

MORGAN CITY

RDA MEETING

11-12-19

(5:30 p.m.)

**NOTICE OF MEETING TO BE HELD IN PUBLIC AND CLOSED SESSION BY THE
MORGAN CITY REDEVELOPMENT AGENCY**

Pursuant to Utah Code, Title 52, Chapter 4, notice is hereby given to members of the Morgan City Redevelopment Agency and to the general public that the Morgan City Redevelopment Agency will hold a meeting in open public session on **Tuesday, November 12, 2019, at 5:30 p.m.** in the Council Room of the City Office located at 90 West Young Street, Morgan, Utah.

AGENDA

1. Meeting called to order.
2. Approval of Morgan City Redevelopment Agency Minutes:
August 13, 2019
August 27, 2019

3. **ITEMS FOR DISCUSSION/APPROVAL**

- A. 2019 Annual Report

NOTE: The Board may vote to go into closed session pursuant to Utah Code 52-4-5.

NOTE: The times listed for each item on the agenda may be accelerated if time permits.

6. **A D J O U R N M E N T**

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Denise Woods, Agency Secretary, at (801) 829-3461 at least 24 hours before the meeting.

Morgan City invites any person, church or other civic organization to contact the Mayor, to be scheduled for presenting a thought, reading, opening remarks, or invocation in the opening ceremony portion of the public meeting. Written invitations will be made by the Mayor to those who wish to participate.

This meeting may be held electronically to allow a member to participate.

Posted this 5th day of November, 2019

/s/ Denise Woods, Agency Secretary

**MINUTES OF MORGAN CITY
REDEVELOPMENT AGENCY
MEETING**

August 13, 2019; 6:11 P.M.

**CHAIR AND BOARDMEMBERS
PRESENT:**

**Chair Ray W. Little, Tony London, Eric Turner, Mike
Kendell, and Jeffery Richins**

STAFF PRESENT:

**Ty Bailey, City Manager; Gary Crane, City Attorney;
Denise Woods, Agency Secretary**

EXCUSED:

Jeff Wardell

OTHERS PRESENT:

**Doug Wickliffe, Scott Parkinson, Jerry Savage, Emily
Childs, Morgan County News, and Boyd Carrigan,
Fire Warden – Morgan County,**

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah.

This meeting was called to order by Chair, Ray W. Little.

MINUTES

MOTION: Boardmember London moved to approve the minutes of the Morgan City Redevelopment Agency meeting on June 25, 2019.

SECOND: Boardmember Richins

The vote was unanimous to approve the minutes of the Morgan City Redevelopment Agency meeting on June 25, 2019 as written; Boardmember Wardell was absent

ITEMS FOR DISCUSSION/APPROVAL

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT – RESOLUTION R19-29

Chair Little referenced the Economic Development Incentive Agreement between Morgan City Corporation Redevelopment Agency, the City of Morgan, and Cobblestone Hotel Development, LLC ("CHD"), which was in the packet. He clarified the effective date of the Agreement would be August 13, 2019. He stated the first blank on page 2, paragraph 15, would be January 15, 2029, and the date the Agreement would automatically terminate if no building permit was issued was December 31, 2019 and substantial completion occur on December 31, 2020. He said the words "and cause Morgan County, Utah to perform" be struck from Article 3 – Incentives, paragraph c on page 4.

Boardmember London asked for further clarification of Article 3 – Incentives. Pursuant to the Agreement the City pledged and agreed to pay CHD or its designee up to \$200,000.00 in order to reimburse CHD for Development Costs incurred by CHD in the construction of the Project ("Reimbursement"). The

Reimbursement shall be payable to CHD within fifteen (15) days of the Substantial Completion Date and submission of a final accounting of Development Costs to the City by CHD. He clarified the date of Substantial Completion was December 31, 2020.

Chair Little stated Article 1, paragraph 11, read: "Substantial Completion" means Certificate of Occupancy for the Property has been issued by the City and CHD may open the Hotel to the public.

Boardmember London stated the \$200,000.00 would be paid by the Redevelopment Agency (RDA). He said the maximum amount paid to CHD would be \$990,000.00 and it would come from tax increment monies through the RDA. He asked what amount the RDA would receive in tax increment once the hotel was built.

Chair Little explained when the RDA was renewed, the 60/40 split remained the same. The additional amount generated by new projects would be at 25%. The RDA received approximately \$100,000.00 in 2019 without the hotel. It was estimated the RDA would receive an additional \$18,000.00 per year once the hotel was completed. He stated in 2020 the amount received would be approximately \$205,000.00. He stated the payments from the RDA would be \$129,000.00 for the first five years and \$115,000.00 for the remaining three years.

Boardmember London stated the payments would be for the remaining eight years of the RDA. He asked what happened if the hotel defaulted.

Chair Little stated if the tax increment was not paid by the hotel the RDA wouldn't be required to pay. The amounts were collected and paid by the hotel before the RDA made the reimbursement payment.

Gary Crane, City Attorney, stated if CHD desired to transfer the agreement, they were required to get the RDA's approval. The reason for this was because CHD gathered investors for the project, and they had contracts with people for building, running and trade marking the hotel. If the contracts changed it would compromise the effectiveness of the deal. He stated CHD's intent was to turn it over to Morgan Hotel, LLC. He stated the success of the hotel depended on having the Cobblestone brand, having a staff familiar with running a hotel, and a builder which was familiar with Cobblestone.

Scott Parkinson stated Morgan Hotel, LLC, had a loan commitment and a guarantee from the USDA. The Economic Development Incentive Agreement had to be completed before the end of the month. He stated the bank was also requiring the management contract and construction contract be entered into by Morgan Hotel, LLC.

Discussion regarding the entry into the hotel property. The site plan attached to the Agreement showed the size of the hotel. The entrance to the hotel would be in the center of the lot.

