CLEARFIELD COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

LIFETIME PRODUCTS COMMUNITY REINVESTMENT AREA

MAY 2019





Clearfield City
we've got it made



LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

INTRODUCTION:

LIFETIME PRODUCTS EXPANSION

- **Promotion of Local Business:** Lifetime Products, Inc. ("Lifetime"), a major employer in Davis County and located at the Freeport Center in Clearfield, Utah (the "City"), has approached the City and the Clearfield Community Development and Renewal Agency (the "Agency") about the possibility of public financial participation in order to expand its operations on property within the Freeport Center. This expansion would centralize some of their distribution facilities and keep the capital investment local.

- **Significant Increase to Tax Base:** The proposed expansion of Lifetime would add significant capital investment, employment and further solidify its company headquarters in Clearfield City and Davis County.
  - Up to $60 million in private capital outlay with a conservative projection of $30 million in new taxable value related to the expansion of a new distribution facility on approximately 40 acres of undeveloped land; and
  - 150 new jobs created with significant ancillary and "back-fill" employment growth.

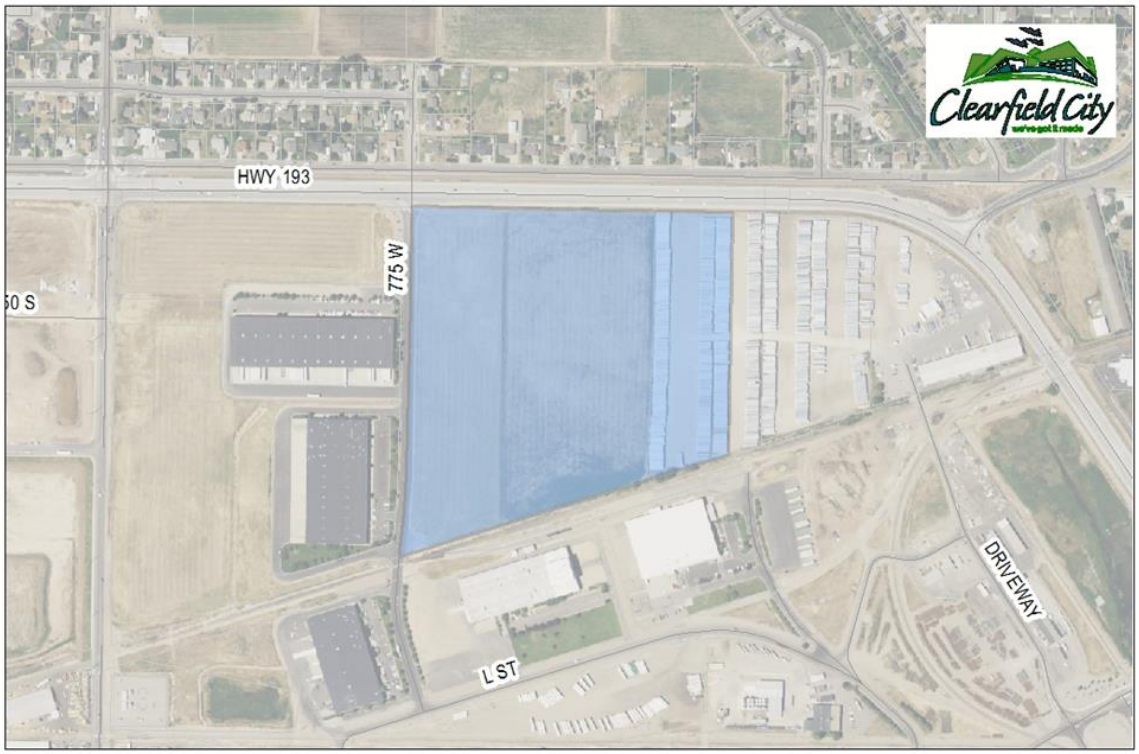
- **Other Competing Sites:** Lifetime has other options, including significant opportunities in Brigham City and Knoxville, Tennessee. Both offers create more ROI than the Clearfield site, due to the land cost at the Freeport Center.

