Pleasant View City
Redevelopment Agency
Meeting Agenda
Tuesday, October 28, 2025
Commencing after the City Council meeting at 6:00 p.m.

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1. **Consent Items.**
   a. Minutes of September 9, 2025

2. **Budget Amendment – Public Hearing.** Discussion and consideration to amend the 2025-2026 fiscal year budget, Resolution 2025-C(RDA). *(Presenter: Laurie Hellstrom)*

3. **Adjournment**

Public Notice is hereby given that the Redevelopment Agency of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, October 28, 2025, commencing after the City Council meeting at 6:00 PM.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.

The City Council at its discretion may change the order and times of the agenda items.

MINUTES OF THE MEETING OF THE
PLEASANT VIEW CITY REDEVELOPMENT AGENCY (RDA)
PLEASANT VIEW, UTAH

September 9, 2025

The public meeting was held at the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 6:17 P.M.

CHAIR:
Leonard Call

BOARD MEMBERS:
Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen *(absent)*
Sara Urry

STAFF:
Andrea Z Steiniger
Laurie Hellstrom
Paul Smith

VISITORS:
Matt Ryder
Ted Kadrlik
Collin
Travis Mawer
Dave Grose

1. Consent Items - Minutes of June 10, 2025

Motion was made by BM Arrington to accept the consent items (minutes of June 10, 2025). 2nd by BM Urry. Voting Aye: BM Arrington, BM Gibson, BM Marriott, and BM Urry. 4-0

2. TIF/CRA Request. Presentation from Rise Baking Co. requesting TIF (Tax Increment Funding) and creating a CRA (Community Reinvestment Agency).

Presentation from Rise Baking Company requesting a 15-year TIF with a CRA to expand their company on their property to the north. Presentation attached. They also presented to the Governor's Office Incentive Committee for other incentives. Mayor Call: what they are asking for is in line with the policies of the other entities. We don't have a policy. This is only for new tax increment. All the entities can do what they want. CM Marriott: I am concerned that the city provides the most resources. CM Marriott: why 50% for 15 years? CM Gibson: to match their policies. They are a great partner in the community and want to be a win/win. Want to be a partner and give something up. Andrea Steiniger: it is a lengthy process to create a CRA and stated a few of the steps. There are 18 steps. CM Gibson: find out more information. I want to see the costs.

3. Adjournment: 6:49 P.M.

Memo

To: Mayor and City Council

From: Laurie

Date: October 9, 2025

Re: Budget Amendment for the 2025-2026 fiscal year in the RDA Fund

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I. REQUEST & CURRENT ACTION

Rise Bakery Company has requested TIF (Tax Increment Funding) which would require the city to create a CRA (Community reinvestment Agency).

The RDA budget will need to be amended and add an expense of approximately $25,000 to create a CRA.

II. BACKGROUND / CONSIDERATIONS

1. Rise Baking Company is currently grubbing the site and working on getting their building permit issued.

2. From page 25 of the Rise Baking Company's presentation notes:

   Rise Baking Company's requested TIF obligation of Pleasant View City shows $99,000 yr / $1,485,000 over 15 years.

   Rise Baking Company's requested TIF obligation of all the Taxing Entities affecting Pleasant View Residents shows $1,355,0000 yr / $20,325,000 over 15 years.

3. Pleasant View's prior 'Tax Increment Incentive Criteria' included the following in a tier system:

   a. Capital Investment / Sales Tax Generation.

   b. Job Creation.

   c. Average Wage (110% of Weber County Wages). (See Rise Baking Company's pages 11 & 23): 170 new jobs. It is unknown if the average of those jobs would meet this criteria. It appears that Production Management jobs could help the average but the number of those positions are unknown.

III. LIST OF ATTACHMENTS

Rise Bakery Company's presentation from the RDA Meeting of September 23, 2025

'Tax Increment Incentive Criteria' from a prior EDA in Pleasant View City

Tax Increment Incentive Criteria—Pleasant View Business Park EDA

		Tier 1	Tier 2	Tier 3	Tier 4
Incentive		40% of available tax increment generated by the project for 5 years	50% of available tax increment generated by the project for 5 years	60% of available tax increment generated by the project for 5 years	To be negotiated
Requirements	Capital Investment / Sales Tax Generation	$5 Million over 3 years	$7 Million over 3 years *or* $5 Million over 3 years + $10,000 per year in City sales tax revenue	$10 Million over 3 years *or* $5 Million over 3 years + $20,000 per year in City sales tax revenue	To be negotiated, but exceeding the Tier 3 requirements
	Job Creation (FTEs)	35	50	70	
	Average Wage	110% of Weber County average	110% of Weber County average	110% of Weber County average	

Note: As a general rule, a project should meet all tier requirements to be eligible for incentive. However, the Economic Development Committee (EDC) and Redevelopment Agency (RDA) may consider substitutions if a project falls short of the minimum requirement in one category, but exceeds the minimum requirement in another category. For example, $7 million project creating only 30 jobs might be considered for an incentive, at the discretion of the EDC and RDA.

Definitions

Available Tax Increment—The portion of the tax increment generated by the project that is available to the Redevelopment Agency to be used for incentives, to fund public improvements, or other purposes. The RDA receives 90% of the total tax increment (10% flows through to the taxing entities). Of that 90%, another 20% is dedicated for housing and 3% for RDA administration. The amount remaining (the available tax increment) is 69.3% of the total tax increment generated.

Average Wage—Of the jobs to be created, the average weekly wage per FTE.

Capital Investment—The amount of funding that the business is investing into the project; the cost of the project. Capital investment includes property acquisition, related public improvements, construction of real property, and personal property to be located at the site. Capital investment does not translate directly into increased taxable value, upon which tax increment is dependent.

City Sales Tax Revenue (Sales Tax Generation)—The amount of sales tax revenue received by Pleasant View City generated from retail sales on the project site.

