

**REDEVELOPMENT AGENCY OF MIDVALE CITY
RESOLUTION 2021-20RDA**

A RESOLUTION AUTHORIZING THE EXTENSION OF COLLECTION OF TAX INCREMENT FOR TWO YEARS IN EACH OF THREE PROJECT AREAS IMPACTED BY THE COVID-19 EMERGENCY.

WHEREAS, the Utah Legislature, in the Sixth 2020 Special Session, through Senate Bill 6001, amended the Utah Community Reinvestment Agency Act (the “**Act**”), specifically enacting Utah Code Annotated (“**UCA**”) § 17C-1-416 (“**The COVID-19 Emergency Extension Bill**”); on August 31, 2020 which authorized Community Reinvestment Agencies such as the Redevelopment Agency of Midvale City (the “**Agency**”) to extend the collection of “**Tax Increment**” (as defined in UCA § 17C-1-403) under certain circumstances due to the COVID-19 Emergency;

WHEREAS, the Agency intends to extend the Project Area funds collection period of multiple impacted project areas, including the Bingham Junction Redevelopment Area, the Jordan Bluffs Redevelopment Area, and the Main Street Community Development Area for a period of two years;

WHEREAS, the COVID-19 Emergency Extension Bill was signed by the Governor of Utah and became law, effective August 31, 2020;

WHEREAS, the Agency adopted the project area plans for the Bingham Junction RDA and Jordan Bluffs RDA on August 10, 2004, and adopted the project area plan for the Main Street CDA on November 15, 2015;

WHEREAS, the COVID-19 Emergency Extension Bill specifically authorizes the Agency to extend the Tax Increment collection period in each Impacted Project Area, by up to two years, if the agency determines the conditions resulting from the COVID-19 emergency will likely delay the Agency's implementation of each of the Plans described herein; or cause the Agency to receive an amount of Tax Increment from each Project Area that is less than the amount of Tax Increment the Agency expected the Agency would receive from the Project Area, respectively;

WHEREAS, the Agency has carefully considered the facts and information available to the Agency on whether the COVID-19 emergency will likely delay the Agency's implementation of each of the Impacted Plans, for each Impact Project Area; or cause the Agency to receive an amount of Tax Increment from each of each Impacted Project Area that is less than the amount of Tax Increment the agency expected the agency would receive from the Impacted Project Area, respectively; and

WHEREAS, the Agency Board, after carefully considering all of the facts and information, including without limitation a memorandum prepared by Agency staff that includes an analysis of Agency revenues and information relayed from property owners and developers

within each of the respective project areas, is prepared to make its determinations, findings and conclusions as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF MIDVALE CITY AS FOLLOWS:

1. The Agency Board finds and determines that each of the Impacted Project Areas is an “Impacted Project Area” as defined in UCA § 17C-1-416(1)(c), based on the facts that, among other things, (a) the Agency expects to receive Tax Increment from each Impacted Project Area, as provided under the applicable Impacted Plan and/or Impacted Budget for each Impacted Project Area, respectively, (b) each respective Impacted Project Area is subject to a project area funds collection period, (c) each Impacted Plan was adopted before December 31, 2019; and (d) the Agency has determined the conditions resulting from the COVID-19 Emergency will likely either delay the Agency’s implementation of the respective Impacted Plans or cause the Agency to receive an amount of Tax Increment from the respective Impacted Project Areas that is less than the amount of Tax Increment the Agency expected it would receive from the respective Impacted Project Areas.
2. The following summary of conditions resulting from the COVID-19 Emergency will likely either delay the Agency’s implementation of the Bingham Junction RDA Plan or cause the Agency to receive an amount of Tax Increment from the respective Bingham Junction RDA that is less than the amount of Tax Increment the Agency expected it would receive from the Bingham Junction RDA: CHG Healthcare had a significant development stalled by the COVID-19 emergency. CHG’s phase II development includes 122,000 square feet of Class A office space and a four-story parking stall that would accommodate 780 stalls. The COVID-19 emergency has temporarily eliminated CHG’s need for additional office space and additional parking, which was to be shared between CHG and the public. This has delayed the Agency’s ability to implement the Bingham Junction Project Area Plan in further accomplishing four of the plan’s stated Redevelopment Purposes and Objectives:
 - i. Strengthening the tax base and economic health of Midvale City, and the entire State of Utah.
 - ii. Provide rehabilitation of a Superfund site and return the vacated site to useful activity through construction of infrastructure.
 - iii. Provide quality development to ensure the long-term physical and economic vitality the Bingham Junction Project Area.
 - iv. Plan project parking, signage, and pedestrian circulation to reduce vehicle/pedestrian conflicts.

CHG’s phase II project was estimated to cost \$41,846,028. This will translate to about \$400,000 in annual tax increment revenue. Every year phase II is delayed, the Agency loses out on \$400,000 in tax increment revenue.

3. The following summary of conditions resulting from the COVID-19 Emergency will likely either delay the Agency’s implementation of the Jordan Bluffs RDA Plan or cause the Agency to receive an amount of Tax Increment from the Jordan Bluffs RDA that is less than the amount of Tax Increment the Agency expected it would receive from the Jordan Bluffs RDA: The first year for Jordan Bluffs RDA to collect tax increment was FY2021. The majority of tax