

Pleasant View City Redevelopment Agency

Meeting Agenda

Tuesday, January 27, 2026

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

1. Consent Items.

- a. Minutes of November 18, 2025

2. Public Hearing - Rise Community Reinvestment Area Project Area Plan and Budget.

3. Project Area Plan. Discussion and possible approval of Resolution 2026-A(RDA) adopting the Rise Community Reinvestment Area Project Area Plan.

4. Project Area Budget. Discussion and possible approval of Resolution 2026-B(RDA) adopting the Rise Community Reinvestment Area Project Area Budget. *(Presenter: Rob Sant)*

5. Adjournment.

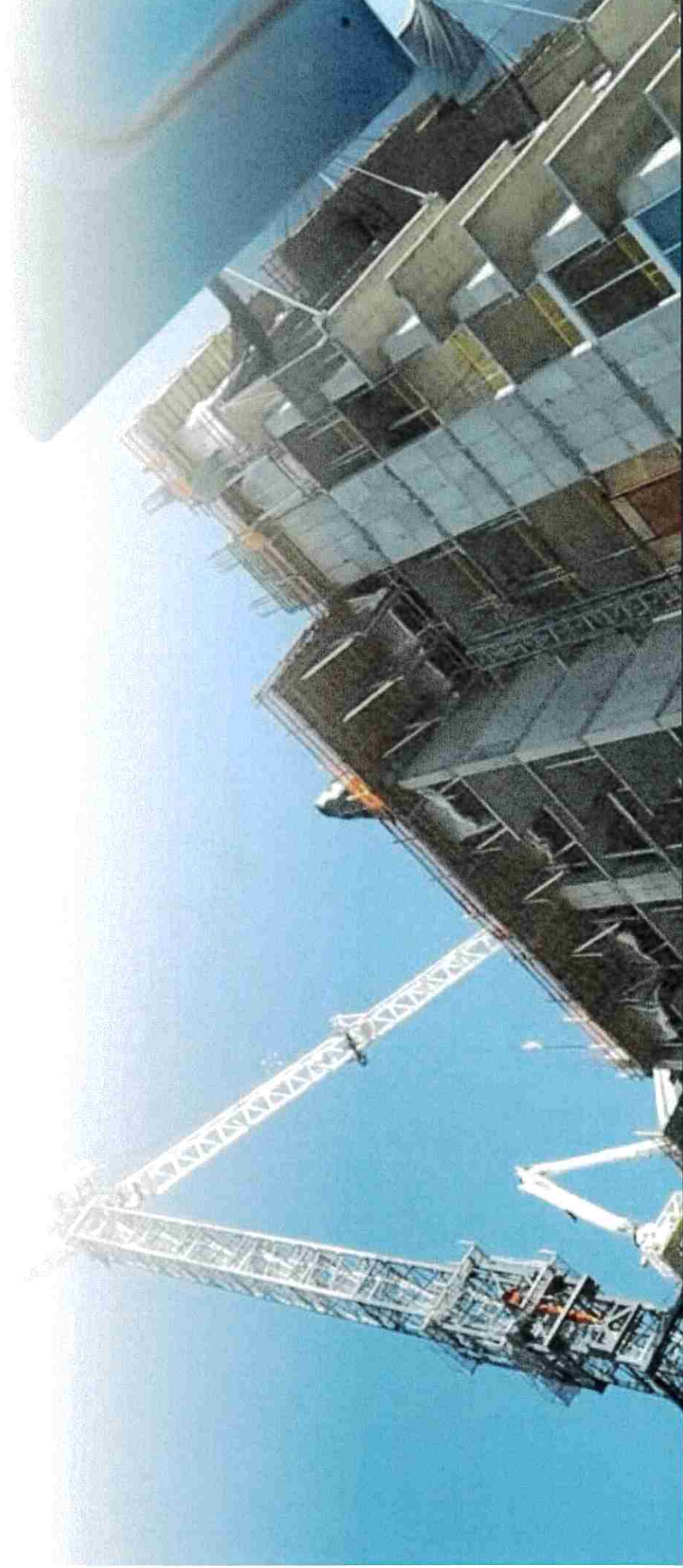
Public Notice is hereby given that the Redevelopment Agency of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, January 27, 2026, commencing towards the end of the City Council meeting at 6:00 PM.

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.