Job Creation (FTEs)—The number of full-time equivalent (FTE) jobs that will be created at the site.

Weber County Average Wage—The average weekly wage in Weber County, as reported by the Bureau of Labor Statistics.

Process

1. Prior to issuance of a building permit*, applicant submits a letter requesting incentives. The letter shall include:
   - An explanation of the project
   - Other potential sites being considered
   - An explanation of how the project meets the capital investment (and/or sales tax generation), job creation, and wage criteria
2. Economic Development Committee (EDC) considers the request, which may include a presentation from the applicant at an EDC meeting.
3. EDC makes a recommendation to the Redevelopment Agency (RDA) Board of Directors. If an incentive is recommended, a tax increment participation agreement shall be drafted accordingly.
4. RDA considers approval of the tax increment participation agreement. If approved, the tax increment participation agreement is executed and recorded.

*If the criteria and process for considering requests for incentives were not in place at the time the building permit was issued, and the applicant made their interest in incentives known prior to obtaining a building permit, the EDC and RDA may consider the request.

RISE BAKING COMPANY®

NEW FRENCH BAKERY

BEST MAID COOKIE COMPANY

SOUTH COAST BAKING

BAKESTONE BROTHERS

Brill

Karp's

Henry & Henry

Rise Baking: Pleasant View Operational Expansion

September 9th, 2025

We are Rise.

At Rise Baking Company, we create the special occasion treats & everyday indulgences that make life sweet

Rise is a leading sweet baked goods manufacturer , producing cookies, cakes, pies, icings, muffins, and bars in the United States and Canada. We supply leading US retailers and grocery stores with quality, affordable products

RISE BAKING COMPANY®

Our strength is rooted in our values

People

We engage, empower, and appreciate our people—they are our finest ingredients

Collaboration

We leverage each other's unique experiences to drive the best outcomes for our expanding company

Safety

We invest in systems, policies, and training that ensure safety

Communication

We inform and listen to our team members, customers, suppliers, and investors

Customer Partnerships

We make decisions with the customer experience in mind and ensure win/win outcomes

Results

We prioritize activities that drive profitable growth and we celebrate our achievements

We're a national business...

Rise Baking Company produces cookies, cakes, pies, icings, muffins, and crispy bars in 20+ sites across the United States and Canada

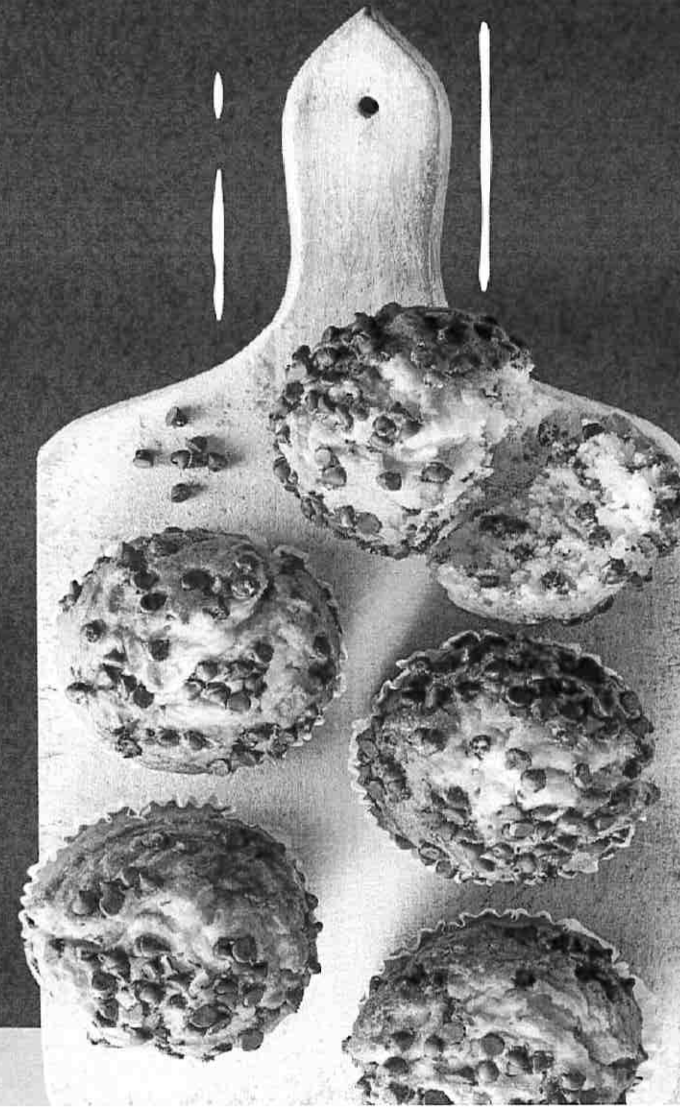
...with deep local roots

Many of Rise's businesses & brands have been in operation for 100+ years. We know that our success relies on the sustainability of our communities

