Washington Terrace Community Development and Renewal Agency

2021 Annual Report



5249 South 400 East Washington Terrace, UT 84405 801.395.8681

www.washingtonterracecity.com

Annual Report

Washington Terrace Redevelopment Agency

Fiscal Year Ending June 30, 2021

Governing Board

Mayor

	,	- <i>I</i> -
Scott Barker	Board Member	Council Member
Blair Brown	Board Member	Council Member
Carey Seal	Board Member	Council Member

Chair/Board Member

Mark C. Allen

Larry Weir Board Member Council Member
Jeff West Board Member Council Member

Executive Staff

Thomas Hanson Executive Director City Manager
Amy Rodriguez Secretary City Recorder

5249 South 400 East Washington Terrace, UT 84405 801.393.8681

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AGENCY ESTABLISHMENT

On March 25, 1987, the City Council of the City of Washington Terrace established, by Ordinance 2-87, the Redevelopment Agency of Washington Terrace designating the legislative body as the Redevelopment Agency of the City pursuant to the Utah Neighborhood Development Act, Section 11-19-3 of the Utah Code Annotated, 1953, as amended.

AGENCY PURPOSE

The City Council determined it necessary to create the Agency to preserve and further promote the continued peace, health, safety, welfare, and good of the City. The Agency has thereby been entrusted to use its authority to further and accomplish the redevelopment needs identified in the redevelopment plans while promoting the best interest of the City that include expanding and developing a strong tax base within the project areas.

PROJECT AREAS

Project Area #1 Central Business District (CBD)

On August 5, 1987, the City of Washington Terrace adopted, by Ordinance 7-87, the Central Business District (CBD) Redevelopment Plan and the first official redevelopment plan of the City. The Plan dated June 29, 1987, acts as

Torrace Dlaza Diayhouse

Image (above) CBD Project Area – Terrace Plaza Playhouse renovation

The purpose of the plan is intended to accomplish the following areas as primary redevelopment objectives within the project area:

the official redevelopment plan for the project area

- Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- Removal of impediments to land disposition and development through assembly of land into reasonably size and shape parcels served by improved public utilities and new community facilities.
- Rehabilitation of buildings to assure sound long term economic activity in the core area of Washington Terrace City.
- The elimination of environmental deficiencies, including, among others, small and irregular lot subdivision, overcrowding of the land and inadequate off-street parking.
- Achievement of an environment reflecting a high level of concern for architectural and urban design principles developed through encouragement, guidance, appropriate controls and professional assistance to owner participants and redevelopers.
- Implement the tax increment financing provisions of the Utah Neighborhood Development Act.
- The strengthening of the tax base and economic health of the entire community and of the State of Utah.
- Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscape area, public parking and other public improvements.

Project Area #2 Southeast

On November 18, 1987, the City of Washington Terrace adopted, by Ordinance 6-87, the Southeast Redevelopment Plan. The Plan, dated September 21, 1987, acts as the official redevelopment plan for the project area. The Project Area Plan set to expire in 2015 was approved for an extension of an additional timeframe of 10 years.

The purpose of the plan and the associated extension is intended to accomplish the following areas as primary redevelopment objectives within the project area:

- Removal of structurally substandard buildings to permit the return of the project area land to economic use and new construction.
- Removal of impediments to land disposition and development through assembly of land into reasonably size and shape parcels served by improved public utilities and new community facilities.
- Rehabilitation of buildings to assure sound long term economic activity in the core area of Washington Terrace City.



Image (above) Adams Avenue

- The elimination of environmental deficiencies, including, among others, small and irregular lot subdivision, overcrowding of the land and inadequate off-street parking.
- Achievement of an environment reflecting a high level of concern for architectural and urban design
 principles developed through encouragement, guidance, appropriate controls and professional assistance
 to owner participants and redevelopers.
- Implement the tax increment financing provisions of the Utah Neighborhood Development Act.
- The strengthening of the tax base and economic health of the entire community and of the State of Utah.
- Provisions for improvements to public streets, curbs and sidewalks, other public rights-of-way, street lights, landscape area, public parking and other public improvements.
- Provisions for underground utility improvements including water, sewer, and storm water improvements to develop greater efficiencies in the utility system.
- Research, develop and promote undeveloped and or underutilized properties within the RDA to businesses and or organization's that may find the area suitable for business expansion and construction.

On October 5, 2015, the Taxing Entity Committee of the Washington Terrace Community Development and Renewal Agency found it necessary to extend the collection of tax increment from the Southeast Urban Renewal Area for a period of ten years or not to exceed \$5.78 million in tax increment.



Image (above) - northern Southeast Project Area

The Southeast Urban Renewal Area Project Area Plan Extension desires to use additional increment funding to prepare infrastructure that will allow for and encourage development in the portions of the project area were redevelopment has not occurred and the use of increment for developer incentives to accelerate the development of the southern project area.

ASSESSMENT OF GROWTH OF INCREMENTAL VALUES

Central Business District (CBD)

For calendar tax year 2020, total taxable value of \$6,729,650 *increased* by 3.6% or \$234,405 compared to \$6,495,245 reported in 2019. Marginal value (taxable less base value) increased by 5.9% from \$4,005,572 to \$4,239,977 or \$234,405.

Taxable real property land values of \$1,946,313 *increased* by 1.6% or \$30,838 in 2020. Real property, buildings, taxable values *increased* by 3.9% or \$169,303 moving from \$4,303,687 in 2019 to \$4,472,990 in 2020. Taxable personal property increased by 8.3% moving from \$115,655 in 2019 to \$125,264 in 2020. Centrally assessed values increased by 8.3% or \$9,609.

The original forecast estimates for 2020 estimated taxable value of \$6,625,150 and marginal growth at 2% or \$129,905 from 2019 actual valuation. Actual valuation for 2020 exceeded the forecast by 2% or \$104,500.

Increases in taxable value are forecasted to increase 2% annually through the remaining life of the project area (2021).

Southeast

For calendar year 2020, total taxable and marginal value peaked at \$90,863,118 and \$89,601,915 *increasing* by 5.7% or \$4,896,263 when compared to 2019 at \$85,966,855 and \$84,705,652.

