

**REDEVELOPMENT AGENCY OF PRICE CITY
EAST PRICE REDEVELOPMENT AREA
REDEVELOPMENT PLAN**

The Price City Council and the Carbon County Commission, in a partnership arrangement (**Attachment A**), have determined that the formation of a Redevelopment Project Area at the east entrance to Price City and along the western most segment of Airport Road, within Price City and Carbon County, will protect and promote the general welfare of all citizens and encourage redevelopment of the area and community through communication, cooperation and creativity. Without immediate, short-, and medium-term redevelopment interventions continued negative impacts may be realized in the identified project area.

Pursuant to the Utah Neighborhood Development Act (UCA, 1953, 11-19-1) on December 12, 1979 Price City established Redevelopment Agency of the City of Price complete with all powers and subject to all restrictions provided in the Neighborhood Development Act. In May of 2002 the Redevelopment Agency of Price City began a course of action to establish a Redevelopment Project Area, described below, consistent with Utah State Code 17B-4. The following information details the Redevelopment Plan for the identified Redevelopment Project Area.

The boundaries of the Redevelopment Project Area are, in lay terms, described as an area running west along Airport Road starting at the area of the curve in the road ascending the hill to the airport to the intersection of Main Street, taking in both sides of Airport

Road. Continuing through the area to the south of the Airport Road, east of Highway 55 and north of 1000 South Street. The area is identified via the legal description found in **Attachment B**. The physical area location may also be referenced on the map included as **Attachment C**.

The Redevelopment Project Area was selected as the area in the community (City of Price and adjacent Carbon County area) having an immediate need for redevelopment management to stabilize, improve and strengthen the economic base in the community. This area, as identified, supports the greatest opportunities for positive economic impact to be realized with a minimum of Redevelopment Agency intervention. Additionally, the Project Area contains the portion of Price City (and Carbon County) identified by community leaders, economic development professionals and elected officials that is desirable for the development and redevelopment of the commercial and industrial base. The Redevelopment Project Area boundaries were arrived at after consideration by members of the taxing entities, the Redevelopment Agency of Price City and consultants. Planned courses of action for the project area include activities that will reverse, reduce and prevent blight, as detailed in the Redevelopment Survey Area Blight Study (**see Attachment J**) and stimulate new development and upgrade the project area to the level necessary for sustainable long-term growth and development.

It is the intent of this Redevelopment Plan to provide a basis for cooperation in the consideration of east Price improvements in regard to redevelopment activities. Furthermore, it is the intent of this Plan that all property owners within the project area

have a reasonable opportunity to participate in redevelopment activities throughout the time frame of the project, including planning aspects. No part of the Redevelopment Plan is intended to impose new Redevelopment Agency controls, regulation, cost or tax burden on any property located in the redevelopment project area.

Socially, persons residing within the boundaries of the Redevelopment Project Area, reside primarily in single-family housing units and mobile homes. In many cases these residential areas are aged and in need of structural and/or visual rehabilitation to place them in established and desired standards for the area. Residentially zoned property in the project area has limited development and will be relatively unaffected by any commercial redevelopment activities resulting from Redevelopment Agency activities or projects. Residents within the boundaries of the Project Area and those adjacent to the Project Area – primarily those within three-hundred (300) feet will receive positive benefits as the goals of the redevelopment are addressed and realized. These benefits will come in the form of improved visual surroundings and improved public service access. The social conditions present in the project area can be described as negative and not improving. Local low-income housing is located adjacent to the Project Area and the Project Area contains many blighted residential areas lending themselves to this characterization. The lack of community improvements and visual blemishes in the area also increase this negative oriented perception. Additionally, local law enforcement officials have commented that the general area is a haven for transients and experiences a higher than expected incident of activity for police. (See included information identified

in Attachment A of the Redevelopment Survey Area Blight Study found in **Attachment J.)**

In terms of economic conditions, the area is marginal at best. Some private development has taken place in a non-planned manner in and around the Project Area however, this has only increased the need for redevelopment of the area. It is the intention of the Redevelopment Agency to participate in projects that improve physical, social and economic conditions within the Project Area.