3,000+
Rise team members

95+
finely tuned production lines, producing quality at scale

5+
specialized R&D facilities, driving the future of baking

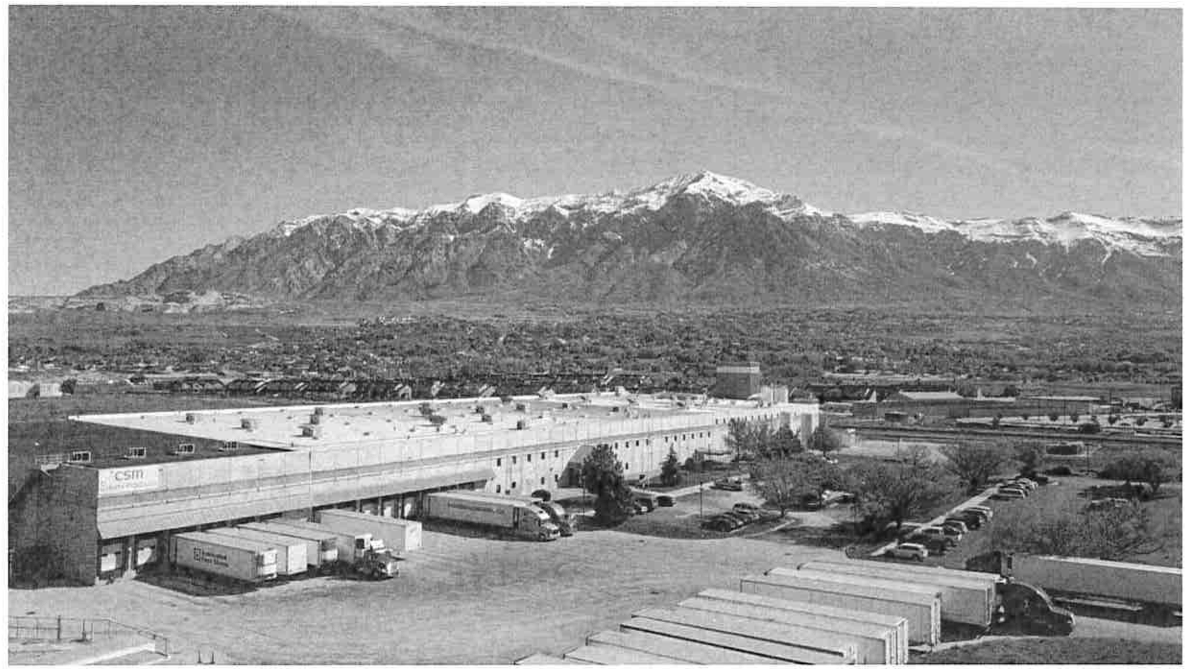


RISE BAKING COMPANY®

Pleasant View Operation

Our facility has operated in Pleasant View for over 30 years

Current Building
- Built in 1994
- 149 full-time employees and 37 temporary employees
- 142,029 sq ft of production and cold storage space
- 24/5 designed schedule



Capabilities
- 3 Preformed Cookie Dough Lines
- 5 Icing Lines (Buttercreme, Fondant, other Icings)

Rise Baking believes that a strong business is built on strong community ties.

We are proud to contribute meaningfully to the local economy, education system, and workforce development:

Investing in Education & Workforce Development

We partner with the Ogden-Weber Technology College (OTECH) to create educational opportunities for our employees. Through tuition reimbursement and flexible scheduling, we empower team members to further their education. Once employees complete their programs, we work to place them in roles that align with their new skills—growing both their careers and our company from within.

Supporting Local Businesses and Building Our Community

We prioritize local partnerships by catering all employee events through local restaurants and vendors. Our company parties and celebrations are hosted at locally owned venues, helping to support and uplift small businesses in our community.

Giving Back During the Holidays

We will be organizing a holiday clothing or food drive this season. This initiative will give our team the opportunity to come together and support local families facing hardship during the winter months.

We seek to support the communities in which we operate. We're proud to work with the following programs across our network

