

**NOTICE OF REDEVELOPMENT AGENCY MEETING
LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the Redevelopment Agency (RDA) of Layton, Utah, will hold a public meeting in the Council Conference Room in the City Center Building, 437 North Wasatch Drive, Layton, Utah, at **5:30 PM on December 5, 2019.**

THE AGENDA FOR THE MEETING CONSISTS OF THE FOLLOWING:

Item

1. Layton City RDA Meeting Minutes - June 20, 2019
2. South Main/Fort Lane Redevelopment Area and the Davis School District Board Decision Update
3. 2019 RDA Annual Report

ADJOURN:

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

Notice is hereby given that by motion of the Layton City Redevelopment Agency Board, pursuant to Title 52, Chapter 4 of the Utah Code, Layton City RDA Board may vote to hold a closed meeting for any of the purposed identified in that Chapter.

Date: _____ **By:** _____
Kimberly S Read, City Recorder

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Kiley Day at 437 North Wasatch Drive, Layton, Utah 84041, telephone number 801.336.3825 or 801.336.3820.

D R A F T

MINUTES OF THE MEETING OF THE REDEVELOPMENT AGENCY OF LAYTON CITY

JUNE 20, 2019 – 5:30 P.M.

BOARDMEMBERS AND OFFICERS PRESENT:

**VICE-CHAIRMAN BRUCE DAVIS, EXECUTIVE
DIRECTOR ALEX JENSEN, BOARDMEMBERS
JOYCE BROWN, TOM DAY, SCOTT CARTER,
AND JOY PETRO**

EXCUSED:

CHAIRMAN SCOTT FREITAG

STAFF PRESENT:

**STEVE GARSIDE, CHAD WILKINSON, LON
CROWELL, TRACY PROBERT, TERRY COBURN,
STEVE JACKSON, ALAN MCKEAN, TYLER
WEBSTER, KEVIN WARD, DOUG BITTON, AND
SECRETARY, KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Vice-Chairman Davis opened the meeting.

MINUTES:

Boardmember Day moved to approve the minutes of April 4, 2019 and May 16, 2019, as written.
Boardmember Carter seconded the motion, which passed unanimously.

AGENDA:

PUBLIC HEARING TO AMEND THE REDEVELOPMENT AGENCY (RDA) BUDGET FOR FISCAL YEAR 2018-2019

Tracy Probert, Finance Director, explained the City was required to advertise for the public hearing before Staff had identified there would be no budget amendments. He suggested since it was advertised the public hearing would still need to take place.

Vice-Chairman Davis opened the public hearing at 5:31 p.m.

There were no public comments.

D R A F T

MOTION: Boardmember Petro moved to close the public hearing at 5:32 p.m. Boardmember Brown seconded the motion, which passed with the following vote: **Voting AYE: Boardmembers Brown, Carter, Day, Davis, and Petro. Voting NO: None.**

ADOPT THE REDEVELOPMENT AGENCY (RDA) BUDGET FOR FISCAL YEAR 2019-2020 – RDA RESOLUTION 19-05

Tracy Probert, Finance Director, directed the Council to the budget document and reviewed the RDA Budget with the Board. He stated the proposed RDA budget for the Fiscal Year 2019-2020 was \$990,853 and the EDA (Economic Development Area) budget was \$705,000. He stated Staff recommended approval.

Boardmember Day inquired if there were foreseen projects in the coming year. Lon Crowell, Community Development Deputy Director stated RC Willey was scheduled to open in the spring of 2020 and the Board would be asked to initiate the CRA (Community Reinvestment Area).

Alex Jensen, Executive Director, informed the Board the City had committed funds to UTA (Utah Transit Authority) for the purpose of a downtown parking structure. He reported most of the property along Main Street, across from the FrontRunner station, had been acquired by the Winkel Family, and indicated UTA had approached the City regarding the parking structure. He mentioned it would be critical for the parking structure to be constructed in the right location to benefit the City as a whole and reminded UTA the City's participation was contingent on that issue.

He mentioned the challenges associated with the existing housing on the remaining parcel and indicated City Staff was identifying opportunities for those residents. He also reported discussions had taken place with members of Staff and different developers to illustrate the potential for that area.