MOTION: Boardmember London moved to adopt and approve Resolution R19-29 – A resolution adopting and approving an Economic Development Incentive Agreement Between Morgan City, the Morgan City Redevelopment Agency and Cobblestone Hotel Development, LLC. with the changes suggested by the Chair and indicated in yellow in the Agreement.

SECOND: Boardmember Richins

Discussion on the motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Mike Kendell – aye
Jeff Wardell – absent
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Resolution R19-29 – A resolution adopting and approving an Economic Development Incentive Agreement Between Morgan City, the Morgan City Redevelopment Agency and Cobblestone Hotel Development, LLC, with the changes suggested by the Chair and indicated in yellow in the Agreement.

This meeting was adjourned at 6:41 p.m.

Denise Woods, Agency Secretary

These minutes were approved at the November 12, 2019 meeting.

**MINUTES OF SPECIAL MEETING
OF THE MORGAN CITY
REDEVELOPMENT AGENCY
MEETING**

AUGUST 27, 2019; 6:01 P.M.

**CHAIR AND BOARD MEMBERS
PRESENT:**

**Chair Ray W. Little, Tony London, Eric Turner, Mike
Kendell and Jeffery Richins**

STAFF PRESENT:

**Ty Bailey, City Manager; Gary Crane, City Attorney,
Denise Woods**

EXCUSED:

Jeff Wardell

OTHERS PRESENT:

**Andy McCrady, Kevin Glasmann, Scott Parkinson,
Karen Wickliffe, R. Doug Wickliffe, George Hopkin,
and Emily Childs, Morgan County News**

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah.

This meeting was called to order by Chair, Ray W. Little.

AGENDA ITEMS FOR DISCUSSION/APPROVAL

**RESOLUTION R19-31 – ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN
COBBLESTONE HOTEL DEVELOPMENT, LLC, MORGAN HOTEL, LLC, MORGAN CITY
CORPORATION REDEVELOPMENT AGENCY, AND MORGAN CITY**

Chair Little stated the Assignment and Assumption Agreement assigned the last agreement, Economic Development Incentive Agreement, with Cobblestone Hotel Development, LLC, to Morgan Hotel, LLC. He stated Morgan Hotel, LLC, also entered into a Franchise Agreement with Cobblestone Hotels, LLC, for the right to operate the hotel as a Cobblestone Hotel & Suites for twenty (20) years. Morgan Hotel, LLC, also signed a management agreement with WHG Management, LLC, for the management of the property as a Cobblestone Hotel & Suites lodging facility for a term of ten (10) years with an option to renew for successive five-year periods. He stated Morgan Hotel, LLC, also entered into a construction contract with BriMark Builders, LLC, for the development of the property.

Scott Parkinson explained that everything the RDA was requiring the bank was also requiring it of Morgan Hotel, LLC. He stated the investors had a "drop dead" date with the bank of September 6th. He anticipated they would break ground in October or November.

Boardmember London clarified the RDA's responsibility was still the same as the Board discussed in the meeting on August 13, 2019.

Gary Crane, City Attorney, stated Morgan Hotel's commitment was to keep the agreements in place with Cobblestone Hotel, WHG Management, and BriMark Builders. He clarified if any of the agreements fell through between Morgan Hotel, WHG Management, and BriMark Builders, Cobblestone would complete the agreement.

MOTION: Boardmember London moved to adopt and approve Resolution R19-31 – An Assignment and Assumption Agreement Between Cobblestone Hotel Development, LLC, Morgan Hotel, LLC, Morgan City Corporation Redevelopment Agency, and Morgan City.

SECOND: Boardmember Kendell

Discussion on the Motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Mike Kendell – aye
Jeff Wardell – absent
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Resolution R19-31 – An Assignment and Assumption Agreement Between Cobble Cobblestone Hotel Development, LLC, Morgan Hotel, LLC, Morgan City Corporation Redevelopment Agency, and Morgan City; Boardmember Wardell was absent.

This meeting was adjourned at 6:10 p.m.

Denise Woods, Agency Secretary

These minutes were approved at the November 12, 2019 meeting.

Redevelopment Agency of Morgan



2019 Annual Report



Zions Public Finance, Inc.
October 10, 2019

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CHAPTER 1 – BACKGROUND AND OVERVIEW

This report is prepared for the Redevelopment Agency of Morgan City in accordance with the requirements of Utah Code Section 17C-1-603 which requires that an Agency prepare an annual report on or before November 1 of each year that provides an updated status on each of the project areas. This report must be submitted to the county auditor, State Tax Commission, the State Board of Education and each taxing entity that levies a tax on property from which the Agency collects tax increment. The applicable taxing entities are as follows and vary by project area and taxing districts included in each project area:

- Morgan County
- Morgan County School District
- Morgan City
- Weber Basin Water Conservancy

There are two redevelopment areas in Morgan City as follows:

- Commercial Street RDA
- Young Automotive CDA

The requirements for the study are listed specifically in the Utah Code 17C-1-603 as follows and must be addressed separately for each of the project areas.

- a) *An assessment of the **change in marginal value**, including:*
 - (i) *The base year;*
 - (ii) *The base taxable value;*
 - (iii) *The prior year's assessed value;*
 - (iv) *The estimated current assessed value;*
 - (v) *The percentage change in marginal value; and*
 - (vi) *A narrative description of the relative growth in assessed value;*
- b) *The amount of **project area funds the agency received for each year of the project area funds collection period**, including:*
 - (i) *A comparison of the actual project area funds received for each year to the amount of project area funds forecasted for each year when the project area was created, if available;*
 - (ii)
 - (A) *The Agency's historical receipts of project area funds, including the tax year for which the Agency first received project area funds from the project area; or*
 - (B) *If the Agency has not yet received project area funds from the project area, the year in which the Agency expects each project area funds collection period to begin;*
 - (iii) *A list of each taxing entity that levies or imposes a tax within the project area and a description of the benefits that each taxing entity receives from the*



Chapter 1:	Background and Overview
Chapter 2:	Commercial Street RDA
Chapter 3:	Young Automotive CDA

CHAPTER 2 – COMMERCIAL STREET REDEVELOPMENT AREA (RDA)

BACKGROUND INFORMATION

The Commercial Street Redevelopment Area (RDA) was created in 1993 and increment was triggered in 1994. The Project Area consists of approximately 81.52 acres located southwest of Commercial Street and northeast of 250 East; northwest of 100 North and southeast of approximately 525 North.

