AMERICAN FORK REDEVELOPMENT AGENCY
OCTOBER 27, 2020
WORK SESSION AND SPECIAL SESSION AGENDA

*NOTICE OF ELECTRONIC MEETING*

In accordance with Resolution No. 2020-07-20R, Chairman Frost has determined that conducting meetings of the Redevelopment Agency with an anchor location, such as the City Council Chambers or Administration Conference Room, presents a substantial risk to the health and safety of those who may be present there. The following are facts upon which this determination has been made:

- Utah has declared a Statewide Public Health Emergency due to COVID-19 on October 14, 2020, a virus outbreak that has been recognized by the World Health Organization, federal, state and local leaders as a pandemic.
- The Centers for Disease Control and Prevention (CDC) has stated that COVID-19 is easily spread from person to person between people who are in close contact with one another through respiratory droplets when an infected person coughs, sneezes, or talks. This virus can also be spread by people who are asymptomatic.
- Federal, state, and local authorities recommend that individuals limit public gatherings, wear face masks, and follow social distancing guidelines.
- It is difficult to anticipate the number of attendees at any meeting in order to maintain social distancing to comply with Utah Health Guidance levels. Further, regardless of the number of attendees, social distancing measures for Council, staff, and attendees will be difficult to maintain in the City Council Chambers and Administration Conference Room.
- COVID-19 continues to pose an immediate threat to the health, safety, and welfare of American Fork City residents.
- American Fork City can provide a way for the public to hear, or hear and view, open portions of City Council meetings and to provide a way to participate in public hearings.

For the next 30 days, all Redevelopment Agency meetings will be conducted via electronic means. The meetings are broadcast live-streamed, and available at a later time, at https://www.americanfork.gov/AgendaCenter.

Notice is hereby given that the American Fork City Redevelopment Agency will meet in a work session and special session on **Tuesday, October 27, 2020,** electronically, commencing at **6:15 p.m**. The agenda shall be as follows:

WORK SESSION

1. Review and discuss EDA/RDA budgets.
2. Review and discuss FY 2021-2026 EDA/RDA capital budget.
3. Adjourn to Special Session.

SPECIAL SESSION

1. Roll Call.
2. Presentation and acceptance of the 2020 Redevelopment Agency Annual Report.

3. Review and action on a resolution of the American Fork City Redevelopment Agency authorizing the use of housing allocation funds.
4. Review and action on the approval of the June 30, 2020, special session minutes.
5. Adjournment

Dated this 23 day of October, 2020.

Terilyn Lurker
Secretary

# Egg Farm Economic Development Project Area

Ongoing Budget (Assuming 0% Growth in TIF Beyond 2018)
Multi-Year Project Area Budget Projections
Updated:June 30, 2020

| Tax Year | 0 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | <===== HISTORIC 2018 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Payment Year | 2010 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
| | 2011 | | | | | | | | | | | | | | | |
| **REVENUE:** | | | | | | | | | | | | | | | | |
| **TAXABLE VALUATION:** | | | | | | | | | | | | | | | | |
| Total Building Value | - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 36,289,200 | $ 43,235,200 | $ 63,814,700 | $ 70,695,300 | $ 84,045,900 | |
| Total Land Value | - | 13,700,132 | 18,304,469 | 18,851,481 | 28,341,892 | 40,065,052 | 60,728,500 | 54,979,383 | 52,711,711 | 52,339,239 | 15,953,140 | 17,575,000 | 16,670,300 | 19,461,300 | 20,498,700 | |
| Real Property | | 13,700,132 | 18,304,469 | 181,851,481 | 28,341,892 | 40,065,052 | 60,728,500 | 54,979,383 | 52,711,711 | 52,339,239 | 52,242,340 | 60,810,200 | 80,485,000 | 90,156,600 | 104,544,600 | 118,590,600 |
| Personal Property | 28,341,892 | 5,435,158 | 4,685,471 | 4,787,994 | - | - | 5,982,820 | 5,659,353 | 5,104,570 | 7,219,087 | 2,575,825 | 2,640,598 | 2,204,672 | 2,650,071 | 11,396,779 | 9,919,807 |
| Centerally Assessed | - | - | - | - | - | - | 13,338 | - | 56,480 | 63,932 | 50,453 | 279,790 | 309,048 | 324,717 | 355,582 | 350,834 |
| **Total Assessed Value** | 28,341,892 | **$ 19,135,290** | **$ 22,989,940** | **$ 23,639,475** | **$ 28,341,892** | **$ 40,065,052** | **$ 66,724,658** | **$ 60,638,736** | **$ 57,872,761** | **$ 59,622,258** | **$ 54,868,618** | **$ 63,730,588** | **$ 82,998,720** | **$ 93,131,388** | **$ 116,296,961** | **$ 128,861,241** |
| Less: Base Year Value | **(9,832,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** |
| **Incremental Assessed Value** | | **$ 18,429,488** | **$ 22,284,138** | **$ 22,933,673** | **$ 27,636,090** | **$ 39,359,250** | **$ 66,018,856** | **$ 59,932,934** | **$ 57,166,959** | **$ 58,916,456** | **$ 54,162,816** | **$ 63,024,786** | **$ 82,292,918** | **$ 92,425,586** | **$ 115,591,159** | **$ 128,155,439** |
| **Tax Rate:** | | | | | | | | | | | | | | | | |
| Utah County | 0.001000 | 0.1425% | 0.1391% | 0.1262% | 0.1000% | 0.1105% | 0.1203% | 0.1294% | 0.1342% | 0.1324% | 0.1259% | 0.1149% | 0.0870% | 0.0834% | 0.0779% | 0.0732% |
| Alpine School District | 0.006937 | 0.8119% | 0.8082% | 0.6883% | 0.6937% | 0.7057% | 0.7541% | 0.8220% | 0.8812% | 0.8828% | 0.8495% | 0.8096% | 0.8177% | 0.7718% | 0.7167% | 0.6873% |
| American Fork City | 0.002213 | 0.2298% | 0.2276% | 0.2731% | 0.2213% | 0.2426% | 0.2423% | 0.2630% | 0.2794% | 0.2812% | 0.2750% | 0.2540% | 0.2362% | 0.2261% | 0.2082% | 0.2077% |
| American Fork Metropolitan Water District | 0.000000 | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% |
| State Charter School-Alpine | | | | | | | | | | | | | | | | |
| North Utah County Water Conservancy District | 0.000022 | 0.0035% | 0.0033% | 0.0028% | 0.0022% | 0.0022% | 0.0024% | 0.0026% | 0.0028% | 0.0029% | 0.0028% | 0.0025% | 0.0024% | 0.0023% | 0.0021% | 0.0019% |
| Central Utah Water Conservancy District | 0.000302 | 0.0353% | 0.0040% | 0.0357% | 0.0302% | 0.0286% | 0.0400% | 0.0421% | 0.0436% | 0.0455% | 0.0446% | 0.0422% | 0.0405% | 0.0386% | 0.0378% | 0.0374% |
| Less State Assessing & Collecting | (0.000121) | -0.0180% | -0.0173% | -0.0139% | -0.0121% | -0.0121% | -0.0142% | -0.0162% | -0.0172% | -0.0168% | -0.0158% | -0.0220% | 0.0000% | 0.0000% | 0.0000% | 0.0000% |
| Less Local Assessing & Collecting | | -0.0180% | -0.0178% | -0.0044% | -0.0036% | -0.0175% | -0.0183% | -0.0024% | -0.0027% | -0.0029% | -0.0095% | -0.0013% | 0.0000% | 0.0000% | 0.0000% | 0.0000% |
| Less Tax Rate Differential | (0.000036) | 0.0000% | -0.0683% | -0.0705% | -0.1042% | -0.0455% | -0.0082% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% |
| **Total Tax Rate - Area 186:** | 0.010317 | **1.1870%** | **1.0788%** | **1.0373%** | **0.9275%** | **1.0145%** | **1.1184%** | **1.2405%** | **1.3213%** | **1.3251%** | **1.2725%** | **1.1999%** | **1.1838%** | **1.1222%** | **1.0427%** | **1.0075%** |
| **TAX INCREMENT REVENUES** | | | | | | | | | | | | | | | | |
| Total Tax Increment | | $ 218,758 | $ 240,401 | $ 237,891 | $ 256,325 | 399,300 | 738,355 | 743,468 | 755,347 | 780,702 | 689,222 | 756,234 | 974,184 | 1,037,200 | 1,205,269 | 1,291,166 |
| **Total Tax Increment:** | | **$ 218,758** | **$ 240,401** | **$ 237,891** | **$ 256,325** | **399,300** | **738,355** | **743,468** | **755,347** | **780,702** | **689,222** | **756,234** | **974,184** | **1,037,200** | **1,205,269** | **1,291,166** |
| **Percent of Tax Increment for Project** | | 75% | 75% | 75% | 75% | 75% | 75% | 75% | 75% | 75% | 75% | 75% | 75% | 75% | 75% | 75% |
| **TAX INCREMENT REVENUES** | | | | | | | | | | | | | | | | |
| Tax Increment to RDA - Calculated | | 164,069 | 180,301 | 178,418 | 192,244 | 299,475 | 553,766 | 557,601 | 566,510 | 585,526 | 516,916 | 567,176 | 730,638 | 777,900 | 903,952 | 968,375 |
| Deliquent Taxes Collected and Distributed | | | | | | | | | | | | | | - | | |
| Tax Increment Actually Collected and Paid [1] | | 164,069 | 180,451 | 153,724 | 192,244 | 297,498 | 550,645 | 413,773 | 353,489 | 382,235 | 456,059 | 564,523 | 730,638 | 778,279 | 903,952 | 968,375 |
| Deliquent Taxes from Prior Periods to RDA | | - | - | - | - | - | - | - | - | - | 48,071 | 57,914 | - | 379 | 2,315 | (1,790) |
| **Total Tax Increment Revenue to RDA:** | | **$ 164,069** | **$ 180,451** | **$ 153,724** | **$ 192,244** | **$ 297,498** | **$ 550,645** | **$ 413,773** | **$ 353,489** | **$ 382,235** | **$ 504,130** | **$ 622,437** | **$ 730,638** | **$ 778,279** | **$ 901,637** | **$ 966,585** |
| **EXPENDITURES:** | | | | | | | | | | | | | | | | |
| Project Area Budget and Uses of Funds | | | | | | | | | | | | | | | | |
| **Redevelopment Agency Uses** | | | | | | | | | | | | | | | | |
| RDA Administrative Fees @ 5% | - | 8,203 | 9,023 | 7,686 | 9,612 | 14,875 | 27,532 | 20,689 | 17,674 | 19,112 | 25,207 | 31,122 | 36,532 | 38,914 | 45,082 | 48,329 |
| Affordable Housing Fund @ 20% | | 32,814 | 36,090 | 30,745 | 38,449 | 59,500 | 110,129 | 82,755 | 70,698 | 76,447 | 100,826 | 124,487 | 146,128 | 155,656 | 180,327 | 193,317 |
| Public Infrastructure Costs/Agency @ 25% | | 41,017 | 45,113 | 38,431 | 48,061 | 74,375 | 137,661 | 103,443 | 88,372 | 95,559 | 126,033 | 68,055 | 182,659 | 194,570 | 225,409 | 241,646 |
| **Other Agency Obligations and Indebtedness** | | | | | | | | | | | | | | | | |
| Developer Infrastructure Reimbursement | | | | | | | | | | | | | | | | |
| Principal | | (5,012) | 4,126 | 4,962 | 8,080 | 59,705 | 96,638 | 99,437 | 102,295 | 105,228 | 182,803 | 334,080 | 308,979 | 340,524 | 410,716 | 453,458 |
| Interest (@ 2.5%) | | 81,149 | 81,274 | 81,171 | 81,047 | 80,845 | 79,352 | 76,936 | 74,450 | 71,893 | 69,262 | 64,692 | 56,340 | 48,616 | 40,102 | 29,835 |
| **Capital Improvements Within Project Area** | | | | | | | | | | | | | | | | |
| Property Purchase | 393,000 | | | | | | | | | | 393,010 | | | | | |
| Reconstruction of 860 East | 500,000 | | | | | | | | | | | | | | | |
| Widening of 630 East | 250,000 | 250,000 | | | | | | | | | | | | | | |
| Widening of 1300 South | 360,000 | 360,000 | | | | | | | | | | | | | | |
| Widening of 1500 South ** (Underfunded) | 2,986,066 | | | | | | | | | | | | | | | |
| Widening of Sam White Lane | 1,643,987 | | | | | | | | | | | | | | | |
| Culinary Water: 16" New Water Line | 192,664 | | | | | | | 247,538 | | | | | | | | |
| Pressurized Irrigation: 12" Pipe | 142,768 | | | | | | | 142,768 | | | | | | | | |
| Storm Drain Pipe | 589,671 | | | | | | | | | | | | | | | |
| Total Debt Obligations | 7,058,156 | 76,137 | 85,400 | 86,133 | 89,127 | 140,550 | 175,990 | 176,373 | 176,745 | 177,121 | 252,065 | 398,772 | 365,319 | 389,140 | 450,819 | 483,292 |
| Excess for Agency Use | | | | | | | | | | | | | | | | |
| Excess (Developer didn't meet threshold requirements) | | 5,897 | 4,825 | (9,271) | 6,995 | 8,199 | 99,333 | 30,514 | (1) | 13,997 | - | 0 | - | - | - | - |
| TOTAL EXPENDITURES (less 25% Public Infrastructure) | | **$ 733,051** | **$ 135,338** | **$ 115,293** | **$ 144,183** | **$ 223,124** | **$ 412,984** | **$ 700,636** | **$ 265,117** | **$ 286,676** | **$ 771,108** | **$ 554,382** | **$ 547,978** | **$ 583,709** | **$ 676,228** | **$ 724,938** |
| **REVENUES *MINUS* EXPENDITURES** | | (568,983) | 45,113 | 38,431 | 48,061 | 74,375 | 137,661 | (286,863) | 88,372 | 95,559 | (266,977) | 68,055 | 182,659 | 194,570 | 225,409 | 241,648 |
| **FUND BALANCE** | | (568,983) | (523,870) | (485,439) | (437,378) | (363,004) | (225,343) | (512,205) | (423,833) | (328,274) | (595,252) | (527,197) | (344,537) | (149,967) | | |



LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
AN INDEPENDENT MUNICIPAL FINANCIAL ADVISORY AND CONSULTING FIRM

# Egg Farm Economic Development

Ongoing Budget (Assuming 0% Growth in TIF Beyond 201
Multi-Year Project Area Budget Projections
Updated:June 30, 2020

End of Agency Payments to BTSAF (Developer)

