

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM**

**ADOPTED BUDGET**

**FISCAL YEAR 2020-2021**



City of Orem  
56 North State Street  
Orem, Utah 84057  
[www.orem.org](http://www.orem.org)

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
ADOPTED BUDGET**

**FISCAL YEAR 2020-2021**

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**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
ADOPTED BUDGET**

**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND**

The Redevelopment Agency of the City of Orem (RDA) is a separate legal entity from the City of Orem that has the statutory ability to provide redevelopment services within the City. These redevelopment services include improving, rehabilitating, and redeveloping areas within the City. The City Council acts as the governing authority for the Redevelopment Agency.

**REVENUES**

Revenues for the Redevelopment Agency Fund are primarily derived from property taxes collected by Utah County and remitted to the City.

<b>REVENUE DESCRIPTION</b>	<b>ACTUAL FY '17-'18</b>	<b>ACTUAL FY '18-'19</b>	<b>ESTIMATED ACTUAL FY '19-'20</b>	<b>ADOPTED BUDGET FY '20-'21</b>
Tax Increment - Project Area #85-01	\$ 2,428	\$ -	\$ -	\$ -
Haircut - Project Area #85-01	321,026	233,278	451,231	230,000
Tax Increment - Project Area #85-02	-	-	-	-
Haircut - Project Area #85-02	170,103	170,116	146,760	170,000
Tax Increment - Project Area #85-03A	-	-	-	-
Tax Increment - Project Area #85-03B	-	-	-	-
Haircut - Project Area #85-03A	208,257	236,136	249,111	205,000
Haircut - Project Area #85-03B	285,129	332,920	339,822	320,000
Tax Increment - Project Area #85-04	-	-	-	-
Haircut - Project Area #85-04	83,934	119,301	124,533	85,000
Tax Increment - Project Area #87-10	-	-	-	-
Haircut - Project Area #87-10	154,785	161,507	223,787	150,000
Tax Increment - Project Area #90-08	184,898	215,276	223,611	215,000
Haircut - Project Area #90-08	31,994	37,151	38,533	35,000
Tax Increment - University Place CDA	-	894,777	969,915	1,000,000
Interest Earnings	104,439	145,964	128,000	-
Rental / Lease Revenue	107,800	105,308	-	-
<b>FUND TOTALS</b>	<b>\$ 1,654,793</b>	<b>\$ 2,651,734</b>	<b>\$ 2,895,303</b>	<b>\$ 2,410,000</b>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
ADOPTED BUDGET**

**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND**

**BUDGET SUMMARY**

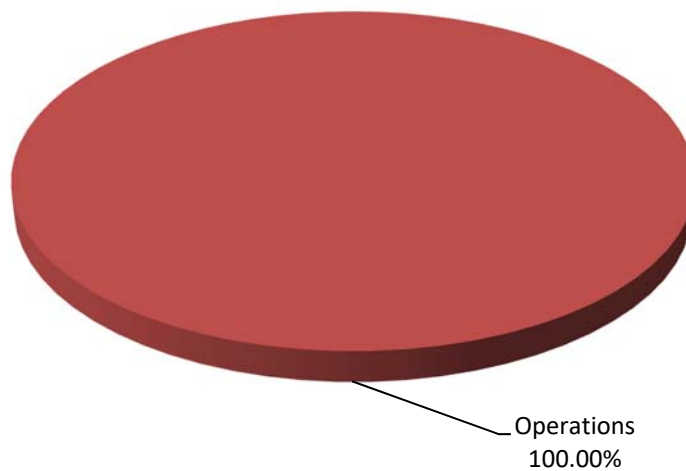
**REDEVELOPMENT AGENCY FUND**

**FY 2020 - 2021**

	<u>PERSONNEL</u>	<u>OPERATIONS</u>	<u>CAPITAL</u>	<u>TOTAL</u>
Project Area #85-01	\$ -	295,000	\$ -	\$ 295,000
Project Area #85-02	-	65,000	-	65,000
Project Area #85-03A	-	106,494	-	106,494
Project Area #85-03B	-	583,506	-	583,506
Project Area #85-04	-	80,000	-	80,000
Project Area #87-10	-	120,000	-	120,000
Project Area #90-08	-	160,000	-	160,000
University Place CDA	-	1,000,000	-	1,000,000
<b>TOTALS</b>	<u><u>\$ -</u></u>	<u><u>\$ 2,410,000</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,410,000</u></u>

**REDEVELOPMENT AGENCY FUND**

Expenditures by Category



**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
ADOPTED BUDGET**

**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #85-01**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002. This area no longer has any remaining active project participation agreements.

This project area's normal tax increment expired in calendar year 2014 and its additional tax increment (haircut) expires in calendar year 2021.

