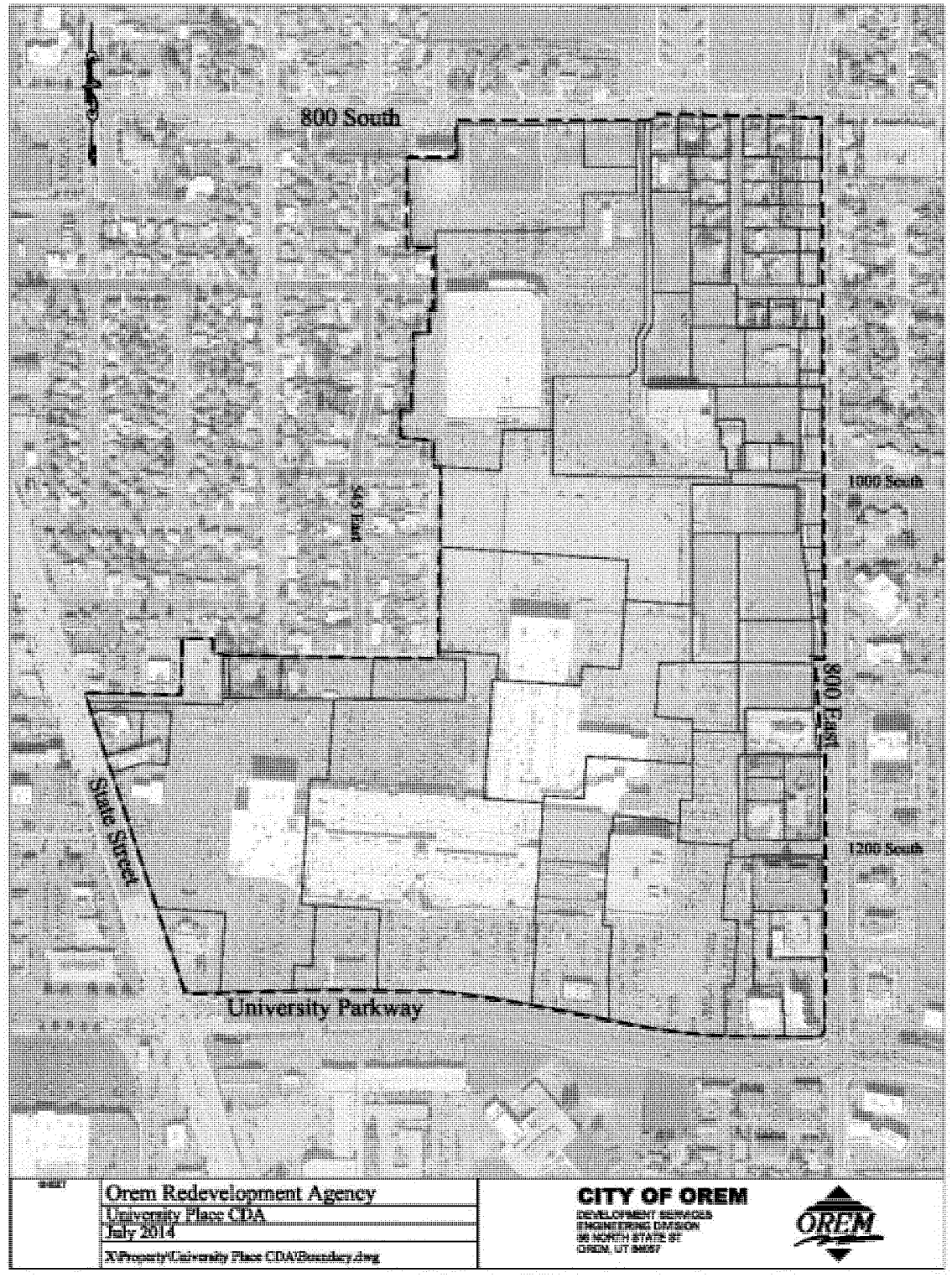
Parcel Number	Owner	Acres
180570142	University Mall Shopping Center	1.143
180570147	Orem City Corporation	0.017
180570502	Utah Department of Transportation	0.006
190180502	Utah Department of Transportation	0.003
190190017	Zions First National Bank	0.030
190190019	Zions First National Bank	0.030
352540001	Bank of American Fork	1.427
352540002	Maverik Country Stores Inc	0.722
352540003	Circle K Properties Inc	0.008
360860015	KC Propco LLC	0.260
360860016	KC Propco LLC	0.260
360860019	City of Orem	0.114
450610001	University Mall Shopping Center	0.210
551760001	Zions First National Bank	1.110
570310001	Utah Transit Authority	0.956
570430001	University Mall Shopping Center	5.494
570430002	University Mall Shopping Center	0.983
570430003	University Mall Shopping Center	12.745
570430004	University Mall Shopping Center	1.238
570430005	University Mall Shopping Center	1.697
570430006	University Mall Shopping Center	16.639
570430007	University Mall Shopping Center	6.140
570430008	University Mall Shopping Center	7.140
570430009	UNMN LLC	1.700
570430013	University Mall Shopping Center	6.331
570430014	University Mall Shopping Center	7.580
570430015	University Mall Shopping Center	5.285
570430016	University Mall Shopping Center	1.209
570430017	University Mall Shopping Center	13.170
570430018	University Mall Shopping Center	1.157
570430019	University Mall Shopping Center	0.707
570680010	University Mall Village	1.731
570680011	University Mall Village	7.035
570680012	University Mall Village	1.758
570680020	University Mall Village	1.477
570680021	University Mall Village	1.805
570680022	University Mall Village	0.947
570680023	University Mall Village	1.067
570680024	University Mall Village	1.498
Total		**129.591**

Appendix B: Map and Legal Description

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.


800 South
1000 South
1200 South
State Street
University Parkway
Orem Redevelopment Agency
University Place CDA
July 2014
CITY OF OREM
OREM

Appendix C: Multi-Year Budget and Development Assumptions

Orem Redevelopment Agency

University Place CDA

20 Year Project Area Budget

Table A.3. Multi-Year Tax Increment Budget (Project Area Forecast)

INCREMENTAL PROPERTY TAX ANALYSIS:	Payment Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Cumulative Taxable Value	Tax Year	Year	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
1A Existing Mall and Project Area Base Value		-	-	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998
CDA Triggered? (0=No, 1=Yes)		0	0	1	1	1	1	1	1	1	1	1
1B North Mall (Bldgs H, L, &J)		-	-	-	-	-	-	-	-	-	-	-
1C Mervyns Bldg		-	-	-	-	-	-	-	-	-	-	-
3 B ROW Expansion		5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500
4 A Anchor		-	-	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000
4 B Parking Structure (1 level underground)		-	-	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000
5 A-B Grocery and Restaurant Pad		-	891,250	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750
5 D Demolish/Relocate Existing Retail		-	-	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)
6 A&D Retail		-	401,063	401,063	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875
9 B-C Band Shell-Civic-Central Park		-	-	-	-	-	-	-	-	-	-	-
3 E Demolish Existing Retail		-	-	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)
11&12 A Office		-	-	-	41,400,000	41,400,000	41,400,000	41,400,000	62,100,000	62,100,000	62,100,000	62,100,000
11&12 Office Ground Floor Retail		-	-	-	3,312,000	3,312,000	3,312,000	3,312,000	6,624,000	6,624,000	6,624,000	6,624,000
13 A Hotel		-	-	-	-	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400
13 B Parking Structure		-	-	-	-	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000
13 C & 14 A&B Retail		-	4,456,250	5,436,625	5,436,625	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561
15 A Tennis & Pool Club		-	-	-	-	-	-	-	-	-	-	-
15 B Parking Deck (3 Lvl, Shared with 11A)		-	-	-	-	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000
15 C Liner Flats (3 Story, 95 Units)		-	-	-	-	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000
15 D Clubhouse		-	-	-	-	-	-	-	-	-	-	-
16 A Apartments (148)		-	-	-	-	-	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000
16 B Neighborhood Office-Retail		-	-	-	-	-	695,750	695,750	695,750	695,750	695,750	695,750
16 C Parking Deck (Shared w/ 12A Office & Hotel)		-	-	-	-	-	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000
16 D Park		-	-	-	-	-	-	-	-	-	-	-
16 E Office		-	-	-	-	-	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000
17 B Cinema Expansion		-	-	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200
23 OTHER/ROADS ETC		-	-	-	-	-	-	-	-	-	-	-
CDA Triggered? (0=No, 1=Yes)		0	0	1	1	1	1	1	1	1	1	1
10 A Townhouses		-	-	-	-	-	-	-	5,841,000	5,841,000	5,841,000	5,841,000
18 A&S Multifamily Residential		-	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842
18 C&D Multifamily Residential		-	-	-	-	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851
18 E Demolition (Loss of Commercial Land to Residential Land)		-	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)
19 A&S Multifamily Residential		-	-	-	-	-	4,125,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000
19 C Future Non-Zoned Residential		-	-	-	-	-	-	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570
20 A Costco		-	-	-	-	-	-	-	-	-	-	-
21 A Retail Pad		-	-	-	-	-	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200
22 A Senior Housing		-	-	-	-	-	-	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000
CDA Triggered? (0=No, 1=Yes)		0	0	1	1	1	1	1	1	1	1	1
2 A-D Macy's and Addl Retail Pads		855,600	855,600	2,245,950	2,245,950	2,245,950	2,245,950	2,245,950	2,958,950	2,958,950	2,958,950	2,958,950
6 A New Retail Pad		-	-	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500
6 C Parking Deck		-	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000
6 D & 7 B Office Building		-	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	63,549,000	63,549,000
6 D & 7 B Office Ground Floor Retail		-	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	8,694,000	8,694,000
7 C Parking Deck (4 Story)		-	-	-	-	-	-	-	-	-	10,356,000	10,356,000
7 D-E Retail-Restaurant		-	-	-	-	-	-	-	-	-	6,417,000	6,417,000
7 E Demolish Big O Tires and Texas Road House		-	-	-	-	-	-	-	-	-	(2,637,985)	(2,637,985)
9 A Parking Deck		-	-	-	-	-	-	-	20,664,000	20,664,000	20,664,000	20,664,000
9 B Retail		-	-	-	-	-	-	-	1,283,400	1,283,400	1,283,400	1,283,400
Total Assessed Value		6,203,100	58,915,971	228,836,529	274,484,342	320,303,529	376,087,479	417,380,049	469,893,449	469,893,449	528,740,464	528,740,464
LESS BASE YEAR VALUE (2013)		-	-	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)
LESS UNTRIGGERED YEARS		(6,203,100)	(58,915,971)	-	-	-	-	-	-	-	-	-
TOTAL INCREMENTAL VALUE:		-	-	99,648,531	145,296,344	191,115,531	246,899,481	288,192,051	340,705,451	340,705,451	399,552,466	399,552,466
TAX RATE & INCREMENT ANALYSIS:	2013 RATES											
Utah County	0.001259	-	-	125,458	182,928	240,614	310,846	362,834	428,948	428,948	503,037	503,037
Alpine School District	0.008699	-	-	866,843	1,263,933	1,662,514	2,147,778	2,506,983	2,963,797	2,963,797	3,475,707	3,475,707
Orem City	0.001871	-	-	186,442	271,849	357,577	461,949	539,207	637,460	637,460	747,563	747,563
Orem Metropolitan Water District	0.000039	-	-	3,886	5,667	7,454	9,629	11,239	13,288	13,288	15,583	15,583
Central Utah Water Conservancy District	0.000446	-	-	44,443	64,802	85,238	110,117	128,534	151,955	151,955	178,200	178,200
Totals	0.012314	-	-	1,227,072	1,789,179	2,353,397	3,040,320	3,548,797	4,195,447	4,195,447	4,920,089	4,920,089
TOTAL INCREMENTAL REVENUE WITH A CDA		-	-	1,227,072	1,789,179	2,353,397	3,040,320	3,548,797	4,195,447	4,195,447	4,920,089	4,920,089
TOTAL REVENUE FROM BASE YEAR VALUE		-	-	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821

INCREMENTAL PROPERTY TAX ANALYSIS:	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS	NPV
Cumulative Taxable Value	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
1A Existing Mall and Project Area Base Value	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998		
CDA Triggered? (0=No, 1=Yes)	1	1	1	1	1	1	1	1	1	1	1		
1B North Mall (Bldgs H, L, &J)	-	-	-	-	-	-	-	-	-	-	-		
1C Mervyns Bldg	-	-	-	-	-	-	-	-	-	-	-		
3 B ROW Expansion	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500		
4 A Anchor	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000		
4 B Parking Structure (1 level underground)	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000		
5 A-B Grocery and Restaurant Pad	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750		
5 D Demolish/Relocate Existing Retail	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)		
6 A&D Retail	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875		
9 B-C Band Shell-Civic-Central Park	-	-	-	-	-	-	-	-	-	-	-		
3 E Demolish Existing Retail	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)		
11&12 A Office	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000		
11&12 Office Ground Floor Retail	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000		
13 A Hotel	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400		
13 B Parking Structure	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000		
13 C & 14 A&B Retail	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561		
15 A Tennis & Pool Club	-	-	-	-	-	-	-	-	-	-	-		
15 B Parking Deck (3 Lvl, Shared with 11A)	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000		
15 C Liner Flats (3 Story, 95 Units)	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000		
15 D Clubhouse	-	-	-	-	-	-	-	-	-	-	-		
16 A Apartments (148)	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000		
16 B Neighborhood Office-Retail	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750		
16 C Parking Deck (Shared w/ 12A Office & Hotel)	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000		
16 D Park	-	-	-	-	-	-	-	-	-	-	-		
16 E Office	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000		
17 B Cinema Expansion	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200		
23 OTHER/ROADS ETC	-	-	-	-	-	-	-	-	-	-	-		
CDA Triggered? (0=No, 1=Yes)	1	1	1	1	1	1	1	1	1	1	1		
10 A Townhouses	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000		
18 A&S Multifamily Residential	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842		
18 C&D Multifamily Residential	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851		
18 E Demolition (Loss of Commercial Land to Residential Land)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)		
19 A&S Multifamily Residential	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000		
19 C Future Non-Zoned Residential	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570		
20 A Costco	-	-	-	-	-	-	-	-	-	-	-		
21 A Retail Pad	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200		
22 A Senior Housing	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000		
CDA Triggered? (0=No, 1=Yes)	1	1	1	1	1	1	1	1	1	1	1		
2 A-D Macy's and Addl Retail Pads	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950		
6 A New Retail Pad	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500		
6 C Parking Deck	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000		
6 D & 7 B Office Building	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000		
6 D & 7 B Office Ground Floor Retail	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000		
7 C Parking Deck (4 Story)	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000		
7 D-E Retail-Restaurant	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000		
7 E Demolish Big O Tires and Texas Road House	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)		
9 A Parking Deck	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000		
9 B Retail	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400		
Total Assessed Value	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464		
LESS BASE YEAR VALUE (2013)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)		
LESS UNTRIGGERED YEARS	-	-	-	-	-	-	-	-	-	-	-		
TOTAL INCREMENTAL VALUE:	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466	399,552,466		
TAX RATE & INCREMENT ANALYSIS:												TOTALS	NPV
Utah County	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	8,620,352	5,131,054
Alpine School District	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	59,559,834	35,452,771
Orem City	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	12,810,260	7,625,260
Orem Metropolitan Water District	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	267,023	158,944
Central Utah Water Conservancy District	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	3,053,648	1,817,673
Totals	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	84,310,817	50,185,702
TOTAL INCREMENTAL REVENUE WITH A CDA	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	84,310,817	50,185,702
TOTAL REVENUE FROM BASE YEAR VALUE	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	31,816,420	20,769,247

CDA PROJECT AREA BUDGET

CDA PROJECT AREA BUDGET		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Sources of Funds:												
Property Tax Participation Rate for Budget												
Utah County		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Alpine School District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Orem City		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Orem Metropolitan Water District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Central Utah Water Conservancy District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Property Tax Increment for Budget												
Utah County		-	-	94,093	137,196	180,461	233,135	272,125	321,711	321,711	377,277	377,277
Alpine School District		-	-	650,132	947,950	1,246,886	1,610,834	1,880,237	2,222,848	2,222,848	2,606,780	2,606,780
Orem City		-	-	139,832	203,887	268,183	346,462	404,405	478,095	478,095	560,672	560,672
Orem Metropolitan Water District		-	-	2,915	4,250	5,590	7,222	8,430	9,966	9,966	11,687	11,687
Central Utah Water Conservancy District		-	-	33,332	48,602	63,928	82,588	96,400	113,966	113,966	133,650	133,650
Total Property Tax Increment for Budget		-	-	920,304	1,341,884	1,765,047	2,280,240	2,661,598	3,146,585	3,146,585	3,690,067	3,690,067
Total Sources		-	-	920,304	1,341,884	1,765,047	2,280,240	2,661,598	3,146,585	3,146,585	3,690,067	3,690,067
Uses of Tax Increment Funds:		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
RDA Development Incentive Fund	5.0%	-	-	46,015	67,094	88,252	114,012	133,080	157,329	157,329	184,503	184,503
CDA Administration @ 5%	5.0%	-	-	46,015	67,094	88,252	114,012	133,080	157,329	157,329	184,503	184,503
Public Infrastructure (Roads, Utilities, etc)	90.0%	-	-	828,274	1,207,696	1,588,543	2,052,216	2,395,438	2,831,927	2,831,927	3,321,060	3,321,060
Other Projects	0.0%	-	-	-	-	-	-	-	-	-	-	-
Total Uses	100%	-	-	920,304	1,341,884	1,765,047	2,280,240	2,661,598	3,146,585	3,146,585	3,690,067	3,690,067
REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR TAXING EN		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Utah County		-	-	31,364	45,732	60,154	77,712	90,708	107,237	107,237	125,759	125,759
Alpine School District		-	-	216,711	315,983	415,629	536,945	626,746	740,949	740,949	868,927	868,927
Orem City		-	-	46,611	67,962	89,394	115,487	134,802	159,365	159,365	186,891	186,891
Orem Metropolitan Water District		-	-	972	1,417	1,863	2,407	2,810	3,322	3,322	3,896	3,896
Central Utah Water Conservancy District		-	-	11,111	16,201	21,309	27,529	32,133	37,989	37,989	44,550	44,550
Total		-	-	306,788	447,295	588,349	760,080	887,199	1,048,862	1,048,862	1,230,022	1,230,022

CDA PROJECT AREA BUDGET	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS	NPV
Sources of Funds:													
Property Tax Participation Rate for Budget													
Utah County	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Alpine School District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Orem City	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Orem Metropolitan Water District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Central Utah Water Conservancy District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Property Tax Increment for Budget												TOTALS	NPV
Utah County	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	6,465,039	3,848,291
Alpine School District	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	44,669,875	26,589,578
Orem City	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	9,607,695	5,718,945
Orem Metropolitan Water District	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	200,267	119,208
Central Utah Water Conservancy District	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	2,290,236	1,363,255
Total Property Tax Increment for Budget	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	63,233,113	37,639,277
Total Sources	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	63,233,113	37,639,277
Uses of Tax Increment Funds:	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS	NPV
RDA Development Incentive Fund	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	3,161,656	1,881,964
CDA Administration @ 5%	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	3,161,656	1,881,964
Public Infrastructure (Roads, Utilities, etc)	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	56,909,801	33,875,349
Other Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Uses	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	63,233,112	37,639,277
REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR TAXING EN	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS	NPV
Utah County	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	2,155,013	1,282,764
Alpine School District	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	14,889,958	8,863,193
Orem City	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	3,202,565	1,906,315
Orem Metropolitan Water District	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	66,756	39,736
Central Utah Water Conservancy District	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	763,412	454,418
Total	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	21,077,704	12,546,426

Assumptions	
Discount Rate	4.0%
Inflation Rate	3.0%
Sales Tax Rate	0.5%

Orem Redevelopment Agency

University Place CDA

Table A.4.1: Development Absorption Schedule and Assumptions

SF Conversion 43560

Land Value Assumptions	Acreage	Per SF Land Value	Base Land Value	Total Finished Land Value	Unit	Property Tax Exemption
Block 1-22 Phases						
1A Exisiting Mall and Project Area Base Value	129.59	22.89	129,187,998	129,187,998	per square foot	0%
1B North Mall (Bldgs H, L, &J)			-	-	per square foot	0%
1C Mervyns Bldg			-	-	per square foot	0%
2 A-D Macy's and Add'l Retail Pads			-	-	per square foot	0%
3 B RCW Expansion			-	-	per square foot	0%
4 A Anchor			-	-	per square foot	0%
4 B Parking Structure (1 level underground)			-	-	per square foot	0%
5 A-B Grocery and Restaurant Pad			-	-	per square foot	0%
5 D Demolish/Relocate Existing Retail			-	-	per square foot	0%
6 A New Retail Pad			-	-	per square foot	0%
6 C Parking Deck			-	-	per square foot	0%
6 D & 7 B Office Building			-	-	per square foot	0%
6 D & 7 B Office Ground Floor Retail			-	-	per square foot	0%
7 C Parking Deck (4 Story)			-	-	per square foot	0%
7 D-E Retail/Restaurant			-	-	per square foot	0%
7 E Demolish Big O Tires and Texas Road House			-	-	per square foot	0%
8 A Parking Deck			-	-	per square foot	0%
8 B Retail			-	-	per square foot	0%
9 A&D Retail			-	-	per square foot	0%
9 B-C Band Shell/Civic/Central Park			-	-	per square foot	100%
9 E Demolish Existing Retail			-	-	per square foot	0%
10 A Townhouses			-	-	per square foot	45%
11&12 A Office			-	-	per square foot	0%
11&12 Office Ground Floor Retail			-	-	per square foot	0%
13 A Hotel			-	-	per square foot	0%
13 B Parking Structure			-	-	per square foot	0%
13 C & 14 A&B Retail			-	-	per square foot	0%
15 A Tennis & Pool Club			-	-	per square foot	100%
15 B Parking Deck (3 Lvl, Shared with 11A)			-	-	per square foot	0%
15 C Liner Flats (3 Story, 95 Units)			-	-	per square foot	45%
15 D Clubhouse			-	-	per square foot	100%
16 A Apartments (148)			-	-	per square foot	45%
16 B Neighborhood Office/Retail			-	-	per square foot	0%
16 C Parking Deck (Shared w/ 12A Office & Hotel)			-	-	per square foot	0%
16 D Park			-	-	per square foot	100%
16 E Office			-	-	per square foot	0%
17 B Cinema Expansion			-	-	per square foot	0%
18 A&B Multifamily Residential	21.13	14.00	-	12,885,971	per square foot	45%
18 C&D Multifamily Residential			-	-	per square foot	45%
18 E Demolition (Loss of Commercial Land to Residental Land)	(21.13)	11.52	-	(10,604,533)	per square foot	0%
19 A&B Multifamily Residential			-	-	per square foot	45%
19 C Future Non-Zoned Residential			-	-	per square foot	45%
20 A Costco			-	-	per square foot	0%
21 A Retail Pad			-	-	per square foot	0%
22 A Senior Housing			-	-	per square foot	45%
23 OTHER/ROADS/ETC.				-		0%
TOTAL	**129.59**		**129,187,998**	**131,469,436**		

Orem Redevelopment Agency

University Place CDA

Building Value Assumptions	Units or Building SF	Woodbury Value Per Unit or Per SF to Build	Total Finished Value
Block 1-22 Phases			
1A Exisiting Mall and Project Area Base Value			-
1B North Mall (Bldgs H, L, &J)			-
1C Mervyns Bldg			-
2 A-D Macy's and Add'l Retail Pads	16,600	155.00	2,573,000
3 B RCW Expansion	30,000	155.00	4,650,000
4 A Anchor	140,000	184.00	25,760,000
4 B Parking Structure (1 level underground)	748	12,000.00	8,976,000
5 A-B Grocery and Restaurant Pad	35,000	155.00	5,425,000
5 D Demolish/Relocate Existing Retail	(15,354)	103.25	(1,585,300)
6 A New Retail Pad	6,000	155.00	930,000
6 C Parking Deck	467	12,000.00	5,604,000
6 D & 7 B Office Building	307,000	180.00	55,260,000
6 D & 7 B Office Ground Floor Retail	42,000	180.00	7,560,000
7 C Parking Deck (4 Story)	863	12,000.00	10,356,000
7 D-E Retail/Restaurant	36,000	155.00	5,580,000
7 E Demolish Big O Tires and Texas Road House	(18,595)	123.36	(2,293,900)
8 A Parking Deck	1,722	12,000.00	20,664,000
8 B Retail	7,200	155.00	1,116,000
9 A&D Retail	7,500	155.00	1,162,500
9 B-C Band Shell/Civic/Central Park	170,500	75.81	12,925,653
9 E Demolish Existing Retail	(140,226)	39.15	(5,489,800)
10 A Townhouses	90,000	118.00	10,620,000
11&12 A Office	300,000	180.00	54,000,000
11&12 Office Ground Floor Retail	32,000	180.00	5,760,000
13 A Hotel	72,000	158.00	11,376,000
13 B Parking Structure	455	12,000.00	5,460,000
13 C & 14 A&B Retail	39,588	155.00	6,136,140
15 A Tennis & Pool Club	102,000	60.00	6,120,000
15 B Parking Deck (3 Lvl, Shared with 11A)	420	12,000.00	5,040,000
15 C Liner Flats (3 Story, 95 Units)	50,000	118.00	5,900,000
15 D Clubhouse	30,000	155.00	4,650,000
16 A Apartments (148)	148,000	160.00	23,680,000
16 B Neighborhood Office/Retail	5,000	121.00	605,000
16 C Parking Deck (Shared w/ 12A Office & Hotel)	1,294	12,000.00	15,528,000
16 D Park	30,000	25.18	755,367
16 E Office	100,000	180.00	18,000,000
17 B Cinema Expansion	7,000	184.00	1,288,000
18 A&B Multifamily Residential	193,492	163.00	31,539,196
18 C&D Multifamily Residential	232,224	136.00	31,582,464
18 E Demolition (Loss of Commercial Land to Residential Land)			-
19 A&B Multifamily Residential	100,000	150.00	15,000,000
19 C Future Non-Zoned Residential	325,716	150.00	48,857,400
20 A Costco			-
21 A Retail Pad	9,600	155.00	1,488,000
22 A Senior Housing	124,800	150.00	18,720,000
23 OTHER/ROADS/ETC.			
TOTAL			**481,278,720**

Additional Assumptions			
Annual Inflation	3%	Personal Property Rate	
Discount Rate	4%	Office	22.0%
Personal Property Rate	15.0%	Industrial	15.0%
Sales Tax Rate	0.50%	Average	18.5%

Summary Type	SF
Retail	413,488
Lost Retail	(174,175)
Net Retail	239,313
Hotel	72,000
Residential	1,396,232
Office	707,000
Civic/Other	200,500
Total	**2,615,045**
Parking Stalls	5,969
Res Common Space	132,000

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Orem Mall CDA Anaysis (8-19-2014).xlsx

Orem Redevelopment Agency

University Place CDA

Year of Construction

Absorption Schedule (SF)	Year	Year	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1A Exisiting Mall and Project Area Base Value												
1B North Mall (Bldgs H, L, &J)												
1C Mervyns Bldg												
2 A-D Macy's and Add'l Retail Pads	4,800		7,800					4,000				
3 B RCW Expansion	30,000											
4 A Anchor			140,000									
4 B Parking Structure (1 level underground)			748									
5 A-B Grocery and Restaurant Pad		5,000	30,000									
5 D Demolish/Relocate Existing Retail			(15,354)									
6 A New Retail Pad			6,000									
6 C Parking Deck		467										
6 D & 7 B Office Building		107,000								200,000		
6 D & 7 B Office Ground Floor Retail		26,000								16,000		
7 C Parking Deck (4 Story)										863		
7 D-E Retail/Restaurant										36,000		
7 E Demolish Big O Tires and Texas Road House										(18,595)		
8 A Parking Deck								1,722				
8 B Retail								7,200				
9 A&D Retail		2,250		5,250								
9 B-C Band Shell/Civic/Central Park		119,500		51,000								
9 E Demolish Existing Retail			(140,226)									
10 A Townhouses								90,000				
11&12 A Office				200,000				100,000				
11&12 Office Ground Floor Retail				16,000				16,000				
13 A Hotel					72,000							
13 B Parking Structure					455							
13 C & 14 A&B Retail		25,000	5,500		9,088							
15 A Tennis & Pool Club					102,000							
15 B Parking Deck (3 Lvl, Shared with 11A)					420							
15 C Liner Flats (3 Story, 95 Units)					50,000							
15 D Clubhouse					30,000							
16 A Apartments (148)						148,000						
16 B Neighborhood Office/Retail						5,000						
16 C Parking Deck (Shared w/ 12A Office & Hotel)						1,294						
16 D Park						30,000						
16 E Office						100,000						
17 B Cinema Expansion			7,000									
18 A&B Multifamily Residential		193,492										
18 C&D Multifamily Residential					232,244							
18 E Demolition (Loss of Commercial Land to Residental Land)												
19 A&B Multifamily Residential						50,000	50,000					
19 C Future Non-Zoned Residential							325,716					
20 A Costco												
21 A Retail Pad						9,600						
22 A Senior Housing							124,800					

Orem Redevelopment Agency

University Place CDA

Table A.11: Infrastructure Cost Estimates

Infrastructure Cost Estimates			
Category	Phase	Description	Est. Cost
Demolition	Phase 5	Demolition/Existing Retail to be Relocated	$48,365
Demolition	Phase 7	Demo Big O Tires, Jared's, and Texas Road House	$55,785
Demolition	Phase 9	Demolish Existing Retail	$580,102
Demolition	Phase 18	Demolish Existing Residential	$95,880
Parking Structure	Phase 4	700 Stall Parking Deck	$8,976,000
Parking Structure	Phase 6C	467 Stall Parking Deck	$5,604,000
Parking Structure	Phase 7C	863 Stall Parking Deck (4 Story)	$10,356,000
Parking Structure	Phase 8A	1722 Stall Parking Deck	$20,664,000
Parking Structure	Phase 13B	455 Stall Parking Deck	$5,460,000
Parking Structure	Phase 15B	420 Stall Parking Deck (3 Story)	$5,040,000
Parking Structure	Phase 16C	1294 Stall Parking Deck (Shared with Office and Hotel)	$15,528,000
Infrastructure	Phases 3-7, 13, 14	Road and Utility Infrastructure	$5,435,568
Infrastructure	Phases 7, 8, 9, 13, 14	Main Street Construction	$3,910,567
Recreation Amenities	Phases 7, 9, 18	Parks	$6,999,909
Total			**$88,754,176**

