

PUBLIC NOTICE OF A MEETING OF THE
PLEASANT VIEW CITY REDEVELOPMENT AGENCY
OF PLEASANT VIEW CITY, UTAH

June 9, 2020

Public Notice is hereby given that the Pleasant View City Redevelopment Agency of Pleasant View, Utah will hold a Public Meeting through ZOOM on Tuesday, June 9, 2020, commencing after the City Council meeting at 6:00 PM.

In order to attend the meeting log into YouTube or

<https://tinyurl.com/te9g43j>

Comments will be monitored and responded to as applicable.

We encourage email comments and concerns sent to lhellstrom@pleasantviewcity.com

The agenda consists of the following:

Consent Items:

Minutes of May 12, 2020

Business:

- 8:00 P.M. 1. Tax Increment Financing (TIF) payment approval to JD Machine and Western States Rebar Fabrication.
- 8:05 P.M. 2. Public Hearing – Discussion and possible action to consider amending the 2019-2020 fiscal year budget, Resolution 2020-A (RDA). *(Presenter: Laurie Hellstrom)*
- 8:10 P.M. 3. Public Hearing – Discussion and possible action to consider adopting the 2020-2021 fiscal year budget, Resolution 2020-B (RDA). *(Presenter: Laurie Hellstrom)*

Adjournment

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 782-8529, at least 24 hours prior to the meeting

**MINUTES OF THE MEETING OF THE
PLEASANT VIEW CITY REDEVELOPMENT AGENCY (RDA)
PLEASANT VIEW, UTAH**

May 12, 2020

The public meeting was held through ZOOM with an anchor location at the city office at 520 West Elberta Dr. in Pleasant View, Utah, commencing at 9:08 P.M.

CHAIR: Leonard Call
Attendance method: (via Zoom and office)

BOARD MEMBERS:
Ann Arrington (via Zoom)
Kevin Bailey (via Zoom and office)
Steve Gibson (via Zoom)
David Marriott (via Zoom)
Sara Urry (via Zoom)

STAFF:
Bill Cobabe (via Zoom and office)
Tyson Jackson (via Zoom)
Laurie Hellstrom (via Zoom and office)

Motion was made by BM Urry to go into the RDA meeting. 2nd by BM Bailey. Voting aye: BM Arrington, BM Bailey, BM Gibson, BM Marriott and BM Urry. 5-0

Consent:
Motion was made by BM Arrington to accept the consent items (Minutes of December 10, 2020. 2nd by BM Marriott. Voting aye: BM Arrington, BM Bailey, BM Gibson, BM Marriott and BM Urry. 5-0

Business:

1. Budget Workshop.

No Discussion budget as presented.

2. Tentatively adopt the Tentative Budget for the 2020-2021 fiscal year.

Motion was made by BM Arrington to adopt the Tentative Budget for the 2020-2021 fiscal year. 2nd by BM Urry. Voting aye: BM Arrington, BM Bailey, BM Gibson, BM Marriott and BM Urry. 5-0

3. Set public hearings to consider amending the 2019-2020 fiscal year budget and adopting the 2020-2021 fiscal year budget.

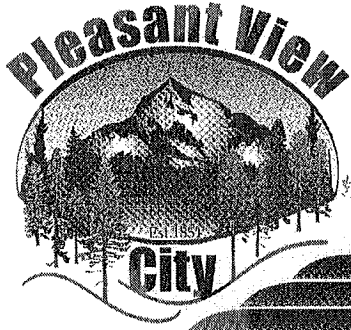
Motion was made by CM Bailey to set the date for public hearings to consider amending the 2019-2020 fiscal year budget and adopting the 2020-2021 fiscal year

budget as June 9, 2020. 2nd by BM Marriott. Voting aye: BM Arrington, BM Bailey, BM Gibson, BM Marriott and BM Urry. 5-0

Motion was made by BM Urry to end the RDA meeting and go back into City Council meeting. 2nd by BM Bailey. Voting aye: BM Arrington, BM Bailey, BM Gibson, BM Marriott and BM Urry. 5-0

Adjournment: 9:10 P.M.