The greatest change in values was reported in buildings *increasing* by \$3,334,868 or 5.2%. Building taxable values are reported at \$67,277,214. Land values of \$18,990,560 increased by \$916,201 or 5.1%. Personal property values of \$2,985,282 increased by 20.3% or \$503,934. Centrally assessed property of \$1,610,062 *increased* by 9.6% or \$141,260.

Actual values reported in 2020 exceeded the original forecast estimates by 17% or \$12,916,699. Forecasted valuations reflect the figures presented in the 2015 project area extension plan.

DESCRIPTION OF TAX INCREMENT RECEIPTS AND PASS THROUGH

In 2020, the *CBD* project area collected \$31,163 in tax increment from participating taxing entities, slightly exceeding the forecast of \$30,500. Between 2016 and 2020, increment available and paid to the agency has averaged \$29,731 annually and totaled \$148,653.

Beginning in 2012, the percent of tax increment haircut adjusted changed was reduced from 75% to 70% of the marginal value. Increment available and paid to the agency in 2012 was \$22,771 compared to \$23,537 in 2011.

The next haircut adjustment occurred in 2017, decreasing from 70% to 60% then remains at 60% until the project area expires in 2021. In 2017, while values *increased* by 5.2%, increment paid and available *decreased* by 5.4%.

In 2020, the **Southeast** project area collected \$549,520 in tax increment from participating taxing entities, falling short of the original forecast of \$568,199. When looking back 5 years, 2016 through 2020, increment available and paid to the agency has averaged \$526,932 annually and totaled \$2,634,661

The haircut adjustment decreased from 60% in 2015 to 50% in 2016. Beginning in 2016, the haircut decreased to 50% for a term of 10 years as part of the 2015 Southeast extension agreement.

The use of the tax increment financing will be used to further the redevelopment objectives identified in the project area plans.

		2016		2016		2017		2017		2018		2018		2019		2019
Development and Renewal Agency	,	*Forecast		Actual		*Forecast Actual *Forecast Actual *Forecast \$ 5,478,836 \$ 5,704,005 \$ 5,818,085 \$ 6,107,345 \$ 5,934 1,419,182 1,641,830 1,674,667 1,915,475 1,708 3,818,689 3,829,595 3,906,187 3,941,316 3,984 99,731 87,405 89,153 91,565 90 141,233 145,175 148,079 158,989 151 2,489,673 2,489,673 2,489,673 2,489,673 2,489,673 2,989,163 3,214,332 3,328,412 3,617,672 3,444 60% 60% 60% 60% 60% 60% \$ 1,793,498 \$ 1,928,599 \$ 1,997,047 \$ 2,170,603 \$ 2,066 \$ 25,468 \$ 27,318 \$ 28,288 \$ 30,746 \$ 29 5,094 5,554 5,658 5,393 5 20,374 21,765 22,630 23,585 23 2021 2021 2021 2021 2021 2021 \$ 69,254,384 \$ 73,479,171 \$ 73,471,976 \$ 83,381,607 \$ 75,676 16,925,674 18,387,677 53,503,361 61,671,994 2,464,674 2,662,876 585,462 659,060 1,261,203 1,261,203 1,261,203 1,261,203 67,993,181 72,217,968 72,210,773 82,120,404 74,414 50% 50% 50% 50% 50% \$ 33,996,591 \$ 36,108,984 \$ 36,105,387 \$ 41,060,202 \$ 37,207 \$ 519,190 \$ 511,997 \$ 535,046 \$ 548,933 \$ 551 103,515 103,967 107,009 105,104 110	*Forecast		Actual							
CENTRAL BUSINESS DISTRICT (CBD) #1																
Total Taxable Value: Land Buildings Personal Property Centrally Assessed	\$	5,200,265	\$	5,424,590 1,405,131 3,780,880 98,744 139,835	\$	1,419,182 3,818,689 99,731	Ş	1,641,830 3,829,595 87,405	\$	1,674,667 3,906,187 89,153	\$	1,915,475 3,941,316 91,565	\$	5,934,447 1,708,160 3,984,311 90,936 151,040	\$	6,495,245 1,915,475 4,303,687 115,655 160,428
Base Year Taxable Value (1987):		2,489,673		2,489,673		,	•	•		<i>'</i>		•		,		2,489,673
Marginal Value		2,469,673		2,469,673												4,005,572
% of Adjusted Tax Increment (haircut)		70%		70%						, ,						60%
Incremental Value	\$	1,897,414	Ś	2,054,442	ć		ċ		خ		ċ		ć	2,066,864	\$	2,403,343
Source: Utah State Tax Comm., Fin	,	<i>'</i>	ڔ	2,034,442	ڔ	1,733,436	ڔ	1,320,333	ڔ	1,997,047	ې	2,170,003	ڔ	2,000,804	ڔ	2,403,343
Total Increment Available and Paid	\$	27,341	\$	29,173	\$	25,468	\$	27,318	\$	28,288	\$	30,746	\$	29,277	\$	30,252
Increment from Wash. Terrace City		5,468		5,822		5,094		5,554		5,658		5,393		5,855		5,475
Increment from Other Taxing Entities		21,873		23,351	•	20,374		21,765		22,630		23,585		23,422		24,777
Project Area Expiration (Calendar Year) SOUTHEAST #2	so	2021 UTHEAST #2	FYT	2021 ENSION		2021		2021		2021		2021		2021		2021
Total Taxable Value:	-	67,237,266			Ś	69 254 384	\$	73 479 171	\$	73 471 976	\$:	83 381 607	\$	75 676 135	\$	85,966,855
Land	7	07,237,200		16,198,197	7	03,23 1,30 1	Ψ		7	73, 172,370			7	73,070,133		18,074,359
Buildings				50,793,955												63,942,346
Personal Property				2,721,151				, ,								2,481,348
Centrally Assessed								2,404,074								
				559,371												1,468,802
Base Year Taxable Value (1987):		1,261,203		<i>559,371</i> 1,261,203		1,261,203		585,462		1,261,203		659,060		1,261,203		<i>1,468,802</i> 1,261,203
Base Year Taxable Value (1987): Marginal Value		1,261,203 65,976,063				, ,		<i>585,462</i> 1,261,203		, ,	8	659,060 1,261,203		1,261,203 74,414,932		1,261,203
· · · ·		, ,		1,261,203		67,993,181		585,462 1,261,203 72,217,968		72,210,773	8	659,060 1,261,203 82,120,404		, ,		1,261,203
Marginal Value	\$	65,976,063		1,261,203 69,011,471	\$	67,993,181 50%	\$	585,462 1,261,203 72,217,968 50%	\$	72,210,773 50%		659,060 1,261,203 82,120,404 50%		74,414,932		84,705,652
Marginal Value % of Adjusted Tax Increment (haircut)	,	65,976,063 50% 32,988,032		1,261,203 69,011,471 50%	\$	67,993,181 50%	\$	585,462 1,261,203 72,217,968 50%	\$	72,210,773 50%		659,060 1,261,203 82,120,404 50%		74,414,932 50%		1,261,203 84,705,652 50%
Marginal Value % of Adjusted Tax Increment (haircut) Incremental Value	al Va	65,976,063 50% 32,988,032 alues 503,795 100,759 403,036	\$	1,261,203 69,011,471 50%	\$	67,993,181 50% 33,996,591 519,190 103,515	•	585,462 1,261,203 72,217,968 50% 36,108,984 511,997 103,967	•	72,210,773 50% 36,105,387 535,046 107,009	\$ 4	659,060 1,261,203 82,120,404 50% 41,060,202 548,933 105,104	\$	74,414,932 50%	\$	1,261,203 84,705,652 50%