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED AUGUST 2014

Percent of Year Expired: 17%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2015	% To Date FY 2014	Notes
10 GENERAL FUND								
Revenues	44,715,985	2,002,460	4,118,485			9%		
Appr. Surplus - Prior Year	1,746,664		1,746,664			100%		
Std. Interfund Transactions	4,646,102		4,646,102			100%		
Total Resources	51,108,751	2,002,460	10,511,251		40,597,500	21%	18%	
Expenditures	51,108,751	3,010,394	9,368,384	1,530,067	40,210,300	21%	25%	
20 ROAD FUND								
Revenues	2,305,000	810	810			0%		
Appr. Surplus - Prior Year	953,808		953,808			100%		
Total Resources	3,258,808	810	954,618		2,304,190	29%	41%	
Expenditures	3,258,808	53,040	719,287	294,760	2,244,761	31%	60%	1
21 CARE TAX FUND								
Revenues	1,710,000	854	1,707			0%		
Appr. Surplus - Prior Year	1,881,958		1,881,958			100%		
Total Resources	3,591,958	854	1,883,665		1,708,293	52%	83%	2
Expenditures	3,591,958	44,007	842,673	29,324	2,719,961	24%	10%	2
30 DEBT SERVICE FUND								
Revenues	7,341,116	250,810	284,721			4%		
Appr. Surplus - Prior Year	13,221		13,221			100%		
Total Resources	7,354,337	250,810	297,942		7,056,395	4%	21%	
Expenditures	7,354,337	6,067	8,868		7,345,469	0%	1%	
45 CIP FUND								
Revenues	240,000							
Appr. Surplus - Prior Year	875,159		875,159			100%		
Total Resources	1,115,159		875,159		240,000	78%	82%	
Expenditures	1,115,159	9,146	42,761	864,469	207,929	81%	20%	3
51 WATER FUND								
Revenues	12,311,377	1,854,280	4,071,196			33%		
Appr. Surplus - Current Year	300,000		300,000			100%		
Appr. Surplus - Prior Year	4,427,227		4,427,227			100%		
Total Resources	17,038,604	1,854,280	8,798,423		8,240,181	52%	43%	
Expenditures	17,038,604	950,885	4,440,255	1,975,148	10,623,201	38%	25%	
52 WATER RECLAMATION FUND								
Revenues	7,027,851	772,280	1,408,185			20%		
Appr. Surplus - Prior Year	1,666,509		1,666,509			100%		
Total Resources	8,694,360	772,280	3,074,694		5,619,666	35%	31%	
Expenditures	8,694,360	490,215	2,106,630	1,005,994	5,581,736	36%	35%	
55 STORM SEWER FUND								
Revenues	3,110,500	251,671	596,229			19%		
Appr. Surplus - Prior Year	386,367		386,367			100%		
Total Resources	3,496,867	251,671	982,596		2,514,271	28%	38%	
Expenditures	3,496,867	65,326	1,083,838	198,547	2,214,482	37%	45%	
56 RECREATION FUND								
Revenues	1,667,200	95,011	469,876			28%		
Appr. Surplus - Current Year	158,888		158,888			100%		
Appr. Surplus - Prior Year	4,857		4,857			100%		
Total Resources	1,830,945	95,011	633,621		1,197,324	35%	15%	4
Expenditures	1,830,945	177,168	450,030	187,787	1,193,128	35%	33%	
57 SOLID WASTE FUND								
Revenues	3,397,000	288,360	576,619			17%		
Appr. Surplus - Prior Year	24,450		24,450			100%		
Total Resources	3,421,450	288,360	601,069		2,820,381	18%	17%	
Expenditures	3,421,450	237,984	637,361		2,784,089	19%	22%	

CITY OF OREM
BUDGET REPORT FOR THE MONTH ENDED AUGUST 2014

Percent of Year Expired: 17%

Fund	Current Appropriation	Monthly Total	Year-To-Date Total	Encumbrances	Balance	% To Date FY 2015	% To Date FY 2014	Notes
58 STREET LIGHTING FUND								
Revenues	1,485,000	74,226	763,017			51%		
Appr. Surplus - Prior Year	231,180		231,180			100%		
Total Resources	1,716,180	74,226	994,197		721,983	58%	54%	
Expenditures	1,716,180	21,981	166,958	271,813	1,277,409	26%	24%	
61 FLEET MAINTENANCE FUND								
Std. Interfund Transactions	652,000		652,000			100%		
Total Resources	652,000		652,000			100%	100%	
Expenditures	652,000	30,550	210,553	45,901	395,546	39%	33%	
62 PURCHASING/WAREHOUSING FUND								
Revenues		15	30			100%		
Appr. Surplus - Current Year	33,000		33,000			100%		
Std. Interfund Transactions	330,000		330,000			100%		
Total Resources	363,000	15	363,030		-30	100%	100%	
Expenditures	363,000	23,997	112,425	1,054	249,521	31%	26%	
63 SELF INSURANCE FUND								
Revenues	500,000	40,506	80,645			16%		
Std. Interfund Transactions	1,175,000		1,175,000			100%		
Total Resources	1,675,000	40,506	1,255,645		419,355	75%	75%	
Expenditures	1,675,000	31,275	927,323	19,478	728,199	57%	57%	
74 CDBG FUND								
Revenues	814,408	18,537	27,538			3%		
Appr. Surplus - Prior Year	467,157		467,157			100%		
Total Resources	1,281,565	18,537	494,695			39%	24%	
Expenditures	1,281,565	44,103	135,782	8,631	1,137,152	11%	12%	
CITY TOTAL RESOURCES	104,882,804	5,575,594	31,378,408		72,717,526	30%	33%	
CITY TOTAL EXPENDITURES	104,882,804	5,174,157	21,086,170	6,161,160	77,635,474	26%	25%	

NOTES TO THE BUDGET REPORT FOR THE MONTH ENDED AUGUST 2014:

1) The current year expenditures are lower in comparison to the prior year due to the current year encumbrances ($294,760) being significantly less than in the prior fiscal year ($1,348,947) at this date in time. Primarily due to street overlay & slurry capital projects.

2) The current year percentages are signifacantly different than the prior year due to the budgeted amounts for the fitness center pool remodel and expansion project no longer being such a large portion of the budgeted amounts.

3) The current year expenditures are higher in comparison to the prior year due to the current year encumbrances ($864,469) being significantly more than in the prior fiscal year ($70,450) at this date in time. Primarily due to the MAG ITS capital project.

4) The current year revenues are higher in comparison to the prior year due to the opening of the new pool area which appears to have had a positive impact on fitness center pass sales.

Note: In earlier parts of a fiscal year, expenditures may be greater than the collected revenues in a fund. The City has accumulated sufficient reserves to service all obligations during such periods and does not need to issue tax anticipation notes or obtain funds in any similar manner. If you have questions about this report, please contact Richard Manning (229-7037) or Brandon Nelson (229-7010).

AGENDA
REDEVELOPMENT AGENCY
OF THE CITY OF OREM
September 23, 2014

CALL TO ORDER

APPROVAL OF MINUTES

1. **MINUTES of Redevelopment Agency Meeting of July 22, 2014**

SCHEDULED ITEMS

7:00 P.M. PUBLIC HEARING

2. **RESOLUTION – Adopt an official Project Area Plan for the University Place Community Development Project Area**

RECOMMENDATION: The Economic Development Division Manager recommends that the Redevelopment Agency of the City of Orem, by resolution, adopt an official Project Area Plan for the University Place Community Development Project Area.

BACKGROUND: The University Place Community Development Area (CDA) and its subsequent Draft Project Area Plan contemplate and facilitate the redevelopment of the University Mall property located at 575 East University Parkway and redevelopment of surrounding properties. University Place is a master planned mixed use redevelopment that adds class "A" office, additional retail, a new park, residential, and additional infrastructure to an already successful regional retail shopping mall.

It is estimated that the following development will be constructed as part of the University Place revitalization project.

- 400,000 SF new retail (Less 175,000 SF of existing retail to be demolished)
- 700,000 SF new office
- 1,250,000 SF new multifamily residential
- 70,000 SF new hotel

Tax Increment arising from the development of the Project may be used to pay for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL REDEVELOPMENT AGENCY MEETINGS.
If you need a special accommodation to participate in the Redevelopment Agency meeting, please call the City Recorder's Office at least 3 working days prior to the meeting. (Voice 229-7074)

This agenda is also available on the City's Internet webpage at orem.org

Adoption of the Draft Project Area Plan will assist the City of Orem with business attraction and expansion, new job growth, increased tax revenues, and is anticipated to act as a catalyst to future development and re-investment in the surrounding area.

3. **RESOLUTION - Approve an Interlocal Cooperation Agreement between the Redevelopment Agency of the City of Orem and the City of Orem**

RECOMMENDATION: The Economic Development Division Manager recommends that the Redevelopment Agency of the City of Orem, by resolution, approve an Interlocal Cooperation Agreement between the Redevelopment Agency of the City of Orem and the City of Orem.

The Redevelopment Agency of the City of Orem desires to enter into this agreement to receive a portion of property tax increment generated within the University Place Community Development Area back from the City of Orem. Tax Increment arising from the development of the Project may be used to pay for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency.

ADJOURN TO CITY COUNCIL MEETING

CITY OF OREM **REDEVELOPMENT AGENCY MEETING** SEPTEMBER 23, 2014	
REQUEST:	**RESOLUTION – Adopt an official Project Area Plan for the University Place Community Development Project Area**
APPLICANT:	City of Orem Economic Development Division
FISCAL IMPACT:	$9,607,695 of future tax increment funds (estimate from the model)

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Posted on State website
-Faxed to newspapers
-E-mailed to newspapers
-Neighborhood Chair

PREPARED BY:
Ryan L. Clark
EDD Manager

RECOMMENDATION:
The Economic Development Division Manager recommends that the Redevelopment Agency of the City of Orem, by resolution, adopt an official Project Area Plan for the University Place Community Development Project Area.

BACKGROUND:
The University Place Community Development Area (CDA) and its subsequent Draft Project Area Plan contemplate and facilitate the redevelopment of the University Mall property located at 575 East University Parkway and redevelopment of surrounding properties. University Place is a master planned mixed use redevelopment that adds class "A" office, additional retail, a new park, residential, and additional infrastructure to an already successful regional retail shopping mall.

It is estimated that the following development will be constructed as part of the University Place revitalization project.

- 400,000 SF new retail (Less 175,000 SF of existing retail to be demolished)
- 700,000 SF new office
- 1,250,000 SF new multifamily residential
- 70,000 SF new hotel

Tax Increment arising from the development of the Project may be used to pay for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency.

Adoption of the Draft Project Area Plan will assist the City of Orem with business attraction and expansion, new job growth, increased tax revenues, and is anticipated to act as a catalyst to future development and re-investment in the surrounding area.

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RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT PROJECT AREA.

WHEREAS, the City of Orem created the Redevelopment Agency of the City of Orem, Utah (the "Agency") pursuant to an ordinance dated August 14, 1984 (O-84-0031); and

WHEREAS, the Agency continues to operate under applicable prior law and Title 17C of the Utah Code as amended, known as the Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act (the "Act"); and

WHEREAS, the City of Orem has a planning commission and has adopted a general plan pursuant to applicable law; and

WHEREAS, the Agency, by Resolution, has authorized the preparation of a draft project area plan as provided in Section 17C-4-101 of the Act; and

WHEREAS, pursuant to Section 17C-4-103 of the Act, the Agency has (a) prepared a draft University Place Community Development Project Area Plan (the "Project Area Plan" or "Plan") and (b) made the draft Project Area Plan available to the public at the Agency's offices during normal business hours; and

WHEREAS, the Agency provided notice of the public hearing in strict compliance with Sections 17C-4-401 and 402; and

WHEREAS, the Agency has held a public hearing on the draft Project Area Plan and at that Plan hearing (a) allowed public comment on the draft Project Area Plan and considered whether the draft Project Area Plan should be revised, approved or rejected, and (b) received all written and heard all oral objections to the draft Project Area Plan; and

WHEREAS, after holding the public hearing, the Agency considered the oral and written objections to the draft Project Area Plan, and whether to revise, approve or reject the draft Project Area Plan;

WHEREAS, less than one year has passed since the date of the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Agency:

Section l. Adoption of Project Area Plan. It has become necessary and desirable to adopt the draft Project Area Plan as the official Project Area Plan for the Project Area. The Agency hereby designates and adopts the draft Project Area Plan, with any applicable amendments in the form attached hereto as **Exhibit C**. The Agency shall submit the Project Area Plan, together with a copy of this Resolution, to the City Council of the City of Orem requesting that the Project Area Plan be adopted by ordinance of the legislative body of City of Orem in accordance with the provisions of the Act.

Section 2. Legal Description of the Project Area Boundaries. The legal description of the boundaries of the Project Area covered by the Project Area Plan is attached hereto and

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incorporated herein as **Exhibit A**. A map of the Project Area is attached and incorporated herein as **Exhibit B**.

Section 3. Agency's Purposes and Intent. The Agency's purposes and intent with respect to the Project Area are to accomplish the following:

A. Provide essential governmental services to the Project Area by providing a mechanism to develop public infrastructure within or to serve the Project Area.

B. Encourage and accomplish appropriate private development and community development activities within the Project Area.

C. Provide for the strengthening of the tax base and economic health of the community.

Section 4. Project Area Plan Incorporated by Reference. The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C** (with any applicable amendments) is hereby incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Plan shall be filed and maintained in the office of the Agency and the City Recorder for public inspection.

Section 5. Agency Board Findings. The Agency Board hereby determines and finds as follows:

The adoption of the Project Area Plan will:

A. Satisfy a public purpose by, among other things, encouraging and accomplishing appropriate community development activities within the Project Area;

B. Provide a public benefit in the form of, among other things, increased development activity within the boundaries of the Agency, including in particular within the Project Area, that is desirable and will enhance the tax base of all taxing entities within the Project Area;

C. Be economically sound and feasible in that the revenue needed for the implementation of the Project Area Plan will come from incremental property taxes generated by new private development within the Project Area, all as further shown and supported by the analysis contained in the Project Area Plan;

D. Conform to the City of Orem's general plan in that, among other things, the Project Area Plan provides that all development in the Project Area is to be in accordance with the City of Orem's zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the City of Orem's general plan; and

E. Promote the public peace, health, safety and welfare of the citizens of the City of Orem.

Section 6. Financing. Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent

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greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of community development project areas permitted by Chapter 4 of the Act.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption, and pursuant to the provisions of the Act, the Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the City of Orem.

IN WITNESS WHEREOF, the Governing Board of the Redevelopment Agency of the City of Orem has approved, passed and adopted this Resolution this ____ day of September, 2014.

_____
Richard F. Brunst, Jr.
Agency Chairman

ATTEST:

_____
Donna R. Weaver, Secretary

BOARD MEMBERS VOTING "AYE"	BOARD MEMBERS VOTING "NAY"
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
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EXHIBIT A – LEGAL DESCRIPTION OF THE PROJECT AREA

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.

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EXHIBIT B – MAP OF THE PROJECT AREA

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Proposed University Place Community Development Project Area Map

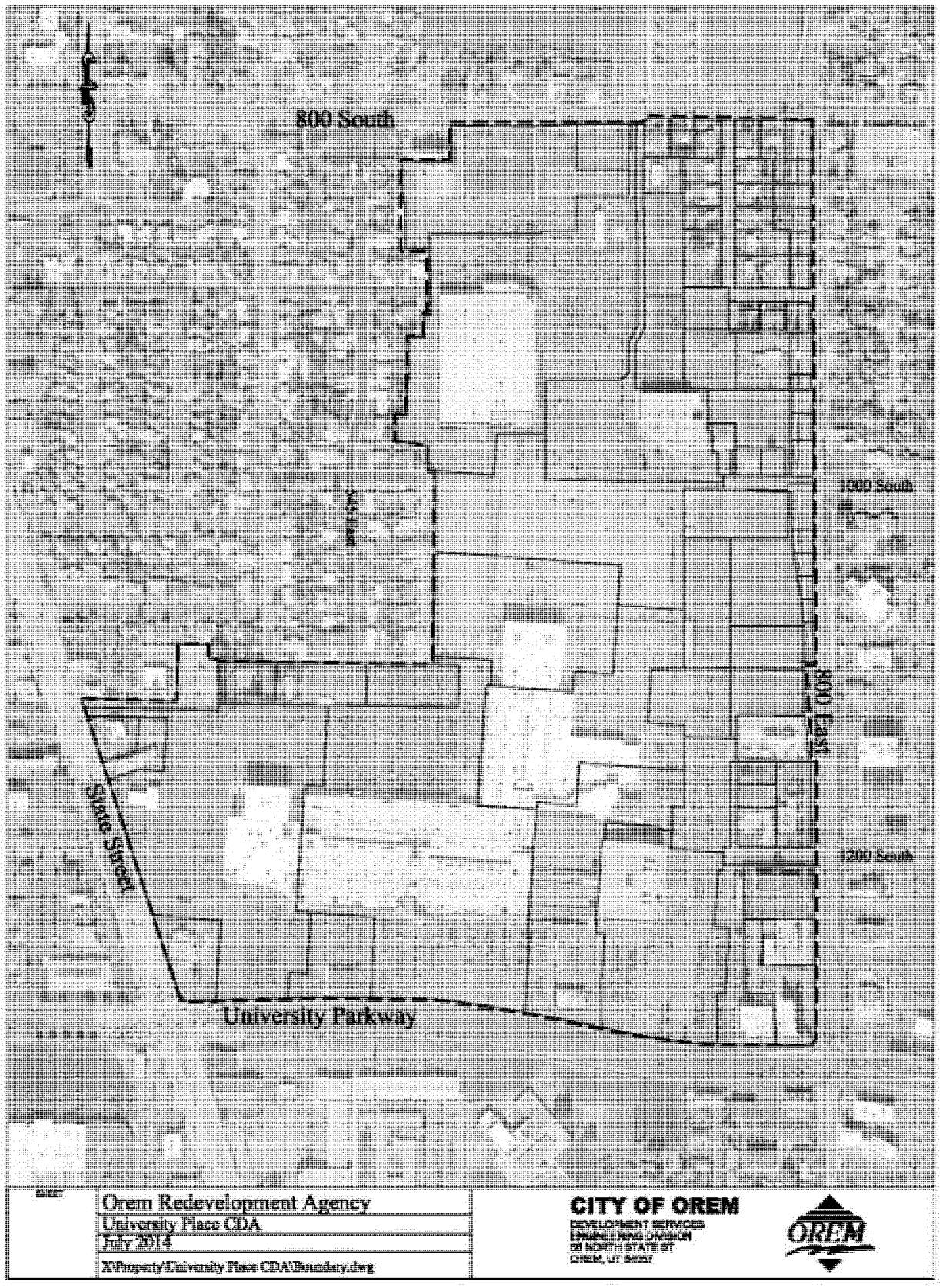

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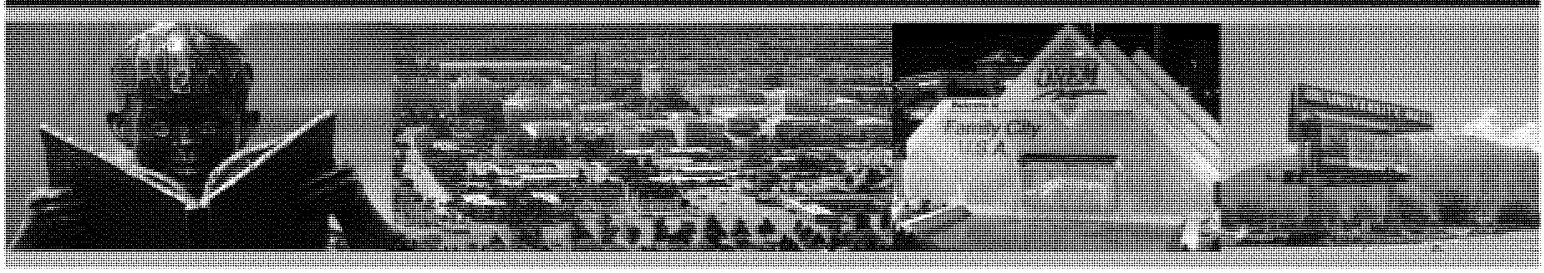
EXHIBIT C: PROJECT AREA PLAN

DRAFT PROJECT AREA PLAN

UNIVERSITY PLACE COMMUNITY DEVELOPMENT AREA (CDA)

OREM REDEVELOPMENT AGENCY, UTAH



AUGUST 2014

LEWIS YOUNG
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Introduction

The Redevelopment Agency of the City of Orem, Utah (the "Agency"), following thorough consideration of the needs and desires of The City of Orem (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the University Place Community Development Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which is located on the northeast corner of State Street and University Parkway. The 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 and Agency have determined that it is in the best interest of its residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

UTAH CODE §17C-4-101

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

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act ("Act"), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **July 22, 2014**.

Utah Code §17C-4-102

Recitals of Prerequisites for Adopting a Community Development Project Area Plan

In order to adopt a community development project area plan, the agency shall;

- Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of 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-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area plan and has made a draft Project Area plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency will hold a public hearing on the draft plan on **September 23, 2014**.

Definitions

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

The term **"Agency"** shall mean the Redevelopment Agency of the City of Orem, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base Taxable Value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms **"City" or "Community"** shall mean The City of Orem.

The term **"Legislative Body"** shall mean the City Council of Orem which is the legislative body for the City.

The term **"Plan Hearing"** shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

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

The term **"Project Area Budget"** shall mean 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 Project Area plan;
- the Tax Increment expected to be used to cover the cost of administering the 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.

The term **"Project Area Plan"** shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term **"Taxes"** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term **"Taxing Entity"** shall mean any public entity that levies a tax on any property within the Project Area.

The term **"Tax Increment"** shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the Project Area designated in the Project Area Budget as the area from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the Base Taxable Value of the property.

UTAH CODE §17C-4-103(1)

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit "A"** and **Exhibit "B"** and incorporated herein. The Project Area is located on the northeast corner of State Street and University Parkway. Most of the Project Area will be a master planned development surrounding the University Mall with intention to revitalize the area. The planned development includes residential, office, retail, and civic uses. The Project Area is comprised of 133.6 acres total, including approximately 85 affected parcels, equaling 129.6 acres of property (4.0 acres are rights of way and other variances in acreage associated with County records of individual parcels).

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

UTAH CODE §17C-4-103(2)

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

General Land Uses

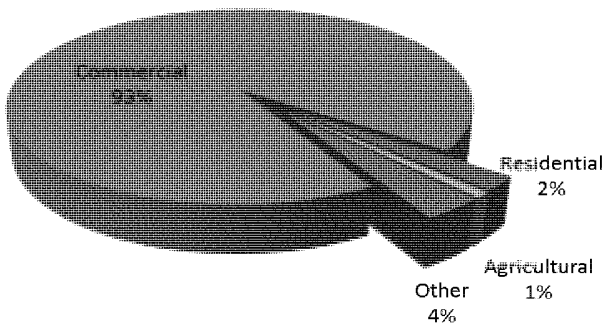
A significant amount of property within the Project Area consists of land associated with the University Mall which is aging and in need of revitalization. Additional land has also been included in the Project Area which could be redeveloped into a higher and better use in connection with the University Place revitalization plans. Table 1 and Figure 1 summarize the approximate acreage of existing land uses by land use type.

TABLE 1: EXISTING LAND USES

Type	Acres	% of Area
Commercial	120.55	93%
Residential	3.19	2%
Agricultural	1.14	1%
Other*	4.70	4%
Total	**129.58**	**100%**

*Other includes land currently owned by The City of Orem and other government entities.

FIGURE 1: EXISTING LAND USES



Current zoning in the Project Area is primarily P-D and C-2, with a few parcels of R-8 included. These zones allow for general commercial and residential uses. The P-D zoning recently approved for the mall site allows the contemplated uses which include office and hotel buildings, retail, and residential uses. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including the goals and objectives in the City's General Plan.

Layout of Principal Streets

The principal streets are State Street (going northwest to southeast), 800 East (going north to south), and University Parkway (going east to west). The Project Area map, provided in **Exhibit "A",** shows the principal streets in the area.

Population Densities

Currently, there is limited residential development within the Project Area which mostly consists of older homes on third-acre lots which have already been purchased and assembled by commercial entities for redevelopment into other uses. There is a significant day time population from the retail outlets in the mall.

Building Intensities

Buildings in the area are generally commercial and retail structures. The largest parcels are owned by the Woodbury Corporation in connection with the existing University Mall. Costco also leases a large parcel. No change is anticipated to the Costco building, but it was included in the Project Area because minor changes to the lot lines and outlying parking areas may be made in connection with the University Place redevelopment.

UTAH CODE §17C-4-103(2)

Impact of Community Development on Land Use, Layout of Principal Streets, Population Densities and Building Intensities

Community development activities within the Project Area will mostly consist of revitalization of the University Mall and development of new office and residential areas. The types of land uses will include: commercial/retail, office, hotel, and residential. In order to redevelop the Project Area the Agency along with property owners, developers, and/or businesses will need to construct infrastructure improvements that enhance transportation and create better utilization of land.

General Land Uses

A majority of the land in the Project Area is owned by Woodbury Corporation and is planned to develop as a multi-use project around the existing University Mall. It is estimated that the following development will be constructed as part of the University Place revitalization project:

- 400,000 SF new retail (Less 175,000 SF of existing retail to be demolished)
- 700,000 SF new office
- 1,250,000 SF new multifamily residential, and
- 70,000 SF new hotel.

It is believed that this development will spark investment and renovation in the surrounding business community.

Layout of Principal Streets

The Agency anticipates that the development will require new roadways within the development to facilitate local and business traffic, but the roads will likely be owned and maintained by the Woodbury Corporation.

Population Densities

The Project Area will include additional residential development, thus the population density is anticipated to increase. Approximately 1200 units are planned within the Project Area, although zoning will allow for up to about 1500. Most of the housing (approximately 92 percent) is planned to be one- and two-bedroom units for working professionals and empty-nesters. The remaining eight percent is planned to be three-bedroom units. This daytime population will likely increase and diversify as office, retail, lodging and open space are expanded.

Building Densities

Building densities will increase as some of the planned development will be multi-story structures. Also, the intent of this plan is to promote higher occupancy levels within current buildings and greater economic utilization of the land area.

UTAH CODE §17C-4-103(3)

Standards Guiding the Community Development

In order to provide maximum flexibility in the development and redevelopment of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses indentified above are not set forth herein. Development proposals in the Project Area will be subject to appropriate elements of the City's General Plan; the Land Use Ordinances of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or 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.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

Business attraction and expansion.
Orem City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

Recruit, retain and expand employers.
Orem encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

Spur revitalization.
It is anticipated that development within the Project Area will be the catalyst to future development and re-investment in the surrounding area.

UTAH CODE §17C-4-103(4)

How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Project Area by accomplishing the following items:

Provision for Commercial, Industrial, Public, Residential or Any Combination of These Uses
The Project Area Plan allows for commercial, retail, office, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

Provision of Private or Public Infrastructure
The proposed Project Area will provide infrastructure to support significant development in the area, to include street, culinary water, sanitary sewer, and storm water infrastructure, and property acquisition. Furthermore, the parking decks will provide for the necessary parking while accommodating a higher density development which will benefit the local taxing entities. Community parks and open space are also planned within the development.

UTAH CODE §17C-4-103(5)

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

This Plan and the development contemplated thereby conform to the City's General Plan and City Code in the following respects:

Zoning Ordinances

Any development contemplated within the Project Area shall conform to the City's land use ordinances, including "Chapter 22: Zoning" of the City of Orem Code and applicable requirements associated with the PD-34 zone. Additionally, any development must be in harmony with the City's General Plan, including "Chapter 2 : Land Use." The current designation for the Project Area on the General Plan's Future Land Use Map is Community Commercial. Moreover, the Project Area Plan, and all proposed development conforms thereto.

Building Codes

The Project will conform to all building codes that are currently imposed by the City including "Chapter 7: Building, Construction and Safety Codes and Regulations" of the City Code.

Planning Commission

The Planning Commission will review any future development proposals contemplated in the Project Area and make such recommendation thereon to the City Council as may be needed to facilitate development in the Project Area.

UTAH CODE §17C-4-103(6)

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

The primary objectives of the community development include: 1) provide public infrastructure and parking deck capacity needed to redevelop and revitalize the University Mall area and 2) create jobs.

UTAH CODE §17C-4-103(7)

Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process

Qualified Owners

This Project Area plan provides reasonable opportunities for owners of property in the Project Area to participate in the development and/or redevelopment of property in the Project Area through tax increment if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

- Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- Owners may acquire adjacent or other properties in the Project Area;
- Owners may sell all or portions of their improvements to the Agency, but may also retain the land, and develop their properties;
- Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities provided by owners of property in the Project Area; and
- Other methods as may be approved by the Agency.

Developers Currently Involved

Most of the Project Area is owned by the Woodbury Corporation or its subsidiary, University Mall Shopping Center L.C. (575 East University Parkway, Orem, Utah 84097). Woodtusk, L.L.C., is a Woodbury partnership corporation and is also involved with the development (2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109).

Other Parties

If no owner or tenant in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

Persons Expressing an Interest to Become a Developer

The Agency has not entered, nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area plan.

UTAH CODE §17C-4-103(8)

Reason for Selection of the Project Area

Currently, the University Mall is aging and is in need of revitalization. Financial assistance is needed to incentivize the installation of infrastructure and the use of parking decks in order to achieve a higher and better use for the property. Higher density parking structures will allow for additional office, business, and residential density in the area. Furthermore, it is anticipated that the development of this area will encourage re-investment and revitalization in the surrounding businesses along State Street and University Parkway.

UTAH CODE §17C-4-103(9)

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

Physical Conditions

The Project Area consists of approximately 129.6 parcel acres (133.6 total acres) of relatively flat, publicly and privately owned land as shown on the Project Area map. The majority of the property is in need of revitalization.

Social Conditions

The Project Area suffers from decreasing social connectivity and vitality. There are very few residential units. There are currently no parks, libraries, or other social gathering places in the Project Area.

Economic Conditions

The area has suffered from a lack of reinvestment related to: 1) physical deterioration of existing structures; 2) lack of cohesiveness; 3) the need for additional and adequate infrastructure in the area; and 4) lack of economic density and land utilization.