520 W. Elberta Dr.
Pleasant View, Ut 84414
Main Office (801) 782-8529
Police Dept. (801) 782-6736

June 10, 2020

Matthew D. Wardle, President
JD Machine
2744 Parkland Blvd.
Pleasant View, UT 84414

RE: Tax Year 2019 Tax Increment Payment

Dear Mr. Wardle,

Enclosed, please find your Tax Increment Financing (TIF) payment for the 2019 tax year with an 2018 adjustment in the amount of \$45,547.07. This is JD Machine's ninth payment, with a total of \$308,247.14 now having been dispersed.

This qualifies for the 50% Reimbursement of Improvement Costs level, as outlined in Section 2.5 of the April 14, 2010 Participation Agreement.

In 2010, when the agreement was put in place, JD Machine had 66 employees; you now have a total of 195 employees, an increase of 129 employees. The average hourly wage for a JD Machine employee is \$22.92, which is \$.28 above the 110% requirement of exceeding the Weber County median income of \$20.58.

In addition, you have exceeded the \$7M requirement of capital investment for the parcel with TIN# 19-372-0001. Weber County outlines your current total taxable value as \$9,976,000 with the breakdown as shown below.

- Tealco - \$330,122 (personal property)
- JD Machine - \$4,136,293 (personal property)
- 2800 Parkland - \$5,509,585 (real property)

With this letter I have included a spreadsheet that details the calculation of the TIF payment as outlined in the agreement and the Redevelopment Agency's approved budget.

The City of Pleasant View appreciates JD Machine's contribution to our community in the form of jobs, increased property values and of course, tax revenues. We look forward to your continued growth! Please feel free to contact me if you have any questions regarding the payment amount or the agreement.

Sincerely,

Laurie Hellstrom
City Recorder

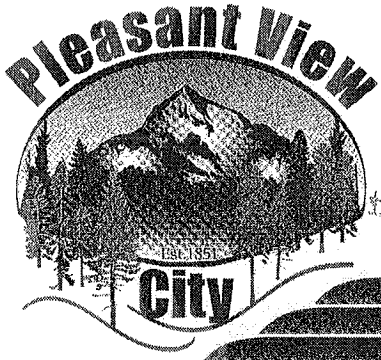
DRAFT

**JD Machine, Tealco and Parkland Boulevard
Tax Increment Refund per April 14, 2010 Participation Agreement**

	Account	Ownership	2019 Taxes Paid	Line #
Real Property	19-372-0001	2800 Parkland Boulevard, LLC	\$70,126.00	1
Personal Property	125621	Tealco, LLC	\$4,378.41	2
Personal Property	8607	JD Machine	\$54,859.65	
		Total 2018 Taxes Paid	\$129,364.06	3
		10% Flow Through to Taxing Entities	\$12,936.41	4
		Tax Increment Received by Pleasant View City:	\$116,427.65	5
		20% for Housing (Line 5 x 20%)	\$23,285.53	6
		3% for Administration (Line 5 x 3%)	\$3,492.83	7
		Available Tax Increment:	\$89,649.29	8
		% of Available Tax Increment to be Paid (per Participation Agreement)	50%	9
4th Payment		Amount to be Paid: (Line 8 x Line 9)	\$44,824.65	11

2011 Payment	\$	21,637.63
2012 Payment	\$	23,493.68
2013 Payment	\$	32,633.22
2014 Payment	\$	36,967.76
2015 Payment	\$	36,551.68
2016 Payment	\$	36,002.60
2017 Payment	\$	34,344.18
2018 Payment	\$	41,069.32
2018 Adj.to Payment	\$	722.42
2019 Payment	\$	44,824.65
Total Paid		\$308,247.14

accounts:		
19-372-0001	\$	5,509,585.00
125621	\$	330,122.00
8607	\$	4,136,293.00
Total Taxable Value		
2019	\$	9,976,000.00