RISE COMMUNITY REINVESTMENT AREA

JANUARY 27, 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)**

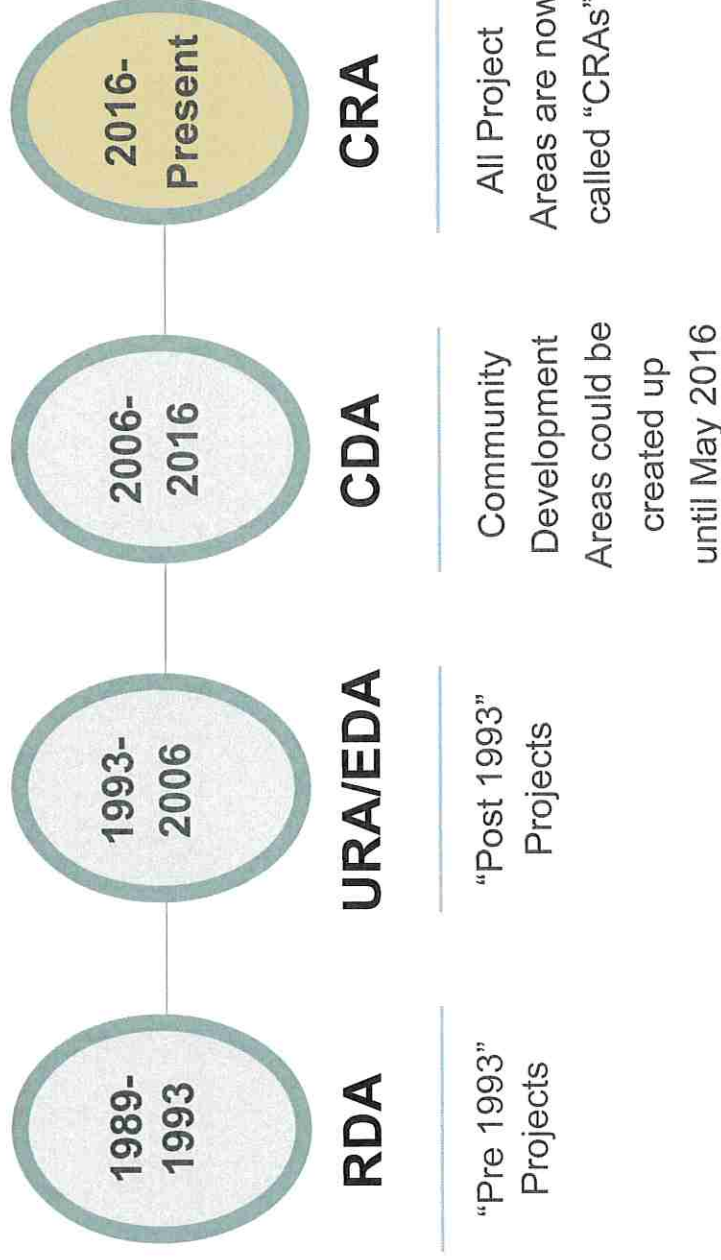


REVISIONS AND EVOLUTION OF PROJECT AREA ECONOMIC DEVELOPMENT TOOLS

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.