UTAH CODE
§17C-4-103(10)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax Increment arising from the development of the Project may be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, 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 for any period of time the Agency may deem to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this 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;
- Promote an urban environment where residents can live, work, and play;
- Assist with property acquisition and/or land assembly; and
- Provide attractive development for high-quality commercial/light industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and Interlocal Agreement will formally establish the participation percentage and timeframe for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment based on initial development assumptions.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Amount
Utah County	75%	20 Years	$6,465,039
Alpine School District	75%	20 Years	$44,669,875
City of Orem	75%	20 Years	$9,607,695
Orem Metropolitan Water District	75%	20 Years	$200,267
Central Utah Water Conservancy District	75%	20 Years	$2,290,236
Total Sources of Tax Increment Funds			**$63,233,113**

TABLE 4: USES OF TAX INCREMENT

Uses	Amount
CDA Administration @ 5%	$3,161,656
RDA Development Incentive Fund @ 5%	$3,161,656
Project Area Infrastructure and Improvements @ 90%	$56,909,801
Total Uses of Tax Increment Funds	**$63,233,113**

UTAH CODE §17C-4-103(11)

Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE §17C-4-103(11)(a)

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 and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

It is estimated that the development of the area will result in approximately 2,500 to 4,600 new jobs. These jobs will likely result in an average annual wage of approximately $54,383.[1] 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. Business growth will generate corporate income taxes.

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

UTAH CODE §17C-4-103(11)(b)

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

[1] Based on Utah Department of Workforce Services, Occupational Employment and Wage Estimates,Provo-Orem Metro, May 2013

UTAH CODE
§17C-4-103(12)

Other Information that the Agency Determines to be Necessary or Advisable

Cost/Benefit Analysis

Based on the land use assumptions, current economic and market demand factors, Tax Increment participation levels, as well as public infrastructure, land assemblage and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated within the Project Area. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc. As shown below, the proposed Project Area will create a net benefit for The City of Orem.

TABLE 5: COST/BENEFIT ANALYSIS

REVENUES	Total	NPV @ 4%
Property Tax	$12,810,260	$7,625,260
Sales Tax	$11,369,619	$6,799,451
Energy Sales & Use Tax (Natural Gas and Electric)	$8,237,640	$4,649,463
Transient Room Tax	$676,649	$385,814
TOTAL REVENUES	$33,094,167	$19,459,988

EXPENDITURES	Total	NPV @ 4%
Estimated CDA Budget	$9,608,695	$5,498,985
General Government	$6,266,304	$3,660,108
Public Safety	$6,944,675	$4,056,340
Highways & Public Improvements	$2,439,930	$1,425,147
Parks, Recreation & Arts	$2,921,010	$1,706,143
Economic Development and Redevelopment	$433,269	$263,192
TOTAL EXPENDITURES	$28,612,882	$16,609,917

TOTAL REVENUE *minus* TOTAL EXPENDITURES	$4,481,285	$2,850,071

EXHIBIT A

Legal Description of Project Area: University Place CDA

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.

EXHIBIT B

Project Area Map

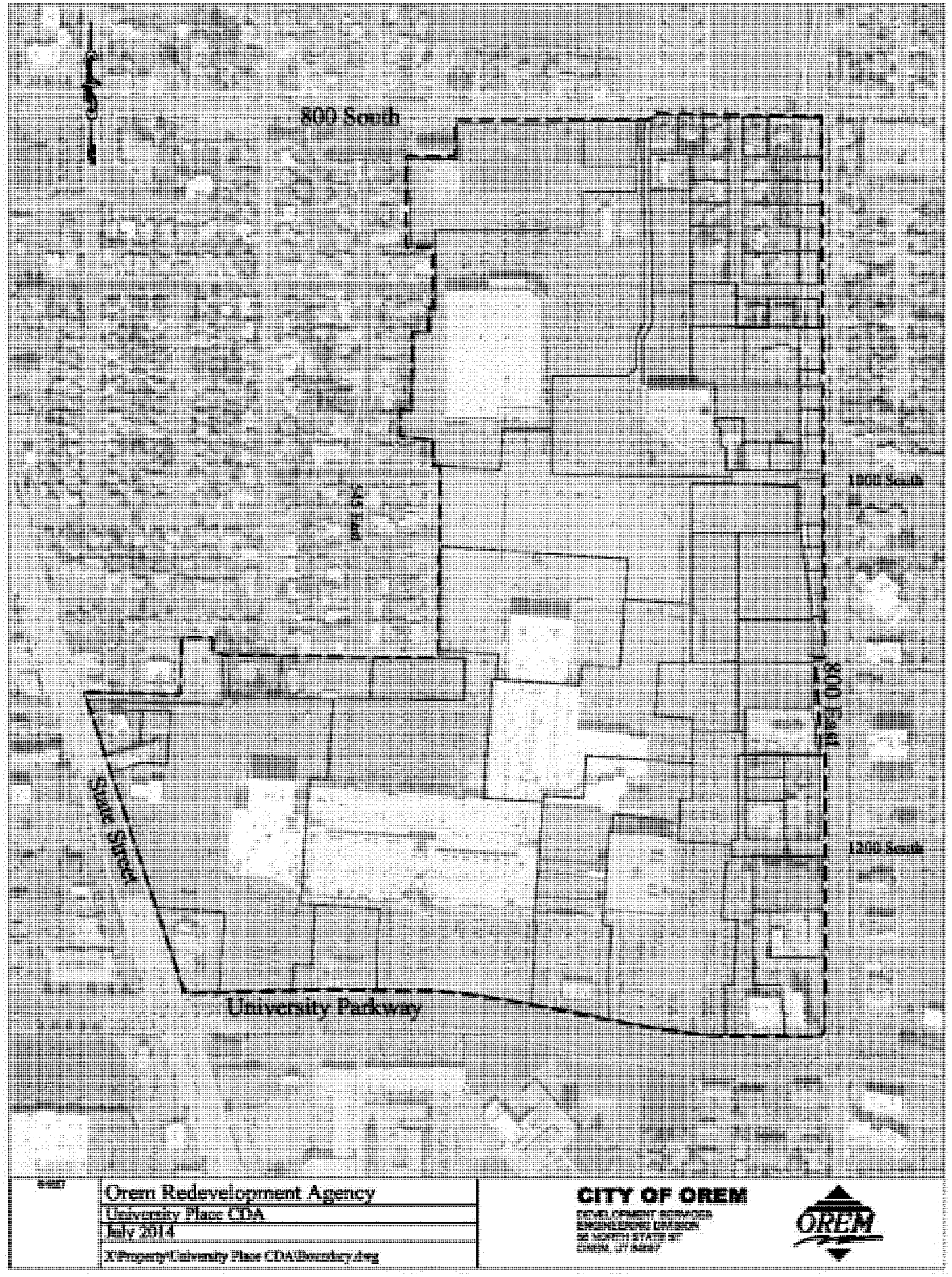


EXHIBIT C

Parcel List

Parcel Number	Owner	Acres
180560007	University Mall Shopping Center	0.195
180560008	University Mall Shopping Center	0.220
180560009	University Mall Shopping Center	0.030
180560016	City of Orem	0.300
180560017	Mercer, Amron L	0.290
180560018	Housing Authority of Utah County	0.300
180560019	Catania SFH LLC	0.310
180560020	University Mall Shopping Center	0.283
180560022	Catania SFH LLC	0.270
180560023	Catania SFH LLC	0.260
180560026	City of Orem	0.270
180560028	Gulati, Chaithawee	0.270
180560029	Woodbury Corporation	0.260
180560033	City of Orem	0.210
180560037	City of Orem	0.280
180560038	Catania SFH LLC	0.290
180560055	Larry and Lynn Campground Management	0.300
180560099	Avans, Gulavadee	0.648
180560102	Gaks Enterprises LLC	0.415
180560103	Catania SFH LLC	0.270
180560104	City of Orem	0.197
180560106	City of Orem	0.274
180560109	University Mall Shopping Center	1.263
180560110	City of Orem	0.148
180560111	City of Orem	0.168
180560112	City of Orem	0.230
180560113	University Mall Shopping Center	0.262
180560115	University Mall Shopping Center	0.571
180560117	City of Orem	0.146
180560118	City of Orem	0.270
180560119	University Mall Shopping Center	0.399
180560121	University Mall Shopping Center	0.527
180560123	City of Orem	0.096
180560132	City of Orem	0.002
180560133	University Mall Shopping Center	0.306
180560134	University Mall Shopping Center	0.926
180560135	University Mall Shopping Center	0.931
180570033	First Security Bank of Utah	0.600
180570117	KC Propco LLC	0.450
180570127	Cordner, Raymond G & Colleen F	0.063
180570129	Washburn Management LC	0.517
180570132	City of Orem	0.099
180570133	City of Orem	0.013
180570134	City of Orem	0.143
180570135	City of Orem	0.077
180570136	City of Orem	0.300
180570137	City of Orem	0.096
180570138	Glazier Properties LLC	0.882

Parcel Number	Owner	Acres
180570141	Cordner, Colleen F	1.136
180570142	University Mall Shopping Center	1.143
180570147	Orem City Corporation	0.017
180570502	Utah Department of Transportation	0.006
190180502	Utah Department of Transportation	0.003
190190017	Zions First National Bank	0.030
190190019	Zions First National Bank	0.030
352540001	Bank of American Fork	1.427
352540002	Maverik Country Stores Inc	0.722
352540003	Circle K Properties Inc	0.008
360860015	KC Propco LLC	0.260
360860016	KC Propco LLC	0.260
360860019	City of Orem	0.114
450610001	University Mall Shopping Center	0.210
551760001	Zions First National Bank	1.110
570310001	Utah Transit Authority	0.956
570430001	University Mall Shopping Center	5.494
570430002	University Mall Shopping Center	0.983
570430003	University Mall Shopping Center	12.745
570430004	University Mall Shopping Center	1.238
570430005	University Mall Shopping Center	1.697
570430006	University Mall Shopping Center	16.639
570430007	University Mall Shopping Center	6.140
570430008	University Mall Shopping Center	7.140
570430009	UNMN LLC	1.700
570430013	University Mall Shopping Center	6.331
570430014	University Mall Shopping Center	7.580
570430015	University Mall Shopping Center	5.285
570430016	University Mall Shopping Center	1.209
570430017	University Mall Shopping Center	13.170
570430018	University Mall Shopping Center	1.157
570430019	University Mall Shopping Center	0.707
570680010	University Mall Village	1.731
570680011	University Mall Village	7.035
570680012	University Mall Village	1.758
570680020	University Mall Village	1.477
570680021	University Mall Village	1.805
570680022	University Mall Village	0.947
570680023	University Mall Village	1.067
570680024	University Mall Village	1.498
Total		**129.591**

CITY OF OREM **REDEVELOPMENT AGENCY MEETING** SEPTEMBER 23, 2014	
REQUEST:	**RESOLUTION – Approve an Interlocal Cooperation Agreement between the Redevelopment Agency of the City of Orem and the City of Orem.**
APPLICANT:	City of Orem Economic Development Division
FISCAL IMPACT:	$9,607,695 of future tax increment funds (estimate from the model)

NOTICES:
-Posted in 2 public places
-Posted on City webpage
-Posted on State website
-Faxed to newspapers
-E-mailed to newspapers
-Neighborhood Chair

PREPARED BY:
Ryan L. Clark
EDD Manager

RECOMMENDATION:
The Economic Development Division Manager recommends that the Redevelopment Agency of the City of Orem, by resolution, approve an Interlocal Cooperation Agreement between the Redevelopment Agency of the City of Orem and the City of Orem.

BACKGROUND:
The Redevelopment Agency of the City of Orem desires to enter into this agreement to receive a portion of property tax increment generated within the University Place Community Development Area back from the City of Orem. Tax Increment arising from the development of the Project may be used to pay for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency.

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RESOLUTION NO. _____

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEEN THE AGENCY AND THE CITY OF OREM.

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the "Interlocal Act"), and the provisions of Title 17C of the Utah Code as amended, known as the Limited Purpose Government Entities – Community Development and Renewal Agencies Act (the "CDRA Act"), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, the Redevelopment Agency of the City of Orem, Utah (the "Agency") and the City of Orem (the "City") are "public agencies" for purposes of the Interlocal Act; and

WHEREAS, after careful analysis and consideration of relevant information, the Agency desires to enter into an Interlocal Cooperation Agreement with the City whereby the City would remit to the Agency a portion of the property tax increment generated within the University Place Community Development Project Area, (the "Project Area") which would otherwise flow to the City, for the purpose of encouraging development activities through the payment for certain public infrastructure, land assembly, and other uses that directly benefit the Project Area as permitted under the CDRA Act; and

WHEREAS, Section 11-13-202.5 of the Interlocal Act requires that certain Interlocal Agreements be approved by resolution of the legislative body of a public agency.

THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH AS FOLLOWS:

1. The Interlocal Cooperation Agreement between the Agency and the City, substantially in the form attached hereto as **Exhibit A** (the "Agreement"), is approved and shall be executed for and on behalf of the Agency by the Chair and countersigned by its Secretary.

2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Agreement has been submitted to legal counsel of the Agency for review and approved as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, a duly executed original counterpart of the Agreement shall be filed immediately with the Secretary, the keeper of records of the Agency.

4. The Agency is hereby directed to publish or cause to be published a notice of the Agreement in accordance with Section 11-13-219 of the Interlocal Act and make a copy of the Agreement available for public inspection and copying at the Agency's offices during regular business hours for a period of at least 30 days following publication of the notice.

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5. The Agreement shall be effective immediately upon execution.

6. This Resolution shall take effect upon adoption.

PASSED AND APPROVED this ____ day of September, 2014.

_____
Richard F. Brunst, Jr.
Agency Chairman

ATTEST:

_____
Donna R. Weaver, Secretary

BOARD MEMBERS VOTING "AYE"	BOARD MEMBERS VOTING "NAY"
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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EXIBIT A – INTERLOCAL AGREEMENT

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INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this _____ day of _____, 2014, by and between **THE REDEVELOPMENT AGENCY OF THE CITY OF OREM, UTAH** a community development and renewal agency and political subdivision of the State of Utah (the "Agency"), and **THE CITY OF OREM**, a political subdivision of the State of Utah (the "City") in contemplation of the following facts and circumstances:

A. **WHEREAS,** the Agency was created and organized pursuant to an ordinance dated August 14, 1984 (O-84-0031) and continues to operate under the provisions of the Limited Purpose Government Entities - Community Development and Renewal Agencies Act, Title 17C of the Utah Code (the **"Act"**), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting the City in development activities that are likely to advance the policies, goals and objectives of the City's general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS,** this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (Utah Code Title 11, Chapter 13) (the "Interlocal Act"); and

C. **WHEREAS,** the Agency has created the University Place Community Development Project Area (the "Project Area"), through the adoption of the University Place Community Development Project Area Plan (the "Project Area Plan"), located within the City, which Project Area is described in Exhibit "A" attached hereto and incorporated herein by this reference; and

D. **WHEREAS,** the Project Area contains the University Mall, which is anticipated to be revitalized, with encouragement and planning by the Agency, into residential, retail, hotel, and office uses. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and the Agency may enter into one or more Development/Participation Agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, increased property taxes, referred to as "Tax Increment" (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS,** as explained further in the Plan, significant infrastructure improvements are needed, including structured parking, asphalt, sewer, sidewalk, curb and gutter, water, storm drain, and park/open space; and the City may assemble land within the Project Area to incentivize development activity and to promote higher and more beneficial uses of land within the Project Area; and

F. **WHEREAS,** historically, the Project Area has generated a total of $1,590,821 per year in property taxes for the various taxing entities, including the City, Utah County (the "County"), Alpine School District (the "School District"), the Central Water Conservancy District, and the Metropolitan Water District of Orem (collectively the "Districts").

G. **WHEREAS,** upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and the Districts are projected to total approximately $6,510,910 per year; and

H. **WHEREAS,** the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased property tax which will be generated by the Project Area; and

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I. **WHEREAS,** it is in the best interest of the residents of the City for the City to remit such payments to the Agency in order to permit the Agency to provide assistance as an incentive for the construction of the Project Area; and

J. **WHEREAS,** the Agency has retained Lewis Young Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community development and tax increment projects across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for the remittance of tax increment revenues within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit "B"; and

K. **WHEREAS,** the Agency has also prepared a draft of the University Place Community Development Project Area Budget (the "Project Area Budget"), a copy of which is attached as Exhibit "C", which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

L. **WHEREAS,** the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The City has determined that significant additional property tax revenue (*i.e.*, Tax Increment) will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The City has determined that it is in the best interests of its residents to pay specified portions of the Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by the Agency in the construction and installation of infrastructure improvements and other development related costs needed to serve the Project Area, to the extent permitted by the Act, as amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2013, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2013 Utah County assessment rolls for all property located within the Project Area (which is currently estimated to be $129,187,998, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement with Developers.** The Agency is authorized to enter into one or more agreements with developers which may provide for the payment of certain amounts of Tax Increment to the Developer based upon the Developer's meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the Developer that the Developer, or its approved successors in title as owners of the Property, shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the State of Utah applicable to such levies.

5. **Payment Trigger.** The first year ("Year One") of payment of Tax Increment from the City to the Agency shall be determined by the Agency, but shall be no later than 2018. Each subsequent year, beginning with the first year after Year One, shall be defined in sequence as Year Two through Year Twenty.

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6. **Total Payment to Agency.** The City shall remit to the Agency, beginning with property tax receipts in Year One, and continuing through Year Twenty, 75% of the annual Tax Increment generated from the Project Area. The County is authorized and instructed to pay all of the Tax Increment to the Agency annually, and the Agency will then distribute to the City the City's 25% portion of the Tax Increment, and the Agency will retain the 75% balance.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real and personal property taxes collected from the Project Area by the County acting as the tax collection agency for the City. Real and personal property taxes which are the subject of this Agreement shall not include taxes collected from the Project Area by the County, acting in its capacity as the tax collection agency for the City, which are to be paid to or utilized by abatement districts, special service or improvement districts or other entities for which the County acts as the tax collection agency, nor shall it include any component of real property taxes retained by the County as payment for costs incurred in the collection of real property taxes for itself or other applicable agencies. It is expressly understood that the real property taxes which are the subject of this Agreement are only those real and personal property taxes actually collected by the County from the Project Area.

8. **No Independent Duty.** The City shall be responsible to remit to the Agency only Tax Increment actually received by the County. The City shall have no independent duty to pay any amount to the Agency other than the Tax Increment described in paragraph 6 of this Agreement on an annual basis from and including Year One through and including Year Twenty.

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

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

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

If to City:
City of Orem
Attn: City Council
56 N. State Street
Orem, UT 84057
Facsimile: (801) 229-7031

If to Agency:
Redevelopment Agency of Orem City
Attn: Agency Board
56 N. State Street
Orem, UT 84057
Facsimile: (801) 229-7031

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or

delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

12. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

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

14. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

15. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

16. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

17. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

18. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

20. **Declaration of Invalidity**. In the event that a court of competent jurisdiction declares that the County cannot pay and/or that the Agency cannot receive payments of the Project Area Property Tax, declares that the Agency cannot pay the Project Area Property Tax to developers, or takes any other action which has the effect of eliminating or reducing the payments of Project Area Property Tax received by the Agency, the Agency's obligation to pay the Project Property Tax Payments to developers shall be reduced or eliminated accordingly, the Agency, and the City shall take such steps as are reasonably required to not permit the payment and/or receipt of the Property Tax to be declared invalid.

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21. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

22. **Duration.** This Agreement shall terminate after the final payment of Tax Increment to the Agency for Year Twenty.

23. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

24. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

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

a. This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Interlocal Act;

b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Interlocal Act;

c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Interlocal Act;

d. The CEO of the Agency is hereby designated the administrator for all purposes of the Interlocal Act, pursuant to Section 11-13-207 of the Interlocal Act; and

e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.

f. Immediately after execution of this Agreement by both Parties, each of the Parties shall cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Interlocal Act.

g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

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IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

City: CITY OF OREM

Attest:

By: _____
Richard F. Brunst
Its: Mayor

_____
City Recorder

Approved as to form:

_____
Attorney for City of Orem

Agency: REDEVELOPMENT AGENCY OF THE CITY OF OREM

Attest:

By: _____
Richard F. Brunst
Its: Chair

_____
Secretary

Approved as to form:

_____
Attorney for Agency

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EXHIBIT "A
to
INTERLOCAL AGREEMENT

Legal Description of Project

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.

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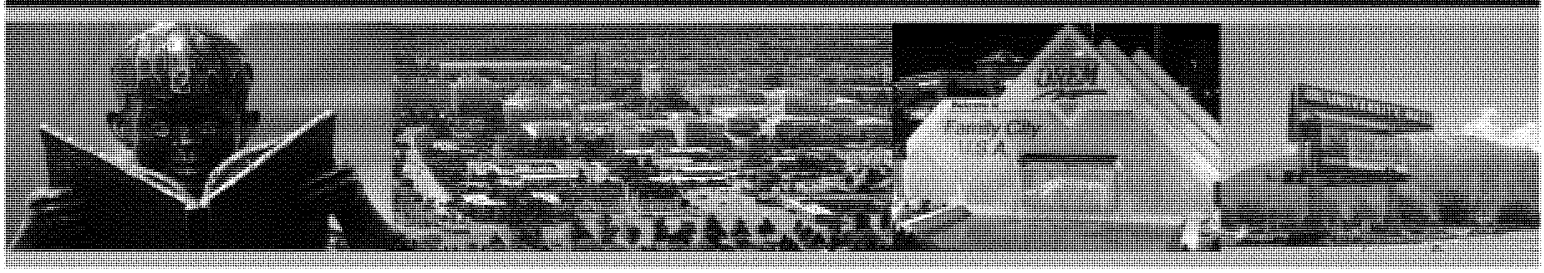
EXHIBIT "B"
To
INTERLOCAL AGREEMENT

Project Area Plan

DRAFT PROJECT AREA PLAN

UNIVERSITY PLACE COMMUNITY DEVELOPMENT AREA (CDA)

OREM REDEVELOPMENT AGENCY, UTAH



AUGUST 2014

LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.
GATEWAY PLAZA BUILDING · 41 N. RIO GRANDE, STE 101 · SALT LAKE CITY, UT 84101
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Introduction

The Redevelopment Agency of the City of Orem, Utah (the "Agency"), following thorough consideration of the needs and desires of The City of Orem (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the University Place Community Development Project Area (the "Project Area"). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which is located on the northeast corner of State Street and University Parkway. The 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 and Agency have determined that it is in the best interest of its residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

UTAH CODE §17C-4-101

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

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act ("Act"), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on **July 22, 2014**.

Utah Code §17C-4-102

Recitals of Prerequisites for Adopting a Community Development Project Area Plan

In order to adopt a community development project area plan, the agency shall;

- Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of 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-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area plan and has made a draft Project Area plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency will hold a public hearing on the draft plan on **September 23, 2014**.

Definitions

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

The term **"Agency"** shall mean the Redevelopment Agency of the City of Orem, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base Taxable Value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms **"City" or "Community"** shall mean The City of Orem.

The term **"Legislative Body"** shall mean the City Council of Orem which is the legislative body for the City.

The term **"Plan Hearing"** shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

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

The term **"Project Area Budget"** shall mean 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 Project Area plan;
- the Tax Increment expected to be used to cover the cost of administering the 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.

The term **"Project Area Plan"** shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term **"Taxes"** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term **"Taxing Entity"** shall mean any public entity that levies a tax on any property within the Project Area.

The term **"Tax Increment"** shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the Project Area designated in the Project Area Budget as the area from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the Base Taxable Value of the property.

UTAH CODE §17C-4-103(1)

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit "A"** and **Exhibit "B"** and incorporated herein. The Project Area is located on the northeast corner of State Street and University Parkway. Most of the Project Area will be a master planned development surrounding the University Mall with intention to revitalize the area. The planned development includes residential, office, retail, and civic uses. The Project Area is comprised of 133.6 acres total, including approximately 85 affected parcels, equaling 129.6 acres of property (4.0 acres are rights of way and other variances in acreage associated with County records of individual parcels).

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

UTAH CODE §17C-4-103(2)

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

General Land Uses

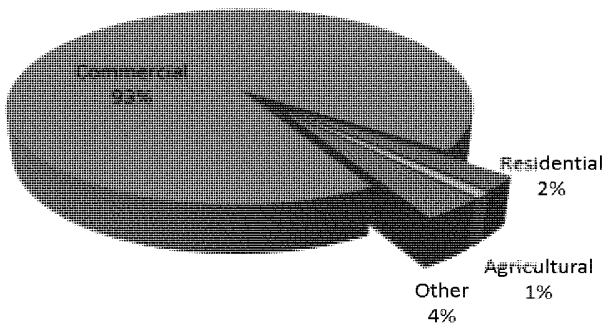
A significant amount of property within the Project Area consists of land associated with the University Mall which is aging and in need of revitalization. Additional land has also been included in the Project Area which could be redeveloped into a higher and better use in connection with the University Place revitalization plans. Table 1 and Figure 1 summarize the approximate acreage of existing land uses by land use type.

TABLE 1: EXISTING LAND USES

Type	Acres	% of Area
Commercial	120.55	93%
Residential	3.19	2%
Agricultural	1.14	1%
Other*	4.70	4%
Total	**129.58**	**100%**

*Other includes land currently owned by The City of Orem and other government entities.

FIGURE 1: EXISTING LAND USES



Current zoning in the Project Area is primarily P-D and C-2, with a few parcels of R-8 included. These zones allow for general commercial and residential uses. The P-D zoning recently approved for the mall site allows the contemplated uses which include office and hotel buildings, retail, and residential uses. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including the goals and objectives in the City's General Plan.

Layout of Principal Streets

The principal streets are State Street (going northwest to southeast), 800 East (going north to south), and University Parkway (going east to west). The Project Area map, provided in **Exhibit "A",** shows the principal streets in the area.

Population Densities

Currently, there is limited residential development within the Project Area which mostly consists of older homes on third-acre lots which have already been purchased and assembled by commercial entities for redevelopment into other uses. There is a significant day time population from the retail outlets in the mall.

Building Intensities

Buildings in the area are generally commercial and retail structures. The largest parcels are owned by the Woodbury Corporation in connection with the existing University Mall. Costco also leases a large parcel. No change is anticipated to the Costco building, but it was included in the Project Area because minor changes to the lot lines and outlying parking areas may be made in connection with the University Place redevelopment.

UTAH CODE §17C-4-103(2)

Impact of Community Development on Land Use, Layout of Principal Streets, Population Densities and Building Intensities

Community development activities within the Project Area will mostly consist of revitalization of the University Mall and development of new office and residential areas. The types of land uses will include: commercial/retail, office, hotel, and residential. In order to redevelop the Project Area the Agency along with property owners, developers, and/or businesses will need to construct infrastructure improvements that enhance transportation and create better utilization of land.

General Land Uses

A majority of the land in the Project Area is owned by Woodbury Corporation and is planned to develop as a multi-use project around the existing University Mall. It is estimated that the following development will be constructed as part of the University Place revitalization project:

- 400,000 SF new retail (Less 175,000 SF of existing retail to be demolished)
- 700,000 SF new office
- 1,250,000 SF new multifamily residential, and
- 70,000 SF new hotel.

It is believed that this development will spark investment and renovation in the surrounding business community.

Layout of Principal Streets

The Agency anticipates that the development will require new roadways within the development to facilitate local and business traffic, but the roads will likely be owned and maintained by the Woodbury Corporation.

Population Densities

The Project Area will include additional residential development, thus the population density is anticipated to increase. Approximately 1200 units are planned within the Project Area, although zoning will allow for up to about 1500. Most of the housing (approximately 92 percent) is planned to be one- and two-bedroom units for working professionals and empty-nesters. The remaining eight percent is planned to be three-bedroom units. This daytime population will likely increase and diversify as office, retail, lodging and open space are expanded.

Building Densities

Building densities will increase as some of the planned development will be multi-story structures. Also, the intent of this plan is to promote higher occupancy levels within current buildings and greater economic utilization of the land area.

UTAH CODE §17C-4-103(3)

Standards Guiding the Community Development

In order to provide maximum flexibility in the development and redevelopment of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses indentified above are not set forth herein. Development proposals in the Project Area will be subject to appropriate elements of the City's General Plan; the Land Use Ordinances of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or 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.

The general standards that will guide community development within the Project Area, adopted from the City's proposed General Plan are as follows:

Business attraction and expansion.
Orem City staff and community leaders should focus their marketing and recruitment efforts on a few "high yield" targets that will make a significant difference to the local economy.

Recruit, retain and expand employers.
Orem encourages existing firms to grow and expand their business operations, and focus business attraction efforts on established firms within the region that may need larger facilities or a new location within the region.

Spur revitalization.
It is anticipated that development within the Project Area will be the catalyst to future development and re-investment in the surrounding area.

UTAH CODE §17C-4-103(4)

How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Project Area by accomplishing the following items:

Provision for Commercial, Industrial, Public, Residential or Any Combination of These Uses
The Project Area Plan allows for commercial, retail, office, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

Provision of Private or Public Infrastructure
The proposed Project Area will provide infrastructure to support significant development in the area, to include street, culinary water, sanitary sewer, and storm water infrastructure, and property acquisition. Furthermore, the parking decks will provide for the necessary parking while accommodating a higher density development which will benefit the local taxing entities. Community parks and open space are also planned within the development.

UTAH CODE §17C-4-103(5)

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

This Plan and the development contemplated thereby conform to the City's General Plan and City Code in the following respects:

Zoning Ordinances

Any development contemplated within the Project Area shall conform to the City's land use ordinances, including "Chapter 22: Zoning" of the City of Orem Code and applicable requirements associated with the PD-34 zone. Additionally, any development must be in harmony with the City's General Plan, including "Chapter 2 : Land Use." The current designation for the Project Area on the General Plan's Future Land Use Map is Community Commercial. Moreover, the Project Area Plan, and all proposed development conforms thereto.

Building Codes

The Project will conform to all building codes that are currently imposed by the City including "Chapter 7: Building, Construction and Safety Codes and Regulations" of the City Code.

Planning Commission

The Planning Commission will review any future development proposals contemplated in the Project Area and make such recommendation thereon to the City Council as may be needed to facilitate development in the Project Area.

UTAH CODE §17C-4-103(6)

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

The primary objectives of the community development include: 1) provide public infrastructure and parking deck capacity needed to redevelop and revitalize the University Mall area and 2) create jobs.

UTAH CODE §17C-4-103(7)

Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process

Qualified Owners

This Project Area plan provides reasonable opportunities for owners of property in the Project Area to participate in the development and/or redevelopment of property in the Project Area through tax increment if they enter into a participation agreement with the Agency. The following general guidelines, which are all subject to final review, modification, and approval by the Agency, will apply in the Project Area:

- Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- Owners may acquire adjacent or other properties in the Project Area;
- Owners may sell all or portions of their improvements to the Agency, but may also retain the land, and develop their properties;
- Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities provided by owners of property in the Project Area; and
- Other methods as may be approved by the Agency.