Table 2.1: Project Area Description

Year Established	1993
Initial Year of Tax Increment	1994
Initial Time Frame for Tax Increment Collection (1994-2018)	25 years
Project Area Extension (2019-2028)	10 years
Last Year of Tax Increment Collection	2028

The Project Area was created to eliminate the spread of blight in the Project Area and to increase the economic base of the City.

A. CHANGES IN MARGINAL VALUE

The base year taxable value, as reflected by the County Auditor's Office, is \$2,086,614.

Table 2.2: Base Year, Prior Year and Calendar Year Taxable Values

	Value
Base Year Taxable Value (1994-2018 collection period)	\$2,086,614
Base Year Taxable Value (2019-2028 collection period)	\$15,466,315
2017 Total Assessed Value	\$13,733,545
Prior Year (2018) Assessed Value	\$15,466,315
Current Year (2019) Projected Value	\$15,930,304
2017 Marginal Value	\$11,646,931
Prior Year (2018) Marginal Value	\$13,379,701
Current Year (2019) Projected Marginal Value	\$463,989
% Change in Marginal Value (2017 to 2018)	14.9%

The 2017 assessed value of the Project Area was \$13,733,545. The 2018 assessed value is \$15,466,315 – an increase of 12.6 percent over the one-year time period. In comparison, the 2017 assessed value of Morgan City was \$226,679,949;¹ in 2018 the assessed value was \$245,089,882² – an increase of 8.1 percent.

¹<http://propertytax.utah.gov/tax-rates/final-value/2016yevaluebyentity.pdf>

² <http://propertytax.utah.gov/tax-rates/final-value/2017yevaluebyentity.pdf>

B. AMOUNT OF PROJECT AREA FUNDS RECEIVED BY AGENCY

In 2018, the Commercial Street RDA generated \$100,146 in tax increment funds for the Agency. Projections from the original Project Area Plan are not available. Funds are distributed to the Agency based on 60 percent of incremental tax revenues for a period of 25 years, with the last distribution based on CY2018 tax increment generation (distributed in FY 2019).

The Agency's historical tax increment receipts of project area funds are as follows:

2018	\$100,146
2017	\$81,159
2016	\$78,414
2015	\$72,418
2014	\$68,281
2013	\$73,844
2012	\$45,886
2011	\$37,478
2010	\$37,478
2009	\$42,000
2008	\$42,914
2007	\$44,510
2006	\$45,157
2005	\$48,000
2004	\$46,635
2003	\$48,000
2002	\$40,000
2001	\$30,717
2000	\$20,000
1999	\$21,302
1998	\$18,429
1997	\$16,030
1996	\$14,150
1995	\$11,800
1994	NA

Benefits received by each taxing entity are summarized as follows:

Table 2.3: Summary of Benefits by Taxing Entity

Taxing Entity	Benefits
Morgan County	Incremental tax revenues to taxing entities; increased property values; infrastructure improvements; new business development
Morgan County School District	Incremental tax revenues to taxing entities; increased property values; infrastructure improvements; new business development

Taxing Entity	Benefits
Morgan City	Incremental tax revenues to taxing entities; increased property values; infrastructure improvements; new business development
Weber Basin Water Conservancy	Incremental tax revenues to taxing entities; increased property values; infrastructure improvements; new business development

C. DESCRIPTION OF CURRENT AND ANTICIPATED PROJECT AREA DEVELOPMENT

In 2018, Morgan City RDA closed out the pending grants to small businesses as the RDA was set to expire. Toward the end of 2018 the RDA was extended for a 10-year period through an interlocal agreement, which includes Morgan County, Morgan County School District, and Morgan City. A new incentive program was created to incentivize capital improvement projects. Two incentives were given to rehabilitate two of the vacant properties on Commercial Street. The focus in 2019 will be an incentive for Morgan City's first hotel, which will keep the redevelopment efforts alive.

This RDA project has been very successful over the years and is demonstrated in the rate in which the RDA outpaces the growth in value compared to the rest of the City. The RDA is helping generate additional property tax revenue, support redevelopment efforts of the Historic Downtown, recruit new businesses interested in developing vacant land.

The project area has 45.71 developed acres, 21.49 undeveloped acres, and 14.32 road acres. Approximately 30.98 percent of the area is in residential development.

D. PROJECT AREA BUDGET

A project area budget for the Commercial Street RDA is included at the end of this section.

The collection period for the project area funds commenced in 1994 for all taxing entities. The RDA was renewed for an additional 10-year period beginning in 2019.

The Agency is authorized to receive the following percentages from each member of the taxing entity for the specified years. There is no cap on project area funds to be received; rather, the cap is a percentage through 2018 for all taxing entities.

Table 2.4: Tax Entity Contribution

Time Period	% of Increment to Agency
1994-1998	100%
1999-2003	80%
2004-2008	75%
2009-2013	70%
2014-2018	60%
2019-2028	100%*

*While the Agency will receive 100 percent of the increment, it will then disburse back to the taxing entities the following amounts: 40 percent of the new base taxable revenues; and 75 percent of incremental tax revenues.

The remaining amount of funds that the Agency is authorized to receive is based on the percentages of total increment shown in the preceding table. There is no future cap on project area funds to be received; rather the cap is the percentage amount through 2028 for all taxing entities.

