

Pleasant View City Redevelopment Agency

Meeting Agenda

Tuesday, November 18, 2025

Commencing after the City Council meeting at 6:00 p.m.

1. Consent Items.

- a. Minutes of October 28, 2025

- 2. CRA Presentation & Survey Area Resolution.** Presentation regarding Community Reinvestment Area (CRA) and consider adopting a Survey Area and Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan and Budget for the Rise Community Reinvestment Project Area, Resolution 2025-D(RDA). (*Presenter: Andrea Steiniger*)

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, November 18, 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**

October 28, 2025

The public meeting was held at the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 7:13 P.M.

CHAIR:

Leonard Call

BOARD MEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen
Sara Urry

STAFF:

Andrea Z Steiniger (*via Zoom*)
Laurie Hellstrom
Tyson Jackson
Stetson Talbot

VISITORS:

Johnny Ferry Sean Wilkinson
Justin Urry

1. Consent Items - Minutes of September 9, 2025

Motion was made by BM Arrington to accept the consent items (minutes of September 9, 2025). 2nd by BM Urry. Voting Aye: BM Arrington, BM Gibson, BM Marriott, BM Nelsen and BM Urry. 5-0

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

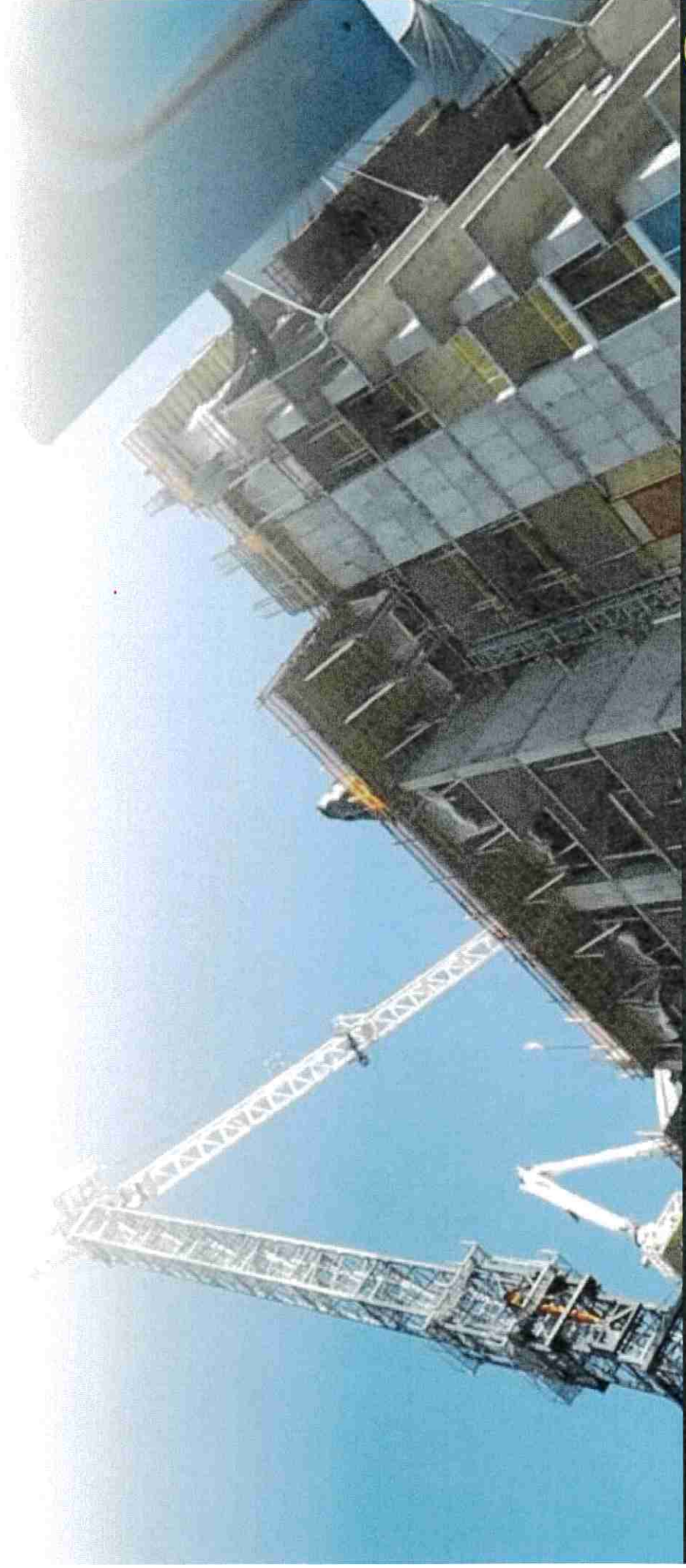
Laurie Hellstrom reviewed the memo. BM Gibson: if we don't have to pay for the study and North Utah Alliance will pay let's get real numbers and do the study.

Motion was made by BM Arrington for no action and to get new information. 2nd by BM Urry. Voting Aye: BM Arrington, BM Gibson, BM Marriott, BM Nelsen and BM Urry. 5-0

3. Adjournment: 7:22 P.M.

COMMUNITY REINVESTMENT AREAS

NOVEMBER 2025



URBAN & MAIN



WHAT IS A COMMUNITY REINVESTMENT AGENCY

- A **Community Reinvestment Agency (CRA or Agency)** is a legal entity created by a municipality to promote economic development, job creation, redevelopment of underutilized areas, and support public infrastructure and affordable housing through public-private partnerships.
- An Agency acts as a limited-purpose local government entity and serves as a tool to reinvest property tax revenues and other Agency revenues generated from new development back into a specific area. These revenues are called tax increment (TIF)
- Under the act, agencies are allowed to create **Community Reinvestment Areas (CRA or Project Area)**