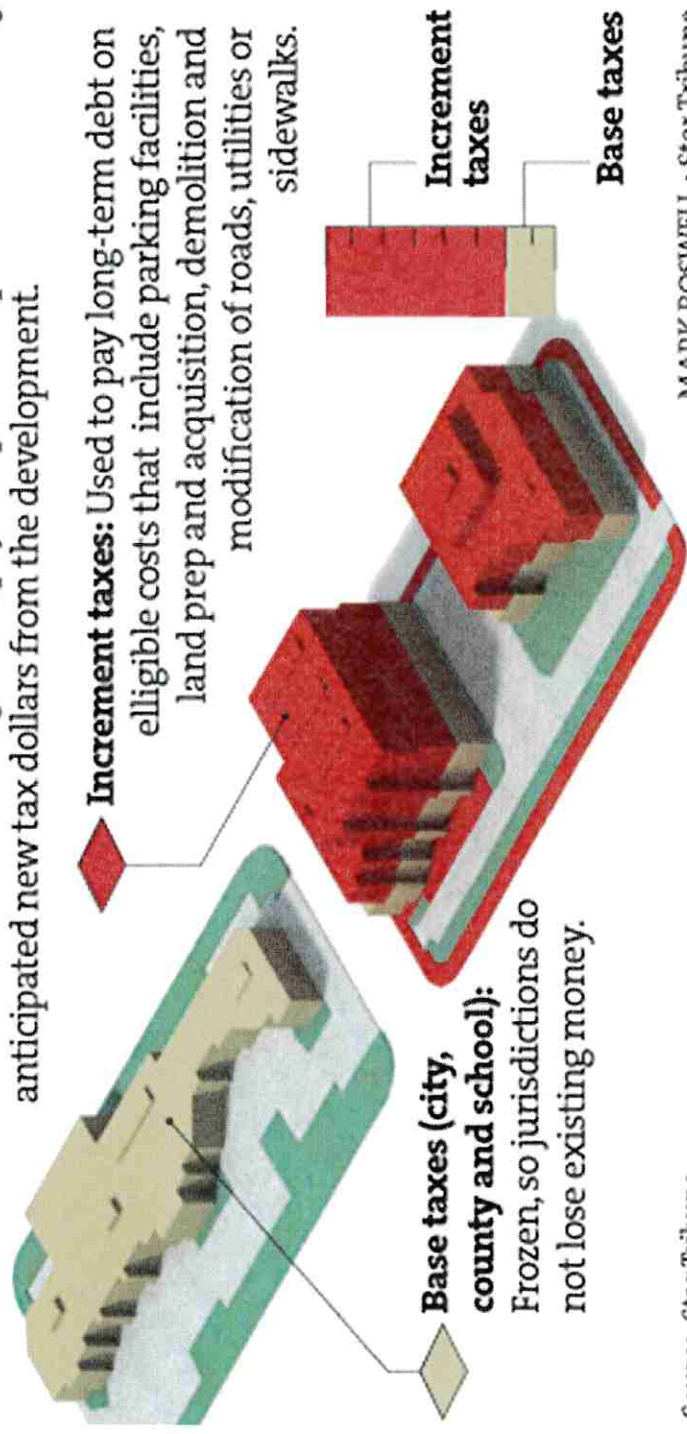
Taxing entities entitled to property tax increment agree to rebate a percentage of their increment back to the new development for a specified period of time to incent the development to occur.