The economic impact of the Project Area is significant to the local, even regional, economies. The Project Area has increasing potential to serve as a major retail, commercial and industrial center which emphasizes the importance of redevelopment activities. Economic dislocation is evident in multiple locations within the project area. The general assessed value of the property in the project area is nearly \$4 million. This does not include any personal property assessment of the premises. As Price City gross taxable sales increase the area will become essential to sustain the growth of the region in whole.

Land use and zoning in the Project Area include: single family residential districts; rural residential districts; manufacturing and distribution districts; general industrial districts; commercial development districts; and, multiple residential districts.

The principal streets of the area are Highway 55 and Airport Road. Access and side streets branch from these main roads. Population densities are low within the boundaries of the area. The Carbon County Housing Authority, occupying neighboring properties, has higher density multiple residential apartments and public housing operations.

In terms of physical conditions in the Project Area, it is best described as blighted and deteriorated. With the exception of minor areas of improvement, the area consists of single family residential structures in various states of repair/disrepair ranging from reasonable to blighted, marginal condition commercial and industrial structures and marginal public infrastructure condition, where it exists. One of the goals for the Redevelopment Project Area is to increase the public utility and passage infrastructure capacity within the Project Area where it is not existent or inferior.

In an assessment of the physical conditions of the identified Redevelopment Project Area the following factors were taken into consideration.

1. Incompatible land use: Issues affecting the success of development, or redevelopment, may exist when incompatible land uses area located adjacent to one another. For example, a residential building or home next to an industrial operation. It is important to attempt identification of the existence of these problems to the highest extent reasonable.
2. Inadequate or irregular lot sizes: Development or improvement of parcels of land is hindered if the shape of the parcel is irregular, too large or too small.

3. Condition of structures: If structures are blighted, obsolete, in generally poor condition or the landscaping is inadequate or absent there are negative attitudes, via visual impressions, toward the overall area. Condition of structures may be improved through improvement of landscaping. Landscaping placement to avoid current or potential erosion is also taken into consideration.
4. Shifting of uses: A down-shift in land use is generally considered to indicate instability in the area, usually accompanied with negative economic impacts.
5. Economic dislocation: Evidence of buildings that are vacated by the owners or tenants and remain vacant is considered economic dislocation.
6. Inadequate infrastructure: Non-existent or inadequate public utility infrastructure such as water, sewer and power provide negative impacts to the community. Additionally, the presence of cracked sidewalks, broken curbs and un-maintained streets will present negatively on the area and surrounding community.
7. Traffic and parking: These are major concerns to all businesses (commercial and retail primarily, industrial and manufacturing secondarily). Adequate traffic flow and parking stalls, for customers and employees alike, while maintaining pedestrian areas is critical.
8. Assessed value of property: The overall value of an areas real estate and buildings will provide indications of economic stability and diversification. Sales taxes can indicate the level of economic activity in an area. With the exception of one (1) business that has recently relocated within the Project Area, sales tax collection from the Project Area remains stagnant or decreasing on an annual basis. Current property valuations indicate a Project Area valuation of \$3,632,855

resulting in \$44,843 of property tax collected per year. Expected property valuation at the completion of the twelve (12) year period is \$11,582,360 resulting in \$145,810 of property tax collected per year.

The Project Area Survey conducted indicated which redevelopment characteristics require immediate consideration by the Redevelopment Agency. These are primarily determined to be:

- Inadequate infrastructure;
- Condition of structures (blighted and deteriorated structures)
- Inadequate landscaping (beautification);
- Economic dislocation (removal of vacant blighted structures).

Secondary considerations will be given to incompatible land uses, lot sizes and shapes, shifting of uses, traffic and parking, and assessed valuations. These redevelopment survey issues are manifested in the goals for the Redevelopment Project Area listed below.

