



**REDEVELOPMENT
AGENCY**

2018 ANNUAL REPORT

Dear Colleagues,

In compliance with Utah Code Section 17C-1-603(1)(a) herein is the annual report of the Redevelopment Agency of Provo City.

Since it's inception in 1972, the Redevelopment Agency of Provo City has sought to build community and enhance property values while implementing the City's development plans. Provo is currently experiencing a period of exciting growth and the Redevelopment Agency seeks to foster and encourage that growth in ways that are sustainable for years to come.

Following are narratives on each of our Community Development Areas (CDAs) accompanied by property valuations and historical data. Growth is trending upward in most areas with only a slight decline in one of the CDA's. The most impressive growth this past year is in the Mountain Vista CDA. The Redevelopment agency continues to look for new opportunities to work with developers and businesses to enhance our business districts. Commercial Façade work has expanded in the South Downtown CDA. The Duncan Aviation ramp is nearly complete and work is moving along on the infrastructure for the project.

We appreciate the agreements in place with our local taxing agencies: Provo City, Provo City School District, Utah County, and Central Utah Water Conservancy District to help enable positive changes and growth through tax increment financing in our CDAs.

Thank You,

A handwritten signature in cursive script that reads "David Walter". The signature is written in black ink and is positioned above the printed name.

David Walter

Redevelopment Director

RDA #4

Sunset Year: 2030

Base Year Valuation: \$17,429,466

2017 Valuation: \$99,471,242

2018 Valuation: \$106,107,350

Projected 2018 Tax Increment to be paid to the Redevelopment Agency: \$622,856

2018 % change: 6.67%

This area consists of 95 acres of primarily commercial property.

The major changes in this area began with the purchase of the Provo Towne Centre Mall by Brixton Capital in early 2016. Brixton has stated they are planning to invest up to \$80 million to create a lifestyle destination. Their planned project includes a 30,000-square-foot dining area, a 50,000-square-foot anchor tenant opportunity as well as additional restaurants, an office tower, and contemporary residential units. This fall a new hotel was completed near the entrance of the mall.

The RDA receives 70% of tax increment available under the RDA #4 and 30% of tax increment available under RDA #4 additional.

The Redevelopment Agency has tax increment agreements in this area with: Provo City, Provo City School District, Utah County, Central Utah Water Conservancy District.

Projected 2019 increment payable to RDA: \$645,065*

*using average % growth for past three years @ 2.98% projected growth



Above, updated Provo Towne Centre Mall rendering



Above, Marriott Residence Inn completed Fall of 2018

Redevelopment Project Area #4



RDA #4 Historic Value

Year	Property Value	% Change	Increment paid to RDA
2000	\$ 83,531,735	0%	\$ 847,184.18
2001	\$ 72,023,430	-14%	\$ 739,483.34
2002	\$ 84,829,835	18%	\$ 778,973.33
2003	\$ 80,963,476	-5%	\$ 726,487.23
2004	\$ 90,097,585	11%	\$ 705,112.57
2005	\$ 80,310,093	-11%	\$ 535,151.02
2006	\$ 80,588,464	0%	\$ 570,569.23
2007	\$ 89,063,600	11%	\$ 522,604.32
2008	\$ 118,237,909	33%	\$ 717,907.53
2009	\$ 97,160,021	-18%	\$ 636,411.23
2010	\$ 97,377,569	0%	\$ 671,107.97
2011	\$ 90,756,900	-7%	\$ 674,040.79
2012	\$ 88,233,110	-3%	\$ 671,725.15
2013	\$ 87,432,010	-1%	\$ 651,056.09
2014	\$ 92,627,700	6%	\$ 609,829.54
2015	\$ 95,784,481	3%	\$ 646,878.68
2016	\$ 97,310,251	2%	\$ 625,454.52
2017	\$ 95,624,824	-2%	\$ 599,631.87

South University Avenue CDA

Sunset Year: 2020

Base Year Valuation: \$33,866,826

2017 Valuation: \$52,690,255

2018 Valuation: \$54,549,020

Projected 2018 Tax Increment to be paid to the Redevelopment Agency: \$145,268

2018 % change: 3.53%

This area consists of 117 acres of primarily commercial with some residential properties included.