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

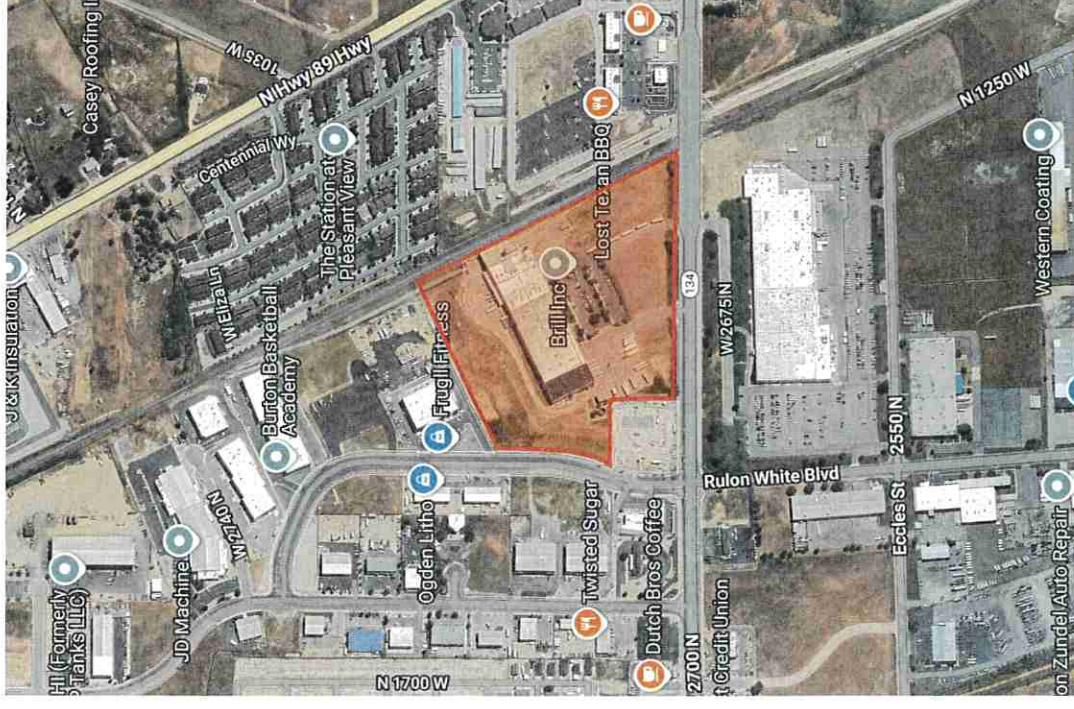


PROPOSED PLEASANT VIEW CRA PROJECT AREA BOUNDARIES

- 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

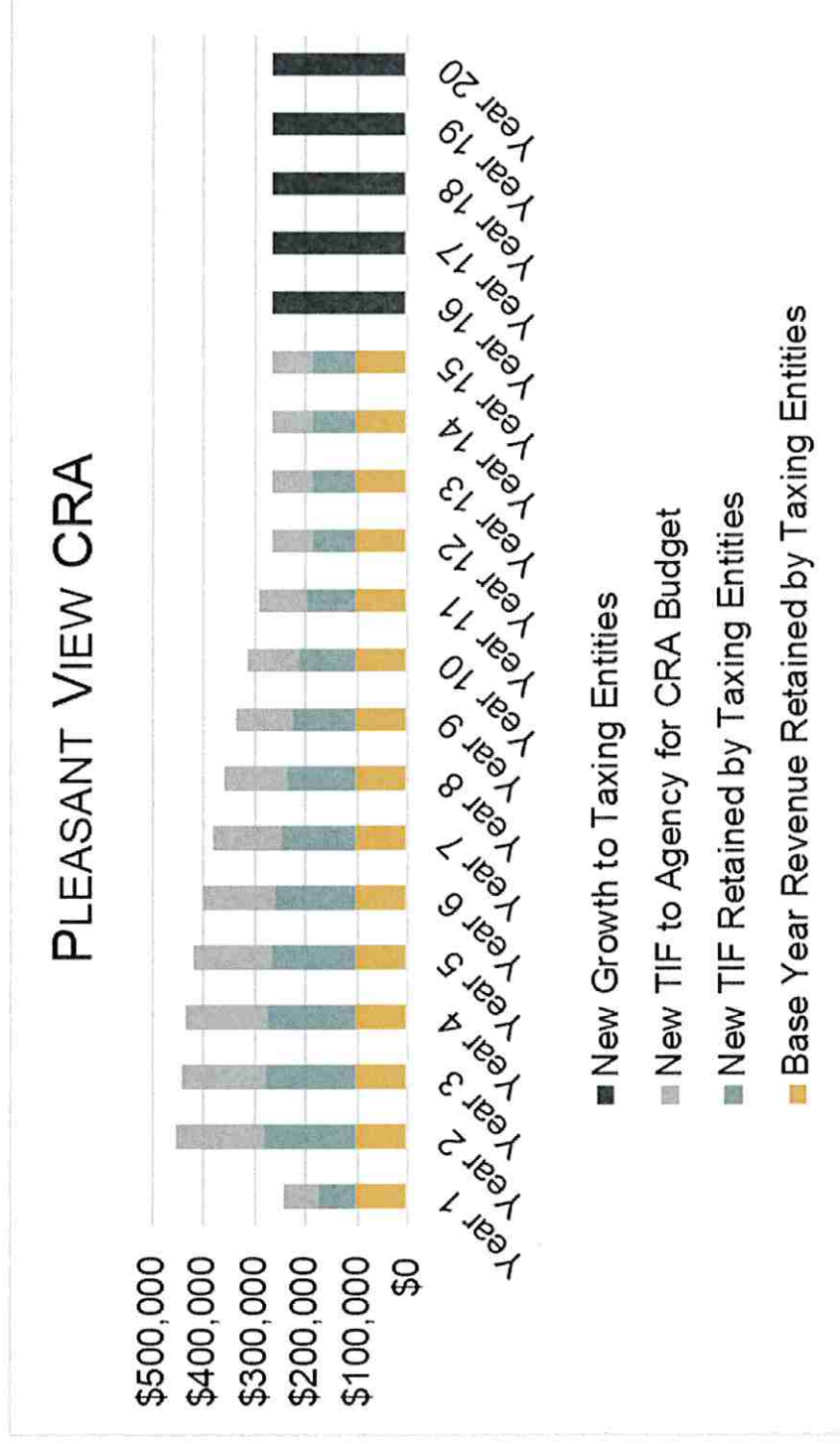
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TAX INCREMENT GRAPH



- **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



CONTINUED - EXTRAORDINARY ("BUT FOR") COSTS NECESSITATING TIF



December 10, 2025

Pleasant View City Council
Attn: City Councilors
Pleasant View, Utah

Re: Rise Baking Company Expansion Project – Importance of CRA Partnership

Councilors:

Rise Baking Company appreciates the opportunity to continue working with Pleasant View as we evaluate a significant expansion of our Pleasant View manufacturing operation. Our company has valued its relationship with the City for many years, and we want to reiterate our commitment to being a long-term partner and quality employer in the community.