Washington Terrace Community	2020	2020		2021		2022		2023		2024		2025
Development and Renewal Agency	*Forecast	Actual	*	*Forecast		*Forecast		*Forecast	_	*Forecast		*Forecast
CENTRAL BUSINESS DISTRICT (CBD) #1												
Total Taxable Value:	\$ 6,625,150	\$ 6,729,650	\$	6,864,243								
Land	1,953,785	1,946,313										
Buildings	4,389,761	4,472,990										
Personal Property	117,968											
Centrally Assessed	163,637	185,083										
Base Year Taxable Value (1987):	2,489,673	2,489,673		2,489,673								
Marginal Value	4,135,477	4,239,977		4,374,570								
% of Adjusted Tax Increment (haircut)	60%	60%		60%								
Incremental Value	\$ 2,481,286	\$ 2,543,986	\$	2,624,742								
Source: Utah State Tax Comm., Fin	al Values											
Total Increment Available and Paid	\$ 30,500	\$ 31,163	ċ	30,500								
Increment from Wash. Terrace City	5,500 5,500		۶	5,500								
Increment from Other Taxing Entities	25,000			25,000								
Source: Weber County Clerk Audit	•	24,633		23,000								
Source. Weber County Clerk Additi	or, 700 Report											
Project Area Expiration (Calendar Year)	2021	2021		2021								
SOUTHEAST #2	SOUTHEAST #	2 EXTENSION 20	15									
Total Taxable Value:	\$ 77,946,419	\$ 90,863,118	\$	80,284,812	\$	82,693,356	\$	85,174,157	\$	87,729,382	\$	90,361,263
Land		18,990,560										
Buildings		67,277,214										
Personal Property		2,985,282										
Centrally Assessed		1,610,062										
Base Year Taxable Value (1987):	1,261,203	1,261,203		1,261,203		1,261,203		1,261,203		1,261,203		1,261,203
Marginal Value	76,685,216	89,601,915		79,023,609		81,432,153		83,912,954		86,468,179		89,100,060
% of Adjusted Tax Increment (haircut)	50%	50%		50%		50%		50%		50%		50%
Incremental Value	\$ 38,342,608	\$ 44,800,958	\$	39,511,805	\$	40,716,077	\$	41,956,477	\$	43,234,090	\$	44,550,030
Source: Utah State Tax Comm., Fin	al Values											
Total Increment Available and Paid	\$ 568,199	\$ 568,199	\$	585,525	\$	603,372	\$	621,753	\$	640,686	\$	660,187
Increment from Wash. Terrace City	113,640	_	Ţ	117,105	Ţ	120,674	Ţ	124,351	۲	128,137	Ţ	132,037
Increment from Other Taxing Entities	454,559	•		468,420		482,698		497,402		512,549		528,150
Source: Weber County Clerk Audit	,	430,013		400,420		402,030		437,402		312,343		320,130
Source. Weber County Clerk Audit	or, 700 Report											
Project Area Expiration (Calendar Year)	2025	2025		2025		2025		2025		2025		2025
* Southeast #2 forecast source: 2015 Rene	wal Area Projec	t Plan Extension	n bud	get								

DESCRIPTION OF ACTIVITY

Central Business District (CBD)

The CBD project area has benefited from redevelopment activities that include infrastructure improvements that service the project area and private development incentives/loans. Projects completed include 2001-2004 OTIS Project that included road and utility reconstruction and 300 West reconstruction projects.

These projects are been instrumental in responding to the traffic and development needs that service and support the project area.

Future redevelopment projects and investments are currently being considered and evaluated to determine the best use of current and future increment collected, while furthering the objectives identified in the plans that include growth in property tax values and protection of the local tax base.

For several years the RDA and Terrace Playhouse have been in discussions regarding the improvements needed to keep the Terrace Playhouse in Washington Terrace and improve the overall look and curb appeal of the Central Business District (CBD) RDA. A plan was developed in order to improve the exterior of the building thus improving the viability of the CBD. This year with COVID-19 and the downturn in patrons at the Terrace Playhouse it was agreed that



Image (left) Southeast Project Area - Adams Ave. between Washington Blvd. and 5600 South

this would be the time for the renovation project. The RDA and the owners of the Playhouse are partnering on a complete renovation of the exterior of the east side of the building. This project will be a capstone project for the entire CBD and improve the viability of the area.

In addition to the Terrace playhouse project the city saw the renovation of Stans Tuxedo store into a modern storefront for the online sale of vehicles. Delivery of the vehicles should for the most part take place at the dealership witch in turn will capture sales tax and protect the potential loss of off-site sales. No tax incentives were used in this project. However, the city worked cooperatively with the business to help them be successful in the processing of permits and occupancy.

Southeast

The Southeast project area has benefited from redevelopment activities that include infrastructure improvements and private development incentives/loans and agreements. Such incentives have been approved for the future Golden West Credit Union campus expansion on the south end of the RDA and the construction of the Northern Wasatch Realtors Association headquarters. Both project incentives will be funded upon the successful completion of each respective project. Infrastructure projects completed include: the Adams Avenue corridor expansion and extension, land acquisition, street construction, and installation of utilities and other improvements; South Pointe Center project development including street construction and installation of utilities and other improvements. In 2003, the Agency issued \$2,490,000 of tax increment revenue & refunding bonds to provide the financing necessary to carry out the above projects. Said bonds fully matured in Fiscal Year 2015.