Boardmember Petro asked about the responsibility associated with existing housing on one of the remaining parcels and Mr. Jensen responded it was solely on owners. He emphasized the City wouldn't interfere with the Winkel's purchasing the parcel. Boardmember Day believed the Winkel's were aware of that from the beginning.

Vice-Chairman Davis opened the public hearing at 5:38 p.m.

D R A F T

Ann Hunsinger, 337 West 1900 North, asked if the small shops north of Destination Homes would be part of the redevelopment and Mr. Jensen clarified the parcel proposed for redevelopment would be south of the Destination Homes building. Ms. Hunsinger shared her recollections from a previous meeting regarding development on the Randall property and indicated the flower shop was concerned they would have to relocate.

Boardmember Brown pointed out the owners of the flower shop and Chantilly Mansion had recently attended a meeting with UDOT regarding road construction in the area and believed they were also aware of the redevelopment.

MOTION: Boardmember Brown moved to close the public hearing at 5:42 p.m. and approve the Redevelopment Agency (RDA) Budget for Fiscal Year 2019-2020, as presented – RDA Resolution 19-05. Boardmember Carter seconded the motion, which passed with the following vote: **Voting AYE: Boardmembers Petro, Day, Carter, Brown, and Davis. Voting NO: None.**

The meeting adjourned at 5:43 p.m.

Kimberly S Read, Secretary

**REDEVELOPMENT AGENCY OF LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 2.

Subject:

South Main/Fort Lane Redevelopment Area and the Davis School District Board Decision Update

Background:

Alex Jensen, Executive Director of the Layton Redevelopment Agency, and Chad Wilkinson, Layton Community and Economic Development Director, will present an update on the South Main/Fort Lane Redevelopment Area and the Davis School District Board decision to the Board of the Redevelopment Agency.

Alternatives:

N/A

Recommendation:

N/A

**REDEVELOPMENT AGENCY OF LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 3.

Subject:

2019 RDA Annual Report

Background:

The Redevelopment Agency of Layton City has previously submitted the attached official reports to the State Tax Commission, Davis County Auditor, the State Board of Education and each taxing entity that levies taxes in the respective Project Areas, as its official Annual Report, due on or before November 1st of each year, as required by Utah State Code (17C-1-603 U.C.A.). Please see the attached reports for the East Gate Economic Development Project Area and the South Main/South Fort Lane Redevelopment Project Area, which comply with the information required by Utah State Code (17C-1-603 U.C.A.).

Alternatives:

N/A

Recommendation:

N/A

Annual Report - November 1, 2019
East Gate Economic Development Project Area

17C-1-603(2)(a)(i-iv)

Base Year Taxable Value:	\$28,218,783
Prior Year's Assessed Value:	\$86,556,564
Estimated Current Year Assessed Value:	\$93,400,200
Percentage Change in Marginal Value:	8%

Narrative Description of relative growth in assessed value within the Project Area:

Developments in the Project Area continue to progress. The Redevelopment Agency of Layton City continues to recruit additional manufacturing/industrial users to locate in the East Gate Economic Development Project Area, further increasing the amount of high-paying family sustaining jobs to the area. The Greyhawk Business Park, located within the East Gate Economic Development Project Area, continued to grow with an additional medical clinic and bank. NFP LLC started construction on a new building in the East Gate Business Park, part of the EDA, in the fall of 2018. The NFP building is now home to WesTest, a military related research and development company whose product tests military equipment including fighter planes and RANTEC, a designer of military and aerospace electronics for Tier-1 markets. The District Base Rate was adjusted and reduced to reflect a Parcel 09-116-0112 Greenbelt application (2017).

