DRAFT PROJECT AREA PLAN

FILLMORE NORTH END
COMMUNITY REINVESTMENT AREA (CRA)

REDEVELOPMENT AGENCY OF
FILLMORE CITY, UTAH

MARCH 2021

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Definitions

As used in this Community Reinvestment Project Area Plan, the term:

"**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

"Agency" shall mean the Fillmore City Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act and which was created by Resolution 2001-05, approved by the Agency on May 21, 2001.

"**Base taxable value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"**Base taxable year**" shall mean the Base Year during which the Project Area Budget is approved pursuant to Subsection 17C-1-102(9)(d).

"City" or "Community" shall mean Fillmore City.

"Legislative body" shall mean the City Council of Fillmore which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (41) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in this draft Project Area Plan where the community development and reinvestment is anticipated to take place, as further referenced and included by this definition in **Exhibit A** and **Exhibit B** attached hereto.

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over a number of years expressed in terms of current or present day dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- the base taxable value of property in the Project Area;
- the projected tax increment expected to be generated within the Project Area;

- the amount of tax increment expected to be shared with other taxing entities;

- the amount of tax increment expected to be used to implement this Project Area Plan;

- if the area from which tax increment is to be collected is less than the entire Project Area:

  - the tax identification number of the parcels from which tax increment will be collected; or

  - a legal description of the portion of the Project Area from which tax increment will be collected; and

- for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

"Project Area Plan" or **"Plan"** shall mean the written plan (outlined by 17C-5-302 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the FILLMORE PROJECT AREA PLAN will be subject to an interlocal agreement process with the taxing entities within the Project Area.

"Taxes" includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible**.**

"Taxing Entity" shall mean any public entity that levies a tax on any property within the Project Area.

"Tax Increment" shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

"Tax Increment Collection Period" shall mean the period of time in which the taxing entities from the Project Area consent to a portion of their tax increment to be remitted to the Agency from within the Project Area and used to fund the objectives outlined in this Project Area Plan.

"Tax Year" shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2021 - October 31, 2022 tax year.

INTRODUCTION

The Fillmore City Redevelopment Agency ("Agency") has the opportunity to enable developments to be realized within the vicinity of Fillmore City (the "City") near the north I-15 Freeway onramp. In consideration of the City's residents, as well as the City's capacity for new development, the Agency has carefully crafted the *draft* Project Area Plan (the "Plan") for the FILLMORE NORTH END COMMUNITY REINVESTMENT PROJECT AREA (the "Project Area"). The purpose of the Project Area is to enable developments that would already be developed or would be under construction, but for specific hurdles that, without assistance, the property owners and or developers could not overcome.

The City and Agency have undergone a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area. The Plan is intended to define the method and means of supporting the property owners and or developers in overcoming the development shortfalls which will improve the Project Area from its current state to a higher and better use. The Project Area Plan is consistent with the General Plan of the City and is believed to facilitate the desired land-uses for the Project Area.

The City has determined it is in the best interest of its residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, potential financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area ("CRA") pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities -- Community Reinvestment Agency Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area. The realization of the Plan is subject to interlocal agreements between the taxing entities individually and the Agency.

Resolution Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on **February 2, 2021**. This resolution is included as **Exhibit D**.

Utah Code §17C-5-104

Recitals of Prerequisites for Adopting a Community Reinvestment Project Area Plan

In order to adopt a community reinvestment project area plan, the Agency shall;

- Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and General Plan as required by law; and

- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency's deliberations and considerations regarding the Project Area; and

- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the *draft* Project Area Plan and has made a *draft* Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the *draft* Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

UTAH CODE §17C-5-105(1)

Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area is in the vicinity of the Interstate-15 (I-15) on and off ramp at the north end of the City. The Project Area is comprised of approximately 5 parcels, equaling approximately 60.60 acres of land. This is detailed in **Table 1** below.