Underutilization of commercial property in the Project Area is evident. One physical factor of the Project Area that contributes to the overall need in the area is a shift in the primary or intended usage of structures. Several single-family detached dwelling units have been converted into commercial uses, many of these now suffer from economic dislocation. This phenomenon is present within the Project Area and in areas immediately adjacent to and surrounding the Redevelopment Project Area. Additionally,

there are several vacant buildings/businesses in the Project Area. The following negative physical factors were also noted in the area survey:

- Evidence of obsolescence and neglect (blight) of buildings and structures.
- Negative visual image of un-maintained or underutilized properties, parcels and lots.
- General clutter and negative appearance resulting from unscreened outside storage areas. Outside debris and clutter is evident throughout the Project Area.
- Poor visual quality of signage and commercial business advertising.

It is the opinion of the Redevelopment Agency of Price City that these issues will be positively affected by the goals of the Redevelopment Project as outlined in this Redevelopment Plan. New development and redevelopment initiated by the Redevelopment Agency will provide a catalyst for the re-examination of existing zoning conditions including the possible insertion of “buffer” zones between residential areas and industrial or commercial areas. Improvements to streets through re-surfacing and the addition of curb, gutter and sidewalks are also possible within the plan. The Price City Redevelopment Agency will, in and of itself, provide an additional method to ensure proper usage of land use plans including maintenance of reasonable structure and population densities within and around the Project Area.

The Redevelopment Agency will adhere to established goals and high standards in reaching those goals as set forth in this Redevelopment Plan. Goals for redevelopment of the Project Area include:

- (1) Placement of public infrastructure, including utility infrastructure, into areas that are currently without – gas, water, sewer, power, curb, gutter, sidewalk. Improvement and extension of infrastructure where the condition is sub-standard or lacking;
- (2) Beautification of areas visible from the main roads through landscaping and renovation;
- (3) Removal of deteriorated structures (blight) that pose hazards or that are visually negative to citizens or visitors;
- (4) Improvement of structural integrity of existing buildings;
- (5) Improvement of visual appearance of existing structures;
- (6) Strengthening of the tax base and economic health of the community.

The redevelopment goals may be accomplished through rehabilitation or replacement of structurally substandard buildings, elimination of blighting influences, provision of land for needed public facilities and infrastructure, removal of impediments to land assembly and development. To the maximum extent possible, the goals of the plan are to be accomplished through Redevelopment Agency encouragement of, and assistance to, private enterprise in carrying out development and redevelopment activities. The Redevelopment Agency will attempt to leverage private developmental resources to the maximum extent reasonably possible on all individual Redevelopment Agency projects.

It is the intent of the Redevelopment Agency to continue the land uses allowed in the current zoning ordinance relative to the Project Area. The inclusion of “buffer” zones

between residential development adjacent to the project area and commercial or industrial areas within the project area will be taken into consideration.

Streets, alleys and lanes in the Project Area may be widened, altered, abandoned or closed as necessary for proper development of the Project Area. Additional public streets, alleys, and easements may be created in the project area as needed for proper development. The public rights-of-way may be used for vehicular or pedestrian traffic as well as for public improvements. These improvements may consist of public and private utility infrastructure and other activities typically found in public rights-of-way.

The Redevelopment Agency will ensure that all record owners of property and tenants located within the boundaries of the area will have a reasonable opportunity to enter into participation agreements with the Redevelopment Agency. Property owners and tenants may participate in the redevelopment of the area consistent with the Redevelopment Plan. The nature of owner and tenant participation may consist of the following acts (see **Attachment N**):

Owner participations:

- Retaining, maintaining and rehabilitating all or portions of the owner's property.
- Acquiring adjacent or other properties in the Project Area.
- Selling all or portions of the owner's improvements to the Redevelopment Agency, retaining the land, and developing the property.

- Selling all or portions of the owner's property to the Redevelopment Agency and purchasing other property in the Redevelopment Project Area.
- Selling all or portions of the owner's property to the Redevelopment Agency and obtaining preferences to reenter the Redevelopment Project Area.
- Other methods as approved by the Redevelopment Agency.

Tenant participations:

- Becoming an owner of property in the Redevelopment Project Area and becoming subject to the opportunities of persons who are already record owners of property in the Redevelopment Project Area.
- Other methods as approved by the Redevelopment Agency.