Projects of significance in this area include the near completed construction of the Templeview Apartment complex located on 200 South University Avenue.

Other developments continue to take shape south of the Utah Transit Authority Provo intermodal hub.

The RDA receives 70% of tax increment available and 30% of tax increment available under additional.

The Redevelopment Agency has tax increment agreements in this area with: Provo City, Provo City School District, Utah County, Central Utah Water Conservancy District.

Projected 2019 increment payable to RDA: \$154,501



Pictured above, the Temple View Apartments under construction.

Pictured below, a developer rendering of the apartments.

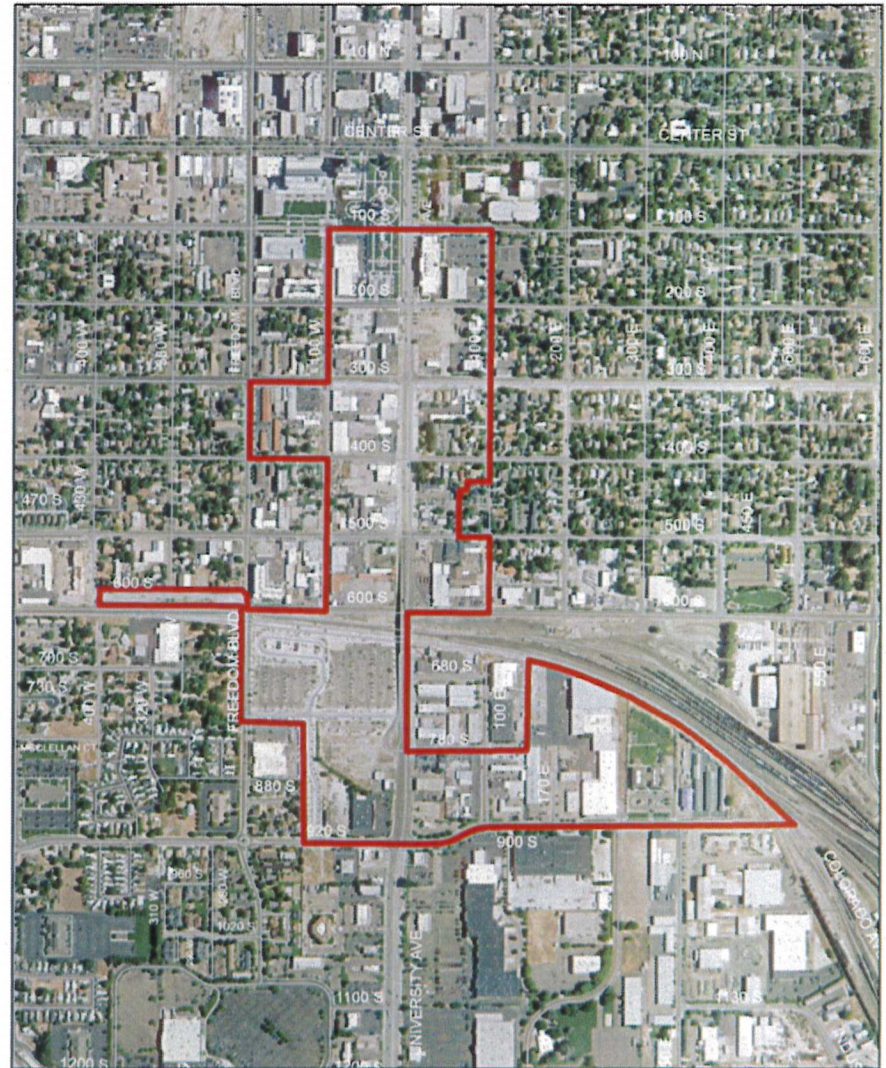


S University Redevelopment Project Area



South University Historic Value

Year	Valuation	% change	Increment paid to RDA
2000	\$ 36,396,256		
2001	\$ 37,324,956	2.55%	\$ 93,889.23
2002	\$ 40,198,650	7.70%	\$ 67,175.47
2003	\$ 40,428,023	0.57%	\$ 71,616.96
2004	\$ 43,258,006	7.00%	\$ 107,076.16
2005	\$ 41,626,097	-3.77%	\$ 78,986.27
2006	\$ 41,051,277	-1.38%	\$ 61,383.41
2007	\$ 47,761,938	16.35%	\$ 96,810.38
2008	\$ 51,432,181	7.68%	\$ 121,621.74
2009	\$ 51,954,316	1.02%	\$ 149,510.08
2010	\$ 51,402,822	-1.06%	\$ 151,860.13
2011	\$ 46,061,705	-10.39%	\$ 108,432.20
2012	\$ 43,253,380	-6.10%	\$ 87,996.70
2013	\$ 42,516,330	-1.70%	\$ 78,254.26
2014	\$ 44,709,870	5.16%	\$ 91,234.41
2015	\$ 49,844,050	11.48%	\$ 137,304.67
2016	\$ 48,518,449	-2.66%	\$ 111,597.30
2017	\$ 52,119,555	7.42%	\$ 137,483.63



Financial Center CDA

Sunset Year: 2021

Base Year Valuation:

2017 Valuation: \$28,934,300

2018 Valuation: \$28,833,700

Projected 2018 Tax Increment to be paid to the Redevelopment Agency: \$202,706

2018 % change: **-0.35%**

This area is 1.4 acres and was established to develop the Zion's Bank Financial Center. In addition to Zion's Bank, this building houses available meeting spaces, businesses and restaurants.

The RDA receives 100% of tax increment available under agreements with Provo City and the Central Utah Water Conservancy District, 75% of tax increment available under an agreement with Utah County, and 71% of tax increment available under an agreement with the Provo City School District