Developers Currently Involved

Most of the Project Area is owned by the Woodbury Corporation or its subsidiary, University Mall Shopping Center L.C. (575 East University Parkway, Orem, Utah 84097). Woodtusk, L.L.C., is a Woodbury partnership corporation and is also involved with the development (2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109).

Other Parties

If no owner or tenant in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP) and requests for qualifications (RFQ), private negotiation, or some other method of identification approved by the Agency. All developers which are selected to develop within the Project Area will be subject to an Agreement for the Disposition of Land (ADL), Development Agreement, Participation Agreement, or any combination of these performance agreements and obligations.

Persons Expressing an Interest to Become a Developer

The Agency has not entered, nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the City have approved this Project Area plan.

UTAH CODE §17C-4-103(8)

Reason for Selection of the Project Area

Currently, the University Mall is aging and is in need of revitalization. Financial assistance is needed to incentivize the installation of infrastructure and the use of parking decks in order to achieve a higher and better use for the property. Higher density parking structures will allow for additional office, business, and residential density in the area. Furthermore, it is anticipated that the development of this area will encourage re-investment and revitalization in the surrounding businesses along State Street and University Parkway.

UTAH CODE §17C-4-103(9)

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

Physical Conditions

The Project Area consists of approximately 129.6 parcel acres (133.6 total acres) of relatively flat, publicly and privately owned land as shown on the Project Area map. The majority of the property is in need of revitalization.

Social Conditions

The Project Area suffers from decreasing social connectivity and vitality. There are very few residential units. There are currently no parks, libraries, or other social gathering places in the Project Area.

Economic Conditions

The area has suffered from a lack of reinvestment related to: 1) physical deterioration of existing structures; 2) lack of cohesiveness; 3) the need for additional and adequate infrastructure in the area; and 4) lack of economic density and land utilization.

UTAH CODE
§17C-4-103(10)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax Increment arising from the development of the Project may be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, 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 for any period of time the Agency may deem to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this 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;
- Promote an urban environment where residents can live, work, and play;
- Assist with property acquisition and/or land assembly; and
- Provide attractive development for high-quality commercial/light industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and Interlocal Agreement will formally establish the participation percentage and timeframe for each taxing entity. With this understanding, the following represents an estimate of the total sources and uses of tax increment based on initial development assumptions.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Amount
Utah County	75%	20 Years	$6,465,039
Alpine School District	75%	20 Years	$44,669,875
City of Orem	75%	20 Years	$9,607,695
Orem Metropolitan Water District	75%	20 Years	$200,267
Central Utah Water Conservancy District	75%	20 Years	$2,290,236
Total Sources of Tax Increment Funds			**$63,233,113**

TABLE 4: USES OF TAX INCREMENT

Uses	Amount
CDA Administration @ 5%	$3,161,656
RDA Development Incentive Fund @ 5%	$3,161,656
Project Area Infrastructure and Improvements @ 90%	$56,909,801
Total Uses of Tax Increment Funds	**$63,233,113**

UTAH CODE §17C-4-103(11)

Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE §17C-4-103(11)(a)

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 and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

It is estimated that the development of the area will result in approximately 2,500 to 4,600 new jobs. These jobs will likely result in an average annual wage of approximately $54,383.[1] 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. Business growth will generate corporate income taxes.

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

UTAH CODE §17C-4-103(11)(b)

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

[1] Based on Utah Department of Workforce Services, Occupational Employment and Wage Estimates,Provo-Orem Metro, May 2013

UTAH CODE
§17C-4-103(12)

Other Information that the Agency Determines to be Necessary or Advisable

Cost/Benefit Analysis

Based on the land use assumptions, current economic and market demand factors, Tax Increment participation levels, as well as public infrastructure, land assemblage and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated within the Project Area. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc. As shown below, the proposed Project Area will create a net benefit for The City of Orem.

TABLE 5: COST/BENEFIT ANALYSIS

REVENUES	Total	NPV @ 4%
Property Tax	$12,810,260	$7,625,260
Sales Tax	$11,369,619	$6,799,451
Energy Sales & Use Tax (Natural Gas and Electric)	$8,237,640	$4,649,463
Transient Room Tax	$676,649	$385,814
TOTAL REVENUES	$33,094,167	$19,459,988

EXPENDITURES	Total	NPV @ 4%
Estimated CDA Budget	$9,608,695	$5,498,985
General Government	$6,266,304	$3,660,108
Public Safety	$6,944,675	$4,056,340
Highways & Public Improvements	$2,439,930	$1,425,147
Parks, Recreation & Arts	$2,921,010	$1,706,143
Economic Development and Redevelopment	$433,269	$263,192
TOTAL EXPENDITURES	$28,612,882	$16,609,917

TOTAL REVENUE *minus* TOTAL EXPENDITURES	$4,481,285	$2,850,071

EXHIBIT A

Legal Description of Project Area: University Place CDA

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.

EXHIBIT B

Project Area Map

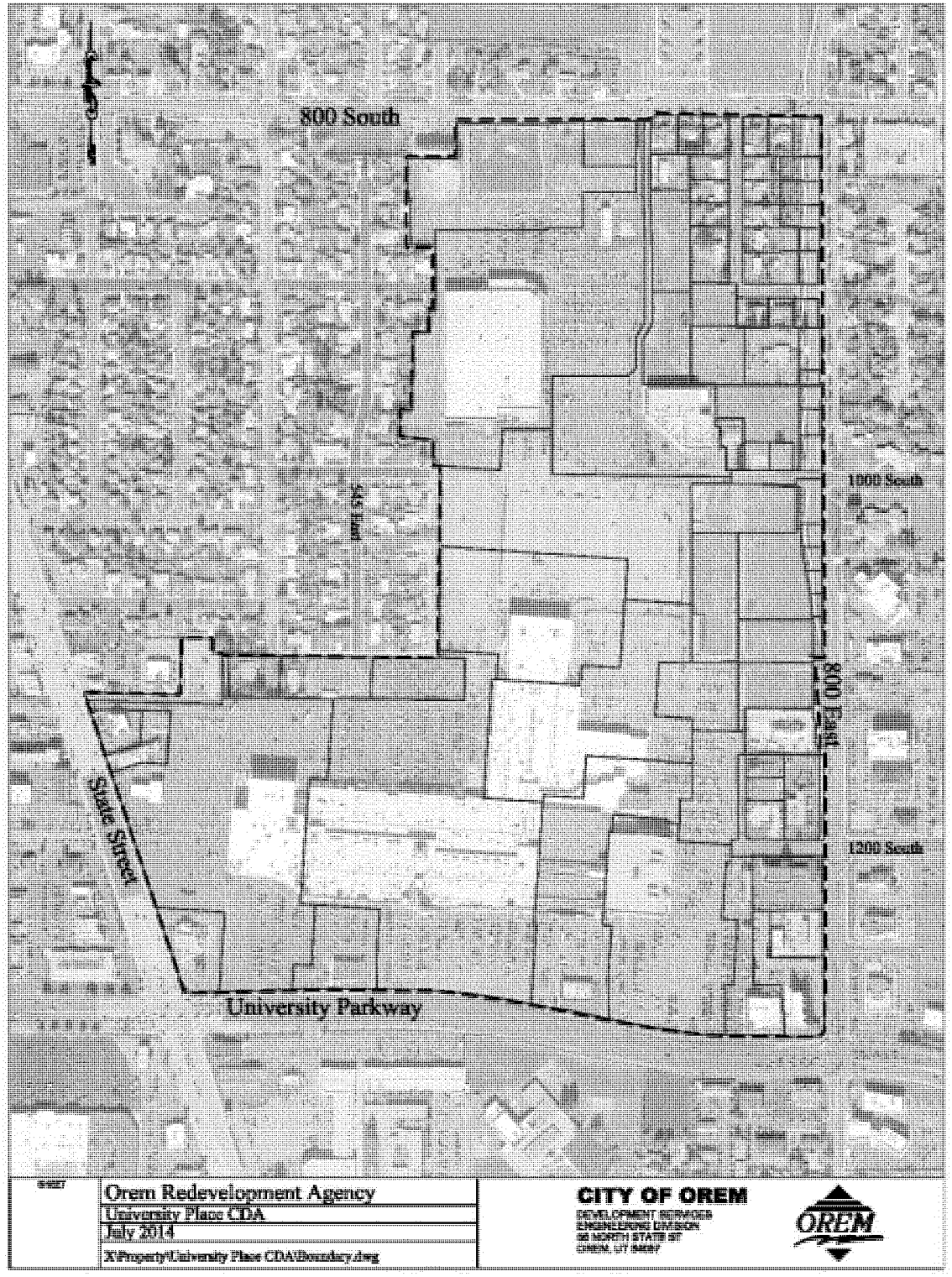


EXHIBIT C

Parcel List

Parcel Number	Owner	Acres
180560007	University Mall Shopping Center	0.195
180560008	University Mall Shopping Center	0.220
180560009	University Mall Shopping Center	0.030
180560016	City of Orem	0.300
180560017	Mercer, Amron L	0.290
180560018	Housing Authority of Utah County	0.300
180560019	Catania SFH LLC	0.310
180560020	University Mall Shopping Center	0.283
180560022	Catania SFH LLC	0.270
180560023	Catania SFH LLC	0.260
180560026	City of Orem	0.270
180560028	Gulati, Chaithawee	0.270
180560029	Woodbury Corporation	0.260
180560033	City of Orem	0.210
180560037	City of Orem	0.280
180560038	Catania SFH LLC	0.290
180560055	Larry and Lynn Campground Management	0.300
180560099	Avans, Gulavadee	0.648
180560102	Gaks Enterprises LLC	0.415
180560103	Catania SFH LLC	0.270
180560104	City of Orem	0.197
180560106	City of Orem	0.274
180560109	University Mall Shopping Center	1.263
180560110	City of Orem	0.148
180560111	City of Orem	0.168
180560112	City of Orem	0.230
180560113	University Mall Shopping Center	0.262
180560115	University Mall Shopping Center	0.571
180560117	City of Orem	0.146
180560118	City of Orem	0.270
180560119	University Mall Shopping Center	0.399
180560121	University Mall Shopping Center	0.527
180560123	City of Orem	0.096
180560132	City of Orem	0.002
180560133	University Mall Shopping Center	0.306
180560134	University Mall Shopping Center	0.926
180560135	University Mall Shopping Center	0.931
180570033	First Security Bank of Utah	0.600
180570117	KC Propco LLC	0.450
180570127	Cordner, Raymond G & Colleen F	0.063
180570129	Washburn Management LC	0.517
180570132	City of Orem	0.099
180570133	City of Orem	0.013
180570134	City of Orem	0.143
180570135	City of Orem	0.077
180570136	City of Orem	0.300
180570137	City of Orem	0.096
180570138	Glazier Properties LLC	0.882

Parcel Number	Owner	Acres
180570141	Cordner, Colleen F	1.136
180570142	University Mall Shopping Center	1.143
180570147	Orem City Corporation	0.017
180570502	Utah Department of Transportation	0.006
190180502	Utah Department of Transportation	0.003
190190017	Zions First National Bank	0.030
190190019	Zions First National Bank	0.030
352540001	Bank of American Fork	1.427
352540002	Maverik Country Stores Inc	0.722
352540003	Circle K Properties Inc	0.008
360860015	KC Propco LLC	0.260
360860016	KC Propco LLC	0.260
360860019	City of Orem	0.114
450610001	University Mall Shopping Center	0.210
551760001	Zions First National Bank	1.110
570310001	Utah Transit Authority	0.956
570430001	University Mall Shopping Center	5.494
570430002	University Mall Shopping Center	0.983
570430003	University Mall Shopping Center	12.745
570430004	University Mall Shopping Center	1.238
570430005	University Mall Shopping Center	1.697
570430006	University Mall Shopping Center	16.639
570430007	University Mall Shopping Center	6.140
570430008	University Mall Shopping Center	7.140
570430009	UNMN LLC	1.700
570430013	University Mall Shopping Center	6.331
570430014	University Mall Shopping Center	7.580
570430015	University Mall Shopping Center	5.285
570430016	University Mall Shopping Center	1.209
570430017	University Mall Shopping Center	13.170
570430018	University Mall Shopping Center	1.157
570430019	University Mall Shopping Center	0.707
570680010	University Mall Village	1.731
570680011	University Mall Village	7.035
570680012	University Mall Village	1.758
570680020	University Mall Village	1.477
570680021	University Mall Village	1.805
570680022	University Mall Village	0.947
570680023	University Mall Village	1.067
570680024	University Mall Village	1.498
Total		**129.591**

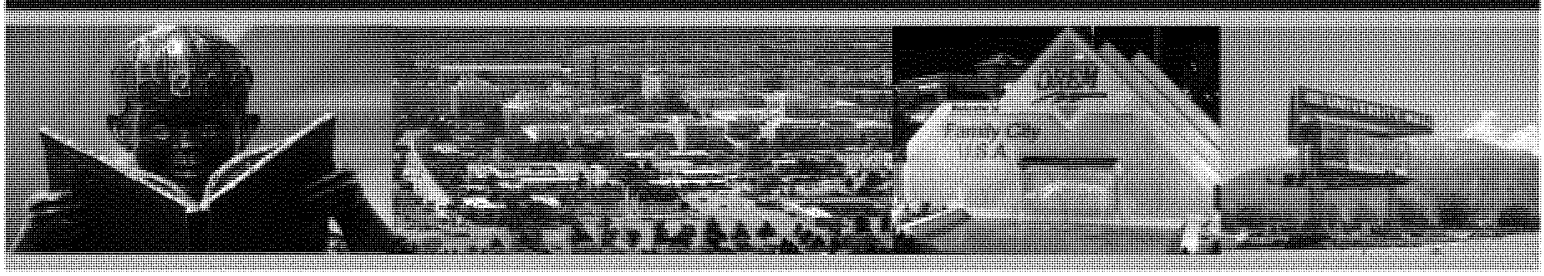
EXHIBIT "C"
To
INTERLOCAL AGREEMENT

Project Area Budget

DRAFT PROJECT AREA BUDGET

UNIVERSITY PLACE
COMMUNITY DEVELOPMENT AREA (CDA)

OREM REDEVELOPMENT AGENCY, UTAH



AUGUST 2014

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Section 1: Introduction

The Redevelopment Agency of the City of Orem, Utah (the "Agency"), following thorough consideration of the needs and desires of The City of Orem (the "City") and its residents, as well as understanding the City's capacity for new development, has carefully crafted the Project Area Plan (the "Plan") for the University Place Community Development Project Area (the "Project Area"). The Plan and Project Area Budget (the "Budget") are the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the property within the Project Area which is located on the northeast corner of State Street and University Parkway.

This is predicated upon certain elements, objectives and conditions outlined in the Plan and is intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan. The Budget outlines the proposed sources and uses of funds needed to make the Plan successful.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

Terms defined in the Plan will have the same definition applied where said terms are used in this Budget.

Section 2: Description of Community Development Project Area

The Project Area is located on the northeast corner of State Street and University Parkway. Most of the Project Area will be a master planned development surrounding the University Mall with intention to revitalize the area. The planned development includes residential, office, retail, and civic uses. The Project Area is comprised of 133.6 acres total, including approximately 85 affected parcels, equaling 129.6 acres of property (4.0 acres are rights of way and other variances in acreage associated with County records of individual parcels).

TABLE 2.1: DESCRIPTION OF PROJECT AREA

Existing Land Uses	% of Area
Commercial	93%
Residential	2%
Agricultural	1%
Other	4%

The Project Area encompasses all of the parcels detailed in APPENDIX A.

A map and legal description of the Project Area are attached hereto in APPENDIX B.

Section 3: General Overview of project area budget

The purpose of this Budget is to provide the financial framework necessary to implement the Plan. 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 this Budget.

Base Year Value

The Agency has determined that the base year property tax value for the Budget will be the total taxable value (including real and personal property) for the 2013 tax year which is currently estimated to be $129,187,998. Using the 2013 tax rates established within the Project Area the property taxes levied equate to $1,590,821 annually. Accordingly, this amount will continue to flow thru to each taxing entity proportional to the amount of the tax rate being levied.

Payment Trigger

This Budget will have a twenty (20) year duration from the date of the first tax increment receipt. 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. In no case will the Agency trigger increment collection after March 1, 2018.

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 development will begin in the Project Area in 2014. The contemplated development will generate significant additional property and 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 31st) following construction completion and Tax Increment will actually 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 tax year 2015 or as late as 2018. It is currently estimated that during the 20-year life of the Budget, property Tax Increment could be generated within the Project Area in the approximate amount of $84.3 million or $50.2 million in terms of net present value (NPV).[1] This amount is over and above the $31.8 million of base taxes that the property would generate over 20 years at the $1,590,821 annual amount it currently generates.

[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

Property Tax Increment Shared with RDA

While property Tax Increment generated within the Project Area is expected to be approximately $84.3 million over 20 years, only a portion of this increment will be shared with the Agency. It is anticipated that all taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. It is anticipated that all taxing entities will contribute 75% of their respective tax increment for 20 years during the project life. The City, County and the State will ***not*** contribute any portion of their incremental sales tax to implement the Project Area Plan. Table 4.1 shows the amount of tax increment shared with the Agency assuming the participation levels discussed above.

The tax increment will be calculated using the current year's tax rate adopted by each taxing entity, as adjusted by the County in accordance with applicable state law.

TABLE 4.1: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Utah County	75%	20 Years	$6,465,039	$3,848,291
Alpine School District	75%	20 Years	$44,669,875	$26,589,578
City of Orem	75%	20 Years	$9,607,695	$5,718,945
Orem Metropolitan Water District	75%	20 Years	$200,267	$119,208
Central Utah Water Conservancy District	75%	20 Years	$2,290,236	$1,363,255
Total Sources of Tax Increment Funds			**$63,233,113**	**$37,639,277**

Uses of Tax Increment

The majority of the tax increment collected by the Agency will be used to offset certain public infrastructure costs necessary to accommodate development in the Project Area. Approximately 5% will be used to offset the administration costs of the Agency, with the remaining funds to be used for development incentives, infrastructure and improvements. Public infrastructure costs will include improvements to transportation, parking, culinary water, sanitary sewer, storm drain systems, and park/open space areas.

TABLE 4.2: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
CDA Administration @ 5%	$3,161,656	$1,881,964
RDA Development Incentive Fund @ 5%	$3,161,656	$1,881,964
Project Area Infrastructure and Improvements @ 90%	$56,909,801	$33,875,349
Total Uses of Tax Increment Funds	**$63,233,113**	**$37,639,277**

Projected Tax Increment Remaining with Taxing Entities

It is anticipated that all taxing entities will receive 25% of their respective property tax increment generated within the Project Area during the duration of the Budget and all tax increment thereafter. The City, County and the State will retain their entire portion of incremental sales tax. The table below describes the forecasted property tax benefit that each taxing entity will retain during the duration of the Project Area Budget. This is in addition to the base taxes currently being generated within the Project Area.

TABLE 4.3: RETAINED PROPERTY TAX INCREMENT

Entity	Total	NPV at 4%
Utah County	$2,155,013	$1,282,764
Alpine School District	$14,889,958	$8,863,193
City of Orem	$3,202,565	$1,906,315
Orem Metropolitan Water District	$66,756	$39,736
Central Utah Water Conservancy District	$763,412	$454,418
Total Revenue	**$21,077,704**	**$12,546,426**

A multi-year projection of tax increment along with development assumptions is including in APPENDIX C.

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 $129,187,998. Based upon the 2013 tax rates in the area, the collective taxing entities are receiving $1,590,821 in property tax annually from this Project Area. This equates to approximately $31.8 million over the 20 year life of the Project Area. In addition to the Base Taxes received by the taxing entities, an additional $21.1 million of property tax increment is expected to be retained by the taxing entities over 20 years, totaling approximately $52.9 million of property tax revenue.

TABLE 4.4: TOTAL BASE YEAR AND PROPERTY TAX INCREMENT TO TAXING ENTITIES (OVER 20 YEARS)

Entity	Total Base Year Property Tax	Total Retained Tax Increment	Total Base and Retained Taxes
Utah County	$3,252,954	$2,155,013	$5,407,967
Alpine School District	$22,476,128	$14,889,958	$37,366,086
City of Orem	$4,834,215	$3,202,565	$8,036,780
Orem Metropolitan Water District	$100,767	$66,756	$167,522
Central Utah Water Conservancy District	$1,152,357	$763,412	$1,915,769
Total Revenue	**$31,816,420**	**$21,077,704**	**$52,894,124**

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

As described above, the collective taxing entities are currently receiving approximately $1,590,821 in property taxes annually from this Project Area. At the end of the life of the project area, the taxing entities will receive all of their respective tax increment thereafter. At the end of 20 years an additional $4,920,089 in property taxes annually is anticipated, totaling approximately $6,510,910 in property taxes annually for the area. But for the assistance provided by the RDA through tax increment revenues, this increase of approximately 309 percent in property taxes generated for the taxing entities would not be possible.

TABLE 4.5: 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
Utah County	$162,648	$503,037	$665,684
Alpine School District	$1,123,806	$3,475,707	$4,599,513
City of Orem	$241,711	$747,563	$989,273
Orem Metropolitan Water District	$5,038	$15,583	$20,621
Central Utah Water Conservancy District	$57,618	$178,200	$235,818
Total Revenue	**$1,590,821**	**$4,920,089**	**$6,510,910**

Section 5: Cost/Benefit Analysis

Additional Revenues

Sales tax
Incremental sales and use tax will flow more quickly to the Agency considering sales tax is generated as soon as an entity begins transacting business. In addition, the sales and use tax is paid either monthly or quarterly to the City, County, and State. It is estimated that incremental sales tax would begin flowing to the City, County, and State as early as 2015 and as late as 2018. The estimated new incremental sales tax generated within the project[2] for the 20-year life of this Master Budget for the City, County and State is approximately $28.7 million. The sales tax benefit to the City over the life of the project is approximately $11.1 million or $7.2 million NPV.

Other Tax Revenues
The development within the Project Area will also generate energy sales and use taxes for natural gas and electric.

Table 5.1 shows the total revenues generated by the project. This total includes the anticipated property tax increment shared with the Agency by the taxing entities, the City's portion of incremental property tax, and the City's portion of sales tax, and energy sales and use tax.

TABLE 5.1: TOTAL REVENUES

		Incremental Revenues (above Base)			
Entity	Property Tax	Sales Tax	Franchise Taxes	Transient Room Taxes	Total
Utah County	$8,620,052	$3,979,367	$0	$2,875,756	$15,475,175
Alpine School District	$59,559,834	$0	$0	$0	$59,559,834
City of Orem	$12,810,260	$11,369,619	$8,237,640	$676,649	$33,094,167
Orem Metropolitan Water District	$267,023	$0	$0	$0	$267,023
Central Utah WCD	$3,053,648	$0	$0	$0	$3,053,648
State of Utah	$0	$13,359,302	$0	$0	$13,359,302
Total Revenue	**$84,310,817**	**$28,708,288**	**$8,237,640**	**$3,552,405**	**$124,809,149**

Additional Costs
The development anticipated within the Project Area will also likely result in additional costs to general government operations. These costs, along with the estimated budget to implement the Project Area Plan are identified below. These estimates are calculated by apportioning the taxing entity's variable costs per assessed value served and then using this ratio to estimate the additional costs which would be associated with the new assessed value produced as a result of development in the project area.

[2] Includes only the estimated new sales to the City, County, and State, Respectively.

TABLE 5.2: TOTAL EXPENDITURES

Entity	Incremental Expenditures (above Base)			
	CDA Budget	General Government Operations	Total	Net Incremental Benefit
Utah County	$6,465,039	$1,205,564	$7,670,603	$7,804,572
Alpine School District	$44,669,875	$1,706,223	$46,376,099	$13,183,735
City of Orem	$9,607,695	$19,005,187	$28,612,882	$4,481,285
Orem Metropolitan Water District	$200,267	$35,487	$235,755	$31,268
Central Utah WCD	$2,290,236	$44,243	$2,334,480	$719,169
State of Utah	$0	$0	$0	$13,359,302
Total Revenue	**$63,233,113**	**$21,996,705**	**$85,229,818**	**$39,579,331**

The total net benefit to the taxing entities of implementing the project area is approximately $39.6 million.

Appendix A: Parcel List

Parcel Number	Owner	Acres
180560007	University Mall Shopping Center	0.195
180560008	University Mall Shopping Center	0.220
180560009	University Mall Shopping Center	0.030
180560016	City of Orem	0.300
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180560023	Catania SFH LLC	0.260
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180560028	Gulati, Chaithawee	0.270
180560029	Woodbury Corporation	0.260
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180560103	Catania SFH LLC	0.270
180560104	City of Orem	0.197
180560106	City of Orem	0.274
180560109	University Mall Shopping Center	1.263
180560110	City of Orem	0.148
180560111	City of Orem	0.168
180560112	City of Orem	0.230
180560113	University Mall Shopping Center	0.262
180560115	University Mall Shopping Center	0.571
180560117	City of Orem	0.146
180560118	City of Orem	0.270
180560119	University Mall Shopping Center	0.399
180560121	University Mall Shopping Center	0.527
180560123	City of Orem	0.096
180560132	City of Orem	0.002
180560133	University Mall Shopping Center	0.306
180560134	University Mall Shopping Center	0.926
180560135	University Mall Shopping Center	0.931
180570033	First Security Bank of Utah	0.600
180570117	KC Propco LLC	0.450
180570127	Cordner, Raymond G & Colleen F	0.063
180570129	Washburn Management LC	0.517
180570132	City of Orem	0.099
180570133	City of Orem	0.013
180570134	City of Orem	0.143
180570135	City of Orem	0.077
180570136	City of Orem	0.300
180570137	City of Orem	0.096
180570138	Glazier Properties LLC	0.882
180570141	Cordner, Colleen F	1.136

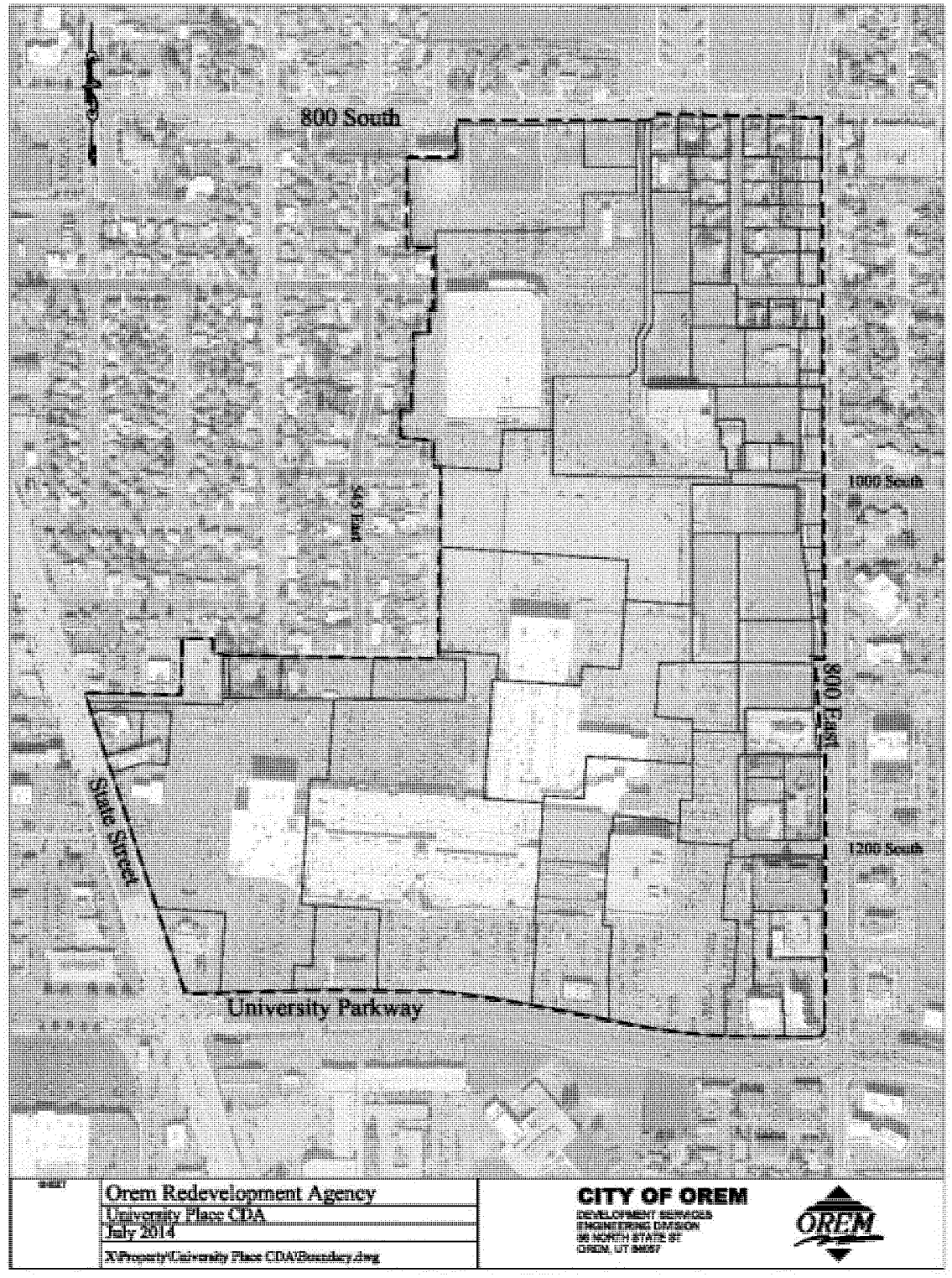
Parcel Number	Owner	Acres
180570142	University Mall Shopping Center	1.143
180570147	Orem City Corporation	0.017
180570502	Utah Department of Transportation	0.006
190180502	Utah Department of Transportation	0.003
190190017	Zions First National Bank	0.030
190190019	Zions First National Bank	0.030
352540001	Bank of American Fork	1.427
352540002	Maverik Country Stores Inc	0.722
352540003	Circle K Properties Inc	0.008
360860015	KC Propco LLC	0.260
360860016	KC Propco LLC	0.260
360860019	City of Orem	0.114
450610001	University Mall Shopping Center	0.210
551760001	Zions First National Bank	1.110
570310001	Utah Transit Authority	0.956
570430001	University Mall Shopping Center	5.494
570430002	University Mall Shopping Center	0.983
570430003	University Mall Shopping Center	12.745
570430004	University Mall Shopping Center	1.238
570430005	University Mall Shopping Center	1.697
570430006	University Mall Shopping Center	16.639
570430007	University Mall Shopping Center	6.140
570430008	University Mall Shopping Center	7.140
570430009	UNMN LLC	1.700
570430013	University Mall Shopping Center	6.331
570430014	University Mall Shopping Center	7.580
570430015	University Mall Shopping Center	5.285
570430016	University Mall Shopping Center	1.209
570430017	University Mall Shopping Center	13.170
570430018	University Mall Shopping Center	1.157
570430019	University Mall Shopping Center	0.707
570680010	University Mall Village	1.731
570680011	University Mall Village	7.035
570680012	University Mall Village	1.758
570680020	University Mall Village	1.477
570680021	University Mall Village	1.805
570680022	University Mall Village	0.947
570680023	University Mall Village	1.067
570680024	University Mall Village	1.498
Total		**129.591**

Appendix B: Map and Legal Description

An area of real property located in the NE Quarter of Section 26 and the SE Quarter of Section 23, T. 6 S. R 2 E. S.L.B. & M., more particularly described as follows:

Commencing at a point which is S. 89°18'03" E. 142.38 feet along the Section Line and from the North 1/4 Corner of Section 26, T. 6 S., R. 2 E., S.L.B. & M. to the point of beginning, (which point is +/- on the Westerly Right of Way Line of State Street); thence along said Westerly Right of Way Line S. 18°29'52" E, 582.92 feet to the Northerly Right of Way Line +/- of University Parkway; thence along said Northerly Right of Way Line for the next eight calls, N. 88°20'55" E. 489.31 feet; thence S 89°21'02" E. 315.94 feet; thence along a Curve to the Right, the Radius is 766.62 feet, the Arc Length is 177.24 feet, the Chord Bearing is S. 86°40'38" E. the Chord Length is 176.85 feet; thence along a Compound Curve to the Right, the Radius is 10889.46 feet, the Arc Length is 265.96 feet, the Chord Bearing is S. 81°07'54" E. the Chord Length is 265.95 feet; thence S. 78°55'57" E. 202.90 feet; thence along a Curve to the Left, the Radius is 3599.59 feet, the Arc Length is 484.04 feet, the Chord Bearing is S. 81°28'08" E. the Chord Length is 483.68 feet; thence S. 89°37'22" E. 339.25 feet; thence along a curve to the Left, the Radius is 33.72 feet, the Arc Length is 51.39 feet, the Chord Bearing is N. 43°36'28" E. the Chord Length is 46.56 feet; thence along the Westerly side of 800 East Street for the next five calls, N. 0°02'59" E. 981.25 feet; thence West 15.02 feet; thence N. 3°35'49" W. 339.03 feet; thence East 35.20 feet; thence N. 0°23'52" W. 1938.15 feet; thence along the Southerly Right of Way Line +/- of 800 South for the next three calls, N. 88°49'10" W. 602.03 feet; thence S. 30°13'24" W. 25.21 feet; thence West 696.26 feet; thence South 133.07 feet; thence West 176.56 feet; thence South 326.41 feet; thence East 95.74 feet; thence South 219.18 feet; thence West 14.74 feet; thence South 81.45 feet; thence West 56.34 feet; thence S. 1°34'18" W. 277.32 feet; thence West 38.62 feet; thence South 97.40 feet; thence S. 83°14'59" E. 119.41 feet; thence South 90.25 feet; thence S. 85°48'17" E. 26.30 feet; thence S. 0°45'03" W. 685.85 feet; thence N. 89°17'31" W. 773.46 feet; thence N. 0°27'31" W. 7.77 feet; thence N. 88°59'39" W. 33.40 feet; thence N. 0°44'23" W. 53.42 feet; thence N. 89°22'23" W. 111.23 feet; thence S. 0°58'02" W. 203.19 feet; thence N. 88°44'39" W. 344.36 feet to the Easterly Right of Way Line +/- of State Street; thence S. 18°25'51" E. 554.20 feet along said Right of Way Line to the point of beginning.