It is the intention of the Redevelopment Agency to extend reasonable preferential opportunities to record property owners and tenants in the Redevelopment Project Area ahead of persons and entities from outside the Redevelopment Project Area.

The Redevelopment Project area will attain the purposes of redevelopment through utilization of ongoing individual project standards. A Redevelopment Project is defined as a project to which the Redevelopment Agency, Price City or Carbon County is a partner, within the boundaries of the Redevelopment Project Area, by virtue of its provision of special improvements, grants, loans, bonds, etc. to the individual project. Individual property improvements that address the objectives of the Redevelopment

Agency, undertaken independently by property owners or tenants without assistance from the Redevelopment Agency are not to be construed as a Redevelopment Agency Project.

New construction undertaken in partnership with the Redevelopment Agency shall comply with all applicable building codes and zoning ordinances to include Price City and Carbon County building, electrical and housing codes as well respective zoning ordinances. In the event the Redevelopment Agency participates in a rehabilitation project, such rehabilitation will be done in such a manner that it will be safe in all physical aspects (access, fire, etc.) and be visually attractive in appearance, to mean not detrimental to the intent of the Redevelopment Agency goals or the surrounding areas. All rehabilitation projects must meet appropriate City or County codes and ordinances. The numbers, types and sizes of buildings constructed with participation from the Redevelopment Agency shall be determined from existing statutes, ordinances, codes and zoning requirements. All signs and advertising that become part of a Redevelopment Project must conform to the appropriate (City or County) sign ordinance as it exists now or hereafter amended and codified. It is the intent of the Redevelopment Agency to place all public utility infrastructure development underground when and where physically and economically feasible or reasonable.

No future structures which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors that are incompatible with current zoning ordinances or the surrounding areas or structures will be encouraged in any part of the Redevelopment Project Area. Within the Project Area the extraction of oil, gas or other mineral substances will be

discouraged. Price City Redevelopment Agency does not intend to participate in such mineral extraction projects.

Variations and/or special use permitting sought for the purposes of a Redevelopment Project within the area must be obtained from the Board of Adjustment and/or respective Planning Commission in the same manner as non-redevelopment agency participation projects. The Redevelopment Agency cannot deny or exclude any variance or permit properly obtained from a Board or Commission. Building permits for Redevelopment Projects must be obtained in the same manner as other construction projects taking place in the City or the County. The Redevelopment Agency will not and cannot deny or exclude any properly and legally obtained building permit.

The redevelopment of the area outlined in this Redevelopment Plan is consistent with the general plans for the surrounding communities – Price City and Carbon County specifically. The redevelopment of the area will promote commercial and industrial growth in areas appropriate with existing land use code. Moderate and manageable growth is planned for the corridors included in the boundaries of the Project Area. A strong and viable economic anchor of retail, commercial and industrial business concerns is an objective of the Master Plan previously developed and adopted by Price City. This Redevelopment Plan reinforces that planning, direction and concern.

Redevelopment of the area will reduce blight. The removal of existing and deteriorated structures (blight) will address this issue. Other properties and structures may receive

visual improvement through new façades, structural improvements and new construction consistent with the planned growth. As above, all record property owners and tenants within the Redevelopment Project Area boundaries will be provided with reasonable opportunities to participate in the redevelopment.

Through the establishment of the Redevelopment Project Area the Redevelopment Agency establishes guidelines governing the opportunities of record property owners to participate in the redevelopment (see **Attachment N**). Participation is encouraged in the planning of redevelopment activities as well as in the individual redevelopment activities on an ongoing basis throughout the life of the Redevelopment Project.

The primary purpose of the Redevelopment Project Area is to stimulate, through redevelopment, economic growth in the community. This economic growth will create additional jobs in the community. It is estimated that over the twelve (12) year life of the redevelopment area one-hundred (100) full-time-equivalent¹ jobs will be created or saved. This estimate is arrived at through new business development in the project area, increased business capacity at existing business entities resulting from the efforts of the Redevelopment Agency and a conservative indirect job multiplier of 1.28.