End of Project Area

| | | PROJECTED =====> | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Tax Year | 0 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | TOTALS |
| Payment Year | 2010 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| | 2011 | | | | | | | | | | |
| **REVENUE:** | | | | | | | | | | | |
| **TAXABLE VALUATION:** | | | | | | | | | | | |
| Total Building Value | - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| Total Land Value | - | $ - | - | - | - | - | - | - | - | - | |
| Real Property | | 122,433,000 | 122,433,000 | 122,433,000 | 122,433,000 | 122,433,000 | 122,433,000 | 122,433,000 | 122,433,000 | 122,433,000 | |
| Personal Property | 28,341,892 | 9,933,848 | 9,933,848 | 9,933,848 | 9,933,848 | 9,933,848 | 9,933,848 | 9,933,848 | 9,933,848 | 9,933,848 | |
| Centerally Assessed | - | 395,746 | 395,746 | 395,746 | 395,746 | 395,746 | 395,746 | 395,746 | 395,746 | 395,746 | |
| **Total Assessed Value** | 28,341,892 | **$ 132,762,594** | **$ 132,762,594** | **$ 132,762,594** | **$ 132,762,594** | **$ 132,762,594** | **$ 132,762,594** | **$ 132,762,594** | **$ 132,762,594** | **$ 132,762,594** | |
| Less: Base Year Value | **(9,832,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | **(705,802)** | |
| **Incremental Assessed Value** | | **$ 132,056,792** | **$ 132,056,792** | **$ 132,056,792** | **$ 132,056,792** | **$ 132,056,792** | **$ 132,056,792** | **$ 132,056,792** | **$ 132,056,792** | **$ 132,056,792** | |
| **Tax Rate:** | | | | | | | | | | | |
| Utah County | 0.001000 | 0.0672% | 0.0672% | 0.0672% | 0.0672% | 0.0672% | 0.0672% | 0.0672% | 0.0672% | 0.0672% | |
| Alpine School District | 0.006937 | 0.6434% | 0.6434% | 0.6434% | 0.6434% | 0.6434% | 0.6434% | 0.6434% | 0.6434% | 0.6434% | |
| American Fork City | 0.002213 | 0.2027% | 0.2027% | 0.2027% | 0.2027% | 0.2027% | 0.2027% | 0.2027% | 0.2027% | 0.2027% | |
| American Fork Metropolitan Water District | 0.000000 | 0.0064% | 0.0064% | 0.0064% | 0.0064% | 0.0064% | 0.0064% | 0.0064% | 0.0064% | 0.0064% | |
| State Charter School-Alpine | | 0.0017% | 0.0017% | 0.0017% | 0.0017% | 0.0017% | 0.0017% | 0.0017% | 0.0017% | 0.0017% | |
| North Utah County Water Conservancy District | 0.000022 | 0.0378% | 0.0378% | 0.0378% | 0.0378% | 0.0378% | 0.0378% | 0.0378% | 0.0378% | 0.0378% | |
| Central Utah Water Conservancy District | 0.000302 | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | |
| Less State Assessing & Collecting | (0.000121) | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | |
| Less Local Assessing & Collecting | | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | |
| Less Tax Rate Differential | (0.000036) | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | |
| **Total Tax Rate - Area 186:** | 0.010317 | **0.9592%** | **0.9592%** | **0.9592%** | **0.9592%** | **0.9592%** | **0.9592%** | **0.9592%** | **0.9592%** | **0.9592%** | |
| **TAX INCREMENT REVENUES** | | | | | | | | | | | |
| Total Tax Increment | | 1,266,689 | 1,266,689 | 1,266,689 | 1,266,689 | 1,266,689 | 1,266,689 | 1,266,689 | 1,266,689 | 1,266,689 | **16,664,252** |
| **Total Tax Increment:** | | **1,266,689** | **1,266,689** | **1,266,689** | **1,266,689** | **1,266,689** | **1,266,689** | **1,266,689** | **1,266,689** | **1,266,689** | **16,664,252** |
| **Percent of Tax Increment for Project** | | 75% | 75% | 75% | 75% | 75% | 75% | 0% | 0% | 0% | |
| **TAX INCREMENT REVENUES** | | | | | | | | | | | |
| Tax Increment to RDA - Calculated | | 950,017 | 950,017 | 950,017 | 950,017 | 950,017 | 950,017 | - | - | - | **13,442,966** |
| Deliquent Taxes Collected and Distributed | | | | | | | | | | | |
| Tax Increment Actually Collected and Paid [1] | | 950,017 | 950,017 | 950,017 | 950,017 | 950,017 | 110,383 | - | - | - | **11,950,418** |
| Deliquent Taxes from Prior Periods to RDA | | (1,511) | - | - | - | - | - | - | - | - | **105,378** |
| **Total Tax Increment Revenue to RDA:** | | **$ 948,506** | **$ 950,017** | **$ 950,017** | **$ 950,017** | **$ 950,017** | **$ 110,383** | **$ -** | **$ -** | **$ -** | **12,050,787** |
| **EXPENDITURES:** | | | | | | | | | | | |
| Project Area Budget and Uses of Funds | | | | | | | | | | | |
| **Redevelopment Agency Uses** | | | | | | | | | | | |
| RDA Administrative Fees @ 5% | - | 47,425 | 47,501 | 47,501 | 47,501 | 47,501 | 5,519 | - | - | - | **602,539** |
| Affordable Housing Fund @ 20% | | 189,701 | 190,003 | 190,003 | 190,003 | 190,003 | 22,077 | - | - | - | **2,410,157** |
| Public Infrastructure Costs/Agency @ 25% | | 237,126 | 237,504 | 237,504 | 237,504 | 237,504 | 27,596 | - | - | - | **2,925,143** |
| **Other Agency Obligations and Indebtedness** | | | | | | | | | | | |
| Developer Infrastructure Reimbursement | | | | | | | | | | | |
| Principal | | 455,755 | 284,169 | - | | | | | | | **3,245,944** |
| Interest (@ 2.5%) | | 18,498 | 7,104 | - | - | - | - | - | - | - | **1,042,565** |
| **Capital Improvements Within Project Area** | | | | | | | | | | | |
| Property Purchase | 393,000 | | | | | | | | | | **393,010** | **(10)** |
| Reconstruction of 860 East | 500,000 | 500,000 | | | | | | | | | **500,000** | **-** |
| Widening of 630 East | 250,000 | | | | | | | | | | **250,000** | **-** |
| Widening of 1300 South | 360,000 | | | | | | | | | | **360,000** | **-** |
| Widening of 1500 South ** (Underfunded) | 2,986,066 | 50,000 | | | | | 412,120 | | | | **462,120** | **2,523,946** |
| Widening of Sam White Lane | 1,643,987 | | 1,103,313 | 540,674 | | | | | | | **1,643,987** | **-** |
| Culinary Water: 16" New Water Line | 192,664 | | | | | | | | | | **247,538** | **(54,874)** |
| Pressurized Irrigation: 12" Pipe | 142,768 | | | | | | | | | | **142,768** | **-** |
| Storm Drain Pipe | 589,671 | | | | | 589,671 | | | | | **589,671** | **-** |
| Total Debt Obligations | 7,058,156 | 474,253 | 291,273 | - | - | - | - | - | - | - | **4,288,509** |
| Excess for Agency Use | | | | | | | | - | - | - | **-** |
| Excess (Developer didn't meet threshold requirements) | | - | | | - | - | - | - | - | - | **160,488** |
| TOTAL EXPENDITURES (less 25% Public Infrastructure) | | **$ 1,261,379** | **$ 1,632,090** | **$ 778,178** | **$ 237,504** | **$ 827,175** | **$ 439,716** | **$ -** | **$ -** | **$ -** | **$ 12,050,787** | **3,409,062** |
| **REVENUES *MINUS* EXPENDITURES** | | (312,874) | (682,074) | 171,838 | 712,512 | 122,841 | (329,333) | - | | | 0 | |
| **FUND BALANCE** | | 4,215 | (677,859) | (506,021) | 206,492 | 329,333 | 0 | 0 | | | | |

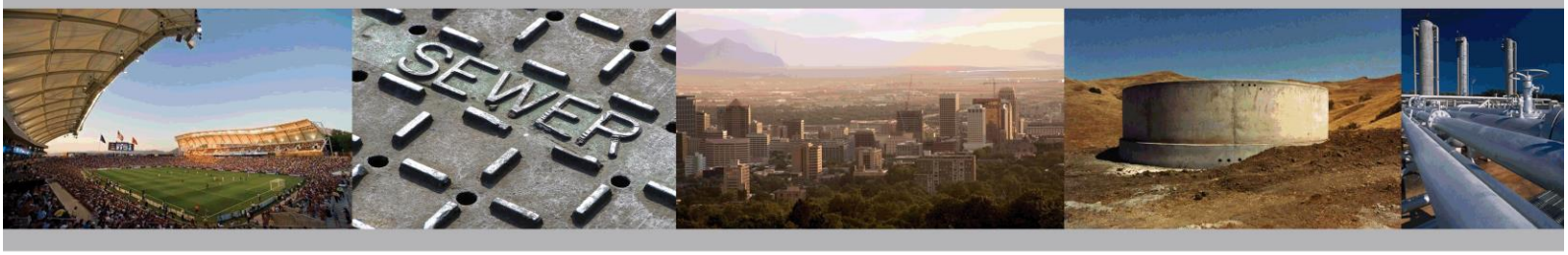



LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
AN INDEPENDENT MUNICIPAL FINANCIAL ADVISORY AND CONSULTING FIRM

# 2020

## ANNUAL REPORT

## REDEVELOPMENT AGENCY OF AMERICAN FORK CITY, UT




AMERICAN FORK
1853

## NOVEMBER 1ST REPORT

Dated as of October 31, 2020

Prepared by Lewis Young Robertson & Burningham, Inc.

In compliance with Utah Code Section 17C-1-603

LEWIS YOUNG
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# Table of Contents

SECTION 1: EXECUTIVE SUMMARY ..... 3
INTRODUCTION ..... 3
SUMMARY OF REQUESTED FUNDS ..... 6
REQUEST FOR ADDITIONAL TAX INCREMENT ..... 6
GENERAL OVERVIEW OF ALL PROJECT AREAS ..... 7
SECTION 2: ..... 9
OVERVIEW OF THE EAST MAIN RDA PROJECT AREA ..... 9
SOURCES OF FUNDS ..... 10
USES OF FUNDS ..... 10
DEBT SERVICE OBLIGATIONS ..... 10
PROJECT AREA REPORTING AND ACCOUNTABILITY ..... 11
NOTABLE DEVELOPMENT AND FUTURE PROJECTS ..... 12
FORECASTED PROJECT AREA BUDGET UPDATE ..... 13
OTHER ISSUES ..... 13
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS ..... 13
EXHIBIT A ..... 17
SECTION 3: ..... 18
OVERVIEW OF THE NORTH VALLEY RDA PROJECT AREA ..... 18
SOURCES OF FUNDS ..... 19
USES OF FUNDS ..... 19
DEBT SERVICE PAYMENTS ..... 20
DEVELOPER OBLIGATIONS AND INCENTIVES ..... 20
PROJECT AREA REPORTING AND ACCOUNTABILITY ..... 21
NOTABLE DEVELOPMENT AND FUTURE PROJECTS ..... 22
FORECASTED PROJECT AREA BUDGET ..... 23
OTHER ISSUES ..... 24
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS ..... 24
EXHIBIT B ..... 28
SECTION 4: ..... 29
OVERVIEW OF THE EGG FARM EDA PROJECT AREA ..... 29
SOURCES OF FUNDS ..... 30
USES OF FUNDS ..... 31
DEVELOPMENT OBLIGATIONS AND INCENTIVES ..... 31
PROJECT AREA REPORTING AND ACCOUNTABILITY ..... 32
NOTABLE DEVELOPMENT AND FUTURE PROJECTS ..... 34
FORECASTED PROJECT AREA BUDGET UDPATE ..... 36
OTHER ISSUES ..... 36
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS ..... 37
EXHIBIT C ..... 41

# Section 1: EXECUTIVE SUMMARY

## INTRODUCTION

Lewis Young Robertson & Burningham, Inc. ("LYRB") has been retained by the Redevelopment Agency of American Fork City (the "Agency") to assist with the management of the Agency's three project areas:

- East Main Redevelopment Project Area (RDA),
- North Valley Redevelopment Project Area (RDA), and
- Egg Farm Economic Development Area (EDA)

In addition, LYRB is working with the Agency on the creation of two additional project areas, the Patriot Station Community Reinvestment Area (CRA) and the Main Street Community Reinvestment Area (CRA).

LYRB has compiled various creation and related documents associated with the project areas, created annual and multi-year budgets, and created a proprietary Excel-based software package to manage the Agency's Project Areas in the future.

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-603 – Agency Report. This report facilitates the RDA's compliance with the new code adopted in 2011, providing the data necessary to fulfill these new reporting requirements. This section of Utah Code mandates that the Agency provide an annual report to the County Auditor, the State Tax Commission, the State Board of Education, as well as each of the taxing entities that levy a tax on property from which the Agency collects tax increment. The taxing entities involved in the various project areas of the American Fork Redevelopment Agency, to which this report is being provided, are summarized in the table below.

Table 1.1

| RDA TAXING ENTITIES | |
|---|---|
| David Bunker | American Fork City |
| Anna Montoya | American Fork City |
| Adam Olsen | American Fork City |
| Burt Harvey | Utah County |
| Rob Smith | Alpine School District |
| John Jacobs | North Utah Valley Water Conservancy District |
| Gene Shawcroft | Central Utah Water Conservancy District |
| Lisa Anderson | Central Utah Water Conservancy District |
| Deborah Jacobson | Utah State Board of Education |
| Lorraine Austin | Utah State Board of Education |
| Scott Smith | Utah State Tax Commission |

It is important to note that the annual report is currently in a transitioning phase as updated Utah Code section 17C-1-603 states that, beginning in 2021, the annual RDA report will be disseminated only to the Governor's Office of Economic Development and will be due on or before December 31st of each calendar year. The November 1st deadline will be eliminated and electronic submission of the report to the taxing entities, County Auditor, State Tax Commission, State Board of Education will be replaced with the GOED database. LYRB will continue to provide the annual RDA report in strict compliance with the requirements laid out in 17C-1-603.

This annual report is for informational purposes and is intended to provide an overview of each Project Area that lies within the boundaries of the American Fork Redevelopment Agency, including descriptions of each Project Area, significant activities, project timelines, actual and estimated tax increment collections, and any other information pertinent to the taxing entities.

Provided in this report is an overview of the East Main RDA Project Area, the North Valley RDA Project Area, and the Egg Farm EDA Project Area, including summaries of the current and projected budgets, sources and uses of tax increment funds, Project Area growth statistics, and identification of certain concerns/needs. Two of the project areas, the East Main RDA and the North Valley RDA, have expired as it relates to Tax Increment collection. However, both areas continue to collect and receive "Additional Tax Increment", which is often referred to as "haircut" monies which are used to fund certain qualified costs related to recreation and cultural facilities as permitted by Utah Code (17C-1-403(3)(ii). Additional information regarding haircut collection and uses is can be found on page 6.

As the project area budgets, plans, and development agreements are in the process of being prepared and finalized, it is expected that a summary and projection of the Agency's new project areas, the Patriot Station CRA and Main Street CRA Project Areas, will be included in the 2021 annual RDA report.

## OVERVIEW OF THE REDEVELOPMENT AGENCY

The Redevelopment Agency of American Fork City was created by the American Fork City Council in June 1983 in accordance with the provision of the Utah Neighborhood Development Act, UCA 17A-2-1201, 17A-2-1202, and 17A-2-1203 and continues to operate under Title 17C of Utah Code (UCA 17C). The purpose of the Agency is to encourage the revitalization of certain areas of the City with quality developments that are conducive to meeting the long-range goals of the City.

Originally, under the Act, each project area created by a Redevelopment Agency was classified simply as a Redevelopment Area (RDA). In 1998, the Act was expanded to allow the creation of various types of project areas to be used to achieve different outcomes, including Urban Renewal Area (URA) and Economic Development Area (EDA). In 2006, the Act was further modified to provide for an additional project area type, Community Development Area (CDA).

Changes to the Act, made in 2016, put an end to the three aforementioned classifications. Going forward all project areas envisioned and created by a Redevelopment Agency are categorized by a single designation and are known as Community Reinvestment Areas (CRA). Previously created projects will still be subject to the predecessor rules under which they were created and will still be designated as RDAs, URAs, CDAs, and EDAs but new projects will conform to the CRA modifications.

CRAs are created under a redevelopment agency. To create a CRA, an agency must first adopt a survey resolution that designates a survey area and authorizes the agency to prepare a project area plan and budget. The draft budget and plan are then created and then the agency must meet the noticing requirements concerning its intent to adopt the plan and budget. Once the agency adopts the draft plan and budget as the final plan and budget after a public hearing, it can then collaborate with the taxing entities. If the agency plans to use eminent domain in the CRA, a development impediment study must be performed in the designated area. The Agency then forges an agreement to receive tax increment participation and approval of the development impediment study from a taxing entity committee (TEC). With the potential use of eminent domain and a TEC, the CRA is required to allocate 20% of its tax increment revenue to affordable housing. If the agency does not intend to pursue eminent domain, interlocal agreements for tax increment participation can be entered into with individual taxing entities.

No TEC is required. The affordable housing requirement for this approach is only 10% of the CRA's tax increment revenue.

As two of the three active project areas in the American Fork City Redevelopment Agency (East Main and North Valley) were created prior 1998, both of these Project Areas have been classified simply as a Redevelopment Area, or RDA. The third Project Area, Egg Farm, which was created in 2001, has been classified as an EDA. The project areas currently being built, the Patriot Station and Main Street Project Areas, will be CRAs.

## AUTHORITIES AND POWERS OF THE AGENCY

The authority of the Agency is directed by UCA Title 17C.

1. A community development and renewal agency may:
   - Sue and be sued;
   - Enter into contracts generally;
   - Buy, obtain an option upon, or otherwise acquire an interest in real or personal property;
   - Sell, convey, grant, dispose of by gift, or otherwise dispose of any interest in real or personal property;
   - Enter into a lease agreement on real or personal property, either as lessee or lessor;
   - Provide for urban renewal, economic development, and community development as provided in this title;
   - Receive tax increment as provided in this title;
   - If disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the project area plan;
   - Accept financial or other assistance from any public or private source for the agency's activities, powers, and duties, and expend any funds so received for any of the purposes of this title;
   - Borrow money or accept financial or other assistance from the federal government, a public entity, or any other source for any of the purposes of this title and comply with any conditions of the loan or assistance;
   - Issue bonds to finance the undertaking of any urban renewal, economic development, or community development or for any of the agency's other purposes, including;
     - Reimbursing an advance made by the agency or by a public entity or the federal government to the agency;
     - Refunding bonds to pay or retire bonds previously issued by the agency; and
     - Refunding bonds to pay or retire bonds previously issued by the community that created the agency for expenses associated with an urban renewal, economic development, or community development project; and
   - Transact other business and exercise all other powers provided for in this title.