TABLE 1: PROJECT AREA PARCELS

Parcel Serial Number	Acres
F-6927-1	5.01
F-6970-1	6.20
F-6929-1	32.90
F-6929-1-1	1.49
F-6927-2	15.00
Total	**60.60**

As delineated in the office of the Millard County Recorder, the Project Area encompasses all of the parcels detailed in **Exhibit C.**

UTAH CODE §17C-5-105(1)

General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Densities and How They Will be Affected by the Project Area

General Land Uses

The Project Area's land is all zoned for highway commercial use.

Table 2 summarizes the approximate acreage of existing land uses by land use type.

TABLE 2: LAND USES

Type	Acres	% of Area
Highway Commercial	60.60	100%
Total	**60.60**	**100%**

This Project Area Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

Layout of Principal Streets

The principal streets within the Project Area are the **Cedar Mount Road** and **I-15 Frontage Road**. Note that the Interstate 15 Freeway runs to the south of the Project Area. The Project Area map, provided in **Exhibit B,** shows the principal streets located within the Project Area.

Population Densities

The estimated population density of the Project Area is 0.0 residents per acre. There are no residential buildings within the Project Area.

Building Densities

Currently, there are four buildings within the Project Area; an existing Chevron gas station and Texaco gas station both with separate structures for the gas pumps. The current density 0.066 buildings per acre will increase as development occurs to approximately 0.099. The intent of this Plan is to promote greater economic utilization of the land area and increase overall density.

Impact of Community Development and or Reinvestment on Land Use, Layout of Principal Streets, and Population Densities

Community reinvestment activities within the Project Area will mostly consist of development and economic enhancement of underutilized areas. The types of land uses will include: office, retail, hotel, and restaurant. In order to promote the development of the Project Area, the Agency, along with property owners, developers, and/or businesses will need to construct infrastructure improvements and create better utilization of land.

Land Use – It is anticipated that future development within the Project Area will not have an impact on the full-time population density within the Project Area as no residential buildings are planned. Development will create space for commercial businesses and lodging.

Layout of Principal Streets – While the Project Area does intend to support development by aiding in the construction of roads, these projects will not alter the configuration of principal streets. The roads will simply tie into the principal streets and enhance the overall accessibility of transportation connectivity.

Population Densities – The developers interested in future projects within the Project Area do not currently contemplate any residential developments. The Project Area will, therefore, continue to remain void of any of the City's full-time residential populations.

UTAH CODE §17C-5-105(C)

Standards Guiding the Community Reinvestment

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development and any other data determined to be necessary or requested by the Agency or the City.

UTAH CODE §17C-5-105(D)

How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new development within the Project Area, including retail, lodging, and restaurant space.

UTAH CODE §17C-5-105(E)

Conformance of the Proposed Development to the Community's General Plan

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

UTAH CODE §17C-5-105(G)

Describe any Specific Project or Projects that are the object of the Proposed Community Reinvestment

Two different phases are planned to be constructed within the Project Area. The first is the **Fillmore Travel Center**. Spread over 6.2 acres, the planned development contains a food court, gas station, and hospitality space spread over 16,376 square feet. The estimated increase in property value in the Project Area from this development is Six Million One-Hundred and Twenty-Five Thousand Five-Hundred and Fifty Dollars (**$6,125,550**).

The second planned development is a **Hotel and RV Park**. First, a 100-unit hotel on 8.2 acres. This will be followed by a 55 hookup RV park on 3 acres. The estimated increase in property value from this development within the Project Area is estimated at Eight Million Five-Hundred and Twenty-Four Thousand Four-Hundred and Fifty-One Dollars (**$8,524,451**).

UTAH CODE §17C-5-105(H)

Method of Selection of Private Developers to undertake the Community Reinvestment and Identification of Developers Currently Involved in the Process

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City and or Agency.

The City and Agency will ensure that all development conforms to this Plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the wherewithal of the developer to successfully finance said development. Such a review may include a series of studies and reviews including reviews of the developer’s financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and or property owners shall be governed by a Participation/Development Agreement or similar agreement as approved by the Agency.