RISE BAKING COMPANY

OPERATION GRATITUDE
SAYING "THANK YOU" TO ALL WHO SERVE

UMASS CANCER WALK

The Literacy Council

Junior Achievement USA
Member of JA Worldwide

The Neighbors' Place
People Helping People

WooSox

AMERICAN RED CROSS BLOOD DRIVE

Habitat for Humanity

HARVESTERS
COMMUNITY FOOD NETWORK

WORCESTER Bravehearts

OFFICIAL HOME OF FIGHTING FISH BASEBALL

second harvest HEARTLAND

ADOPT-A-HIGHWAY

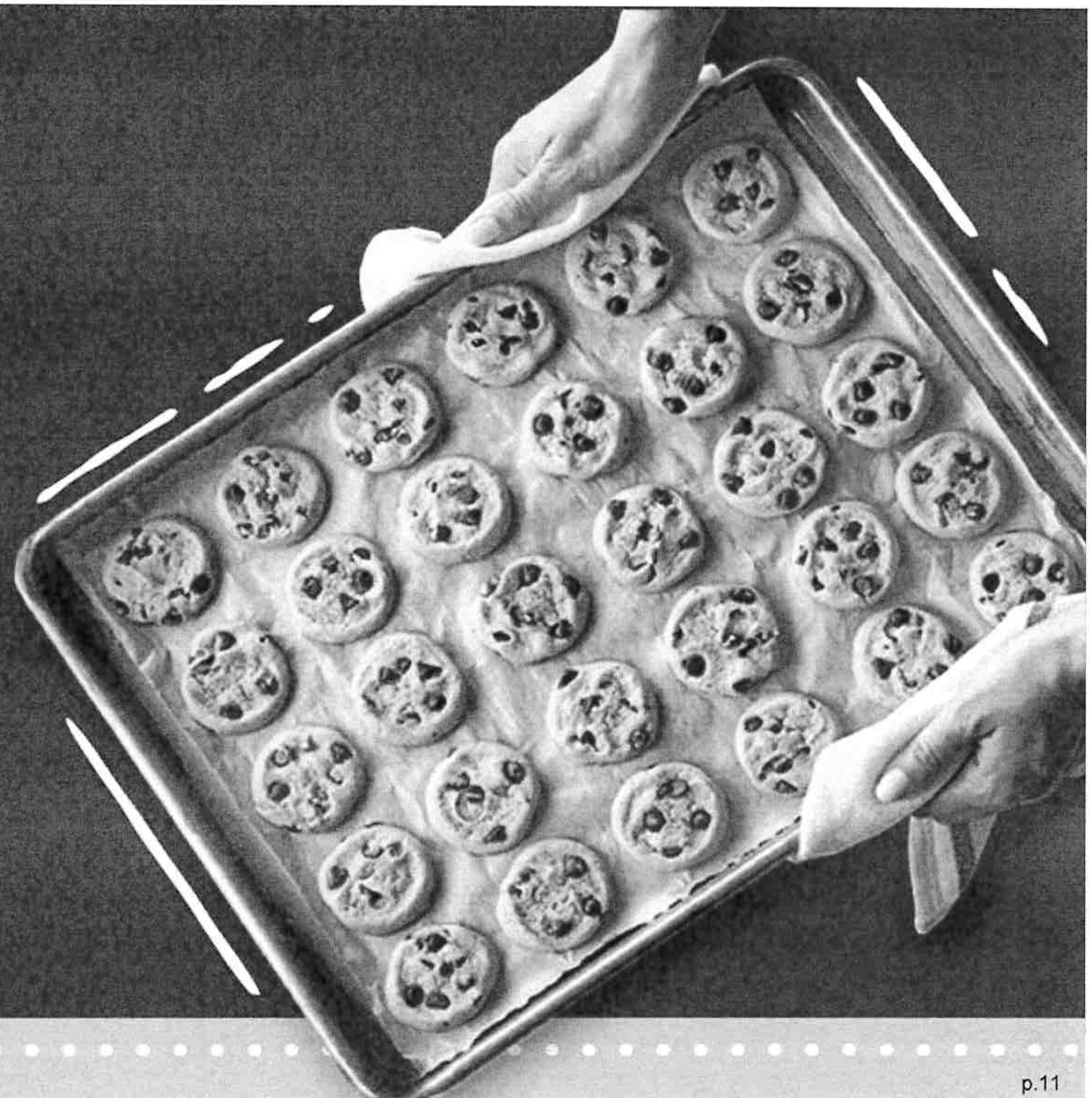
New Expansion Proposal

We're exploring additional investment in Pleasant View

We are seeking to add 116,000 square feet manufacturing space to our network, which could be placed in the existing Pleasant View facility

Project detail:

- 170 new jobs created
- $22M facility expansion investment
- $20M production equipment investment
- $19M additional maintenance (15 years)
- Project investments to help the environment & community



Project Investments to Help the Environment & Community

RISE BAKING COMPANY

Scope	Details	Estimate
Ammonia Refrigeration	Energy efficiency and clean air	$6,000,000
Thermal Membrane Roofing	Energy efficient	$700,000
LED Lighting	Energy efficient lighting	$200,000
Energy Savings Subtotal		$6,900,000
Bulk Materials Storage	Reduced packaging waste	$1,170,000
Waste Reduction Subtotal		$1,170,000
Wastewater Expansion, Improvements	Expand equalization storage, treatment, & containment	$800,000
Landscaping	Drought-tolerant landscaping	$221,000
Water Conservation Subtotal		$1,021,000
New Rulon White Blvd. Entrance	Reduce facility traffic from 2700 North	$500,000
Parking Expansion	Additional Parking	$400,000
Infrastructure Subtotal		$900,000
	Total	**$9,991,000**

Increased Tax Revenue[1]

RISE BAKING COMPANY

Baseline Tax Revenue

Real Property: $2.0 million ($140k for city)[2]
Business Personal Property: $800k ($60k for city)[3]
Total: $2.8 million ($200k for city)

100% of baseline to taxing districts

Tax Revenue, Total

$4.1 million ($300k for city)

50% of increment to taxing districts

Project's Tax Increment

Real Property: $1.5 million ($110k for city)[4]
Business Personal Property: $1.2 million ($90k for city)[5]
Total: $2.7 million ($200k for city)