- Preferred location is Clearfield, but is cost-prohibitive

PROJECT AREA PLAN:

PROPOSED LIFETIME PRODUCTS CRA PROJECT AREA BOUNDARY

- Total Project Area Acres: 37 acres (approx..)



Development Assumptions & Tax Base

Development	Square Feet/Units	$/Square Feet	Total Building Value	Incremental Land Value	Personal Property Value	Assessed Value
Lifetime Facility	650,000 Sq. Ft. (Built in 2 Phases)	$36.69	$23,848,500	$2,737,920	$3,577,275	$30,163,695
Total			**$23,848,500**	**$2,737,920**	**$3,577,275**	**$30,163,695**

- Timeframe: First tax increment receipt is assumed to be 2020
- Estimated Base Year Tax Value (2017): **$5,267,275**
- Incremental Assessed Value in 15 years: **$30,163,695**
- Total Assessed Value in 15 years: **$35,430,970**

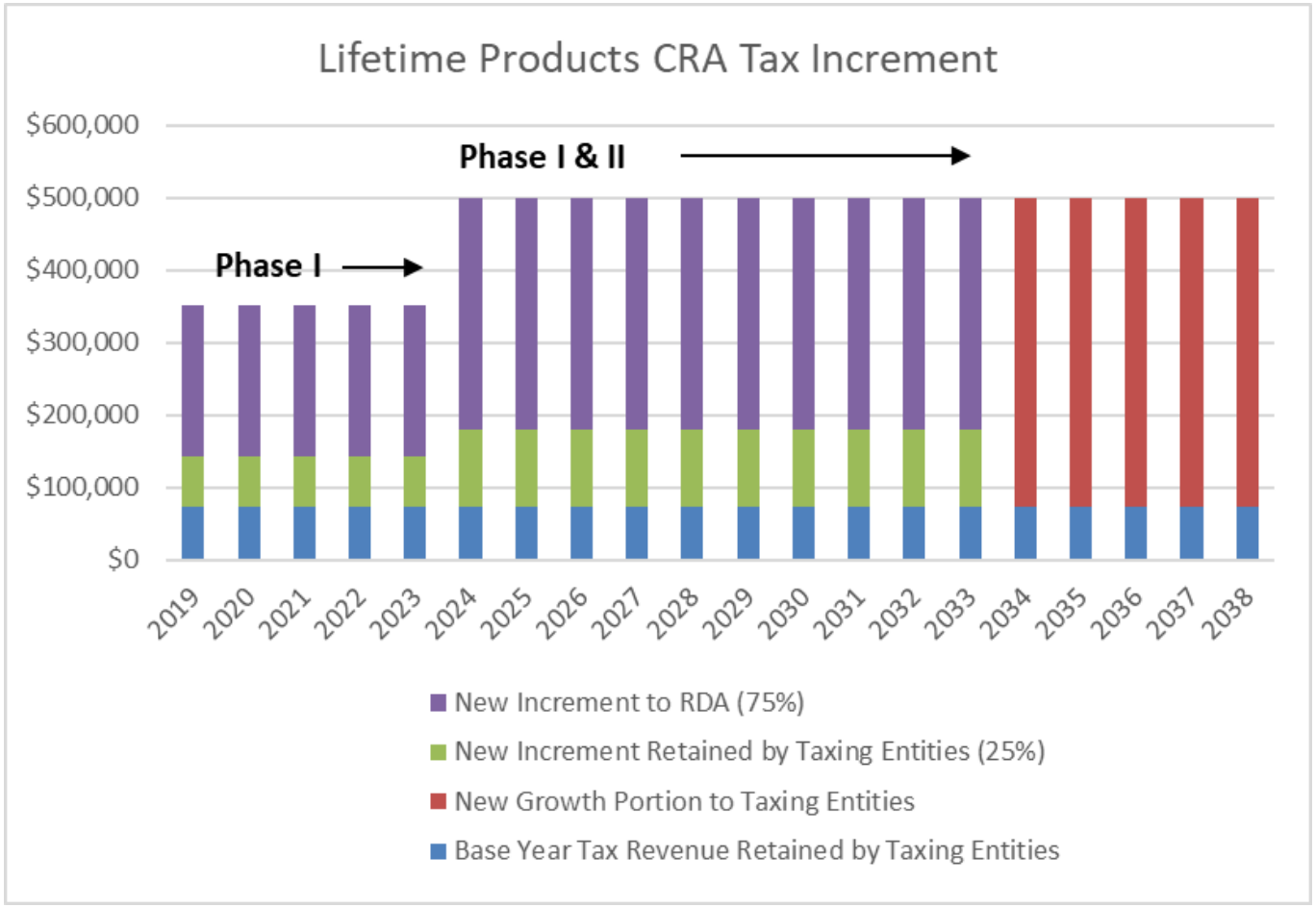
Requested Tax Increment Participation from Taxing Entities