These projects have been instrumental in responding to the infrastructure and development needs that service and support the project area. Future activities within the project area will be used to further the objectives identified in the plans that include growth in property tax values and protection of the local tax base.

In addition to infrastructure improvements and specific incentives for planned building projects, the RDA is actively pursuing the development of multistory office buildings and land agreements with property owners within the RDA.

The RDA board and Washington Terrace City staff worked cooperatively and successfully with Ogden Regional Medical Center to help facilitate the demolition and future reconstruction of the medical building located at 425 East 5350 South. The medical building will have a larger footprint and will expand from a threestory building to a four-story structure resulting in and higher taxable value.

In order to make the medical building project more viable and improve accessibility to the building, the RDA approved the reconstruction of 5350 South roadway. The project will accommodate a higher traffic rating and curb appeal thus improving the viability of the medical building project. With the state-wide



Image (above) Southeast Project Area - South Pointe Center

emphasis on clean air, mass transit and the implementation of alternative transportation, the reconstruction project will help support a mass transit component thus supporting the hospitals need for diverse accessibility to its facilities.

Follow-up on the Ogden Regional Medical Center project. The new medical center construction project is underway and according to ORMC, will see completion by June of 2020. The taxable value of this project is anticipated to reflect the construction cost of \$7.3M. However, this valuation may be altered



Image (above) Southeast Project Area – Ogden Regional Medical Center

in the future as a result of market research. It is interesting to note that the valuation of the medical building was removed in from the tax rolls in 2014 because of the medical building disrepair and general abandonment. At the time of the devaluation, the specific land value of the medical center was rolled into the land value of the ORMC overall property valuation. Therefore, one should anticipate seeing an increase of over seven million dollars to the RDA taxable value in 2021.

As a result of the Goldenwest Credit Union land purchase on Adams Avenue, the owners of the remaining land elected to develop the new 5600 South street which will open up the developable property along the 5600 South corridor. This corridor will access both commercial and residential properties allowing for the more rapid development of the available land thus improving the future taxable value in the area. No incentives were used for the construction of the 5600 South Street. However, the RDA and surrounding area will benefit as a result of its construction and subsequent positive impact in the RDA.

At this time, Goldenwest Credit Union management and Washington Terrace City are currently in discussions to incentivize a new credit union administration building with a projected value of over \$17M. This project is in the early stages of development and negotiation, none the less it is noteworthy that this project will be a significant boost to the RDA and future boost to taxing entities. The RDA is working diligently to encourage fiscally viable investors to consider Washington Terrace City as an attractive location for future office building construction.

Update to the Goldenwest Credit Union project: Goldenwest Credit Union and the RDA Board agreed to \$1.2M in incentive for the first building to be constructed on land that the Credit Union owns. The project will be valued on land that is currently vacant and well underutilized. Because of the sensitivity of the land purchase, planning and development of the project there is a certain level of discretion regarding the details of the project at this time. However, the plan is sound and fiscally secure. The anticipated value of this specific plan for building one is valued at over \$21M. We are looking forward to the completion of this project and will update this report as details become available.

Infrastructure improvements were made to sewer and water lines in preparation of the sale and development of the property located at 5580 South Adams Avenue. The improvements will pave the way to marketing the property for sale and the subsequent development and increase in taxable value. The property is currently used as greenspace and a parking lot.

Adams Avenue received funding for lighting improvements needed for Adams Avenue and the RDA gateway area. The lighting will improve visibility to the RDA and provide a safer transportation corridor going to and from the RDA.

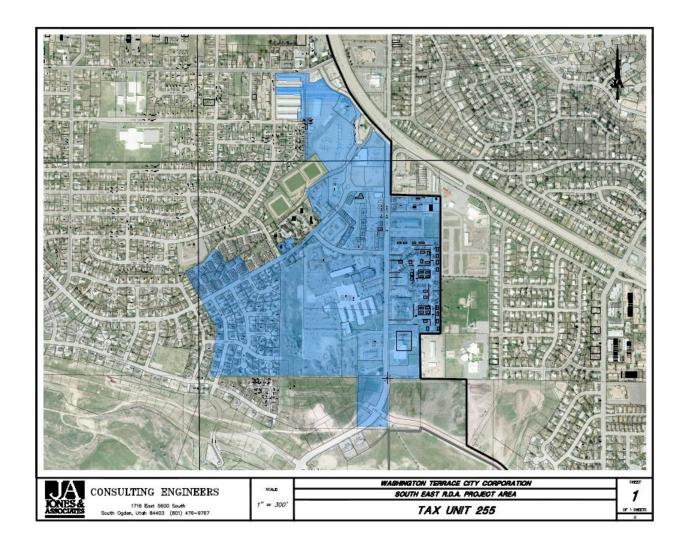
MULTI-YEAR TAX INCREMENT BUDGET

Redevelopment Agency	/ Fu	ınd 70: Req	uiremen	ts					
Major Object		2020	2021		2022	2023	2024	2025	2026
- Iviajoi Object		Actual	Plan		Plan	Plan	Plan	Plan	Plan
Personnel		15,864	17,095		16,800	16,800	16,800	-	-
Materials, Supplies, and Services		2,804	5,062		2,800	2,800	2,800	-	-
Redevelopment Projects		80,773	126,897		2,713,836	559,264	559,264	-	-
Interfund Transfers & Charges		10,380	71,867		6,661	6,661	6,661	-	-
Total Requirements	\$	111,672 \$	222,197	\$	2,740,097	\$ 585,525	\$ 585,525	\$ -	\$ -
\$ change from prior period	\$	(99,016) \$	110,525	\$	2,517,900	\$ (2,154,572)	\$ -	\$ (585,525)	\$ -
% change from prior period		-47%	99%		1133%	-79%	0%	-100%	