## GOVERNING BOARD OF TRUSTEES AND STAFF MEMBERS

Table 1.2

| GOVERNING BOARD OF TRUSTEES | | |
|---|---|---|
| Brad Frost | Chairman | American Fork City Mayor |
| Staci Carroll | Vice Chairman | American Fork City Council Member |
| Barbara Christiansen | Board Member | American Fork City Council Member |
| Robert Shelton | Board Member | American Fork City Council Member |
| Clark Taylor | Board Member | American Fork City Council Member |

| | | |
|---|---|---|
| Kevin Barnes | Board Member | American Fork City Council Member |

Table 1.3

| STAFF MEMBERS | |
|---|---|
| Dave Bunker | City Administrator |
| Anna Montoya | Finance Director |
| Adam Olsen | Planning Director |

## SUMMARY OF REQUESTED FUNDS

The Agency ***requests all funds it is legally entitled to receive*** and estimates those funds according to the chart below. Per UC 17C-1-603(3), these projected figures are provided for informational purposes only, and do not alter the amount of tax increment that this Agency is entitled to collect. The Agency requests all tax increment legally available from each of the Agency's project areas described below; however these estimates should in no way be interpreted or applied as a limitation upon the amount the Agency is entitled to receive under applicable statute(s), project area budget(s), and/or interlocal cooperation agreements.

Table 1.4

| ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY | | |
|---|---|---|
| | Tax Year 2020 (Ending Dec 31, 2020) | Tax Year 2021 (Beginning Jan 1, 2021) |
| Property Tax Increment | | |
| East Main RDA | $0 | $0 |
| North Valley RDA | 0 | 0 |
| Egg Farm CDA | 1,036,553 | 1,038,714 |
| Additional Tax Revenue | | |
| East Main RDA | 44,081 | 44,081 |
| North Valley RDA | 320,943 | 320,943 |
| **Total Revenue** | **$1,401,577** | **$1,403,739** |

## Request for Additional Tax Increment

According to Utah Code, 17C-1-403 Tax Increment under a pre-July 1, 1993, Project Area Plan, Therein (17C-1-403(3)(ii) "*additional tax increment*" also known and "*haircut*" may be used for some or all of the cost of the land for and installation and construction of a recreational facility… or a cultural facility, whether or not the facility is located within a project area, provided:

a. Construction on the recreational or cultural facility is commenced before December 31, 2005; and
b. The *additional tax increment* is pledged on or before July 1, 2005, to pay all or some of the recreational or cultural facility.

The Agency has two RDAs created before 1993 that could collect *Additional Tax Increment Revenue*. These project areas are the East Main RDA and the North Valley RDA. The Agency met the requirements for the additional tax increment by virtue of:

a. Commencing construction of the: i) skateboard park, ii) boat harbor improvements in Utah Lake, iii) amphitheater improvements, iv) remodeling old City Hall for cultural arts facility, and v) remodeling City's fitness center prior to December 31, 2005; and

b. Pledging the *additional tax increment* on April 19, 2005 (prior to July 1, 2005) to pay some or all of the City's Sales Tax Revenue Bonds, Series 2005.

In addition, the two project areas have contributed tax increment to debt service payments for the Series 2005 Sales Tax Revenue Bonds. The Agency, therefore, requested that the County distribute Additional Tax Increment revenues to the two project areas (East Main and North Valley) beginning Tax Year 2017 and triggered the 7-year extension of both project areas, which would sunset in Tax Year 2017 and 2018 respectively. The Series 2005 Bonds was paid off in 2019, Additional Tax Increment revenues used to reimburse the Agency for previous payments to the debt service made by the Agency (but not with "Additional Tax Increment" funds), which totaled $5.8M in principal and $1.8M in interest. Calculation of total potential Additional Tax Revenues to both areas would amount to a total of $2.6M, well under what it could collect to pay for the Additional Tax Increment revenue approved projects funded by the Series 2005 Bonds. The obligation was retired in 2019 and no debt service payments were made this year.

## GENERAL OVERVIEW OF ALL PROJECT AREAS

Table 1.5

| COMBINED BUDGET - ALL PROJECT AREAS | | |
|---|---|---|
| | **ACTUAL** | **PROJECTIONS** |
| REVENUES | TY 2019/FY 2020 TOTALS | REMAINING LIFE (INCLUDES FY 2020 TOTALS) |
| Property Tax Increment | | |
| East Main RDA | $- | $- |
| North Valley RDA | - | - |
| Egg Farm CDA | 895,484 | 4,789,701 |
| Additional Tax Revenues Tax Increment | | |
| East Main RDA | 50,184 | 270,589 |
| North Valley RDA | 345,515 | 2,271,175 |
| Interest Revenue | | |
| East Main RDA | 763 | 4,578 |
| North Valley RDA | 33,798 | 236,585 |
| Egg Farm CDA | 48,111 | 240,556 |
| **Total Revenue** | **$1,373,856** | **$7,813,183** |
| EXPENDITURES | FY 2020 TOTALS | REMAINING LIFE (INCLUDES 2020 TOTALS) |
| RDA Administration | | |
| East Main RDA | - | - |
| North Valley RDA | - | - |
| Egg Farm CDA | 10,500 | 210,022 |
| Developer Incentive Payments | | |
| North Valley RDA | - | - |
| Egg Farm CDA | 474,253 | 765,526 |
| Transfer to General Fund | | |
| East Main RDA | - | - |
| North Valley RDA | - | - |
| Egg Farm CDA | 33,942 | 33,942 |
| Public Infrastructure/Other Development Activities | | |
| East Main RDA | 50,947 | 140,635 |
| North Valley RDA | 379,313 | 379,313 |

| | | |
|---|---|---|
| Egg Farm CDA | 424,900 | 3,222,678 |
| Affordable Housing Fund | | |
| Egg Farm CDA | - | 798,088 |
| Use of Additional Tax Revenues | | |
| East Main RDA | - | 134,532 |
| North Valley RDA | - | 2,128,447 |
| **Total Expenditures** | **$1,373,856** | **$7,813,183** |

# SECTION 2:
## OVERVIEW OF THE EAST MAIN RDA PROJECT AREA

Table 2.1

| OVERVIEW | | | | |
|---|---|---|---|---|
| **Type**<br>RDA | **Acreage**<br>29.5<br>29.5 Developed<br>0 Undeveloped | **Purpose**<br>Commercial and Industrial Development | **Taxing District**<br>60 | **Tax Rate**<br>0.009592 |
| **Creation Year**<br>FY 1992 | **Base Year**<br>FY 1992 | **Term**<br>25 Years | **Trigger Year**<br>FY 1994 | **Expiration Year**<br>FY 2018*<br>Extended 2025 |
| **Base Value**<br>$5,621,532 | **TY 2019 Value**<br>$20,620,139 | **Increase**<br>239% | **TY 2019 Increment**<br>$46,406 Calculated<br>$41,712 Received | **Remaining Life**<br>5 Years* |

*The project area requested extension for 7 years to receive Additional Tax Increment (as defined in the Act) until 2025.

The East Main RDA Project Area was created in December 1992 and is governed by the "Redevelopment Plan for the East Main Street Redevelopment Area" dated December 8, 1992. This document defines the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity. As the East Main RDA Project Area was created prior to 1993, a taxing entity committee was not established for this Project Area.

The purpose of the East Main RDA Project Area is the incentivizing of commercial and industrial development of several blocks along Main Street in American Fork where conditions of blight were determined to be present. This includes the elimination of flood hazard potential and other physical constraints, as well as other factors that act as a deterrent to proper development. Also intended is the construction of various infrastructure improvements, including streets, utilities, drainage systems, and landscaping. These improvements are intended to be done in such a way as to serve the needs of the future occupants of the Project Area, as well as the general public. It is also intended that the creation of the Project Area will eliminate the potential for fragmented development and instead foster the timely and coordinated efforts for the commercial and industrial development of the area.

The Project Area lies entirely within American Fork City and includes approximately 29.5 acres of property located along Main Street, consisting of portions of blocks 12, 13, 16, and 17 of Plat A of the American Fork City Survey of Blocks and adjacent public streets, which lie next to the traditional central business area of the City. The Project Area contains a mixture of land use types, including industrial, retail service and commercial. However, a significant area of the Project Area was

vacant at inception. 100 percent of the 29.5 acres are now developed. A map of the Project Area is included as Exhibit A.

## SOURCES OF FUNDS

Table 2.2

| 2020 SOURCES OF FUNDS | |
|---|---|
| Property Tax Increment Calculated | $- |
| Additional Tax Increment Revenue Calculated (property tax) | 46,406 |
| Tax Increment Actually Collected and Paid[1] | $41,712 |
| Previous Years Tax Increment Revenue to RDA | 8,472 |
| Interest Revenue | 763 |
| **Total Sources of Funds** | **$50,947** |

Table 2.3

| TAX INCREMENT LEVELS | |
|---|---|
| Years | % |
| 1994 - 1998 | 100% |
| 1999 - 2003 | 80% |
| 2004 - 2008 | 75% |
| 2009 - 2013 | 70% |
| 2014 - 2018 | 60% + 40% Additional Tax Increment Revenues |
| **2019 - 2025** | **0 % + 100% Additional Tax Increment Revenues** |

* Note that the Alpine School District does not participate in Additional Property Tax Increment Revenue or "Haircut".

## USES OF FUNDS

Table 2.4

| 2020 USES OF FUNDS | |
|---|---|
| RDA Administration | $- |
| Capital Projects (for Additional Tax Revenue eligible projects) | - |
| Transfer to General Fund | - |
| Debt Service Payments (for Additional Tax Revenue eligible projects) | - |
| Contribution to (Use of) Fund Balance | **50,947** |
| **Total Uses of Funds** | **$50,947** |

The funds received this year were contributed to the Fund Balance for future projects.

## DEBT SERVICE OBLIGATIONS

As discussed in Section 1 of this report, the City issued Sales Tax Revenue Bonds, Series 2005 in April 2005, and later refunded in January 2015, with the proceeds being utilized to fund cultural and recreational

[1] Tax increment actually paid to the Agency is based on actual collections. As the County collects previous year's tax increment, it is remitted to the Agency in the current year.

improvements in American Fork City. Until the obligation was retired in 2019, a portion of the annual tax increment from the East Main Project Area was used to make the annual debt service payments. The portion of annual debt service payments to be paid from tax increment generated in the East Main RDA Project Area was 10%. This is an Additional Tax Increment qualified use.

In addition to the tax increment, the project area will also designate Additional Tax Increment (as defined in the Act) revenue to pay down the debt service on the bonds. Because the bond revenue was used to construct cultural and recreational facilities before December 31, 2005, making debt services payments to it is an Additional Tax Increment approved purpose. Until the obligation was retired last year, the Agency dedicated said Additional Tax Revenue funds to debt service payments and to reimbursements to the Agency and City for payments already made. By extending the sunset date for the collection of Additional Tax Increment, the Agency has been and will continue to be able to cover a higher percentage of the cultural and recreational facility costs with these revenues, which was the intent when the bonds were originally issued in April of 2005.

## PROJECT AREA REPORTING AND ACCOUNTABILITY

### RELATIVE GROWTH IN ASSESSED VALUE

The total assessed values in the Project Area increased from $19,091,624 in TY 2018 to $20,620,139 in TY 2019, an increase in value of 8.0%. The total assessed value in the Project Area has increased from a base year value of $5,621,532 to the current level of $20,620,139; an overall increase of 266.8% through the life of the RDA. This translates to an average annual growth rate of 4.9%.

Table 2.5

| GROWTH IN ASSESSED VALUES | | | | |
|---|---|---|---|---|
| ASSESSED VALUES IN PROJECT AREA | CURRENT YEAR | PRIOR YEAR/ BASE YEAR | GROWTH RATE | AAGR |
| Annual Growth in Project Area (2019 vs. 2018) | $20,620,139 | $19,091,624 | 8.0% | 8.0% |
| Project Area Life Growth in Project Area (2019 vs. Base) | 20,620,139 | 5,621,532 | 266.8% | 4.9% |
| | | | | |
| ASSESSED VALUES IN AMERICAN FORK CITY | CURRENT YEAR | PRIOR YEAR/ BASE YEAR | GROWTH RATE | AAGR |
| Annual Growth in American Fork City (2019 vs. 2018) | 2,601,563,749 | 2,216,888,592 | 17.4% | 17.4% |
| Lifetime Growth in American Fork City (2019 vs. 1997) | 2,601,563,749 | 481,013,414 | 440.9% | 8.0% |

* The year 1997 is being used for this comparison because this is the earliest year for which assessed values are available for the City as a whole.

### BENEFITS DERIVED BY TAXING ENTITIES

Table 2.6

| BENEFITS TO TAXING ENTITIES |
|---|
| Increased Property Tax Revenues |
| Increased Sales Tax Revenues |
| Job creation spurred by commercial and industrial development |

The taxing entities are currently benefiting from increased assessed values in the Project Area as a portion of tax increment is being returned to the taxing entities. As shown below, the annual tax increment (above the base amount) currently being returned to taxing entities is 266.8% above what would have been realized if assessed values in the Project Area had remained at base year levels. This pass-through

increment will continue to increase as assessed values rise. The pass-through increment will likely be captured by the Agency for the next 5 years in the form of additional tax increment. This does not apply to the Alpine School District.

Table 2.7

| GROWTH IN TAX INCREMENT | | | | |
|---|---|---|---|---|
| TAX INCREMENT FROM PROJECT AREA | ORIGINAL BUDGET REVENUES** | Total Tax Increment | BASE YEAR VALUE REVENUES | % ABOVE BASE |
| Fiscal Year 2020 (Total Increment Generated) | N/A** | $143,867 | $53,922 | 267% |
| Lifetime Revenue (FY 2003 - 2020)* | N/A | 1,889,664 | 1,076,485 | 176% |
| PASS THROUGH INCREMENT (ABOVE BASE) | ORIGINAL BUDGET REVENUES** | ACTUAL REVENUES | BASE YEAR VALUE REVENUES | % ABOVE BASE |
| Fiscal Year 2020 | N/A | $93,682 | $53,922 | 174% |
| Lifetime Revenue (FY 2003 - 2020)* | N/A | 773,102 | 1,076,485 | 72% |

* Lifetime revenues were calculated using figures from FY 2003 - FY 2019 because tax increment revenue numbers are not available for all years preceding FY 2003.
** The Original Budget is not available for this Project Area.

## NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The East Main RDA Project Area was created with the intent of incentivizing commercial and industrial development in American Fork City. The project area does not contain any residential units and 0 percent of the area is made up of residential development. Various infrastructure improvements have been completed in the Project Area to date, including improvement of roadways and intersections, culinary water supply, sewer system, landscaping, utilities, and facilities for the disposal of excess groundwater.

Development in the Project Area has consisted of the construction of several commercial and industrial establishments, including several fast food restaurants and retail stores.

Table 2.8

| NOTABLE BUSINESSES | |
|---|---|
| 5 Buck Pizza | Pizza Hut |
| 7-Eleven | Rocky Mountain Power |
| AF Collision | Shoff Family Dental |
| Burger King | Starbucks |
| CVS Pharmacy | Superior Concrete |
| Fantastic Sams | The UPS Store |
| Foundations Insurance | Utah Run |
| Fresh Market | Whistle Wok |
| O'Reilly Auto Parts | Swig Drive Thru |

Recent improvements also include the rebuilding of 300 East and Main Street throughout the Project Area. The Main Street/State Street intersection at 300 East was relocated to improve traffic flow through the project area. A signal light was also constructed at 300 East Main. A Swig Drive Thru is under construction in the existing Fresh Market parking lot. All 29.5 acres of the project area are developed. Thus, the project area is 100% developed.

## FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 2.9

| PROJECT AREA BUDGET | FY2021 - 2025 | |
|---|---|---|
| REVENUES | FY 2021 TOTAL | THROUGH REMAINING LIFE OF AREA (INCLUDING FY 2020) |
| Annual Property Tax Increment | $ - | $ - |
| Additional Tax Revenue Increment | 44,081 | 266,810 |
| Interest Revenue | 763 | 4,578 |
| **Total Revenue** | **$44,844** | **$275,167** |
| EXPENDITURES | FY 2021 TOTAL | THROUGH REMAINING LIFE OF AREA (INCLUDING FY 2021) |
| RDA Administration | $ - | $ - |
| Contribution to (Use of) Fund Balance | 44,844 | 140,635 |
| Transfer to General Fund | - | - |
| Additional Tax Increment Qualifying Expenses | - | 134,532 |
| **Total Expenditures** | **$44,844** | **$275,167** |

## OTHER ISSUES

LYRB has identified one items of concern with regard to the East Main Project Area:

1. Receipt of a portion of the tax increment due to the Agency in the past has been delayed due to the delinquent tax payments associated with property owners. The Agency has and will receive this increment as it is collected by the County. In what has been reviewed of the City's and County's records, it appears that the County is tracking and remitting tax increment as these late tax payments are collected.

   LYRB is working with the County to continue to monitor this issue to ensure that delinquent collections are properly tracked and that the appropriate portions continue to be remitted to the Agency over the life of the Project Area. At this point, it is believed that a minimal amount of tax increment, around **$7,321**, remains outstanding from current and prior years and will be remitted to the Agency as it is collected.