The Agency is authorized to receive and allocate five percent of revenues as administrative expenses. There is no dollar cap amount on the administrative expenses; rather, the cap amount is five percent of all revenues received through 2028.

E. PROJECTED TAX INCREMENT RECEIPTS FOR CURRENT YEAR

The following tax increment projections are projections only and are not intended to limit in any way the amount of tax increment to be received by the Agency.

TABLE 2.5: 2019 TAX INCREMENT PROJECTIONS

Taxing Entity	Amount Disbursed to Agency*	Agency Amount Remaining After Disbursements to Taxing Entities
Morgan County	\$41,161	\$24,277
Morgan School District	\$127,338	\$75,105
Morgan City	\$27,456	\$16,194
Weber Basin Water Conservancy	\$2,631	\$0
TOTAL	\$198,586	\$115,575
Agency Expenses		
Administrative		(\$5,779)
Remaining Increment for Projects		\$109,797

*While the Agency will receive 100 percent of the increment, it will then disburse back to the taxing entities the following amounts: 40 percent of the new base taxable revenues; and 75 percent of incremental tax revenues. This leaves the Agency with 60 percent of the new base taxable revenues and 25 percent of the incremental tax revenues.

F. PROJECTED TAX INCREMENT RECEIPTS FOR NEXT CALENDAR YEAR

The following tax increment projections are projections only and are not intended to limit in any way the amount of tax increment to be received by the Agency.

TABLE 2.6: 2020 TAX INCREMENT PROJECTIONS

Taxing Entity	Amount Disbursed to Agency*	Agency Amount Remaining After Disbursements to Taxing Entities
Morgan County	\$42,396	\$24,586
Morgan School District	\$131,158	\$76,060
Morgan City	\$28,280	\$16,400

Taxing Entity	Amount Disbursed to Agency*	Agency Amount Remaining After Disbursements to Taxing Entities
Weber Basin Water Conservancy	\$2,710	\$0
TOTAL	\$204,544	\$117,045

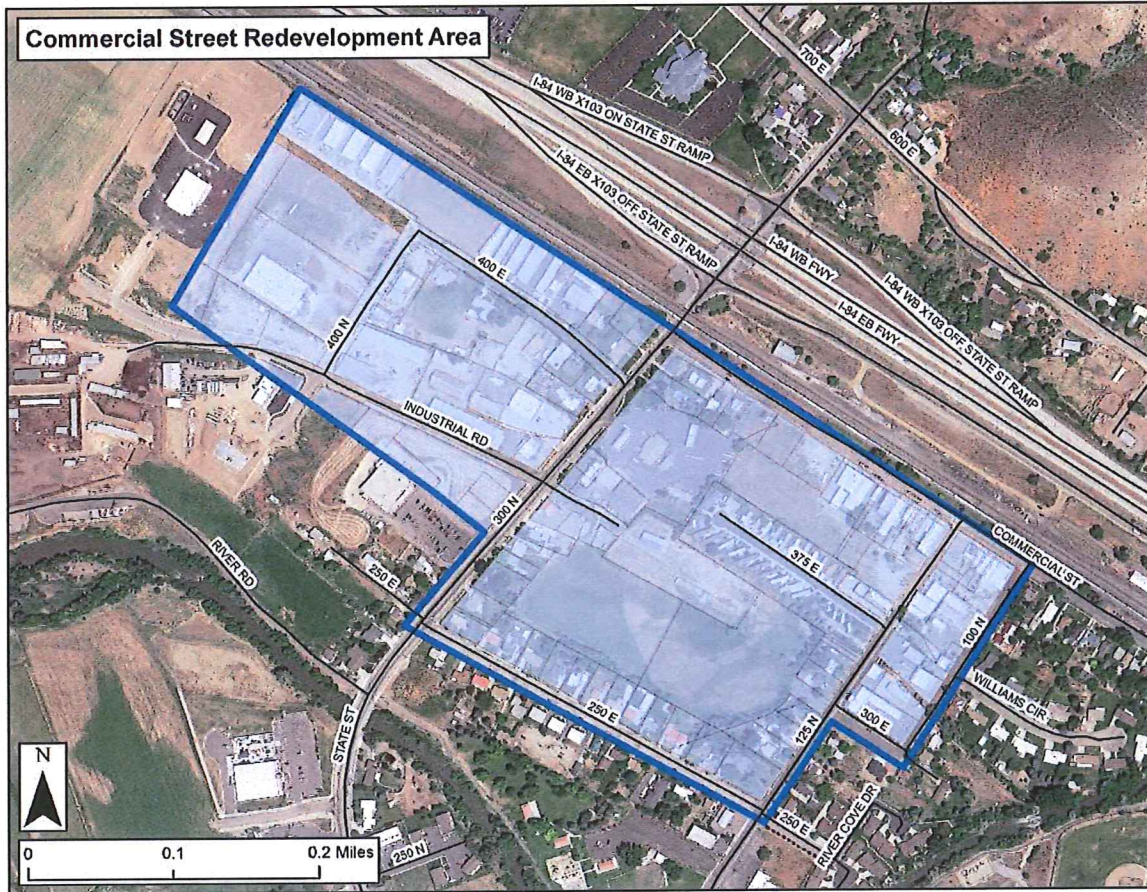
Agency Expenses

Administrative	(\$5,852)
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Remaining Increment for Projects	\$111,193
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*While the Agency will receive 100 percent of the increment, it will then disburse back to the taxing entities the following amounts: 40 percent of the new base taxable revenues; and 75 percent of incremental tax revenues. This leaves the Agency with 60 percent of the new base taxable revenues and 25 percent of the incremental tax revenues.