Redevelopment Agend	y Fu	nd 70: Re	so	urces					
Major Object		2020		2021	2022	2023	2024	2025	2026
Major Object		Actual		Plan	Plan	Plan	Plan	Plan	Plan
Intergovernmental		559,700		589,689	611,998	585,525	585,525	-	-
Other Revenue		53,387		15,508	-	-	-	-	-
Fund Balance/Carryovers		-		-	3,339,592	-	-	-	-
Total Resources	\$	613,087	\$	605,197	\$ 611,998	\$ 585,525 \$	585,525	\$ -	\$ -
\$ change from prior period	\$	(17,723)	\$	(7,890)	\$ 6,801	\$ (26,473) \$	-	\$ (585,525)	\$ -
% change from prior period		-3%		-1%	1%	-4%	0%	-100%	



APPENDIX A - MAP OF SOUTHEAST PROJECT AREA



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UTAH STATE TAX COMMISSION

Property Tax Division 2020 LIST OF FINAL VALUES All TAX ENTITIES

BY ENTITY/BY PROPERTY TYPE

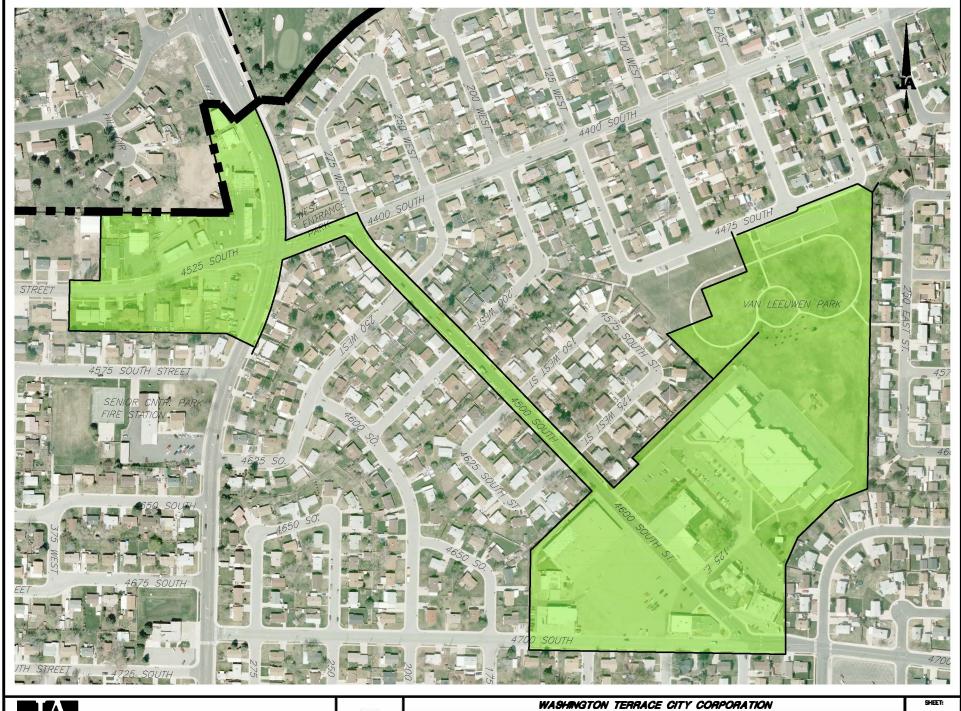
County Number: 29 County Name: WEBER

Entity Number: 8151 Entity Name: SOUTHEAST DEVELOPMENT PLAN - WASHINGTON TERRACE CITY

REAL PROPERTY - LAND	Taxable Value	Market Value
Primary Residential	\$6,839,378	\$12,435,233 [*]
Secondary Residential	\$86,147	\$86,147
Commercial and Industrial	\$12,063,861	\$12,063,861
FAA	1,144	\$1,144
Unimproved Non FAA - Vacant	\$0	\$0
TOTAL REAL PROPERTY - LAND	\$18,990,530	\$24,586,385
REAL PROPERTY - BUILDINGS		
Primary Residential	\$35,076,964	\$63,776,298 ³
Secondary Residential	\$444,000	\$444,000
Commercial and Industrial	\$31,756,250	\$31,756,250
Agricultural	<u>\$0</u>	\$0
TOTAL REAL PROPERTY - BUILDINGS	\$67,277,214	\$95,976,548
TOTAL REAL PROPERTY	\$86,267,744	\$120,562,933
PERSONAL PROPERTY		
Primary Mobile Homes	\$0	\$0*
Secondary Mobile Homes	\$0	\$0
Other Business Personal Property	\$2,985,282	\$2,985,282
SCME	<u>\$0</u>	\$0
TOTAL PERSONAL PROPERTY	\$2,985,282	\$2,985,282
CENTRALLY ASSESSED VALUES		
TOTAL CENTRALLY ASSESSED VALUES	\$1,610,062	\$1,610,062
GRAND TOTAL REAL PROPERTY, PERSONAL PROPERTY, CENTRALLY ASSESSED	\$90,863,088	\$125,158,277
MOTOR VEHICLE VALUES		
MOTOR VEHICLE VALUE ESTIMATE Value estimate for entity. Calculation: Revenue/.015	\$0	\$0
GRAND TOTAL REAL PROPERTY, PERSONAL PROPERTY, CENTRALLY ASSESSED, AND MOTOR VEHICLE	\$90,863,088	\$125,158,277

This information is provided from TC-233b reports from each county.

*Motor Vehicle value estimate is calculated from the age-based and fee-in-lieu entity-specific revenue reported by the county treasurer and is calculated Revenue/.015.





CONSULTING ENGINEERS

1716 East 5600 South South Ogden, Utah 84403 (801) 476-9767

SCALE 1" = 300'

CENT RAL BUSINESS DISTRICT R.D.A.