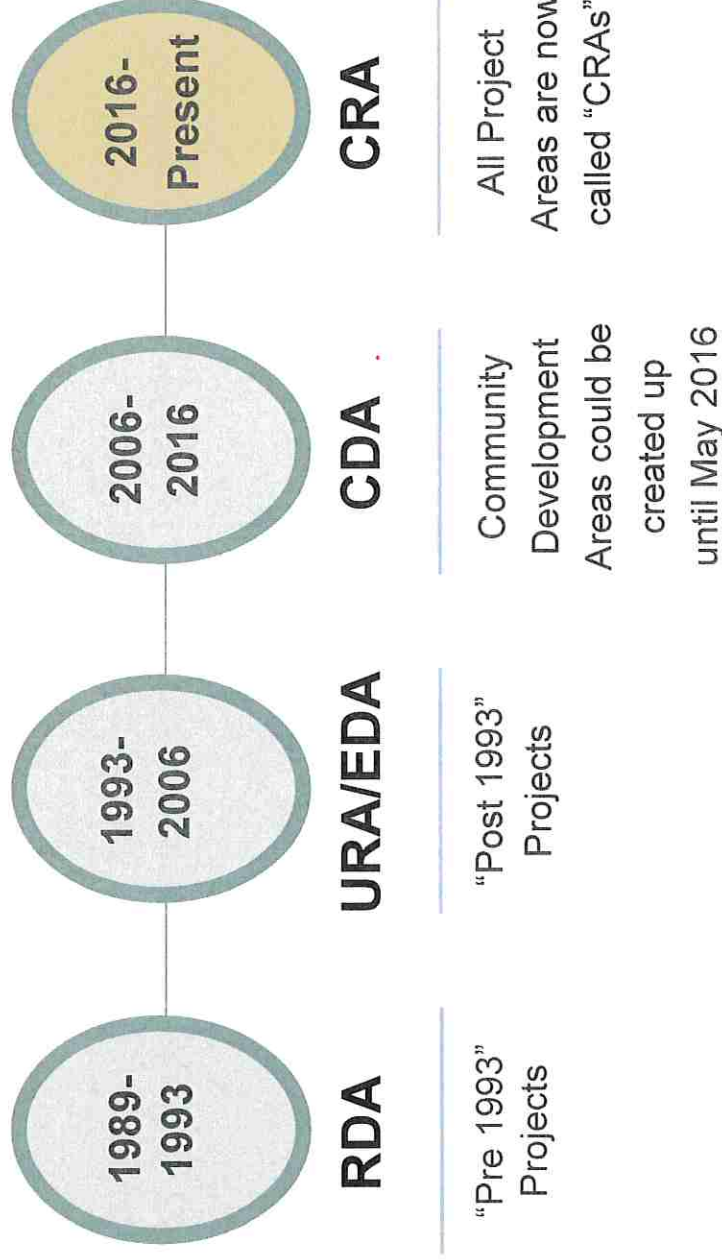


REVISIONS AND EVOLUTION OF PROJECT AREA ECONOMIC DEVELOPMENT TOOLS

RDA: 1989-Present

Redevelopment/Reinvestment Agency: Purpose is to facilitate private investment in development and redevelopment efforts in designated areas

As of 2016, only CRAs can be created. Project areas created before May 2016 and that were established as a URA, EDA, or CDA can still be active today and are governed under the requirements of their respective Project Area types until they expire.



TAX INCREMENT (TIF)

- **Not the result of a tax increase!**
- Not General Fund Revenue
- Property taxes “frozen” the creation year of the project (“base year”)

Tax Increment means the difference between:

- The amount of property tax revenue generated each tax year by a taxing entity using the current assessed value of the property and each taxing entity's current certified tax rate; and
- The amount of property tax revenue that would be generated from that same area using the base taxable value of the property and each taxing entity's current certified tax rate.

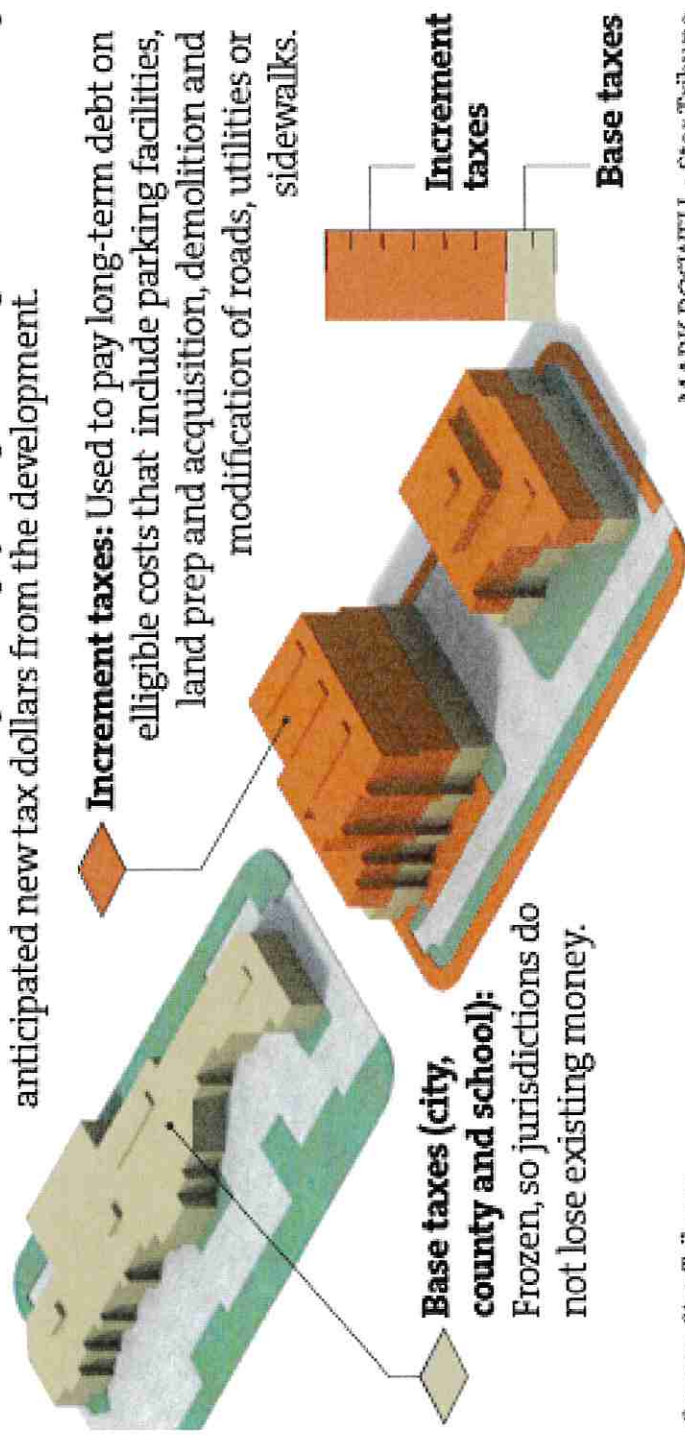
Taxing entities entitled to property tax increment agree to rebate a percentage of their increment back to the new development for a specified period of time to incent the development to occur.



