

ORDINANCE NO. 2022-06-26

AN ORDINANCE ADOPTING THE PATRIOT STATION COMMUNITY REINVESTMENT AMENDED PROJECT AREA PLAN, AS APPROVED BY THE AMERICAN FORK REDEVELOPMENT AGENCY, AS THE OFFICIAL COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE PROJECT AREA AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Board of the American Fork Redevelopment Agency (the "Agency"), having prepared an amended Project Area Plan (the "Plan") for the Patriot Station Community Reinvestment Project Area (the "Project Area"), the legal description attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") § 17C-5-105, and having held the required public hearing on the Plan on December 10, 2019, pursuant to UCA § 17C-5-104, adopted the Plan as the Official Community Reinvestment Plan for the Project Area attached hereto as **EXHIBIT B**; and

WHEREAS the Utah Community Reinvestment Agency Act (the "Act") mandates that, before the community reinvestment project area plan approved by an agency under UCA § 17C-5-104 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-5-109; and

WHEREAS the Act also requires that notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-5-110.

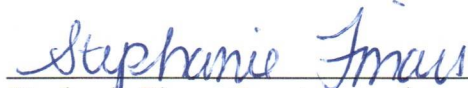
NOW, THEREFORE, BE IT ORDAINED BY THE AMERICAN FORK CITY COUNCIL AS FOLLOWS:

1. American Fork City hereby adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community reinvestment plan for the Project Area (the "Official Plan").
2. City staff and consultants are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-5-110, whereupon the Official Plan shall become effective pursuant to UCA § 17C-5-110(2).
3. Pursuant to UCA § 17C-5-109, the Agency may proceed to carryout the Official Plan upon its adoption.
4. This ordinance shall take effect upon publication.

APPROVED AND ADOPTED this 21 day of June 2022.

ATTEST:


Bradley J. Frost, Mayor


Stephanie Finau, Deputy recorder

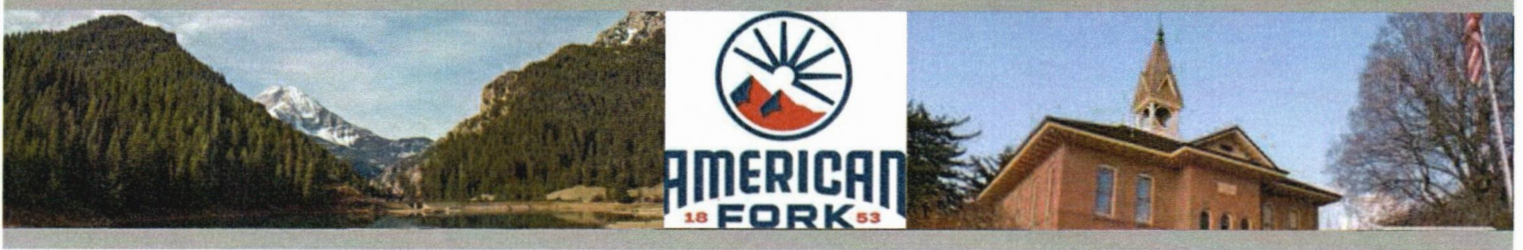


AMENDED PROJECT AREA PLAN

PATRIOT STATION

COMMUNITY REINVESTMENT AREA (CRA)

REDEVELOPMENT AGENCY OF
AMERICAN FORK CITY, UTAH



MARCH 2022


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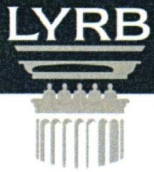


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Definitions

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 Redevelopment Agency of the City of American Fork, which is a separate body corporate and politic created by the City pursuant to the Act.

"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 the City of American Fork.

"Legislative body" shall mean the City Council of American Fork 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 the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (**Exhibit A & Exhibit B**).

"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 in today's 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 the 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 the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the PATRIOT STATION 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 Period” shall mean the period of time in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the 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 Redevelopment Agency of American Fork City ("Agency"), following a strategic development plan and thorough consideration of the needs and desires of American Fork City (the "City") and its residents, as well as the City's capacity for new development, has carefully crafted this Amended Project Area Plan (the "Plan") for the Patriot Station Community Reinvestment Project Area (the "Project Area"). This Plan is the result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies within the vicinity of the American Fork Station, generally to east of 7400 West/900 East, to the west of 570 West, and to the north and south of 200 South/7750 North. The southernmost portion of the Project Area extends roughly 0.6 miles south of 200 South/7750 North. The Plan is intended to define the method and means of transit-oriented development for the Project Area from its current state to a higher and better use. The benefits of creating a true transit-oriented development will be immense and are further discussed throughout this Plan.

The City has determined it is in the best interest of its citizens 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, 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 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 always observed 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 May 10, 2016 and the Agency's board again adopted a revised resolution on October 22, 2019 altering the borders of the original resolution.

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 Amended Project Area Plan and has made an Amended 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 Amended 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 located in the vicinity of the American Fork Station and runs along both sides of 200 South/7750 West and south of Main Street between 7400 West/900 East and 700 West. The majority of land use (68%) in the project area is agricultural. The Project Area is comprised of approximately 214 parcels, equaling approximately 435 acres of property.

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

Of the Project Area's 435 acres, 78-percent are within the City's boundaries (340 acres). The remaining 22-percent (95 acres) are unincorporated and within the County's borders. According to Utah State Code 17C-5-103(1)(a), the survey area's designated geographic area must be within the agency's boundaries. Because the area around the FrontRunner station consists of both parcels within both American Fork City and unincorporated Utah County, the Agency received permission from Utah County (via an interlocal agreement, Resolution No. 2019-RA-03R) to include certain parcels located within unincorporated County in the Project Area. See **Exhibit D** for a copy of the resolution.

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

A significant amount of property within the Project Area consists of agricultural property with some residential property. There is some commercially zoned land, though most of it is vacant.

Table 1 summarizes the approximate acreage of existing land uses by land use type.

TABLE 1: LAND USES

Type	Acres	% of Area
Agriculture (Green Belt)	294	68%
Non-Greenbelt	141	32%
Total	435	100%

Type	Acres	% of Area
Agriculture/Residential	272	63%
Commercial	73	17%
Exempt - Other	90	21%
Total	435	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 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 **200 South/7750 North** and **700 West**. The Project Area map, provided in **Exhibit B**, shows the principal streets in the area. 200 South/7750 North provide access to the majority of the parcels in the Project Area. 700 West runs from 7750 North to the south for 1.3 miles, ending just half a mile before reaching Utah Lake. Improvements to the American Fork Station and its surrounding area are anticipated to spur development within all parts of the Project Area.