PROJECT AREA

OF 1 SHEETS

UTAH STATE TAX COMMISSION

Property Tax Division 2020 LIST OF FINAL VALUES All TAX ENTITIES

BY ENTITY/BY PROPERTY TYPE

County Number: 29 County Name: WEBER

Entity Number: 8152 Entity Name: CBD NEIGHBORHOOD DEV PLAN - WASHINGTON TERRACE CITY

REAL PROPERTY - LAND	Taxable Value	Market Value
Primary Residential	\$145,706	\$264,920*
Secondary Residential	\$0	\$0
Commercial and Industrial	\$1,800,607	\$1,800,607
FAA	0	\$0
Unimproved Non FAA - Vacant	<u> </u>	\$0
TOTAL REAL PROPERTY - LAND	\$1,946,313	\$2,065,527
REAL PROPERTY - BUILDINGS		
Primary Residential	\$835,992	\$1,519,985*
Secondary Residential	\$0	\$0
Commercial and Industrial	\$3,636,998	\$3,636,998
Agricultural	\$0	\$0
TOTAL REAL PROPERTY - BUILDINGS	\$4,472,990	\$5,156,983
TOTAL REAL PROPERTY	\$6,419,303	\$7,222,510
PERSONAL PROPERTY		
Primary Mobile Homes	\$0	\$0*
Secondary Mobile Homes	\$0	\$0
Other Business Personal Property	\$125,264	\$125,264
SCME	\$0	\$0
TOTAL PERSONAL PROPERTY	\$125,264	\$125,264
CENTRALLY ASSESSED VALUES		
TOTAL CENTRALLY ASSESSED VALUES	\$185,083	\$185,083
GRAND TOTAL REAL PROPERTY, PERSONAL PROPERTY, CENTRALLY ASSESSED	\$6,729,650	\$7,532,857
MOTOR VEHICLE VALUES		
MOTOR VEHICLE VALUE ESTIMATE Value estimate for entity. Calculation: Revenue/.015	\$0	\$0
GRAND TOTAL REAL PROPERTY, PERSONAL PROPERTY, CENTRALLY ASSESSED, AND MOTOR VEHICLE	\$6,729,650	\$7,532,857

This information is provided from TC-233b reports from each county.

*Motor Vehicle value estimate is calculated from the age-based and fee-in-lieu entity-specific revenue reported by the county treasurer and is calculated Revenue/.015.