UTAH CODE §17C-5-105(I)

Reason for Selection of the Project Area

The area surrounding the I-15 exit on Fillmore’s north end provides an opportunity to accommodate new retail, lodging, and restaurant space in the City. New developments will create new high to moderate paying jobs and increase the tax base to the City, County, School District and other taxing entities. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan.

UTAH CODE §17C-5-105(J)

Description of Physical, Social and Economic Conditions Existing in the Project Area

Physical Conditions
The Project Area consists of approximately 60.60 acres of relatively flat, privately owned land as shown on the Project Area map. The Project Area is to the Northeast of I-15. The freeway exit is used for access to the City, current gas stations, and lodging located nearby.

Social Conditions
The Project Area does not contain any residential properties. The nearest residence is located about 0.8 miles away, south on Highway 99. There is also a Chevron about a half mile south on Highway 99 and some retail and lodging just outside the Project Area. Many of those traveling through and around the Project Area are, therefore, likely to be non-residents of the City.

Economic Conditions
The Project Area has two existing gas stations, the Chevron being expanded as part of the development. In close proximity to the Project Area are a few developments, including another Chevron gas station and convenience store, a Best Western, a Carl's Junior, and a restaurant "Garden of Eat'n".

UTAH CODE §17C-5-105(K)

Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, such as constructing new sewer, Agency requested improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the Tax Increment Collection Period which the Agency deems to be appropriate under the circumstances. The Agency will consider each request for support individually, paying close attention to the potential costs and benefits.

In general, tax incentives may be offered to achieve the community reinvestment goals and objectives of this Plan, specifically to:

- Enable and accelerate economic development;
- Stimulate job development;
- Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- Assist with property acquisition and/or land assembly; and
- Provide attractive development for high-quality commercial/office tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and Tax Increment Collection Period for each taxing entity.

UTAH CODE §17C-5-105(2)

Anticipated Public Benefit to be Derived from the Community Development

The Beneficial Influences upon the Tax Base of the Community

UTAH CODE §17C-5-105(2)(ii)(A)

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, increased sales and use tax revenues, and job creation. The increased revenues will come from the property values associated with new construction in the Project Area, as well as increased spending at new commercial properties and spending by the commercial employees. The current value of the Project Area and the assumed base taxable value is $962,963, which only provides $11,070 in property tax revenues to the taxing entities.

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the Project Area. Job growth will also result in increased income taxes paid, which will beneficial to the school district and the State of Utah. Additionally, business growth will generate corporate income taxes, also a benefit to the school district and State of Utah.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

The Associated Business and Economic Activity Likely to be Stimulated

UTAH CODE §17C-5-105(2)(ii)(B)

Other business and economic activity likely to be stimulated includes increased spending by new employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

Efforts to Maximize Private Investment

UTAH CODE §17C-5-105(2)(B)

The Agency is in discussions with developers who are looking to develop properties located within the Project Area. The major obstacle preventing their developments is the requirement to construct public sewer improvements. The developers also need support in the construction of other infrastructure, storm drain, sewer, culinary water, and other utilities. By supporting infrastructure for the development, costing approximately $1.2M, the Agency will support a total increase in taxable value within the Project Area of about $13.5M. This would be a significant return on investment (ROI) for all the taxing entities.

UTAH CODE
§17C-5-105(2)(C)

But For Analysis

The Project Area is located at a prime location, just off the freeway and in an area that is just beginning to develop. There are, however, hurdles that are preventing further development of the area, such as the requirement to construct a sewer system and other infrastructure. But for the creation of the Project Area and the public participation, some of the planned buildings will likely not get constructed and other developments will be delayed a number of years. The developers, who have already purchased the land requisite for their plans, will delay or abandon their development plans and sell the land in the absence of public participation. Based on the Benefits Analysis included in the following section, public participation will bring **$1,121,944** of benefit to the taxing entities over the life of the project area, which is depicted in **Table 6** below.