Population Densities

The estimated population density of the Project Area is about 2.1 residents per acre. The majority of the residents are located in the three residential buildings to be developed near the Frontrunner Station. They will have a combined 604 units.

Building Densities

Building densities will increase as development occurs. The intent of this plan is to promote greater economic utilization of the land area.

Impact of Community Development 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 and the promotion of transit-oriented development. The types of land uses will include office, high density multi-family housing, hotel, mixed use, and park and ride developments. 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. This transit-oriented project will create a unique work, live, and play development within the region that will bring extensive benefits to the area.

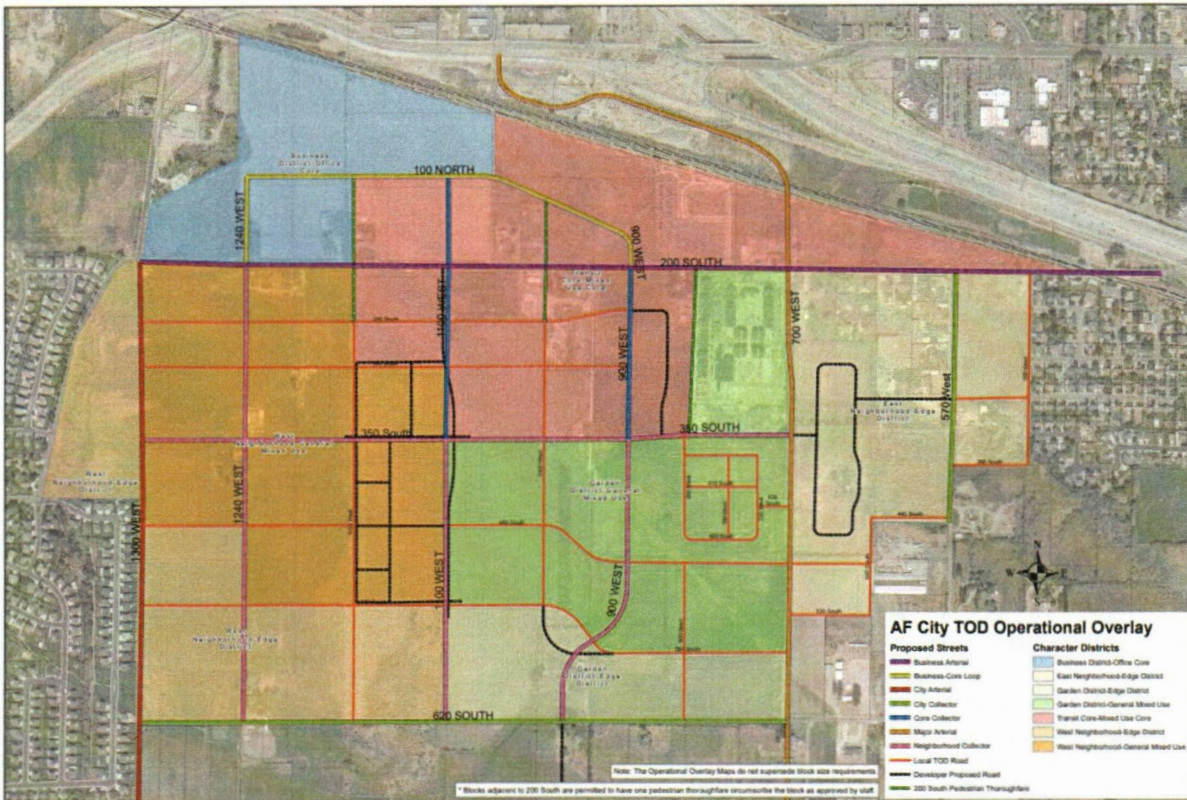


Land Use – It is anticipated that future development within the Project Area will increase the population density within the project area and create space for offices and commercial businesses.

Layout of Principal Streets – In preparation for development that will occur in American Fork's TOD area and continued development in Lindon and Vineyard, American Fork City is exploring different configurations for a major connector from those communities into the City and near the TOD area. See below.

It is anticipated that the community reinvestment of the Project Area may alter the layout of principal streets in the area. There are different scenarios for development, each of which proposes different alterations to principal streets. It is anticipated that the green streets will tie into the major collector illustrated above.

Population Densities – The Project Area includes proposed residential developments for three high and medium density multi-family housing. Once the development plans are realized, the population density is believed to increase from its current density 2.1 persons per acre to 9.2, assuming an average household size of 2.5 for the new residential developments.



UTAH CODE
§17C-5-105(c)

Standards Guiding the Community Reinvestment

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 developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, 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 quality transit-oriented development and improve existing private and public structures and spaces. Most notably, the creation of public gathering spaces at and near the American Fork Front Runner Station with attractive commercial, office, and residential properties within the station's vicinity.

UTAH CODE
§17C-5-105(E)

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

The proposed Community Reinvestment Amended 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

A detailed plan for the development of the area was completed in March of 2014, titled the American Fork Station Area Plan ("AFSAP"). The plan was completed by Psomas Hales Engineering in partnership with Utah Transit Authority, Mountainland Associated Governments, and the City. The report outlines opportunities and recommendations for developing the land within the vicinity of the American Fork Front Runner Station to meet market demands, community needs, and transit station functionality. The report can be accessed through the City's website at:

<http://www.afcity.org/DocumentCenter/Home/View/184>.

The developer has extensive plans for developing the areas surrounding the American Fork FrontRunner Station. These plans involve partnerships with the City and Agency, Utah Transit Authority, and nonprofit organizations. The developer provided concepts and plans for the area.

Furthermore, it is the developer's, City's, and Agency's intent to create a unique work, live, and play development within the area. Extensive plans for developing the area into a true transit-oriented development have been made. The creation of this type of development will provide incredible benefits to citizens, taxing entities, and the State of Utah.

VIEW TOWARD AMERICAN FORK STATION



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, EDC Utah, and/or from other such references.

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 developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE
§17C-5-105(I)

Reason for Selection of the Project Area

The area surrounding the American Fork Front Runner Station provides an opportunity to accommodate new office, commercial, and residential opportunities in the American Fork. New developments will create new high paying jobs and increase the tax base to the City, County, and State of Utah. The proposed Project Area is intended to provide a means for the City to meet the goals outlined in the General Plan.