ENCY	PORT - TAX YEAR 2020	Futito Nama	T 4 ** :	. 6-4-	. Deal Tarable : :		Deal Sub-Teri	Chata Tauahla 16 '	Carata Davi	Charles Code To 1	D1/Ch-h- TG=		otal Real/State Increment	Unsec Taxable		Unsec TOTAL		Total Unsecure	Total Increme
ENCY	Project Area	Entity-Name	Tax Area State	e Code Bu	In Real Taxable Value	Real Base	Real SubTotal	State Taxable Value	State Base	State SubTotal	Real/State TOTAL	Tax Rate T	otal Real/State Increment	Value	Unsec Base	Unsec TOTAL	PY Rate	Total	to Agency
ENCY	Project Area	Entity-Name		ate ode Bu	Real Taxable	Real Base	Real SubTotal	State Taxable Value	State Base	State SubTotal	Real/State TOTAL	Tax Rate	Total Real/State Increment	Unsec Taxable Value	Unsec Base	Unsec TOTAL	PY Rate	Unsecure Increment	Total Increme to Agency
SHINGTON TERRACE	076-Wash Terrace Redev C B D	001-Weber County General Fund		152 60			2,383,739	17,185	Dase	10,311	2,394,050	0.001720		125,264	-	75,158	0.001908		
HINGTON TERRACE	076-Wash Terrace Redev C B D	002-Weber County G O Bond Fund	253 8	152 60	6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000185	442.90	125,264	-	75,158	0.000209	15.71	\$ 45
HINGTON TERRACE	076-Wash Terrace Redev C B D	003-Library		152 60	., .,	, .,	2,383,739	17,185		10,311	2,394,050	0.000458		125,264	-	75,158	0.000493		\$ 1,13
HINGTON TERRACE	076-Wash Terrace Redev C B D	005-Weber School District		152 60	., .,	, .,	2,383,739	17,185		10,311	2,394,050	0.005806	.,	125,264		75,158	0.006038		\$ 14,35
HINGTON TERRACE	076-Wash Terrace Redev C B D	006-Statewide School Basic Levy		152 60		, .,	2,383,739	17,185		10,311	2,394,050	0.000000		125,264	-	75,158	0.000000		\$
HINGTON TERRACE	076-Wash Terrace Redev C B D	007-Mosquito Abatement Distr		152 60	-,,	-, ,	2,383,739	17,185		10,311	2,394,050	0.000094		125,264		75,158	0.000101		
HINGTON TERRACE	076-Wash Terrace Redev C B D	008-Weber Basin Water - General			6,419,303	, .,	2,383,739	17,185		10,311	2,394,050	0.000146		125,264		75,158	0.000153		
HINGTON TERRACE	076-Wash Terrace Redev C B D	017-Central Weber Sewer Distr		152 60	-, -,		2,383,739	17,185		10,311	2,394,050	0.000564		125,264		75,158	0.000607		\$ 1,39
HINGTON TERRACE HINGTON TERRACE	076-Wash Terrace Redev C B D 076-Wash Terrace Redev C B D	036-Washington Terrace City 038-Weber / Morgan Health		152 60 152 60		, .,	2,383,739 2,383,739	17,185 17,185		10,311 10,311	2,394,050 2,394,050	0.002476	-,	125,264 125,264		75,158 75,158	0.002863 5		,
HINGTON TERRACE	076-Wash Terrace Redev C B D	041-Weber County Judgment Levy		152 60			2,383,739	17,185		10,311	2,394,050	0.000092		125,264		75,158	0.0000099		\$ 22
HINGTON TERRACE	076-Wash Terrace Redev C B D	055-Paramedic Fund			% 6,419,303 1% 6,419,303	-, ,	2,383,739	17,185		10,311	2,394,050	0.000135		125,264		75,158	0.000145		\$ 33
INGTON TERRACE	076-Wash Terrace Redev C B D	071-Assess & Collect / State		152 60	., .,	, .,	2,383,739	17,185		10,311	2,394,050	0.000133		125,264		75,158	0.000009		
HINGTON TERRACE	076-Wash Terrace Redev C B D	072-Assess & Collect / County		152 60	% 6.419.303	2,446,405	2,383,739	17.185		10.311	2,394,050	0.000240		125,264		75.158	0.000258		
HINGTON TERRACE	076-Wash Terrace Redev C B D	076-Wash Terrace Redev C B D	253 8	152 60	% 6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000000	-	125,264		75,158	0.000000	-	\$
HINGTON TERRACE	076-Wash Terrace Redev C B D	104-Weber School Judgment Levy	253 8	152 60	% 6,419,303		2,383,739	17,185		10,311	2,394,050	0.000000	-	125,264		75,158	0.000000	-	\$
HINGTON TERRACE	076-Wash Terrace Redev C B D	117-Weber Area 911 And Em Serv	253 8	152 60	% 6,419,303	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000222	531.48	125,264		75,158	0.000239	17.96	\$ 54
INGTON TERRACE	076-Wash Terrace Redev C B D	137-Charter School Weber		152 60	-,,	-, ,	2,383,739	17,185		10,311	2,394,050	0.000062		125,264		75,158	0.000072		
HINGTON TERRACE	076-Wash Terrace Redev C B D	146-Weber County Flood Control		152 60	., .,	2,446,405	2,383,739	17,185		10,311	2,394,050	0.000026		125,264		75,158	0.000000		\$ 6
IINGTON TERRACE	076-Wash Terrace Redev C B D	001-Weber County General Fund		152 60	,,-		-	167,898	43,268	74,778	74,778	0.001720		0		-	0.001908		\$ 12
INGTON TERRACE	076-Wash Terrace Redev C B D	002-Weber County G O Bond Fund					-	167,898	43,268	74,778	74,778	0.000185		0		-	0.000209		\$ 1
HINGTON TERRACE	076-Wash Terrace Redev C B D	003-Library		152 60			-	167,898	43,268	74,778	74,778	0.000458		0		-	0.000493		\$ 3
IINGTON TERRACE	076-Wash Terrace Redev C B D	005-Weber School District		152 60				167,898	43,268	74,778	74,778	0.005806		0			0.006038		\$ 43
HINGTON TERRACE	076-Wash Terrace Redev C B D	006-Statewide School Basic Levy		152 60			-	167,898	43,268	74,778	74,778	0.000000		0			0.000000		\$
HINGTON TERRACE	076-Wash Terrace Redev C B D 076-Wash Terrace Redev C B D	007-Mosquito Abatement Distr 008-Weber Basin Water - General		152 60 152 60	% - 1% -			167,898 167.898	43,268 43,268	74,778 74,778	74,778 74,778	0.000094		0		1	0.000101 3		\$ \$ 1
IINGTON TERRACE								167,898	-,	, ,				0		-			
IINGTON TERRACE	076-Wash Terrace Redev C B D 076-Wash Terrace Redev C B D	036-Washington Terrace City 038-Weber / Morgan Health		152 60 152 60				167,898	43,268 43,268	74,778 74,778	74,778 74,778	0.002476		0			0.002863 5		\$ 18 \$
INGTON TERRACE	076-Wash Terrace Redev C B D	041-Weber County Judgment Levy		152 60				167,898	43,268	74,778	74,778	0.0000092		0			0.0000099		\$
IINGTON TERRACE	076-Wash Terrace Redev C B D	055-Paramedic Fund		152 60				167,898	43.268	74,778	74,778	0.000135		0			0.000145		\$ 10
INGTON TERRACE	076-Wash Terrace Redev C B D	071-Assess & Collect / State			1% -		-	167,898	43,268	74,778	74,778	0.000133		0		_	0.000009		Ś
IINGTON TERRACE	076-Wash Terrace Redev C B D	072-Assess & Collect / County		152 60				167,898	43.268	74,778	74,778	0.000240		0			0.000258		\$ 1
IINGTON TERRACE	076-Wash Terrace Redev C B D	076-Wash Terrace Redev C B D	922 8	152 60	1% -		-	167,898	43,268	74,778	74,778	0.000000	-	0		-	0.000000		\$
IINGTON TERRACE	076-Wash Terrace Redev C B D	104-Weber School Judgment Levy	922 8	152 60	1% -		-	167,898	43,268	74,778	74,778	0.000000	-	0		-	0.000000		\$
HINGTON TERRACE	076-Wash Terrace Redev C B D	117-Weber Area 911 And Em Serv	922 8	152 60	- 1%		-	167,898	43,268	74,778	74,778	0.000222	16.60	0		-	0.000239	-	\$ 1
HINGTON TERRACE	076-Wash Terrace Redev C B D	137-Charter School Weber	922 8	152 60	- 1%		-	167,898	43,268	74,778	74,778	0.000062	4.64	0		-	0.000072	-	\$