Projected 2019 increment payable to RDA: \$208,930

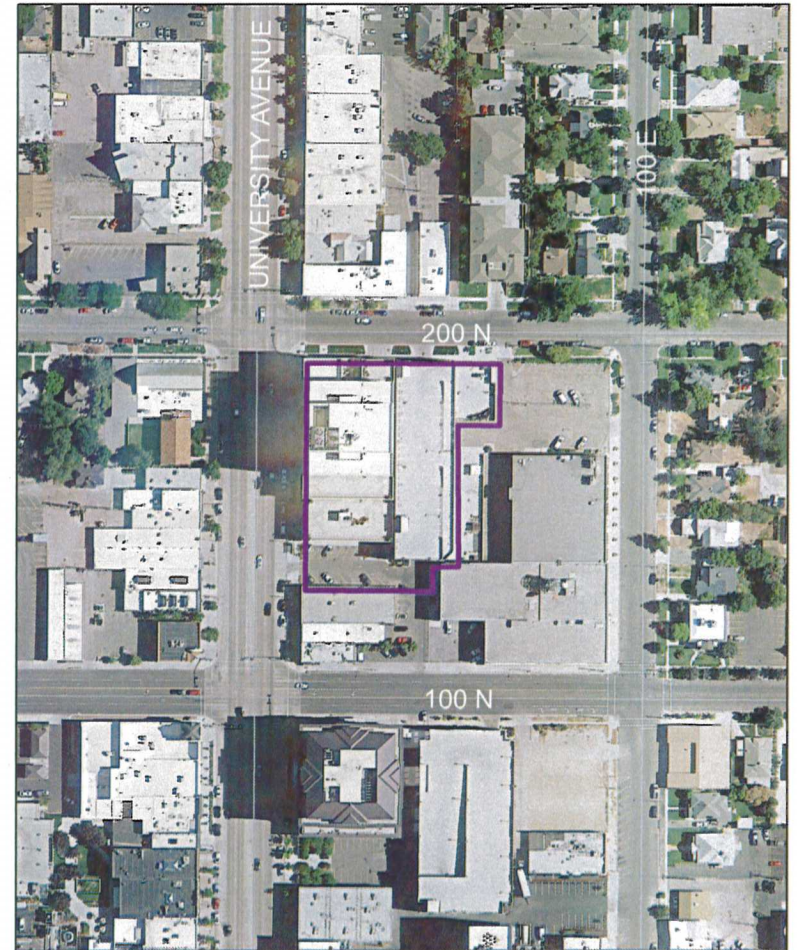


Financial Center Community Development Project Area



Financial Center Historic Value

Year	Valuation	% Change	Increment paid to RDA
2010	\$ 19,998,438		\$ 145,624.05
2011	\$ 31,005,800	55.04%	\$ 265,978.74
2012	\$ 28,293,708	-8.75%	\$ 247,568.02
2013	\$ 26,642,400	-5.84%	\$ 223,467.30
2014	\$ 26,670,100	0.10%	\$ 208,362.02
2015	\$ 26,685,300	0.06%	\$ 212,634.80
2016	\$ 25,985,400	-2.62%	\$ 196,080.73
2017	\$ 28,934,300	11.35%	\$ 218,586.02



Mountain Vista CDA

Sunset Year: 2021

Base Year Valuation: \$0

2017 Valuation: \$30,971,900

2018 Valuation: \$29,548,100

Projected 2018 Tax Increment to be paid to the Redevelopment Agency: \$88,946

2018 % change: -4.6%

Pictured to the right, a new commercial building recently completed

Pictured below, Elevate Health Sciences



The Mountain Vista CDA is composed of 222 acres at the southeast end of Provo just west of Highway 89.

This area was once the home of Ironton Steel Mill. The Redevelopment Agency purchased this land in the 1990's and worked with the Utah Department of Environmental Quality to clean up contaminated areas.

Mountain Vista now hosts several businesses. Most recently construction on a 102,000 square foot building was completed and ready to house two new businesses creating a combined 500 new jobs.

The Redevelopment Agency has tax increment agreements in this area with: Provo City, Provo City School District, Utah County, Central Utah Water Conservancy District. The RDA tax increment for 2018 is 30% decreasing to 20% in 2019.

Projected 2019 increment payable to RDA: \$65,820

Additional CDA's

With the collection of the 2017 taxes for the additional increment amounts, the bond obligations on the Covey Center were paid in full a few years ahead of schedule. This left excess funds in the amount of \$495,977 which was paid to the taxing entities as follows:

Utah County: \$119,024.85

Central Utah Water District:
\$57,663.88

Provo City: \$319,268.47

*Downtown CDA expired in 2015 additional amount is now 100% of tax increment excluding the School district.

	RDA #4 AddIn		South University AddIn		* Downtown AddIn			
Year	Amount payable to RDA		Year	Amount payable to RDA				
2005			2005			2005		
2006	\$	57,464.31	2006	\$	6,182.17	2006	\$	83,689.63
2007	\$	51,718.92	2007	\$	9,580.72	2007	\$	150,557.34
2008	\$	67,910.74	2008	\$	11,504.86	2008	\$	156,105.64
2009	\$	73,271.17	2009	\$	12,910.02	2009	\$	161,150.08
2010	\$	82,565.20	2010	\$	14,012.31	2010	\$	167,421.79
2011	\$	85,834.65	2011	\$	13,808.75	2011	\$	191,424.65
2012	\$	86,576.16	2012	\$	11,341.57	2012	\$	196,705.38
2013	\$	83,169.75	2013	\$	9,996.66	2013	\$	247,938.56
2014	\$	100,005.14	2014	\$	11,636.65	2014	\$	202,998.57
2015	\$	89,886.21	2015	\$	14,839.22	2015	\$	191,343.44
2016	\$	87,215.85	2016	\$	15,561.57	2016	\$	453,369.27
2017	\$	82,733.86	2017	\$	18,089.41	2017	\$	486,826.96



Freedom Plaza CDA

Established: 2013

Sunset Year: 2033

There are no current redevelopment projects in this area and no tax increment is being collected to date.

New retail shops are opening on the main level of this development adding variety to the amenities downtown.



Pictured above: the Liberty Center rendering, the top rendering features the front-facing side of the building the bottom features the rear-facing side of the building with parking structure.



Liberty Center completed on 300 West between Center and 100 North

South Downtown CDA

Established: 2014

Sunset Year: 2034



This area is comprised of 242 acres of both commercial and residential properties. There is currently no increment being collected in this area.