Furthermore, this specific area was selected due to its proximity to the FrontRunner Station. The City and Agency desire to transform the area into a true transit-oriented development. Doing this would bring extensive benefits to the Agency, City, and Region. Dense, walkable, mixed-use development near transit attracts people and adds to vibrant, connected communities. Convenient access to the FrontRunner will foster development and encourage citizens to use affordable public transportation. Additional benefits to the area and region may include, but are not limited to:

- Increased ridership and associated revenue gains for transit systems
- A larger supply of higher density affordable housing
- Economic returns to surrounding landowners and businesses
- Congestion relief and associated environmental benefits
- Improved safety for pedestrians and cyclists through non-motorized infrastructure
- Incorporation of public and private sector engagement and investment

UTAH CODE
§17C-5-105(J)

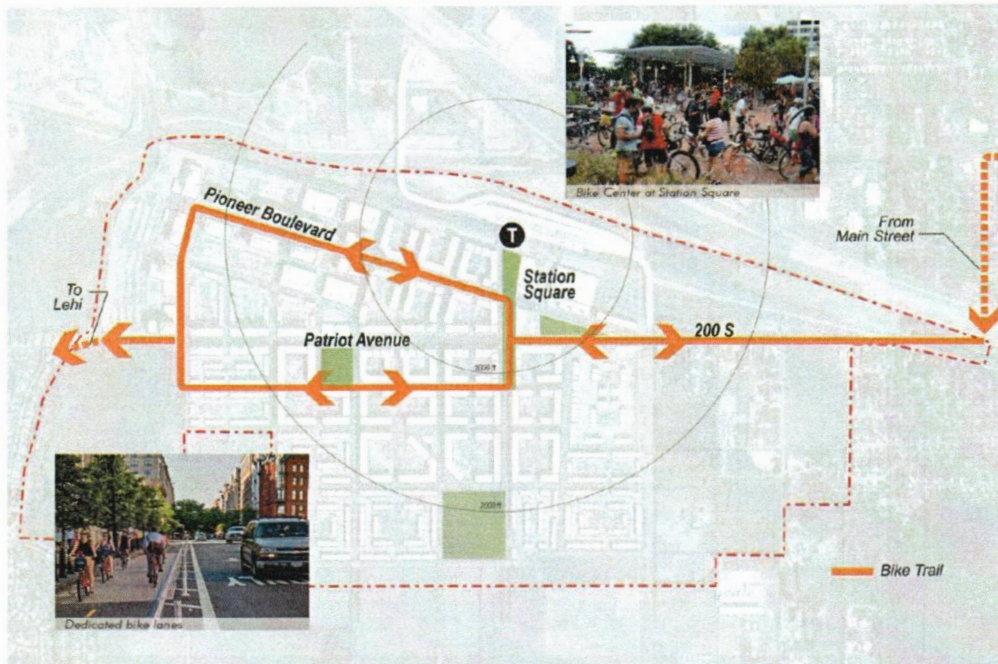
Description of Physical, Social and Economic Conditions Existing in the Project Area

Physical Conditions

The Project Area consists of approximately 435 acres of relatively flat, publicly and privately-owned land as shown on the Project Area map. South of the railroad tracks is mostly agriculture with some residential pockets, including a newly constructed apartment complex.

Social Conditions

The Project Area experiences a lack of connectivity and vitality. There are a growing number of residential units, but no parks, libraries, or other social gathering places in the Project Area. The Front Runner Station holds great potential as a means of connecting people from outside the City to retail, office, and housing opportunities within the City. The lack of sidewalks on most streets south of the railroad tracks discourages foot traffic and access within the area. There will also be extensive development of bike paths in and around the area. These plans will be executed in harmony with the Mountainland Association of Governments' desire for improved transportation infrastructure through the area. See depiction below.



Economic Conditions

The Project Area is within the vicinity of the American Fork FrontRunner Station. South of the station are only agricultural and some residential uses. Some of the objectives of this Plan include creating retail and office spaces south of the tracks and increasing residential opportunities.

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, 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 period which the Agency deems to be appropriate under the circumstances. As indicated in the Agency's Strategic Planning and Governance Report, all applicants requesting assistance from the Agency must complete an application. A cost benefit analysis will assist the Agency in making decisions about offering assistance.

The Agency may also see fit to support transit projects that would benefit the project area and the City as a whole. If some support from the Agency can significantly reduce the timeframe for the completion of the Vineyard Connector and/or Meadows Crossing projects, the Agency may use funds from the project area to support these transportation projects.

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

- ☐ Foster and accelerate economic development;
- ☐ Stimulate job development;
- ☐ Promote the use of transit and the walkability of the area;
- ☐ 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 Amended 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 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, job growth, and housing opportunities. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings, and personal property (machines, equipment, etc.).

Once the residential component is completed, the project area will include about 1,800 newly built residential housing units. These units are planned to be medium and high-density housing, increasing the affordable housing options within the City. These units will lend to the creation of a true transportation-oriented development while also minimizing the number of new students created in the area.

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 Agency is also offering an affordable housing program in this Project Area for employees of Alpine School District, Utah County Sheriff's Office, and Police Officers in the American Fork Police Department. The Agency pledges to contribute up to \$7.6 million in rent or down payment assistance over the 20-year life of the project to help employees who are in low to moderate income ranges. As shown in **Table 2**, the Agency expects to generate enough funding to assist 100 employees annually with rent or 20 employees annually with down payments. By enacting this affordable housing program, the Agency hopes to combat the housing and retention crises

School District and Public Safety employees are facing throughout Utah County. The established guidelines of the program can be found in a separate governing document.

TABLE 2: AFFORDABLE HOUSING PILOT PROGRAM PROJECTIONS

Yearly Funding Available	Rental Assistance Per Month	1 Year Rental Assistance Total	Per Down Payment Assistance Amount	Employees Assisted Yearly with Rent	Employees Assisted with Down Payments Yearly
\$300,000	\$250	\$3,000	\$15,000	100	20

Additionally, job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

The Agency and Alpine School District have agreed that a minimum of 65% of the funding set aside for the affordable housing pilot program will be reserved for School District employees. Additionally, the Agency will not place a cap on the total funding percentage of pilot program funds that may be used to assist employees of the School District. Moreover, pilot program funds set aside to assist Utah County Sheriff employees will be used solely for down payment assistance rather than rental assistance.

Proximity of affordable housing to the FrontRunner station and transit-oriented development will offer further benefits for employees and taxing entities by incentivizing increased lengths of employment and longevity.

UTAH CODE
§17C-5-105(2)(ii)(B)

The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and 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.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

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 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).

