DRAFT PROJECT AREA PLAN

MILLCREEK CENTER
COMMUNITY REINVESTMENT AREA (CRA)

MILLCREEK COMMUNITY REINVESTMENT AGENCY, UTAH

MARCH 2019

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Definitions

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

"**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

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

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

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

"Blight" shall mean the condition of an area that meets the requirements described in Subsection 17C-5-405.

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

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

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

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

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

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

- the base taxable value of property in the Project Area;
- the projected tax increment expected to be generated within the Project Area;
- the amount of tax increment expected to be shared with other taxing entities;
- the amount of tax increment expected to be used to implement the Project Area plan;
- if the area from which tax increment is to be collected is less than the entire Project Area:

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- 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.

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

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

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

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

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

"Tax Year" shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2018 - October 31, 2019 tax year.

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

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Introduction

The Millcreek Community Reinvestment Agency (the "Agency"), following thorough consideration of the needs and desires of Millcreek City (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the "Plan") for the Millcreek Center Community Reinvestment Project Area (the "Project Area"). This Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which includes land along both sides of 3300 South, between 900 East to the west and Highland Drive to the east. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

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

The Project Area is being created to assist with the creation of a downtown within the City. The Millcreek City Center is envisioned as a remarkable and unique walkable mixed-use lifestyle center that serves as an amenity and central gathering place for the City and its residents.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities -- Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have always been observed throughout the establishment of the Project Area. The realization of the Plan through tax increment funding is subject to a taxing entity committee.

Development within the Project Area will help eliminate or reduce blight by providing needed public improvements, encouraging rehabilitation and repair of deteriorated structures, facilitating land assembly and redevelopment which will result in employment opportunities and an expanded tax base; and by promoting redevelopment in accordance with applicable land use controls. This plan will guide and control the community reinvestment undertakings of the Project Area.

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

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

Utah Code §17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Project Area Plan

To adopt a community reinvestment project area plan, the Agency shall;

- Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;

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- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for informing the public about the Project Area, and allowing public input into the Agency's deliberations and considerations regarding the Project Area; and

  - Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the 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.

UTAH CODE §17C-5-105(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 respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area includes parcels along both sides of 3300 South, between 900 East to the west and Highland Drive to the east.

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

UTAH CODE §17C-5-105(2)

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

General Land Uses

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

Layout of Principal Streets

There are numerous public streets within the Project Area. These streets are outlined in the attached map in **Exhibit A**.

Population Densities

There are 68 residences within the Project Area, including multiple apartments, duplexes & other multi-family housing complexes. The average household size within Salt Lake County is 2.97. Therefore, it is estimated that there is a population of approximately 202 within the Project Area, or 1.92 persons per acre. It is anticipated that the Project Area development will increase the population size within the Project Area.

Building Densities

There are currently 207 buildings within the Project Area. It is anticipated that the redevelopment of the Project Area will result in additional buildings and increased density within the City Center.

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

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

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

Layout of Principal Streets – It is anticipated that the community reinvestment of the Project Area will not alter the layout of the principal streets in the area. Future Development may include altering secondary streets and constructing new streets.

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

UTAH CODE §17C-5-105(3)

Standards Guiding the Community Reinvestment

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

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

UTAH CODE §17C-5-105(4)

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

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

UTAH CODE §17C-5-105(5)

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

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

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

UTAH CODE §17C-5-105(7)

The Project Area is being created to assist with the creation of a downtown within the City. The Millcreek City Center is envisioned as a remarkable and unique walkable mixed-use lifestyle center that serves as an amenity and central gathering place for the City and its residents. The Project Area will include residential, office, commercial & public gathering spaces. The city center area is envisioned as a place where mixed use buildings will rise between four and seven stories, with the potential for a flagship mixed use building rising 15 stories.

How the Agency Plans to Select a Participant

UTAH CODE §17C-5-105(8)

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

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

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

Reason for Selection of the Project Area

UTAH CODE §17C-5-105(9)

As Utah's newest city, Millcreek currently lacks a central downtown area. City residents, leaders & other key stakeholders have identified the Project Area as the future site of the City's downtown center. Much of the Project Area is currently underutilized and has suffered from a lack of investment over the last few decades. With tax increment, the City and Agency believe the Project Area will serve as an amenity and central gathering space for the whole City and will serve as an engine of population and tax base for the City.

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

UTAH CODE §17C-5-105(10)

Physical Conditions

The Project Area consists of approximately 105 acres of relatively flat, privately and publicly owned land as shown on the Project Area map.

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Social Conditions

There are currently 68 residential units within the Project Area. There are currently no parks or other social gathering spaces within the Project Area

Economic Conditions

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

UTAH CODE §17C-5-105(11)

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

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

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

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

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity.