50% of increment to CRA

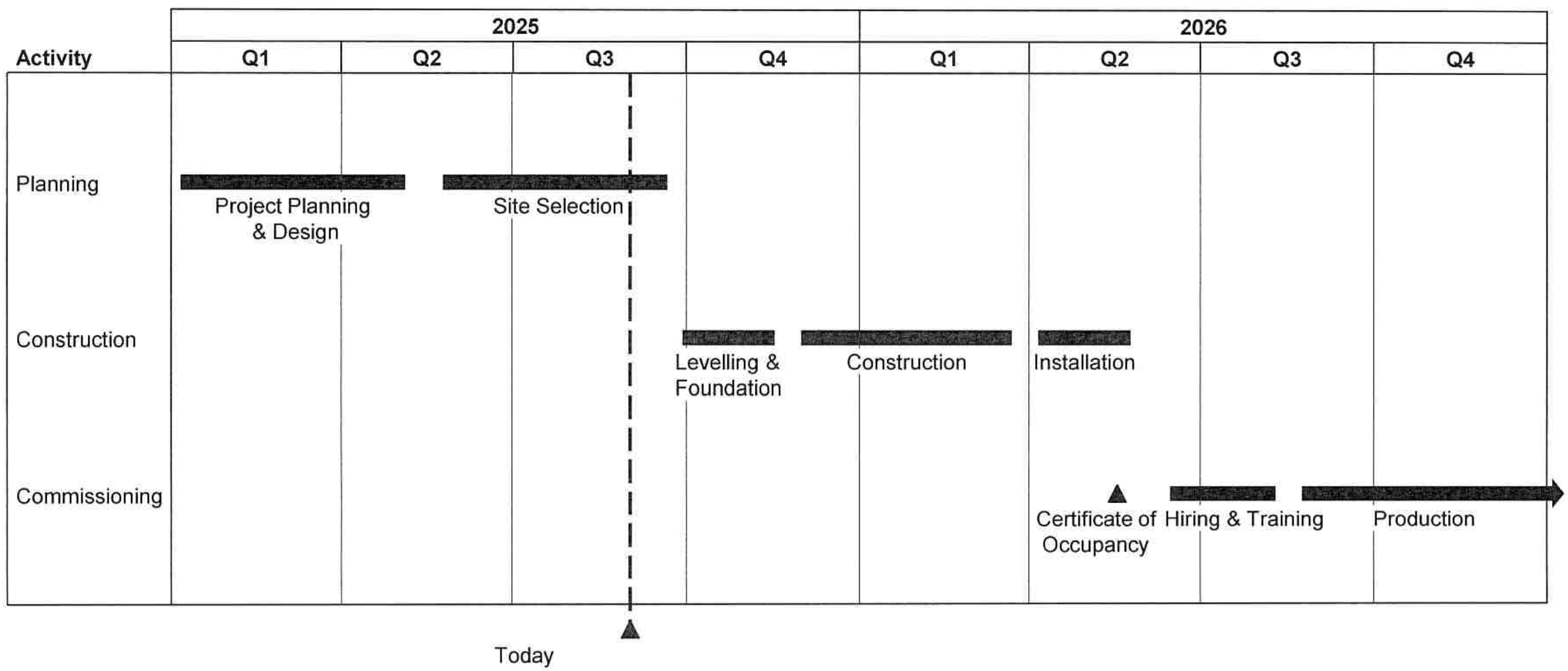
Increment Directed to CRA

$1.4 million

1) All figures are over 15 years during the proposed TIF/CRA period (2027-2041)
2) Rise Baking's Pleasant View site has a real property fair market value (FMV) for tax purposes of $9.3 million; source = Weber County tax records.
3) Source: Rise Baking Tax Department. Assumes 1.07% assessment rate.
4) For the purpose of the real property tax revenue calculation, Rise Baking assumes that the FMV of the real property could increase proportionately with the facility's increase in square footage. Based on this approach, the current 142,000-square-foot facility's $9.3 million FMV would increase by approximately $7.6 million when expanded by 116,000 square feet. While this is a reasonable estimation method for tax estimation purposes, Rise Baking is not able to definitively predict the actual FMV assigned by the county assessor at this time. The expansion may result in a higher FMV per square foot, particularly because the new construction may reflect modern standards valued using a cost-based appraisal approach. Conversely, the assessor could assign a lower FMV per square foot across the expanded facility, which sometimes occurs when properties exceed optimal size or functionality thresholds in the local market, thus reducing their FMV per square foot. Assumes a real property market value increase per annum of 3.0% and, potentially, other assumptions necessary for the estimation of anticipated property tax liability.
5) BPP investment in 2026; assessed:FMV value ratio (assessment rate) for BPP of 100%; Utah State Tax Commission, 2025 Recommended Personal Property Valuation Schedule for Class 8 Machinery & Equipment; and facility-related BPP and inventory value subject to BPP tax beginning in 2027 and; potentially, other assumptions necessary for the estimation of anticipated property tax liability.

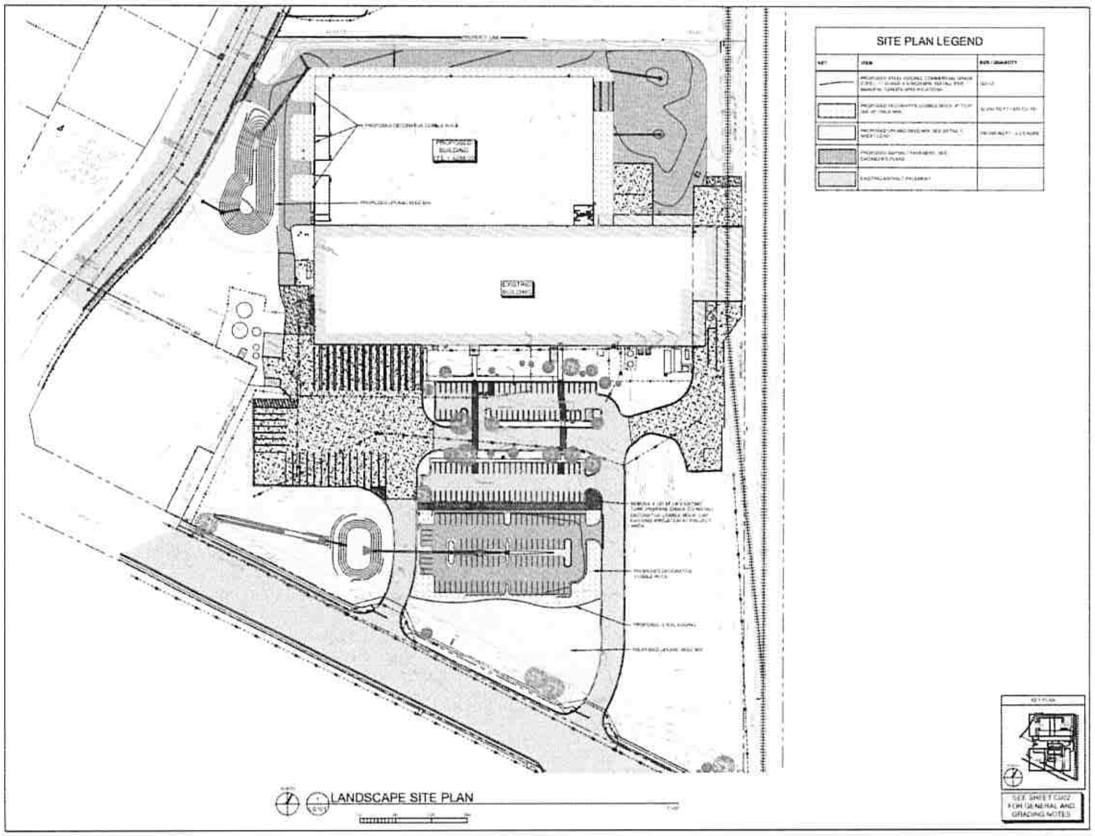
Project Timeline

We are currently in the site selection phase, and expect to begin construction in late 2025



Appendix

Project Infrastructure



The proposed expansion involves investment in surrounding infrastructure, including parking, wastewater treatment, and climate-conscious construction:

- Additional parking spaces, and a new access road to reduce congestion on Rulon road
- Drought-conscious landscaping
- Energy-conserving roof construction with heat reflective surface.
- Waste water management infrastructure
- Site-wide LED lighting installation
- Bulk material storage

Reduced production of waste material

RISE BAKING COMPANY

Rise seeks to minimize waste where possible in our supply chain. The construction of additional footprint in Pleasant View provides opportunity to install bulk materials storage on site.