As we continue to evaluate the extent of which we expand, we respectfully want to highlight several factors that are central to the project's business case and to our ability to remain competitive in a rapidly evolving industry:

The Community Reinvestment Area (CRA) is an important component of the project's financial business case

The expansion under consideration represents a substantial capital commitment by the company. While it is true that Rise is actively planning for future growth, progression of this project requires that the financial business case continues to be competitive with other locations within our national footprint. A CRA would help offset extraordinary costs associated with the expansion and improve long-term project feasibility.

The CRA is not merely an incentive, it is an important part of the financial structure that allows Rise to bring additional jobs, tax base, and long-term investment to Pleasant View.

Rise is making major investments in energy and water conservation

This expansion includes significant capital investments in upgraded systems that dramatically improve energy efficiency, water conservation, and overall resource utilization. These improvements are aligned with Utah's priorities around sustainability and responsible water management, and they represent costs that exceed a traditional manufacturing expansion.



3001 Broadway St NE, Ste 400, Minneapolis MN 55413 | P: 888.444.0322 | RiseBakingCompany.com



Public-private partnerships like a CRA help enable companies to make these types of long-term, environmentally responsible investments that benefit the community, the region, and future generations.

Rise Baking is a quality employer, committed to Pleasant View

Rise Baking is proud to provide stable, year-round employment with competitive wages, strong benefits, and opportunities for advancement. Our Pleasant View team is integral to our operations, and we believe the workforce talent in the region is one of the area's key strengths.

As you know, the expansion will add new high-quality jobs and deepen our existing footprint in the community.

A strong partnership positions Pleasant View for future growth

As our company continues to grow, our long-term expansion decisions will be shaped by the strength of our partnerships with the communities in which we operate. Pleasant View has been a valued partner, and we believe that moving forward together with a CRA can set the stage for continued investment and potential future expansion phases.

We recognize the thoughtful deliberation taking place among the RDA Board, and we appreciate the careful review of the justification analysis. Rise Baking is committed to providing the information needed to support that analysis as it is developed in the coming weeks.

We thank the Board for advancing the survey resolution and for its continued collaboration. We look forward to working closely with the City, Weber County, the School District, and other taxing districts as the CRA plan progresses.

Sincerely,

Travis Mauer

Travis Mauer

VP Rise Baking Company



3001 Broadway St NE, Ste 400, Minneapolis MN 55413 | P: 888.444.0322 | RiseBakingCompany.com

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NEXT STEPS

- Hold Public Hearing to Adopt Plan & Budget: 1/27/2026
- Negotiate with Taxing Entities: 12/19/2025 – 3/31/2026
- Agency Adopts ILAs: 4/14/2026



RESOLUTION NO. 2026-A(RDA)

**RESOLUTION OF THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY
ADOPTING AN OFFICIAL PROJECT AREA PLAN FOR THE RISE COMMUNITY
REINVESTMENT PROJECT AREA.**

WHEREAS, the Pleasant View City Redevelopment Agency (the “Agency”) was created to transact the business and exercise the powers provided for in the Limited Purpose Local Government Entities – Community Reinvestment Agency Act, Title 17C, Utah Code Annotated (the “Act”); and

WHEREAS, Pleasant View City (the “City”) has a planning commission and has adopted a General Plan pursuant to applicable law; and

WHEREAS, the Agency, by prior resolution, authorized the preparation of a draft project area plan in accordance with Utah Code §17C-5-103; and

WHEREAS, pursuant to Utah Code §17C-5-104, the Agency has prepared a draft Rise Community Reinvestment Project Area Plan (the “Project Area Plan” or “Plan”) and made the draft 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 compliance with Utah Code §§17C-1-805, 806, and 808; and

WHEREAS, the Agency held a public hearing on the draft Project Area Plan, allowed public comment on whether the draft Plan should be revised, approved, or rejected, and received and considered all written and oral objections; and

WHEREAS, following the public hearing and at the same meeting, the Agency considered whether to revise, approve, or reject the draft Project Area Plan; and

WHEREAS, less than one (1) year has passed since the date of the public hearing; and

**NOW, THEREFORE BE IT RESOLVED BY THE PLEASANT VIEW CITY
REDEVELOPMENT AGENCY:**

Section 1. Adoption of Project Area Plan. The Agency hereby adopts the draft Rise Community Reinvestment Project Area Plan, together with any revisions reflected in the minutes of this meeting, as the official Project Area Plan for the Rise Community Reinvestment Project Area. The Plan, attached hereto as Exhibit C, is hereby approved and adopted pursuant to Utah Code §17C-5-108. The Agency shall submit the Project Area Plan, together with a copy of this Resolution, to the Pleasant View City Council requesting adoption of the Plan by ordinance, as required by the Act. All comments and objections to the draft Project Area Plan have been considered and are, unless otherwise stated in the minutes of this meeting, overruled.