UTAH CODE
§17C-5-105(2)(B)

Efforts to Maximize Private Investment

The agency has formed a partnership with the developers to realize the vision of this project area. It is anticipated that the development of the total transit-oriented

development area will require over \$500,000,000 of private capital. Creating a CRA will act as a catalyst to jumpstart the development of the area and guide the development to be higher density and best uses.

UTAH CODE
§17C-5-105(2)(C)

But For Analysis

It is anticipated that this project area will have numerous infrastructure and improvement costs to capture the vision and density of the anticipated transit-oriented development. But for the creation of the CRA and the public participation, the development would likely not occur. The developer, who has already purchased a substantial amount of the land required for their plan, will abandon the development plans and sell the land in the absence of public participation. Public participation is estimated to bring \$30.7 million of net benefit to the taxing entities.

Additionally, as shown in **Table 3** below, the Project Area is predicted to generate 2.7 times the property tax revenue with a CRA than without one. It is important to note that the model used to determine non-incentivized development included high density multi-family housing. It is likely that without a CRA, the development in the area would need to be switched to single family instead of multi-family. Lot size would also need to be increased to .25 acres. Consequently, the area would produce more primary residences and create more students. If multi-family development was taken out of the model entirely, the 20-year property tax generation in the non-incentivized development model would sharply decline. As a result, the Agency and taxing entities will experience economic benefit, even greater than is shown in the table below, by participating in a CRA in the Project Area.

TABLE 3: INCENTIVIZED VS. NON-INCENTIVIZED DEVELOPMENT (2023-2042)

Non-Incentivized Development		Incentivized Development	
Taxing Entity	20 Year Incremental Revenues (NPV)	Taxing Entity	20 Year Incremental Revenues (NPV)
Utah County	\$2,746,863	Utah County	\$7,399,566
Alpine School District	18,567,329	Alpine School District	50,017,127
American Fork City	4,206,045	American Fork City	11,330,349
North Utah County Water Conservancy District	42,173	North Utah County Water Conservancy District	113,606
Central Utah Water Conservancy District	1,054,323	Central Utah Water Conservancy District	2,840,161
Total	\$26,616,733	Total	\$71,700,810

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 tables outline the benefits (revenues) and costs (expenditures) anticipated in the Project Area. This does not factor in the benefit of other multipliers such as job creation, disposable income for retail consumption, etc. As shown below, the proposed community reinvestment will create a net benefit to American Fork City and the other taxing entities that levy a tax within the Project Area.

TABLE 4: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 2.5%
Utah County	60%	20 Years	\$5,747,391	\$4,439,740

Alpine School District (Local & School Levy)	60%	20 Years	38,849,305	30,010,276
American Fork City	60%	20 Years	8,800,509	6,798,209
North Utah County Water Conservancy District	60%	20 Years	88,240	68,164
Central Utah Water Conservancy District	60%	20 Years	2,206,010	1,704,097
Total Sources of Tax Increment Funds			\$55,691,455	\$43,020,486

TABLE 5: BENEFIT ANALYSIS FOR TAXING ENTITIES – 20 YEAR TOTAL

Entity	Property Tax	Sales Tax	Franchise Tax	School District Revenues	Total Incremental Revenues
Utah County	\$9,578,985	\$2,330,254	-		\$11,909,239
Alpine School District (Local & School Levy)	64,748,841	-	-	31,619,066	96,367,908
American Fork City	14,667,515	3,864,812	7,375,051		25,907,378
North Utah County Water Conservancy District	147,067				147,067
Central Utah Water Conservancy District	3,676,683	-	-		3,676,683
Total Revenue	\$92,819,092	\$6,195,066	\$7,375,051	\$31,619,066	\$138,008,275

TABLE 6: COST ANALYSIS FOR TAXING ENTITIES – 20 YEAR TOTAL

Entity	CRA Budget	General Government	Public Works	Public Safety	Parks & Rec.	School District Expenditures	Total Incremental Expenditures
Utah County	\$5,747,391						\$5,747,391
Alpine School District (Local & School Levy)	38,849,305	-	-			37,051,027	75,900,332
American Fork City	8,800,509	795,274	2,702,364	7,951,187	2,072,857		22,322,191
North Utah County Water Conservancy District	88,240						88,240
Central Utah Water Conservancy District	2,206,010	-	-				2,206,010
Total Expenditures	\$55,691,455	\$795,274	\$2,702,364	\$7,951,187	\$2,072,857	\$37,051,027	\$106,264,164

TABLE 6: COST/BENEFIT ANALYSIS FOR CITY (2023-2042)

City Revenues	Total Incremental Revenues
Property Tax (Total Increment)	\$14,667,515
Sales Tax	3,864,812
Telecom Tax	2,786,699
Energy Sales & Use Tax (Natural Gas)	720,943
Energy Sales and Use Tax (Electric)	3,867,409
TOTAL REVENUES	\$25,907,378
City Expenditures	Total Expenses
CRA Budget	\$8,800,509
General Government Services	795,274
Public Works Services	2,702,364
Public Safety Services	7,951,187
Parks & Rec	2,072,857
TOTAL EXPENDITURES	\$22,322,191
Total Revenues minus Expenditures	\$3,585,187

TABLE 7: COST/BENEFIT ANALYSIS FOR SCHOOL DISTRICT (2023-2042)

School District Revenues	Total Incremental Revenues
Property Tax (Total Increment)	\$64,748,841
General	24,167,982



Debt Service	1,793,333
Capital Outlay	832,943
Nutrition Services	844,103
Non K-12	1,638,711
Alpine SD Foundation	233,234
Student Activity	415,681
Industrial Insurance	1,668,284
School Services	24,795
TOTAL REVENUES	\$96,367,908
School District Expenditures	Total Expenses
CRA Budget	\$38,849,305
General	29,268,852
Debt Service	2,301,368
Capital Outlay	1,613,225
Nutrition Services	929,788
Non K-12	1,542,951
Alpine SD Foundation	247,578
Student Activity	444,772
Industrial Insurance	661,030
School Services	41,463
TOTAL EXPENDITURES	\$75,900,332
Total Revenues minus Expenditures	\$20,467,576

The total benefit to the taxing entities of participating in the Project Area is \$31.7 million with the City's net benefit being \$3.6 million and the School District's net benefit being \$20.5 million. Alpine School District, Utah County, and American Fork City employees will also experience the added benefit of \$6 million in Affordable Housing Pilot Program funding that the Agency has pledged to create and administer in the Project Area.