UTAH CODE §17C-5-105(12)

Anticipated Public Benefit to be Derived from the Community Development

The Beneficial Influences upon the Tax Base of the Community

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

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

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

"But For" Analysis

"But-for" the creation of the CRA and public participation, the costs associated with creating a city center, including: land assemblage, parking structures, site improvements, etc. will be too high and the land within the Project Area will remain in its current state.

Cost/Benefit Analysis

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

TABLE 1: PROJECT AREA REVENUES

Entity	Property Tax	Sales Tax	Total Revenues
Salt Lake County	$5,666,993	$4,298,657	9,965,650
Salt Lake County Library	1,564,370	-	1,564,370
Granite School District	21,889,987	-	21,889,987
Millcreek City	5,630,613	2,456,375	8,086,988
South Salt Lake Valley Mosquito Abatement District	41,978	-	41,978
Mt. Olympus Improvement District	780,786	-	780,786
Central Utah Water Conservancy District	1,119,406	-	1,119,406
Unified Fire Service Area	5,199,641	-	5,199,641
Total Revenues	**$41,893,774**	**$6,755,032**	**$48,648,806**

TABLE 2: PROJECT AREA EXPENDITURES

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Expenditures
Salt Lake County	$4,250,245	$154,190	-	-	$4,404,435
Salt Lake County Library	1,173,278	-[1]	-	-	1,173,278
Granite School District	17,511,989	504,677	-	-	18,016,666
Millcreek City	4,504,490	872,389	734,575	1,323,793	7,435,246
South Salt Lake Valley Mosquito Abatement District	33,582	2,134	-	-	35,716
Mt. Olympus Improvement District	624,629	101,258	-	-	725,887
Central Utah Water Conservancy District	839,555	62,869	-	-	902,424
Unified Fire Service Area	4,159,713	253,095	-	-	4,412,808
Total Expenditures	**$33,097,481**	**$1,950,612**	**$734,575**	**$1,323,793**	**$37,106,461**

The total net benefit to the taxing entities of participating in the Project Area is $11,542,345, with the City's net benefit being $651,742.

[1] The Library's General Government expenditure is included in the County's $154,190 expense.

EXHIBIT A: Legal Description of Millcreek Center CRA

That Area of Millcreek, A Municipal Corporation to be known as the Millcreek Center Community Reinvestment Agency located in the Southwest, Southeast, and Northeast Quarters of Section 29, the West Half of Section 28, also being located in Blocks 21-23, 28, and 27 of the Ten Acre Plat "A" Big Field Survey. Said Community Reinvestment Agency is further described as follows:

Beginning at the Southeast corner of the property granted to UDOT described in that Warranty Deed recorded in Book 6903, at Page 584 in the Office of the Salt Lake County Recorder, located at the North right of way of 3300 South Street at the approximate East right of way of 900 East Street; thence Northerly along the Northeast boundary of said property 42.34 feet, more, or less, and continuing Northerly along the West boundaries of the properties adjoining said 900 East right of way 403 feet, more, or less, to the Northwest corner of the property described in that Quit Claim Deed recorded in Book 10261, at Page 8754; thence Easterly along the North boundary of said property 412 feet, more, or less, to the West right of way of Lincoln Street; thence South along said right of way 79.94 feet, more, or less; thence East along the South boundary of The Aspens Condominiums as depicted on that Plat recorded in Book 96, at Page 345, 150 feet, more, or less, to the Northeast corner of the property described in that Warranty Deed recorded in Book 9984, at Page 3438; thence South along the East boundary of said property 31.80 feet, more, or less, and continuing East along the North boundaries of the property described in that Warranty Deed recorded in Book 9034, at Pate 6227, and the property described in that Warranty Deed recorded in Book 9613, at Page 3066, 128 feet, more, or less, to the Northeast corner of said property; thence South along the East boundary of said property 150.40 feet, more, or less, and continuing East along the North boundaries of the property described in that Warranty deed recorded in Book 9693, at Page 1648; the property described in that Special Warranty Deed recorded in Book 10182, at Page 7668, and the Easterly extension thereof 141.5 feet, more, or less, to the East right of way of 1000 East Street; thence North along said right of way 15.04 feet, more, or less, to the Southwest corner of the property described in that Warranty Deed recorded in Book 9629, at Page 3515; thence East along the South boundary of said property 75 feet, more, or less, and North along the East boundary 85 feet, more, or less, to the Southeast corner of the property in that Warranty Deed recorded in Book 9029, at Page 4979; thence along the boundary of said property the following three (3) courses: 1) North 50 feet, more, or less; 2) East 90 feet, more, or less, 3) North 37.1 feet, more, or less, to the South boundary of the property described as Parcel 2 in that Warranty Deed recorded in Book 10456, at Page 8561; thence Easterly along the South boundaries of said property, the property described as Parcel 2 in that Warranty Deed recorded in Book 10414, at Page 4399, the property granted to the Parkin's as described in that Boundary Line Agreement recorded in Book 6949, at Page 2182, and the property described in that Quit Claim Deed recorded in Book 8748, at Page 8311, 257.50 feet, more, or less, to the Southeast corner of said property; thence Northerly along the east boundary of said property 268.6 feet, more, or less, to the South right of way of Riches Ave, and continuing East along said right of way 386 feet, more, or less, to the Millcreek/Salt Lake City boundary as depicted on that Final Local Entity Plat recorded in Book 2016, at Page 344; thence Easterly and Northerly along said boundary 6294 feet, more, or less, to its intersection with the Westerly extension of the centerline of Gunn Avenue; thence East along said extension 75 feet, more, or less, and North along the East right of way of Richmond Street 800 feet, more, or less, to said Millcreek/Salt Lake City Boundary; thence Easterly and Southerly along said boundary 1085 feet, more, or less, to the intersection of the northerly extension of the Easterly right of way of Mountair Drive and the North right of way of 3010 South Street; thence Southerly along said extension, and Easterly right of way 1057.33 feet, more, or less, to the Southerly right of way of Crescent Drive; thence Easterly along said right of way 70.25 feet, more, or less, and continuing Southerly along the Westerly right of way of 3150 South Street 183.68 feet, more, or less, to the Northeast corner of lot 336 in the Mountair Acres Addition No.7 Subdivision recorded in Book K, at Page 12; thence S. 79°40'00" W. 97.96 feet to the Northwest corner of said lot and said Subdivision boundary; thence along said boundary the following two (2) courses: 1). South 159.00 feet; 2) S. 89°20'00" E. 56.95 feet, more, or less, to the Northwest corner of the property described in that Warranty Deed recorded in Book 10460, at Page 9488; thence South along the West boundary of said property and southerly extension thereof 151 feet, more, or less, to the South right of way of Woodland Avenue; thence East along said right of way 95 feet, more, or less, and South along the West boundary of the property described in that Warranty deed recorded in Book 8715, at Page 1812, 143 feet, more, or less, to the North boundary of the property described in that Corrective Special Warranty Deed recorded in Book 10356, at Page 3156; thence East along said North Boundary 123 feet, more, or less, and continuing South along the East boundary of said property, and the East boundary of the property described in that Quit Claim Deed recorded in Book 9028, at Page 2104, 294.9 feet, more, or less, to the Southwest corner of the property described in that Quit Claim deed recorded in Book 5993, at Page 530; thence East along the South boundary of said property 105.91 feet, more, or less, to the Northwest corner of the property described in that Warranty Deed recorded in Book 10191, at Page 5211; thence along the boundary of said property and Easterly extension thereof the following two (2) courses; 1). South 62 feet; 2). East 144.37 feet, more, or less, to the East right of way of Orchard Street; thence South along said right of way and Southerly extension thereof 189 feet, more, or less, to the South right of way of 3300 South