LYRB has not identified any other major areas of concern with the East Main RDA Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

## PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following three sheets represent:

- FY 2020 Actuals
- FY 2021 Projected Budget
- FY 2020-2025 Projected Multi-Year Budget

# East Main RDA Project Area

2020 Annual Budget
October 13, 2020

| | | |
|---|---|---|
| | Tax Year | 2019 |
| | Payment Year | 2020 |
| **REVENUE:** | | |
| **TAXABLE VALUATION:** | | |
| Total Building Value | $ | - |
| Real Property | | 18,551,600 |
| Personal Property | | 1,584,099 |
| Centrally Assessed | | 484,440 |
| **Total Assessed Value** | **$** | **20,620,139** |
| Less: Base Year Value | | **(5,621,532)** |
| **Incremental Assessed Value** | **$** | **14,998,607** |

| | |
|---|---|
| **Tax Rate:** | |
| Utah County | 0.0672% |
| Alpine School District | 0.6498% |
| American Fork City | 0.2027% |
| American Fork Metropolitan Water District | 0.0000% |
| North Utah County Water Conservancy District | 0.0017% |
| Central Utah Water Conservancy District | 0.0378% |
| **Total Tax Rate - Area 186:** | **0.9592%** |

| | | |
|---|---|---|
| **TAX INCREMENT REVENUES** | | |
| Total Tax Increment | $ | 143,867 |
| Additional Tax Increment | $ | 46,406 |
| Interest Revenue | $ | 763 |
| **Total Revenue to Project Area** | **$** | **50,947** |

| | |
|---|---|
| **Percent of Tax Increment for Project** | 0% |

| | | |
|---|---|---|
| **TAX INCREMENT REVENUES** | | |
| Tax Increment to RDA - Calculated | $ | - |
| Additional Tax Increment to RDA - Calculated | $ | 46,406 |
| Tax Increment Actually Collected and Paid [1] | $ | 41,712 |
| Previous Years Tax Increment Revenue to RDA | | 8,472 |
| Interest Revenue | | 763 |
| **Total Tax Increment Revenue to RDA:** | **$** | **50,947** |

| | | |
|---|---|---|
| **EXPENDITURES:** | | |
| Project Area Budget and Uses of Funds | | |
| **Redevelopment Agency Uses** | | |
| RDA Administrative Fees @ 5% | $ | - |
| Contribution to (Use of) Fund Balance | | 50,947 |
| **Other Agency Uses** | | |
| Transfer to Capital Projects Fund | $ | - |
| Transfer to Debt Service Fund | $ | - |
| **Use of Additional Tax Increment Funds** | | |
| Additional Tax Increment Expenses | $ | - |
| **TOTAL EXPENDITURES** | **$** | **50,947** |

# East Main RDA Project Area

2021 Annual Budget
October 13, 2020

| | | |
|---|---|---|
| | Tax Year | 2020 |
| | Payment Year | 2021 |
| **REVENUE:** | | |
| **TAXABLE VALUATION:** | | |
| Total Building Value | $ | - |
| Real Property | | 18,551,600 |
| Personal Property | | 1,584,099 |
| Centrally Assessed | | 484,440 |
| **Total Assessed Value** | **$** | **20,620,139** |
| Less: Base Year Value | | **(5,621,532)** |
| **Incremental Assessed Value** | **$** | **14,998,607** |

| | |
|---|---|
| **Tax Rate:** | |
| Utah County | 0.0635% |
| Alpine School District | 0.6600% |
| American Fork City | 0.1906% |
| American Fork Metropolitan Water District | 0.0000% |
| North Utah County Water Conservancy District | 0.0016% |
| Central Utah Water Conservancy District | 0.0382% |
| **Total Tax Rate - Area 186:** | **0.9539%** |

| | | |
|---|---|---|
| **TAX INCREMENT REVENUES** | | |
| Total Tax Increment | $ | 143,072 |
| Additional Tax Increment | $ | 44,081 |
| Interest Revenue | $ | 763 |
| **Total Revenue to Project Area** | **$** | **44,844** |

| | |
|---|---|
| **Percent of Tax Increment for Project** | 0% |

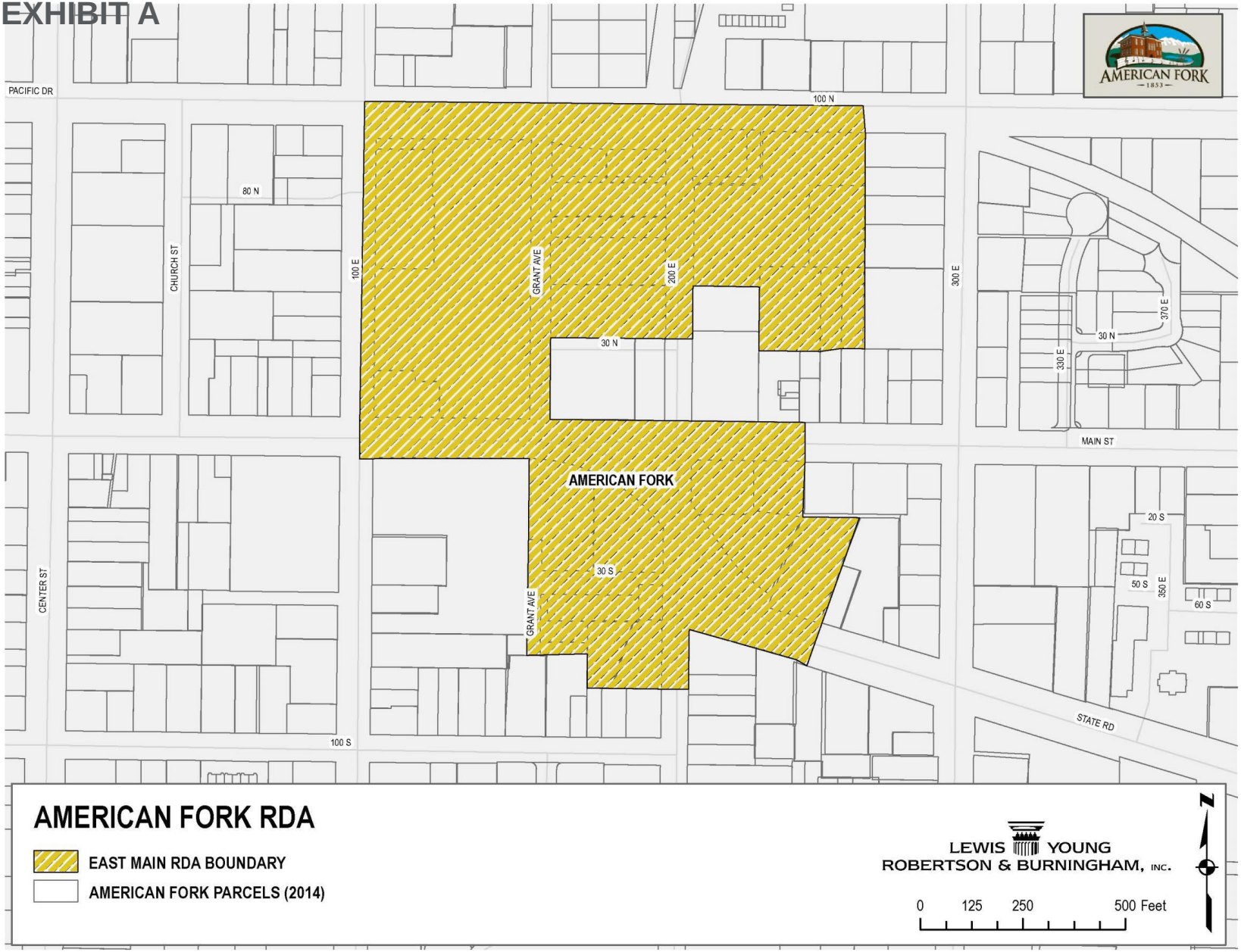
| | | |
|---|---|---|
| **TAX INCREMENT REVENUES** | | |
| Tax Increment to RDA - Calculated | $ | - |
| Additional Tax Increment to RDA - Calculated | $ | 44,081 |
| Tax Increment Actually Collected and Paid [1] | $ | - |
| Previous Years Tax Increment Revenue to RDA | | - |
| Interest Revenue | | 763 |
| **Total Tax Increment Revenue to RDA:** | **$** | **44,844** |

| | | |
|---|---|---|
| **EXPENDITURES:** | | |
| Project Area Budget and Uses of Funds | | |
| **Redevelopment Agency Uses** | | |
| RDA Administrative Fees @ 5% | $ | - |
| Contribution to (Use of) Fund Balance | | 44,844 |
| **Other Agency Uses** | | |
| Transfer to Capital Projects Fund | $ | - |
| Transfer to Debt Service Fund | $ | - |
| **Use of Additional Tax Increment Funds** | | |
| Additional Tax Increment Expenses | $ | - |
| **TOTAL EXPENDITURES** | **$** | **44,844** |

# East Main RDA Project Area

| | <===== HISTORIC | | PROJECTED =====> | | | | | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | TOTALS |
| Payment Year | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | |
| **REVENUE:** | | | | | | | | |
| **TAXABLE VALUATION:** | | | | | | | | |
| Total Building Value | | | | | | | | |
| Total Land Value | | | | | | | | |
| Real Property | $ 17,072,200 | $ 18,551,600 | $ 18,551,600 | $ 18,551,600 | $ 18,551,600 | $ 18,551,600 | $ 18,551,600 | |
| Personal Property | $ 1,635,939 | $ 1,584,099 | $ 1,584,099 | $ 1,584,099 | $ 1,584,099 | $ 1,584,099 | $ 1,584,099 | |
| Centrally Assessed | $ 383,485 | $ 484,440 | $ 484,440 | $ 484,440 | $ 484,440 | $ 484,440 | $ 484,440 | |
| **Total Assessed Value** | **$ 19,091,624** | **$ 20,620,139** | **$ 20,620,139** | **$ 20,620,139** | **$ 20,620,139** | **$ 20,620,139** | **$ 20,620,139** | |
| Less: Base Year Value | **$ (5,621,532)** | **$ (5,621,532)** | **$ (5,621,532)** | **$ (5,621,532)** | **$ (5,621,532)** | **$ (5,621,532)** | **$ (5,621,532)** | |
| **Incremental Assessed Value** | **$ 13,470,092** | **$ 14,998,607** | **$ 14,998,607** | **$ 14,998,607** | **$ 14,998,607** | **$ 14,998,607** | **$ 14,998,607** | |
| **Tax Rate:** | | | | | | | | |
| Utah County | 0.000732 | 0.000672 | 0.000635 | 0.000635 | 0.000635 | 0.000635 | 0.000635 | |
| Alpine School District | 0.006873 | 0.006498 | 0.006600 | 0.006600 | 0.006600 | 0.006600 | 0.006600 | |
| American Fork City | 0.002077 | 0.002027 | 0.001906 | 0.001906 | 0.001906 | 0.001906 | 0.001906 | |
| North Utah County Water Conservancy District | 0.000019 | 0.000017 | 0.000016 | 0.000016 | 0.000016 | 0.000016 | 0.000016 | |
| Central Utah Water Conservancy District | 0.000374 | 0.000378 | 0.000382 | 0.000382 | 0.000382 | 0.000382 | 0.000382 | |
| Less State Assessing & Collecting | - | - | - | - | - | - | - | |
| Less Local Assessing & Collecting | - | - | - | - | - | - | - | |
| Less Tax Rate Differential | - | - | - | - | - | - | - | |
| **Total Tax Rate - Area 186:** | **0.010075** | **0.009592** | **0.009539** | **0.009539** | **0.009539** | **0.009539** | **0.009539** | |
| **TAX INCREMENT REVENUES** | | | | | | | | |
| Total Tax Increment | **$ 135,711** | **$ 143,867** | **$ 143,072** | **$ 143,072** | **$ 143,072** | **$ 143,072** | **$ 143,072** | **$ 859,225** |
| **Total Tax Increment:** | **$ 135,711** | **$ 143,867** | **$ 143,072** | **$ 143,072** | **$ 143,072** | **$ 143,072** | **$ 143,072** | **$ 859,225** |
| **Percent of Tax Increment for Project** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | |
| **TAX INCREMENT REVENUES** | | | | | | | | |
| Tax Increment to RDA - Calculated | $ - | $ - | $ - | $ - | $ - | $ - | $ - | **$ -** |
| Additional Tax Increment | **$ 43,163** | **$ 46,406** | **$ 44,081** | **$ 44,081** | **$ 44,081** | **$ 44,081** | **$ 44,081** | **$ 266,810** |
| Tax Increment Actually Collected and Paid [1] | 43163 | 41,712.46 | | | | | | **$ 41,712** |
| Previous Years Tax Increment Revenue to RDA | | $ 8,472 | $ - | $ - | $ - | $ - | $ - | **$ 8,472** |
| **Total Tax Increment Revenue to RDA:** | **$ 43,163** | **$ 50,184** | **$ 44,081** | **$ 44,081** | **$ 44,081** | **$ 44,081** | **$ 44,081** | **$ 270,589** |
| **Interest Revenue** | **$ 690** | **$ 763** | **$ 763** | **$ 763** | **$ 763** | **$ 763** | **$ 763** | **$ 4,578** |
| **Total Revenue to Project Area** | **$ 43,853** | **$ 50,947** | **$ 44,844** | **$ 44,844** | **$ 44,844** | **$ 44,844** | **$ 44,844** | **$ 275,167** |
| **EXPENDITURES:** | | | | | | | | |
| **Redevelopment Agency Uses** | | | | | | | | |
| RDA Administrative Fees @ 5% | | | | | | | | **$ -** |
| Contribution to (Use of) Fund Balance | | $ 50,947 | $ 44,844 | $ 44,844 | | | | **$ 140,635** |
| | | | | | | | | **$ -** |
| **Other Agency Uses** | | | | | | | | **$ -** |
| Transfer to Capital Projects Fund | $ 8,520 | | | | | | | **$ -** |
| Transfer to Debt Service Fund | 35333 | | | | | | | **$ -** |
| Transfer to General Fund | | | $ - | $ - | | | | **$ -** |
| Total Debt Obligations | | | | | | | | **$ -** |
| | | | | | | | | **$ -** |
| **Use of Additional Tax Increment Funds** | | | | | | | | **$ -** |
| Additional Tax Increment Expenses | | | | | $ 44,844 | $ 44,844 | $ 44,844 | **$ 134,532** |
| | | | | | | | | **$ -** |
| **TOTAL EXPENDITURES** | **$ 43,853** | **$ 50,947** | **$ 44,844** | **$ 44,844** | **$ 44,844** | **$ 44,844** | **$ 44,844** | **$ 275,167** |

## EXHIBIT A


PACIFIC DR
100 N
80 N
CHURCH ST
100 E
GRANT AVE
200 E
300 E
30 N
370 E
330 E
MAIN ST
AMERICAN FORK
20 S
30 S
50 S
350 E
60 S
CENTER ST
GRANT AVE
STATE RD
100 S
AMERICAN FORK RDA
EAST MAIN RDA BOUNDARY
AMERICAN FORK PARCELS (2014)
LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.
0 125 250 500 Feet
N

# SECTION 3:
## OVERVIEW OF THE NORTH VALLEY RDA PROJECT AREA

Table 3.1

| OVERVIEW | | | | |
|---|---|---|---|---|
| **Type**<br>RDA | **Acreage**<br>125.18<br>117 Developed<br>8.18 Undeveloped | **Purpose**<br>Commercial and Industrial Development | **Taxing District**<br>60 | **Tax Rate**<br>0.009759 |
| **Creation Year**<br>FY 1987 | **Base Year**<br>FY 1986 | **Term**<br>25 Years | **Trigger Year**<br>FY 1995 | **Expiration Year**<br>FY 2019*<br>Extended 2026 |
| **Base Value**<br>$6,282,698 | **TY 2018 Value**<br>$111,353,189 | **Increase**<br>1,672% | **FY 2019 Increment**<br>$325,088 Calculated<br>$320,739 Received | **Remaining Life**<br>6 Years* |

*The project area requested extension for 7 years to receive "Additional Tax Increment" (as defined in the Act) until 2026.

The North Valley RDA Project Area was created in September 1987 and is governed by the "Redevelopment Plan for the North Valley Redevelopment Area" dated September 22, 1987. This document defines the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity. As the North Valley RDA Project Area was created prior to 1993, a taxing entity committee was not established for this Project Area.

The purpose of the North Valley RDA Project Area is the incentivizing of commercial and industrial development along I-15 in American Fork. This includes the elimination of those factors that contribute to a condition of blight, reduction of the flooding and high ground water condition, and construction of various infrastructure improvements, including streets, utilities, drainage systems, and landscaping. As in the other Project Areas, these improvements are intended to be done in such a way as to serve the needs of the future occupants of the Project Area, as well as the general public. It is also intended that the creation of the Project Area will eliminate the potential for fragmented development and instead foster the timely and coordinated efforts for the commercial and industrial development of the area.

The Project Area lies entirely within American Fork City and includes approximately 125 acres of property located along the east side of I-15 from approximately 620 South to 1100 South. The Project Area is zoned for both commercial and industrial use. A map of the Project Area is included at the end of this section as Exhibit B.

## SOURCES OF FUNDS

Table 3.2

| 2019 SOURCES OF FUNDS | |
|---|---|
| Property Tax Increment Calculated | $0 |
| Additional Tax Increment Revenue Calculated (property tax) | 325,088 |
| Delinquent Taxes Reduction | (4,349) |
| Tax Increment Revenue Received | 320,739 |
| Previous Years Tax Increment Revenue to RDA | 24,777 |
| Interest Earnings | 33,798 |
| **Total Sources of Funds** | **$379,313** |

Table 3.3

| TAX INCREMENT LEVELS | |
|---|---|
| Years | % |
| 1995 - 1999 | 100% |
| 2000 - 2004 | 80% |
| 2005 - 2009 | 75% |
| 2010 - 2014 | 70% |
| **2015 - 2019** | **60% + 40% Additional Tax Revenue** |
| 2020 - 20206 | 0% + 100% Additional Tax Revenue |

* Note that Additional Tax Increment Revenue, or "Haircut" is not collected from the School District.