If developed, the new structure would include bulk flour and sugar silos to hold 90,000 lbs of raw material. These materials are currently produced in paper bags, which create a large volume of waste. The addition of bulk silos would reduce solid waste by 9,000 paper bags per week (approx. 450,000 bags per year).

The total cost of silo installation is $1,170,000

Reduced strain on town water system through improved wastewater management

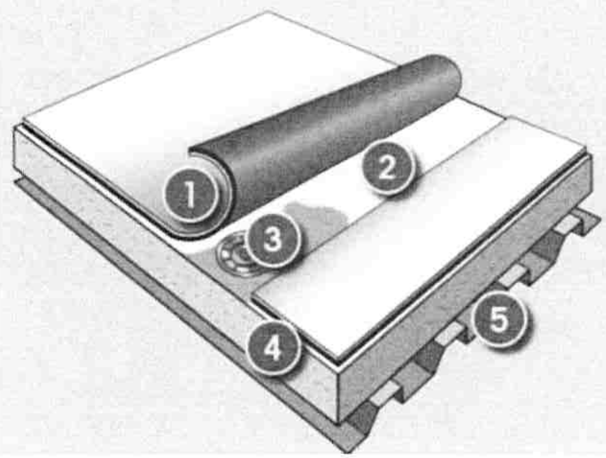
Baking operations necessarily produce wastewater. The proposed plan aims to maximize the quality of effluent from the plant by expanding and improving our treatment system. This project plan includes additional equalization storage, treatment and containment systems.

The total expected cost of the wastewater installation system is $800,000.

Energy-Conserving Roof Construction

The new facility will include a thermoplastic polyolefin (TPO) membrane roof, which is specifically designed to reflect sunlight. This coating prevents the structure from absorbing heat, thereby reducing energy consumption from the HVAC system.

Budget for the reflective roof tiles is $700,000



Fully Adhered TPO System

1. TPO Membrane
2. Bonding Adhesive
3. Fasteners & Plates
4. Insulation System
5. Roof Deck

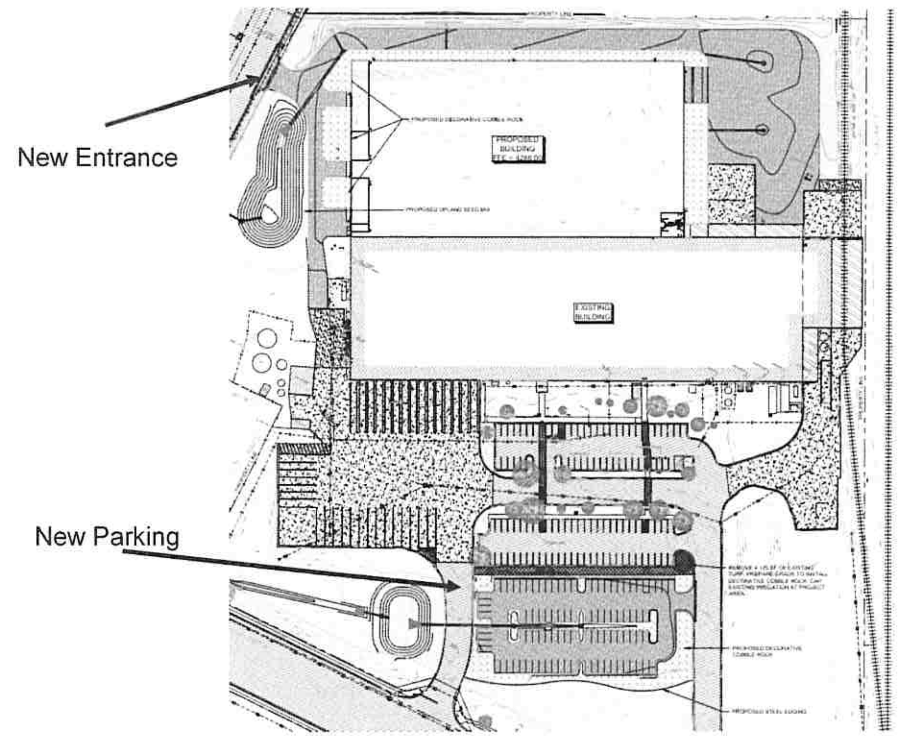
Parking Lot & Road

Construction of the proposed new site includes the addition of 75 new parking spaces as well as new access road from Rulon White Blvd.

The new access road is expected to reduce congestion at the current exit on 2700 North.

The addition of a new parking lot will enable additional hiring at the plant while avoiding strain on existing parking facilities.

The cost of parking & road construction is estimated to be $900,000



Landscaping & Water Management

The land surrounding the building will be planted with drought-conscious foliage such as Utah Sweetvetch and Rocky Mountain Daisy, as well as decorative Cobble Rock. These surfaces are expected to consume less water than a traditional lawn.

As a further water conservation method, a subterraneous irrigation system will be installed to service the foliage with reduced evaporative water loss. This system is expected to consume less water than a broadcast sprinkler system.