17C-1-603(2)(b)(i-iv)

Comparison of Project Area Funds Received to Project Area Budget Forecasted Funds:

• Project Area funds received for 2018:	\$708,617
• Project Area Plan forecasted funds for 2018:	\$1,344,427
• Difference between funds Received and funds Forecasted:	(\$635,810)
• Project area funds Cumulative Total Received by 2018:	\$4,124,279
• Project area funds Cumulative Total Forecasted by 2018:	\$6,054,683
• Difference of Cumulative Total Received versus Forecasted:	(\$1,930,404)

Historical Receipt of Project Area Funds:

- 2018: \$708,617
- 2017: \$659,895
- 2016: \$472,867
- 2015: \$492,418
- 2014: \$591,616
- 2013: \$495,812
- 2012: \$414,259
- 2011: \$288,861
- Total: \$4,124,279

Comparison of Actual Project Area Funds received vs. Projected Funds:

EDA						
Annual Revenue						
	Projected Revenue	Actual Revenue	Projected EDA Admin	Diff	Total Valuation	% change
RUNNING TOTALS	\$30,790,917	-\$26,666,638	\$27,712	-\$26,666,638	\$64,888,250	39%
CURRENT TOTAL	\$6,054,683	\$4,124,279	\$5,449	-\$1,930,404	\$93,400,200	35%
2010	\$186,055	\$0	\$0	-\$186,055	\$53,611,579	0%
2011	\$270,443	\$288,861	\$260	\$18,418	\$50,967,762	-5%
2012	\$367,489	\$414,259	\$373	\$46,770	\$60,529,752	19%
2013	\$479,091	\$495,812	\$446	\$16,721	\$61,044,268	1%
2014	\$607,434	\$591,616	\$532	-\$15,818	\$67,394,373	10%
2015	\$755,028	\$492,352	\$443	-\$262,676	\$77,257,108	15%
2016	\$924,761	\$472,867	\$426	-\$451,894	\$68,405,265	-11%
2017	\$1,119,955	\$659,895	\$594	-\$460,060	\$69,046,114	1%
2018	\$1,344,427	\$708,617	\$638	-\$635,810	\$93,400,200	35%

Taxing Entities that Levy or Impose a Tax Within the Project Area:

- Davis County
- Davis School District + State School Board
- Layton City
- Mosquito Abatement District - Davis
- North Davis Sewer District
- Weber Basin Water Conservancy District
- Davis County Service Area #1
- County Library

Description of the Benefits Derived by Taxing Entities:

The Project Area Budget specifies that 10% (Ten Percent) of Tax Increment generated by the Project Area must go back to the Taxing Entities. In addition to the Tax Increment pass through, the infrastructure investments, etc. are helping to establish and maintain a strong economic base in the Project Area. By supporting the development of a strong tax base, the Tax Increment investments will ensure strong tax revenues will be generated by the Project Area for generations to come. The private investment is the beginning of significant advances in benefits received by taxing entities including but not limited to raising and securing the tax base which has tripled its original base valuation.

Amount Paid to Other Taxing Entities Under Section 17C-1-410, if Applicable:

Not applicable.

17C-1-603(2)(c)(i-ii)

Significant Development and Anticipated Development Activity within the Project Area, including Infrastructure Development, Site Development, Participation Agreements, or Vertical Construction:

- In 2017, a new residential development, the Vistas at East Gate, begin grading and infrastructure work. This development will assist in extending Church Street and the associated infrastructure, and increase the likelihood of additional development in the area.
- In 2018, NFP LLC, a capital holding company for RPS Holdings Inc. started construction on a 28,656 two story office, light manufacturing, and research and development building. RPS Holdings Inc. owns and operates 3 businesses known as; WesTest Engineering Corporation, RANTEC, and InAir Legacy Avionics Solutions. Each of these companies are involved in avionics, military aircraft electronics, or military aircraft and equipment testing solutions. WesTest now occupies the ground floor, and RANTEC is also leasing a portion of the building. WesTest expanded from Farmington, Utah and RANTEC expanded from southern California to the new Layton building in the East Gate Business Park in 2019.
- There is significant interest by several private development companies in the land immediately adjacent to the Hill Air Force Base east gate. While topography is becoming a financial deterrent, there is optimism that this property will be developed in the near future.