## USES OF FUNDS

Table 3.4

| 2020 USES OF FUNDS | |
|---|---|
| RDA Administration | $0 |
| Property Tax Incentive to Company | 0 |
| Development Activities | 0 |
| Contribution to (Use of) Fund Balance | 379,313 |
| Transfer to General Fund | 0 |
| Debt Service Payments | 0 |
| Additional Tax Increment Revenue ("Haircut") for Qualifying Projects | 0 |
| **Total Uses of Funds** | **$379,313** |

Previously, the Agency had planned to use funds available for other development activities for the following projects: (1) roadway construction along Quality Drive consisting of grading, sewer, water, storm drain, curb, gutter, and asphalt, (2) pavement overlay, (3) completion of 620 South, and (4) pavement reconstruction along 600 East. The cost associated with these improvements was estimated to be around $800,000. However, these improvements were recently completed by the City using monies available in the general fund. Going forward, the Agency will look for opportunities to use the funds it has accumulated for other development activities that will spur continued economic development.

Per the "Tax Incentive and Participation Agreement" dated August 2015, property tax incentive payments will be remitted to Young Living Essential Oils, LC ("the Company") beginning in FY 2016. These incentive

payments are conditioned upon the Company's obligation to make various improvements within the Project Area as outlined later in this report.

## DEBT SERVICE PAYMENTS

As discussed in the Section 1 of this report, bonds were issued in April 2005 with the proceeds being utilized to fund cultural and recreational improvements in American Fork City. A portion of the annual tax increment from each project area was used to make the annual debt service payments. In prior years, the portion of annual debt service payments paid from tax increment generated in the North Valley RDA Project Area was 82%; however, the obligation was retired and no debt service payment was made this year. Payments made to the debt service are Additional Tax Increment eligible expenses.

In addition to the tax increment, the project area also designated Additional Tax Increment (as defined in the Act) revenue to pay down the debt service on the bonds. Because the bond revenue was used to construct cultural and recreational facilities before December 31, 2005, making debt services payments to it is an Additional Tax Increment approved purpose. Until the obligation was retired last year, the Agency dedicated said Additional Tax Revenue funds to debt service payments and to reimbursements to the Agency and City for payments already made. By extending the sunset date for the collection of Additional Tax Increment, the Agency has been and will continue to be able to cover a higher percentage of the cultural and recreational facility costs with these revenues, which was the intent when the bonds were originally issued in April of 2005.

## DEVELOPER OBLIGATIONS AND INCENTIVES

The Company, Young Living Essential Oils, LC, entered into an agreement with the Agency in August 2015, committing to make certain improvements and investments in the Project Area in exchange for receiving specified capped amounts of tax increment. Beginning in FY 2016 and ending with the expiration of the Project Area last year, in FY 2019, the Agency agreed to remit annual payments to the Company in an amount equal to 65% of the taxes levied on the Site. These tax incentive payments were not to exceed an annual amount of $35,000 or a total aggregated amount of $125,000.

Tax incentive payments to the Company were based upon area in the Project Area that has been improved by the Company, referred to above as the "Site". The Site is comprised of parcel #57:023:0004, containing 4.5 acres. The tax incentive payments were calculated based on the assessed values of both the real and personal property associated with this parcel. Tables 3.5 illustrates the total amount paid to the developer. The 2019 payment to the Developer of $23,135 reached the capped amount of $125,000 and no more is due to the company.

Table 3.5

| CAPPED DEVELOPMENT INCENTIVE | |
|---|---|
| Amount Received Prior to 2019 Distribution | $101,865 |
| 2019 Distribution to Company | $23,135 |
| **Total Distributed** | **$125,000** |
| **Total Distributions Remaining** | **$-** |

# PROJECT AREA REPORTING AND ACCOUNTABILITY

The Project Area contains 0 residential units. The following table highlights residential development within the project area.

Table 3.6: Housing Acreage

| Residential Development in RDA 6 | | |
|---|---|---|
| | Acreage | Percentage |
| Housing Acreage | 0 | 0% |
| Non-Housing Acreage | 125.18 | 100% |
| **Total** | **125.18** | **100%** |

## RELATIVE GROWTH IN ASSESSED VALUE

Table 3.7

| GROWTH IN ASSESSED VALUES | | | | |
|---|---|---|---|---|
| ASSESSED VALUES IN PROJECT AREA | CURRENT YEAR | PRIOR YEAR/ BASE YEAR | GROWTH RATE | AAGR |
| Annual Growth in Project Area (2019 vs. 2018) | $111,353,189 | $97,353,027 | 14.4% | 14.4% |
| Project Area Life Growth in Project Area (2019 vs. Base) | 111,353,189 | 6,282,698 | 1,672.4% | 11.2% |
| ASSESSED VALUES IN AMERICAN FORK CITY | CURRENT YEAR | PRIOR YEAR/ BASE YEAR | GROWTH RATE | AAGR |
| Annual Growth in American Fork City (2019 vs. 2017) | 2,601,563,749 | 2,216,888,592 | 17.4% | 17.4% |
| Lifetime Growth in City (2019 vs. 1997) [2] | 2,601,563,749 | 481,013,414 | 440.9% | 8.0% |

## BENEFITS TO TAXING ENTITIES

Table 3.8

| BENEFITS TO TAXING ENTITIES |
|---|
| Increased Property Tax Revenues |
| Increased Sales Tax Revenues |
| Job creation spurred by commercial and industrial development |

The taxing entities are currently benefiting from increased assessed values in the Project Area as a portion of tax increment is being returned to the taxing entities. As shown below, the annual tax increment (above the base amount) currently being returned to taxing entities is 1,142% above what would have been realized if assessed values in the Project Area had remained at base year levels (Table 3.9). This pass-through increment will continue to increase as assessed values rise. Since FY 2003, the total tax increment (above the base amount) received by the taxing entities is 136% above what would have been realized based on base year levels.

[2] The year 1997 is being used for this comparison because this is the earliest year for which assessed values are available for the City as a whole.

Table 3.9

| GROWTH IN TAX INCREMENT | | | | |
|---|---|---|---|---|
| TAX INCREMENT FROM PROJECT AREA | ORIGINAL BUDGET REVENUES** | Total Tax Increment | BASE YEAR VALUE REVENUES | % ABOVE BASE |
| Fiscal Year 2020 | N/A | $1,025,383 | $61,313 | 1,672% |
| Life Time Revenue (FY 2003 - 2020)* | N/A | 15,019,955 | 1,192,739 | 1,259% |
| PASS THROUGH INCREMENT (ABOVE BASE) | ORIGINAL BUDGET REVENUES** | ACTUAL REVENUES | BASE YEAR VALUE REVENUES | % ABOVE BASE |
| Fiscal Year 2020 | N/A | 700,295 | 61,313 | 1,142% |
| Life Time Revenue (FY 2003 - 2020)* | N/A | 1,622,308 | 1,192,739 | 136% |

* Lifetime revenues have been calculated using figures from FY 2003 - FY 2019 because tax increment revenue numbers are not available for all years preceding FY 2003.

** The Original Budget is not available for this Project Area.

## NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The North Valley RDA Project Area was created with the intent of incentivizing commercial and industrial development in American Fork City. The project area does not contain any residential units and 0 percent of the area is made up of residential development. Development projects have included various infrastructure improvements and the construction of several commercial and industrial establishments, including several fast food restaurants and retail stores.

Table 3.10

| NOTABLE BUSINESSES | | |
|---|---|---|
| Aristotle Academy | Idea Sphere | Taco Bell |
| BidSync | Jamberry | TAGS Thrift |
| Brain Garden | Mylar Disability | ThermoWorks |
| DOMO | Odyssey Charter School | Torion |
| Echostar Hughes | Orange Soda | Total Computer Solutions |
| Elearning Brothers | Peppermint Place | Tri-Phase Electric |
| Exxon Food Market | Rise Broadband | TwinLabs |
| Fluke Calibration | Standard Plumbing Supply | VISA |
| Holiday Inn Express & Suites | Sushi House | Built Works |

As described earlier in this report, the Agency had an agreement with Young Living Essential Oils, LC, requiring the Company to provide specified improvements in the Project Area in exchange for the Agency providing certain amounts of tax increment. These developments were completed. The improvements were focused on the building formerly occupied by Cal-Ranch and included:

- Retrofitting of an existing 49,000 square foot building and renovating this building into a Call Center for the Company; and
- $2,800,000 of capital investment in the building and related improvements

It is anticipated that the capital investment and improvements will create the equivalent to 300 full-time positions within the Project Area.

In addition, improvements from prior years in the Project Area include those funded by the City through use of the general fund; specifically, (1) roadway construction along Quality Drive consisting of grading, sewer, water, storm drain, curb, gutter, and asphalt, (2) pavement overlay, (3) completion of 620 South, and (4) pavement reconstruction along 600 East.

The Company, Built Works, relocated to within the project area and renovated the former Twin Labs facility.

There have been no site plan approvals since October 2016. There are also no pending approvals within the project area. The Agency, therefore, plans to look for new opportunities to utilize funds that have been set aside for other redevelopment activities to incentivize further economic development in the Project Area. Of the project area's 125 acres, only 8.18 are undeveloped. The project area is 93% developed.

Growth within the Project Area has also had a positive impact on development in the surrounding areas. Development in recent years in the areas adjacent to the Project Area include Thermoworks (industrial), Harrington Hollow Subdivision (residential), and Sporkland (commercial office space). In addition, currently under construction just north of the Project Area is the Easton Park apartment and townhome development which includes 335 units and a 7-acre park.

The Project Area increased in its total assessed value from FY 2019-2020 by $4.1 million. The 695A Report projects the TY2020 total assessed value of the area to be $115,484,216, an additional increase of $4.1 million or 3.6%.

## FORECASTED PROJECT AREA BUDGET

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 3.11

| PROJECT AREA BUDGET | FY2021 - 2026 | |
|---|---|---|
| REVENUES | FY 2021 TOTAL | THROUGH REMAINING LIFE OF AREA (INCLUDING FY 2020) |
| Annual Property Tax Increment | $- | $- |
| Additional Tax Increment ("Haircut") | 320,943 | 2,250,748 |
| Interest Revenue | 33,798 | 236,585 |
| **Total Revenue** | **$354,741** | **2,507,760** |
| EXPENDITURES | FY 2021 TOTAL | THROUGH REMAINING LIFE OF AREA (INCLUDING FY 2020) |
| RDA Administration | $- | $- |
| Contribution to (Use of) Fund Balance | - | 379,313 |
| Other Development Activities | - | - |
| Additional Tax Revenue Qualified Expenses/Debt Service Payments | 354,741 | 2,128,447 |
| **Total Expenditures** | **$354,741** | **$2,507,760** |

## OTHER ISSUES

LYRB has identified one item of concern with regard to the North Valley RDA Project Area:

1. LYRB is working with the County to continue to monitor the issue of delinquent taxes that reduce the amount received by the Agency. LYRB will ensure that delinquent collections are properly tracked and that the appropriate portions continue to be remitted to the Agency over the life of the Project Area. At this point, it is understood that at least **$75,647** remains outstanding from prior years and will be remitted to the Agency as it is collected.

LYRB has not identified any other areas of concern with the North Valley RDA Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

## PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following three sheets represent:

- FY 2020 Actuals
- FY 2021 Projected Budget
- FY 2020-2026 Projected Multi-Year Budget

# North Valley RDA Project Area

2020 Actuals
October 15, 2020

| Tax Year | 2019 |
|---|---|
| Payment Year | 2020 |

| | | |
|---|---|---|
| **REVENUE:** | | |
| **TAXABLE VALUATION:** | | |
| Real Property | $ | 98,611,900 |
| Personal Property | | 12,310,765 |
| Centrally Assessed | | 430,524 |
| **Total Assessed Value** | $ | 111,353,189 |
| Base Year Value | | (6,282,698) |
| **Total Incremental Assessed Value** | **$** | **105,070,491** |
| **Tax Rate:** | | |
| Utah County | | 0.0672% |
| Alpine School District | | 0.6498% |
| American Fork City | | 0.2027% |
| North Utah Water Conservancy District | | 0.0017% |
| Central Utah Water Conservancy District | | 0.0378% |
| Less State Assessing & Collecting | | 0.0167% |
| Less Local Assessing & Collecting | | 0.0000% |
| **Total Tax Rate** | | 0.9759% |
| **TAX INCREMENT REVENUES** | | |
| Total Tax Increment | | 1,025,383 |
| **Total Tax Increment** | **$** | **1,025,383** |
| Percent of Property Tax Increment for Project | | 0% |
| **TOTAL TAX INCREMENT REVENUE** | | |
| Total Calculated Tax Increment Due to Project Area | $ | - |
| Haircut Revenue ("Additional Tax Increment") | | 325,088 |
| Revenues Not Collected | | (4,349) |
| Prior Year Tax Increment Revenue to RDA | | 24,777 |
| Total Tax Increment Actually Collected and Paid | | 320,739 |
| Interest Revenue | | 33,798 |
| **TOTAL REVENUE TO RDA** | **$** | **379,313** |
| **EXPENDITURES:** | | |
| Project Area Budget and Use of Funds | | |
| **Redevelopment Agency Uses** | | |
| RDA Administration @ 5% | $ | - |
| Property Tax Incentive to Company | | - |
| Other Development Activities | | - |
| Contribution to (Use of) Fund Balance | | 379,313 |
| **Other Agency Obligations and Indebtedness** | | |
| Annual Debt Service on Series 2005 Bonds | $ | - |
| Total Debt Obligations | $ | - |
| **Use of Haircut ("Additional Tax Increment")** | | |
| Additional Tax Increment Qualifying Projects | $ | - |
| **Total Expenditures** | $ | 379,313 |