G. MORGAN CITY COMMERCIAL STREET RDA PROJECT AREA MAP



COMMERCIAL STREET RDA

Valuation	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Base Year Taxable Value - Real Property & Centrally Assessed	\$2,087,614	\$2,087,614	\$2,086,614	\$1,718,345	\$13,519,224	\$13,519,224	\$13,519,224	\$13,519,224	\$13,519,224	\$13,519,224	\$13,519,224	\$13,519,224	\$13,519,224	\$13,519,224
Base Year Taxable Value - Personal Property				\$368,269	\$1,836,764	\$1,836,764	\$1,836,764	\$1,836,764	\$1,836,764	\$1,836,764	\$1,836,764	\$1,836,764	\$1,836,764	\$1,836,764
Base Year Centrally Assessed				\$13,519,224	\$110,327	\$110,327	\$110,327	\$110,327	\$110,327	\$110,327	\$110,327	\$110,327	\$110,327	\$110,327
Real Property	\$11,802,485	\$12,480,805	\$14,482,805	\$13,519,224	\$13,924,801	\$14,342,545	\$14,772,821	\$15,216,006	\$15,672,486	\$16,142,660	\$16,626,940	\$17,125,748	\$17,639,521	\$18,168,707
Personal Property	\$1,128,612	\$1,154,615	\$1,154,615	\$1,836,764	\$1,891,867	\$1,948,623	\$2,007,082	\$2,067,294	\$2,129,313	\$2,193,192	\$2,258,988	\$2,326,758	\$2,396,560	\$2,468,457
Centrally Assessed	\$91,289	\$98,125	\$98,125	\$110,327	\$113,637	\$117,046	\$120,557	\$124,174	\$127,899	\$131,736	\$135,688	\$139,759	\$143,952	\$148,270
Total Assessed Value	\$2,087,614	\$13,022,386	\$13,733,545	\$15,466,315	\$15,930,304	\$16,408,214	\$16,900,460	\$17,407,474	\$17,929,698	\$18,467,589	\$19,021,617	\$19,592,265	\$20,180,033	\$20,785,434
Marginal Value														
Incremental Real Property Value	\$9,221,771	\$10,083,140	\$10,762,460	\$11,800,879	\$405,577	\$823,321	\$1,253,597	\$1,696,782	\$2,153,262	\$2,623,436	\$3,107,716	\$3,606,524	\$4,120,297	\$4,649,483
Incremental Personal Property Value	\$695,390	\$760,343	\$786,346	\$1,468,495	\$55,103	\$111,859	\$170,318	\$230,530	\$292,549	\$356,428	\$422,224	\$489,994	\$559,796	\$631,693
Incremental Centrally Assessed Value	\$83,490	\$91,288	\$98,125	\$110,327	\$3,310	\$6,719	\$10,230	\$13,847	\$17,572	\$21,409	\$25,361	\$29,432	\$33,625	\$37,943
Total Marginal Value	\$10,000,651	\$10,934,772	\$11,646,931	\$13,379,701	\$463,989	\$941,899	\$1,434,145	\$1,941,159	\$2,463,383	\$3,001,274	\$3,555,302	\$4,125,950	\$4,713,718	\$5,319,119
Real Property Tax Rates														
Morgan County	0.002248	0.002248	0.002100	0.002649	0.002649	0.002649	0.002649	0.002649	0.002649	0.002649	0.002649	0.002649	0.002649	0.002649
Morgan School District	0.007596	0.007596	0.007596	0.008047	0.008047	0.008047	0.008047	0.008047	0.008047	0.008047	0.008047	0.008047	0.008047	0.008047
Morgan City	0.001912	0.001912	0.001720	0.001724	0.001724	0.001724	0.001724	0.001724	0.001724	0.001724	0.001724	0.001724	0.001724	0.001724
Weber Basin Water Conservancy	0.000187	0.000187	0.000174	0.000164	0.000164	0.000164	0.000164	0.000164	0.000164	0.000164	0.000164	0.000164	0.000164	0.000164
TOTAL	0.011943	0.011943	0.011590	0.012584	0.012584	0.012584	0.012584	0.012584	0.012584	0.012584	0.012584	0.012584	0.012584	0.012584
Personal Property Tax Rates														
Morgan County	0.002375	0.002375	0.002248	0.002100	0.002100	0.002100	0.002100	0.002100	0.002100	0.002100	0.002100	0.002100	0.002100	0.002100
Morgan School District	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596
Morgan City	0.001902	0.001902	0.001912	0.001720	0.001720	0.001720	0.001720	0.001720	0.001720	0.001720	0.001720	0.001720	0.001720	0.001720
Weber Basin Water Conservancy	0.000196	0.000196	0.000187	0.000174	0.000174	0.000174	0.000174	0.000174	0.000174	0.000174	0.000174	0.000174	0.000174	0.000174
TOTAL	0.012069	0.011943	0.011590	0.011590	0.011590	0.011590	0.011590	0.011590	0.011590	0.011590	0.011590	0.011590	0.011590	0.011590
Incremental Real & Central Property Tax Revenues														
Morgan County	\$0	\$22,872	\$22,807	\$31,553										
Morgan School District	\$0	\$17,285	\$82,497	\$95,849										
Morgan City	\$0	\$19,454	\$18,680	\$20,535										
Weber Basin Water Conservancy	\$0	\$1,903	\$1,890	\$1,953										
TOTAL	\$0	\$121,513	\$125,874	\$149,891										
Incremental Personal Property Tax Revenues														
Morgan County		\$1,806	\$1,768	\$3,084										
Morgan School District		\$5,776	\$5,973	\$11,155										
Morgan City		\$1,446	\$1,503	\$2,526										
Weber Basin Water Conservancy		\$149	\$147	\$256										
TOTAL		\$9,177	\$9,391	\$17,020										