The total cost of this system (plants, irrigation, labor and materials) is $221,000

Rise Baking Facility Expansion Project: Landscape Planting and Irrigation

Bid Item	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization (10%)	1	Lump Sum	$17,317	$17,317
2	Electrical connection: Connect new irrigation valves to existing irrigation controller location.	1	Lump Sum	$5,000	$5,000
3	Strip, Stockpile and Spread Topsoil.	5,700	Square Yard	$1	$5,700
4	Remove turf and cap existing irrigation leading into project area.	4,120	Square Feet	$1	$4,120
5	Steel Edging. Commercial grade, 11 Guage x 6 inch deep.	325	Linear Feet	$12	$3,900
6	Decorative Cobble Rock	920	Cubic Yard	$100	$92,000
7	Bio-Swale. Includes18" thick well draining soil mix, filter fabric, and gravel filter.	3,300	Square Feet	$4	$13,200
8	Landscape Irrigation. Includes valves, pipe, and bubblers.	5,000	Square Feet	$5.00	$25,000
9	Irrigation Controller	1	Lump Sum	$8,000	$8,000
10	Native Upland Seed Mix and Hydromulch	2.5	Acre	$5,000	$12,500
11	Shrubs: Containerized 2 gal	109	Each	$50	$5,450
12	Trees: Containerized 2" Caliper	18	Each	$500	$9,000
	Construction Costs:				$201,187.00
	Contingency for Construction (10%)	1	Lump Sum	$20,118.70	$20,118.70
	Project Grand Total:				$221,305.70

Energy conservation through installation of LED lighting

Rise Baking recognizes the importance of energy conservation in Pleasant View. The proposed plan includes the installation of 140 LED lights throughout the facility

LED lighting uses up to 75% less energy than traditional incandescent lighting. The installation of the LED lighting is expected to reduce incremental energy usage.

The total expected cost of the lighting system is $200,000

Advanced Manufacturing in the heart of Pleasant View

RISE BAKING COMPANY

- Employs capital-intensive, innovation-driven production with proprietary processes and advanced automation
- Precision manufacturing using mass balance calculations and product-specific standards
- PLCs, robotics, and servo motors enable high-speed, flexible, and accurate production and packaging
- HMI systems and Rockwell Automation software provide real-time control, fault monitoring, and customization
- Integrated sensors, X-ray detection, and weighing systems ensure product quality and safety
- Ethernet-based control networks enable remote diagnostics and align with Industry 4.0 principles
- Operates in a GMP- and SQF-certified environment with sanitary design and high-end production materials
- R&D team delivers custom formulations, trend-driven innovation, and collaborative product development
- Proprietary “fast pan cookie” technology and in-house engineered processes support competitiveness
- Creates high-skill jobs with salaries from $81K–$160K in production management, QA, and operations
- Invests $10M+ annually in modernization, aligning with EDTIF’s advanced manufacturing definition

Project tax increment by taxing district[1]

Taxing entities	Millage rate	Estimated incremental revenue, real property	Estimated incremental revenue, BPP	Estimated incremental revenue, total
Weber County School District	0.005483	$784,000	$603,000	$1,387,000
Weber County	0.00198	$283,000	$218,000	$501,000
North View Fire	0.001109	$159,000	$122,000	$281,000
Pleasant View City	0.000786	$112,000	$87,000	$199,000
Central Weber Sewer	0.00055	$79,000	$61,000	$140,000
Weber Basin Water	0.000196	$28,000	$22,000	$50,000
County Assessing	0.000167	$24,000	$18,000	$42,000
Weber Area Dispatch 911	0.000167	$24,000	$18,000	$42,000
Bona Vista Water	0.000147	$21,000	$16,000	$37,000
Weber County Mosquito	0.000066	$9,000	$7,000	$16,000
Ben Lomond Cemetery	0.000037	$5,000	$4,000	$9,000
Multicounty Assessing	0.000015	$2,000	$2,000	$4,000
Total:	**0.010703**	**$1,530,000**	**$1,178,000**	**$2,708,000**

last yrs Rates

1) See "Increased Tax Revenue" slide for assumptions and other notes.

Incremental property tax revenue, each taxing entity, various participation rates[1]

RISE BAKING COMPANY

Taxing entities	Tax revenue at 0% participation rate	Tax revenue at 25% participation rate	Tax revenue at 50% participation rate
Weber County School District	$1,388,000	$1,041,000	$694,000 x 15yr = $10,410,000
Weber County	$501,000	$376,000	$251,000
North View Fire	$281,000	$211,000	$140,000 x 15yr = $2,100,000
Pleasant View City	$199,000	$149,000	$99,000 x 15yr = $1,485,000
Central Weber Sewer	$139,000	$104,000	$70,000
Weber Basin Water	$50,000	$37,000	$25,000
County Assessing	$42,000	$32,000	$21,000
Weber Area Dispatch 911	$42,000	$32,000	$21,000
Bona Vista Water	$37,000	$28,000	$19,000
Weber County Mosquito	$17,000	$13,000	$8,000
Ben Lomond Cemetery	$9,000	$7,000	$5,000
Multicounty Assessing	$4,000	$3,000	$2,000
Total:	**$2,709,000**	**$2,033,000**	**$1,355,000** x 15 yrs = $20,325,000

(at last yrs rates)

1) See "Increased Tax Revenue" slide for assumptions and other notes.

Total property tax revenue, each taxing entity, various participation rates[1]

Taxing entities	Tax revenue at 0% participation rate	Tax revenue at 25% participation rate	Tax revenue at 50% participation rate
Weber County School District	$2,395,000	$2,048,000	$1,701,000
Weber County	$865,000	$740,000	$614,000
North View Fire	$484,000	$414,000	$344,000
Pleasant View City	$343,000	$294,000	$244,000
Central Weber Sewer	$240,000	$205,000	$171,000
Weber Basin Water	$86,000	$73,000	$61,000
County Assessing	$73,000	$62,000	$52,000
Weber Area Dispatch 911	$73,000	$62,000	$52,000
Bona Vista Water	$64,000	$55,000	$46,000
Weber County Mosquito	$29,000	$25,000	$20,000
Ben Lomond Cemetery	$16,000	$14,000	$11,000
Multicounty Assessing	$7,000	$6,000	$5,000
Total:	**$4,675,000**	**$3,998,000**	**$3,321,000**

1) See "Increased Tax Revenue" slide for assumptions and other notes.