UTAH CODE
§17C-5-105(2)

Cost/Benefit Analysis

Based on the land use assumptions, current economic and market demand factors, tax increment participation levels, public infrastructure, land assemblage, and incentive needs, the following table outlines the benefits (revenues) and costs (expenditures) anticipated in the Project Area. This does not factor in the benefit of other economic multipliers such as job creation, disposable income for retail consumption, etc. As shown below, the proposed community reinvestment will create a net benefit to Fillmore City and the other taxing entities that levy a tax within the Project Area.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS (PROPERTY TAXES)

Entity	Percentage	Length	Total	NPV at 5%
Millard County	75%	20 Years	$625,665	$375,281
Millard County School District	75%	20 Years	1,175,114	704,848
Fillmore City	75%	20 Years	158,212	94,898
Millard County Fire Service District	75%	20 Years	55,190	33,104
Total Sources of Tax Increment Funds			**$2,014,181**	**$1,208,131**

TABLE 4: TAX REVENUE ANALYSIS FOR TAXING ENTITIES (20 YEAR TOTAL)

Entity	Property Tax	Sales Tax	Telecom Tax	Transient Room Tax	Total Incremental Revenues
Millard County	$208,555	$266,181	$ -	$161,080	$595,816
Millard County School District	391,705	-	-	-	391,705
Fillmore City	52,737	$904,724	26,463	53,693	1,055,945
Millard County Fire Service District	18,397	-	-	-	18,397
Total Revenue	**$671,394**	**$1,130,905**	**$26,463**	**$214,773**	**$2,061,862**

TABLE 5: COST/BENEFIT ANALYSIS FOR FILLMORE CITY (OVER LIFE OF PROJECT AREA)

City Revenues	Total Incremental Revenues
Property Tax (25% Pass Through)	$52,737
Sales Tax	904,724
Telecom Tax	26,463
Transient Room Tax	53,693

City Revenues	Total Incremental Revenues
TOTAL REVENUES	**$1,055,945**
City Expenditures	**Total Expenses**
General Government Services	224,640
Public Safety Services	101,316
Public Works Services	263,800
TOTAL EXPENDITURES	**$589,756**
Total Revenues minus Expenditures	**$466,189**

The City's net benefit from the Project Area is estimated to be **$466,189**, as depicted in **Table 5** above. Because the developments will likely have a minimal impact on the school districts expenses, it is assumed that only the City, County, and Fire District will experience an increase in costs due to development in the CRA Project Area. The total net benefit to the taxing entities is therefore, **$1,121,944**, or the total benefit $2,061,862 after participating minus the additional costs to the City and other entities, $939,918, as depicted below in **Table 6**.

TABLE 6: NET BENEFIT

Entity	Additional Tax Revenues	Minus	Additional Costs	Equals	Total Net Benefit
Fillmore City	$1,055,945	-	$589,756	=	$466,189
All Taxing Entities	$1,005,917	-	$350,162	=	$655,755
Totals	**$2,061,862**		**$939,918**		**$1,121,944**