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Percent to Agency - of Base after 2018														
Morgan County	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Morgan School District	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Morgan City	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Weber Basin Water Conservancy	60%	60%	60%	60%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Percent to Agency - of Increment after 2018														
Morgan County					25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Morgan School District					25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Morgan City					25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Weber Basin Water Conservancy					0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Increment Disbursed to Agency for Disbursement - 100%														
Morgan County					\$41,161	\$42,396	\$43,667	\$44,977	\$46,327	\$47,717	\$49,148	\$50,623	\$52,141	\$53,705
Morgan School District					\$127,338	\$131,158	\$135,093	\$139,146	\$143,320	\$147,620	\$152,048	\$156,610	\$161,308	\$166,147
Morgan City					\$27,456	\$28,280	\$29,128	\$30,002	\$30,902	\$31,829	\$32,784	\$33,768	\$34,781	\$35,824
Weber Basin Water Conservancy					\$2,631	\$2,710	\$2,792	\$2,875	\$2,962	\$3,051	\$3,142	\$3,236	\$3,333	\$3,433
TOTAL					\$198,586	\$204,544	\$210,680	\$217,001	\$223,511	\$230,216	\$237,123	\$244,236	\$251,563	\$259,110
Increment to Taxing Entities														
Morgan County	\$0	\$9,871	\$9,830	\$13,855	\$16,884	\$17,810	\$18,764	\$19,746	\$20,758	\$21,801	\$22,874	\$23,980	\$25,119	\$26,292
Morgan School District	\$0	\$33,224	\$35,388	\$42,802	\$52,233	\$55,098	\$58,049	\$61,089	\$64,220	\$67,444	\$70,766	\$74,187	\$77,711	\$81,340
Morgan City	\$0	\$8,360	\$8,073	\$9,224	\$11,262	\$11,880	\$12,516	\$13,172	\$13,847	\$14,542	\$15,258	\$15,996	\$16,756	\$17,538
Weber Basin Water Conservancy	\$0	\$821	\$815	\$884	\$2,631	\$2,710	\$2,792	\$2,875	\$2,962	\$3,051	\$3,142	\$3,236	\$3,333	\$3,433
TOTAL	\$0	\$52,276	\$54,106	\$66,764	\$83,011	\$87,499	\$92,122	\$96,883	\$101,787	\$106,838	\$112,041	\$117,400	\$122,919	\$128,604
Increment to Agency														
Morgan County	\$0	\$14,807	\$14,745	\$20,782	\$24,277	\$24,586	\$24,904	\$25,231	\$25,568	\$25,916	\$26,274	\$26,642	\$27,022	\$27,413
Morgan School District	\$0	\$49,836	\$53,082	\$64,202	\$75,105	\$76,060	\$77,043	\$78,057	\$79,100	\$80,175	\$81,282	\$82,423	\$83,597	\$84,807
Morgan City	\$0	\$12,540	\$12,110	\$13,836	\$16,194	\$16,400	\$16,612	\$16,830	\$17,055	\$17,287	\$17,526	\$17,772	\$18,025	\$18,286
Weber Basin Water Conservancy	\$0	\$1,231	\$1,222	\$1,325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$0	\$78,414	\$81,159	\$100,146	\$115,575	\$117,045	\$118,559	\$120,118	\$121,724	\$123,378	\$125,082	\$126,837	\$128,644	\$130,506
Agency Expenses														
Administrative	\$0	(\$3,921)	(\$4,058)	(\$5,007)	(\$5,779)	(\$5,852)	(\$5,928)	(\$6,006)	(\$6,086)	(\$6,169)	(\$6,254)	(\$6,342)	(\$6,432)	(\$6,525)
Remaining Increment for Projects	\$0	\$74,493	\$77,101	\$95,139	\$109,797	\$111,193	\$112,631	\$114,112	\$115,638	\$117,209	\$118,828	\$120,495	\$122,212	\$123,981

CHAPTER 3 – MORGAN CITY YOUNG AUTOMOTIVE CDA

BACKGROUND INFORMATION

The Morgan City Young Automotive CDA was created in 2012 and increment was triggered in 2015.

The Project Area consists of approximately 6.79 acres generally bounded by I-84 to the southwest and by Barbers Way to the southeast. Old Highway 89 is located slightly northeast of the Project Area, although not directly proximate to it.

Table 3.1: Project Area Description

Year Established	2012
Initial Year of Tax Increment	2015
Time Frame for Tax Increment Collection	7 years
Last Year of Tax Increment	2021

The CDA was created to encourage and promote the development of an automotive center.

A. CHANGES IN MARGINAL VALUE

The base year taxable value, as reflected by the County Auditor's Office, is \$12,812.

Table 3.2: Base Year, Prior Year and Calendar Year Taxable Values

	Value
Base Year Taxable Value	\$12,812
2017 Assessed Value	\$4,581,141
Prior Year (2018) Total Assessed Value	\$4,594,721
Current Year (2019) Projected Assessed Value	\$4,594,721
2017 Marginal Value	\$4,568,329
Prior Year (2018) Marginal Value	\$4,581,909
Current Year (2019) Projected Marginal Value	\$4,581,909
% Change in Marginal Value (2017 to 2018)	0.30%

The 2012 base year assessed value of the Project Area was \$12,812. The 2018 assessed value is \$4,594,721 – an increase of 35,763 percent over the base year taxable value. In 2017, the assessed value of the Project Area was \$4,581,141; in 2018 the assessed value was \$4,594,721 – an increase of 3.0

percent. In comparison, the 2017 assessed value of Morgan City was \$226,679,949;³ in 2018 the assessed value was \$245,089,882⁴ – an increase of 8.1 percent.

B. AMOUNT OF PROJECT AREA FUNDS RECEIVED BY AGENCY

In 2018, the Morgan City Young Automotive CDA generated \$45,747 in tax increment benefits that were distributed to the Agency.