Other Development Details within the Project Area, including Total Developed Acreage and Total Undeveloped Acreage:

- Total Acreage: 706 acres
- Total Developed Acreage: 309 acres (Includes 170 acre Sun Hills Golf Course)
- Total Undeveloped Acreage: 365 acres
 - Under Construction: 0 acres
- Rights of way 32 acres
- Percentage of residential development: 2.5% Residential (18.4 acres)
- Total number of housing units authorized, if applicable: 105

17C-1-603(2)(d-f)(i-iv)

Project Area Funds Collection Period:

- 2011-2035 (25 years) – final collection payment in March, 2036, with project area ending in 2036.

Number of Years Remaining in Project Area Funds Collection Period:

- 17 years

Total Amount of Project Area Funds Agency is authorized to Receive from Project Area:

- Not defined in the Project Area Plan.
- The Davis School District and State School Board only participate for 15 years. Last participation payment is tax year 2025.

Remaining Amount of Project Area Funds Agency is authorized to Receive from Project Area:

- Not defined in the Project Area Plan.

Estimated Amount of Project Area Funds Agency is authorized to Receive from Project Area for the Next Calendar Year:

- Not defined in the Project Area Plan.

Estimated Amount of Project Area funds authorized to pay for Agency's Administrative Costs:

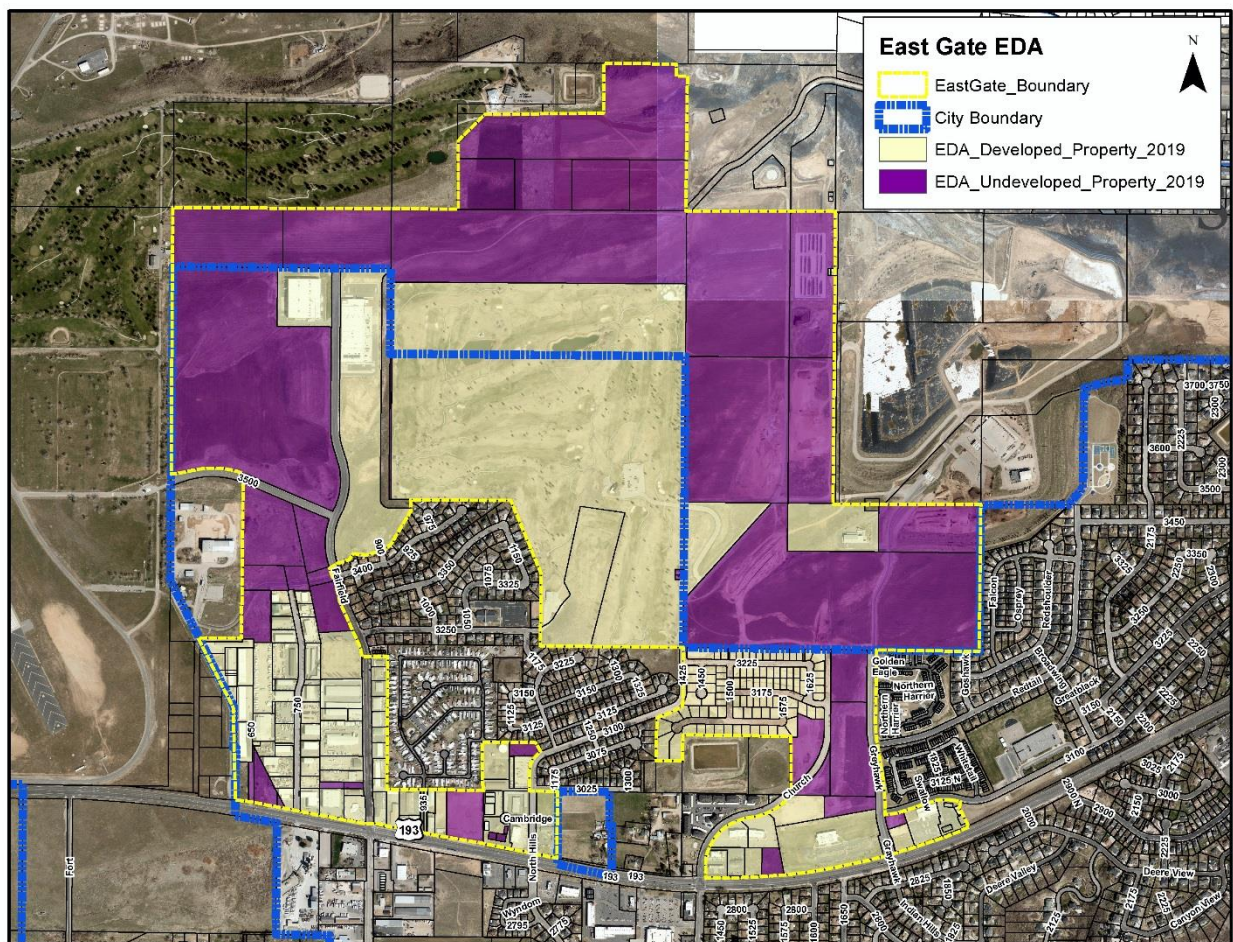
- Total Dollar Amount: Not Specified in Plan
- As percentage of Fund total: Not to exceed 3%