Section 2. Boundary Description of the Project Area. The boundary description of the Project Area covered by the Project Area Plan is attached hereto and 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. Encouraging appropriate private investment and community reinvestment activities;
- B. Facilitating redevelopment and infrastructure improvements within or serving the Project Area;
- C. Supporting redevelopment that increases the tax base and economic vitality of Pleasant View City;
- D. Encouraging development consistent with the City's land use plans, zoning ordinances, and General Plan; and
- E. Improving community amenities, connectivity, and overall quality of life.

Section 4. Project Area Plan Incorporated by Reference. The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C**, and together with any changes to the draft Project Area Plan as may be indicated in the minutes of this meeting (if any), 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 reinvestment activities within the Project Area;
- B. Produce 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, as demonstrated by the analysis provided in the Project Area Plan;
- 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'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's zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the City's general plan; and
- E. Promotes the public peace, health, safety and welfare of the City.

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 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 reinvestment project areas permitted by Chapter 5 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.

IN WITNESS WHEREOF, the Governing Board of the Pleasant View City Redevelopment Agency has approved, passed and adopted this Resolution this 27th day of January 2026.

PLEASANT VIEW CITY RDA, UTAH

Steve Gibson, RDA Board Chair

ATTEST:

Laurie Hellstrom, RDA Secretary

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

BM Arrington	_____
BM Ferry	_____
BM Marriott	_____
BM Urry	_____
BM Wilkinson	_____

EXHIBIT A – BOUNDARY DESCRIPTION OF THE PROJECT AREA

SEE NEW MOUNTAIN SUBDIVISION 19-501-0001 FOR ASSESSMENT. PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT (NORTH 89°52' WEST 1268.0 FEET). NORTH 89°34'13" WEST 1250.97 FEET ALONG THE SECTION LINE AND (NORTH 26°12' WEST) NORTH 25°54'13" WEST 48.10 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25 AND WHICH POINT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY BOUNDARY OF THE OREGON SHORT LINE RAILROAD AND THE NORTHERLY LINE OF 2700 NORTH STREET - UTAH STATE ROUTE 134 (80 FOOT WIDE RIGHT OF WAY); RUNNING THENCE NORTH 89°53'58" WEST 1059.83 FEET ALONG SAID NORTHERLY LINE OF 2700 NORTH STREET TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0°39'40" EAST 300.01 FEET ALONG A LINE PARALLEL TO AND BEING 300.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTION LINE TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE NORTHERLY LINE OF 2700 NORTH STREET; THENCE NORTH 89°53'58" WEST 500.02 FEET ALONG A LINE PARALLEL TO AND BEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID NORTHERLY LINE OF STREET TO A POINT BEING 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0°39'40" EAST 1399.39 FEET ALONG A LINE PARALLEL TO AND BEING 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 64°05'47" EAST 641.95 FEET ALONG A LINE PERPENDICULAR TO THE WESTERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD TO A POINT ON SAID WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE (SOUTH 26°12' EAST) SOUTH 25°54'13" EAST 2203.90 FEET ALONG SAID WESTERLY LINE OF THE RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT 43.14 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 49+08.38 WHICH POINT IS 1250.97 FEET NORTH 89°34'13" WEST AND 48.10 FEET NORTH 25°54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 89°53'56" WEST 1060.01 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 37.01 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 0°39'40" EAST 17.99 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89°34'05" EAST 321.63 FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 49°20'28" EAST 52.89 FEET TO A POINT 89.76 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89°42'31" EAST 40.49 FEET TO A POINT 89.86 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 48°45'15" EAST 53.34 FEET TO A POINT 55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89°34'05" EAST 258.75 FEET, ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 53°53'50" EAST 50.39 FEET TO A POINT 85.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89°34'05" EAST 40.95 FEET TO A POINT 85.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 52°41'47" EAST 50.00 FEET TO A POINT 55.00 FEET PERPENDICULARLY

DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 231.51 FEET, TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 25D54'13" EAST 13.24 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E#2078401) ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 49+02.51, WHICH POINT IS 1250.97 FEET NORTH 89D34'13" WEST AND 61.34 FEET NORTH 25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 89D34'05" WEST 11.16 FEET, ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 25D54'13" WEST 42.21 FEET TO A POINT 92.83 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 64D06'18" EAST 10.00 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 97.26 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE THENCE SOUTH 25D54'13" EAST 47.16 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E# 2078402) LESS AND EXCEPTING: A PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF RULON WHITE BOULEVARD AND THE NORTH LINE OF PVC STORE SUBDIVISION, RECORDED AS ENTRY NO. 2948359 IN THE WEBER COUNTY RECORDERS OFFICE LOCATED 335.94 FEET NORTH 03D34'39" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89D34'13" EAST); RUNNING THENCE NORTH 89D53'58" WEST 217.23 FEET ALONG THE NORTH LINE OF SAID PVC STORE SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 24, PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 1549557; THENCE NORTH 00D39'40" EAST 1399.39 FEET ALONG THE EAST LINE OF SAID PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1 TO THE SOUTHWEST CORNER OF LOT 6, PARKLAND COMMERCIAL SUBDIVISION PHASE 1 AND 2, 3RD AMENDMENT, RECORDED AS ENTRY NO. 2944652; THENCE NORTH 64D05'47" EAST 641.95 FEET ALONG THE SOUTHERLY LINE OF SAID PARKLAND COMMERCIAL SUBDIVISION PHASE 1 AND 2, 3RD AMENDMENT TO THE SOUTHEAST CORNER OF LOT 5, PARKLAND COMMERCIAL SUBDIVISION PHASE 2 1ST AMENDMENT, RECORDED AS ENTRY NO. 2788187 ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE SOUTH 25D54'13" EAST 920.04 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 63D53'15" WEST 793.35 FEET; THENCE SOUTH 00D39'48" WEST 190.29 FEET; THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 803.50 FOOT RADIUS CURVE, A DISTANCE OF 270.60 FEET, CHORD BEARS SOUTH 10D18'41" WEST 269.32 FEET, HAVING A CENTRAL ANGLE OF 19D17'45"; THENCE SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 696.50 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORD BEARS SOUTH 17D52'51" WEST 50.52 FEET, HAVING A CENTRAL ANGLE OF 04D09'25" TO THE POINT OF BEGINNING.