TAX INCREMENT FINANCING

TAX INCREMENT FINANCING

Tax increment financing, or TIF, pays for public improvements using anticipated new tax dollars from the development.



Source: Star Tribune

MARK BOSWELL • Star Tribune



PURPOSE OF A CRA IS TO ENCOURAGE COMMUNITY ENHANCEMENT & ASSISTANCE

- If a CRA is established, tax increment funds, or TIF, become available for a specified period to provide assistance for:
 - Existing businesses
 - New development
 - Infrastructure improvements
 - Affordable housing
 - Crime reduction
 - Expanded employment opportunities
 - Other community concerns/priorities



WHY CREATE A CRA

- Prior to creating a CRA, an agency should conduct a justification (“but for”) analysis.

“Development within the project area would not occur “but for” the use of TIF funds.”

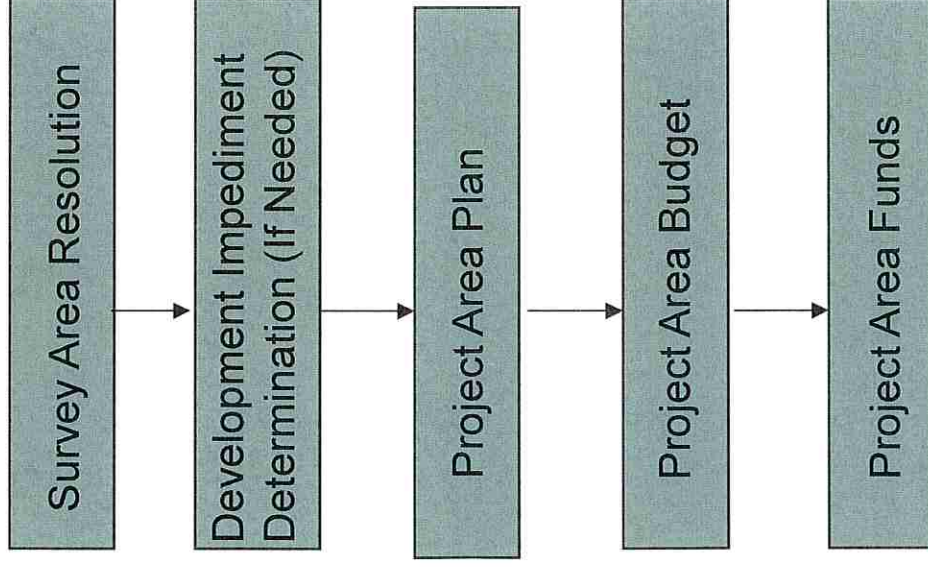
Common “But For” Factors

- Type and timing of development
- Extraordinary costs
- Public benefits



CRA PROCESS MAP

CRA Creation Process Map



- A city creates a community reinvestment agency. Once the agency is created, it is organized to manage project areas.
- CRA creation process typically takes 120-180 days.
- Process includes mandatory public hearing notice periods (30-days).
- Creation timeframe heavily dependent on negotiations with taxing entities that levy a tax within the project area boundaries.



CRA PROCESS MAP

Survey Area Resolution

Development Impediment
Determination (If Needed)