Estimated Amount of Project Area Funds to be Paid to Agency for the Next Calendar Year:

- \$768,042

17C-1-603(2)(g)

Map of the Project Area:



17C-1-603(2)(h)

Other Relevant Information:

Discussion of the Use of Funds:

In FY 2019, funds have been used to reimburse WesTest for substantial grading requirements and infrastructure investment within the Project Area through tax increment rebate per an agreement between WesTest and the Layton Redevelopment Agency. Tax increment funds throughout the life of the District will be provided as a tax increment rebate per agreement for KIHOMAC. Funds are encumbered for reimbursement to Layton City for the construction of Fairfield Road and other infrastructure. Funding has been used to reimburse JL Properties for development of Fairfield Road as well and these debts have been paid in full. The remaining increment expenditures were used for administrative staff time.

Looking forward, tax increment funds may be used to reimburse new office construction along Greyhawk Road and Highway 193 relative to infrastructure and grading needs. The plan also indicates the construction and connection of a new road extending north and east from Fairfield Drive then east and south to Greyhawk Road as an extensive transportation project. There have been requests in 2019 to construct this road connection, or continue the existing Fairfield Road north and east to spur new development opportunity.

Annual Report- November 1, 2019
RDA 2018 Tax Increment
South Main/South Fort Lane Redevelopment Project Area

17C-1-603(2)(a)(i-iv)

Base Year:	2005
Base Year Taxable Value:	\$44,088,615
Prior Year's Assessed Value:	\$98,892,554
Estimated Current Year Assessed Value:	\$117,744,933
Percentage Change in Marginal Value:	167%

Narrative Description of relative growth in assessed value within the Project Area:

Activity continues to occur within the South Main/Fort Lane Redevelopment Project Area. In the Fort Lane Village development, WinCo completed an 85,000 square foot grocery store in early 2017, encouraging several other retailers to break ground in 2017. The rehabilitation of the Historic Layton Train Depot was completed in 2016, and Café Sabor has now opened. Adjacent to the Project Area, Intermountain Healthcare completed construction of their 320,000 square foot Intermountain Layton Hospital, opening their doors in October 2018. Important redevelopment milestones were met in 2017 with Tom Randall Distributing and Kings Automotive relocating. Kings Automotive building has been demolished and the Tom Randall Distributing environmental cleanup is complete. Randall Oil building has been demolished and all of this land has been assembled by one property owner who intends to develop. UTA has been meeting with the City and property owner to discuss the construction of a parking structure to serve both the development indicated above and development project to be located on the Randall Oil, Kings Automotive and Winkel properties. Additional retail development began construction adjacent WinCo with three 3 separate retail buildings which include fast food, convenience and service oriented tenants. Overall, economic conditions continue to improve, which is encouraging developers to explore development opportunities within the Project Area.