# North Valley RDA Project Area

2021 Projected Budget
October 15, 2020

| Tax Year | 2020 |
|---|---|
| Payment Year | 2021 |

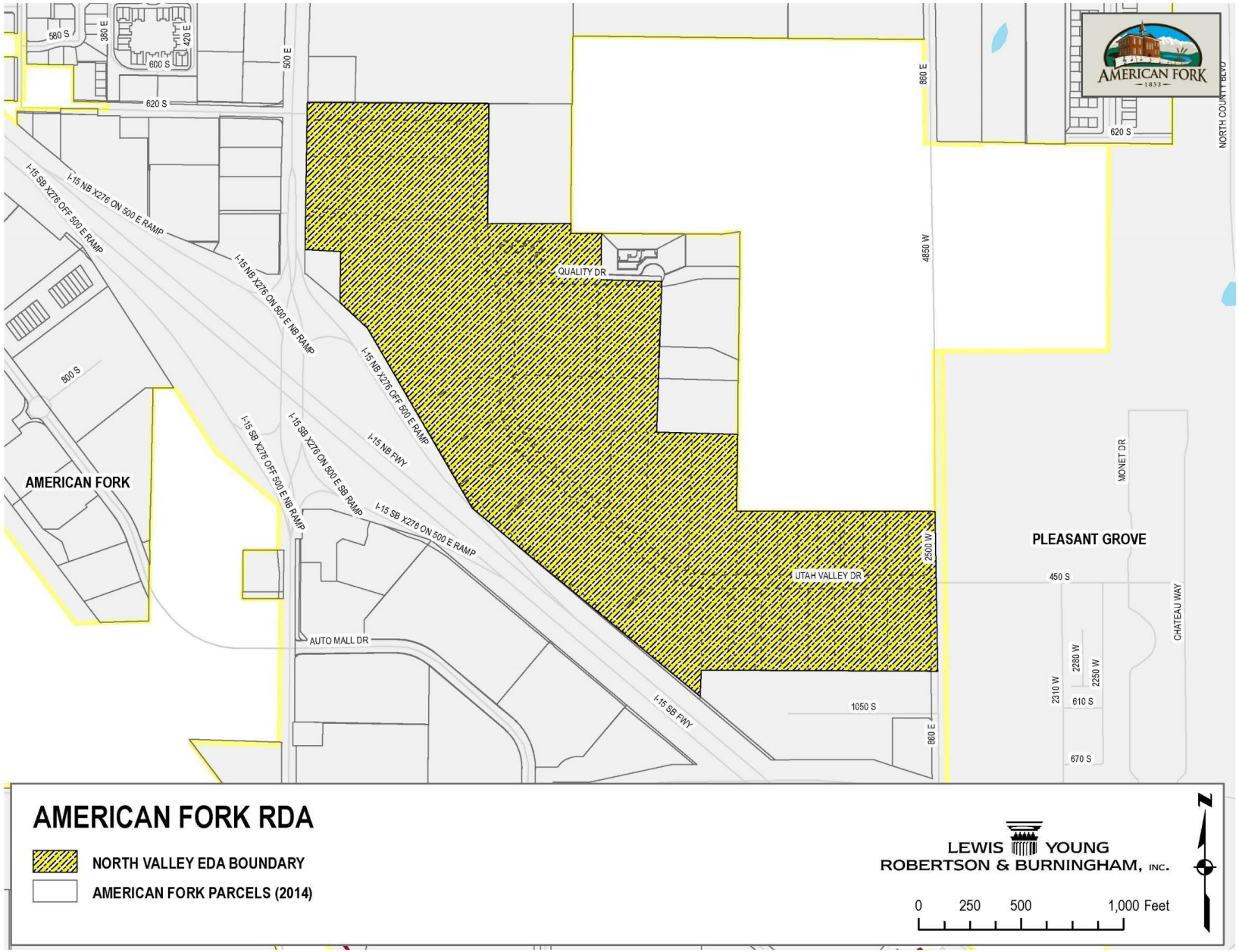
| | | |
|---|---|---|
| **REVENUE:** | | |
| **TAXABLE VALUATION:** | | |
| Real Property | $ | 103,315,700 |
| Personal Property | | 11,770,695 |
| Centrally Assessed | | 397,821 |
| **Total Assessed Value** | $ | 115,484,216 |
| Base Year Value | | (6,282,698) |
| **Total Incremental Assessed Value** | **$** | **109,201,518** |
| **Tax Rate:** | | |
| Utah County | | 0.0635% |
| Alpine School District | | 0.6600% |
| American Fork City | | 0.1906% |
| North Utah Water Conservancy District | | 0.0016% |
| Central Utah Water Conservancy District | | 0.0382% |
| Less State Assessing & Collecting | | 0.0000% |
| Less Local Assessing & Collecting | | 0.0000% |
| **Total Tax Rate** | | 0.9539% |
| **TAX INCREMENT REVENUES** | | |
| Total Tax Increment | | 1,041,673 |
| **Total Tax Increment** | **$** | **1,041,673** |
| Percent of Property Tax Increment for Project | | 0% |
| **TOTAL TAX INCREMENT REVENUE** | | |
| Total Calculated Tax Increment Due to Project Area | $ | - |
| Haircut Revenue ("Additional Tax Increment") | | 320,943 |
| Revenues Not Collected | | - |
| Prior Year Tax Increment Revenue to RDA | | - |
| Total Tax Increment Actually Collected and Paid | | - |
| Interest Revenue | | 33,798 |
| **TOTAL REVENUE TO RDA** | **$** | **354,741** |
| **EXPENDITURES:** | | |
| Project Area Budget and Use of Funds | | |
| **Redevelopment Agency Uses** | | |
| RDA Administration @ 5% | $ | - |
| Property Tax Incentive to Company | | - |
| Other Development Activities | | - |
| Contribution to (Use of) Fund Balance | | - |
| **Other Agency Obligations and Indebtedness** | | |
| Annual Debt Service on Series 2005 Bonds | $ | - |
| Total Debt Obligations | $ | - |
| **Use of Haircut ("Additional Tax Increment")** | | |
| Additional Tax Increment Qualifying Projects | $ | 354,741 |
| **Total Expenditures** | $ | 354,741 |

# North Valley RDA Project Area

Ongoing Budget
Multi-Year Project Area Budget Projections
**October 14, 2020**

| | | | | | Extension | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | |
| | | | | | <===== HISTORIC | PROJECTED =====> | | | | | | |
| Tax Year | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | TOTALS |
| Payment Year | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | |
| **REVENUE:** | | | | | | | | | | | | |
| **TAXABLE VALUATION:** | | | | | | | | | | | | |
| Real Property | $ 77,257,800 | $ 87,764,000 | $ 90,804,400 | $ 85,852,500 | $ 98,611,900 | $ 103,315,700 | $ 103,315,700 | $ 103,315,700 | $ 103,315,700 | $ 103,315,700 | $ 103,315,700 | |
| Personal Property | 10,389,028 | 11,180,225 | 12,710,817 | 11,156,935 | 12,310,765 | 11,770,695 | 11,770,695 | 11,770,695 | 11,770,695 | 11,770,695 | 11,770,695 | |
| Centrally Assessed | 83,591 | 200,573 | 238,145 | 343,592 | 430,524 | 397,821 | 397,821 | 397,821 | 397,821 | 397,821 | 397,821 | |
| **Total Assessed Value** | $ 87,730,419 | $ 99,144,798 | $ 103,753,362 | $ 97,353,027 | $ 111,353,189 | $ 115,484,216 | $ 115,484,216 | $ 115,484,216 | $ 115,484,216 | $ 115,484,216 | $ 115,484,216 | |
| Base Year Value | (6,282,698) | (6,282,698) | (6,282,698) | (6,282,698) | (6,282,698) | (6,282,698) | (6,282,698) | (6,282,698) | (6,282,698) | (6,282,698) | (6,282,698) | |
| **Total Incremental Assessed Value** | **$ 81,447,721** | **$ 92,862,100** | **$ 97,470,664** | **$ 91,070,329** | $ 105,070,491 | $ 109,201,518 | $ 109,201,518 | $ 109,201,518 | $ 109,201,518 | $ 109,201,518 | $ 109,201,518 | |
| **Tax Rate:** | | | | | | | | | | | | |
| Utah County | 0.0870% | 0.0834% | 0.0779% | 0.0732% | 0.0672% | 0.0635% | 0.0635% | 0.0635% | 0.0635% | 0.0635% | 0.0635% | |
| Alpine School District | 0.8177% | 0.7718% | 0.7167% | 0.6873% | 0.6498% | 0.6600% | 0.6600% | 0.6600% | 0.6600% | 0.6600% | 0.6600% | |
| American Fork City | 0.2362% | 0.2261% | 0.2082% | 0.2077% | 0.2027% | 0.1906% | 0.1906% | 0.1906% | 0.1906% | 0.1906% | 0.1906% | |
| North Utah Water Conservancy District | 0.0024% | 0.0023% | 0.0021% | 0.0019% | 0.0017% | 0.0016% | 0.0016% | 0.0016% | 0.0016% | 0.0016% | 0.0016% | |
| Central Utah Water Conervancy District | 0.0405% | 0.0386% | 0.0378% | 0.0374% | 0.0378% | 0.0382% | 0.0382% | 0.0382% | 0.0382% | 0.0382% | 0.0382% | |
| Less State Assessing & Collecting | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0167% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | |
| Less Local Assessing & Collecting | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | |
| **Total Tax Rate** | 1.1838% | 1.1222% | 1.0427% | 1.0075% | 0.9759% | 0.9539% | 0.9539% | 0.9539% | 0.9539% | 0.9539% | 0.9539% | |
| **TAX INCREMENT REVENUES** | | | | | | | | | | | | |
| Total Tax Increment | 964,178 | 1,042,098 | 1,016,327 | 917,534 | **$ 1,025,383** | **$ 1,041,673** | **$ 1,041,673** | **$ 1,041,673** | **$ 1,041,673** | **$ 1,041,673** | **$ 1,041,673** | |
| **Total Tax Increment** | **$ 964,178** | **$ 1,042,098** | **$ 1,016,327** | **$ 917,534** | **$ 1,025,383** | **$ 1,041,673** | **$ 1,041,673** | **$ 1,041,673** | **$ 1,041,673** | **$ 1,041,673** | **$ 1,041,673** | |
| Percent of Property Tax Increment for Project | 60% | 60% | 60% | 60% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| **TOTAL TAX INCREMENT REVENUE** | | | | | | | | | | | | |
| Tax Increment Revenue | | | | | | | | | | | | |
| Additional Tax Increment (Haircut) | | | | | | | | | | | | |
| Total Calculated Tax Increment Due to Project Area | $ 578,507 | $ 625,259 | $ 609,796 | $ 550,520 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | **$ -** |
| Haircut Revenue ("Additional Tax Increment") | | | 127,102 | 116,643 | **325,088** | **$ 320,943** | **$ 320,943** | **$ 320,943** | **$ 320,943** | **$ 320,943** | **$ 320,943** | **$ 2,250,748** |
| Revenues Not Collected | | | (106,437) | (84,548) | **$ (4,349)** | | | | | | | **$ (4,349)** |
| Previous Years Tax Increment Revenue to RDA | | | | | **$ 24,777** | | | | | | | |
| Total Tax Increment Actually Collected and Paid | 487,443 | $ 553,342 | 630,461 | 751,711 | 320,739 | | | | | | | 320,739 |
| **TOTAL TAX INCREMENT REVENUE TO RDA** | **$ 13,611** | **$ 660,351** | **$ 630,461** | **$ 751,711** | **$ 345,515** | **$ 320,943** | **$ 320,943** | **$ 320,943** | **$ 320,943** | **$ 320,943** | **$ 320,943** | **$ 2,271,175** |
| **Interest Revenue** | | | **$ 20,634** | **$ 39,000** | **$ 33,798** | **$ 33,798** | **$ 33,798** | **$ 33,798** | **$ 33,798** | **$ 33,798** | **$ 33,798** | **$ 236,585** |
| **Total Revenue to Project Area** | **$ 13,611** | **$ 660,351** | **$ 651,094** | **$ 790,711** | **$ 379,313** | **$ 354,741** | **$ 354,741** | **$ 354,741** | **$ 354,741** | **$ 354,741** | **$ 354,741** | **$ 2,507,760** |
| **EXPENDITURES:** | | | | | | | | | | | | |
| Project Area Budget and Use of Funds | | | | | | | | | | | | |
| **Redevelopment Agency Uses** | | | | | | | | | | | | |
| RDA Administration @ 5% | $ 681 | $ 6,788 | $ 6,415 | $ 9,000 | 0 | | | | | | | $ - |
| Young Living Agreement | 31,865 | 35,000 | 35,000 | 23,135 | 0 | | | | | | | $ - |
| Development Activities | | | | 182,936 | | | | | | | | $ - |
| Contribution to (Use of) Fund Balance | (413,335) | 230,222 | 201,472 | 78,612 | $ 379,313 | | | | | | | $ 379,313 |
| | | | | | | | | | | | | $ - |
| **Other Agency Obligations and Indebtedness** | | | | | | | | | | | | $ - |
| Transfer to General Fund | | | 23,200 | $ 34,543 | | | | | | | | $ - |
| Total Debt Obligations | $ 394,400 | $ 388,341 | | $ 355,009 | | | | | | | | $ - |
| | | | | | | | | | | | | $ - |
| **Use of Haircut ("Additional Tax Increment")** | | | | | | | | | | | | $ - |
| Additional Tax Increment Qualifying Projects | | | $ 385,007 | $ 107,476 | | $ 354,741 | $ 354,741 | $ 354,741 | $ 354,741 | $ 354,741 | $ 354,741 | $ 2,128,447 |
| | | | | | | | | | | | | $ - |
| **Total Expenditures** | $ 13,611 | $ 660,351 | $ 651,094 | $ 790,711 | **$ 379,313** | **$ 354,741** | **$ 354,741** | **$ 354,741** | **$ 354,741** | **$ 354,741** | **$ 354,741** | **$ 2,507,760** |

## EXHIBIT B


580 S
380 E
420 E
600 S
620 S
500 E
860 E
4850 W
NORTH COUNTY BLVD
AMERICAN FORK 1853
I-15 SB X276 OFF 500 E RAMP
I-15 NB X276 ON 500 E RAMP
I-15 NB X276 ON 500 E NB RAMP
QUALITY DR
I-15 NB X276 OFF 500 E RAMP
800 S
I-15 SB X276 ON 500 E SB RAMP
I-15 NB FWY
I-15 SB X276 OFF 500 E NB RAMP
I-15 SB X276 ON 500 E RAMP
AMERICAN FORK
MONET DR
PLEASANT GROVE
2500 W
UTAH VALLEY DR
450 S
CHATEAU WAY
AUTO MALL DR
2280 W
2250 W
2310 W
610 S
1050 S
I-15 SB FWY
860 E
670 S
AMERICAN FORK RDA
NORTH VALLEY EDA BOUNDARY
AMERICAN FORK PARCELS (2014)
LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
0 250 500 1,000 Feet
N

# SECTION 4:
## OVERVIEW OF THE EGG FARM EDA PROJECT AREA

Table 4.1

| OVERVIEW | | | | |
|---|---|---|---|---|
| **Type**<br>EDA | **Acreage**<br>97<br>91 Developed<br>6 Undeveloped | **Purpose**<br>Commercial Development | **Taxing District**<br>60 | **Tax Rate**<br>0.009759 |
| **Creation Year**<br>FY 2001 | **Base Year**<br>FY 1999 | **Term**<br>24 Years | **Trigger Year**<br>FY 2005 | **Expiration Year ***<br>FY 2028 |
| **Base Value**<br>$705,802 | **TY 2019 Value**<br>$132,056,792 | **Increase**<br>18,710% | **FY 2019 Increment**<br>$950,017 Calculated<br>$895,484 Received | **Remaining Life**<br>Up to 8 Years |

* The expiration year of 2028 may be adjusted depending upon whether or not maximum tax increment levels are reached prior to 2028, as outlined in the Amended Project Area Budget.

The Egg Farm EDA Project Area was created on October 17, 2000 and is governed by the "Egg Farm Economic Development Plan" dated September 8, 2000 as well as the "Official Amended Project Area Budget" dated October 24, 2013. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity.

The purpose of the Egg Farm EDA Project Area is the incentivizing of commercial development in American Fork City, including the attraction of major employers and developers willing to invest private capital into new businesses which will provide additional jobs and broaden the tax base of the community. This commercial development in the Project Area is to be facilitated through the actions outlined on the following page.

- Remove impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels necessary for economic development served by improved public utilities, infrastructure improvements, and new public or private facilities.
- Eliminate environmental deficiencies, irregular lot subdivision, improper drainage, overcrowding or underutilization of real property.
- Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principals, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.
- Promote and market the Project Area for economic development complimentary to existing businesses and industries or enhance the economic base of the City through diversification.
- Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, and other infrastructure improvements as appropriate and as necessary.
- Provide improved public streets and road access to and within the Project Area to facilitate better traffic and pedestrian circulation, reduce traffic hazards, and to promote air quality.
- Ensure compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City.
- The Project Area lies entirely within American Fork City and includes approximately 97 acres of property located along the west side of I-15 from 1100 South to approximately 1500 South, and is bound on the west by the Southern Pacific Railroad tracks. The Project Area is zoned for both commercial and industrial use. A map of the Project Area is included as Exhibit C.

## SOURCES OF FUNDS

Table 4.2

| 2020 SOURCES OF FUNDS | |
|---|---|
| Calculated Tax Increment | $950,017 |
| Uncollected Tax Increment | (54,532) |
| Property Tax Increment Collected and Paid to Agency | 895,484 |
| Interest Earnings | 48,111 |
| **Total Sources of Funds** | **$943,595** |

Table 4.3

| TAX INCREMENT LEVELS | |
|---|---|
| Years | % |
| 2005 - 2028 | 75% |

The Project Area was originally intended to draw property tax increment beginning with the taxes collected in 2004 and remitted to the Agency in 2005 and continue for 24 years with the final tax increment being collected in 2027 and remitted to the Agency in 2028. However, the Project Area Budget was amended in 2013 and currently includes a provision outlining that the Project Area will receive tax increment for 24 years *or* until the total tax increment received by the Agency after tax year 2012 reaches a cap of $9,262,291, whichever occurs first.

Since tax year 2012, a total of $5,368,075 in tax increment has been remitted to the Agency, leaving $3,894,216 to be paid to the Agency before the cap is reached. It is currently projected that the cap will be reached with increment paid to the Agency in fiscal year 2024 (for taxes collected in tax year 2023 at a participation rate of 56% and not 75%) and that the Project Area will expire at that time.

## USES OF FUNDS

Table 4.4

| 2020 USES OF FUNDS | |
|---|---|
| RDA Administration | $10,500 |
| Affordable Housing (20%) | - |
| Public Infrastructure (25%) | 52,993 |
| Developer Infrastructure Debt Service Payment | 474,253 |
| Transfer to General Fund | 33,942 |
| Future Development Activities | 371,907 |
| **Total Uses of Funds** | **$943,595** |

Table 4.5

| ALLOCATION OF TAX INCREMENT FUNDS | |
|---|---|
| RDA Administration | 5% |
| Affordable Housing Fund | 20% |
| Public Infrastructure | 25% |
| Developer Infrastructure Reimbursement | 50% |
| Total | 100% |

Reimbursements for Developer Infrastructure Improvements consist of a principal payment, along with interest calculated at a rate of 2.5%.

It is planned that the amounts available for Public Infrastructure Costs will be used for property purchase, roadway construction, and improvements to culinary water, pressurized irrigation, and storm drain systems which are estimated to cost $500,000. This year, $52,993 went toward the 860 East reconstruction project. A detail of these planned improvements is given later in this report.

The City is in the process of adopting a resolution to reimburse itself for previously constructed affordable housing projects and related infrastructure. Many of these projects were completed using federal grants that required City matches. The City intends to reimburse and pay the required matches with the affordable housing tax increment funds received from the Egg Farm EDA. These funds will be applied to projects which are qualifying affordable housing projects, as defined in the State Code.