Project Area Plan

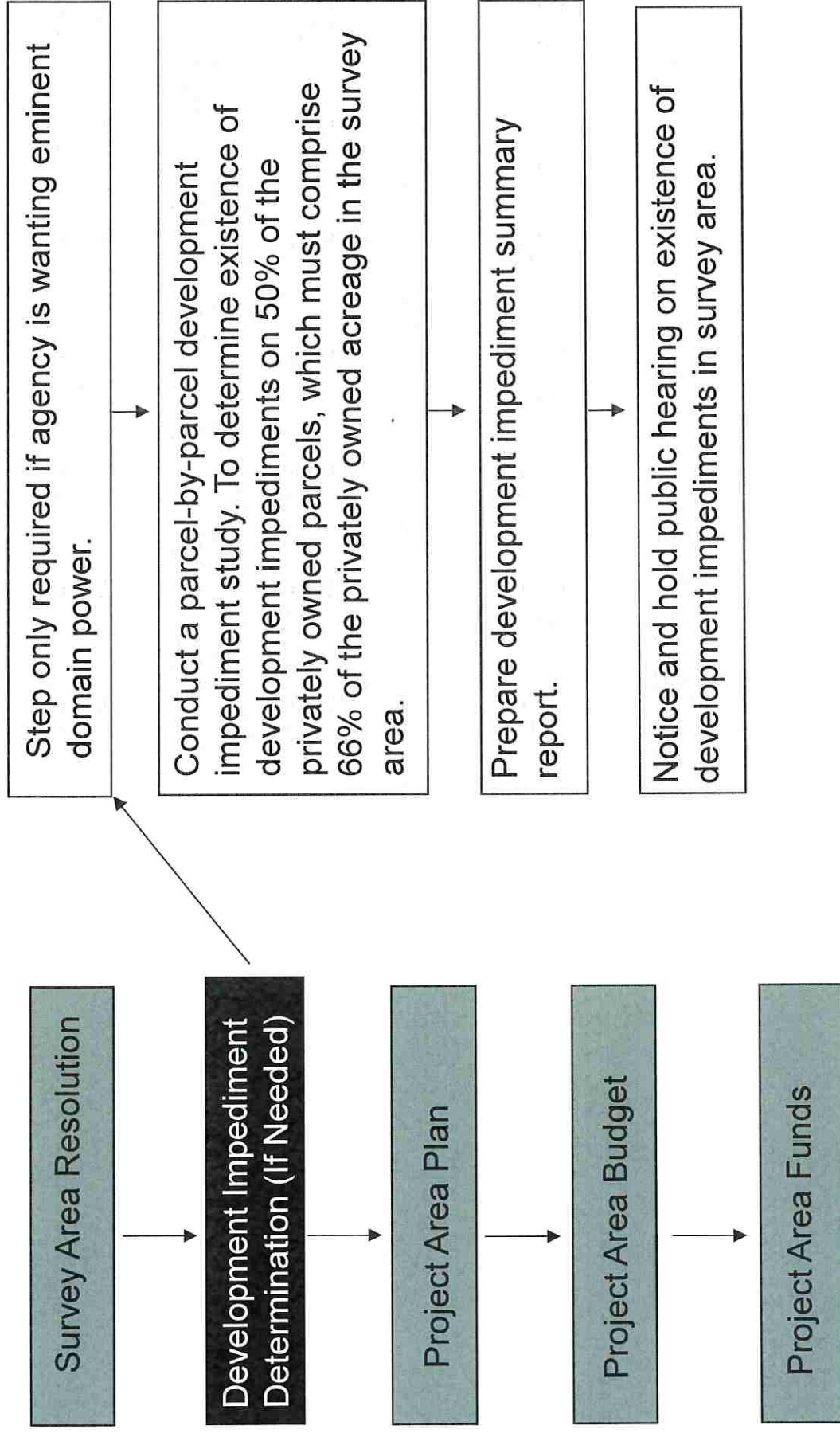
Project Area Budget

Project Area Funds

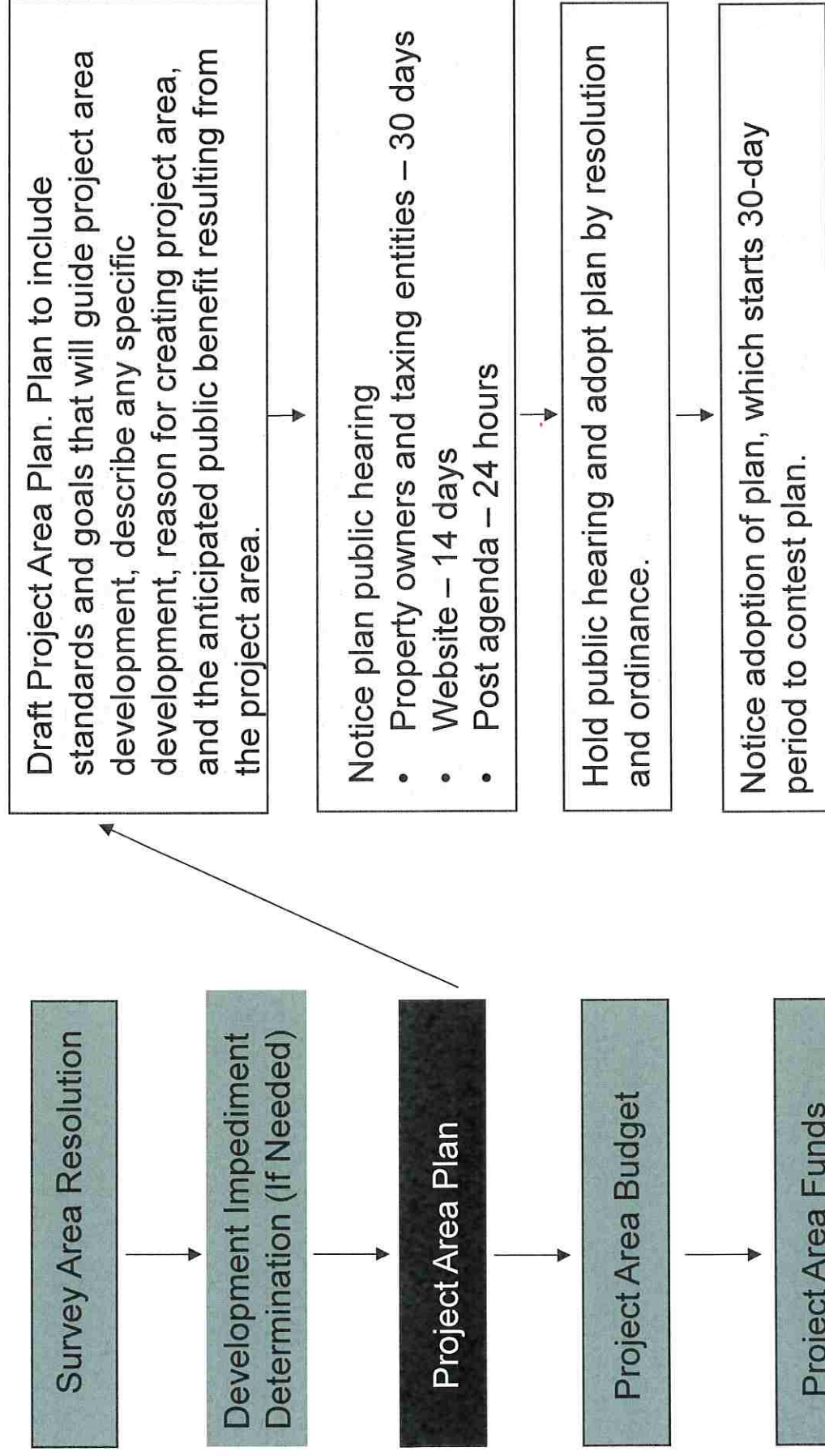
An agency board initiates the process of adopting a community reinvestment plan by adopting a survey resolution. This survey resolution must contain a map of the potential boundary area. This resolution enables agency to draft CRA Plan and Budget.