¹ Estimates of \$1,163,555 collected in tax increment revenue. Historically, in economic development projects completed in the area, one job is created or saved for every \$15,000 (National estimates are typically one (1) job for every \$35,000 of public sector economic investment). Over the life of the project this is seventy-eight direct jobs created or saved. A conservative indirect multiplier of 1.28 is used to arrive at one-hundred (100) full-time equivalent jobs created or saved.

The intention of the Redevelopment Agency is not education housing development. In the event funds are received into the Redevelopment Agency in excess of \$100,000 per year, funds will be made available to the local low-income housing authority for use. Housing uses of funds must be consistent with the uses outlined in the housing plan submitted to the Redevelopment Agency by the Housing Authority and the Redevelopment Agencies Act, as of July 12, 2001, Utah State Code 17B-4. (see **Attachment L**).

Specific individual projects have not been identified as the object of the Redevelopment Project Area. It is anticipated that initial specific projects will result from the goals to increase and improve public infrastructure; remove blighted/deteriorated/depilated structures and visual beautification. The Price City Redevelopment Agency encourages all individual Redevelopment Projects taking place within the boundaries of the Redevelopment Project Area to be property owner initiated, managed and completed. The Price City Redevelopment Agency will participate as a catalyst for project partnerships and act as a project funding source only.

There are not any private developers currently involved in the Redevelopment Project Area. Private developers may be or become record property owners as the Project Area begins to show improvement economically and visually. It is the intention of the Redevelopment Agency to work directly with record property owners and area tenants to meet the goals of the Redevelopment Project Area.

The provisions of this Redevelopment Plan shall be effective and the provisions of other documents formulated pursuant to this Redevelopment Plan may be made effective from the date of adoption of the Redevelopment Plan by the legislative bodies required and remain in effect until action is taken by the legislative bodies to terminate the Plan, or it expires naturally at the completion of the project time-frame. It is the intention of the Redevelopment Agency to commence implementation of the Redevelopment Project Plan immediately upon approval from the relative legislative bodies and to actually begin individual project action within one-year of formal Redevelopment Plan adoption. The one-year project implementation time frame will allow collection of operational year one tax increment and avoid the need to adopt the Redevelopment Plan again as if it were an amended Project Area Plan (three years before implementation).

When the Redevelopment Agency undertakes a Redevelopment Project it will be on an annual implementation basis. Each annual implementation program will be included in the Redevelopment Agency Budget and reflected in the annual Price City Municipal Corporation fiscal budget. Programs and Redevelopment Projects developed will be consistent with the stated goals and objectives of the Redevelopment Plan. Anticipated projects to be undertaken during tax increment year one are estimated to include:

- Placement, extension and improvement of public utilities infrastructure;
- Removal of blighted and/or deteriorated structures;
- Visual beautification through landscaping.

(Committee membership is listed in **Attachment D**) the budget period for the Redevelopment Project is less than the statutory twenty-five (25) years and set at twelve (12) years for the Redevelopment Project Area. The Redevelopment Project Area, as planned, is only functional at an estimated acreage of four-hundred eighty-two (482). See **Attachment E** for a listing of all properties within the identified Redevelopment Project Area boundaries and all properties located within three-hundred (300) feet of the Redevelopment Project Area boundary. The Taxing Entity Committee specifically approved the provision to exceed one-hundred (100) acres within the boundaries of the Project Area as required by State law.

The Redevelopment Project Area was selected based on several factors. Among these factors are the economic developmental consistency with the general plans for the community, potential growth of Price City through annexation and the availability of tax increment in the identified Project Area boundaries. The Project Area has developed in mixed capacities over time and requires redevelopment for visual and economic improvement, diversification and consistency. The Project Area contains many blighted structures, underutilized properties and lots of irregular placement and shape not consistent for growth or improvement.

A financial analysis of the Redevelopment Project Area demonstrates a need for redevelopment. Identified needs for funding include:

- The placement and extension of public utility and passage infrastructure into the industrial and commercial zones of the Redevelopment Project Area.