EXHIBIT A: Legal Description of North End Fillmore CRA

AREA 1

F 6929-1, F 6970-1, F 6929-1-1, F 6970-1-2

COMMENCING AT A POINT LOCATED SOUTH 437.32 FEET AND WEST 2745.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, NORTH 89°45'40" WEST 549.51 FEET; THENCE NORTH 43°53'34" WEST 192.87 FEET; THENCE NORTH 23°45'12" WEST ALONG A FENCE LINE 202.89 FEET; THENCE NORTH 26°37'43" WEST ALONG A FENCE LINE 150.40 FEET; THENCE NORTH 30°50'02" WEST ALONG A FENCE LINE 45.85 FEET; THENCE NORTH 34°33'56" WEST ALONG A FENCE LINE 29.34 FEET; THENCE NORTH 39°54'22" WEST ALONG A FENCE LINE 375.61 FEET; THENCE NORTH 27°56'20" WEST ALONG A FENCE LINE 18.46 FEET; THENCE NORTH 15°33'51" WEST ALONG A FENCE LINE 60.26 FEET; THENCE NORTH 8°46'09" WEST ALONG FENCE LINE 59.03 FEET; THENCE NORTH 3°39'40" WEST ALONG A FENCE LINE 96.32 FEET; THENCE NORTH 11°49'15" WEST ALONG A FENCE LINE 31.11 FEET; THENCE NORTH 27°21'48" WEST ALONG A FENCE LINE 58.27 FEET; THENCE NORTH 39°18'32" WEST ALONG A FENCE LINE 55.85 FEET; THENCE NORTH 46°33'15" WEST ALONG A FENCE LINE 42.76 FEET; THENCE NORTH 62°48'55" WEST ALONG A FENCE LINE 194.13 FEET; THENCE NORTH 37°29'01" WEST ALONG FENCE LINE 176.43 FEET; THENCE NORTH 7°04'23" WEST ALONG A FENCE LINE 292.67 FEET; THENCE NORTH 84°33'47" EAST ALONG A FENCE LINE 1028.65 FEET TO WEST LINE OF A COUNTY ROAD RIGHT-OF-WAY; THENCE SOUTH 28°12'58" EAST ALONG A FENCE LINE AND SAID RIGHT-OF-WAY 1524.31 FEET; THENCE SOUTH 8°19'45" WEST ALONG A FENCE LINE AND SAID RIGHT-OF-WAY 57.55 FEET; THENCE SOUTH 18°33'09" WEST ALONG A FENCE LINE AND SAID RIGHT-OF-WAY 54.90 FEET; THENCE SOUTH 22°16'08" WEST ALONG A FENCE LINE AND SAID RIGHT-OF-WAY 390.30 FEET TO THE POINT OF BEGINNING.

(Entry #203831 - Book 546 P628)

AREA 2

F6927-1, F6927-2

BEGINNING AT THE INTERSECTION OF A COUNTY ROAD AND AN INTERSTATE FRONTAGE ROAD, WHICH POINT IS APPROXIMATELY 138 FEET EAST (SURVEY SHOWS 157.55 FEET) AND 151 FEET NORTH (SURVEY SHOWS 52.89 FEET) OF THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°36'30 " EAST ALONG THE FRONTAGE ROAD RIGHT OF WAY 35 FEET, MORE OR LESS; THENCE NORTH 63°23'21" EAST ALONG THE FRONTAGE ROAD RIGHT OF WAY 219.7 FEET, MORE OR LESS; THENCE NORTH 28°38' WEST PARALLEL TO THE COUNTY ROAD FENCE 875.00 FEET; THENCE SOUTH 63°23'21" WEST PARALLEL TO THE FRONTAGE ROAD RIGHT OF WAY 250.00 FEET TO THE COUNTY ROAD FENCE; THENCE SOUTH 28°38' EAST ALONG THE COUNTY ROAD FENCE AND EXTENSION THEREOF 858.57 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
AND

(Entry #203533 Book 645 P256)

BEGINNING AT THE INTERSECTION OF A COUNTY ROAD FENCE AND AN INTERSTATE FRONTAGE ROAD FENCE, WHICH POINT IS APPROXIMATELY 138 FEET EAST AND 151 FEET NORTH OF THE SOUTH QUARTER CORNER SECTION 8, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 88°36'30" EAST ALONG THE FRONTAGE ROAD RIGHT-OF-WAY 35 FEET, MORE OR LESS; THENCE NORTH 63°23'21" EAST ALONG THE FRONTAGE ROAD RIGHT-OF-WAY 219.7 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 28°38' WEST 875 FEET; THENCE EAST 1370, FEET MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER ,OF SAID SECTION 8; THENCE SOUTH ALONG SAID EAST LINE 85 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY OF THE INTERSTATE FRONTAGE ROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID INTERSTATE FRONTAGE ROAD RIGHT-OF-WAY 1198 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(Entry #203831 - Book 546 P628)