Containing 133.6 Acres more or less.


800 South
1000 South
1200 South
State Street
University Parkway
Orem Redevelopment Agency
University Place CDA
July 2014
CITY OF OREM
OREM

Appendix C: Multi-Year Budget and Development Assumptions

Orem Redevelopment Agency

University Place CDA
20 Year Project Area Budget
Table A.3. Multi-Year Tax Increment Budget (Project Area Forecast)

	Payment Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
INCREMENTAL PROPERTY TAX ANALYSIS:	Tax Year																								
Cumulative Taxable Value	Year	Year	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		
1A Existing Mall and Project Area Base Value			-	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998	129,187,998		
CDA Triggered? (0=No, 1=Yes)		0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
1B North Mall (Bldgs H, L, &J)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
1C Mervyns Bldg																									
3 B ROW Expansion		5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500	5,347,500		
4 A Anchor		-	-	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000	29,624,000		
4 B Parking Structure (1 level underground)		-	-	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000	8,976,000		
5 A-B Grocery and Restaurant Pad		-	891,250	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750	6,238,750		
5 D Demolish/Relocate Existing Retail		-	-	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)	(1,823,095)		
9 A&D Retail		-	401,063	401,063	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875	1,336,875		
9 B-C Band Shell-Civic-Central Park		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
3 E Demolish Existing Retail		-	-	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)	(6,313,270)		
11&12 A Office		-	-	-	41,400,000	41,400,000	41,400,000	41,400,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000	62,100,000		
11&12 Office Ground Floor Retail		-	-	-	3,312,000	3,312,000	3,312,000	3,312,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000	6,624,000		
13 A Hotel		-	-	-	-	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400	13,082,400		
13 B Parking Structure		-	-	-	-	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000	5,460,000		
13 C & 14 A&B Retail		-	4,456,250	5,436,625	5,436,625	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561	7,056,561		
15 A Tennis & Pool Club		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
15 B Parking Deck (3 Lvl, Shared with 11A)		-	-	-	-	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000	5,040,000		
15 C Liner Flats (3 Story, 95 Units)		-	-	-	-	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000	3,245,000		
15 D Clubhouse		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
16 A Apartments (148)		-	-	-	-	-	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000	13,024,000		
16 B Neighborhood Office-Retail		-	-	-	-	-	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750	695,750		
16 C Parking Deck (Shared w/ 12A Office & Hotel)		-	-	-	-	-	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000	15,528,000		
16 D Park		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
16 E Office		-	-	-	-	-	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000	20,700,000		
17 B Cinema Expansion		-	-	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200	1,481,200		
23 OTHER/ROADS ETC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
CDA Triggered? (0=No, 1=Yes)		0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
10 A Townhouses		-	-	-	-	-	-	-	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000	5,841,000		
18 A&B Multifamily Residential		-	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842	24,433,842		
18 C&D Multifamily Residential		-	-	-	-	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851	17,371,851		
18 E Demolition (Loss of Commercial Land to Residential Land)		-	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)	(10,604,533)		
19 A&B Multifamily Residential		-	-	-	-	-	4,125,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000	8,250,000		
19 C Future Non-Zoned Residential		-	-	-	-	-	-	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570	26,871,570		
20 A Costco		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
21 A Retail Pad		-	-	-	-	-	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200	1,711,200		
22 A Senior Housing		-	-	-	-	-	-	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000	10,296,000		
CDA Triggered? (0=No, 1=Yes)		0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
2 A-D Macy's and Addl Retail Pads		855,600	855,600	2,245,950	2,245,950	2,245,950	2,245,950	2,245,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950	2,958,950		
6 A New Retail Pad		-	-	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500	1,069,500		
6 C Parking Deck		-	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000	5,604,000		
6 D & 7 B Office Building		-	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	22,149,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000	63,549,000		
6 D & 7 B Office Ground Floor Retail		-	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	5,382,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000	8,694,000		
7 C Parking Deck (4 Story)		-	-	-	-	-	-	-	-	-	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000	10,356,000		
7 D-E Retail-Restaurant		-	-	-	-	-	-	-	-	-	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000	6,417,000		
7 E Demolish Big O Tires and Texas Road House		-	-	-	-	-	-	-	-	-	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)	(2,637,985)		
8 A Parking Deck		-	-	-	-	-	-	-	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000	20,664,000		
8 B Retail		-	-	-	-	-	-	-	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400	1,283,400		
Total Assessed Value		6,203,100	58,915,971	228,836,529	274,484,342	320,303,529	376,087,479	417,380,049	469,893,449	469,893,449	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464	528,740,464		
LESS BASE YEAR VALUE (2013)		-	-	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)	(129,187,998)		
LESS UNTRIGGERED YEARS		(6,203,100)	(58,915,971)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
TOTAL INCREMENTAL VALUE:		-	-	**99,648,531**	**145,296,344**	**191,115,531**	**246,899,481**	**288,192,051**	**340,705,451**	**340,705,451**	**399,552,466**	**399,552,466**	**399,552,466**	**399,552,466**	**399,552,466**	**399,552,466**	**399,552,466**	**399,552,466**	**399,552,466**	**399,552,466**	**399,552,466**	**399,552,466**	**399,552,466**		
TAX RATE & INCREMENT ANALYSIS:	2013 RATES																							TOTALS	NPV
Utah County	0.001259	-	-	125,458	182,928	240,614	310,849	362,834	428,948	428,948	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	503,037	8,620,052	5,131,054
Alpine School District	0.008699	-	-	866,843	1,263,933	1,662,514	2,147,778	2,506,983	2,963,797	2,963,797	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	3,475,707	59,559,834	35,452,771
Orem City	0.001871	-	-	186,442	271,849	357,577	461,949	539,207	637,460	637,460	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	747,563	12,810,260	7,625,260
Orem Metropolitan Water District	0.000039	-	-	3,886	5,667	7,454	9,629	11,239	13,288	13,288	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	15,583	267,023	158,944
Central Utah Water Conservancy District	0.000446	-	-	44,443	64,802	85,238	110,117	128,534	151,955	151,955	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	178,200	3,053,648	1,817,673
Totals	0.012314	-	-	1,227,072	1,789,179	2,353,397	3,040,320	3,548,797	4,195,447	4,195,447	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	84,310,817	50,185,702
TOTAL INCREMENTAL REVENUE WITH A CDA		-	-	1,227,072	1,789,179	2,353,397	3,040,320	3,548,797	4,195,447	4,195,447	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	4,920,089	84,310,817	50,185,702
TOTAL REVENUE FROM BASE YEAR VALUE		-	-	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	1,590,821	31,816,420	20,769,247
CDA PROJECT AREA BUDGET		**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**		
Sources of Funds:																									
Property Tax Participation Rate for Budget																									
Utah County		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Alpine School District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Orem City		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Orem Metropolitan Water District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Central Utah Water Conservancy District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Property Tax Increment for Budget																								TOTALS	NPV
Utah County		-	-	94,093	137,196	180,461	233,135	272,125	321,711	321,711	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	377,277	6,465,039	3,848,291
Alpine School District		-	-	650,132	947,950	1,246,886	1,610,834	1,880,237	2,222,848	2,222,848	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	2,606,780	44,669,875	26,589,578
Orem City		-	-	139,832	203,887	268,183	346,462	404,405	478,095	478,095	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	560,672	9,607,695	5,718,945
Orem Metropolitan Water District		-	-	2,915	4,250	5,590	7,222	8,430	9,966	9,966	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	11,687	200,267	119,208
Central Utah Water Conservancy District		-	-	33,332	48,602	63,928	82,588	96,401	113,966	113,966	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	133,650	2,290,236	1,363,255
Total Property Tax Increment for Budget		-	-	920,304	1,341,884	1,765,047	2,280,240	2,661,598	3,146,585	3,146,585	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	63,233,113	37,639,277
Total Sources		-	-	920,304	1,341,884	1,765,047	2,280,240	2,661,598	3,146,585	3,146,585	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	63,233,113	37,639,277
Uses of Tax Increment Funds:		**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTALS**	**NPV**
RDA Development Incentive Fund	5.0%	-	-	46,015	67,094	88,252	114,012	133,080	157,329	157,329	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	3,161,656	1,881,964
CDA Administration @ 5%	5.0%	-	-	46,015	67,094	88,252	114,012	133,080	157,329	157,329	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	184,503	3,161,656	1,881,964
Public Infrastructure (Roads, Utilities, etc)	90.0%	-	-	828,274	1,207,696	1,588,543	2,052,216	2,395,438	2,831,927	2,831,927	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	3,321,060	56,909,801	33,875,349
Other Projects	0.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Uses	100%	-	-	920,304	1,341,884	1,765,047	2,280,240	2,661,598	3,146,585	3,146,585	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	3,690,067	63,233,112	37,639,277
REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR TAXING EN		**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTALS**	**NPV**
Utah County		-	-	31,364	45,732	60,154	77,712	90,708	107,237	107,237	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	125,759	2,155,013	1,282,764
Alpine School District		-	-	216,711	315,983	415,629	536,945	626,746	740,949	740,949	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	868,927	14,889,958	8,863,193
Orem City		-	-	46,611	67,962	89,394	115,487	134,802	159,365	159,365	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	186,891	3,202,565	1,906,315
Orem Metropolitan Water District		-	-	972	1,417	1,863	2,407	2,810	3,322	3,322	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	66,756	39,736
Central Utah Water Conservancy District		-	-	11,111	16,201	21,309	27,529	32,133	37,989	37,989	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	44,550	763,412	454,418
Total		-	-	306,768	447,295	588,349	760,080	887,199	1,048,862	1,048,862	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	1,230,022	21,077,704	12,546,426

Assumptions	
Discount Rate	4.0%
Inflation Rate	3.0%
Sales Tax Rate	0.5%

Orem Redevelopment Agency

University Place CDA

Table A.4.1: Development Absorption Schedule and Assumptions

SF Conversion 43560

Land Value Assumptions	Acreage	Per SF Land Value	Base Land Value	Total Finished Land Value	Unit	Property Tax Exemption
Block 1-22 Phases						
1A Exisiting Mall and Project Area Base Value	129.59	22.89	129,187,998	129,187,998	per square foot	0%
1B North Mall (Bldgs H, L, &J)			-	-	per square foot	0%
1C Mervyns Bldg			-	-	per square foot	0%
2 A-D Macy's and Add'l Retail Pads			-	-	per square foot	0%
3 B RCW Expansion			-	-	per square foot	0%
4 A Anchor			-	-	per square foot	0%
4 B Parking Structure (1 level underground)			-	-	per square foot	0%
5 A-B Grocery and Restaurant Pad			-	-	per square foot	0%
5 D Demolish/Relocate Existing Retail			-	-	per square foot	0%
6 A New Retail Pad			-	-	per square foot	0%
6 C Parking Deck			-	-	per square foot	0%
6 D & 7 B Office Building			-	-	per square foot	0%
6 D & 7 B Office Ground Floor Retail			-	-	per square foot	0%
7 C Parking Deck (4 Story)			-	-	per square foot	0%
7 D-E Retail/Restaurant			-	-	per square foot	0%
7 E Demolish Big O Tires and Texas Road House			-	-	per square foot	0%
8 A Parking Deck			-	-	per square foot	0%
8 B Retail			-	-	per square foot	0%
9 A&D Retail			-	-	per square foot	0%
9 B-C Band Shell/Civic/Central Park			-	-	per square foot	100%
9 E Demolish Existing Retail			-	-	per square foot	0%
10 A Townhouses			-	-	per square foot	45%
11&12 A Office			-	-	per square foot	0%
11&12 Office Ground Floor Retail			-	-	per square foot	0%
13 A Hotel			-	-	per square foot	0%
13 B Parking Structure			-	-	per square foot	0%
13 C & 14 A&B Retail			-	-	per square foot	0%
15 A Tennis & Pool Club			-	-	per square foot	100%
15 B Parking Deck (3 Lvl, Shared with 11A)			-	-	per square foot	0%
15 C Liner Flats (3 Story, 95 Units)			-	-	per square foot	45%
15 D Clubhouse			-	-	per square foot	100%
16 A Apartments (148)			-	-	per square foot	45%
16 B Neighborhood Office/Retail			-	-	per square foot	0%
16 C Parking Deck (Shared w/ 12A Office & Hotel)			-	-	per square foot	0%
16 D Park			-	-	per square foot	100%
16 E Office			-	-	per square foot	0%
17 B Cinema Expansion			-	-	per square foot	0%
18 A&B Multifamily Residential	21.13	14.00	-	12,885,971	per square foot	45%
18 C&D Multifamily Residential			-	-	per square foot	45%
18 E Demolition (Loss of Commercial Land to Residental Land)	(21.13)	11.52	-	(10,604,533)	per square foot	0%
19 A&B Multifamily Residential			-	-	per square foot	45%
19 C Future Non-Zoned Residential			-	-	per square foot	45%
20 A Costco			-	-	per square foot	0%
21 A Retail Pad			-	-	per square foot	0%
22 A Senior Housing			-	-	per square foot	45%
23 OTHER/ROADS/ETC.				-		0%
TOTAL	**129.59**		**129,187,998**	**131,469,436**		

Orem Redevelopment Agency

University Place CDA

Building Value Assumptions	Units or Building SF	Woodbury Value Per Unit or Per SF to Build	Total Finished Value
Block 1-22 Phases			
1A Exisiting Mall and Project Area Base Value			-
1B North Mall (Bldgs H, L, &J)			-
1C Mervyns Bldg			-
2 A-D Macy's and Add'l Retail Pads	16,600	155.00	2,573,000
3 B RCW Expansion	30,000	155.00	4,650,000
4 A Anchor	140,000	184.00	25,760,000
4 B Parking Structure (1 level underground)	748	12,000.00	8,976,000
5 A-B Grocery and Restaurant Pad	35,000	155.00	5,425,000
5 D Demolish/Relocate Existing Retail	(15,354)	103.25	(1,585,300)
6 A New Retail Pad	6,000	155.00	930,000
6 C Parking Deck	467	12,000.00	5,604,000
6 D & 7 B Office Building	307,000	180.00	55,260,000
6 D & 7 B Office Ground Floor Retail	42,000	180.00	7,560,000
7 C Parking Deck (4 Story)	863	12,000.00	10,356,000
7 D-E Retail/Restaurant	36,000	155.00	5,580,000
7 E Demolish Big O Tires and Texas Road House	(18,595)	123.36	(2,293,900)
8 A Parking Deck	1,722	12,000.00	20,664,000
8 B Retail	7,200	155.00	1,116,000
9 A&D Retail	7,500	155.00	1,162,500
9 B-C Band Shell/Civic/Central Park	170,500	75.81	12,925,653
9 E Demolish Existing Retail	(140,226)	39.15	(5,489,800)
10 A Townhouses	90,000	118.00	10,620,000
11&12 A Office	300,000	180.00	54,000,000
11&12 Office Ground Floor Retail	32,000	180.00	5,760,000
13 A Hotel	72,000	158.00	11,376,000
13 B Parking Structure	455	12,000.00	5,460,000
13 C & 14 A&B Retail	39,588	155.00	6,136,140
15 A Tennis & Pool Club	102,000	60.00	6,120,000
15 B Parking Deck (3 Lvl, Shared with 11A)	420	12,000.00	5,040,000
15 C Liner Flats (3 Story, 95 Units)	50,000	118.00	5,900,000
15 D Clubhouse	30,000	155.00	4,650,000
16 A Apartments (148)	148,000	160.00	23,680,000
16 B Neighborhood Office/Retail	5,000	121.00	605,000
16 C Parking Deck (Shared w/ 12A Office & Hotel)	1,294	12,000.00	15,528,000
16 D Park	30,000	25.18	755,367
16 E Office	100,000	180.00	18,000,000
17 B Cinema Expansion	7,000	184.00	1,288,000
18 A&B Multifamily Residential	193,492	163.00	31,539,196
18 C&D Multifamily Residential	232,224	136.00	31,582,464
18 E Demolition (Loss of Commercial Land to Residential Land)			-
19 A&B Multifamily Residential	100,000	150.00	15,000,000
19 C Future Non-Zoned Residential	325,716	150.00	48,857,400
20 A Costco			-
21 A Retail Pad	9,600	155.00	1,488,000
22 A Senior Housing	124,800	150.00	18,720,000
23 OTHER/ROADS/ETC.			
TOTAL			**481,278,720**

Additional Assumptions			
Annual Inflation	3%	Personal Property Rate	
Discount Rate	4%	Office	22.0%
Personal Property Rate	15.0%	Industrial	15.0%
Sales Tax Rate	0.50%	Average	18.5%

Summary Type	SF
Retail	413,488
Lost Retail	(174,175)
Net Retail	239,313
Hotel	72,000
Residential	1,396,232
Office	707,000
Civic/Other	200,500
Total	**2,615,045**
Parking Stalls	5,969
Res Common Space	132,000

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Orem Mall CDA Anaysis (8-19-2014).xlsx

Orem Redevelopment Agency

University Place CDA

Year of Construction

Absorption Schedule (SF)	Year	Year	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1A Exisiting Mall and Project Area Base Value												
1B North Mall (Bldgs H, L, &J)												
1C Mervyns Bldg												
2 A-D Macy's and Add'l Retail Pads	4,800		7,800					4,000				
3 B RCW Expansion	30,000											
4 A Anchor			140,000									
4 B Parking Structure (1 level underground)			748									
5 A-B Grocery and Restaurant Pad		5,000	30,000									
5 D Demolish/Relocate Existing Retail			(15,354)									
6 A New Retail Pad			6,000									
6 C Parking Deck		467										
6 D & 7 B Office Building		107,000								200,000		
6 D & 7 B Office Ground Floor Retail		26,000								16,000		
7 C Parking Deck (4 Story)										863		
7 D-E Retail/Restaurant										36,000		
7 E Demolish Big O Tires and Texas Road House										(18,595)		
8 A Parking Deck								1,722				
8 B Retail								7,200				
9 A&D Retail		2,250		5,250								
9 B-C Band Shell/Civic/Central Park		119,500		51,000								
9 E Demolish Existing Retail			(140,226)									
10 A Townhouses								90,000				
11&12 A Office				200,000				100,000				
11&12 Office Ground Floor Retail				16,000				16,000				
13 A Hotel					72,000							
13 B Parking Structure					455							
13 C & 14 A&B Retail		25,000	5,500		9,088							
15 A Tennis & Pool Club					102,000							
15 B Parking Deck (3 Lvl, Shared with 11A)					420							
15 C Liner Flats (3 Story, 95 Units)					50,000							
15 D Clubhouse					30,000							
16 A Apartments (148)						148,000						
16 B Neighborhood Office/Retail						5,000						
16 C Parking Deck (Shared w/ 12A Office & Hotel)						1,294						
16 D Park						30,000						
16 E Office						100,000						
17 B Cinema Expansion			7,000									
18 A&B Multifamily Residential		193,492										
18 C&D Multifamily Residential					232,244							
18 E Demolition (Loss of Commercial Land to Residental Land)												
19 A&B Multifamily Residential						50,000	50,000					
19 C Future Non-Zoned Residential							325,716					
20 A Costco												
21 A Retail Pad						9,600						
22 A Senior Housing							124,800					

Orem Redevelopment Agency

University Place CDA

Table A.11: Infrastructure Cost Estimates

Infrastructure Cost Estimates			
Category	Phase	Description	Est. Cost
Demolition	Phase 5	Demolition/Existing Retail to be Relocated	$48,365
Demolition	Phase 7	Demo Big O Tires, Jared's, and Texas Road House	$55,785
Demolition	Phase 9	Demolish Existing Retail	$580,102
Demolition	Phase 18	Demolish Existing Residential	$95,880
Parking Structure	Phase 4	700 Stall Parking Deck	$8,976,000
Parking Structure	Phase 6C	467 Stall Parking Deck	$5,604,000
Parking Structure	Phase 7C	863 Stall Parking Deck (4 Story)	$10,356,000
Parking Structure	Phase 8A	1722 Stall Parking Deck	$20,664,000
Parking Structure	Phase 13B	455 Stall Parking Deck	$5,460,000
Parking Structure	Phase 15B	420 Stall Parking Deck (3 Story)	$5,040,000
Parking Structure	Phase 16C	1294 Stall Parking Deck (Shared with Office and Hotel)	$15,528,000
Infrastructure	Phases 3-7, 13, 14	Road and Utility Infrastructure	$5,435,568
Infrastructure	Phases 7, 8, 9, 13, 14	Main Street Construction	$3,910,567
Recreation Amenities	Phases 7, 9, 18	Parks	$6,999,909
Total			**$88,754,176**

Advanced Metering Infrastructure

OREM CITY COUNCIL

SEPTEMBER 23, 2014

Outline

Answer Four Questions:

- What is the current status of Orem water metering?
- What is Advanced Metering Infrastructure (AMI)?
- What can you do with AMI?
- How will AMI affect the City financially?

Current Metering

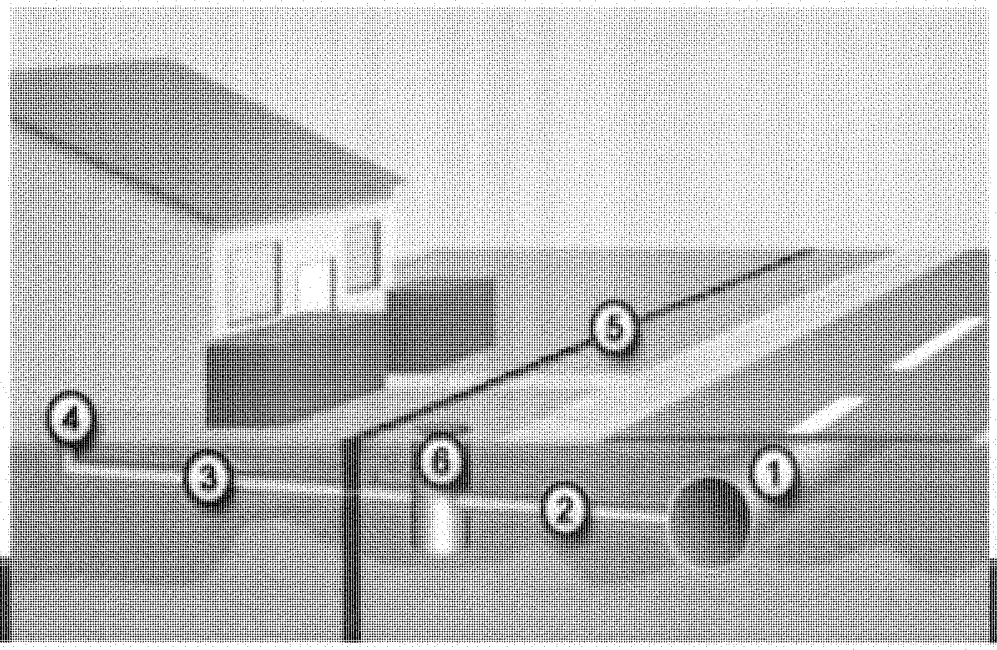
Current Orem Water Metering

- Current industry recommendation is to replace meters every 15 to 20 years.
- Age of Current Orem City Meters

Age (in Years)	Less than 20	20 to 30	30 to 40	Greater than 40
Percent of Orem City Meters	6%	23%	35%	36%

Current Orem Water Metering

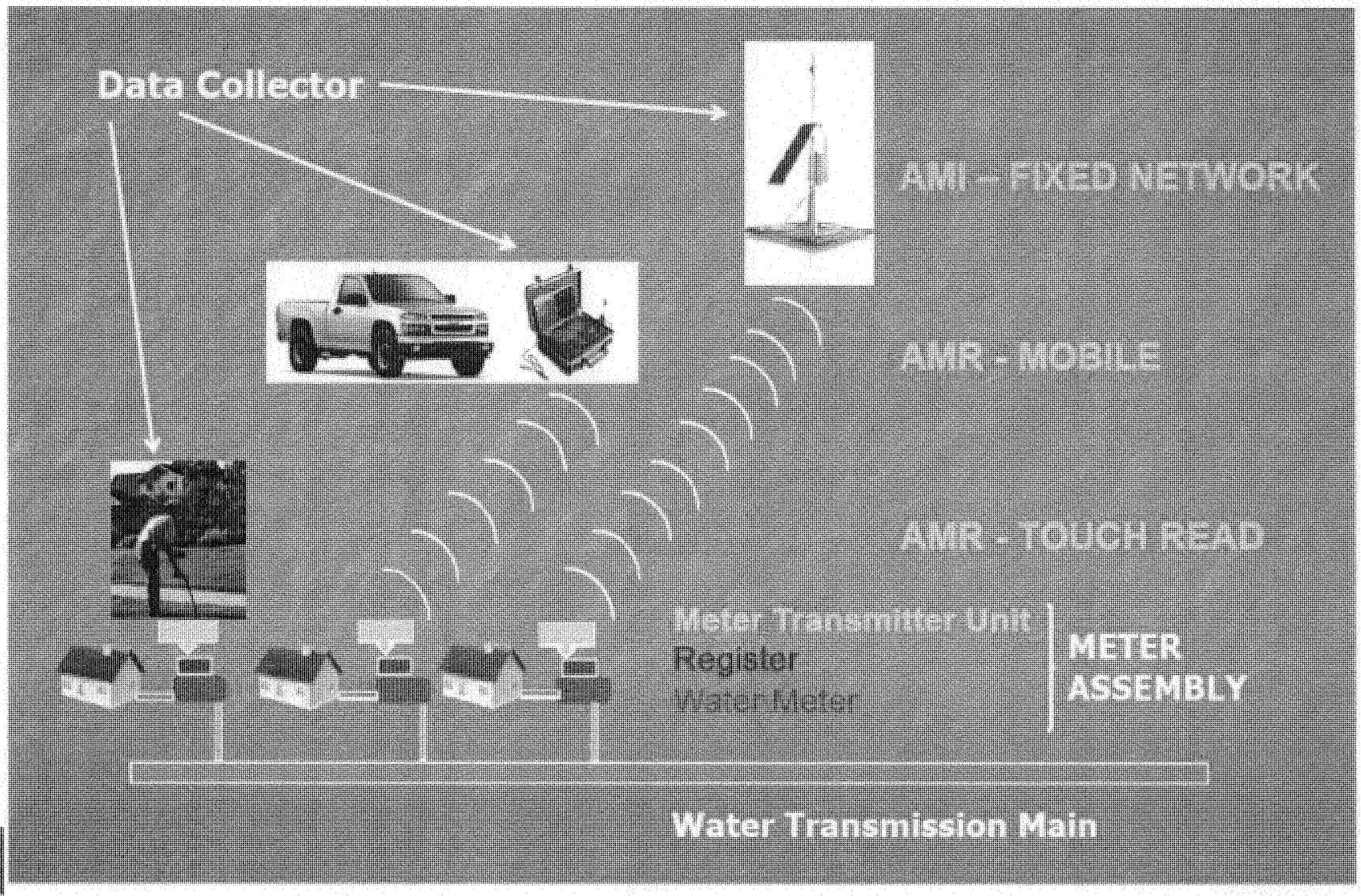
- Meters read manually one a month, 8 months of the year. (No reads November - February)



Advanced Metering Infrastructure (AMI)

What is AMI?