- Visual improvement of properties including landscaping.
- Removal of blighted structures.
- Renovation and remodeling of existing structures.
- Construction of necessary structures to facilitate area growth and expansion economically.

The costs associated with these issues are not feasible without the inclusion of Redevelopment Agency funding to individual projects. It is estimated that minimal public infrastructure improvements and extensions thorough the project area will cost a minimum of \$500,000.² Costs relative to other identified redevelopment project area needs can be referenced in the attached Redevelopment Project Area Budget.

(Attachment F)

The Redevelopment Agency will be funded through utilization of tax increment. Individual property owners and tenants can access the tax increment funding through an application process to the Redevelopment Agency Board. Redevelopment Agency funds are considered matching funds to those funds invested in the area on a private basis by the property owner or tenant. The Redevelopment Agency intends to leverage private investment to the maximum extent reasonable on all individual projects.

The Redevelopment Agency may offer incentives to businesses expanding or relocating into the Project Area, consistent with the goals of the Redevelopment Agency, including those inherent to the distribution of tax increment funds collected by the Redevelopment

² Preliminary estimates based on costs associated with development of power, sewer, water, natural gas, communications, curb, gutter and sidewalk.

Agency. Any and all incentives must be specific to location of appropriate and viable businesses in the Project Area. It is the position of the Redevelopment Agency to facilitate removal of blighted structures, visual improvement of the area and placement or replacement of public infrastructure necessary for the success of the Redevelopment Project Area. The Redevelopment Agency staff will provide information, to all property owners or tenants requesting the information, on State of Utah tax incentive programs, including the Enterprise Zone Tax Credits, that supplement the objectives of the Redevelopment Project Area.

It is not part of the Redevelopment Plan to displace, temporarily or permanently, any persons or families to carry out the goals of the Redevelopment Agency. No relocation plan is provided relative to relocation based on lack of need although Relocation Guidelines have been adopted by the Agency in the event they are needed due to unforeseen circumstances (see **Attachment M**). If, however, any person or family does become temporarily displaced due to the activities of the Redevelopment Agency arrangements will be made to assist those persons to find appropriated accommodations including referral to the Carbon County Housing Authority. The Redevelopment Agency will assist all persons (including families, persons, businesses and others) who become displaced by an individual Redevelopment Project to locate and inhabit or occupy other reasonable facilities. In order to complete a Redevelopment Project with a minimum of hardship to persons who may become displaced from their dwellings, the Redevelopment Agency will provide assistance for location of housing that is safe, sanitary and within financial means that is in a reasonably convenient location and otherwise suitable to

needs. As applicable, relocation assistance will conform to all provisions and requirement of the Utah Relocation Assistance Act and the Uniform Real Properties Acquisition and Relocation Assistance Act of 1970.

The Redevelopment Agency will cooperate with property owners within the boundaries of the Redevelopment Project Area to prevent and eliminate blight and the continued spread of blight through the following methods:

1. The Redevelopment Agency, except as specifically exempted herein, may acquire, but is not required to acquire, real or personal property located in the identified Redevelopment Project Area. This acquisition may come in the form of gift, devise, exchange, purchase or any other lawful method. The Redevelopment Agency may seek the aid and cooperation of public bodies, that are authorized by state law to aid and cooperate with the Redevelopment Agency, to coordinate this plan with the activities of such public bodies in order to accomplish the purposes of redevelopment for the highest public good. The Redevelopment Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Redevelopment Agency will, however, seek the cooperation of all public bodies which own or intend to acquire property in the Redevelopment Project Area.
2. In the event that the Redevelopment Agency becomes a property owner in the Project Area, such property will be under the management and control of the Executive Director of the Redevelopment Agency of Price City. Such

property may be rented or leased by the Redevelopment Agency pending disposition consistent with the goals of the Redevelopment Plan.