## DEVELOPMENT OBLIGATIONS AND INCENTIVES

As outlined in the Agreement for Private Development of Land (ADL), the Agency agreed to reimburse the landowner for the costs of certain infrastructure improvements and developments that would create jobs in the Project Area. Tax increment is to be used for this reimbursement in an amount of $3,245,944 plus interest at a rate of 2.5%. Table 4.5 above shows the uses of tax increment funds by the Agency, 50-percent of which is dedicated to reimbursing the Developer for infrastructure improvements until all obligations are satisfied.

The Amended Project Area Budget adopted in 2013 also shows that the Agency may be able to accelerate payments to the Developer with the last payment estimated to take place in 2022. The acceleration of repayment to the Developer will provide a benefit to the Agency as it will retain the full 75% of tax increment generated, allowing the Agency to fund additional infrastructure improvements. This will serve

to further enhance the Project Area until it expires in either tax year 2026 or when the total amount of tax increment received by the Agency after tax year 2012 reaches $9,262,291.

To this point, a total of $2,961,775 in principal has been repaid to the Developer. These payments are outlined in the table below, along with projected payments for FY 2021 through FY 2022.

Table 4.6

| DEVELOPER CONSTRUCTED INFRASTRUCTURE AND IMPROVEMENTS | | | | | |
|---|---|---|---|---|---|
| Tax Year | Beginning Balance | Principal | Interest | Total P+I | Ending Balance |
| 2004 | 3,245,944 | (5,012) | 81,149 | 76,137 | 3,250,956 |
| 2005 | 3,250,956 | 4,126 | 81,274 | 85,400 | 3,246,829 |
| 2006 | 3,246,829 | 4,962 | 81,171 | 86,133 | 3,241,867 |
| 2007 | 3,241,867 | 8,080 | 81,047 | 89,127 | 3,233,787 |
| 2008 | 3,233,787 | 59,705 | 80,845 | 140,550 | 3,174,082 |
| 2009 | 3,174,082 | 96,638 | 79,352 | 175,990 | 3,077,444 |
| 2010 | 3,077,444 | 99,437 | 76,936 | 176,373 | 2,978,007 |
| 2011 | 2,978,007 | 102,295 | 74,450 | 176,745 | 2,875,712 |
| 2012 | 2,875,712 | 105,228 | 71,893 | 177,121 | 2,770,484 |
| 2013 | 2,770,484 | 182,803 | 69,262 | 252,065 | 2,587,681 |
| 2014 | 2,587,681 | 334,080 | 64,692 | 282,261 | 2,253,600 |
| 2015 | 2,253,600 | 308,979 | 56,340 | 365,383 | 1,944,622 |
| 2016 | 1,944,622 | 340,524 | 48,616 | 389,140 | 1,604,097 |
| 2017 | 1,604,097 | 410,716 | 40,102 | 450,819 | 1,193,381 |
| 2018 | 1,193,381 | 453,458 | 29,835 | 483,615 | 739,924 |
| 2019 | **739,924** | 455,755 | 18,498 | 474,253 | 284,169 |
| 2020 | 284,169 | 284,169 | 7,104 | 291,273 | - |
| 2021 | - | - | - | - | - |
| 2022 | - | - | - | - | - |
| 2023 | - | - | - | | - |
| **TOTALS:** | | **3,245,944** | **1,042,565** | **4,172,384** | |

## PROJECT AREA REPORTING AND ACCOUNTABILITY

The projections in the amended multi-year budget adopted by the Agency in 2013 differ dramatically from those contained in the original budget due to adjustments that have been made based on actual development and assessed values through 2013. This is best illustrated in Table 4.10.

## RELATIVE GROWTH IN ASSESSED VALUE

Table 4.7

| GROWTH IN ASSESSED VALUES | | | | |
|---|---|---|---|---|
| ASSESSED VALUES IN PROJECT AREA | CURRENT YEAR | PRIOR YEAR/ BASE YEAR | GROWTH RATE | AAGR |
| Annual Growth in Project Area (2019 vs. 2018) | $132,762,594 | $128,861,241 | 3% | 3% |
| Project Area Life Growth in Project Area (2019 vs. Base) | 132,762,594 | 705,802 | 18,710% | 36% |
| ASSESSED VALUES IN AMERICAN FORK CITY | CURRENT YEAR | PRIOR YEAR/ BASE YEAR | GROWTH RATE | AAGR |
| Annual Growth in City (2019 vs. 2018) | $2,601,563,749 | $2,216,888,592 | 17% | 17% |
| Lifetime Growth in City (2019 vs. 1999) | 2,601,563,749 | 618,527,099 | 321% | 9% |

## BENEFITS TO TAXING ENTITIES

Table 4.8

| BENEFITS TO TAXING ENTITIES |
|---|
| Increased Property Tax Revenues |
| Increased Sales Tax Revenues |
| Creation of high-quality jobs spurred by commercial development |
| Higher growth in tax based compared to non-incentivized areas |
| The lifetime AAGR for the Project Area is five times that of non-incentivized areas |

The most significant benefit to the taxing entities will be realized when the life of the Project Area expires. Although the Project Area was originally intended to expire in tax year 2027, the amended budget allows for the early termination of the Project Area which is currently projected to be tax year 2023. This projected early termination will provide the taxing entities with three extra years of tax increment based on the full assessed value of the Project Area.

The table below shows the approximate benefit to the taxing entities of receiving 100% of tax increment after the Agency cap is reached in tax year 2023. Outlined therein is the original 25% of tax increment, as well as the additional 75% of tax increment that will be received by the taxing entities over these two years.

It is important to point out that this projected expiration year may be adjusted depending on when total tax increment amounts paid to the Agency after tax year 2012 reach $9,262,291.

Table 4.9

| FY 2024 – 2028 PROJECTED TAX INCREMENT REVENUES BASED ON EXPIRATION OF PROJECT AREA IN TY 2023 | | |
|---|---|---|
| ENTITY | ORIGINAL 25% TAX INCREMENT | ADDITIONAL 75% TAX INCREMENT |
| Utah County | $120,323.93 | $360,971.79 |
| Alpine School District | 1,187,833.86 | 3,563,501.58 |
| American Fork City | 343,032.02 | 1,029,096.06 |
| North Utah County Water Conservancy District | 2,879.60 | 8,638.79 |
| Central Utah Water Conservancy District | 68,750.38 | 206,251.15 |
| **Total** | **$1,722,820** | **$5,168,459** |

Currently, the taxing entities are benefiting from increased assessed values in the Project Area as a portion of tax increment is being returned to the taxing entities. As shown below, the annual tax increment (above the base amount) currently being returned to taxing entities is 18,710% above what would have been realized if assessed values in the Project Area had remained at base year levels. This pass-through increment will continue to increase as assessed values rise. Since 1999 the taxable value within the City (excluding project areas) has grown at an average annual rate of 9%, while the project area's rate has been 36%.

Table 4.10

| GROWTH IN TAX INCREMENT | | | | | |
|---|---|---|---|---|---|
| TAX INCREMENT FROM PROJECT AREA | ORIGINAL BUDGET | ACTUAL REVENUE | BASE YEAR VALUE REVENUES | % ABOVE BASE | ACTUAL % ABOVE BASE |
| Fiscal Year 2020 (Total Increment) | $996,371 | $1,266,689 | $6,770 | 27.1% | 18,710% |
| Life Time Revenue (FY 2005 - 2020) | 11,429,023 | 11,572,394 | 126,738 | 1.3% | 9,131% |
| PASS THROUGH INCREMENT (ABOVE BASE) | ORIGINAL BUDGET REVENUES | ACTUAL REVENUES | BASE YEAR VALUE REVENUES | % ABOVE BASE | ACTUAL % ABOVE BASE |
| Fiscal Year 2020 | $249,093 | $316,672 | $6,770 | 27.1% | 46,78% |
| Life Time Revenue (FY 2005 - 2020) | 2,857,256 | 2,893,099 | 126,738 | 1.3% | 22,83% |

## NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The Egg Farm EDA Project Area was created with the intent of incentivizing commercial development in American Fork City. The project area does not contain any residential units and 0 percent of the area is made up of residential development. The financing of infrastructure improvements has spurred the development of the North Pointe Business Park, which has housed some of the first high-tech businesses in northern Utah County. This development has served as a magnet for other high-tech companies in the valley. Notable businesses located in the Project Area are outlined in the table below.

Table 4.11

| NOTABLE BUSINESSES | |
|---|---|
| AMP Security | Marketecture |
| CED | Morinda |
| Certiport | Novarad |
| Coldwell Banker Commercial | Power Innovations |
| Franson Civil Engineering | Rain International |
| Henry Schein Practice Solutions | |

In 2016, Roderick Enterprises, the developer behind the North Pointe Business Park, received approval for a new 200,000 square foot office warehouse structure. Their phase II was recently completed. Another large office warehouse structure, estimated to be 100,000 square feet, was constructed three years ago.

The Project Area has realized a $3.9 million increase in total assessed value from TY 2018 to TY 2019, stemming from the completion of additional office buildings.

Of the project area's 97 acres, 91 are developed, making the project area 94% developed.

Other planned improvements in the Project Area, and their associated costs, to the extent that sufficient tax increment funds are available, are outlined in the table below:

Table 4.12

| CAPITAL IMPROVEMENTS WITHIN PROJECT AREA | | |
|---|---|---|
| PRIORITY | PROJECT | COST* |
| 1 | Property Purchase | 393,000 |
| 2 | Reconstruction of 860 East | 500,000 |
| 3 | Widening of 630 East | 250,000 |
| 4 | Widening of 1300 East | 360,000 |
| 5 | Widening of 1500 South ** | 2,986,066 |
| 6 | Widening of Sam White Lane | 1,643,987 |
| 7 | Culinary Water: 16" New Water Line | 192,664 |
| 8 | Pressurized Irrigation: 12" Pipe | 142,768 |
| 9 | Storm Drain Pipe | 589,671 |
| **Total** | | **$7,058,156** |

* The cost only includes the cost of infrastructure in the Project Area, not necessarily for the entire project.
** Alpine School District will benefit directly from improvements planned for 1500 South as school buses use this road extensively.

The map of the Project Area shown in Exhibit C outlines the location of these proposed improvements.

The Agency/City plans to fund these improvements using both tax increment revenues and impact fee revenues. Tax increment will be used first, followed by impact fees, which may not be available until 2023 according to the schedule of improvements shown in the current impact fee study. Of the capital improvement projects listed above, this year, $52,993 was spent on the 860 East reconstruction project. The City may be able to receive some revenues from Mountainland Association of Governments ("MAG") for the widening of 1500 South, but this is yet to be discussed with MAG. If tax increment revenues are

not sufficient to fund these projects, the City will be forced to wait until impact fees are available, revenues are received from MAG, or a developer agrees to construct the improvements.

The areas surrounding the boundaries of the Project Area have also experienced growth in connection with development within the Project Area.

## FORECASTED PROJECT AREA BUDGET UDPATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 4.13

| PROJECT AREA BUDGET | FY 2021 - 2025 | |
|---|---|---|
| REVENUES | FY 2021 BUDGET | THROUGH REMAINING LIFE OF AREA (INCLUDING FY 2020) |
| Annual Property Tax Increment | $1,036,553 | $4,844,233 |
| Interest Revenue | 48,111 | $240,556 |
| **Total Revenue** | **$1,084,664** | **$5,030,256** |
| EXPENDITURES | FY 2021 TOTAL | THROUGH REMAINING LIFE OF AREA (INCLUDING FY 2020) |
| RDA Administration | $51,828 | $210,022 |
| Affordable Housing Fund (20%) | 207,311 | 798,088 |
| Public Infrastructure (25%) | 259,138 | 1,050,603 |
| Developer Infrastructure Reimbursement - Principal | 284,169 | 739,924 |
| Developer Infrastructure Reimbursement - Interest @ 2.5% | 7,104 | 25,602 |
| Transfer to General Fund | - | 33,942 |
| Other Development Activities | 275,114 | 2,172,075 |
| **Total Expenditures** | **$1,084,664** | **$5,030,256** |

## OTHER ISSUES

LYRB would like to point out that, as is the case in the Agency's other Project Areas, the receipt of a portion of the tax increment due to the Agency has been delayed due to the delinquent tax payments associated with property owners. The Agency has and will receive this increment as it is collected by the County and it appears that the County is tracking and remitting tax increment as these late tax payments are collected.

LYRB is working with the County to continue to monitor this issue to ensure that delinquent collections are properly tracked and that the appropriate portions continue to be remitted to the Agency over the life of the Project Area. Currently, it is understood that an estimated tax increment amount of **$60,532** remains outstanding from current and prior years and will be remitted to the Agency as it is collected.

All tax increment collections and payments to the Agency will end at the expiration of the Project Area in FY 2028. Delinquent tax increment collected beyond this date will be forfeited by the Agency.

Table 4.12 identifies capital improvement projects planned for the area, including the projects' estimated costs and their priority. The Agency and City are in the process of finalizing a Capital Facilities Financing Plan ("CFFP"), which is a refinement of the Agency's vision to further the economic development

opportunities within the Project Area. It is anticipated that the CFFP will be finalized in the 4th quarter of 2020 or 1st quarter of 2021. The CFFP, as outlined and summarized in Table 4.12 will create a more detailed and accurate plan for capital improvements throughout the City and specifically within this Project Area. The CFFP will provide specifics for the capital projects' timing, costs, revenue available to fund the projects, and priority. The Agency is also contemplating loaning revenues from this Project Area to other project areas. The costs and benefits to any inter-agency loans will be considered prior to providing any inter-agency loan monies.

LYRB has not identified any other major areas of concern with the Egg Farm EDA Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

## PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following three sheets represent:

- FY 2020 Actual Budget
- FY 2021 Projected Budget
- FY 2020-2028 Projected Multi-Year Budget

# Egg Farm Economic Development Project Area

2020 Actuals
October 16, 2020

| | | |
|---|---|---|
| | Tax Year | 2019 |
| | Payment Year | 2020 |
| **REVENUE:** | | |
| **TAXABLE VALUATION:** | | |
| Real Property | $ | 122,433,000 |
| Personal Property | | 9,933,848 |
| Centrally Assessed | | 395,746 |
| **Total Assessed Value** | **$** | **132,762,594** |
| Less: Base Year Value | | **(705,802)** |
| **Incremental Assessed Value** | **$** | **132,056,792** |
| **Tax Rate:** | | |
| Utah County | | 0.0672% |
| Alpine School District | | 0.6498% |
| American Fork City | | 0.2027% |
| American Fork Metropolitan Water District | | 0.0000% |
| North Utah County Water Conservancy District | | 0.0017% |
| Central Utah Water Conservancy District | | 0.0378% |
| Less State Assessing & Collecting | | 0.0167% |
| Less Local Assessing & Collecting | | 0.0000% |
| Less Tax Rate Differential | | 0.0000% |
| **Total Tax Rate - Area 186:** | | **0.9759%** |
| **TAX INCREMENT REVENUES** | | |
| Total Tax Increment | $ | 1,266,689 |
| **Total Tax Increment:** | **$** | **1,266,689** |
| **Percent of Tax Increment for Project** | | 75% |
| **TAX INCREMENT REVENUES** | | |
| Tax Increment to RDA - Calculated | $ | 950,017 |
| Tax Increment Actually Collected and Paid [1] | $ | 895,484 |
| Previous Years Tax Increment Revenue to RDA | | (54,532) |
| **Interest Revenue** | | 48,111 |
| **Total Revenue to RDA:** | | 943,595 |
| **EXPENDITURES:** | | |
| Project Area Budget and Uses of Funds | | |
| **Redevelopment Agency Uses** | | |
| RDA Administrative Fees @ 5% | $ | 10,500 |
| Affordable Housing Fund @ 20% | | - |
| Public Infrastructure Costs/Agency @ 25% | | 52,993 |
| **Other Agency Obligations and Indebtedness** | | |
| Developer Infrastructure Reimbursement [2] | | |
| Principal | | 455,755 |
| Interest (@ 2.5%) | | 18,498 |
| Total Debt Obligations | | 474,253 |
| | | - |
| Transfer to GF | | 33,942 |
| | | - |
| Excess for Agency Use/Use of EDA's Fund Balance | | 371,907 |
| **TOTAL EXPENDITURES** | **$** | **943,595** |

Note 1: Tax increment actually paid to the Agency is based on actual collections. As the County collects previous years tax increment, it is remitted to the Agency in the current year.