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Street; thence East along said right of way 377 feet, more, or less, to the West boundary of the property described in that Warranty Deed recorded in Book 9617, at Page 728; thence South along said boundary, the West boundary of the property described in that Warranty Deed recorded in Book 8606, at Page 635, and the West boundary of the property described in that Special Warranty Deed recorded in Book 10019, at Page 9432, 352 feet, more, or less, to the North right of way of 3350 South Street; thence West along said right of way 93 feet, more, or less, to the Southeast corner of the property described in that Quit Claim Deed recorded in Book 6667, at Page 1015; thence North along the East boundary of said property 183.5 feet, more, or less, to the Northeast corner of said corner of said property; thence Westerly along the North boundaries of said property described in that Quit Claim Deed recorded in Book 6667, at Page 1015, the property described in that Certificate of Death recorded in Book 7779, at Page 1495, the property described in that Warranty Deed recorded in Book 10452, at Page 2556, the property described in that Warranty Deed recorded in Book 10680, at Page 3178, the property described in that Warranty Deed recorded in Book 7558, at Page 2857, the property described in that Warranty Deed recorded in Book 10471, at Page 7529, and the property described in that Quit Claim Deed recorded in Book 9623, at Page 537, 409 feet, more, or less, to the Northwest corner of said property; thence South along the West boundary of said property and Southerly extension thereof 230.9 feet, more, or less, to the South right of way of 3350 South Street; thence East along said right of way 28 feet, more, or less, to the Northwest corner of the property described in that Warranty Deed recorded in Book 10526, at Page 2126; thence South along the Westerly boundaries of said property, and the property described in that Warranty Deed recorded in Book 7443, at Page 2016, 396 feet, more, or less, to the Southeast corner of the property described in that Warranty Deed recorded in Book 8417, at Page 7130; thence West along the South boundary of said property 82.99 feet, more, or less, to the Easterly right of way of Highland Drive; thence Northerly along said right of way 276 feet, more, or less, to it's intersection with the Easterly extension of the North boundary of the property described in that Quit Claim Deed recorded in Book 9343, at Page 6957; thence Westerly along said extension and North boundary 1027.37 feet, more, or less, to the Northeasterly boundary of the property described in that Quit Claim Deed recorded in Book 10217, at Page 9617; thence Northwesterly along said boundary 133 feet, more, or less, to the East right of way of 1300 East Street; thence South along said right of way 100 feet, more, or less, to it's intersection with the Easterly extension of the North boundary of the property described as Parcel 1 in that Warranty Deed recorded in Book 10669, at Page 8489; thence Westerly along said extension, said North boundary, and the North boundary of the property described in that Warranty Deed recorded in Book 10563, at Page 585 to the Northwest corner of said property; thence South along the Westerly boundary of said property 118.39 feet, more, or less, to the Northeasterly boundary of the property described in that Warranty Deed recorded in Book 10154, at Page 153; thence Westerly along the Northeasterly boundaries of said property, the properties described in that Warranty Deed referred to as Parcels 1 and 2 recorded in Book 10542, at Page 6556 , the property described in that Quit Claim Deed referred to as Parcel 2 recorded in Book 6640, at Page 1757, the properties described in that Warranty Deed recorded in Book 6355, at Page 2323, and the Millcreek Hollow Condominiums boundary as depicted on that Plat recorded in Book 2004, at Page 001, 789 feet, more, or less, to the South right of way of 3300 South Street; thence West along said right of way 225.28 feet, more, or less, to a Northwest corner in said condominium boundary; thence along said condominium boundary and Westerly extension thereof the following six (6) courses: 1) S. 0°19'29" W. 156.91 feet; 2) S. 59°06'01" E. 6.99 feet; 3) S. 0°40'05" E. 78.86 feet; 4) S. 89°49'15" W. 150.56 feet; 5) S. 13°41'28" W. 1.03 feet; 6) S. 89°48'22" W. 165.12 feet to the West right of way of 1100 East Street; thence West along the South boundary of the property described in that Warranty Deed recorded in Book 10623, at Page 1581, and the North boundary of the Granite Mill P.U.D. Subdivision as depicted on that plat recorded in Book 2000, at Page 30, 383 feet, more, or less, to the West boundary of the property described in that Warranty Deed recorded in Book 7683, at Page 2215; thence South along said boundary 332.43 feet, more, or less, and continuing West along the South boundaries of said property, and the property described in that Quit Claim Deed recorded in Book 7683, at Page 2214, 176.5 feet, more, or less, to the Southwest corner of said property; thence North along West boundary of said property 269.20 feet to the Northeast corner of the property described in that Quit Claim Deed recorded in Book 10248, at Page 6197, and continuing West along the North boundaries of said property, the property described in that Deed recorded in Book 6485, at Page 1222, and the property described in that Warranty Deed recorded in Book 9147, at Page 3888, to the Northwest corner of said property and the East right of way of 900 East Street; thence Northerly along the Westerly boundaries of the properties adjoining said 900 East Street right of way 317 feet, more, or less, to a Northwest corner on the North boundary of the property described as Parcel 1 in that Warranty Deed recorded in Book 10429, at Page 1668, said point being located on the South right of way of 3300 South Street at the approximate East right of way of 900 East Street; thence North 66 feet, more, or less, to the point of beginning.

The above described Community Reinvestment Agency contains 105 acres, more, or less.