17C-1-603(2)(b)(i-iv)

Comparison of Project Area Funds Received to Project Area Budget Forecasted Funds:

- | | |
|--|----------------------|
| • Project area funds Received for 2018: | \$892,071 |
| • Project area funds Forecasted for 2018: | \$1,747,872 |
| • Difference between funds Received and funds Forecasted: | (\$855,801) |
| • Project area funds Cumulative Total Received by 2018: | \$5,124,559 |
| • Project area funds Cumulative Total Forecasted by 2018: | \$14,407,748 |
| • Difference of Cumulative Total Received versus Forecasted: | (\$9,283,189) |

Historical Receipt of Project Area Funds, and Comparison of Actual Project Area Funds received vs. Projected Funds:

- 2018: \$892,071
- 2017: \$823,341

- 2016: \$473,904
- 2015: \$504,603
- 2014: \$397,344
- 2013: \$352,739
- 2012: \$326,299
- 2011: \$380,104
- 2010: \$316,480
- 2009: \$261,457
- 2008: \$218,236
- 2007: \$153,745
- 2006: \$91,000
- 2005: \$76,508
- Total: \$5,124,559

Comparison of Actual Project Area Funds received vs. Projected Funds:

RDA						
Annual Revenue						
	Projected Total Revenue	Actual Revenue	Projected RDA Admin	Diff	Total Valuation	% change
RUNNING TOTALS	\$26,608,470	-\$21,483,911	\$23,948	-\$21,483,911	\$73,656,318	52%
CURRENT TOTAL	\$14,407,748	\$5,124,559	\$12,967	-\$9,283,189	\$117,744,933	19%
2005	\$334	\$76,508	\$69	\$76,174	\$0	
2006	\$642	\$91,000	\$82	\$90,358	\$56,705,012	0%
2007	\$51,408	\$153,745	\$138	\$102,337	\$63,084,839	11%
2008	\$128,200	\$218,236	\$196	\$90,036	\$65,666,036	4%
2009	\$257,040	\$261,457	\$235	\$4,417	\$68,118,379	4%
2010	\$771,120	\$316,480	\$285	-\$454,640	\$70,159,371	3%
2011	\$1,285,200	\$380,104	\$342	-\$905,096	\$66,724,302	-5%
2012	\$1,426,572	\$326,299	\$294	-\$1,100,273	\$69,362,532	4%
2013	\$1,747,872	\$352,739	\$317	-\$1,395,133	\$68,361,434	-1%
2014	\$1,747,872	\$397,344	\$358	-\$1,350,528	\$72,953,492	7%
2015	\$1,747,872	\$504,603	\$454	-\$1,243,269	\$79,896,376	10%
2016	\$1,747,872	\$473,904	\$427	-\$1,273,968	\$79,510,085	0%
2017	\$1,747,872	\$680,069	\$612	-\$1,067,803	\$98,892,554	24%
2018	\$1,747,872	\$892,071	\$803	-\$855,801	\$117,744,933	19%

Taxing Entities that Levy or Impose a Tax Within the Project Area:

- Davis County
- Davis School District + State School Board
- Layton City
- Mosquito Abatement District - Davis
- North Davis Sewer District
- Weber Basin Water Conservancy District

Description of the Benefits Derived by each Taxing Entity:

With the commencement of construction of multiple projects, life and activity is returning to the Project Area. This private investment is the beginning of significant advances in benefits received by taxing entities including but not limited to raising and securing the tax base which is over doubled its original base valuation.

Amount Paid to Other Taxing Entities Under Section 17C-1-410, if Applicable:

Not applicable.

17C-1-603(2)(c)(i-ii)

Significant Development and Anticipated Development Activity within the Project Area, including Infrastructure Development, Site Development, Participation Agreements, or Vertical Construction:

- During 2018, the property owner who assembled the Randall Oil, King's Automotive and other property east of Main Street, perpendicular to the Layton Fronrunner Station, began discussions with 2 major Utah developers. Anticipation of construction for a \$200,000,000+ mixed use development that includes housing, office, retail and hospitality was the consistent theme. The property owner is now working toward this anticipated project.
- In July 2018, a car wash began construction adjacent Black Bear Diner along Gentile Street.
- In July 2018, property adjacent WinCo began grading and construction for 3 new retail, convenience and service oriented tenants.
- In June 2018, the Randall Oil building was demolished and the property was temporarily graded for development.
- In January 2018, the Randall Oil property was given a letter of No Further Action by the Utah Department of Environmental Quality.
- WinCo completed construction and opened February 2, 2017.
- In June, 2016, the RDA entered into an agreement with North Utah Holdings to assist in the assemblage of property adjacent to the Layton FrontRunner station. Assemblage includes both King's Automotive and Tom Randall Distributing. In 2017, Tom Randall Distributing relocated to their new site and environmental cleanup began and the King's Automotive building was demolished.
 - There are multiple developers interested in developing the assembled property identified above.
 - The RDA and UTA have an agreement in place for the construction of a parking structure on the assembled property to serve the FrontRunner Layton Station and the proposed development.