Entity	Percentage	Length
Davis County	75%	15 Years
Davis County Library	75%	15 Years
Davis School District	75%	15 Years
Clearfield City	75%	15 Years
Weber Basin Water Conservancy District	75%	15 Years
Mosquito Abatement District – Davis	75%	15 Years
North Davis Sewer District	75%	15 Years
North Davis Fire District	75%	15 Years

Tax Increment

- **Not the result of a tax increase!**
- Property taxes “frozen” the first year of the project (“base year”)
- A portion of property taxes in excess of the base year are redirected to the redevelopment agency for use within a defined geographic area in the community.

LIFETIME PRODUCTS CRA TAX INCREMENT



Base Year Taxes

- **Assumptions:**
  - 2017 Base Year Value $5,267,275
  - $74,274 Base Year Tax for 15 Years (2019-2033)

Entity	Annual Property Tax (Base Year)	15 Year Total (Base Year)	NPV (4.0%) (Base Year)
Davis County	$10,498	$157,465	$116,717
Davis County Library	$1,980	$29,707	$22,020
Davis School District	$39,900	$598,494	$443,619
Clearfield City	$9,191	$137,871	$102,193
Weber Basin Water Conservancy District	$917	$13,748	$10,190
Mosquito Abatement District – Davis	$564	$8,454	$6,266
North Davis Sewer District	$4,999	$74,980	$55,577
North Davis Fire District	$6,226	$93,389	$69,222
Total Sources of Tax Increment Funds	**$74,274**	**$1,114,108**	**$825,805**

Pass-Through Increment to Taxing Entities

- **Assumptions:**
  - Incremental assessed value of $30,163,695
  - 25% of TIF for 15 Years (2019 - 2033)

Entity	Average Annual Increment (Taxing Entities)	15 Year Total (Taxing Entities)	NPV (4.0%) (Taxing Entities)
Davis County	$13,277	$199,157	$143,701
Davis County Library	$2,505	$37,573	$27,111
Davis School District	$50,464	$756,958	$546,181
Clearfield City	$11,625	$174,375	$125,820
Weber Basin Water Conservancy District	$1,159	$17,388	$12,546
Mosquito Abatement District - Davis	$713	$10,692	$7,715
North Davis Sewer District	$6,322	$94,832	$68,426
North Davis Fire District	$7,874	$118,115	$85,226
Total Sources of Tax Increment Funds	**$93,939**	**$1,409,090**	**$1,016,725**

Estimated Sources of Tax Increment

- **Assumptions:**
  - Incremental assessed value of $30,163,695
  - 75% of TIF for 15 Years (2019 – 2033)