EXHIBIT B: Project Area Map

MAP OF PROPOSED PROJECT AREA BOUNDARIES

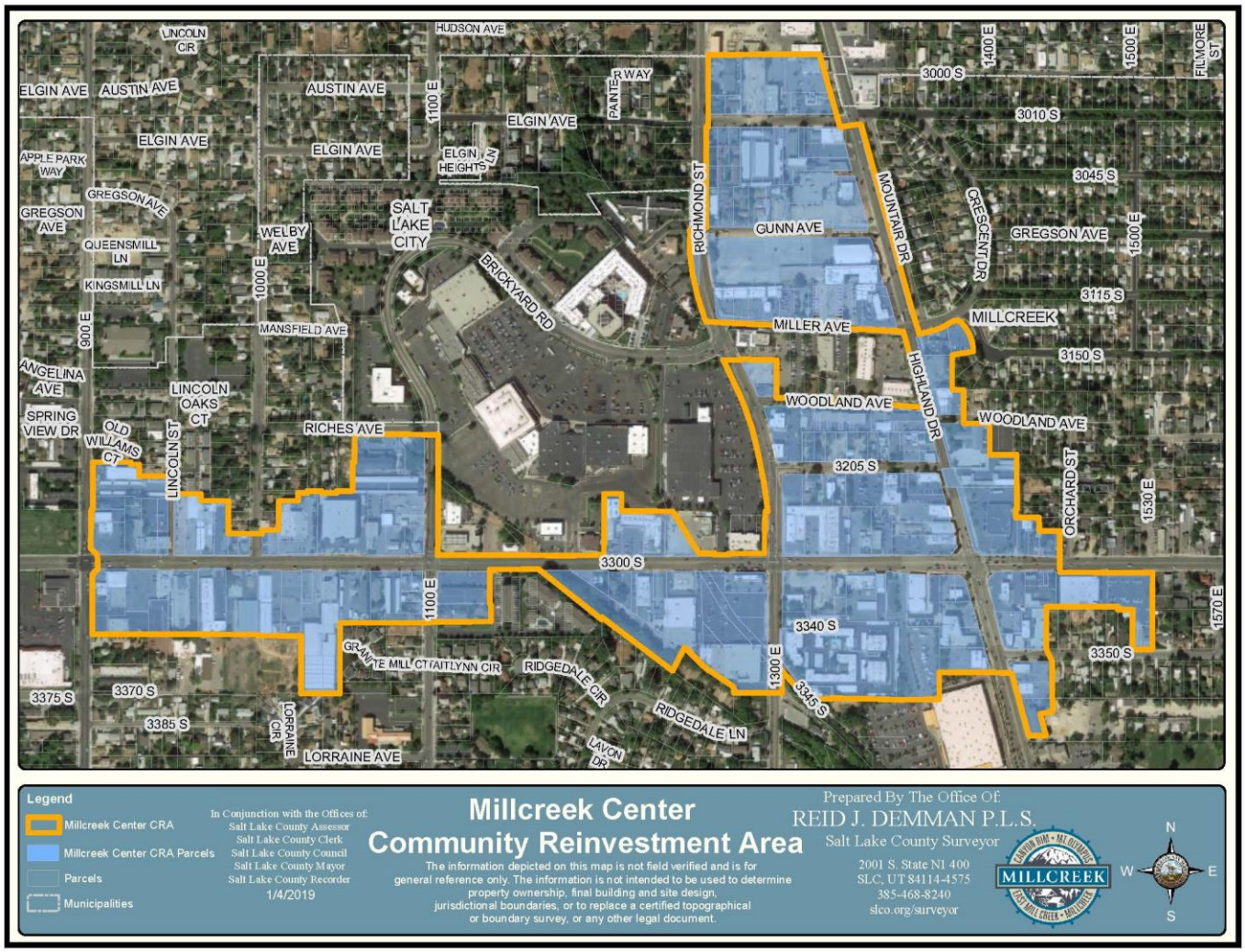

EXHIBIT C: Parcel List

Taxable Property Schedule (2018)		
Parcel_ID	Owner	Acres
16293290180000	SOUTHLAND CORPORATION, THE	0.52
16293290350000	SIMMONS, RALPH M; TR	0.38
16293290360000	SEMNANI FAMILY FOUNDATION	0.44
16293290370000	SEMNANI FAMILY FOUNDATION	0.44
16293290520000	SIMMONS, RALPH M; TR	0.07
16293290530000	KOSMAS, MARY	0.20
16293290540000	EK STUDIOS LLC	0.21
16293290680000	MILLCREEK 9 LLC	1.14
16293300470000	WONG, SAMMY K; TRS	0.37
16293300480000	CALFA REAL ESTATE LLC	0.10
16293300490000	HOLLAND, RUTH	0.10
16293300590000	SIL INC	0.33
16293300760000	SIL INC	0.48
16293300770000	WONG, SAMMY K; TR ET AL	0.37
16294040080000	GRO INVESTMENTS LLC	0.20
16294040150000	BBH COMPANY LC	0.25
16294040190000	BBH COMPANY LC	0.28
16294040200000	NICHOLS, SPIRO & MARIA; JT	0.38
16294040210000	KRIZANOVIC, MARIO	0.26
16294040220000	PRISKOS, VASILIOS C	0.01
16294040270000	PRISKOS, VASILIOS C	0.52
16294040280000	PRISKOS, VASILIOS C	0.27
16294040290000	WEBSTER, JAMES B &	0.14
16294040300000	TOMPKINSON, DEREK	0.14
16294040340000	BBH COMPANY LC	0.04
16294040430000	CUBES BRICKYARD LLC	1.48
16294040460000	BRICKYARD APARTMENTS LLC	1.01
16294040470000	MILES PROPERTIES LLC	0.43
16294050010000	VETERINARY SPECIALIST	0.01
16294050020000	VETERINARY SPECIALIST	0.01
16294050030000	RA LLC	0.01
16294050040000	1025 CONDOMINIUMS	1.08
16293780020000	3333 OFFICE BUILDING LLC	0.12
16293780030000	3333 OFFICE BUILDING LLC	0.33
16293780040000	ALVERA OFFICES, INC	0.55
16293780110000	KITT, DOUGLAS Q	0.14
16293780120000	ALVERA OFFICES, INC	0.34
16293780130000	RIDGELINE SALT LAKE LLC	0.79
16293780210000	SARAH #1, LLC	0.98
16293780220000	970 E 3300 SOUTH, LLC; ET AL	0.87
16293780260000	KAPOS, JOHN P &	0.92