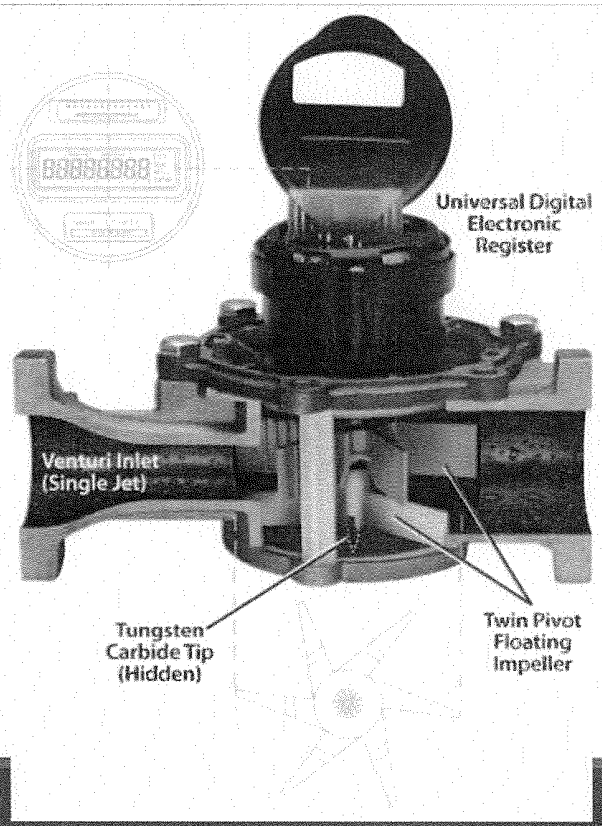
- Automated, two-way communication between a meter and the City
- Next step beyond AMR (Automated Meter Reading)

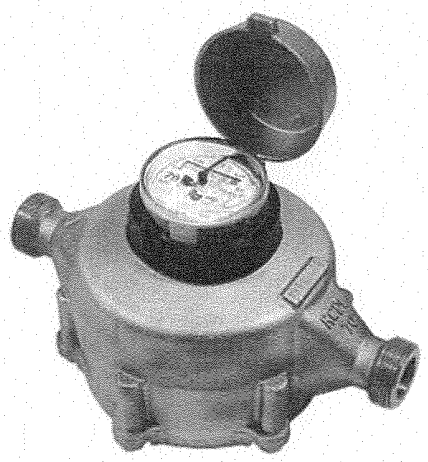

Data Collector
AMI – FIXED NETWORK
AMR - MOBILE
AMR - TOUCH READ
Meter Transmitter Unit
Register
Water Meter
METER ASSEMBLY
Water Transmission Main

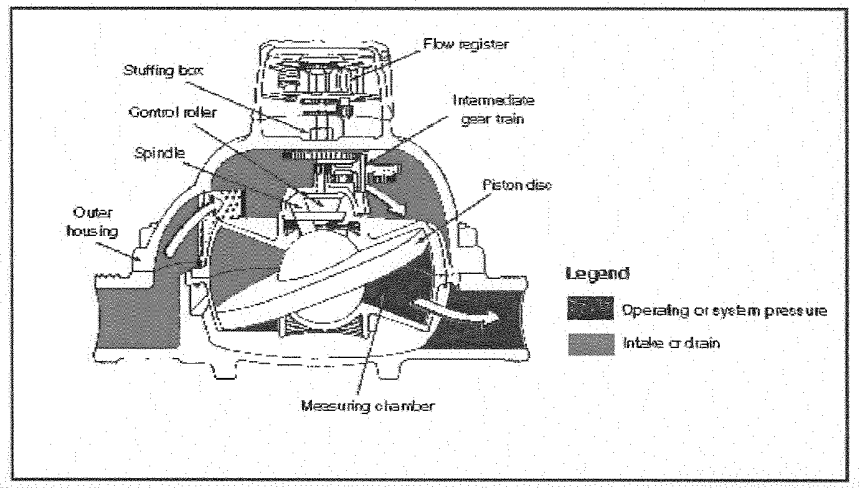
What is AMI?

- AMI Components
  - Water meter and register
  - Meter transmitter unit (MTU)
  - Data collection and storage
  - Software for data analysis and organization
  - Portal for communication with customer

Water Meter and Register

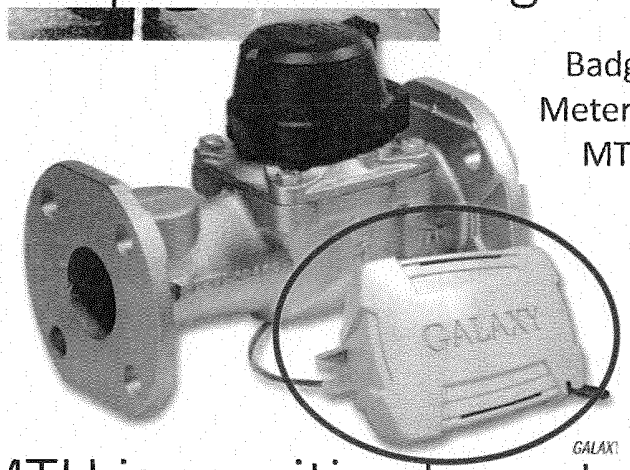




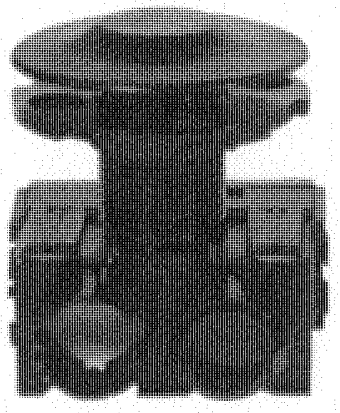


Meter Transmitter Unit

- Incorporated into register or separate unit



Badger Meter and MTU



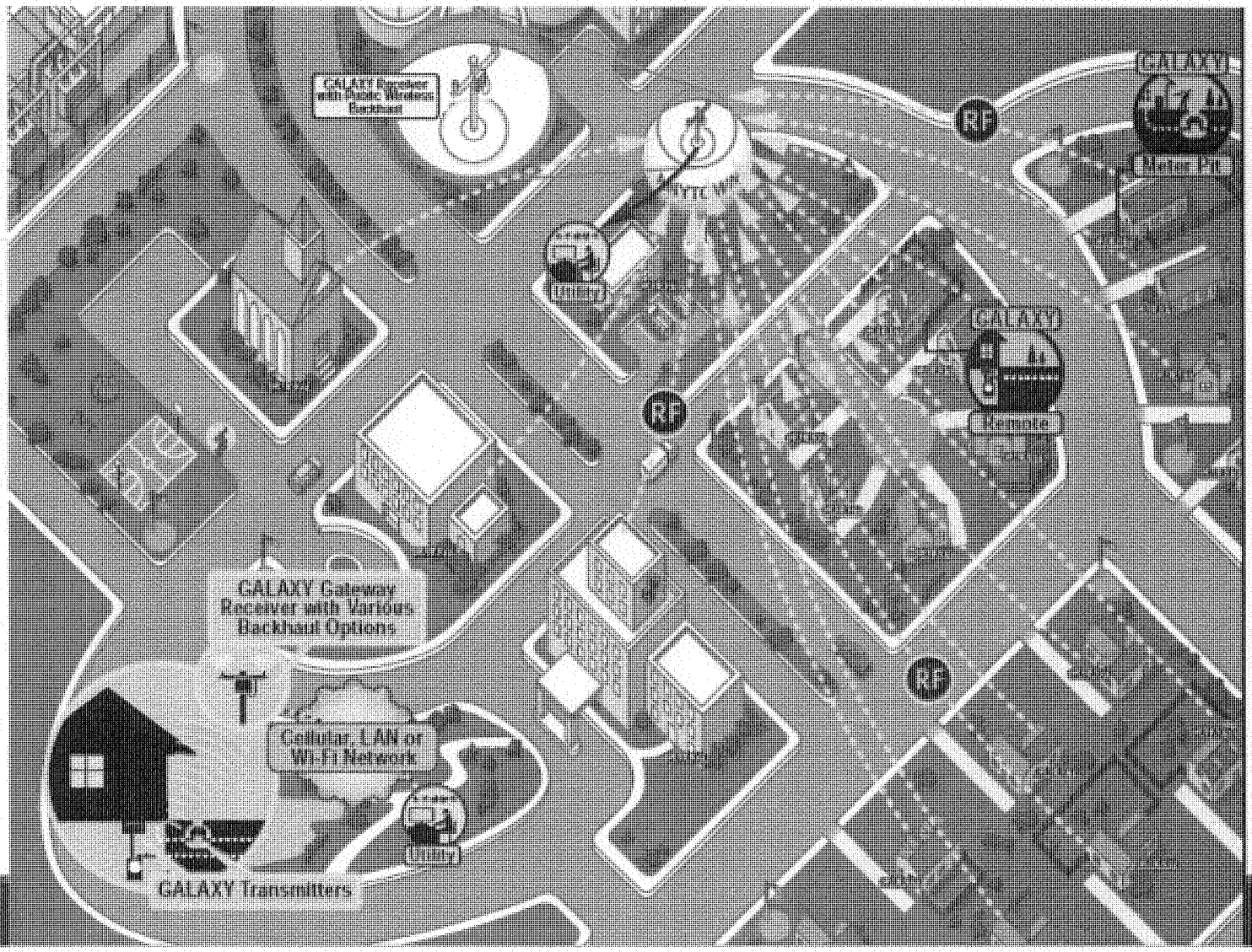
Sensus MTU

- MTU is sensitive to meter box cover material (transmission better through plastic than metal). Some MTUs mount through lid for best transmission.

Meter Transmitter Unit

- Two primary data transmission technologies: Cellular and Radio Frequency
  - Cellular – Each meter essentially equipped with its own cell phone. Calls in each night to report water use during the day in 5 minute increments

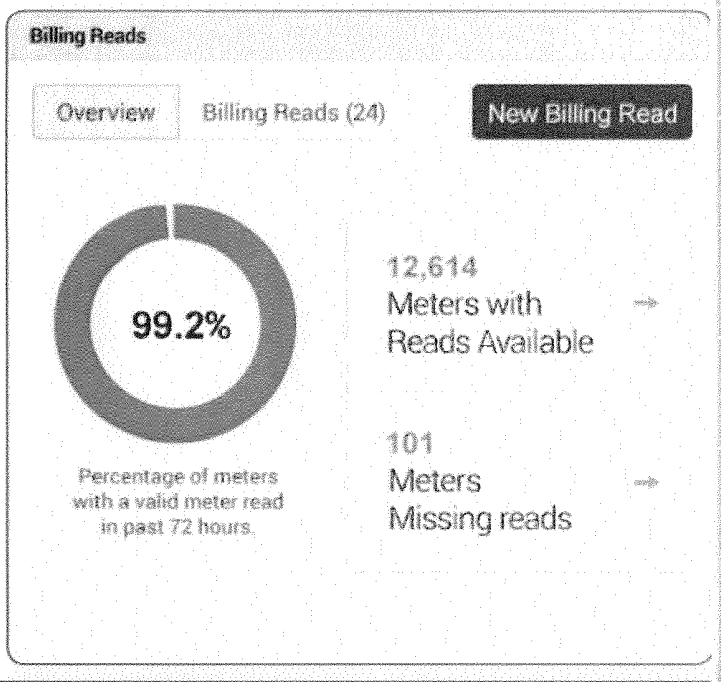
Radio Frequency Transmission

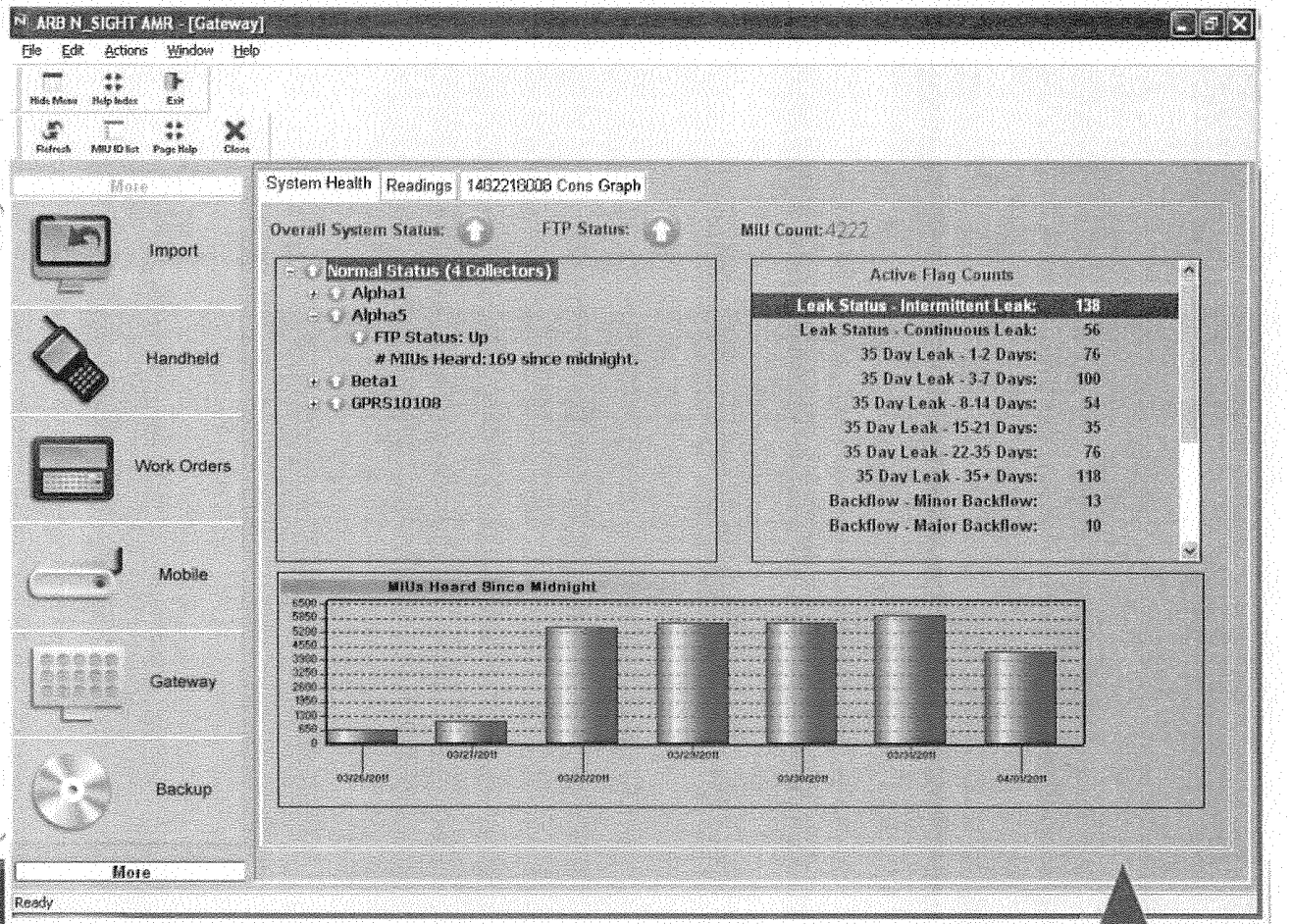


Data Collection and Storage

- Significant data storage (water usage reads in frequent intervals for each meter, meter battery status, warnings, etc.)
- City may host its own data onsite or contract for data storage in the cloud

Software for Data Analysis and Organization





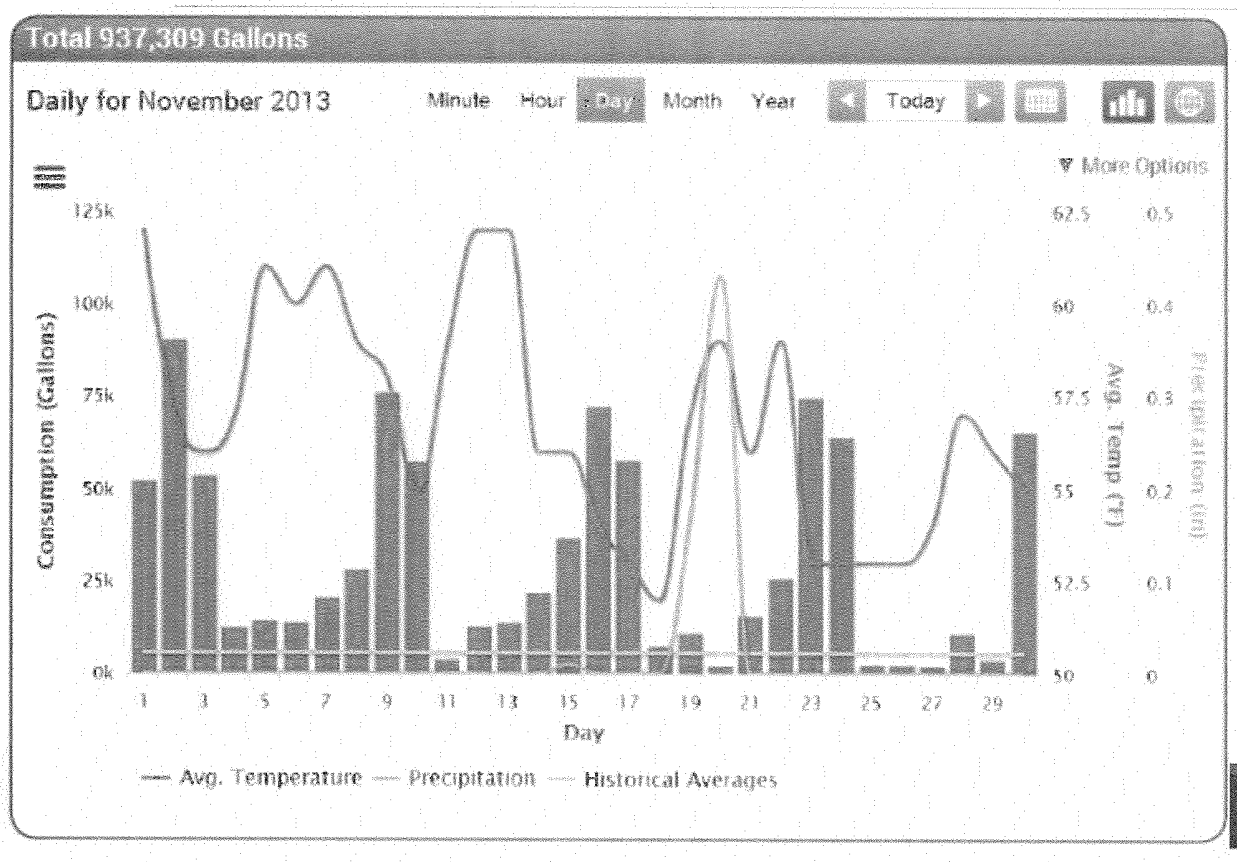
Portal for Communication with Customer

Web Based Access to Water Use Data and Other Information

- Computers
- Tablets
- Smart Phones

What can you do with AMI?

Customer Information

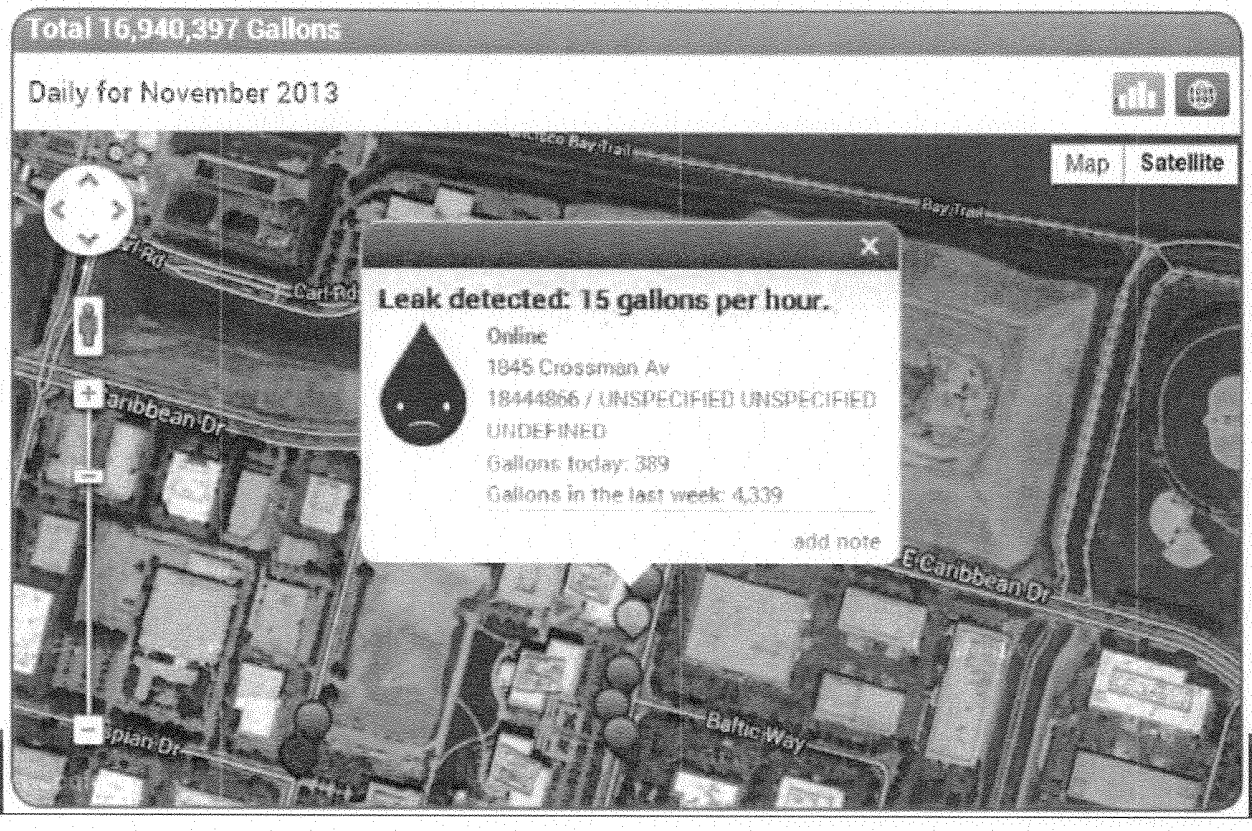


Value of Information

- Transparency
- Customer Can Make Their Own Choices in How to Best Use Water
- Public Relations and Outreach

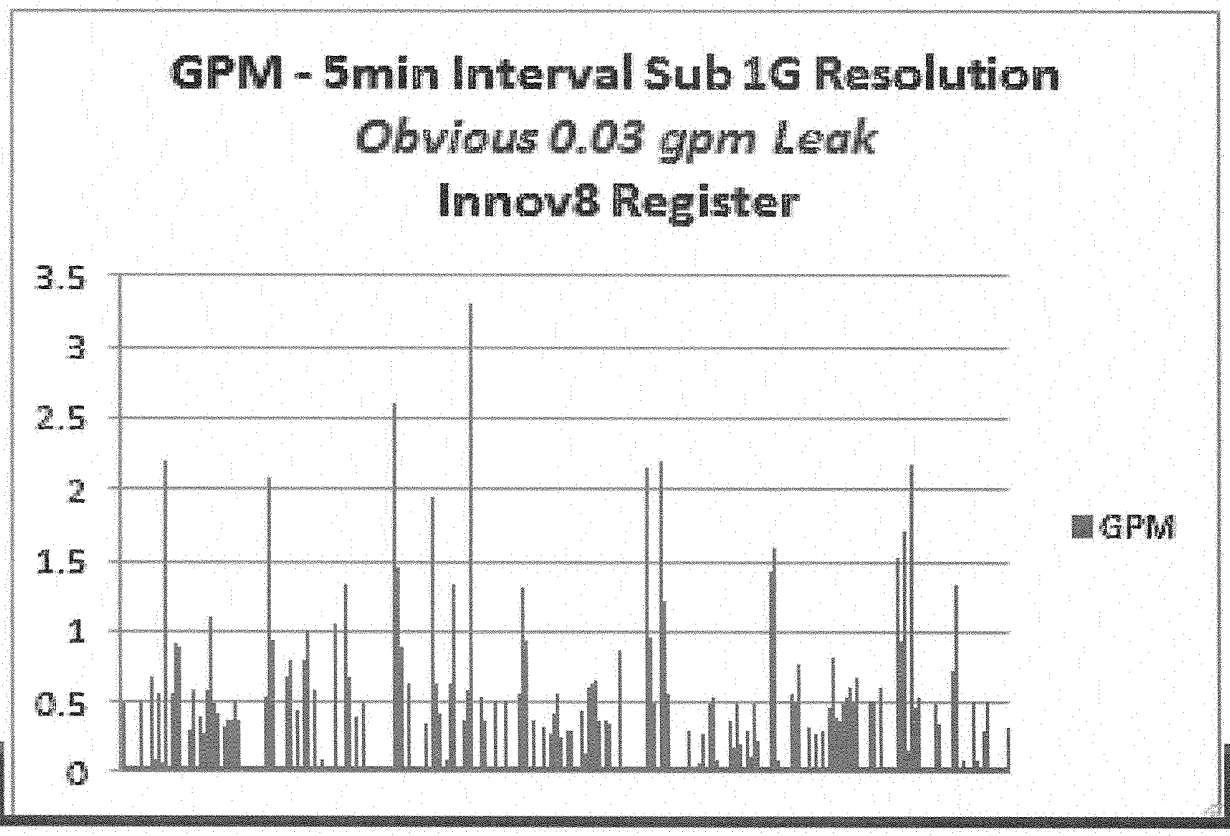
Leak Detection

- Identification and warnings for catastrophic leaks

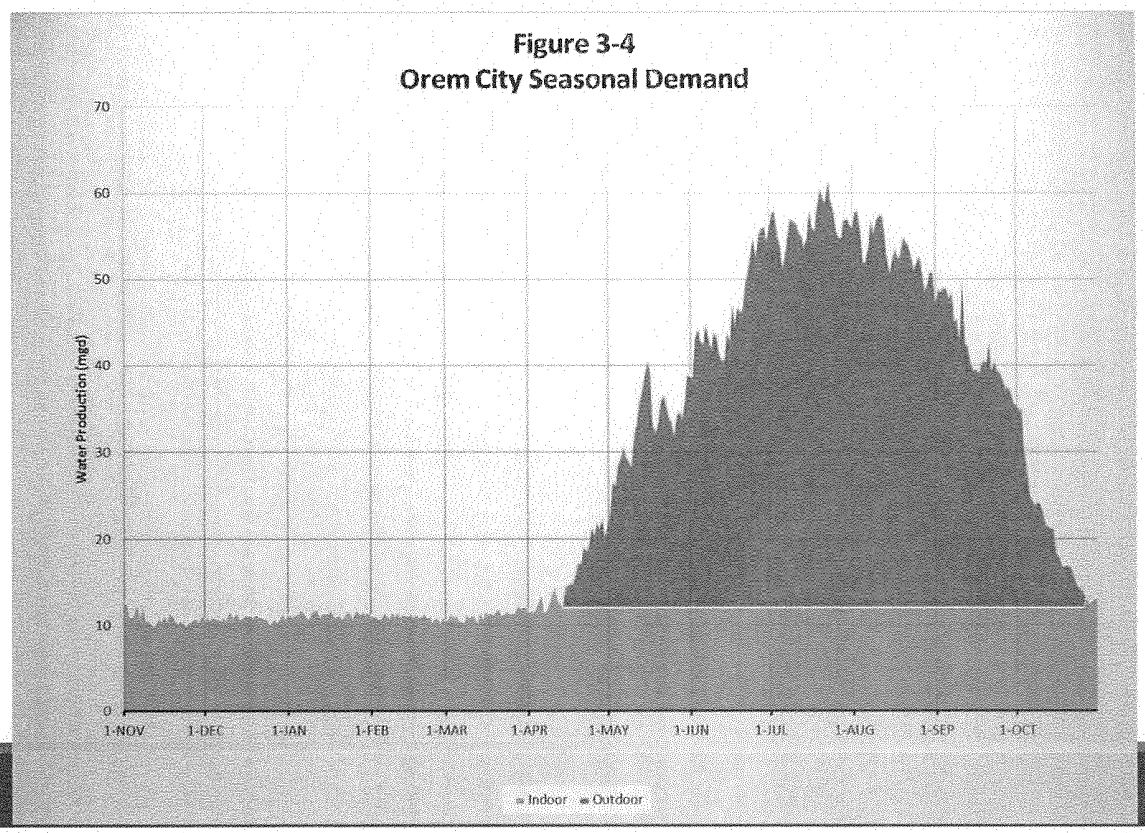


Leak Detection

- Identification of small leaks for further investigation



Water Pricing



Value of Information

- Promote equity and fairness in billing customers based on actual use patterns
- Influence customer use patterns to minimize system costs

System Evaluation and Design

- Identify exact location of system demand
- Understand peaking factors
- Optimize system evaluation and design
- Elimination of future projects could save $$$.