Table 3.3: Original Projected Revenues and Actual Revenues

Year	Tax Increment to Agency	Original Tax Increment Projection to Agency
2018	\$45,747	\$65,151
2017	\$42,407	\$65,151
2016	\$41,400	\$65,151
2015	\$28,309	\$52,553

Table 3.4: Summary of Benefits by Taxing Entity

Taxing Entity	Benefits
Morgan County	Incremental tax revenues to taxing entities; increased property values; increased sales tax revenues
Morgan County School District	Incremental tax revenues to taxing entities; increased property values
Morgan City	Incremental tax revenues to taxing entities; increased property values; increased sales tax revenues
Weber Basin Water Conservancy	Incremental tax revenues to taxing entities; increased property values

C. DESCRIPTION OF CURRENT AND ANTICIPATED PROJECT AREA DEVELOPMENT

The current project area serves an automotive development.

The project area has 6.79 developed acres. There is no residential development in this project area.

D. PROJECT AREA BUDGET

A project area budget for the Morgan City Young Automotive CDA is included at the end of this section.

³<http://propertytax.utah.gov/tax-rates/final-value/2016yevaluebyentity.pdf>

⁴ <http://propertytax.utah.gov/tax-rates/final-value/2017yevaluebyentity.pdf>

The collection period for the project area commenced in 2015; therefore, there are three years remaining for the collection of tax increment.

The Agency is authorized to receive the following percentages from each member of the taxing entity. The maximum (cap) amount that the Agency is to receive is \$343,350 (\$327,000 plus 5% in administrative costs).

Table 3.5: Tax Entity Contribution

	% of Increment to Agency
Morgan County	80%
Morgan County School District	80%
Morgan City	80%
Weber Basin Water Conservancy	80%

The Agency is authorized to allocate five percent of tax increment received as administrative funds. There is no dollar cap amount on the administrative funds allocated by the Agency. Rather, the cap is five percent of tax increment received by the Agency through 2021.

E. PROJECTED TAX INCREMENT RECEIPTS FOR CURRENT YEAR

Table 3.6: Projected Tax Increment to Agency Current Year (2019)

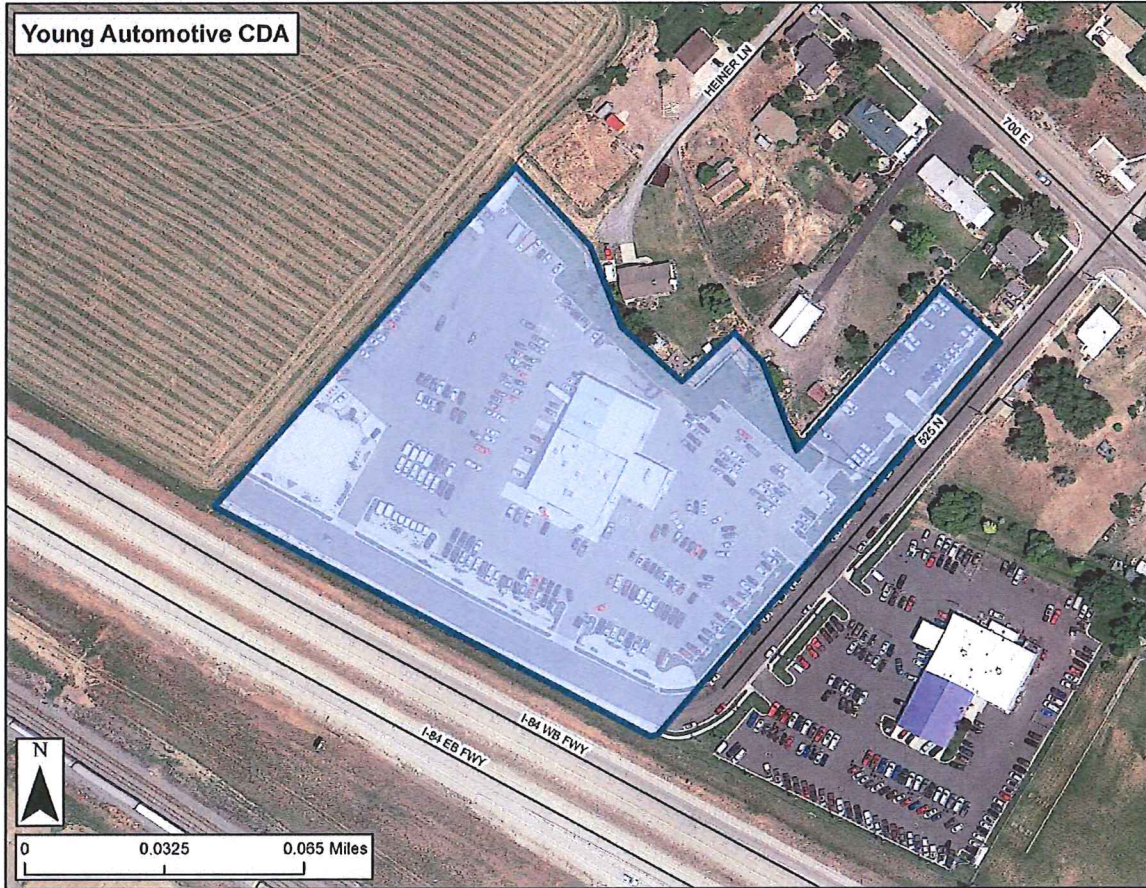
Taxing Entity	Incremental Tax Revenues to Agency
Morgan County	\$9,500
Morgan County School District	\$29,324
Morgan City	\$6,318
Weber Basin Water Conservancy	\$605
TOTAL	\$45,747

F. PROJECTED TAX INCREMENT RECEIPTS FOR NEXT CALENDAR YEAR

Table 3.7: Projected Tax Increment to Agency Next Calendar Year (2020)

Taxing Entity	Incremental Tax Revenues to Agency
Morgan County	\$9,500
Morgan County School District	\$29,324
Morgan City	\$6,318
Weber Basin Water Conservancy	\$605
TOTAL	\$45,747