EXHIBIT A: Legal Description of Patriot Station CRA

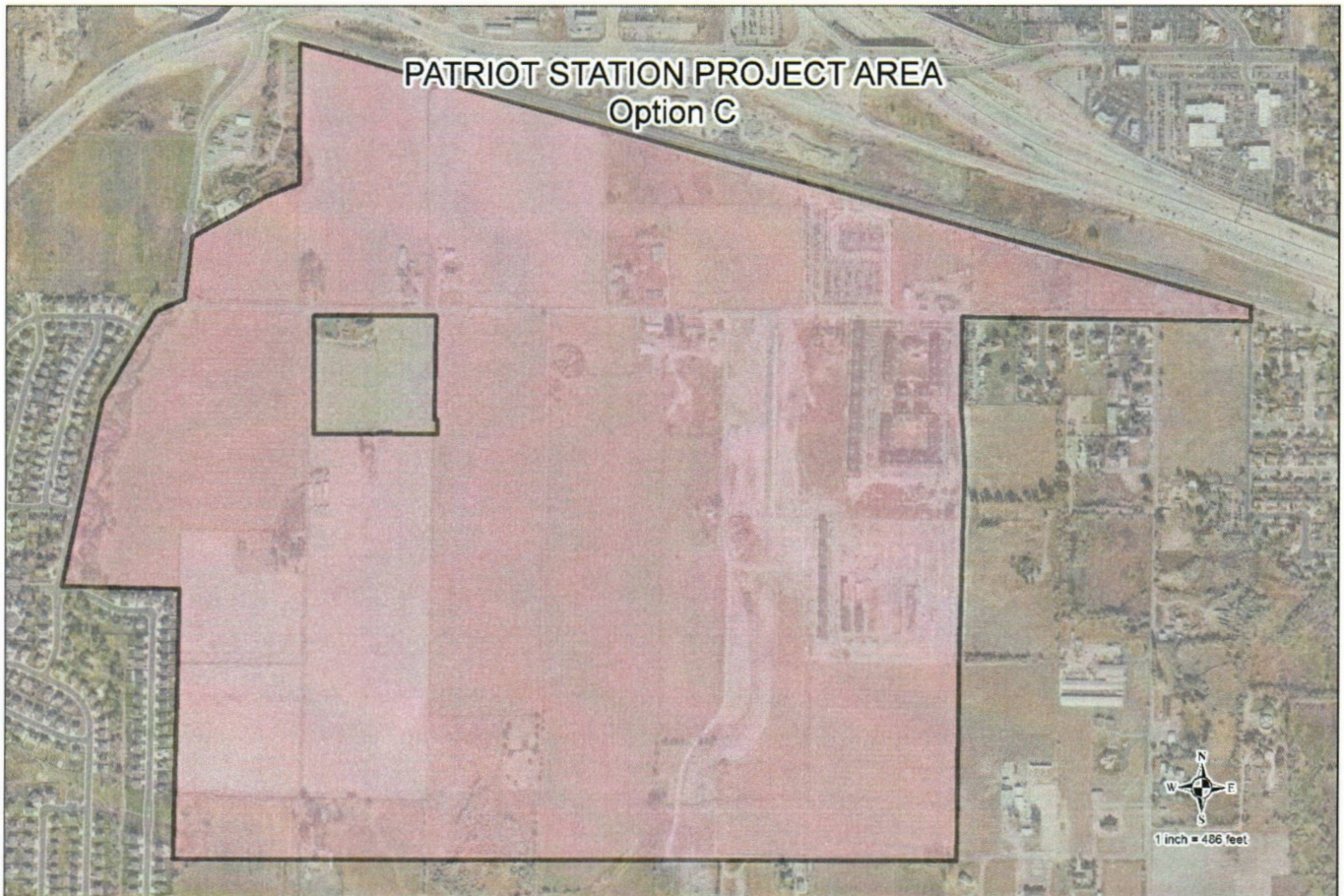
Commencing N89°50'50"W 347.93 feet and South 38.39 feet from the northeast corner of Section 21, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence S74°42'37"E 5,715.56 feet; thence S00°12'10"E 84.19 feet; thence N89°16'29"W 1637.08 feet; thence S00°22'04"W 535.91 feet; thence S04°34'26"E 108.86 feet; thence S02°50'35"E 237.21 feet; thence S01°30'08"W 1124.97 feet; thence S00°27'18"W 1127.96 feet; thence N89°59'23"W 4,539.89 feet; thence N01°06'41"E 1,552.56 feet; thence N88°52'55"W 678.69 feet; thence N12°00'00"E 1,102.49 feet; thence N31°05'00"E 599.76 feet; thence N65°45'23"E 181.57 feet; thence N07°10'00"E 359.90 feet; thence N61°20'00"E 492.87 feet; thence N69°07'00"E 199.95 feet; thence N00°05'01"E 806.33 feet to the point of beginning. (19,411,313.54 sq ft / 445.62 acres)

LESS AND EXCEPTING the following description:

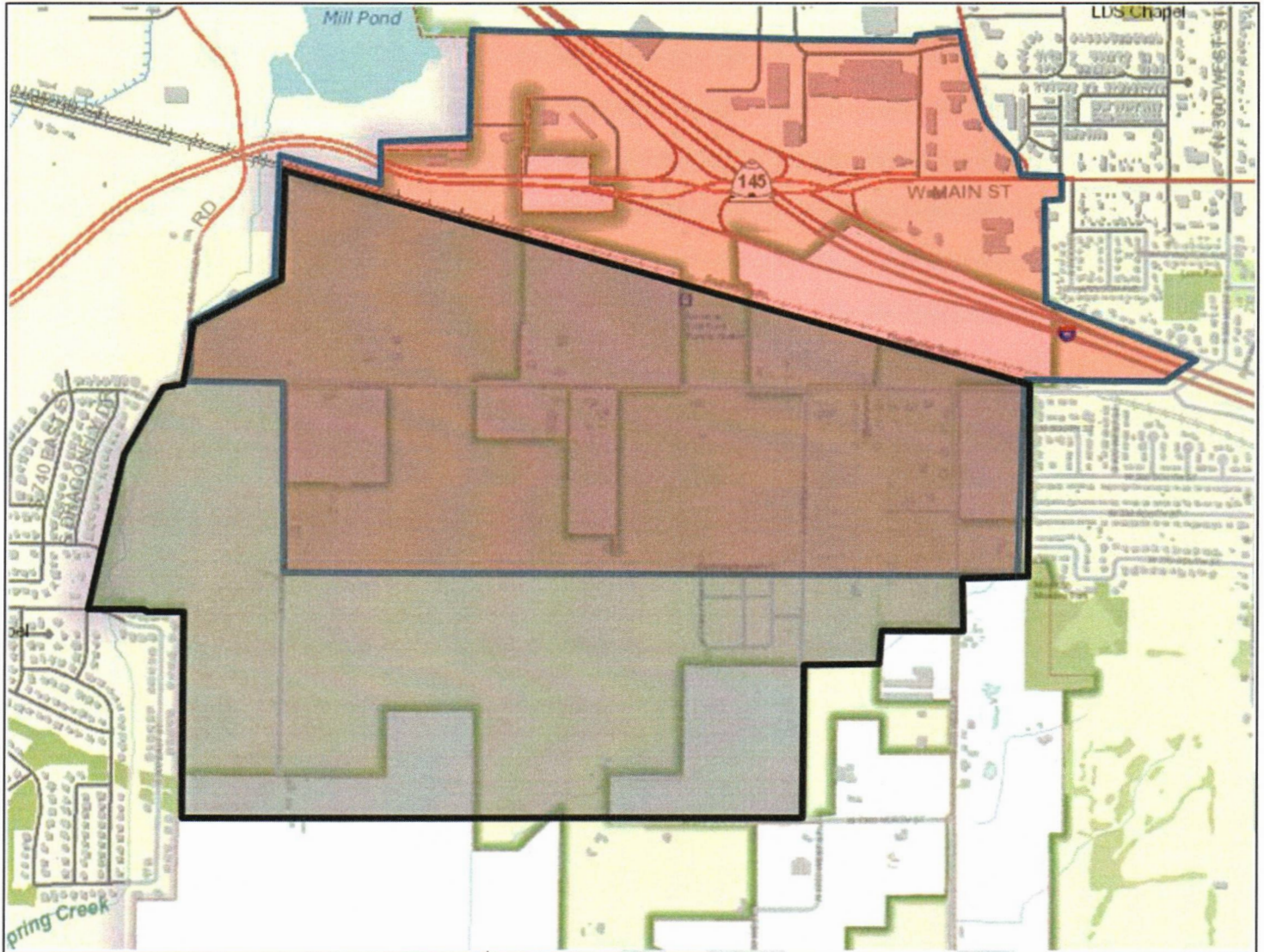
Commencing N89°50'50"W 263.67 feet and South 1604.06 feet from the northeast corner of Section 21, Township 5 South, Range 1 East, Salt Lake Base & Meridian; thence East 708.97 feet; thence S00°53'22"W 599.41 feet; thence S87°23'27"E 17.59 feet; thence S00°00'06"E 86.09 feet; thence N89°59'57"W 717.23 feet; thence North 686.21 feet to the point of beginning. (484,431.15 sq ft / 11.21 acres)

EXHIBIT B: Maps

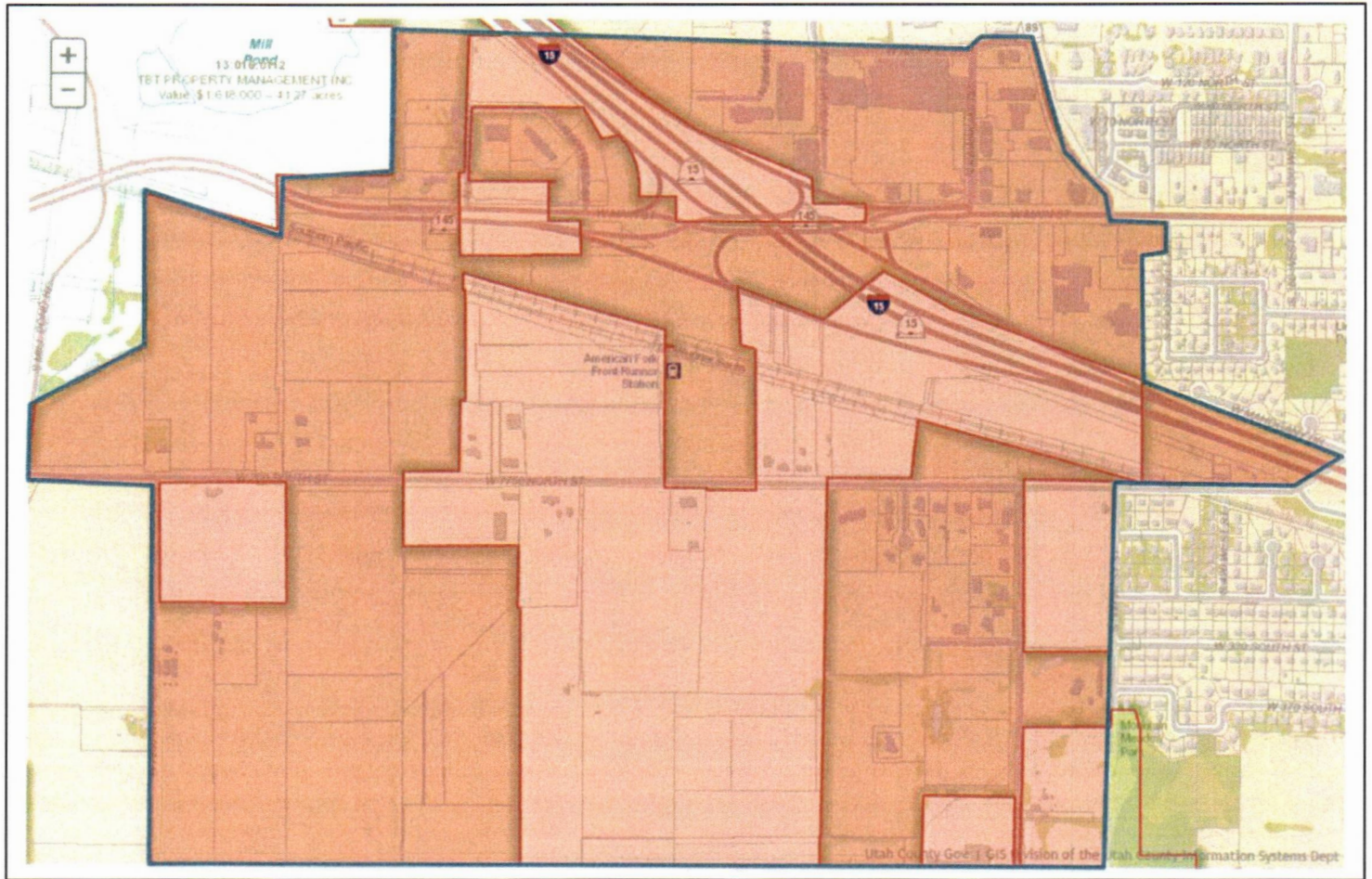
Proposed Patriot Station Community Reinvestment Area (Revised Survey Area Resolution Map)



