

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

**May 25, 2021**

Public Notice is hereby given that the Pleasant View City Redevelopment Agency of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah and **through ZOOM** on Tuesday, May 25, 2021, **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](mailto:lhellstrom@pleasantviewcity.com)

The agenda consists of the following:

**Consent Items:**

Minutes of May 11, 2021.

**Business:**

8:00 P.M. 1. Tax Increment Financing (TIF) payment approvals to JD Machine and Western States Rebar Fabrication. *(Presenter: Laurie Hellstrom)*

8:10 P.M. 2. Budget Workshop.

**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 11, 2021**

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 7:57 P.M.

**CHAIR:** Leonard Call                      **Attendance method:**  
(absent)

**BOARD MEMBERS:**  
Ann Arrington  
Kevin Bailey                      (acting Chair)  
Steve Gibson  
David Marriott  
Sara Urry

**STAFF:**  
Amy Mabey  
Laurie Hellstrom

**VISITORS:**  
None

**Consent:**  
Motion was made by BM Gibson to accept the consent items (Minutes of January 6, 2021. 2<sup>nd</sup> by BM Marriott. Voting aye: BM Arrington, BM Gibson, BM Marriott and BM Urry. 4-0

**Business:**

**1. Budget Workshop.**

Laurie Hellstrom reviewed the RDA budgets with the agency.

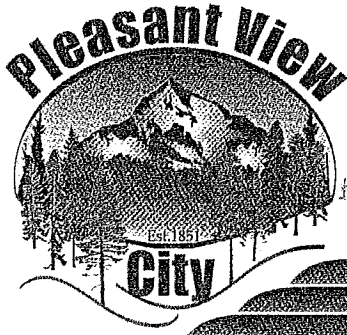
**2. Tentatively adopt the Tentative Budget for the 2021-2022 fiscal year.**

Motion was made by BM Gibson to adopt the Tentative Budget for the 2021-2022 fiscal year. 2<sup>nd</sup> by BM Urry. Voting aye: BM Arrington, BM Gibson, BM Marriott and BM Urry. 4-0

**3. Set public hearings to consider amending the 2020-2021 fiscal year budget and adopting the 2021-2022 fiscal year budget.**

Motion was made by BM Gibson to amending the 2020-2021 fiscal year budget and adopting the 2021-2022 fiscal year budget. 2<sup>nd</sup> by BM Marriott. Voting aye: BM Arrington, BM Gibson, BM Marriott and BM Urry. 4-0

**Adjournment: 8:06 P.M.**



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

May 25, 2021

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

***RE: Tax Year 2020 Tax Increment Payment***

Dear Mr. Wardle,

Enclosed, please find your Tax Increment Financing (TIF) payment for the 2020 tax year in the amount of \$45,981.63. This is JD Machine's tenth payment, with a total of \$354,228.78 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 172 employees, an increase of 106 employees. The average hourly wage for a JD Machine employee is \$24.23, which is \$.60 above the 110% requirement of exceeding the Weber County median income of \$21.48.

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 \$10,898,405 with the breakdown as shown below.

- Tealco - \$330,122 (personal property)
- JD Machine - \$4,756,102 (personal property)
- 2800 Parkland - \$5,812,181 (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 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,

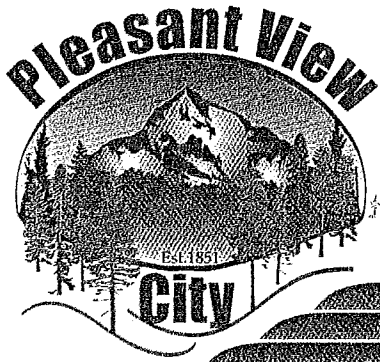
Laurie Hellstrom  
City Recorder

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

Account	Ownership	2020 Taxes Paid	Line #
Real Property 19-372-0001	2800 Parkland Boulevard, LLC	\$70,670.31	1
Personal Property 125621	Tealco, LLC	\$4,013.95	2
Personal Property 8607	JD Machine	\$58,018.87	
	<b>Total 2018 Taxes Paid</b>	<b>\$132,703.13</b>	<b>3</b>
<b>Less:</b>	10% Flow Through to Taxing Entities	\$13,270.31	4
	<b>Tax Increment Received by Pleasant View City:</b>	<b>\$119,432.82</b>	<b>5</b>
<b>Less:</b>	20% for Housing (Line 5 x 20%)	\$23,886.56	6
	3% for Administration (Line 5 x 3%)	\$3,582.98	7
	<b>Available Tax Increment:</b>	<b>\$91,963.27</b>	<b>8</b>
	% of Available Tax Increment to be Paid (per Participation Agreement)	50%	9
<b>4th Payment</b>	<b>Amount to be Paid: (Line 8 x Line 9)</b>	<b>\$45,981.63</b>	<b>11</b>

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
2020 Payment	\$ 45,981.63
<b>Total Paid</b>	<b>\$354,228.78</b>

accounts:	
19-372-0001	\$ 5,812,181.00
125621	\$ 330,122.00
8607	\$ 4,756,102.00
<b>Total Taxable Value</b>	<b>\$ 10,898,405.00</b>
2019	



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May 25, 2021

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

***RE: Tax Year 2020 Tax Increment Payment***

Dear Mr. Norman,

Please find enclosed with this letter, your 2020 Tax Increment Financing (TIF) payment for the tax year of 2020. 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 2020 Tax Year is \$20,311.59. 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 \$232,681.06, leaving you eligible for an additional \$67,318.94. 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	2020 Taxes Paid	Line #
Real Property	19-236-0006	Western States Machine	\$27,892.75	1
Personal Property	65001	Western States Machine	\$1,416.91	2
		<b>Total:</b>	\$29,309.66	3
	Less:	10% Flow Through to Taxing Entities	\$2,930.97	4
		<b>Tax Increment Received by Pleasant View City:</b>	<b>\$26,378.69</b>	5
	Less:	20% for Housing (Line 5 x 20%)	\$5,275.74	6
		3% for Administration (Line 5 x 3%)	\$791.36	7
		<b>Available Tax Increment:</b>	<b>\$20,311.59</b>	8
		% of Available Tax Increment to be Paid (per Participation Agreement)	100%	9
		<b>Amount to be Paid (Line 8 x Line 9):</b>	<b>\$20,311.59</b>	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
2020 Amount:	\$ 20,311.59
<b>Total Amount:</b>	<b>\$ 232,681.06</b>

**Total Amount Left Available:** \$ 67,318.94