# Egg Farm Economic Development Project Area

2021 Annual Budget
October 16, 2020

| | | |
|---|---|---|
| | Tax Year | 2020 |
| | Payment Year | 2021 |

| | | |
|---|---|---|
| **REVENUE:** | | |
| **TAXABLE VALUATION:** | | |
| Real Property | $ | 133,201,800 |
| Personal Property | | 9,498,053 |
| Centrally Assessed | | 399,379 |
| **Total Assessed Value** | **$** | **143,099,232** |
| Less: Base Year Value | | **(705,802)** |
| **Incremental Assessed Value** | **$** | **142,393,430** |

| | |
|---|---|
| **Tax Rate:** | |
| Utah County | 0.0635% |
| Alpine School District | 0.6600% |
| American Fork City | 0.1906% |
| American Fork Metropolitan Water District | 0.0000% |
| North Utah County Water Conservancy District | 0.0016% |
| Central Utah Water Conservancy District | 0.0382% |
| Less State Assessing & Collecting | 0.0167% |
| Less Local Assessing & Collecting | 0.0000% |
| Less Tax Rate Differential | 0.0000% |
| **Total Tax Rate - Area 186:** | **0.9706%** |

| | | |
|---|---|---|
| **TAX INCREMENT REVENUES** | | |
| Total Tax Increment | $ | 1,382,071 |
| **Total Tax Increment:** | **$** | **1,382,071** |

| | |
|---|---|
| **Percent of Tax Increment for Project** | 75% |

| | | |
|---|---|---|
| **TAX INCREMENT REVENUES** | | |
| Tax Increment to RDA - Calculated | $ | 1,036,553 |
| Tax Increment Actually Collected and Paid [1] | $ | 1,036,553 |
| Previous Years Tax Increment Revenue to RDA | | - |
| **Interest Revenue** | | 48,111 |
| **Total Revenue to RDA:** | | 1,084,664 |

| | | |
|---|---|---|
| **EXPENDITURES:** | | |
| Project Area Budget and Uses of Funds | | |
| **Redevelopment Agency Uses** | | |
| RDA Administrative Fees @ 5% | $ | 51,828 |
| Affordable Housing Fund @ 20% | | 207,311 |
| Public Infrastructure Costs/Agency @ 25% | | 259,138 |
| **Other Agency Obligations and Indebtedness** | | |
| Developer Infrastructure Reimbursement [2] | | |
| Principal | | 284,169 |
| Interest (@ 2.5%) | | 7,104 |
| Total Debt Obligations | | 291,273 |
| | | - |
| Transfer to GF | | - |
| | | - |
| Excess for Agency Use/Use of EDA's Fund Balance | | 275,114 |
| **TOTAL EXPENDITURES** | **$** | **1,084,664** |

Note 1: Tax increment actually paid to the Agency is based on actual collections. As the County collects previous years tax increment, it is remitted to the Agency in the current year.

# Egg Farm Economic Development Area

Ongoing Budget
Multi-Year Project Area Budget Projections
October 23, 2020

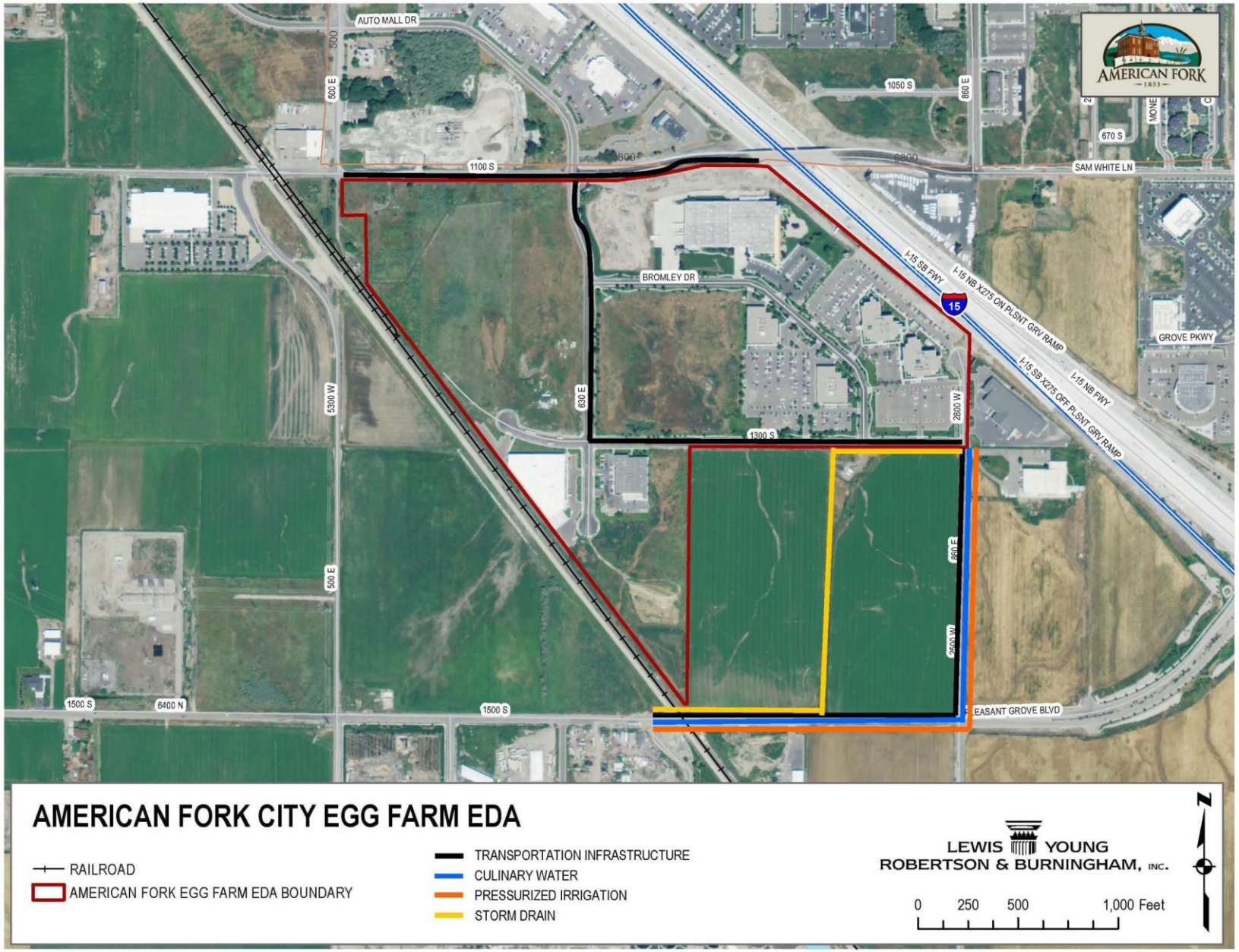
End of Agency Payments to Developer

End of Project Area

AMERICAN FORK 1853

| | <===== HISTORIC | | PROJECTED =====> | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Tax Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | TOTALS |
| Payment Year | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | |
| **REVENUE:** | | | | | | | | | | | |
| **TAXABLE VALUATION:** | | | | | | | | | | | |
| Real Property | $ 118,590,600 | $ 122,433,000 | $ 133,201,800 | $ 133,201,800 | $ 133,201,800 | $ 133,201,800 | $ 133,201,800 | $ 133,201,800 | $ 133,201,800 | $ 133,201,800 | |
| Personal Property | 9,919,807 | 9,933,848 | 9,498,053 | 9,782,995 | 10,076,484 | 10,378,779 | 10,690,142 | 11,010,847 | 11,341,172 | 11,681,407 | |
| Centrally Assessed | 350,834 | 395,746 | 399,379 | 411,360 | 423,701 | 436,412 | 449,505 | 462,990 | 476,879 | 491,186 | |
| **Total Assessed Value** | **$ 128,861,241** | **$ 132,762,594** | **$ 143,099,232** | **$ 143,396,155** | **$ 143,701,986** | **$ 144,016,991** | **$ 144,341,447** | **$ 144,675,636** | **$ 145,019,851** | **$ 145,374,393** | |
| Less: Base Year Value | **$ (705,802)** | **$ (705,802)** | **$ (705,802)** | **$ (705,802)** | **$ (705,802)** | **$ (705,802)** | **$ (705,802)** | **$ (705,802)** | **$ (705,802)** | **$ (705,802)** | |
| **Incremental Assessed Value** | **$ 128,155,439** | **$ 132,056,792** | **$ 142,393,430** | **$ 142,690,353** | **$ 142,996,184** | **$ 143,311,189** | **$ 143,635,645** | **$ 143,969,834** | **$ 144,314,049** | **$ 144,668,591** | |
| **Tax Rate:** | | | | | | | | | | | |
| Utah County | 0.0732% | 0.0672% | 0.0635% | 0.0635% | 0.0635% | 0.0635% | 0.0635% | 0.0635% | 0.0635% | 0.0635% | |
| Alpine School District | 0.6873% | 0.6498% | 0.6600% | 0.6600% | 0.6600% | 0.6600% | 0.6600% | 0.6600% | 0.6600% | 0.6600% | |
| American Fork City | 0.2077% | 0.2027% | 0.1906% | 0.1906% | 0.1906% | 0.1906% | 0.1906% | 0.1906% | 0.1906% | 0.1906% | |
| North Utah County Water Conservancy District | 0.0019% | 0.0017% | 0.0016% | 0.0016% | 0.0016% | 0.0016% | 0.0016% | 0.0016% | 0.0016% | 0.0016% | |
| Central Utah Water Conservancy District | 0.0374% | 0.0378% | 0.0382% | 0.0382% | 0.0382% | 0.0382% | 0.0382% | 0.0382% | 0.0382% | 0.0382% | |
| Less State Assessing & Collecting | 0.0000% | 0.0167% | 0.0167% | 0.0167% | 0.0167% | 0.0167% | 0.0167% | 0.0167% | 0.0167% | 0.0167% | |
| Less Local Assessing & Collecting | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | |
| Less Tax Rate Differential | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | 0.0000% | |
| **Total Tax Rate - Area 186:** | **1.0075%** | **0.9759%** | **0.9706%** | **0.9706%** | **0.9706%** | **0.9706%** | **0.9706%** | **0.9706%** | **0.9706%** | **0.9706%** | |
| **TAX INCREMENT REVENUES** | | | | | | | | | | | |
| Total Tax Increment | $ 1,291,166 | $ 1,266,689 | $ 1,382,071 | $ 1,384,953 | $ 1,387,921 | $ 1,390,978 | $ 1,394,128 | $ 1,397,371 | $ 1,400,712 | $ 1,404,153 | **$ 12,408,976** |
| **Total Tax Increment:** | **$ 1,291,166** | **$ 1,266,689** | **$ 1,382,071** | **$ 1,384,953** | **$ 1,387,921** | **$ 1,390,978** | **$ 1,394,128** | **$ 1,397,371** | **$ 1,400,712** | **$ 1,404,153** | **$ 12,408,976** |
| **Percent of Tax Increment for Project** | 75% | 75% | 75% | 75% | 75% | 56% | 0% | 0% | 0% | 0% | |
| **TAX INCREMENT REVENUES** | | | | | | | | | | | |
| Tax Increment to RDA - Calculated | $ 968,375 | $ 950,017 | $ 1,036,553 | $ 1,038,714 | $ 1,040,941 | $ 778,008 | $ - | $ - | $ - | $ - | **$ 4,844,233** |
| Interest Earnings | | | | | | | | | | | **$ -** |
| Tax Increment Actually Collected and Paid [1] | $ 967,229 | $ 895,484 | $ 1,036,553 | $ 1,038,714 | $ 1,040,941 | $ 778,008 | $ - | $ - | $ - | $ - | **$ 4,789,701** |
| Previous Years Tax Increment Revenue to RDA | (1,146) | (54,532) | - | - | - | - | - | - | - | - | **(54,532)** |
| **Total Tax Increment Revenue to RDA:** | **$ 967,229** | **$ 895,484** | **$ 1,036,553** | **$ 1,038,714** | **$ 1,040,941** | **$ 778,008** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 4,789,701** |
| **Increment Collected since TY2013** | **$ 4,472,590** | **$ 5,368,075** | **$ 6,404,628** | **$ 7,443,342** | **$ 8,484,283** | **$ 9,262,291** | | | | | |
| **Interest Revenue** | **$ 58,254** | **$ 48,111** | **$ 48,111** | **$ 48,111** | **$ 48,111** | **$ 48,111** | **$ -** | **$ -** | | | **$ 240,556** |
| **Total Revenue to Project Area** | **$ 1,025,483** | **$ 943,595** | **$ 1,084,664** | **$ 1,086,826** | **$ 1,089,052** | **$ 826,119** | **$ -** | **$ -** | | | **$ 5,030,256** |
| **EXPENDITURES:** | | | | | | | | | | | |
| Project Area Budget and Uses of Funds | | | | | | | | | | | |
| **Redevelopment Agency Uses** | | | | | | | | | | | |
| RDA Administrative Fees @ 5% | $ 8,000 | $ 10,500 | $ 51,828 | $ 51,936 | $ 54,453 | $ 41,306 | $ - | $ - | $ - | $ - | **$ 210,022** |
| Affordable Housing Fund @ 20% | 193,446 | - | 207,311 | 207,743 | 217,810 | 165,224 | - | - | - | - | **798,088** |
| Public Infrastructure Costs/Agency @ 25% | 280,484 | 52,993 | 259,138 | 259,679 | 272,263 | 206,530 | - | - | - | - | **1,050,603** |
| | | | | | | | | | | | **-** |
| **Estimated BTSAF Reimbursement** | | | | | | | | | | | **-** |
| Developer Infrastructure Reimbursement | | | | | | | | | | | **-** |
| Principal | 453,458 | 455,755 | 284,169 | - | - | - | - | - | - | - | **739,924** |
| Interest (@ 2.5%) | 29,835 | 18,498 | 7,104 | - | - | - | - | - | - | - | **25,602** |
| Total Debt Obligations | 483,615 | 474,253 | 291,273 | - | - | - | - | - | - | - | **$ 765,526** |
| | | | | | | | | | | | **-** |
| Transfer to GF | 38,334 | 33,942 | | | | | | | | | **33,942** |
| Use of Fund Balance | | | | | | | | | | | **-** |
| Infrastructure Related to the Project Plan and Budget | 21,605 | 371,907 | 275,114 | 567,468 | 544,526 | 413,060 | - | - | - | - | **2,172,075** |
| **TOTAL EXPENDITURES** | **$ 1,025,483** | **$ 943,595** | **$ 1,084,664** | **$ 1,086,826** | **$ 1,089,052** | **$ 826,119** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 5,030,256** |

## EXHIBIT C


AMERICAN FORK CITY EGG FARM EDA
RAILROAD
AMERICAN FORK EGG FARM EDA BOUNDARY
TRANSPORTATION INFRASTRUCTURE
CULINARY WATER
PRESSURIZED IRRIGATION
STORM DRAIN
LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
0 250 500 1,000 Feet
AUTO MALL DR
500 E
1050 S
860 E
670 S
1100 S
SAM WHITE LN
BROMLEY DR
I-15 SB FWY
I-15 NB X275 ON PLSNT GRV RAMP
I-15 NB FWY
I-15 SB X275 OFF PLSNT GRV RAMP
GROVE PKWY
5300 W
630 E
2800 W
1300 S
1500 S
6400 N
EASANT GROVE BLVD

# UNAPPROVED MINUTES

AMERICAN FORK REDEVELOPMENT AGENCY
JUNE 30, 2020
SPECIAL SESSION MINUTES

Members Present:

| | |
|---|---|
| Bradley J. Frost | Chairman |
| Kevin Barnes | Board Member |
| Staci Carroll | Board Member |
| Barbara Christiansen | Board Member |
| Robert Shelton | Board Member |
| Clark Taylor | Board Member |

Staff Present:

| | |
|---|---|
| David Bunker | City Administrator |
| Wendelin Knobloch | Associate Planner |
| Terilyn Lurker | City Recorder |
| Aaron Brems | Fire Chief |
| Anna Montoya | Finance Officer |
| George Schade | IT Director |
| Cherylyn Egner | Legal Counsel |
| Adam Olsen | Senior Planner |
| Scott Sensanbaugher | Public Works Director |

The American Fork Redevelopment Agency met on Tuesday, June 30, 2020 electronically, commencing at 6:45 p.m.

The meeting was called to order by Chairman Frost at 6:45 p.m. He noted the meeting was being held electronically. He noted comments could have been submitted via email and the City Recorder was at City Hall for public comment.

PUBLIC HEARING

- Receiving of public comment regarding the American Fork Redevelopment Agency Budget for fiscal year ending June 30, 2021.

Chairman Frost asked if there were any comments submitted or any citizens at City Hall. There being none, the public hearing ended.

SPECIAL SESSION

1. Roll call.

Roll call was taken.

2. Review and action on a resolution adopting the American Fork Redevelopment Agency Budget for fiscal year ending June 30, 2021.

Anna Montoya explained they had gone over the budget in a couple of work sessions. She noted the budget included the Egg Farm EDA projects which included the 860 East Road project this year and the widening of Sam White Lane for next year.

**Board Member Carroll moved to approve Resolution No. 2020-RA-03R adopting the American Fork Redevelopment Agency Amended budget for fiscal year ending June 30, 2021. Board Member Taylor seconded the motion. Voting was as follows:**

**Aye: Board Member Barnes**
**Board Member Carroll**
**Board Member Christiansen**
**Board Member Shelton**
**Board Member Taylor**

**The motion carried.**

3. Approval of the May 12, 2020 Redevelopment Agency minutes.

**Board Member Taylor moved to approve the May 12, 2020, Redevelopment Agency minutes. Board Member Carroll seconded the motion. Voting was as follows:**

**Aye: Board Member Barnes**
**Board Member Carroll**
**Board Member Christiansen**
**Board Member Shelton**
**Board Member Taylor**

**The motion carried.**

4. Adjournment

**Board Member Carroll moved to adjourn the RDA meeting. Board Member Christiansen seconded the motion. All were in favor.**

The meeting adjourned at 6:51 p.m.

Terilyn Lurker, Secretary