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June 10, 2020

Grant Norman, President
Western States Rebar Fabrication
1525 W Stonefield Way
Pleasant View, UT 84412

RE: Tax Year 2019 Tax Increment Payment

Dear Mr. Norman,

Please find enclosed with this letter, your 2019 Tax Increment Financing (TIF) payment for the tax year of 2019. The City of Pleasant View appreciates Western States' presence in our community and the value that your business brings to our residents in the form of jobs, increased property values and tax revenues.

The TIF refund amount for the 2019 Tax Year with a 2018 adjustment is \$21,099.75. I have also attached a spreadsheet that details the calculation of the TIF payment as outlined in the agreement and the Redevelopment Agency's approved budget.

The agreement outlines that no more than a total of \$300k will be reimbursed to Western States, and your total reimbursement is now \$212,369.47, leaving you eligible for an additional \$87,630.53. We wish your business luck and prosperity as you continue in your business efforts. Please feel free to contact me if you have any questions regarding the payment amount.

Sincerely,

Laurie Hellstrom
City Recorder

**Western States Rebar
Tax Increment Refund per September 28, 2009 Participation Agreement**

	Account	Ownership	2019 Taxes Paid	Line #
Real Property	19-236-0006	Western States Machine	\$27,811.67	1
Personal Property	65001	Western States Machine	\$2,117.60	2
		Total:	\$29,929.27	3
	Less:	10% Flow Through to Taxing Entities	\$2,992.93	4
		Tax Increment Received by Pleasant View City:	\$26,936.34	5
	Less:	20% for Housing (Line 5 x 20%)	\$5,387.27	6
		3% for Administration (Line 5 x 3%)	\$808.09	7
		Available Tax Increment:	\$20,740.98	8
		% of Available Tax Increment to be Paid (per Participation Agreement)	100%	9
		Amount to be Paid (Line 8 x Line 9):	\$20,740.98	10

2010 Amount:	\$	20,855.79
2011 Amount:	\$	20,902.64
2012 Amount:	\$	21,231.61
2013 Amount:	\$	21,231.61
2014 Amount:	\$	21,935.94
2015 Amount:	\$	21,246.51
2016 Amount:	\$	20,833.67
2017 Amount:	\$	21,904.34
2018 Amount:	\$	21,127.60
2018 Adjustment Amount:	\$	358.77
2019 Amount:	\$	20,740.98
Total Amount:	\$	212,369.47

Total Amount Left Available: \$ 87,630.53

RESOLUTION 2020-A (RDA)

**A RESOLUTION
AMENDING THE BUDGET FOR THE FISCAL YEAR 2019-2020.**

Be it resolved by the Pleasant View Redevelopment Agency of Pleasant View, Utah:

SECTION ONE: The budget for the fiscal year 2019-2020 is hereby amended as Exhibit A (attached).

SECTION TWO: This resolution shall take effect immediately.

DATED this ____ day of _____, 2020.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Chair

Attest:

RDA Secretary

Vote:

____ BM Arrington
____ BM Bailey
____ BM Gibson
____ BM Marriott
____ BM Urry

RESOLUTION 2020-B (RDA)

**A RESOLUTION
ADOPTING THE BUDGET FOR THE FISCAL YEAR 2020-2021**

Be it resolved by the Pleasant View Redevelopment Agency of Pleasant View, Utah:

SECTION ONE: The Budget for the fiscal year 2020-2021 is hereby adopted as stated in Exhibit A.

SECTION TWO: This resolution shall take effect immediately.

DATED this ____ day of _____, 2020.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Chair

Attest:

RDA Secretary

Vote:

____ BM Arrington
____ BM Bailey
____ BM Gibson
____ BM Marriott
____ BM Urry