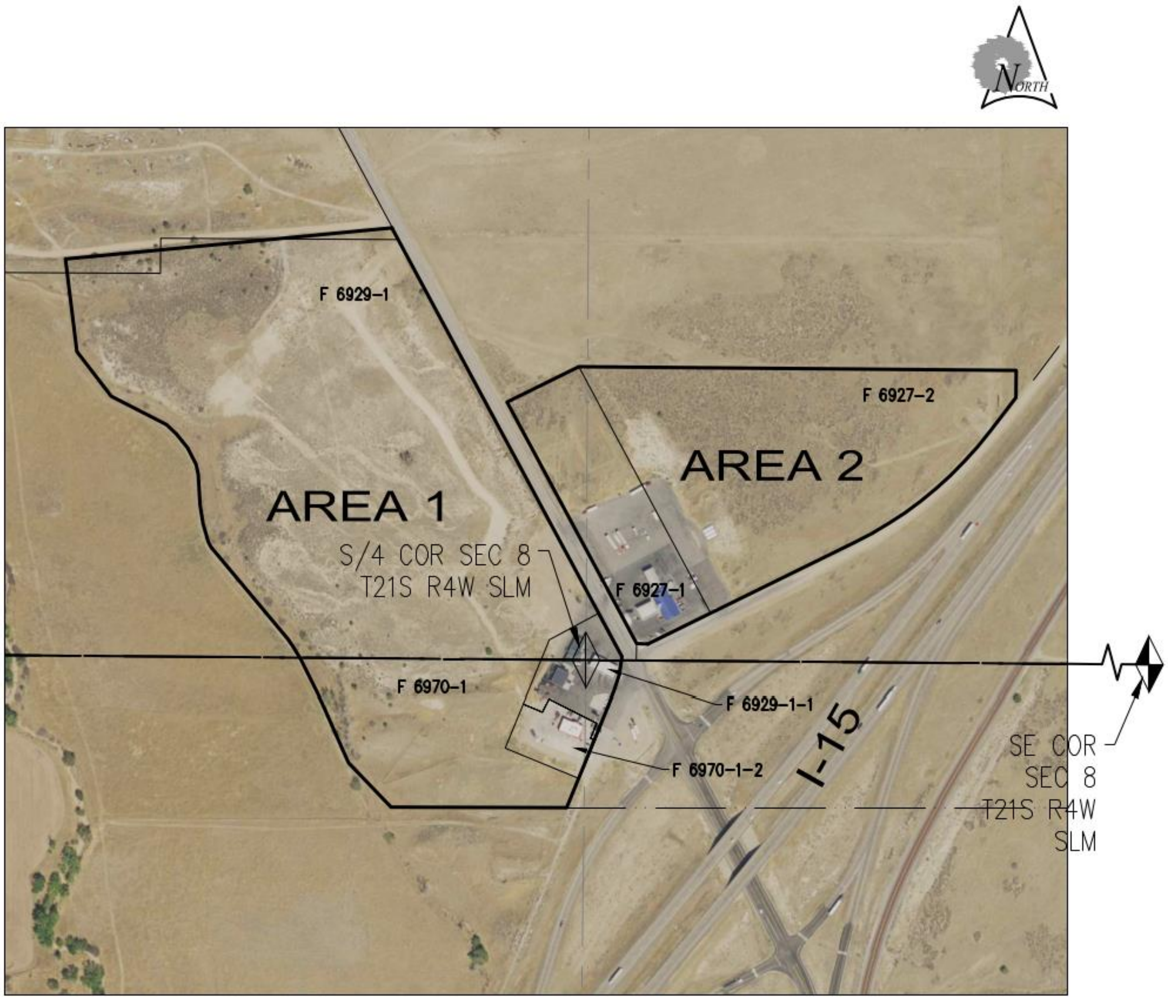

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EXHIBIT B: Map of North End Fillmore CRA