RESOLUTION 2025 – C(RDA)

A RESOLUTION AMENDING THE 2025-2026 FISCAL YEAR BUDGET.

WHEREAS, the Redevelopment Agency has the authority to increase budgets in the budgetary funds by resolution after a public hearing; and

WHEREAS, The Redevelopment Agency noticed the public hearing according to Utah State Code Section 10-6-113; and

WHEREAS, the Redevelopment Agency has determined that it is appropriate to amend revenue and expenditures for determined needs of the city.

Be it resolved by the Redevelopment Agency of Pleasant View, Utah:

SECTION ONE: The 2025-26 Fiscal Year Budget is hereby amended as follows:

Funding Source – RDA Fund:

- *Add an expenditure to Professional Services to create a Community Reinvestment Agency (CRA) for Tax Increment Funds (TIF) for Rise Baking Company in the amount of $25,000.*

- *Correct the Increase in Fund Balance to $177,375.*

SECTION TWO: This resolution shall take effect immediately.

DATED this 14th day of October, 2025.

PLEASANT VIEW CITY, UTAH

____
Leonard M. Call, Mayor

Attest:

____
City Recorder

This resolution has been approved by the following vote of the Pleasant View City Council:

______ Boardmember Arrington
______ Boardmember Gibson
______ Boardmember Marriott
______ Boardmember Nelsen
______ Boardmember Urry

Accnt No.	Account Title	2022-23 Prior Year Actual	2023-24 Prior Year Actual	2024-25 Cur YTD Actual	2024-25 Beginning Budget	2024-25 Proposed Final Budget	2025-26 Beginning Budget	% change	
REDEVELOPMENT AGENCY FUND									FYI: EDA triggered in 2010, with two-year extension, sunsets in 2023
REVENUE									
60-36-110	PROPERTY TAX INCREMENT-CITY'S PORTION	84,744	76,389	0	0	0	0		RDA sunset in 2023
60-36-111	PROPERTY TAX INCREMENT-OT ENTITIES PORTION	856,856	847,099	0	0	0	0		
60-36-120	INTEREST EARNINGS	127,992	240,575	212,582	230,000	230,000	230,000		
60-36-130	CONTRIBUTION FROM BEG. FUND BALANCE	0	0	53,168	184,150	185,125	0		
60-36-300	TRANSFER FROM P.V.GENERAL FUND	0	0	0	0	0	0		
60-36-800	CONTRIBUTIONS/GRANTS	105,203	154,868	146,674	1,810,000	121,200	2,315,000		WACOG Funding: Rulon White Ext. $805K, 2700 N Interconnectivity Project with Farrwest $955K; Rail Crossing WACOG $555K
	Revenue Total:	**1,174,795**	**1,318,931**	**412,424**	**2,224,150**	**536,325**	**2,545,000**	*375%*	
EXPENSES-ADMINISTRATION									
60-40-110	ADMINISTRATIVE SALARIES	17,000	18,417	13,905	17,000	16,000	17,000		Administrative share of salaries
60-40-115	OVERTIME/VAC			520	0	700	700		
60-40-130	EMPLOYEE BENEFITS	9,350	10,129	6,696	9,350	9,350	9,350		
60-40-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	3,053	3,030	25	100	25	25		Entity Register with State
60-40-220	PUBLIC NOTICES	25	0	0	150	0	0		
60-40-230	TRAVEL	2,960	0	0	0	0	0		ICSC (Internaltional Council of Shopping Centers)
60-40-240	OFFICE SUPPLIES AND EXPENSE	0	1,000	626	50	50	50		Office supplies
60-40-310	PROFESSIONAL & TECHNICAL	0	4,250	0	500	2,000	500		$1,500 Zions annual TEC/RDA reporting; State of Utah database annual fee $500
60-40-330	EDUCATION AND TRAINING	975	0	0	0	0	0		
60-40-605	MARKETING & ANALYSIS	88	0	0	0	0	0		ICSC (Internaltional Council of Shopping Centers); swag
	Expenses-Admin Total:	**33,451**	**36,826**	**21,772**	**27,150**	**28,125**	**27,625**	*-2%*	
MISCELLANEOUS									
60-40-750	INCREASE IN FUND BALANCE	1,023,138	1,197,945	0	0	0	177,375		
	Miscellaneous Total:	**1,023,138**	**1,197,945**	**0**	**0**	**0**	**177,375**		
EXPENSES-HOUSING									
60-42-730	IMPROVEMENTS-CONSTRUCTION	0	0	0					
	Expenses-Housing Total:	**0**	**0**	**0**	**0**	**0**	**0**		
EXPENSES-EDA DEVELOPMENT									
60-46-160	PROPERTY ACQUISITION	0	0	0	0	0	0		
60-46-300	TRANSFER TO GENERAL FUND			387,000	387,000	387,000	0		
60-46-310	PROFESSIONAL SERVICES	8,806	9,304	3,652	110,000	60,000	140,000		Rulon Wht Ext $5K; 2700 N Interconnectivity Project $55K; Rail Crossing $55k; create CRA $25K
60-46-730	IMPROVEMENTS-CONSTRUCTION	109,400	74,856	0	1,700,000	61,200	2,200,000		Rulon Wht Ext $800K; 2700 N Interconnectivity Project $900K; Rail Crossing $500K;
60-46-850	TAX INCENTIVES	0	0	0	0	0	0		
	Expenses-EDA Dev Total:	**118,206**	**84,160**	**390,652**	**2,197,000**	**508,200**	**2,340,000**	*360%*	
	Net Total RDA FUND:	**0**	**0**	**0**	**0**	**0**	**0**		