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16294510010000	GOLDBERG, SARAH K; TR	0.64
16294510020000	GOLDBERG, SARAH K; TR	0.17
16294510030000	GOLDBERG, SARAH K; TR	1.13
16294510040000	GOLDBERG, SARAH K; TR	1.00
16294510070000	BROOKS, RUSSELL T; TR	0.33
16294510080000	BRICKYARD SELF STORAGE, LC	0.31
16294510090000	BURBANK, JENNY	0.11
16294510100000	SPENCER, STEVE	0.11
16294510110000	HAYES, G JERRY; TR	0.11
16294510120000	WITTE, DEBORAH A	0.11
16294510130000	CLARK, MARTY; JT	0.21
16294510300000	GOLDBERG, SARAH K; TR	0.77
16294510470000	DIAMONDBERG INVESTMENTS LLC	0.78
16294270480000	TDH LC	0.49
16294560790000	BEYERS, CHARLES H	0.01
16294270190000	NELSON ENTERPRISES LLC	0.03
16294270200000	NELSON ENTERPRISES LLC	0.41
16294270210000	NELSON ENTERPRISES LLC	0.43
16294550430000	B & G STRIP MALL LLC	0.89
16294550440000	DAVID PEDRAZAS PLLC	0.48
16294760190000	THIRTEENTH 3300 ASSOCIATES,	2.70
16294760200000	SZYKULA, STEVEN A	0.33
16294760220000	FELT, GARY M	0.39
16294760240000	THIRTEEN 3300 ASSOCIATES	1.48
16294760260000	THIRTEEN 3300 ASSOCIATES	0.57
16294760270000	THIRTEEN 3300 ASSOCIATES	0.64
16294760280000	THIRTEEN 3300 ASSOCIATES	0.18
16294760290000	THIRTEEN 3300 ASSOCIATES	0.84
16294760300000	THIRTEEN 3300 ASSOCIATES	0.33
16294760310000	THIRTEENTH 3300 ASSOCIATES,	0.72
16294760600000	CAL-TEX PROPERTIES	0.10
16294760610000	1208 EAST LLC	0.36
16294760620000	FELT, GARY M	0.10
16294760670000	EASTSIDE SELF STORAGE LLC	0.28
16294760680000	RITTA LLC	0.41
16283510240000	SLATER, ROBERT A &	0.44
16283510070000	M3B HOLDINGS LLC	0.70
16283510080000	NORTHRUP, DANIAL D &	0.20
16283510090000	NORTHRUP, DANIAL D &	0.17
16283510180000	M3B HOLDINGS LLC	0.13
16283510250000	SLATER, ROBERT A & LINDA S;	0.41
16283510260000	H D P ENTERPRISES LLC	0.56
16283510470000	JOSHUA TREE APARTMENTS LLC	3.92
16283510480000	ATHABASCA LAND COMPANY LLC	0.15
16283510490000	BOW VALLEY INVESTMENTS LLC	0.11
16283510520000	BOW VALLEY INVESTMENTS LLC	0.71
16283510530000	WONG, SAMMY K &	0.22