3. The Redevelopment Agency is authorized to install and construct to cause to be installed and constructed the public utility infrastructure (within or outside the identified Redevelopment Project Area), public improvements, facilities necessary to carry out the Redevelopment Plan. Such improvements, facilities, and utilities may include, but are not limited to overpasses, underpasses, streets, curb, gutter, sidewalk, street lighting, sewers, storm drains, traffic control devices and signals, electrical systems, natural gas systems, water system, parks, plazas, playgrounds, telephone systems, parking facilities and landscaped areas.
4. Upon permission from private property owners, the Redevelopment Agency is authorized to prepare as potential building sites any real improved or unimproved property in the identified Redevelopment Project Area.
5. Upon permission from private property owners, the Redevelopment Agency is authorized to rehabilitate or cause to be rehabilitated any building or structure in the identified Redevelopment Project Area.
6. Upon permission from private property owners, the Redevelopment Agency is authorized to move or cause to be moved an standard structure or building location to a site within or without the identified Redevelopment Project Area.
7. The Redevelopment Agency is authorized to dispose and/or develop property owned by the Redevelopment Agency in accordance with State and local statutes, ordinances and laws in accordance with this Redevelopment Plan.

Comments received from the Price City Planning and Zoning Commission were favorable for the establishment of the Redevelopment Project Area. These comments were made during the regular meeting of the Price City Planning and Zoning Commission. A detail of the comments are included as **Attachment G**. Similar comments from the Carbon County Planning and Zoning Commission made during a regular meeting are also included in **Attachment H**. Carbon County Building Department comments may be found included in Attachment A of the Redevelopment Survey Area Blight Study in **Attachment J**.

The nature and goals of this Redevelopment Plan is for redevelopment of the Project Area, not primarily for economic development or education housing development. The Project Area suffers from blight and the Redevelopment Plan addresses the removal, renovation or refurbishment of blighted properties and structures. Additionally, the positive visual improvement aspect of the plan is a redevelopment issue.

The benefit to the community at large and to the Redevelopment Project Area based on the subsidies provided for redevelopment of the area by the Redevelopment Agency are realized in terms of tangible infrastructure and structural improvements as well as removal of blighted structures and positive visual improvement of the Project Area as a whole. The Redevelopment Agency has determined the costs of redevelopment to be reasonable. Increases in property values will also be realized within the Project Area. Many of the redevelopment goals (infrastructure placement and improvement, visual

improvement and beautification, removal of blight) are costly, however the costs associated with the Redevelopment Project Area do not present any substantial increases over usual and customary costs associated with similar projects in other areas of the community or State. Individual Redevelopment Project costs will be evaluated for cost effectiveness on a case-by-case manner by the Executive Director and the Board of Directors as the projects are addressed within the overall Redevelopment Project Area.

The Redevelopment Agency is authorized to finance redevelopment in the identified Project Area with financial assistance from Price City, Carbon County, the State of Utah the United States of America, Agency bonds, property tax increments, interest income, or any other available source or by any lawful means.

As individual projects are proposed to the Redevelopment Agency an analysis will be made of the proposal. A component of this analysis will be to determine the quantity and quality of private investment by record property owners and tenants. It is a goal of the redevelopment agency to leverage private investment into the Redevelopment Project Area at a ratio of 2:1, redevelopment dollars to private dollars. In some cases, potentially those involving public utility infrastructure placement and improvement the Redevelopment Agency will partner with other governmental agencies and utility companies to achieve proper leveraging of redevelopment resources. The Price City Redevelopment Agency reserves the capacity to consider and provide funding in excess of this established ratio if it so determines. This consideration will only be given on specific individual redevelopment projects and on a case-by-case manner.

The Redevelopment Agency has determined that private investment and movement on the goals established will not occur in the foreseeable future without the catalyst of the Redevelopment Agency. It is estimated that subsequent to the conclusion of the redevelopment project period (twelve (12) years) private investment strategies will potentially become possible and/or viable. Current, short- and medium-range growth and development strategies practiced by developers indicate interest only in areas that have shown improvement over a sustained period of time and where public utility and passage infrastructure and blight identification or removal are not issues for discussion. In short, without redevelopment of the Project Area private investment will not occur.