EXHIBIT B – MAP OF THE PROJECT AREA

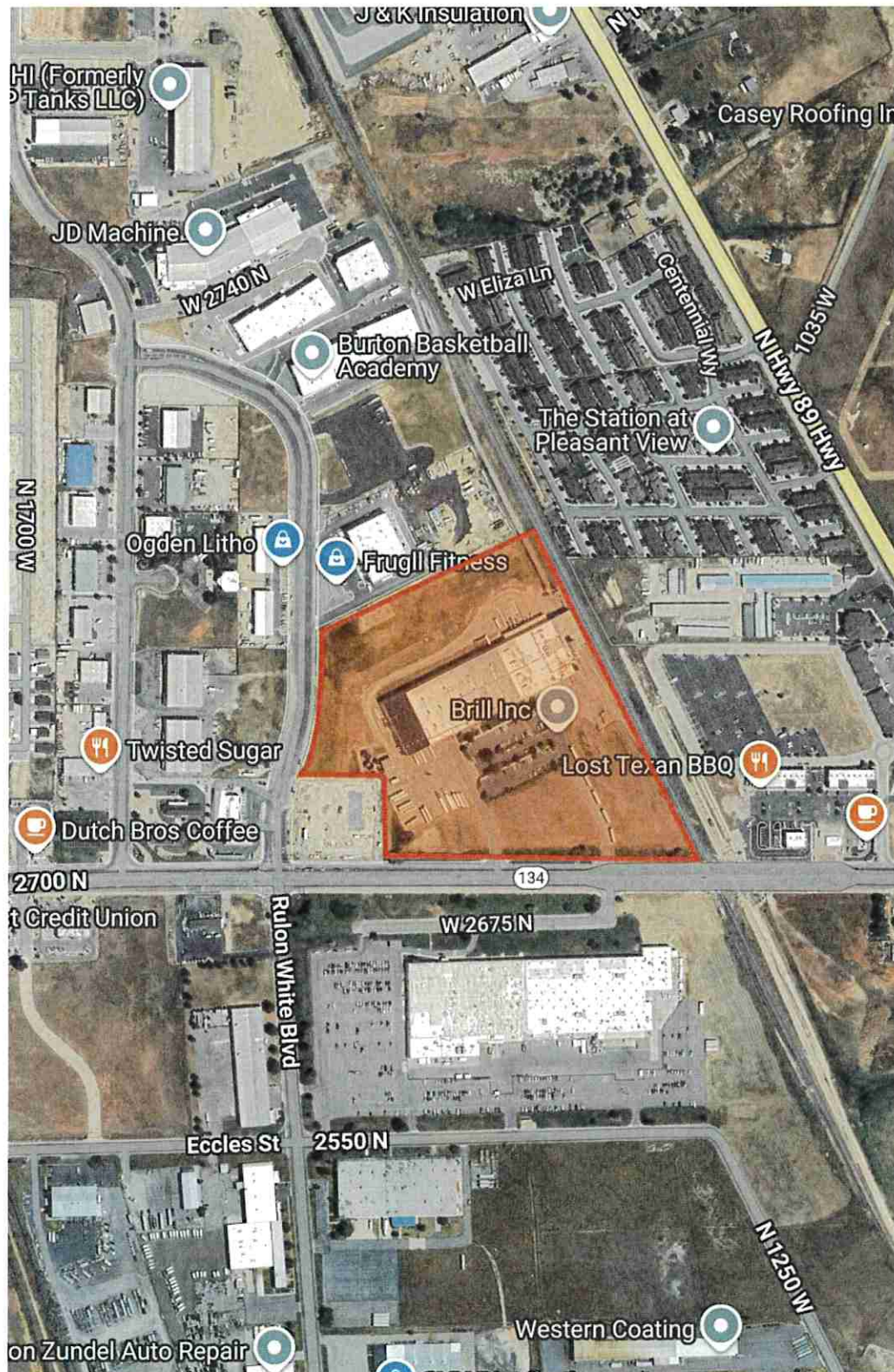


EXHIBIT C: PROJECT AREA PLAN

RESOLUTION NO. 2026-B(RDA)

RESOLUTION OF THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY ADOPTING THE PROJECT AREA BUDGET FOR THE RISE COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS, the Pleasant View City Redevelopment Agency (the "Agency") was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the Utah Code Ann. 1953, as amended (the "Act"); and

WHEREAS, the Agency has adopted by Resolution the Rise Community Reinvestment Project Area Plan (the "Plan") for the Rise Community Reinvestment Project Area (the "Project Area"); and

WHEREAS, the Plan allows for the Agency to collect tax increment created within the Project Area to assist in the creation of jobs, to meet other goals and objectives as outlined in the Plan, to promote economic development, and provide a public benefit within Pleasant View City (the "City"); and

WHEREAS, the Agency has prepared a Project Area Budget in accordance with section 17C-5-303 of the Act.

WHEREAS, the Agency has held a public hearing on the draft Project Area Budget and at that hearing allowed public comment on the draft Project Area Budget and whether the draft Project Area Plan should be revised, approved or rejected; and

WHEREAS, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Budget, and whether to revise, approve or reject the draft Project Area Budget;

**NOW, THEREFORE BE IT RESOLVED BY THE PLEASANT VIEW CITY
REDEVELOPMENT AGENCY:**

1. The Project Area Budget attached hereto as **Exhibit A**, and together with any changes to the draft Project Area Budget as may be indicated in the minutes of this meeting (if any), is hereby approved, and adopted on the 27th day of January 2026.
2. The Agency staff will include in the annual report, the taking of tax increment from the Rise Community Reinvestment Project Area beginning with the tax year before the Agency requests funding.
3. The Agency staff is authorized to finalize negotiations with the taxing entities that levy a certified rate in the Project Area, to participate with the Agency in the

implementation and funding of the Budget in accordance with Sections 17C-5-201, 202, 204, 205 and 206 of the Act.

PLEASANT VIEW CITY RDA, UTAH

Steve Gibson, RDA Board Chair

ATTEST:

Laurie Hellstrom, RDA Secretary

Posted this ____ day of _____, 2026

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

BM Arrington	_____
BM Ferry	_____
BM Marriott	_____
BM Urry	_____
BM Wilkinson	_____

EXHIBIT A: PROJECT AREA BUDGET