Financial Impacts

Elimination of Meter Reading Costs

O&M Category	Annual Cost
Meter Reader Wages	$65,000
Vehicle Expenses	$18,000
Utility Billing	$45,000
Total	$128,000

- Compare to national averages of $0.50 to $1.50 per read = $87,000 to $262,000 per year for a system the size of Orem's

Increased Water Sales

Historic Water Revenue	$4,020,000
Historic Sewer Revenue	$3,570,000
Total Volume Revenue	$7,590,000
Expected Increase in Water Sold	8%
Projected Future Volume Revenue	$8,250,000
Annual Increased Revenue	$660,000

Other Financial Impacts

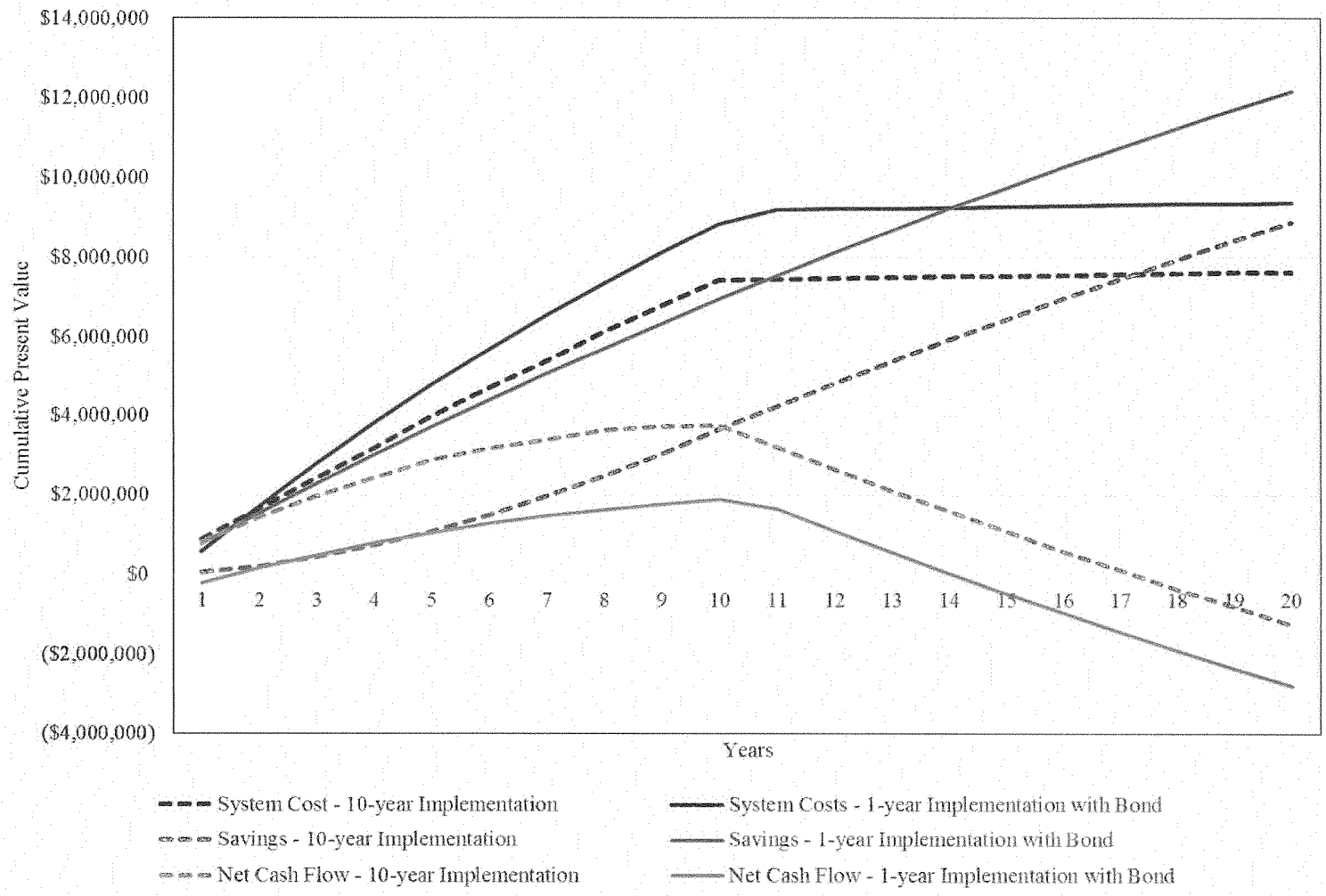
- Eliminate liability with meter reader safety issues
- Reduce customer service calls
- Reduce costs for rebill and special reads
- Minimize water theft
- Minimize system cost by encouraging wise water use

Estimated System Costs

Component	Estimated Cost
Initial Setup and Infrastructure	$300,000
Meters	$3,450,000
Transmitter Unit	$3,100,000
Installation	$1,420,000
Total	**$8,270,000**
Annual Costs	$31,000

Note: Costs based on Point-to-point RF system. Costs for other system types will vary.

Figure 1
AMI System Cost Evaluation



Conclusions and Recommendations

- AMI will provide a number of customer service benefits
- Regardless of decision on AMI, meter replacement is needed.
- Meter replacement and AMI will have a net positive financial impact on the City
- More rapid implementation is more cost effective than slower implementation

Questions?

PROPOSED UNIVERSITY PLACE CDA

OREM CITY OF OREM

Tax Increment Project Areas

- Under Utah Code 17C "Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act," Utah's local governments have the authority to conduct economic development activities within their communities through their Redevelopment Agencies.
- Under the act, agencies are allowed to create three types of project areas:
  - Community Development Areas (CDAs)
  - Economic Development Areas (EDAs)
  - Urban Renewal Areas (URAs)

CDA – Available Tool

- CDA – Tool available to spur economic growth
- Needed to compete with other jurisdictions (inside and outside Utah)
- Need to use this tool to keep playing field level unless the rules change by the legislature

Examples of Competition

- Other peer cities have used RDAs and tax-increment incentives to attract Orem businesses:
  - DoTerra – 527 Jobs (Pleasant Grove)
  - Adobe – 650 Jobs (Lehi) (Grown to 950 Jobs)
  - AtTask – 145 Jobs (Lehi)
  - Xactware – 507 Jobs (Lehi)
  - Others

Tax Increment – Low Risk Exposure

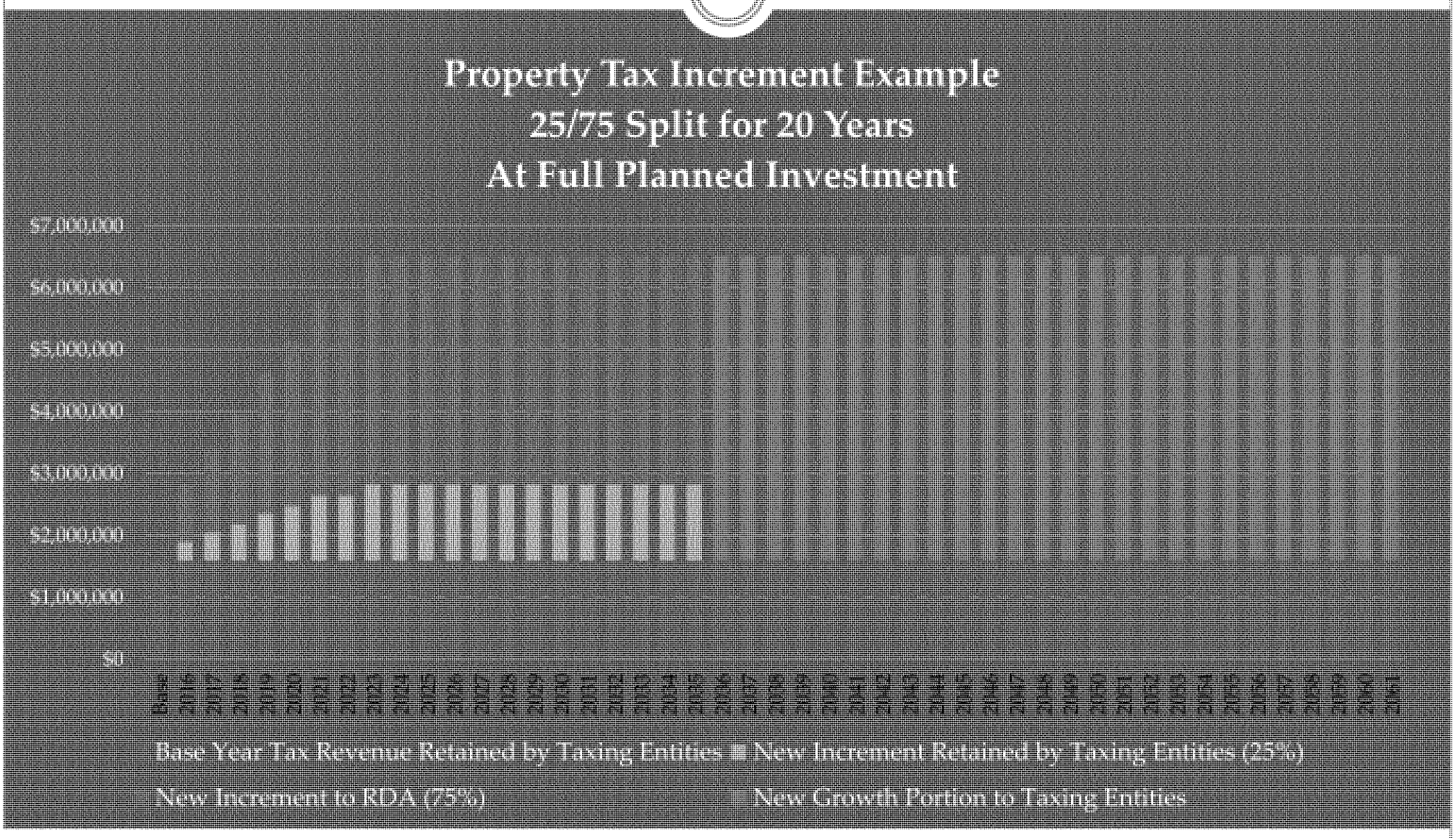
- Keep current dollars:
  - No tax increase to citizens
- Limit exposure:
  - Post performance incentives
  - No City/RDA debt issuance
- Keep 25% of revenue from new development (3.2 million).
- After 20-year project area term, the city will retain all city-dedicated property tax increment.

Proposed University Place CDA Area

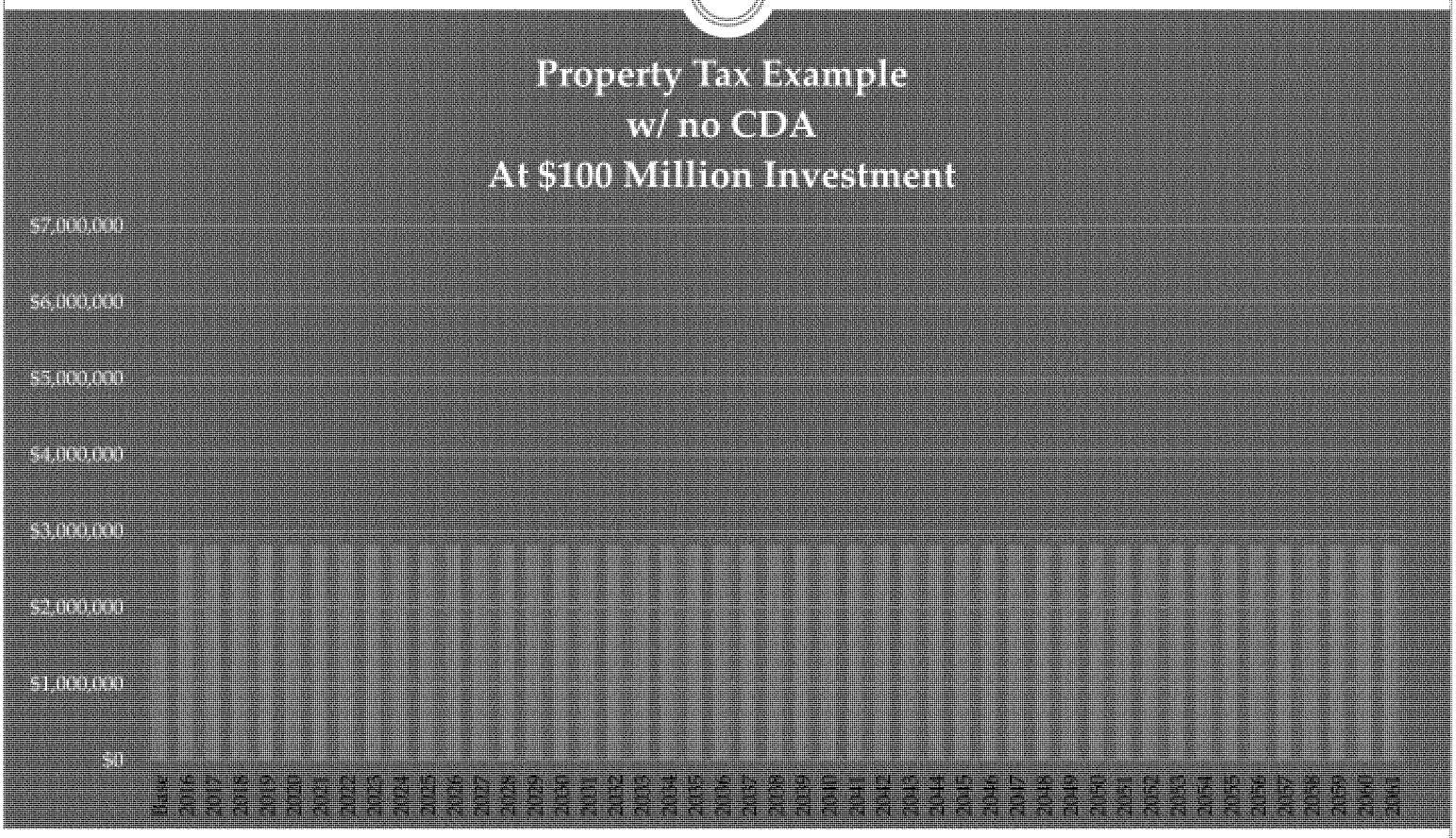
- Existing taxable value: $130 million
- Potential taxable value with CDA: $430 Million

- Orem would also benefit from increased sales tax ($11.3 million), gas and electric franchise fees ($8.2 million), hotel transient room taxes ($6.76 million), etc.

Tax Increment Example



Example without Tax Increment



Net Increase to All Taxing Entities

Entity	Incremental Revenues (thousands)					
	Property Tax	Sales Tax	CARE Tax	Franchise Taxes	Transient Room Taxes	Total Incremental Revenues
Utah County [1]	$ 8,620	$3,979	-	$-	$2,875	$ 15,475
Alpine School District	59,559	-	-		-	$ 59,559
Orem City	12,810	11,369	1,894	8,237	676	$ 34,989
Orem Metropolitan Water District	267	-	-	-	-	$ 267
Central Utah Water Conservancy District	3,053	-	-	-	-	$ 3
State of Utah	-	13,359	-	-	-	$ 13,359
Totals:	**$ 84,310**	**$28,708**	**$1,894**	**$8,237**	**$3,552**	**$124,809**

Entity	Incremental Expenditures (thousands)							
	CDA Budget	General Government	Public Safety	Highways & Public Improvements	Parks, Recreation & Arts	Economic, Physical, & Redevelopment	Total Incremental Expenditures	**Net Incremental Benefit**
Utah County	$ 6,465	$1,205	-	-	-	-	$ 7,670	**$ 7,804**
Alpine School District	44,669	1,706	-	-	-	-	$ 46,376	**$ 13,183**
Orem City	9,607	2,730	5,043	1,771	2,121	471	$ 21,746	**$ 13,243**
Orem Metropolitan Water District	200	35	-	-	-	-	$ 235	**$ 31**
Central Utah Water Conservancy District	2,290	44	-	-	-	-	$ 2,334	**$ 719**
State of Utah	-	-	-	-	-	-	-	**$ 13,359**
Totals:	**$63,233**	**$5,722**	**$5,043**	**$1,771**	**$2,121**	**$471**	**$ 78,362**	**$ 48,341**

Net Increase to All Taxing Entities

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Totals:	**$ 84,310**	**$28,708**	**$1,894**	**$8,237**	**$3,552**	**$124,809**

Infrastructure Upgrade

- Infrastructure requires updating now
  - Road and Utility Infrastructure - $5.4m
  - East to West Road Construction - $3.9m
- CDA is a means to pay for infrastructure/transportation from redevelopment dollars.
- Mitigates traffic issues along University Parkway at State Street and 800 East.

Expense of Redevelopment

- Limited amount of "greenfield" in Orem
  - 299 undeveloped acres (2.5%)
  - 288 farmland/orchards (2.5%)
  - 11,712 total acres in Orem
- Neighboring/competing cities have raw land for development.
- Redevelopment is Orem's best option.
- CDA facilitates redevelopment.

University Place - Important

University Place is Major Tax Contributor to the City

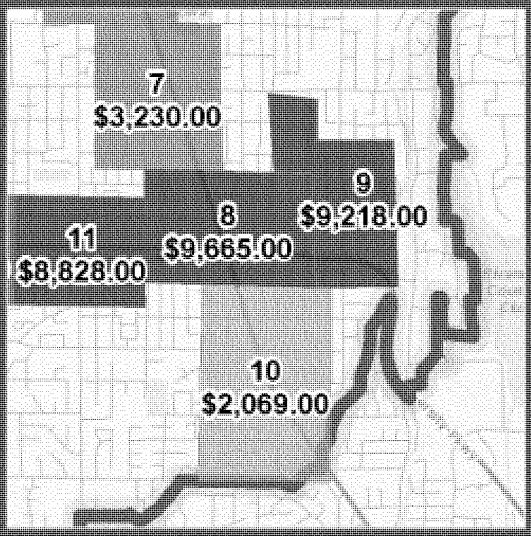


*Figure shows the City's portion of property and sales tax revenue per acre

Existing Class A Office Space

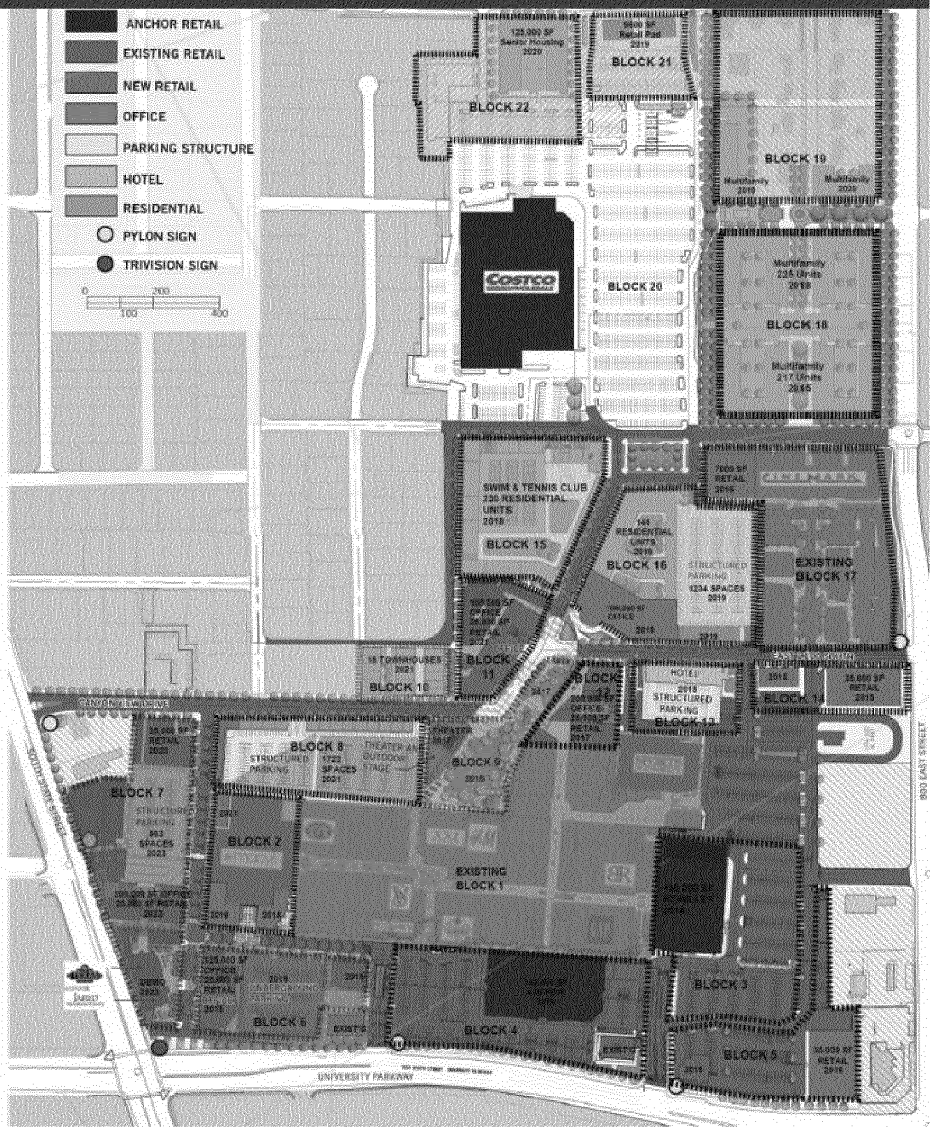
Class A Office Space Summary

	Total SF	Average Absorption 2001-2012
Orem	706,166	41,597
Provo	1,754,810	86,119
Utah North	2,144,200	58,028
Utah South	80,328	800

Current Proposed Project Area Plan Budget Summary with ASD Participating 75%

- Existing plan contemplates creation of new space per the below [SF or Stalls / Taxable Value]:
  - **Office:** 712k SF / $147M
  - **Parking:** 5,969 stalls / $72M
  - **Retail:** 234k SF / $69M
  - **Residential:** 1,264k / $98M
  - **Hotel:** 72k SF / $13M
  - **Civic:** 332k SF / $0M

- New office results in a projected potential **2,500 – 4,600 new jobs**



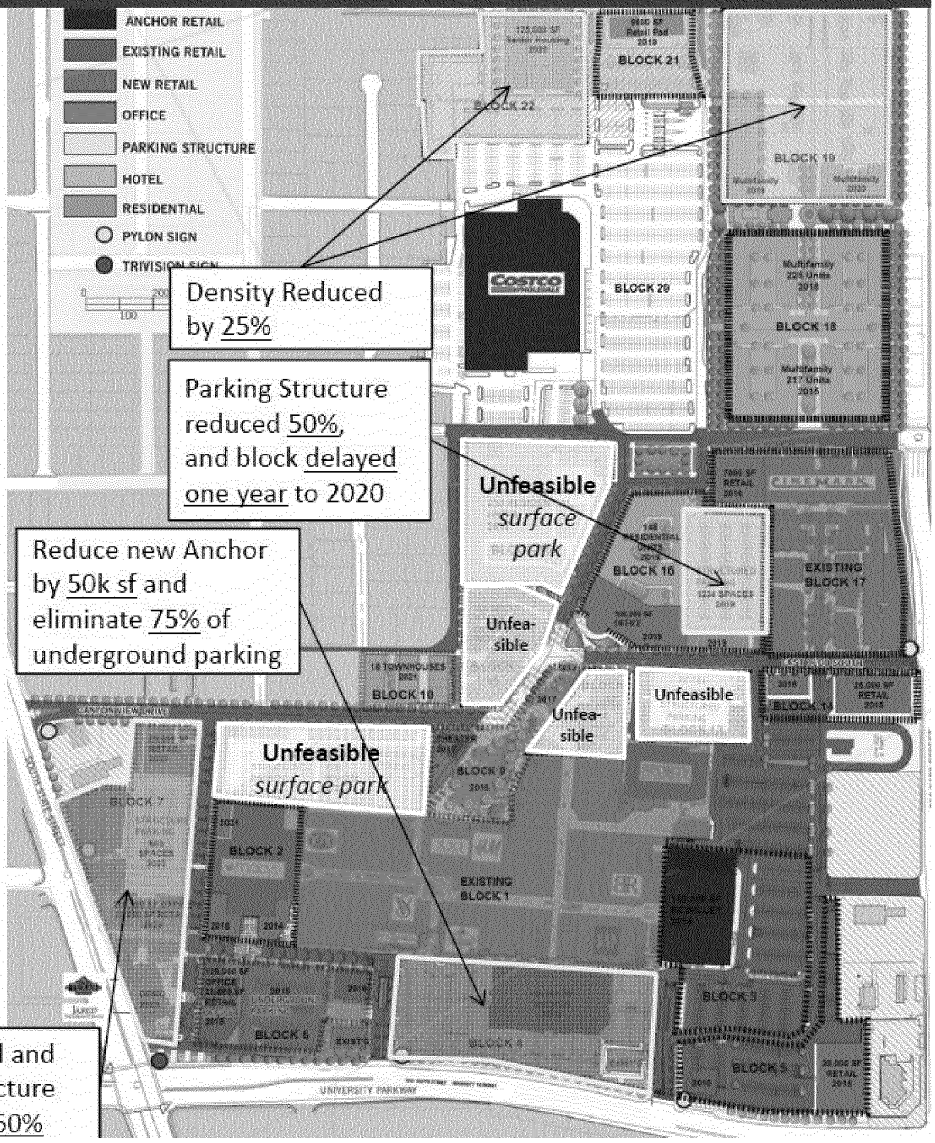
Key

- Existing Project Area Plan New Development
- Project Area Plan Block made Unfeasible
- Project Area Plan Block requiring modification

Project Area Plan Budget Summary with ASD Participating 50%

- **Reduction to Plan of:**
  - **Office:** 420k SF / $87M

- Reduction in office square footage results in a **loss of 1,500 – 2,800 potential jobs**



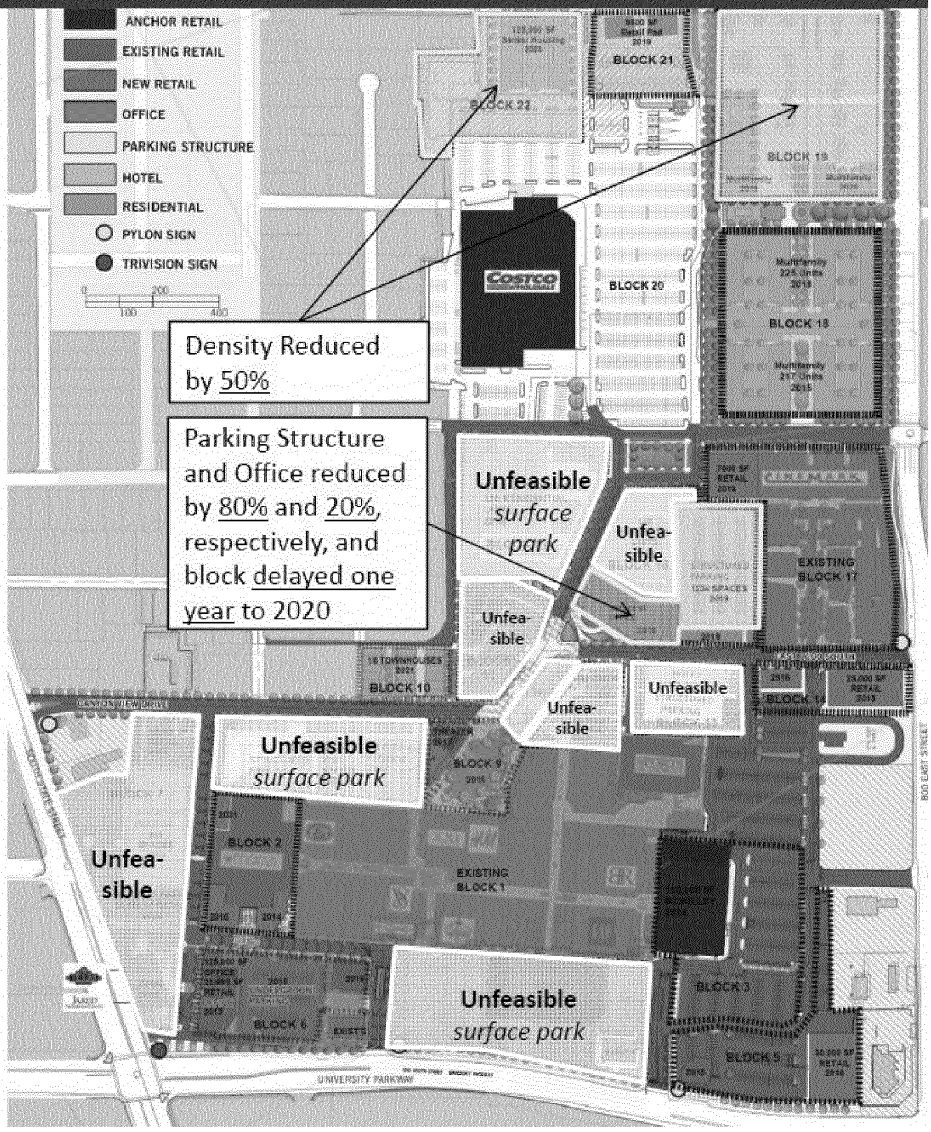
Key

- Existing Project Area Plan New Development
- Project Area Plan Block made Unfeasible
- Project Area Plan Block requiring modification

Project Area Plan Budget Summary with ASD Participating 25%

- **Reduction to Plan of:**
  - **Office:** 520k SF / $108M

- Reduction in office square footage results in a **loss of 2,000 – 3,500 potential jobs**



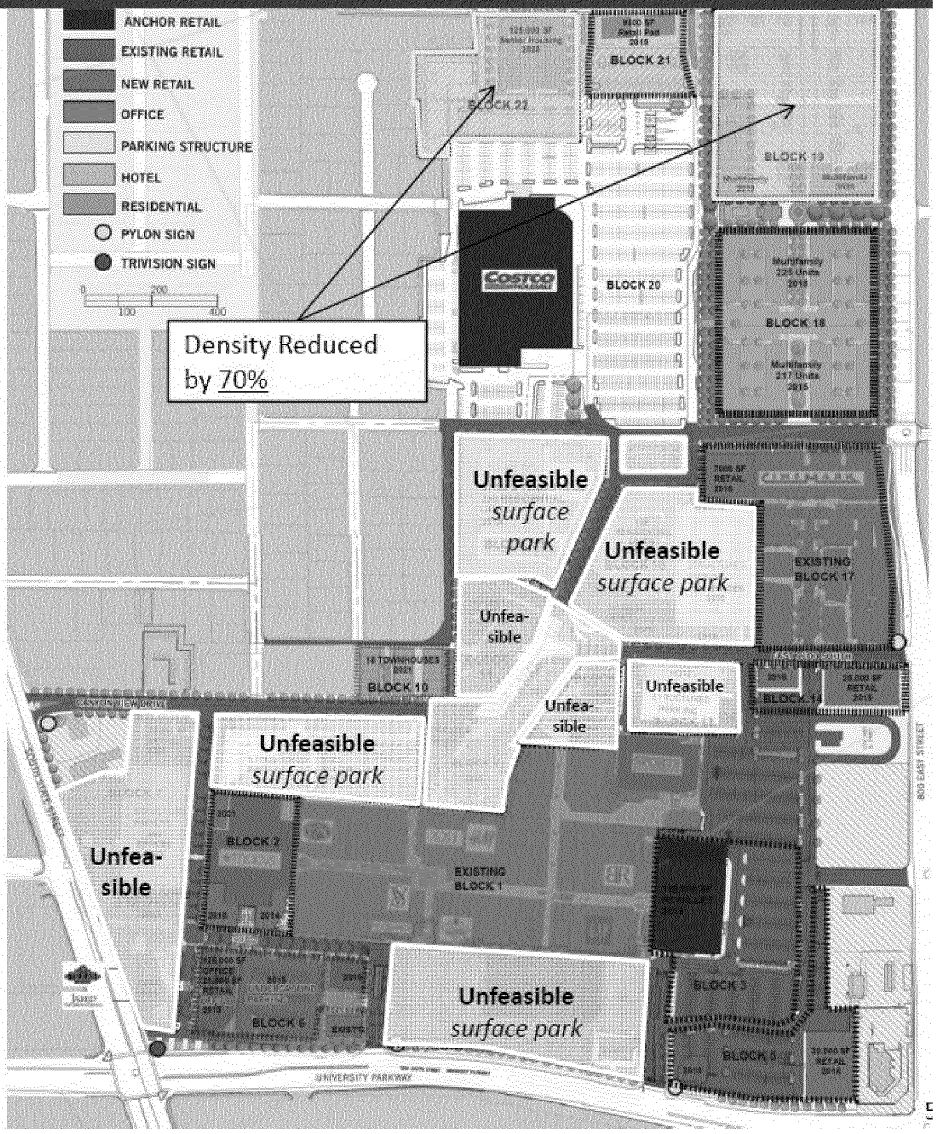
Key

- Existing Project Area Plan New Development
- Project Area Plan Block made Unfeasible
- Project Area Plan Block requiring modification

Project Area Plan Budget Summary with ASD Participating 0%

- **Reduction to Plan of:**
  - **Office:** 605k SF / $125M

- Reduction in office square footage results in a **loss of 2,100 – 3,800 potential jobs**



Key

- Existing Project Area Plan New Development
- Project Area Plan Block made Unfeasible
- Project Area Plan Block requiring modification

RDAs Add Value

RDA project areas in Orem have been very successful . . .