MAP OF PROPOSED PROJECT AREA BOUNDARIES

FILLMORE NORTH END CRA

Proposed Project Area Boundary

EXHIBIT C: Parcel List

Base Value	Acres	Total Market Value (2020)
F-6927-1	5.01	$ 426,013
F-6970-1	6.20	9,300
F-6929-1	32.90	71,900
F-6929-1-1	1.49	435,950
F-6927-2	15.00	19,800
Total Base Value	**60.60**	**$ 962,963**

EXHIBIT D: Resolution Authorizing Preparation of Draft Community Reinvestment Project Area Plan

RESOLUTION NO. RDA21-01

RESOLUTION OF THE GOVERNING BOARD OF THE FILLMORE CITY REDEVELOPMENT AGENCY, DESIGNATING A SURVEY AREA AND AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT PROJECT AREA PLAN AND BUDGET FOR THE PROPOSED FILLMORE NORTH END COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS, the Fillmore City Redevelopment Agency (the "Agency") of Fillmore City, Utah (the "City") was created to transact the business and exercise all of the powers provided for in the Limited Purpose Local Government Entities - Community Reinvestment Agency Act (Title 17C, Chapters 1 through 5, UTAH CODE ANNOTATED, 1953, as amended) and any subsequent, replacement or amended law or act (the "Act"); and

WHEREAS, pursuant to Section l7C-5-103 of the Act, the Agency's governing board (the "Board") is empowered to initiate the process of adopting a community reinvestment project area plan by adopting a survey area resolution that meets the requirements of that statute; and

WHEREAS, pursuant to Section 17C-5-303 of the Act, the Board also is empowered to prepare a proposed budget for a proposed community reinvestment project area budget; and

WHEREAS, the Board met on February 2, 2021 to consider, among other things, (a) designating the geographic area (the "Survey Area") that is located within the City and is shown on the map (the "Map") attached hereto as **Exhibit A**, as a "Survey Area" for purposes of Section I 7C-5-103 of the Act; (b) authorizing the Agency to prepare a proposed community reinvestment project area plan and budget for each proposed community reinvestment project area; and (c) authorizing the Agency to conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency considers appropriate; and

WHEREAS, the Survey Area requires a study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area; and

WHEREAS, the Board desires to authorize the preparation of a draft community reinvestment project area plan and budget for a proposed community reinvestment project area to be known as the NORTH END COMMUNITY REINVESTMENT PROJECT AREA.

NOW, THEREFORE, BE IT RESOLVED by the governing Board of the Agency as follows:

1. The Survey Area shown on the Map, attached hereto as **Exhibit A** is hereby designated as the "Survey Area" for purposes of Section 17C-5-103 of the Act;

2. The Board affirms that the Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area;

3. The Agency hereby tentatively designates the Survey Area as the **North End Community Reinvestment Project Area**, the approximate proposed boundaries of which are depicted on the Map attached hereto as **Exhibit A;**

4. The Agency staff are hereby authorized and directed as follows:

(a) Prepare a proposed community reinvestment project area plan and community reinvestment project area budget for the Survey Area as required by the Act.

(b) Conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency and staff considers appropriate.

(c) Obtain whatever information is needed and hire or contract with consultants and others as necessary for the preparation of the draft community reinvestment project area plan and budget.

(d) Take such other and additional actions necessary or prudent in considering and creating the proposed community reinvestment project area in compliance with the Act including, without limitation, the negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings, and the preparation, publication, and/or mailing of all required notices.

This RESOLUTION, assigned no.RDA21-01, shall take effect immediately upon approval of the Board.

ADOPTED by the Governing Board of the Fillmore City Redevelopment Agency this the 2nd day of February, 2021.

FILLMORE CITY REDEVELOPMENT AGENCY

Michael D. Holt

Michael D. Holt, RDA Chair

ATTEST:

K. W. Orton

Kevin W. Orton, RDA Secretary

Exhibit A

Map of Survey Area

Fillmore City

PROPOSED NORTH FILLMORE RDA SURVEY AREA