

# 2014 ANNUAL REPORT

## REDEVELOPMENT AGENCY OF MIDVALE

The 2014 Annual Report for the Redevelopment Agency of Midvale City is submitted herewith. Utah State Law requires Community Renewal Agencies submit a report in accordance with Utah Code Sections 17C-1-402(9) (b) and 17C-1-603. This report, which fulfills this request, presents the assessed values and estimated tax increment for each of the Agency's project areas. The report also provides an update on the investment of tax increment and private capital to promote economic development and provide housing within Midvale.

- **COMMERCIAL DEVELOPMENT** p. 3-4  
*Find out more about the upcoming relocation of Overstock.com's corporate headquarters to Midvale City.*
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# BINGHAM JUNCTION PROJECT AREA

## Summary

On August 10, 2004, the Redevelopment Agency of Midvale City Board of Directors adopted the Bingham Junction Project Area. The project area consists of 390 acres on the City's west side. It is bound by the Midvale boundary on the north, 700 West/Holden Street on the east, 7800 South on the south and the Jordan River on the west.

## History

The Bingham Junction Project Area consists primarily of the Midvale Slag Superfund Site. Between 1871 and 1958 there were five separate smelters located on or near the property that processed ore from Bingham Canyon, Kennecott Copper and other mines. The smelter operations and waste materials resulted in contamination of the soil and groundwater. In 1991 the Environmental Protection Agency placed the property on the National Priorities List, the Agency's list of top priority Superfund sites.

By 2007 the completion of major cleanup activities on the site ultimately removed the property from the National Priorities List. The remediation plan imposed by the EPA cleaned up the property but left it subject to

the requirements of Institutional Controls. These constraints impose extraordinary costs associated with developing the site. In addition, the industrial property had been abandoned for over 20 years and lacked the basic infrastructure of roads and sidewalks as well as water, sewer and storm drain service. The Bingham Junction Project Area was created to provide tax increment financing assistance.

## Assessed Values and Tax Increment

With approval by the Taxing Entity Committee the Bingham Junction Project Area budget provides for collection of 80% of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site as well as the construction of infrastructure to prepare the area for development activities. The Total Assessed Value for the Project Area increased significantly once cleanup of the property was completed and the property was cleared for reuse. This growth in value has continued as the infrastructure has been installed and development has occurred.



Tax Year	2004 Base Year	2013	2014 (Estimated)	2015 (Estimated)
Total Assessed Value	\$3,899,414	\$202,913,655	\$264,353,700	\$309,539,774
Tax Increment Collected	N/A	\$2,463,319	\$3,103,429	\$3,879,371



- 1 East Riverwalk Subdivision 126 Single Family Units
- 2 Canyon Crossing 180 Townhome Units
- 3 Parkview at Riverwalk 148 Apartment & Condo Units
- 4 Meadows at Riverwalk 256 Apartment Units
- 5 Cascade Assisted Short Term Living 71,000 sf, 120 rooms
- 6 Progressive Claim Center 25,000 SF, 75 employees
- 7 Wadsworth Development 21.93 acres
- 8 WinCo Foods 95,000 SF
- 9 Riverwalk T-Mobile, Great Clips, GNC, Subway, Beans & Brews, Popeye's, Culver's
- 10 View 8 Office Building 106,250 SF
- 11 FLSmith 280,000 SF
- 12 Savage Companies 80,000 SF
- 13 Gardner Company 19.62 acres
- 14 View 72 Retail Dunkin' Donuts, Jimmy John's, Zaxby's
- 15 Staybridge Hotel 140 rooms
- 16 Overstock.com Headquarters 250,000 SF
- 17 IMAT Facility 335,000 SF
- 18 Tuscany Villas/Talaveria 328 Apartment Units
- 19 Florentine Villas 214 Apartment Units
- 20 Lofts at 7800 192 Apartment Units
- 21 San Moritz 390 Apartment Units
- 22 Central 72 Townhomes 124 Townhome Units
- 23 Rooftops at 7800 131 Townhome Units
- 24 Destination Homes 99 Townhome Units
- 25 Wasatch Group 9.58 acres
- 26 UTA TRAX Stop Red Line
- 27 City Park Open Space
- 28 Presidio Office Building 34,992 SF



# COMMERCIAL DEVELOPMENT

With three new office projects planned to start construction in early 2015, Bingham Junction will be adding approximately 400,000 square feet to its current office park developments.



## OVERSTOCK.COM

Relocating its corporate headquarters to Midvale City, Overstock.com has recently broken ground on what will include a 230,000 square foot office building, 20,000 square foot employee amenities building, and parking structure. This project is located between 700 West and Bingham Junction Boulevard, with the main building situated just north of the Bingham Junction TRAX station.



## NEAR COMPLETION

- The Cascades Assisted Short Term Living 71,000 sf, 120 rooms

## PLANNED

- View 8 Office Building 106,250 SF
- Overstock.com Headquarters 250,000 SF
- Presidio Office Building 34,992 SF



## SAVAGE

Founded in Utah County, Savage is a North American leader in service and supply chain management services. Specializing in electric power generation, coal production, oil refining, railroad, chemical, and other industries, Savage has completed their headquarters building at the View 72 Corporate Center. This first phase office building, completed in April, is 80,000 square feet and LEED Certified.



