

Pleasant View City Redevelopment Agency Meeting Agenda

Tuesday, June 14, 2022

Commencing after the City Council meeting at 6:00 p.m.

- 8:30 P.M. 1. **Consent Items.** Minutes of May 10, 2022
- 8:30 P.M. 2. **Tax Increment Financing.** Discussion and possible action to approve Tax Increment Financing (TIF) payments JD Machine and Western States Rebar Fabrication. (*Presenter: Laurie Hellstrom*)
- 8:35 P.M. 3. **Budget Workshop.**
- 9:00 P.M. 4. **Public Hearings – Budget.**
- a. **Amend.** Discussion and possible action to amend the 2021-2022 fiscal year budget, Resolution 2022-A (RDA).
 - b. **Adopt.** Discussion and possible action to adopt the 2022-2023 fiscal year budget, Resolution 2022-B (RDA).
5. **Adjournment**

Public Notice is hereby given that the Redevelopment Agency of Pleasant View, Utah will hold a Public Meeting in the city office at 520 West Elberta Dr. in Pleasant View, Utah on Tuesday, June 14, 2022, commencing after the City Council meeting at 6:00 PM.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Pleasant View City Office at 801-782-8529, at least 24 hours prior to the meeting.

The City Council at its discretion may change the order and times of the agenda items.

**MINUTES OF THE REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF PLEASANT VIEW CITY, UTAH**

May 10, 2022

The public meeting was held at City Hall, 520 W Elberta Drive, Pleasant View, Utah, commencing at 6:00 P.M.

CHAIR:

Leonard Call

BOARDMEMBERS:

Ann Arrington
Steve Gibson
David Marriott
Philip Nelsen
Sara Urry

STAFF:

Amy Mabey (via phone)
Laurie Hellstrom
Ryon Hadley

VISITORS:

none

1. Consent Items.

a. Minutes of December 28, 2021.

Motion was made by BM Gibson to approve the consent items (as listed above). 2nd by BM Urry. Voting aye: BM Ann Arrington, BM Gibson, BM Marriott, BM Nelsen, and BM Urry. 5-0

2. Budget Workshop.

Laurie Hellstrom reviewed the tentative budget with the board.

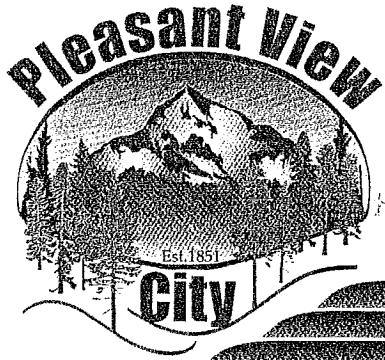
3. Tentative Budget.

Motion was made by BM Gibson to adopt the Tentative Budget for the 2022-2023 fiscal year. 2nd by BM Urry. Voting aye: BM Ann Arrington, BM Gibson, BM Marriott, BM Nelsen, and BM Urry. 5-0

4. Set Public Hearings.

Motion was made by BM Gibson to set a public hearing June 14, 2022 for consider amending the 2021-2022 fiscal year budget and adopting the 2022-2023 fiscal year budget. 2nd by BM Urry. Voting aye: BM Ann Arrington, BM Gibson, BM Marriott, BM Nelsen, and BM Urry. 5-0

Adjournment: 8:36 P.M.



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

June 8, 2022

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

RE: Tax Year 2021 Tax Increment Payment

Dear Mr. Norman,

Please find enclosed with this letter, your 2021 Tax Increment Financing (TIF) payment for the tax year of 2021. 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 2021 Tax Year is \$23,574.58. 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 \$256,255.63, leaving you eligible for an additional \$43,744.37. 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,