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16283510540000	HOME DEPOT USA INC	2.04
16294770040000	OSPREY NEST HOLDINGS LLC	0.23
16294770050000	OSPREY NEST HOLDINGS LLC	0.23
16294770100000	MOGER, JOSIP	0.18
16294770120000	MOGER, JOSIP	0.18
16294770130000	SALT LAKE COUNTY	0.02
16294770140000	ATHABASCA LAND COMPANY LLC	0.79
16283530010000	BAILEY, MICHAEL B ET AL	0.67
16283530020000	APOSHIAN ENTERPRISES	0.27
16283530030000	GMAT VENTURES LLC	0.15
16283530080000	GMAT VENTURES LLC	0.49
16283530200000	AUTOMOTIVE PROPERTIES	0.56
16283540010000	TLC ENTERPRISES, LLC	0.43
16283540020000	TFTC 3369 LLC	0.30
16283540030000	GATES, DANIEL M &	0.42
16283760080000	BAKER, KAREN	0.13
16283760220000	BHF ENTERPRISES LLC	1.91
16294310050000	PETERSEN INVESTMENT COMPANY	0.55
16283030030000	3205 MILLCREEK, LLC	0.14
16283030040000	DURTSCHI, ERNEST F. &	0.14
16283030050000	KATSANEVAS, MICHAEL J	0.14
16283030060000	KATSANEVAS, JOSEPHINE M; TR	0.14
16283030070000	KATSANEVAS, MICHAEL J; TR	0.16
16283030080000	KATSANEVAS, MICHAEL J; TR	0.26
16283030090000	DAVIS, BRADLEY R &	0.24
16283030100000	KATSANEVAS, MICHAEL J; TR	0.18
16283030110000	KATSANEVAS, MICHAEL J; TR	0.31
16283030120000	ROBERTS, VIVIAN &	0.10
16283030130000	DAVIS, BRADLEY R &	0.20
16283030140000	KATSANEVAS, MICHAEL J; TR	0.01
16283040010000	SUMMIT HOME SOLUTIONS LC	0.21
16283040050000	STEPHENSON, L; TR	0.59
16283040060000	ATK LLC	0.55
16283040090000	WASATCH GAS CO.	0.04
16283040150000	FINE ARTS INN	0.44
16283040160000	AGAVE ENTERPRISES LLC	0.60
16283040170000	PLOWGIAN, JEFFREY F &	0.53
16283040180000	OAI ENTERPRISES LLC	0.38
16283040190000	SHUPE INVESTMENTS LTD	1.16
16283040200000	EBS INVESTMENT CO LLC	0.33
16283120010000	GASPAR, JOHN T	0.01
16283120020000	BEEBE, JAMES	0.01
16283120030000	DENEAU, SARA	0.01
16283120040000	HOWELL, ALEXANDRA C &	0.01
16283120050000	KASSEL, KATHLEEN	0.01
16283120060000	BROWN, JEREMY J &	0.01
16283120070000	STEEL, BRET	0.01

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16283120080000	CLARK FAMILY PROPERTIES LLC	0.01
16283120090000	CHERONNE ANDERSON PROPERTIES	0.01
16283120100000	WOLFE, MATTHEW E JT	0.01
16283120110000	STEEL, BRET	0.01
16283120120000	KUNKLE, ALLYSON	0.01
16283120130000	PICKLE, MICHAEL	0.01
16283120140000	JOHNSTON, JEFFREY	0.01
16283120150000	KIME, SHAYLA A	0.01
16283120160000	SOSA, MARISSA &	0.01
16283120170000	MCALLISTER, BRENT P &	0.01
16283120180000	MCALLISTER, BRENT P &	0.01
16283120190000	WHETMAN, PRESLEY P	0.01
16283120200000	SIMON, CORBETT W	0.01
16283120210000	EPPERSON, ANDREW	0.01
16283120220000	EPPERSON, ANDREW	0.01
16283120230000	WILSON, TAYLOR &E	0.01
16283120240000	NEIMAN, MICAH	0.01
16283120250000	FARMER, ROBERT M	0.01
16283120260000	CLARK FAMILY PROPERTIES LLC	0.01
16283120270000	MCALLISTER, BRENT P &	0.01
16283120280000	COE, DEBRA	0.01
16283120290000	CHOW, SIGMUND;	0.01
16283120300000	CASALE, LILIANA	0.01
16283120310000	MCDONALD, MICHAEL C	0.01
16283120320000	THE PM GROUP, LLC	0.01
16283120330000	THE PM GROUP, LLC	0.01
16283120340000	DELONG, JAMIE F	0.01
16283120350000	SPENDLOVE, ROBERT M &	0.01
16283120360000	O DAY, DAVID K; JT	0.01
16283120370000	BRICKYARD VILLAGE	0.78
16294300070000	3205 MILLCREEK, LLC	0.15
16294300080000	3205 MILLCREEK, LLC	0.17
16294300090000	3205 MILLCREEK, LLC	0.14
16294300110000	M & R JAHRIES REAL ESTATE LLC	0.83
16294300120000	CRAIG, ROBERT M &	0.17
16294310030000	KNAPTON, DON E &	0.34
16294310040000	FERREAL ESTATE LLC A	0.17
16294310060000	GEO INVESTMENTS LLC & BLACK	0.50
16294310070000	MAJESTIC INVESTMENT COMPANY	0.34
16294290130000	C.C. & L. ENTERPRISES LLC	0.46
16283080010000	JRJ, LC	0.38
16283080050000	JRJ, LC	0.30
16283080020000	KETTLEY, SHERELYN N; TC ET AL	0.47
16283080300000	THOMAS BUILDING PARTNERSHIP	0.44
16283090010000	CORP OF PB OF CH JC OF LDS	0.88
16283090020000	CORP OF PB OF CH JC OF LDS	0.22
16283090030000	WARNER, LYLE D; TR	0.76