## THE CASCADES ASSISTED SHORT TERM LIVING

Currently under construction, The Cascades is a 71,000 square foot physical rehabilitation facility containing 120 beds on three levels. This project is located on the northwest corner of River Gate Drive and Jordan River Blvd. The purpose of the facility is to provide quality care for

short-term patients with major medical issues. The in-patient care is all inclusive with room and board, medications, medical equipment and supplies, as well as nursing care, therapy, dietary management, and social work under the care of a physician.



## PROGRESSIVE

Completed in February, the 21,000 square foot claims facility serves as a service center for customers to come and initiate claims. Through a reimbursement agreement with the developer, the RDA is reimbursing for the incremental costs of constructing helical piers within the foundation to compensate for the soils condition on the property.

# RESIDENTIAL DEVELOPMENT

Bingham Junction was originally zoned for 2,600 units. To date 2,188 units have been built or are nearing completion. Within the residential properties there is a mix of ownership and rental units within single family homes, apartments, condos, and townhomes.

## NEAR COMPLETION

- **East Riverwalk** *Candlelight Homes & Alpine Homes 126 Single Family Units*
- **Canyon Crossing** *Housing Plus 180 Apartment Units*
- **Lofts at 7800** *Wasatch Housing 192 Apartment Units*
- **Rooftops at 7800** *Solstice Homes 131 Townhome Units*
- **Highland Gardens** *Destination Homes 99 Townhome Units*



## CANYON CROSSING

Nearing completion and located along 700 West and Jordan River Blvd this apartment development was built by Housing Plus and consists of 180 stacked, multi-family residential units within ten three-story buildings. This project includes two, three, and four-bedroom units.

Recreational amenities include a community center, playground, and sports court. The development includes pedestrian connections from 700 West to the west property line connecting it to Bingham Junction Park.



## LOFTS AT 7800

Built by Wasatch Property Management, this development is in its final phases and is scheduled for completion by late 2014. The project consists of 192 stacked, one, two and three-bedroom residential units within eight three-story buildings. Recreational amenities include a clubhouse, swimming pool, hot tub, patio, and pedestrian walkways throughout.

# RETAIL DEVELOPMENT

The Gardner Company finished construction on two retail buildings at the southwest corner of 7200 South and 700 West. Consisting of 9,000 square feet, current tenants are Dunkin Donuts, and Jimmy John's. Bingham Junction also welcomed fried chicken restaurants, Zaxby's and Popeye's.




## ZAXBY'S

A Southeast favorite for chicken fingers and wings, Zaxby's Chicken opened in September, 2014 on the corner of 700 West and 7200 South. The 3,650 square foot restaurant offers prepared-at-order chicken fingers, wings, sandwiches and salads.



# JORDAN BLUFFS PROJECT AREA



## Summary

On August 10, 2004, the Redevelopment Agency of Midvale City Board of Directors adopted the Jordan Bluffs Project Area. The project area consists of 268 acres on the City's west side. It is bound by 7800 South on the north, Holden Street and Main Street on the east, the Midvale City boundary on the south and the Jordan River on the west. The Agency has not pulled the trigger on the collection of tax increment.

## History

The Jordan Bluffs Project Area consists primarily of the Sharon Steel Superfund Site. In 1902 the United States Mining Company started operation of their copper smelter on the property. Byproducts of ore processing that contained high levels of arsenic and lead from the milling operations were deposited to a waste tailings pile on the west end of the property. Between 1982 to 1990, investigations conducted by local, State, and Federal agencies determined that soils on the Sharon Steel property, as well as on nearby residential and commercial properties, had arsenic and lead concentrations at levels that posed unacceptable risks. In 1991 the site was officially listed on the EPA National Priorities List.

The EPA conducted cleanup operations on the site throughout the 1990's which resulted in capping the tailings piles with a flexible membrane liner. Because of a high level of contamination and the fact that the contaminated soil remains on the site beneath a cap system there are extraordinary costs associated with developing the property in the future. The property has been vacant for over 25 years and will require massive amounts of additional fill material and infrastructure costs for redevelopment. Over the past ten years the ownership group has conducted further investigations and preliminary placement of fill material has been done to test compaction on the site. The ownership group has recently begun to market the property.

## Assessed Values and Tax Increment:

With approval by the Taxing Entity Committee, the Jordan Bluffs Project Area budget provides for collection of 100% of the tax increment for 25 years with a 20% rebate back to the Taxing Entities. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site as well as the construction of infrastructure to prepare the area for development activities.

Tax Year	2004 Base Year	2013	2014	2015
Total Assessed Value	\$3,516,366	\$13,812,225	\$14,546,585	\$14,982,983
Tax Increment Collected	N/A	\$0	\$0	\$0

# REDEVELOPMENT AGENCY OF MIDVALE

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Midvale, UT 84047  
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## CHIEF ADMINISTRATIVE OFFICER

JoAnn B Seghini, Mayor

## EXECUTIVE DIRECTOR

Kane Loader, City Manager

## DIRECTOR

Danny Walz

## PROJECT COORDINATOR

Annaliese Eichelberger

## BOARD OF DIRECTORS

Steve Brown  
Paul Glover  
Robert M Hale  
Paul Hunt  
Wayne Sharp



## IN THE MIDDLE OF EVERYTHING