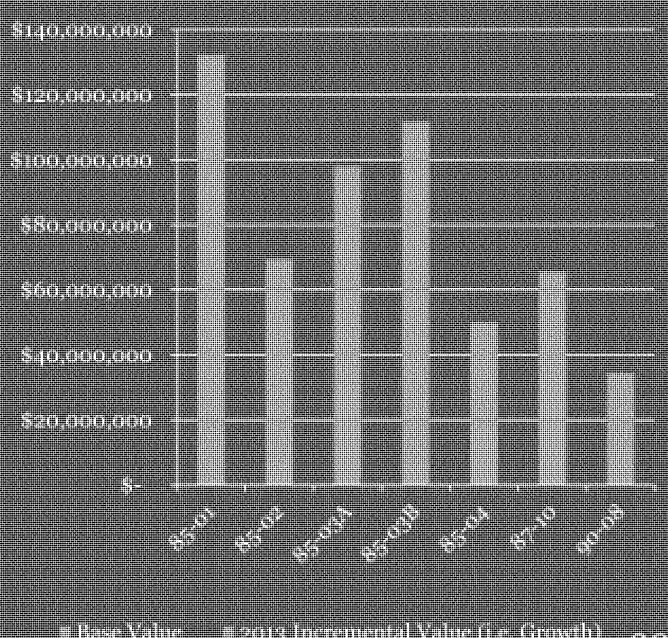
GROWTH IN ASSESSED VALUE (Since Inception)	GROWTH RATE	AVERAGE ANNUAL GROWTH RATE
Orem Business Park 85-1	8039.3%	17.7%
Timpanogos Research and Tech Park 85-02	832.3%	8.3%
1300 South (East) 85-03A	218.8%	4.4%
1300 South (West)85-03B	1537.7%	10.9%
State Street (South)85-04	167.8%	3.7%
State Street (North) 87-10	113.5%	3.2%
5th N to 12th N 90-08	209.3%	5.0%

Tax Increment Project Areas

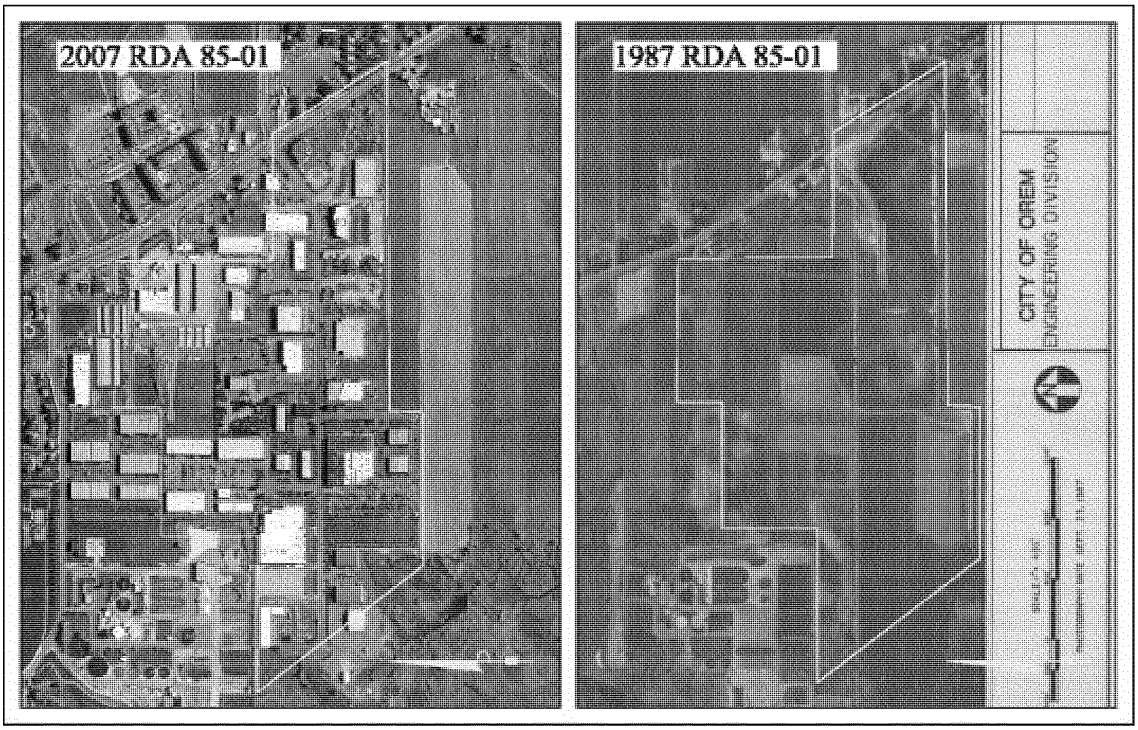
All of Orem's existing RDAs have increased in taxable value, as the graph illustrates.

The RDAs are projected to create over $66 million in total property tax increment.

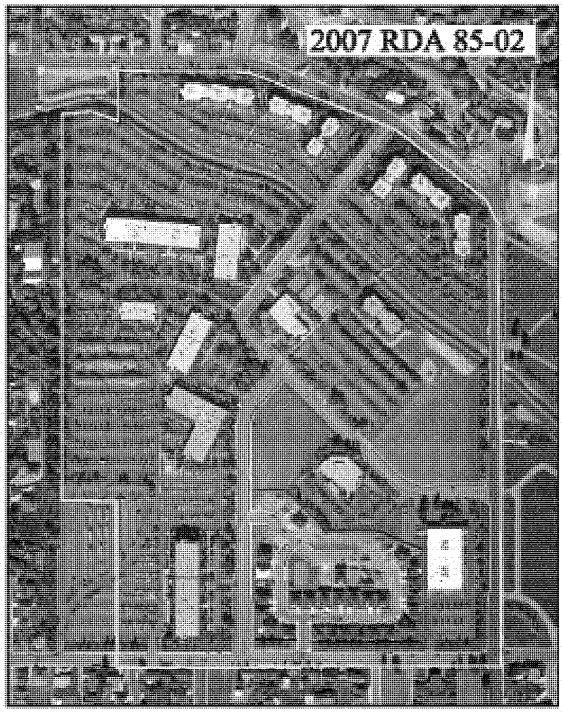
Tax increment has built roads and other utility infrastructure, financed park and recreation improvements, promoted job growth, and spurred retail development.

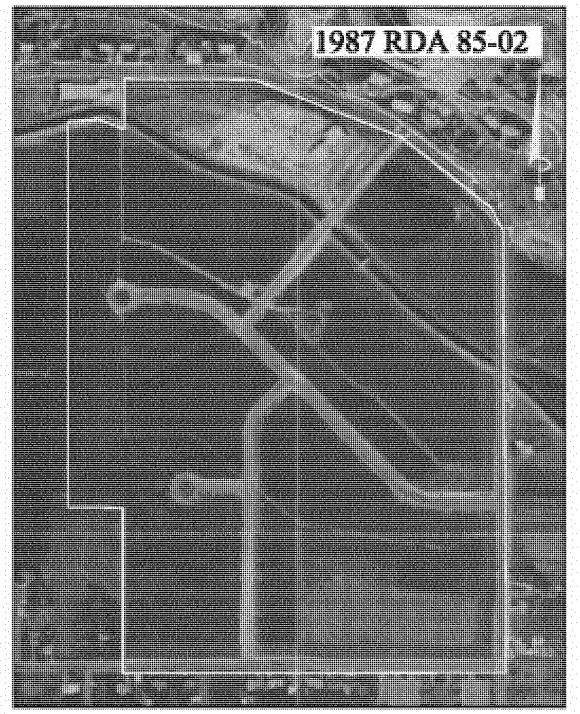


Growth in Orem Project Areas

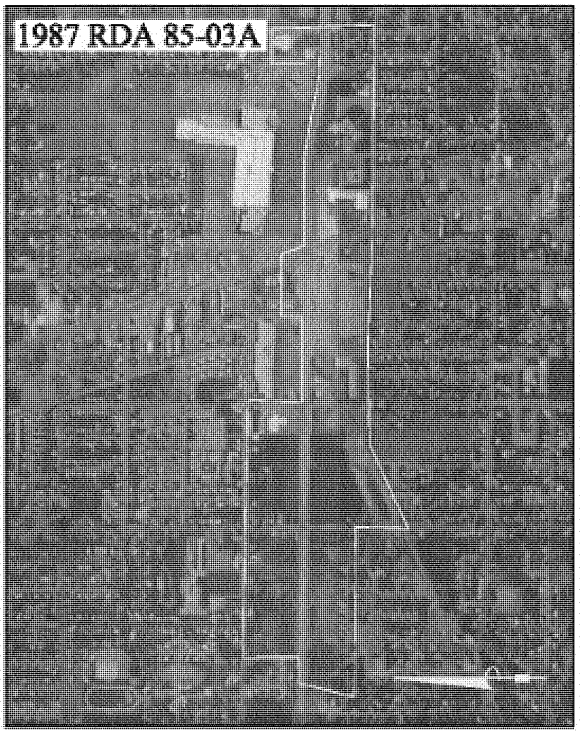


Growth in Orem Project Areas

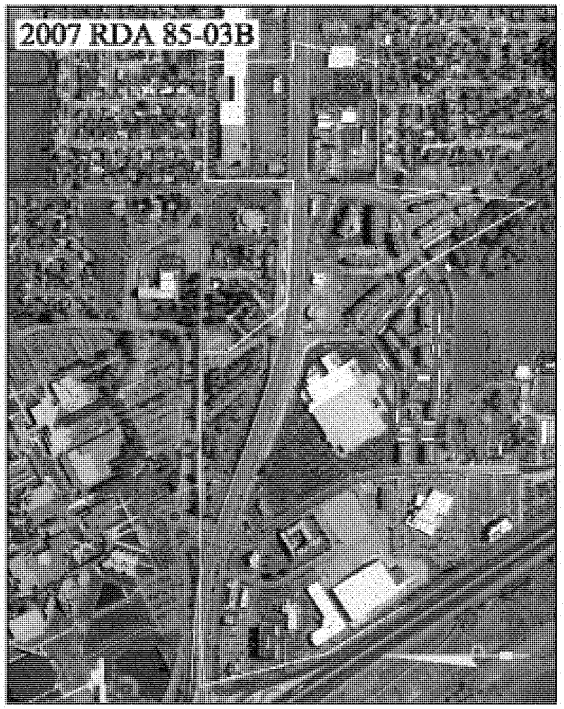


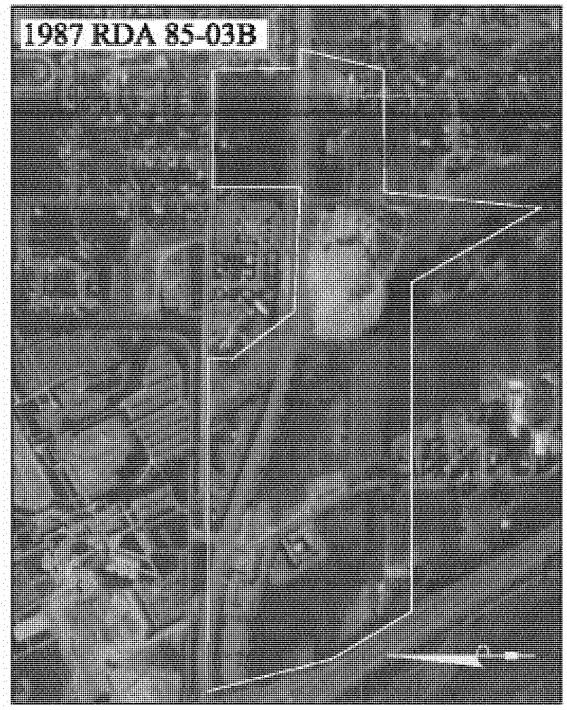


Growth in Orem Project Areas

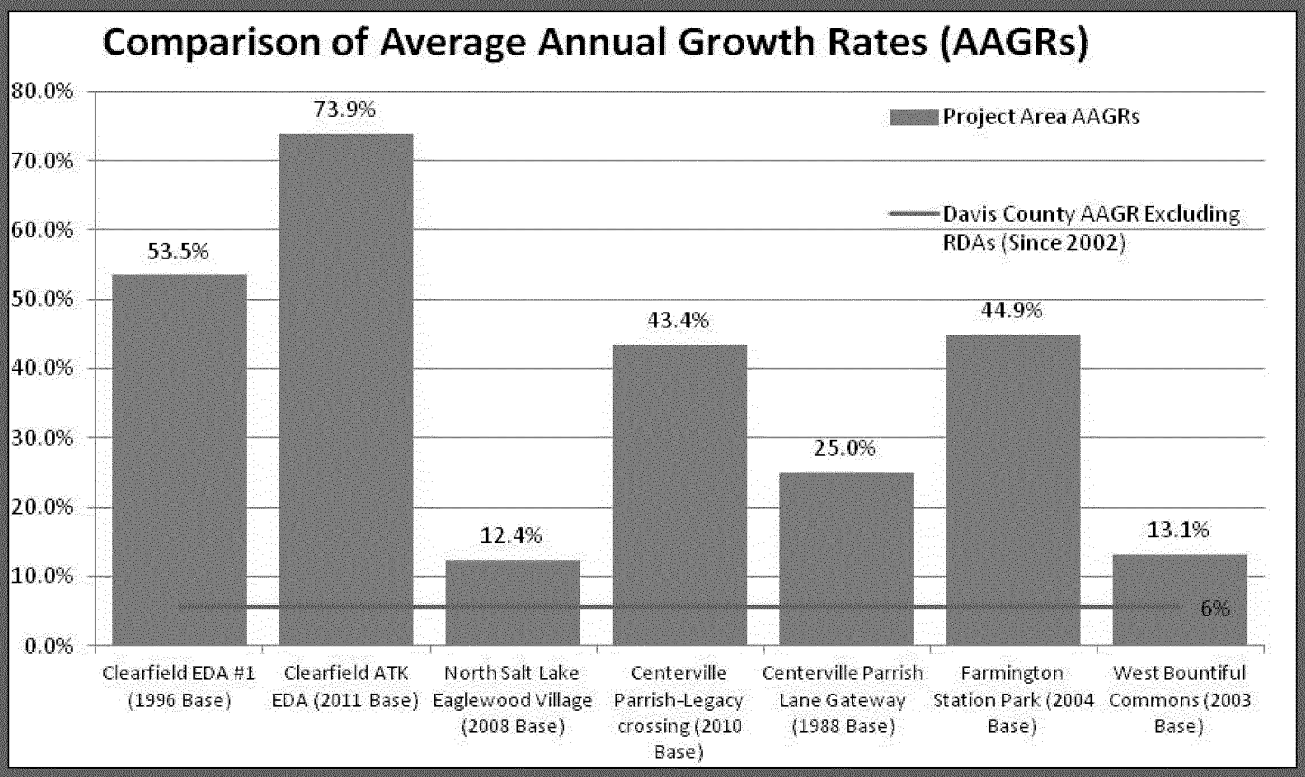


Growth in Orem Project Areas





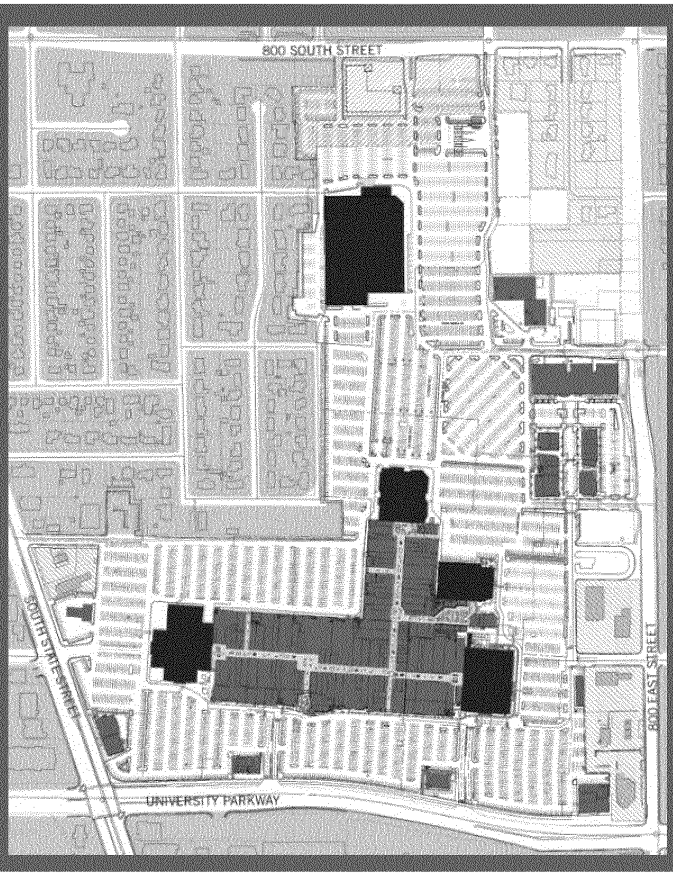
RDAs Add Value (Davis County Example)

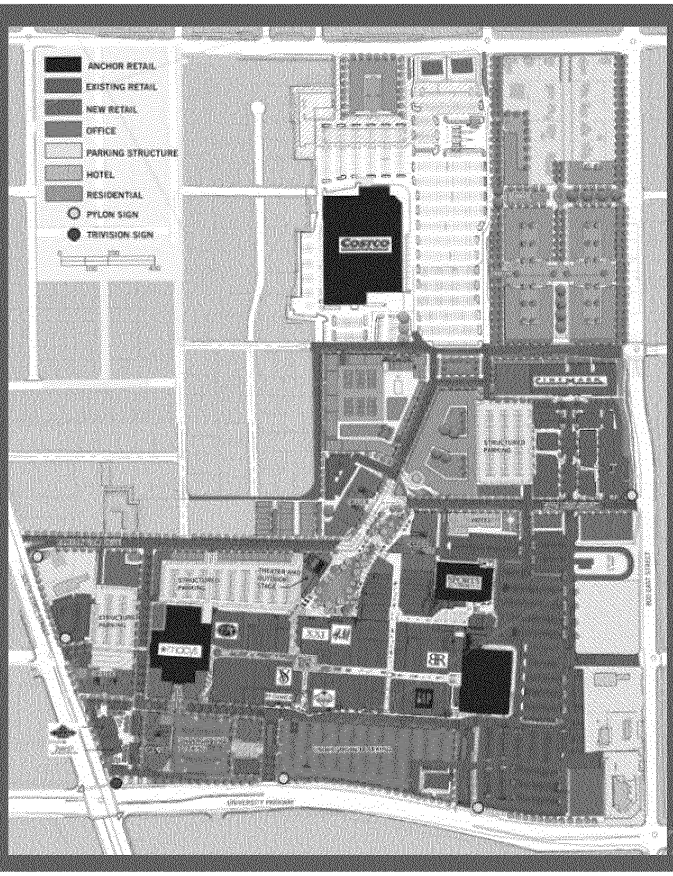


CDA – Better Development

- CDA allows for:
  - Faster development
  - More high quality development with his assessed valuations
  - Builds momentum for attracting new tenants
- This CDA will act as a catalyst for further development surrounding the CDA

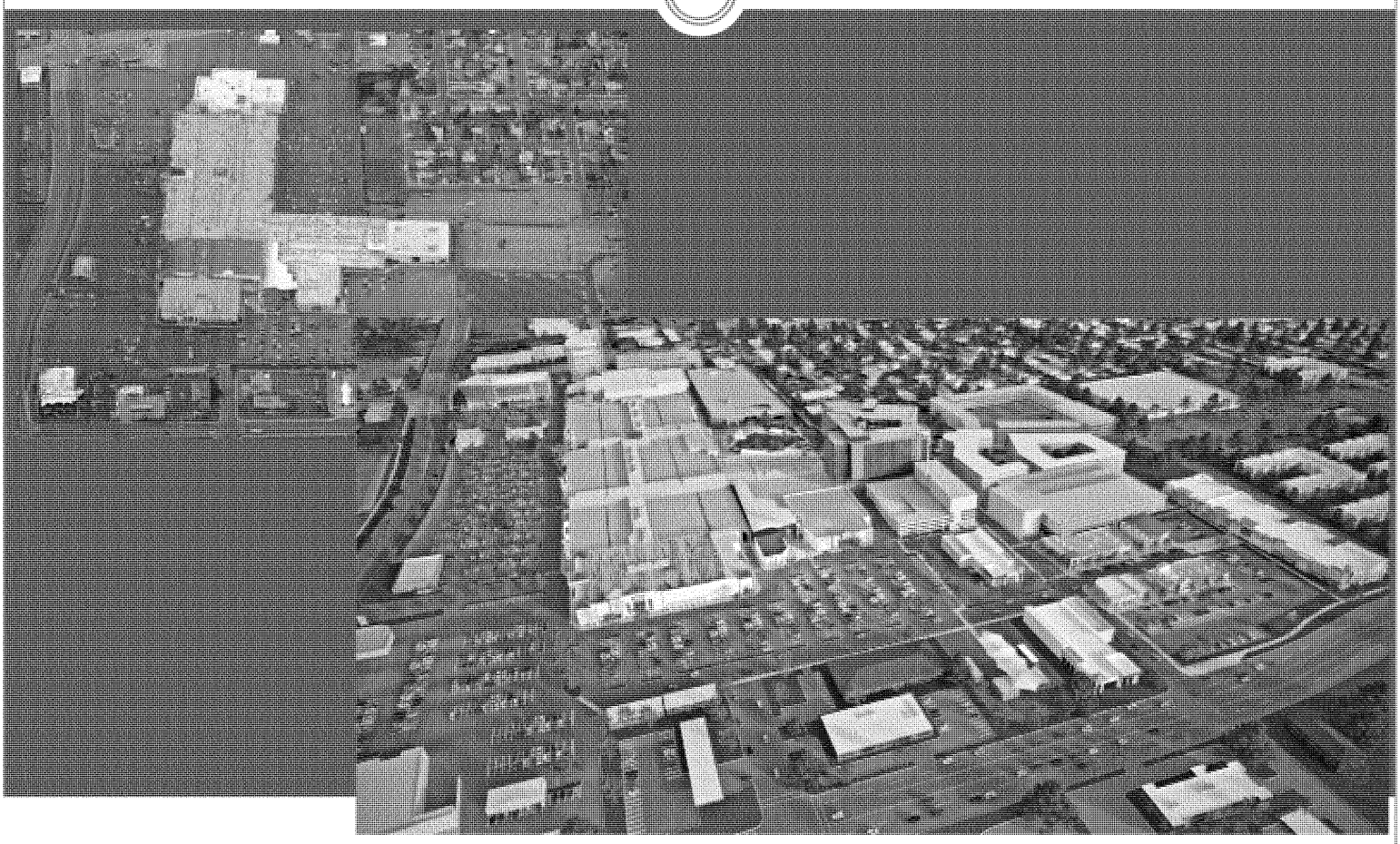
Aerial View of Proposed Development Changes





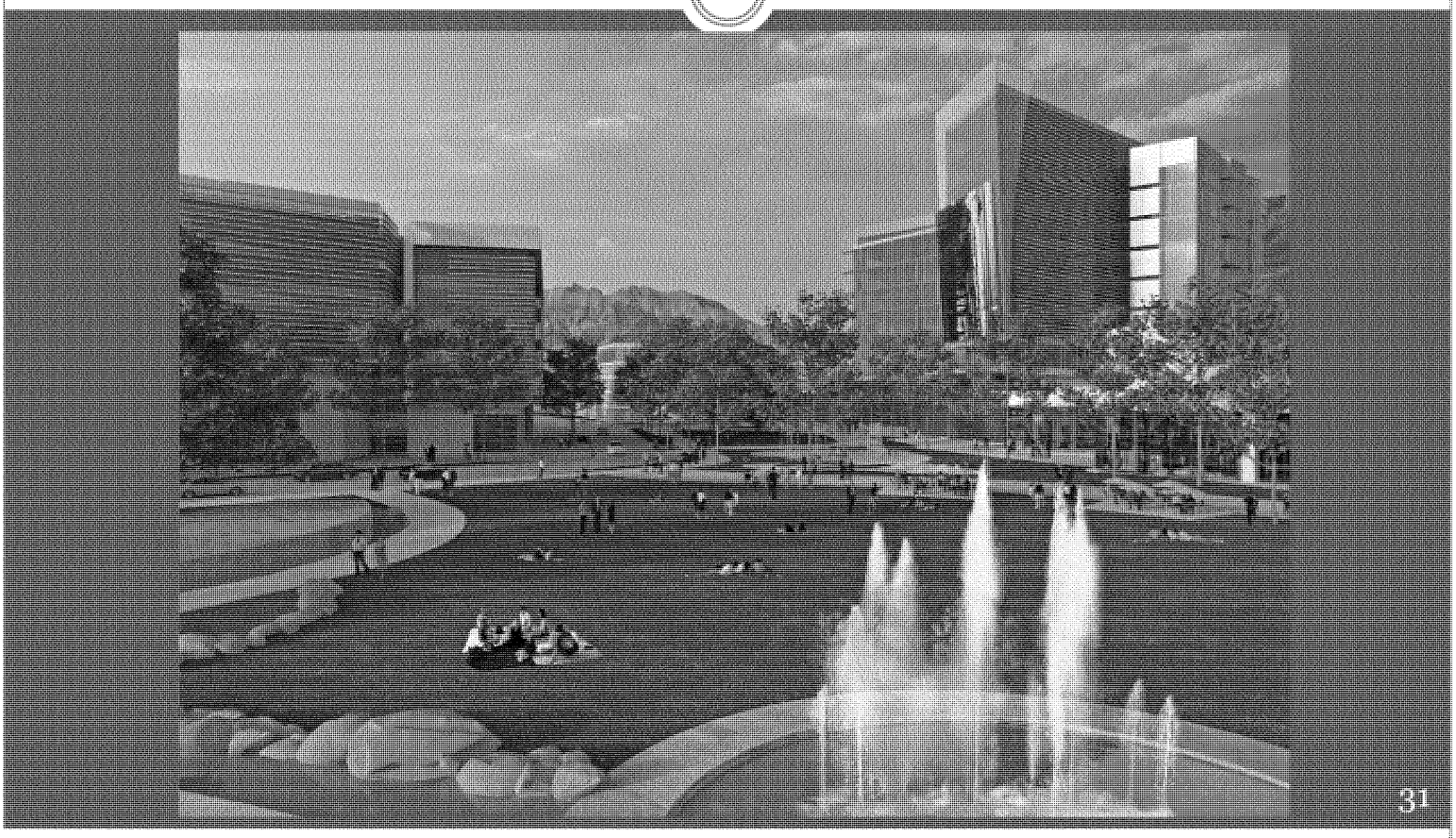
Before and After – Westward Facing

Before and After – Eastward Facing



Planned Office Building Renderings

Planned Park and Office Building Renderings



Anywhere...
Anytime...
Anyone...

can become a victim of violent crime. Each year the **Crime Victim Reparations Program** reaches out to thousands of victims who have suffered financial loss, physical injuries and emotional trauma as a result of violent crime.

The assistance provided by this program helps victims recover and rebuild their lives.

To Apply:

Phone:
801-238-2360
1-800-621-7444

Fax:
801-533-4127

Address:
350 East 500 South, Suite 200
Salt Lake City, Utah 84111

Web Site:
www.crimevictim.utah.gov

STATE OF UTAH
Commission on Criminal & Juvenile Justice
UTAH OFFICE FOR VICTIMS OF CRIME
CRIME VICTIM REPARATIONS PROGRAM
350 East 500 South, Suite 200
Salt Lake City, Utah 84111

If you need assistance with accessibility and accommodations, please contact the Utah Office for Victims of Crime at 801-238-2360 allowing three working days notice.

Are You A Victim Of A Crime...

Feeling Like There Is No Where To Go For Financial Help?

UTAH OFFICE FOR VICTIMS OF CRIME

CRIME VICTIM REPARATIONS PROGRAM

Utah Office for Victims of Crime

Crime Victim Reparations Program

Who May Qualify?

- Victims who suffer physical or psychological injury or death as a direct result of criminally injurious conduct
- Family and dependents of deceased victims
- Representatives acting on behalf of victims

How Does a Person Qualify?

- Victim shall be a resident of Utah or the criminally injurious conduct shall have occurred in Utah
- Report crime to law enforcement agency - no conviction is required but enough information is needed from law enforcement to substantiate a crime occurred
- Cooperate fully with law enforcement officials in the investigation and prosecution of the case

Who Does Not Qualify?

- A victim whose own misconduct contributed to the crime
- A victim who suffered property loss or damage
- A victim engaged in illegal conduct at the time of the crime
- The offender, accomplice or anyone whose award would unjustly enrich the offender or accomplice
- Anyone who is incarcerated in a penal institution when the crime occurs
- Anyone in violation of parole or probation when victimized

How Long Will It Take?

- It can take up to 30 days to determine if you are eligible for assistance
- Payment will be made when all required information is received

What Expenses May Be Paid?

- Medical Care
- Dental Care
- Mental Health Counseling
- Funeral and Burial Expenses
- Relocation and Related Costs
- Loss of Earnings
- Loss of Support to Dependents
- Child Care
- Replacement of door locks, windows or other essential personal property required for the health and safety of the victim
- Eyeglasses, hearing aids or other medically necessary devices

What Is The Maximum Award?

- Awards can be made up to a maximum of $25,000
- Awards for medical expenses only incurred as a result of *Homicide*, *Attempted Homicide*, *Aggravated Assault* or *Driving Under the Influence* may be awarded up to $50,000
- Collateral sources available to the victim such as insurance, Medicaid, Medicare or Social Security need to be considered first

How Do I Apply?

- Victims, family members or legal guardians must submit an application form to the Utah Office for Victims of Crime
- The application form can be obtained from the UOVC office, victim advocates, law enforcement, prosecutors and other allied agencies
- The UOVC staff or local victim assistance programs can help you complete the application form if necessary