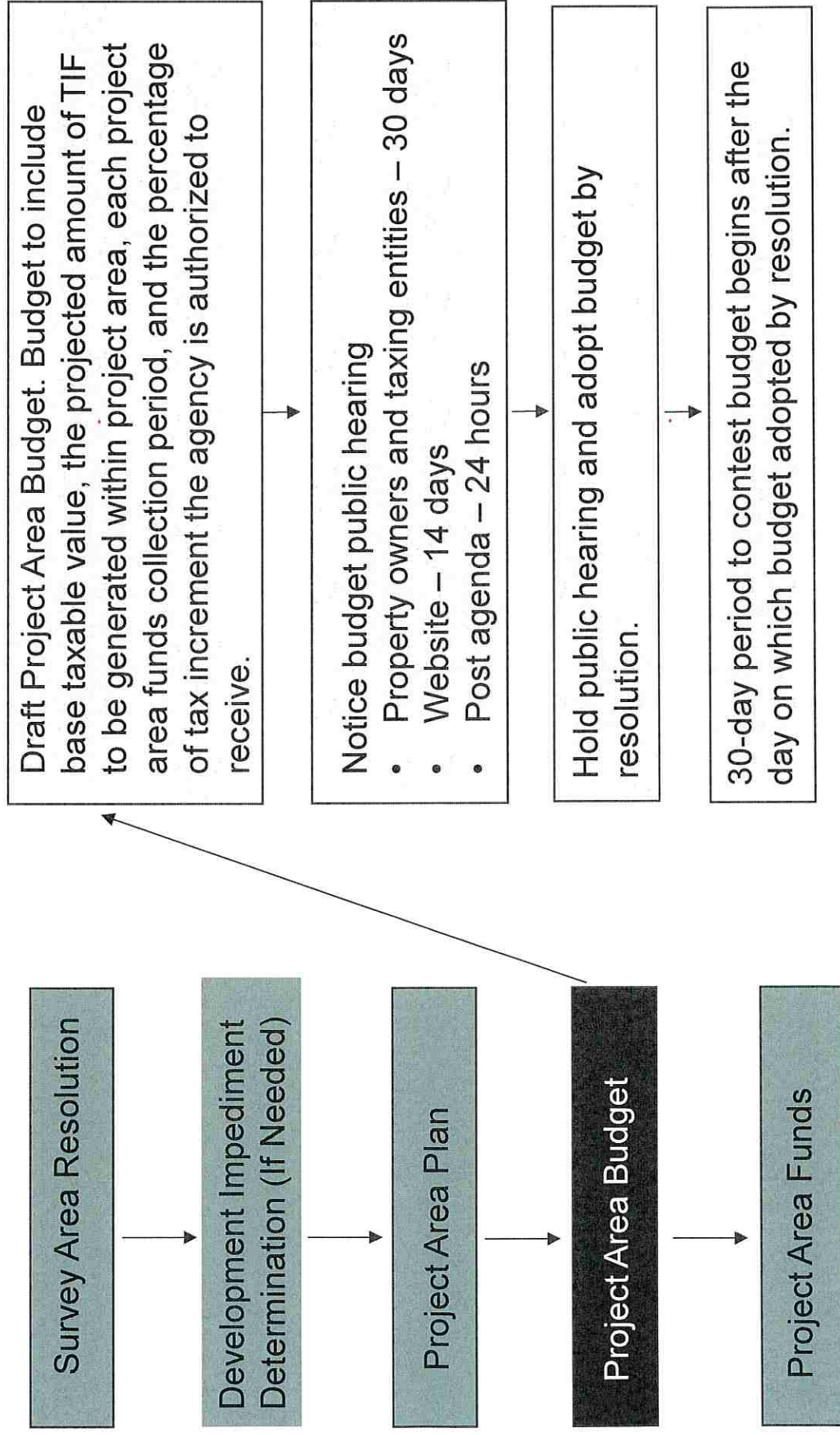
CRA PROCESS MAP



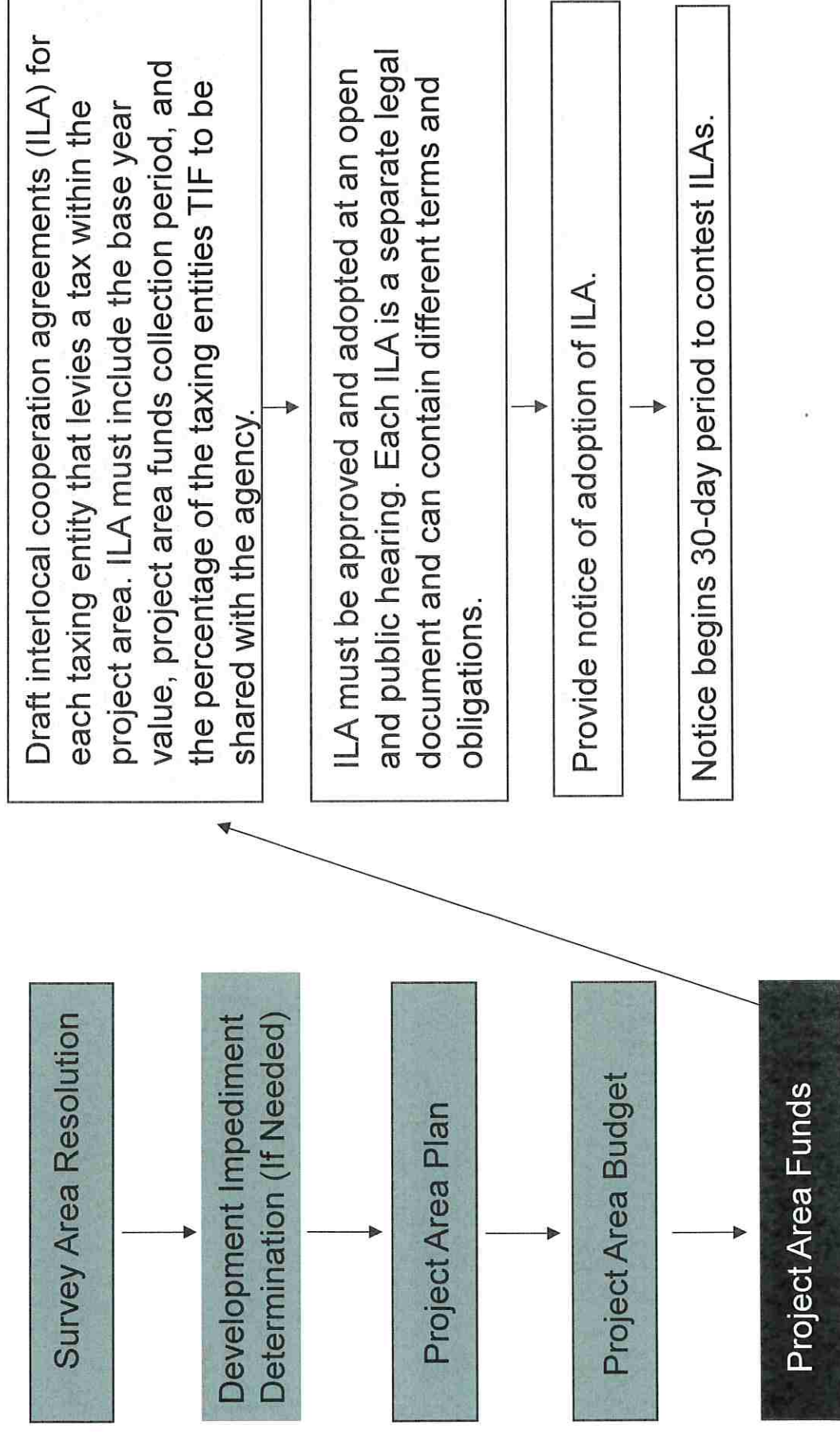
CRA PROCESS MAP



CRA PROCESS MAP



CRA PROCESS MAP

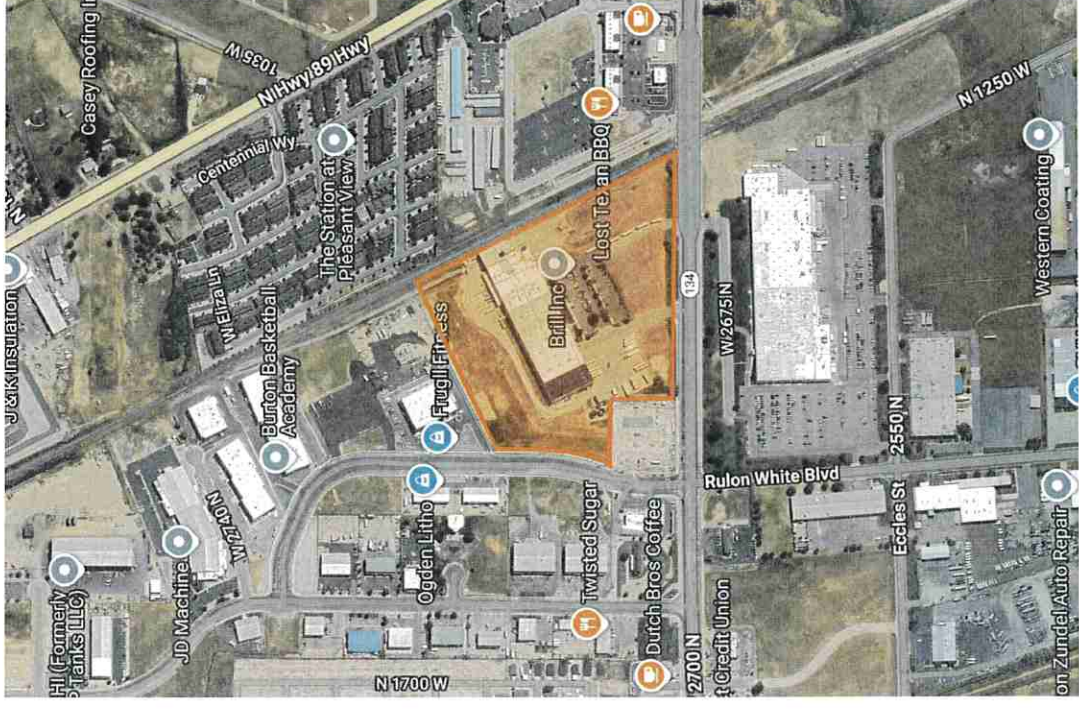


PROPOSED PLEASANT VIEW CRA PROJECT AREA BOUNDARIES

- Total Project Area Acres: 21.64 acres
- Existing Land Use: Industrial
- 2025 Value: \$9,678,000
- Property Tax Generation: \$103,380
- **City Property Tax Generation: \$7,607**

Proposed Expansion

- **170 New Jobs**
- **116,000 Sq. Ft.**
- **\$61M of Capital Investment**



DEVELOPMENT ASSUMPTIONS & TAX BASE

Development	Square Feet/Units	\$/Square Feet/Unit	Total Real (Building & Land Value)	Personal Property Value ¹	Assessed Value
Industrial	116,000 SF	\$113	\$13,063,186	\$20,300,000	\$33,363,186

- Estimated Base Year Tax Value: **\$9,678,000**
- Incremental Assessed Value in 15 years: **\$15,296,186**
- Total Assessed Value in 15 years: **\$24,974,186**
- Length of Tax Increment Participation: 15 Years
- Participation Rate of all Taxing Entities: 50%

1. Initial Personal Property Investment. Investment will depreciate according to Utah Personal Property Depreciation Schedule to \$2,233,000.