The Redevelopment Agency expects the goals for redevelopment of the area to be reached in a period of twelve (12) years. As stated above, the goals for redevelopment of the area, while reasonable in cost comparisons with other projects, are costly. It is estimated that the total Redevelopment Project costs will range from \$1.2 million to \$1.6 million. Redevelopment Agency revenues, from tax increment, are expected to range from \$90,000 to \$100,000 per year throughout the twelve (12) year Redevelopment Project. It is the intention of the Redevelopment Agency to expend total funds available each year of operation to address the Redevelopment Plan goals stated. (See budget **Attachment F**)

The Redevelopment Agency anticipates a positive benefit to the tax base of the community. Presently the property located within the boundaries of the identified Project

Area, approximately four-hundred eighty-two (482) acres, returns property tax of approximately \$45,000 per year based on a taxable value of just over \$3.6 million. At the conclusion of the Redevelopment Project Period, the same land area is estimated to have a taxable value of approximately \$11.6 million, returning an estimated \$146,000 per year to the tax base of the surrounding communities.

While the intention of the Project Area is redevelopment it is anticipated that economic benefits will be realized also. These benefits will manifest themselves as increased employment as business grows and expands within the project area. Increases in payroll and spending in the local communities, associated with the Redevelopment Project Area, are estimated to multiply by a factor of 1.8 over the life of the redevelopment project.

Additionally, low-income housing benefits may be realized in the event the Redevelopment Agency collects over \$100,000 per year in tax-increment. In this case twenty percent (20%) of the funds will be directed for housing usage in the local community. (see multi-year budget in **Attachment F** and Housing Plan in **Attachment L**)

Redevelopment Agency usage of tax increment will maintain consistency with Utah State Code 17B-4-1007. The Redevelopment Agency will use tax increment to support the goals of the Redevelopment Agency for the project period. These uses will include:

- Redevelopment within the boundaries of the project area from which funds were collected.

- Housing projects, if applicable, consistent with Utah State Code 17B-4-1009 or 17B-4-1010.
- Value of land, costs for installation and construction of publicly owned building, facility, structure or landscaping within the area from which the funds are collected.
- The cost of the installation of publicly owned utilities and access from outside the project area if the installation of utilities is determined to benefit the project area.
- Reimbursement of costs to a community contracted with consistent with the Utah State Code.

The Redevelopment Agency will not use tax increment collected for the construction of municipal buildings, courts or other judicial buildings, or fire stations.

All taxes levied upon taxable property within the project area each year by the State of Utah, County of Carbon, City of Price, and district or other public corporation (hereinafter termed “taxing agencies”) after the effective date of the ordinance approving this Redevelopment Plan will be divided as described below.

1. The portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project area as shown upon the assessment roll used in connection with the taxation of such property of such taxing agency, last equalized prior to the effective date of such ordinance, will be allocated to and when collected shall be paid into

the funds of the respective taxing agencies as taxes by or for said taxing agencies.

2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Redevelopment Agency of Price City to pay the principal and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Redevelopment Agency to finance or refinance, in whole or in part, a redevelopment project. Unless and until the total assessed value of the taxable property in the project area as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the project area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon taxable property in the project shall be paid into the funds of the respective taxing agencies as taxes paid on all other property are paid.
3. The portion of taxes mentioned in paragraph (2) above may be pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Redevelopment Agency to finance or refinance a Redevelopment Project in whole or in part. The Redevelopment Agency is authorized to make such pledges as to specific advances, loans and indebtedness a appropriate in carrying out the Redevelopment Project Plan.

Other sources of public means of financing redevelopment in the identified Project Area is anticipated to include U.S. Department of Housing and Urban Development Community Development Block Grants, U.S. Department of Commerce Economic Development Administration, Small Business Administration loans, State of Utah Industrial Assistance Fund and Industrial Revenue Bonds.

A survey of the buildings located in the project area does not indicate any of the structures are included or eligible for inclusion in the National Register of Historic Places or the State Register. In the event that a structure does become eligible for registration the Redevelopment Agency will follow Subsection 9-8-404(1) of the Utah State Code as though it were a State agency.