The goals when establishing this area were to improve business and employment opportunities as well as housing opportunities. While there are no Redevelopment projects currently underway in this area, there is plenty of private investment happening.

Construction on Central Park Station, a NeighborWorks Provo development, began early in 2016. This development features 53 apartments ranging from 1 to 3 bedrooms as well as six 4-bedroom townhomes. This project was completed at the end of 2016.

Another developing area of note in this CDA is the Startup building, which provides meeting space for a weekly gathering of Provo entrepreneurs to share ideas and seek investors.

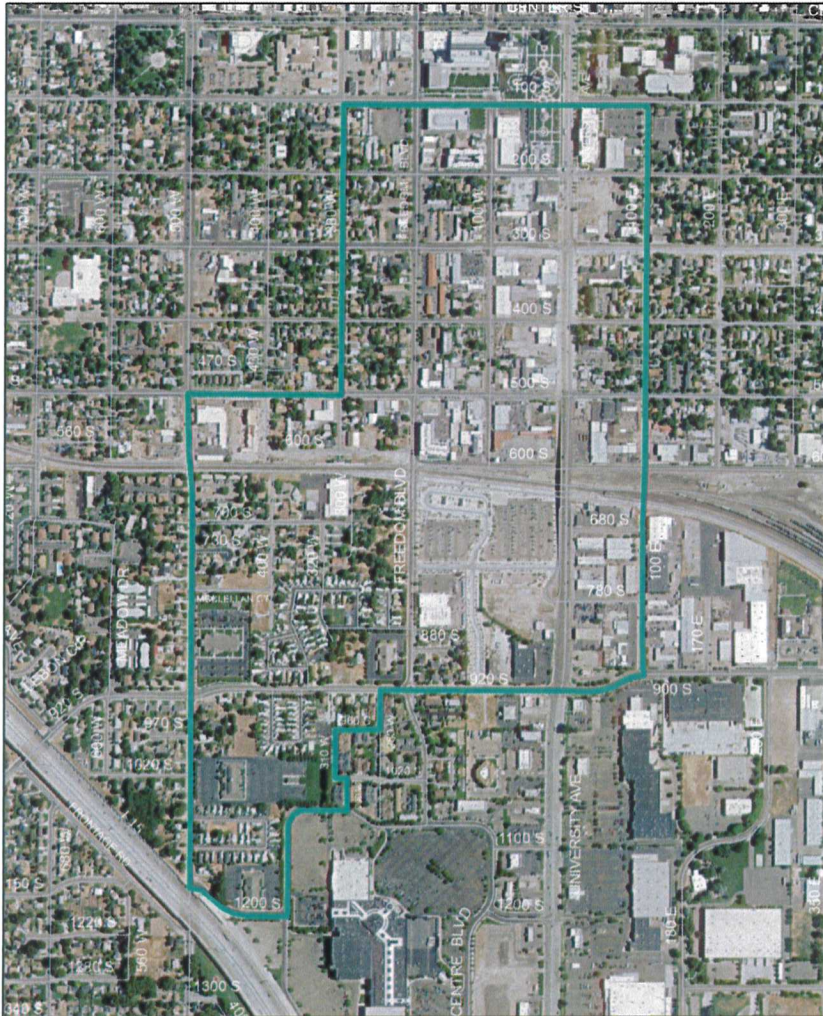
Recently, the RDA changed its Commercial Façade program to include more of the downtown master plan area. A few businesses have taken advantage of this program and have added new vitality to the South Downtown area with improved facades.