INGTON TERRACE	076-Wash Terrace Redev C B D	146-Weber County Flood Control	922 8	152 60	- 196		-	167,898	43,268	74,778	74,778	0.000026	1.94	0			0.000000	-	\$
IINGTON TERRACE	078-Wash Terrace Redev Southeast	001-Weber County General Fund	255 8	151 50	% 86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.001720	73,939.82	2,985,282		1,492,641	0.001908	2,847.96	\$ 76,787
INGTON TERRACE	078-Wash Terrace Redev Southeast	002-Weber County G O Bond Fund	255 8	151 50	% 86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000185	7,952.83	2,985,282		1,492,641	0.000209	311.96	\$ 8,26
HINGTON TERRACE	078-Wash Terrace Redev Southeast	003-Library	255 8	151 50	% 86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000458	19,688.63	2,985,282		1,492,641	0.000493	735.87	\$ 20,42
IINGTON TERRACE	078-Wash Terrace Redev Southeast	005-Weber School District		151 50		-,,	42,536,451	903,628		451,814	42,988,265	0.005806		2,985,282		1,492,641	0.006038	,	\$ 258,60
IINGTON TERRACE	078-Wash Terrace Redev Southeast	006-Statewide School Basic Levy		151 50				903,628		451,814	42,988,265	0.000000		2,985,282	-	1,492,641	0.000000		\$
IINGTON TERRACE	078-Wash Terrace Redev Southeast	007-Mosquito Abatement Distr		151 50			42,536,451	903,628		451,814	42,988,265	0.000094		2,985,282		1,492,641	0.000101		
IINGTON TERRACE	078-Wash Terrace Redev Southeast	008-Weber Basin Water - General		151 50		, . , .	42,536,451	903,628		451,814	42,988,265	0.000146		2,985,282		1,492,641	0.000153		\$ 6,50
IINGTON TERRACE	078-Wash Terrace Redev Southeast	017-Central Weber Sewer Distr			% 86,267,744 % 86,267,744		42,536,451 42,536,451	903,628		451,814 451.814	42,988,265 42,988,265	0.000564		2,985,282		1,492,641	0.000607 5		\$ 25,15
IINGTON TERRACE	078-Wash Terrace Redev Southeast 078-Wash Terrace Redev Southeast	036-Washington Terrace City 038-Weber / Morgan Health		151 50 151 50	,	, . , .	42,536,451 42,536,451	903,628 903,628		451,814 451,814	42,988,265 42,988,265	0.002476	,	2,985,282 2,985,282		1,492,641	0.002863		,
HINGTON TERRACE	078-Wash Terrace Redev Southeast	041-Weber County Judgment Levy		151 50			42,536,451	903,628		451,814	42,988,265	0.000092		2,985,282		1,492,641	0.0000099		\$ 4,10.
INGTON TERRACE	078-Wash Terrace Redev Southeast	055-Paramedic Fund		151 50				903,628		451,814	42,988,265	0.000000		2,985,282		1,492,641	0.000000		\$ 6.01
IINGTON TERRACE	078-Wash Terrace Redev Southeast	071-Assess & Collect / State		151 50		, . , .	42,536,451	903,628		451,814	42,988,265	0.000133	.,	2,985,282		1,492,641	0.000143		
INGTON TERRACE	078-Wash Terrace Redev Southeast	072-Assess & Collect / County		151 50		, . , .	42,536,451	903,628		451,814	42,988,265	0.000240		2,985,282		1,492,641	0.000258		
IINGTON TERRACE	078-Wash Terrace Redev Southeast	078-Wash Terrace Redev Southeast		151 50		, . , .	42,536,451	903,628		451,814	42,988,265	0.0000000	.,	2,985,282		1,492,641	0.000238		\$
IINGTON TERRACE	078-Wash Terrace Redev Southeast	104-Weber School Judgment Levy		151 50			42,536,451	903,628		451,814	42,988,265	0.000000		2,985,282		1,492,641	0.000000		\$
IINGTON TERRACE	078-Wash Terrace Redev Southeast	117-Weber Area 911 And Em Serv	255 8	151 50	% 86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000222	9,543.39	2,985,282		1,492,641	0.000239	356.74	\$ 9,90
IINGTON TERRACE	078-Wash Terrace Redev Southeast	137-Charter School Weber		151 50			42,536,451	903,628		451,814	42,988,265	0.000062		2,985,282		1,492,641	0.000072	107.47	\$ 2,77
IINGTON TERRACE	078-Wash Terrace Redev Southeast	146-Weber County Flood Control		151 50	% 86,267,744	1,194,842	42,536,451	903,628		451,814	42,988,265	0.000026	1,117.69	2,985,282	-	1,492,641	0.000000	-	\$ 1,117
IINGTON TERRACE	078-Wash Terrace Redev Southeast	001-Weber County General Fund		151 50			-	706,434	66,361	320,037	320,037	0.001720		0			0.001908		\$ 550
INGTON TERRACE	078-Wash Terrace Redev Southeast	002-Weber County G O Bond Fund		151 50			-	706,434	66,361	320,037	320,037	0.000185		0			0.000209		\$ 5
INGTON TERRACE	078-Wash Terrace Redev Southeast	003-Library					-	706,434	66,361	320,037	320,037	0.000458		0	-	-	0.000493		\$ 14
INGTON TERRACE	078-Wash Terrace Redev Southeast	005-Weber School District		151 50			-	706,434	66,361	320,037	320,037	0.005806		0			0.006038		\$ 1,85
INGTON TERRACE	078-Wash Terrace Redev Southeast	006-Statewide School Basic Levy		151 50				706,434	66,361	320,037	320,037	0.000000		0			0.000000		\$
INGTON TERRACE	078-Wash Terrace Redev Southeast	007-Mosquito Abatement Distr		151 50			-	706,434	66,361	320,037	320,037	0.000094		0			0.000101		\$ 31
INGTON TERRACE	078-Wash Terrace Redev Southeast	008-Weber Basin Water - General		151 50			-	706,434	66,361	320,037	320,037	0.000146		0			0.000153		
INGTON TERRACE	078-Wash Terrace Redev Southeast	036-Washington Terrace City		151 50 151 50				706,434	66,361	320,037	320,037	0.002476		0			0.002863		\$ 79
INGTON TERRACE	078-Wash Terrace Redev Southeast	038-Weber / Morgan Health						706,434	66,361	320,037 320.037	320,037	0.000092		0			0.000099 5		\$ 2!
INGTON TERRACE	078-Wash Terrace Redev Southeast 078-Wash Terrace Redev Southeast	041-Weber County Judgment Levy 055-Paramedic Fund		151 50 151 50				706,434 706,434	66,361 66,361	320,037 320.037	320,037 320.037	0.000000		0			0.000000 5		\$ 4
INGTON TERRACE	078-Wash Terrace Redev Southeast 078-Wash Terrace Redev Southeast	055-Paramedic Fund 071-Assess & Collect / State	050 0		1% - 1% -			706,434 706,434	66,361 66.361	320,037 320.037	320,037 320,037	0.000135		0			0.000145		\$ 4 \$
INGTON TERRACE	078-Wash Terrace Redev Southeast 078-Wash Terrace Redev Southeast	072-Assess & Collect / State 072-Assess & Collect / County		151 50 151 50				706,434	66,361	320,037	320,037	0.000012		0			0.000009 :		\$ 70
IINGTON TERRACE	078-Wash Terrace Redev Southeast	078-Wash Terrace Redev Southeast		151 50				706,434	66.361	320,037	320,037	0.000240		0			0.0000258		\$ /
IINGTON TERRACE	078-Wash Terrace Redev Southeast 078-Wash Terrace Redev Southeast	104-Weber School Judgment Levy		151 50 151 50				706,434	66,361	320,037	320,037	0.000000		0			0.000000		Š
IINGTON TERRACE	078-Wash Terrace Redev Southeast	117-Weber Area 911 And Em Serv		151 50				706,434	66.361	320,037	320,037	0.000000		0			0.000000 :		\$ 71
HINGTON TERRACE	078-Wash Terrace Redev Southeast	137-Charter School Weber		151 50				706,434	66.361	320,037	320,037	0.000222		0			0.000239		\$ 19
	or o skapit tettare uenek ponttigger	TO CHARGE DEFINIOUS ANGRES	UJO 8	-21 DI	1% -			706,434	66,361	320,037	320,037	0.000062		0			0.000072		y 19