Original Survey Area Boundaries (Red Shaded with Blue Border) With Revised Survey Area Boundaries Overlaid (Gray Shaded with Black Border)



Map of Original Survey Area Boundaries



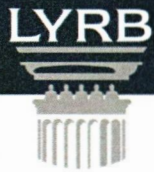


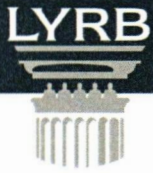
EXHIBIT C: Parcel List

Patriot Station CRA Taxable Property Schedule (2021)

Parcel ID	Acres	Owner	Parcel ID	Acres	Owner
13:039:0023	0.22	GREEN, PHILLIP R (ET AL)	55:886:0125	0.02	WILLOW GLEN TOWNHOMES LLC
13:039:0102	1.26	GREEN, DON WESLEY & LUANN B (ET AL)	55:886:0126	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0010	11.62	NBFF PROPERTY LLC	55:886:0127	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0014	13.00	ROUNDY, WILLIAM M & MARCIA M (ET AL)	55:886:0128	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0035	0.10	BUCKWALTER, BRADLEY K	55:886:0129	0.02	WILLOW GLEN TOWNHOMES LLC
13:072:0002	0.66	SAGER, MINDY B	55:886:0130	0.02	WILLOW GLEN TOWNHOMES LLC
13:072:0007	1.23	CCW FARMS LLC	55:886:0131	0.02	WILLOW GLEN TOWNHOMES LLC
13:072:0014	1.23	UTAH LAKE PROPERTY LLC	55:886:0132	0.02	WILLOW GLEN TOWNHOMES LLC
13:072:0017	1.26	JONES, RANDY & DONALD BRENT (ET AL)	55:886:0133	0.02	WILLOW GLEN TOWNHOMES LLC
35:280:0006	2.39	AF PD LLC	55:886:0134	0.02	WILLOW GLEN TOWNHOMES LLC
13:038:0005	8.93	GREEN, JESS LYNN	55:886:0135	0.02	WILLOW GLEN TOWNHOMES LLC
13:038:0006	7.59	LAMPH, L CLAUDE (ET AL)	55:886:0136	0.02	WILLOW GLEN TOWNHOMES LLC
13:038:0008	1.00	LAMPH, L CLAUDE	55:886:0137	0.02	WILLOW GLEN TOWNHOMES LLC
13:038:0030	11.54	LAMPH, L CLAUDE	55:886:0138	0.02	WILLOW GLEN TOWNHOMES LLC
13:038:0068	15.29	BACH INVESTMENTS LLC	55:886:0139	0.02	WILLOW GLEN TOWNHOMES LLC
13:038:0069	15.51	GREEN, JESS LYNN	55:886:0140	0.02	WILLOW GLEN TOWNHOMES LLC
13:039:0004	1.14	DALTON, ADELE C	55:886:0141	0.02	WILLOW GLEN TOWNHOMES LLC
13:039:0008	0.03	BLUE SPRING PROPERTIES LLC	55:886:0142	0.02	WILLOW GLEN TOWNHOMES LLC
13:039:0026	10.42	BLUE SPRING PROPERTIES LLC	55:886:0143	0.02	WILLOW GLEN TOWNHOMES LLC
13:039:0027	12.77	BLUE SPRING PROPERTIES LLC	55:886:0145	0.02	WILLOW GLEN TOWNHOMES LLC
13:039:0028	17.67	BLUE SPRING PROPERTIES LLC	55:886:0146	0.02	WILLOW GLEN TOWNHOMES LLC
13:039:0029	0.09	CCW FARMS LLC	55:886:0147	0.02	WILLOW GLEN TOWNHOMES LLC
13:039:0030	0.88	SAGER, MINDY	55:886:0148	0.02	WILLOW GLEN TOWNHOMES LLC
13:039:0112	2.19	LAMPH, AMBER	55:886:0149	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0012	3.96	HARBOR VIEW DEVELOPMENT LLC	55:886:0150	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0013	15.00	HARBOR VIEW DEVELOPMENT LLC	55:886:0151	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0017	2.94	SAGER, MINDY	55:886:0152	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0038	0.40	AF PD LLC	55:886:0153	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0039	17.52	LAMPH, L CLAUDE	55:886:0154	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0042	9.25	OLIVE TREE ENTERPRISES LLC	55:886:0155	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0043	1.80	OLIVE TREE ENTERPRISES LLC	55:886:0156	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0044	1.69	OLIVE TREE ENTERPRISES LLC	55:886:0157	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0045	8.13	NBFF PROPERTY LLC	55:886:0158	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0057	3.47	AMERICAN FORK CITY	55:886:0159	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0058	2.16	AF 21 LLC	55:886:0160	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0059	6.08	AF 21 LLC	55:886:0161	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0060	3.82	AF 21 LLC	55:886:0162	0.02	WILLOW GLEN TOWNHOMES LLC
13:040:0061	4.16	AF 21 LLC	55:886:0163	0.02	KEYSTONE CONSTRUCTION LLC