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16283090080000	SCHATZ COMMERCIAL HOLDINGS	0.20
16283090090000	DANIELS, JEANETTE K B; TR	0.20
16283090240000	ATKINSON ENTERPRISES LC	1.68
16283090230000	DR AUTOMOTIVE/GARAGE, LLC	0.26
16283130100000	BRICKCREEK LLC	0.01
16283130110000	BRICKCREEK LLC	0.01
16283130210000	BRICKCREEK LLC	0.01
16283130220000	BRICKCREEK LLC	0.01
16281560010000	BOWMAN, JACK H., TR.	0.31
16281600020000	NEELEY, STEPHEN E;	0.43
16281600030000	SKYLINE FLOWER PROPERTIES,	0.32
16283010090000	BENCH PROPERTIES, LLC	0.44
16283010110000	GLAUS EUROPEAN BAKERY REAL	0.18
16283010120000	GLAUS EUROPEAN BAKERY REAL	0.16
16283130010000	BRICKCREEK LLC	0.01
16283130020000	BRICKCREEK LLC	0.01
16283130030000	BRICKCREEK LLC	0.01
16283130040000	BRICKCREEK LLC	0.01
16283130050000	BRICKCREEK LLC	0.01
16283130060000	BRICKCREEK LLC	0.01
16283130070000	BRICKCREEK LLC	0.01
16283130080000	BRICKCREEK LLC	0.01
16283130090000	BRICKCREEK LLC	0.01
16283130120000	BRICKCREEK LLC	0.01
16283130130000	BRICKCREEK LLC	0.01
16283130140000	BRICKCREEK LLC	0.01
16283130150000	HOP LLC	0.01
16283130160000	BRICKCREEK LLC	0.01
16283130170000	BRICKCREEK LLC	0.01
16283130180000	BRICKCREEK LLC	0.01
16283130190000	BRICKCREEK LLC	0.01
16283130200000	BRICKCREEK LLC	0.01
16283130230000	BRICKCREEK LLC	1.74
16292800110000	MCDONALD, IAN D	0.17
16292800120000	GRANT PROPERTIES I LLC	0.15
16292800220000	ABANA APTS	0.75
16292800230000	MALOUF, FRANCIS B; TR	0.60
16292810010000	ASPEN VIEW ASSOCIATES	0.36
16292810020000	ASPEN VIEW ASSOCIATES	0.23
16292810030000	ASPEN VIEW ASSOCIATES	0.48
16292810110000	WHITEAR, KODY	0.23
16292810120000	BAGLEY, KAREY A	0.28
16292810130000	FIDONE, KRIS W	0.28
16292810140000	C C & L ENTERPRISES LLC	0.28
16292810150000	ROBINSON PROJECT MANAGEMENT	0.35
16292810180000	SKYLINE FLOWER PROPERTIES,	0.43
16292810190000	SKYLINE FLOWER PROPERTIES,	0.73

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16292810210000	VALLEY BANK BUILDING CORP	0.76
16292810220000	GOODMAN, MARK W	0.32
16292810230000	OAI ENTERPRISES LLC	0.08
16292810240000	OAI ENTERPRISES LLC	0.56
16292810250000	SUGARHOUSE SELF STORAGE, LC	1.15
16294260030000	SALT LAKE COUNTY	0.22
16294280110000	GOLESH, CHRISTINE LEE	0.31
16294280150000	CHUN, CASSY K &	1.21
16294280160000	ATLAS VENTURES	2.33
16292800200000	ABANA APTS	0.56
16292800140000	BRICKYARD LOFTS, LLC	0.32
16292800130000	BRICKYARD LOFTS, LLC	0.32
16292800250000	K.B.I.K. HOLDINGS LLC	0.64
16294280170000	VILLA INVESTMENTS GROUP LLC	0.98
Roads, Easements, Right-of-Ways, etc.		17.14
Total		105.00

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