Entity	Average Annual Increment (Agency)	15 Year Total (Agency)	NPV (4.0%) (Agency)
Davis County	$39,831	$597,472	$431,104
Davis County Library	$7,515	$112,719	$81,332
Davis School District	$151,392	$2,270,873	$1,638,542
Clearfield City	$34,875	$523,125	$377,459
Weber Basin Water Conservancy District	$3,478	$52,163	$37,638
Mosquito Abatement District - Davis	$2,138	$32,077	$23,145
North Davis Sewer District	$18,966	$284,496	$205,277
North Davis Fire District	$23,623	$354,346	$255,677
Total Sources of Tax Increment Funds	**$281,818**	**$4,227,271**	**$3,050,175**

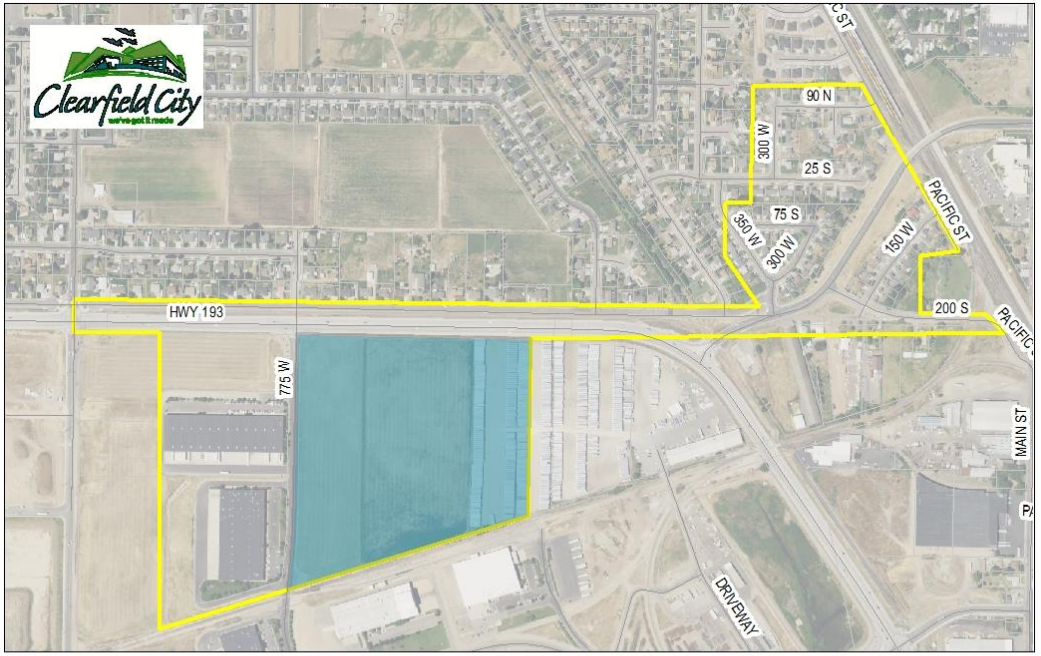
Estimated Uses of Tax Increment

- **Assumptions:**
  - Incremental assessed value of $30,163,695
  - 75% of TIF for 15 Years (2019 – 2033)
  - Lifetime Products Requested Funding $2.5 Million NPV

Uses	Average Annual Expense	15 Year Total	NPV (4.0%)
Project Area Administration and Operations (5%)	$14,091	$211,364	$152,509
CRA Housing Requirement (10%)	$28,182	$422,727	$305,017
Lifetime Expansion Assistance	$237,178	$3,557,670	$2,567,027
County Administrative Fee (5% of County's Increment)	$2,367	$35,510	$25,622
Total Uses of Tax Increment Funds	**$281,818**	**$4,227,271**	**$3,050,175**

RDA #6 Plan Amendment

- If interlocal agreements approved, Agency will amend RDA #6 to remove acreage related to Lifetime Products CRA.



CLEARFIELD CITY LIFETIME CRA

PROPOSED CRA

CURRENT RDA #6 BOUNDARY

0 340 680 1,360 Feet

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