13:040:0062	5.00	HORAN, MICHAEL B (ET AL)	55:886:0164	0.02	KEYSTONE CONSTRUCTION LLC
13:040:0064	0.68	AMERICAN FORK CITY	55:886:0165	0.02	KEYSTONE CONSTRUCTION LLC
13:040:0065	0.58	HOGGARD, BRUCE M & TERREE (ET AL)	55:886:0166	0.02	KEYSTONE CONSTRUCTION LLC
13:040:0066	4.54	HOGGARD, BRUCE M & TERREE (ET AL)	55:886:0167	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0011	5.00	AF UTAH LLC	55:886:0168	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0023	2.00	OLIVE TREE ENTERPRISES LLC	55:886:0169	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0029	1.69	SILVERADO PARTNERS LLC	55:886:0170	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0038	0.46	UTAH TRANSIT AUTHORITY (ET AL)	55:886:0171	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0044	10.21	ALLRED, NEAL L & CASSIE L (ET AL)	55:886:0172	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0048	2.48	BLUE SPRING PROPERTIES LLC	55:886:0173	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0052	0.47	CBAM PROPERTIES LLC	55:886:0174	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0053	1.23	CBAM PROPERTIES LLC	55:886:0175	0.02	WILLOW GLEN TOWNHOMES LLC
13:041:0054	7.12	EARL, ALMA L	55:886:0176	0.02	WILLOW GLEN TOWNHOMES LLC
13:041:0055	4.43	EARL, ALMA L	55:886:0177	0.02	WILLOW GLEN TOWNHOMES LLC
13:041:0056	4.00	ALLRED, DAKEN W	55:886:0178	0.02	WILLOW GLEN TOWNHOMES LLC
13:041:0058	3.00	ALLRED, DAKEN W & ANGELA T	55:886:0179	0.02	WILLOW GLEN TOWNHOMES LLC
13:041:0061	7.27	OLIVE TREE ENTERPRISES LLC	55:886:0180	0.02	WILLOW GLEN TOWNHOMES LLC
13:041:0064	0.39	UTAH TRANSIT AUTHORITY	55:886:0181	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0065	1.39	UTAH TRANSIT AUTHORITY	55:886:0182	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0068	0.19	UTAH TRANSIT AUTHORITY	55:886:0183	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0074	0.54	AMERICAN FORK CITY	55:886:0184	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0075	15.49	HARBOR VIEW DEVELOPMENT LLC	55:886:0185	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0076	3.09	AF UTAH LLC	55:886:0186	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0078	4.89	AF UTAH LLC	55:886:0187	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0079	5.48	AF UTAH LLC	55:886:0188	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0080	19.28	BLUE SPRING PROPERTIES LLC	55:886:0189	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0081	0.21	AF UTAH LLC	55:886:0190	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0082	1.39	ALLRED, NEAL L & CASSIE L (ET AL)	55:886:0191	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0083	0.55	AMERICAN FORK CITY	55:886:0192	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0085	1.55	AF UTAH LLC	55:886:0193	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0086	2.83	AMERICAN FORK CITY	55:886:0194	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0087	5.01	AF UTAH LLC	55:886:0195	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0088	8.15	AF UTAH LLC	55:886:0196	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0089	0.17	AF UTAH LLC	55:886:0197	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0090	0.01	AMERICAN FORK CITY	55:886:0198	0.02	KEYSTONE CONSTRUCTION LLC
13:041:0091	0.34	HOGGARD, BRUCE M & TERREE (ET AL)	55:886:0199	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0028	1.06	RH JOHNSON CONSTRUCTION INC	55:886:0200	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0034	7.65	UTAH TRANSIT AUTHORITY	55:886:0201	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0060	0.55	UTAH TRANSIT AUTHORITY	55:886:0202	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0061	3.60	WINDY CITY DEVELOPMENT LLC	55:886:0203	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0062	0.47	UTAH TRANSIT AUTHORITY	55:886:0204	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0063	2.90	NIELSEN PROPERTY HOLDINGS L C	55:886:0205	0.02	DELACRUZ, MARTIN O



13:042:0064	0.12	UTAH TRANSIT AUTHORITY	55:886:0206	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0065	0.81	WILLIAMSON FARMS LLC	55:886:0207	0.02	KIRIYAMA, LANE & ARLETTE
13:042:0067	0.17	UTAH TRANSIT AUTHORITY	55:886:0208	0.02	ZHENG, LEI
13:042:0068	2.67	WILLIAMSON FARMS LLC	55:886:0209	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0069	1.29	WILLIAMSON FARMS LLC	55:886:0210	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0070	0.17	UTAH TRANSIT AUTHORITY	55:886:0211	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0097	13.18	LAKEVIEW MEADOWS LLC	55:886:0212	0.02	KEYSTONE CONSTRUCTION LLC
13:042:0098	3.61	LAKEVIEW MEADOWS SOUTH LLC	55:886:0213	2.88	COMMON AREA
13:042:0099	1.30	AMERICAN FORK CITY	55:886:0214	1.21	COMMON AREA
13:043:0091	0.72	AMERICAN FORK CITY	55:886:0215	0.51	COMMON AREA
13:043:0092	1.26	AMERICAN FORK CITY	55:886:0216	4.55	AMERICAN FORK CITY
13:043:0115	12.15	WILLIAMSON FARMS LLC	55:886:0101	0.02	WILLOW GLEN TOWNHOMES LLC
13:043:0121	13.30	BINCH CHILDREN LLC (ET AL)	55:886:0102	0.02	WILLOW GLEN TOWNHOMES LLC
13:043:0122	1.95	WILLOW GLEN TOWNHOMES LLC	55:886:0103	0.02	WILLOW GLEN TOWNHOMES LLC
13:043:0123	0.72	WILLOW GLEN TOWNHOMES LLC	55:886:0104	0.02	WILLOW GLEN TOWNHOMES LLC
13:043:0124	2.28	WILLOW GLEN TOWNHOMES LLC	55:886:0105	0.02	WILLOW GLEN TOWNHOMES LLC
35:280:0003	1.19	AMERICAN FORK CITY	55:886:0106	0.02	WILLOW GLEN TOWNHOMES LLC
35:280:0005	1.15	AF PD LLC	55:886:0107	0.02	WILLOW GLEN TOWNHOMES LLC
55:886:0116	0.02	WILLOW GLEN TOWNHOMES LLC	55:886:0108	0.02	WILLOW GLEN TOWNHOMES LLC
55:886:0117	0.02	WILLOW GLEN TOWNHOMES LLC	55:886:0109	0.02	WILLOW GLEN TOWNHOMES LLC
55:886:0118	0.02	WILLOW GLEN TOWNHOMES LLC	55:886:0110	0.02	WILLOW GLEN TOWNHOMES LLC
55:886:0119	0.02	WILLOW GLEN TOWNHOMES LLC	55:886:0111	0.02	WILLOW GLEN TOWNHOMES LLC
55:886:0120	0.02	WILLOW GLEN TOWNHOMES LLC	55:886:0112	0.02	WILLOW GLEN TOWNHOMES LLC
55:886:0121	0.02	WILLOW GLEN TOWNHOMES LLC	55:886:0113	0.02	WILLOW GLEN TOWNHOMES LLC
55:886:0122	0.02	WILLOW GLEN TOWNHOMES LLC	55:886:0114	0.02	WILLOW GLEN TOWNHOMES LLC
55:886:0123	0.02	WILLOW GLEN TOWNHOMES LLC	55:886:0115	0.02	WILLOW GLEN TOWNHOMES LLC
55:886:0124	0.02	WILLOW GLEN TOWNHOMES LLC			



EXHIBIT D: Utah County Resolution No 2019-RA-03R