REQUESTED PARTICIPATION FROM TAXING ENTITIES

ENTITY	PERCENTAGE	LENGTH
Weber County	50%	15 Years
Weber County School District	50%	15 Years
Pleasant View City	50%	15 Years
Weber Basin Water Conservancy District	50%	15 Years
Central Weber Sewer Improvement District District	50%	15 Years
Ben Lomond Cemetery Maintenance District	50%	15 Years
Bona Vista Water Improvement District	50%	15 Years
Weber County Mosquito Abatement District	50%	15 Years
North View Fire District	50%	15 Years
Weber Area Dispatch 911 and Emergency Services District	NA	NA



BASE YEAR TAXES

- **ASSUMPTIONS:**

- Estimated Base Year Tax Value: \$9,678,000

ENTITY	ANNUAL TAX	15-YEAR TOTAL
Weber County	\$19,162	\$287,437
Weber County School District	\$53,064	\$795,967
Pleasant View City	\$7,607	\$114,104
Weber Basin Water Conservancy District	\$1,897	\$28,453
Central Weber Sewer Improvement District District	\$5,323	\$79,844
Ben Lomond Cemetery Maintenance District	\$358	\$5,371
Bona Vista Water Improvement District	\$1,423	\$21,340
Weber County Mosquito Abatement District	\$639	\$9,581
North View Fire District	\$12,291	\$184,366
Weber Area Dispatch 911 and Emergency Services District	\$1,616	\$24,243
TOTAL	\$103,380	\$1,550,706



PASS-THROUGH INCREMENT TO TAXING ENTITIES

- **ASSUMPTIONS:**

- Incremental Assessed Value: **\$15,296,186 - \$32,754,186**
- 50% of TIF for 15 Years

ENTITY	AVERAGE ANNUAL TAX	15-YEAR TOTAL
Weber County	\$22,258	\$333,863
Weber County School District	\$61,635	\$924,532
Pleasant View City	\$8,836	\$132,534
Weber Basin Water Conservancy District	\$2,203	\$33,049
Central Weber Sewer Improvement District District	\$6,183	\$92,740
Ben Lomond Cemetery Maintenance District	\$416	\$6,239
Bona Vista Water Improvement District	\$1,652	\$24,787
Weber County Mosquito Abatement District	\$742	\$11,129
North View Fire District	\$14,276	\$214,145
TOTAL	\$118,201	\$1,773,017



ESTIMATED SOURCES OF TAX INCREMENT FOR CRA BUDGET

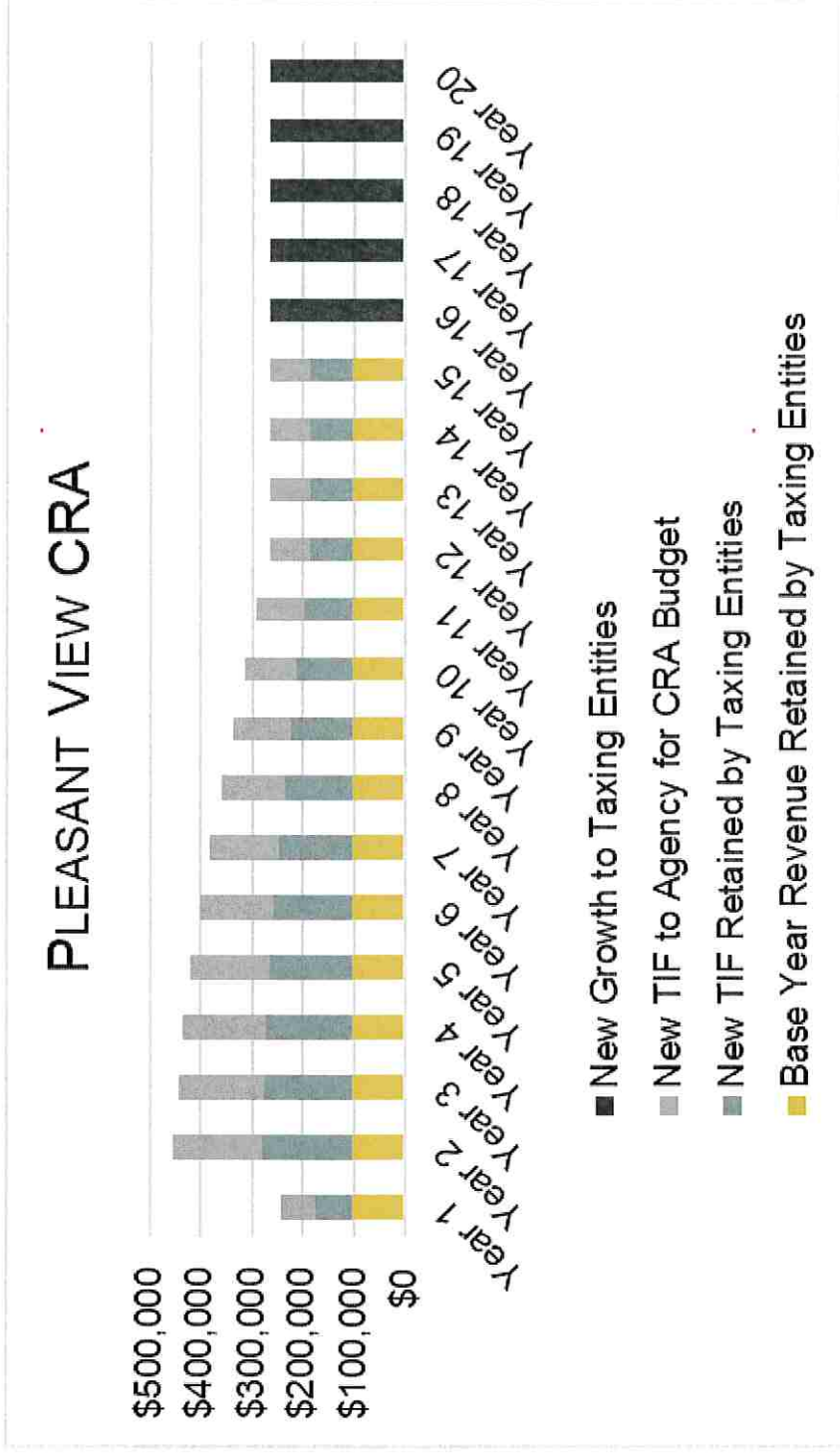
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TOTAL	\$118,201	\$1,773,017