G. MORGAN CITY YOUNG AUTOMOTIVE CDA PROJECT AREA MAP



MORGAN CITY YOUNG AUTOMOTIVE CDA

Project Year	0	1	2	3	4	5	6	7	8	9	10
Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
TOTAL Years 2015 - 2021											
Taxable Value											
Base Year Taxable Value	\$12,812	\$12,812	\$12,812	\$12,812	\$12,812	\$12,812	\$12,812	\$12,812	\$12,812	\$12,812	\$12,812
Real Property	\$0	\$2,536,400	\$4,049,950	\$4,049,950	\$4,114,078	\$4,114,078	\$4,114,078	\$4,114,078	\$4,114,078	\$4,114,078	\$4,114,078
Personal Property Valuation		\$290,824	\$290,824	\$528,982	\$478,313	\$478,313	\$478,313	\$478,313	\$478,313	\$478,313	\$478,313
Centrally Assessed		\$2,099	\$2,099	\$2,099	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330
TOTAL Taxable Value	\$12,812	\$2,842,135	\$4,355,685	\$4,581,141	\$4,594,721	\$4,594,721	\$4,594,721	\$4,594,721	\$4,594,721	\$4,594,721	\$4,594,721
Incremental Values											
Real Property		\$2,523,588	\$4,037,138	\$4,037,138	\$4,101,266	\$4,101,266	\$4,101,266	\$4,101,266	\$4,101,266	\$4,101,266	\$4,101,266
Personal Property		\$290,824	\$290,824	\$528,982	\$478,313	\$478,313	\$478,313	\$478,313	\$478,313	\$478,313	\$478,313
Centrally Assesed		\$2,099	\$2,099	\$2,099	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330	\$2,330
TOTAL Incremental Value		\$2,816,511	\$4,330,061	\$4,568,329	\$4,581,909	\$4,581,909	\$4,581,909	\$4,581,909	\$4,581,909	\$4,581,909	\$4,581,909
Tax Rates - Real and Centrally Assessed Properties											
Morgan County		0.00287	0.002248	0.002100	0.002649	0.002649	0.002649	0.002649	0.002649	0.002649	0.002649
Morgan County School District		0.007596	0.007596	0.007596	0.008047	0.008047	0.008047	0.008047	0.008047	0.008047	0.008047
Morgan City		0.001902	0.001912	0.001720	0.001724	0.001724	0.001724	0.001724	0.001724	0.001724	0.001724
Weber Basin Water Conservancy		0.000196	0.000187	0.000174	0.000164	0.000164	0.000164	0.000164	0.000164	0.000164	0.000164
TOTAL		0.012564	0.011943	0.011590	0.012584	0.012584	0.012584	0.012584	0.012584	0.012584	0.012584
Tax Rates - Personal Property											
Morgan County		0.00287	0.002375	0.002248	0.002100	0.002100	0.002100	0.002100	0.002100	0.002100	0.002100
Morgan County School District		0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596	0.007596
Morgan City		0.001902	0.001902	0.001912	0.001720	0.001720	0.001720	0.001720	0.001720	0.001720	0.001720
Weber Basin Water Conservancy		0.000196	0.000196	0.000187	0.000174	0.000174	0.000174	0.000174	0.000174	0.000174	0.000174
TOTAL		0.012564	0.012069	0.011943	0.011590	0.011590	0.011590	0.011590	0.011590	0.011590	0.011590
Contribution of Taxing Entities to Agency											
Morgan County		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Morgan County School District		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Morgan City		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Weber Basin Water Conservancy		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
Incremental Revenues to Taxing Entities											
Morgan County	\$15,005	\$1,617	\$1,954	\$1,934	\$2,375	\$2,375	\$2,375	\$2,375	\$11,875	\$11,875	\$11,875
Morgan County School District	\$47,121	\$4,279	\$6,578	\$6,940	\$7,331	\$7,331	\$7,331	\$7,331	\$36,655	\$36,655	\$36,655
Morgan City	\$10,636	\$1,071	\$1,655	\$1,592	\$1,579	\$1,579	\$1,579	\$1,579	\$7,897	\$7,897	\$7,897
Weber Basin Water Conservancy	\$1,038	\$110	\$162	\$160	\$151	\$151	\$151	\$151	\$756	\$756	\$756
TOTAL	\$73,801	\$7,077	\$10,350	\$10,627	\$11,437	\$11,437	\$11,437	\$11,437	\$57,183	\$57,183	\$57,183
AGENCY BUDGET											
Incremental Tax Revenues											
Morgan County	\$60,020	\$6,467	\$7,817	\$7,737	\$9,500	\$9,500	\$9,500	\$9,500	\$0	\$0	\$0
Morgan County School District	\$188,485	\$17,115	\$26,313	\$27,761	\$29,324	\$29,324	\$29,324	\$29,324	\$0	\$0	\$0
Morgan City	\$42,545	\$4,286	\$6,621	\$6,367	\$6,318	\$6,318	\$6,318	\$6,318	\$0	\$0	\$0
Weber Basin Water Conservancy	\$4,153	\$442	\$650	\$641	\$605	\$605	\$605	\$605	\$0	\$0	\$0
TOTAL	\$295,203	\$28,309	\$41,400	\$42,507	\$45,747	\$45,747	\$45,747	\$45,747	\$0	\$0	\$0
Expenditures											
Administrative Percent		5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Administrative Expense	(\$14,760)	(\$1,415)	(\$2,070)	(\$2,125)	(\$2,287)	(\$2,287)	(\$2,287)	(\$2,287)	\$0	\$0	\$0
Amount Remaining for Projects	\$280,443	\$26,894	\$39,330	\$40,382	\$43,459	\$43,459	\$43,459	\$43,459	\$0	\$0	\$0