- Multiple developers are considering purchasing land within the Project Area for entertainment, additional commercial, professional and medical office, and multi-family development.

Other Development Details within the Project Area, including Total Developed Acreage and Total Undeveloped Acreage:

- Total Acreage: 200 acres
- Total Developed Acreage: 123 acres
- Total Undeveloped Acreage: 38 acres
 - Under Construction: 5 acres
- Rights of way 39 acres
- Percentage of residential development: 3.6% Residential (7.3 acres)
- Total number of housing units authorized, if applicable: 305

17C-1-603(2)(d-f)(i-iv)

Project Area Funds Collection Period:

- 2005-2029 (25 years) – final collection payment in March, 2030, with project area ending in 2030.

Number of Years Remaining in Project Area Funds Collection Period:

- 10 years

Total Amount of Project Area Funds Agency is authorized to Receive from Project Area:

- Cumulative: \$26,608,470
- Specific entity amounts not defined in the Project Area Plan.
- The Davis School District and State School Board only participate for 15 years. Last participating payment is tax year 2019. RDA is working with the School District to extend participation at 50% for the remaining 10 years of the District.

Remaining Amount of Project Area Funds Agency is authorized to Receive from Project Area:

- Cumulative total dollar amount: \$21,483,911
- Specific entity amounts are not defined in the Project Area Plan.

Estimated Amount of Project Area Funds Agency is authorized to Receive from Project Area for the Next Calendar Year:

- Not defined in the Project Area Plan.

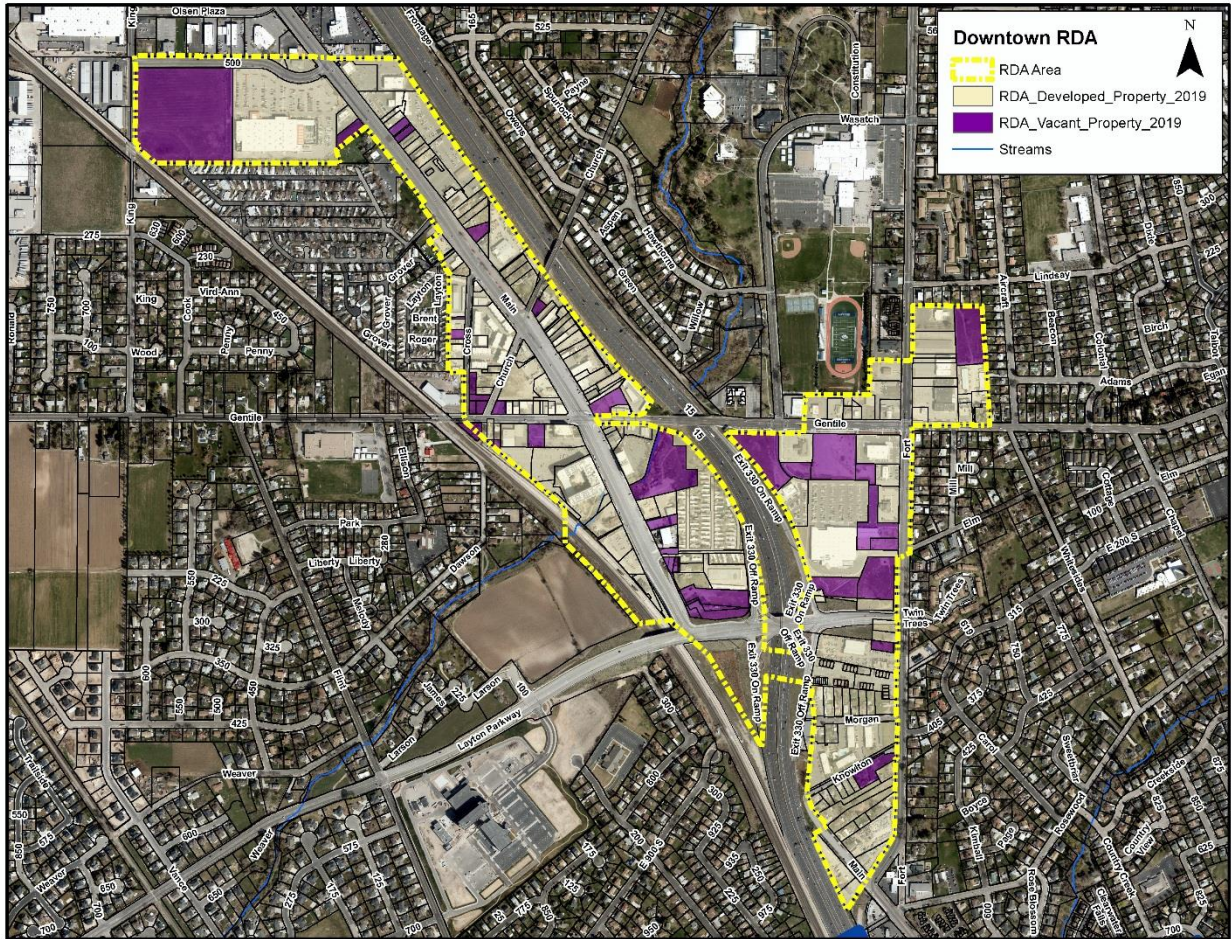
Estimated Amount of Project Area funds authorized to pay for Agency's Administrative Costs:

- Total Dollar Amount: \$4,000
- As percentage of Fund total: 0.015% of projected total,
0.03% of projected ytd,
0.09% of Actual received ytd

Estimated Amount of Project Area Funds to be Paid to Agency for the Next Calendar Year:

- \$939,725

Map of the Project Area:



17C-1-603(2)(h)

Other Relevant Information:

Discussion of the Use of Funds:

In FY 2018, funds were used, as per agreement, for a yearly affordable housing payment for the Kays Crossing development and a tax increment rebate for Young Automotive KIA. Another portion was used for finalization of a new redevelopment area and to install wireless internet equipment near the Layton FrontRunner Station. Increment was used to partially fund the Midtown Trolley FrontRunner Station “last mile” connection. The RDA has an existing agreement in place to reimburse UTA \$500,000 toward the construction of a structured parking lot to serve the FrontRunner Layton Station and development on the east side of Main Street adjacent to FrontRunner.

Property on the east side of Main Street, adjacent FrontRunner, pose a substantial redevelopment opportunity for Layton City. The RDA determined investment was necessary to remove environmental, physical and ownership obstacles inhibiting this property from redevelopment. A single property owner and developer offered to assemble property if the RDA assisted financially with

the removal of environmental concerns and dilapidated structures. Property assembly for the Randall, King and Winkel properties included negotiations to remove buildings in disrepair or those that are underperforming for projected development plans. The RDA granted by agreement and paid approximately \$425,000 for the purchase of property, demolition and relocation of Bill's Comfort Systems *(these funds were not requested by the property owner who is also the developer and will be used elsewhere such as rights of way improvements)*. The RDA has also agreed to invest an additional \$420,000 for the purchase and removal of King's Auto structure to aid in the redevelopment of Main Street. It is projected that this transaction will be finalized in February. In addition, approximately \$29,000 has been invested in environmental work and development of certain infrastructure related to the redevelopment and assembly of the 18 acre Main Street east site. The remaining expenditures were used for administrative staff time.

The City has applied for a TAP Grant with UDOT to redesign South Main Street into a walkable downtown more amenable to the Frontrunner Station, Kays Crossing Apartments and other major development envisioned in this immediate area. If development occurs as proposed, a significant amount of funding will be used to reconstruct the 150 foot wide South Main Street between Layton Parkway and Church Street.