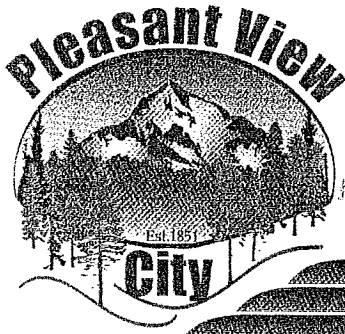
Laurie Hellstrom
City Recorder

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	\$27,081.98	1
Personal Property	65001	Western States Machine	\$6,936.17	2
		Total:	\$34,018.15	3
	Less:	10% Flow Through to Taxing Entities	\$3,401.82	4
		Tax Increment Received by Pleasant View City:	\$30,616.34	5
	Less:	20% for Housing (Line 5 x 20%)	\$6,123.27	6
		3% for Administration (Line 5 x 3%)	\$918.49	7
		Available Tax Increment:	\$23,574.58	8
		% of Available Tax Increment to be Paid (per Participation Agreement)	100%	9
		Amount to be Paid (Line 8 x Line 9):	\$23,574.58	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
2021 Amount:	\$ 23,574.58
Total Amount:	\$ 256,255.63

Total Amount Left Available: \$ 43,744.37



520 W. Elberta Dr.
Pleasant View, Ut 84414
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June 8, 2022

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

RE: Tax Year 2021 Tax Increment Payment

Dear Mr. Wardle,

Enclosed, please find your Tax Increment Financing (TIF) payment for the 2021 tax year in the amount of \$48,671.93. This is JD Machine's eleventh payment, with a total of \$402,900.71 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 177 employees, an increase of 111 employees. The average hourly wage for a JD Machine employee is \$26.67, which is \$2.76 above the 110% requirement of exceeding the Weber County median income of \$21.73.

In addition, you have exceeded the \$7M requirement of capital investment for the parcel with TIN# 19-372-0001, with two years over \$10M. Weber County outlines your current total taxable value as \$12,494,871 with the breakdown as shown below.

- Tealco - \$0 (personal property)
- JD Machine - \$6,391,871 (personal property)
- 2800 Parkland - \$6,103,000 (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 & extension per May 8, 2018 RDA minutes

	Account	Ownership	2021 Taxes Paid	Line #
Real Property	19-372-0001	2800 Parkland Boulevard, LLC		
Personal Property	125621	Tealco, LLC	\$68,609.93	1
Personal Property	8607	JD Machine	\$0.00	2
			\$71,857.41	
		Total Taxes Paid	\$140,467.34	3
		Less:		
		10% Flow Through to Taxing Entities	\$14,046.73	4
		Tax Increment Received by Pleasant View City:	\$126,420.61	5
		Less:		
		20% for Housing (Line 5 x 20%)	\$25,284.12	6
		3% for Administration (Line 5 x 3%)	\$3,792.62	7
		Available Tax Increment:	\$97,343.87	8
		% of Available Tax Increment to be Paid (per Participation Agreement)	50%	9
4th Payment		Amount to be Paid: (Line 8 x Line 9)	\$48,671.93	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
2020 Payment	\$	45,981.63
2021 Payment	\$	48,671.93
Total Paid		\$402,900.71

accounts:		
19-372-0001	\$	6,103,000.00
125621	\$	-
8607	\$	6,391,871.00
Total Taxable Value		
2021	\$	12,494,871.00

RESOLUTION 2022-A (RDA)

**A RESOLUTION
AMENDING THE BUDGET FOR THE FISCAL YEAR 2021-2022.**

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

SECTION ONE: The budget for the fiscal year 2021-2022 is hereby amended as Exhibit A (attached).

SECTION TWO: This resolution shall take effect immediately.

DATED this ____ day of ____, 2021.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Chair

Attest:

RDA Secretary

Vote:

____ BM Arrington
____ BM Gibson
____ BM Marriott
____ BM Nelsen
____ BM Urry

RESOLUTION 2022-B (RDA)

**A RESOLUTION
ADOPTING THE BUDGET FOR THE FISCAL YEAR 2022-2023**

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

SECTION ONE: The Budget for the fiscal year 2022-2023 is hereby adopted as stated in Exhibit A (attached).

SECTION TWO: This resolution shall take effect immediately.

DATED this ____ day of ____, 2022.

PLEASANT VIEW CITY, UTAH

Leonard M. Call, Chair

Attest:

RDA Secretary

Vote:

____ BM Arrington
____ BM Gibson
____ BM Marriott
____ BM Nelsen
____ BM Urry