TAX INCREMENT GRAPH



- **158%** growth in annual tax revenue



EXTRAORDINARY (“BUT FOR”) COSTS NECESSITATING TIF

DESCRIPTION	DETAILS	COST
Ammonia Refrigeration	Improve Energy Efficiency and Air Quality	\$6,000,000
Bulk Materials Storage	Reduced Packaging Waste	\$1,170,000
Wastewater Expansion & Improvements	Relieve Strain on Local Infrastructure	\$800,000
Thermal Membrane Roofing	Improve Energy Efficiency	\$700,000
New Rulon White Blvd. Entrance	Reduce Traffic on 2700 North	\$500,000
Parking Expansion	Additional Parking	\$400,000
Drought-Tolerant Landscaping	Improve Water Efficiency	\$221,000
LED Lighting	Improve Energy Efficiency	\$200,000
TOTAL		\$9,991,000



NEXT STEPS

- If RDA Board elects to create a CRA:
 - **Adopt Survey Resolution:** 11/18/2025
 - Draft Project Area Plan & Budget: 11/19/2025 – 12/19/2025
 - Hold Public Hearing to Adopt Plan & Budget: 1/20/2026
 - Negotiate with Taxing Entities: 12/19/2025 – 3/31/2026



RESOLUTION NO. _____

RESOLUTION OF THE GOVERNING BOARD OF THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY, DESIGNATING A SURVEY AREA AND AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT PROJECT AREA PLAN AND BUDGET FOR THE PROPOSED RISE COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS, the Pleasant View City Redevelopment Agency (the "Agency") was created by Pleasant View City (the "City") to transact the business and exercise all of the powers provided for in the Limited Purpose Local Government Entities - Community Reinvestment Agency Act (Title 17C, Chapters 1 through 5, UTAH CODE ANNOTATED, 1953, as amended) and any subsequent, replacement or amended law or act (the "Act"); and

WHEREAS, pursuant to Section 17C-5-103 of the Act, the Agency's governing board (the "Board") is empowered to initiate the process of adopting a community reinvestment project area plan by adopting a survey area resolution that meets the requirements of that statute; and

WHEREAS, pursuant to Section 17C-5-303 of the Act, the Board also is empowered to prepare a proposed budget for a proposed community reinvestment project area budget; and

WHEREAS, the Board met on November 18, 2025 to consider, among other things, (a) designating the geographic area (the "Survey Area") that is located within the City and is shown on the map (the "Map") attached hereto as **Exhibit A**, as a "Survey Area" for purposes of Section 17C-5-103 of the Act; (b) authorizing the Agency to prepare a proposed community reinvestment project area plan and budget for each proposed community reinvestment project area; and (c) authorizing the Agency to conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency considers appropriate; and

WHEREAS, the Survey Area requires a study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area; and

WHEREAS, the Board desires to authorize the preparation of a draft community reinvestment project area plan and budget for a proposed community reinvestment project area to be known as the **RISE COMMUNITY REINVESTMENT PROJECT AREA**.

NOW, THEREFORE, BE IT RESOLVED by the governing Board of the PLEASANT VIEW CITY REDEVELOPMENT AGENCY as follows:

1. The Survey Area shown on the Map, attached hereto as **Exhibit A** is hereby designated as the "Survey Area" for purposes of Section 17C-5-103 of the Act;

2. The Board affirms that the Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area;

3. The Agency hereby tentatively designates the Survey Area as the **Rise Community Reinvestment Project Area**, the approximate proposed boundaries of which are depicted on the Map attached hereto as **Exhibit A**;

4. The Agency staff and consultants are hereby authorized and directed as follows:

(a) Prepare a proposed community reinvestment project area plan and community reinvestment project area budget for the Survey Area as required by the Act.

(b) Conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency and staff consider appropriate.

(c) Obtain whatever information is needed and hire or contract with consultants and others as necessary for the preparation of the draft community reinvestment project area plan and budget.

(d) Take such other and additional actions necessary or prudent in considering and creating the proposed community reinvestment project area in compliance with the Act including, without limitation, the negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings, and the preparation, publication, and/or mailing of all required notices.

This RESOLUTION, assigned no. _____, shall take effect immediately upon approval of the Governing Board of the Agency.

ADOPTED by the Governing Board of the Agency this the 18th day of November 2025.

PLEASANT VIEW CITY REDEVELOPMENT AGENCY

Agency Chair

ATTEST:

Agency Secretary

Exhibit A

Map of Survey Area