Upper left, Central Park station Development on 500 South

Lower left, looking north over Utah Transit Authority Provo Hub toward Startup Crossing and the Startup Building on 600 South

South Downtown Community Development Project Area



Startup building located at 600 South

Aviation Services CDA

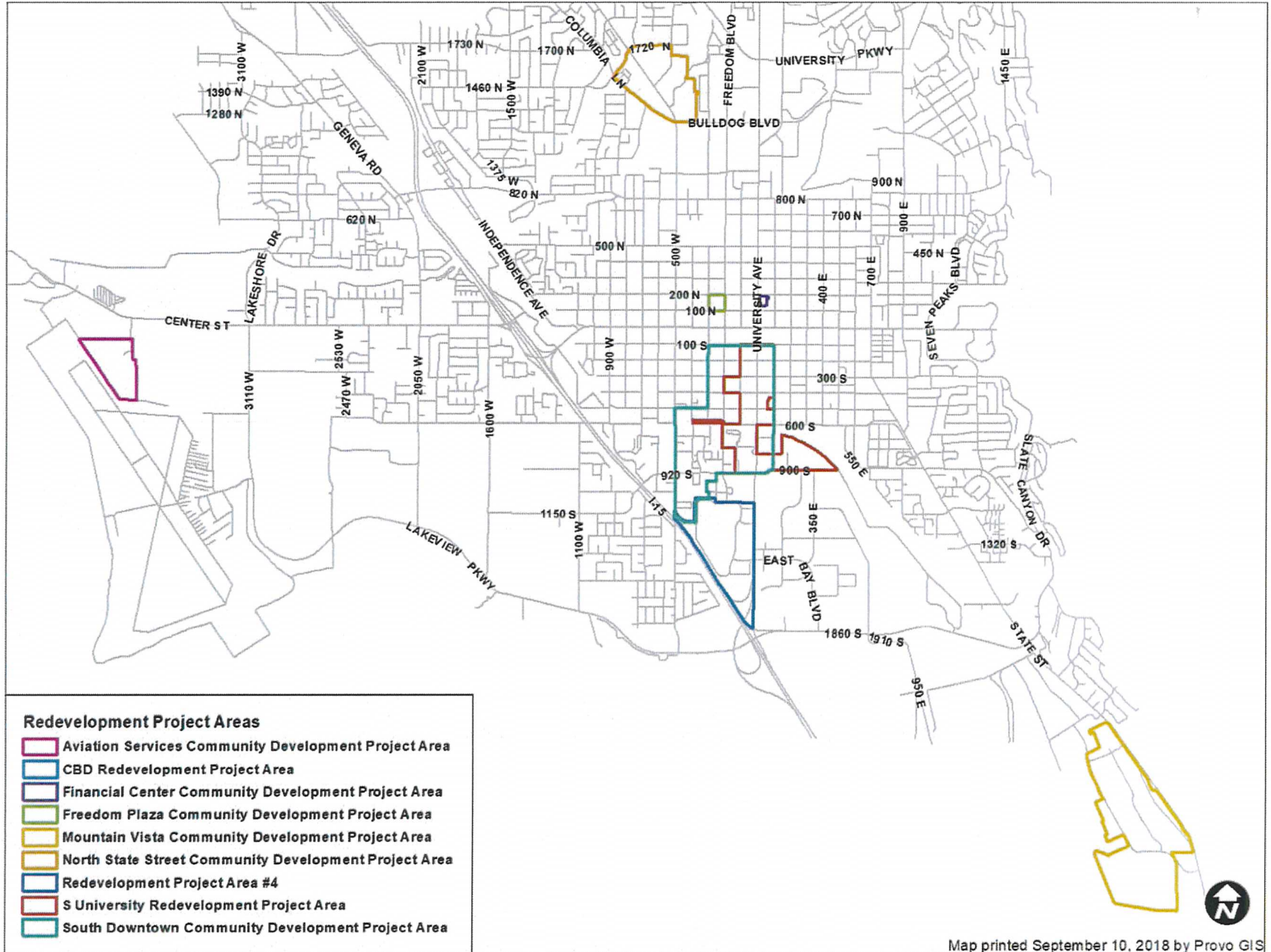
Established: 2016

Sunset Year: 2041

Interlocal agreements were put into place in 2016. In 2017 a section 108 loan was applied for with the Department of Housing and Urban Development to help with the funding of infrastructure needs for the airport. Pictured below is the ramp for Duncan aviation. Completion of their facility is set for spring of 2019. This project and the expansion of the airport facilities is projected to bring 500 new skilled jobs to the Provo area.



Current Redevelopment Areas



Map printed September 10, 2018 by Provo GIS