<b>EXPENDITURES DESCRIPTION</b>	<b>ACTUAL FY '17-'18</b>	<b>ACTUAL FY '18-'19</b>	<b>ESTIMATED ACTUAL FY '19-'20</b>	<b>ADOPTED BUDGET FY '20-'21</b>
Participation Agreement 85-c-002-001	\$ 2,307	\$ 49,556	\$ -	\$ -
Professional & Technical Services	-	-	-	-
Fiber Optics Conduit Project	-	-	141,311	-
Contributions to Other Funds	321,000	293,140	254,999	295,000
<b>PROJECT AREA TOTALS</b>	<b>\$ 323,307</b>	<b>\$ 342,696</b>	<b>\$ 396,310</b>	<b>\$ 295,000</b>

**REDEVELOPMENT AGENCY  
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**FISCAL YEAR 2020-2021**

**Project 85-01: Orem Business Park**

Date Created:	March 26, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1990-91
Calendar Year Ending December 31, 2019 Taxable Value:	\$159,991,406
Base Year Taxable Value:	\$1,472,221
Marginal Value:	\$158,519,185
Calendar Year Beginning January 1, 2021 Increment Percentage:	Normal Increment Expired



**Non-educational “Additional Tax Increment” Budgeted**  
(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2020:	\$230,000
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Use: Debt service on refunding bonds issued in 2017 (original bonds were issued in 2002) for the construction of recreational facilities as allowed in Utah Code 17C-1-403.

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2020:	\$0
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**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
ADOPTED BUDGET**

**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #85-02**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expires in calendar year 2020.

<b>EXPENDITURES DESCRIPTION</b>	<b>ACTUAL FY '17-'18</b>	<b>ACTUAL FY '18-'19</b>	<b>ESTIMATED ACTUAL FY '19-'20</b>	<b>ADOPTED BUDGET FY '20-'21</b>
Professional & Technical Services	\$ -	\$ -	\$ -	\$ -
Fiber Optics Conduit Project	-	-	111,360	-
Contributions to Other Funds	170,000	165,000	147,336	65,000
<b>PROJECT AREA TOTALS</b>	<b>\$ 170,000</b>	<b>\$ 165,000</b>	<b>\$ 258,696</b>	<b>\$ 65,000</b>

**REDEVELOPMENT AGENCY  
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**FISCAL YEAR 2020-2021**

**Project 85-02: Timpanogos Research and Technology Park**

Date Created:	May 14, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2019 Taxable Value:	\$79,561,369
Base Year Taxable Value:	\$7,333,972
Marginal Value:	\$72,227,397
Calendar Year Beginning January 1, 2021 Increment Percentage:	Normal Increment Expired



**Non-educational “Additional Tax Increment” Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2020:	\$170,000
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Use: Debt service on refunding bonds issued in 2017 (original bonds were issued in 2002) for the construction of recreational facilities as allowed in Utah Code 17C-1-403.

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2020:	\$0
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**REDEVELOPMENT AGENCY  
OF THE  
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ADOPTED BUDGET**

**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #85-03A**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expires in calendar year 2020.

<b>EXPENDITURES DESCRIPTION</b>	<b>ACTUAL FY '17-'18</b>	<b>ACTUAL FY '18-'19</b>	<b>ESTIMATED ACTUAL FY '19-'20</b>	<b>ADOPTED BUDGET FY '20-'21</b>
Professional & Technical Services	\$ 1,111	\$ 16,475	\$ 937	\$ -
Participation Agreement - Orem Mazda	61,833	-	-	-
Miscellaneous Expenses	-	1,137	90,201	-
Street Lighting	-	70,833	-	-
Future Projects	-	-	-	106,494
Contributions to Other Funds	-	-	-	-
<b>PROJECT AREA TOTALS</b>	<b>\$ 62,944</b>	<b>\$ 88,445</b>	<b>\$ 91,138</b>	<b>\$ 106,494</b>

**REDEVELOPMENT AGENCY  
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**FISCAL YEAR 2020-2021**

**Project 85-03A: 1300 South, 200 East to 800 East (Various Properties)**

Date Created:	December 3, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2019 Taxable Value:	\$140,565,306
Base Year Taxable Value:	\$30,552,708
Marginal Value:	\$110,012,598
Calendar Year Beginning January 1, 2021 Increment Percentage:	Normal Increment Expired



**Non-educational "Additional Tax Increment" Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2020:	\$205,000
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Use: Debt service on refunding bonds issued in 2017 (original bonds were issued in 2002) for the construction of recreational facilities as allowed in Utah Code 17C-1-403.

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2020:	\$0
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**REDEVELOPMENT AGENCY  
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**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #85-03B**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expires in calendar year 2020.

<b>EXPENDITURES DESCRIPTION</b>	<b>ACTUAL FY '17-'18</b>	<b>ACTUAL FY '18-'19</b>	<b>ESTIMATED ACTUAL FY '19-'20</b>	<b>ADOPTED BUDGET FY '20-'21</b>
Professional & Technical Services	\$ 12,500	\$ 12,500	\$ 12,500	\$ -
Participation Agreement - B. Brown Toyota	659,500	-	-	-
Future Projects	-	-	-	310,000
Contributions to Other Funds	911,242	210,100	150,000	273,506
<b>PROJECT AREA TOTALS</b>	<b>\$ 1,583,242</b>	<b>\$ 222,600</b>	<b>\$ 162,500</b>	<b>\$ 583,506</b>

**REDEVELOPMENT AGENCY  
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**FISCAL YEAR 2020-2021**

**Project 85-03B: 1300 South, 200 East to 1500 West (Various Properties)**

Date Created:	December 12, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2019 Taxable Value:	\$156,218,830
Base Year Taxable Value:	\$6,854,457
Marginal Value:	\$149,364,373
Calendar Year Beginning January 1, 2021 Increment Percentage:	Normal Increment Expired



**Non-educational “Additional Tax Increment” Budgeted**  
(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2020:	\$320,000
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Use: Debt service on refunding bonds issued in 2017 (original bonds were issued in 2002) for the construction of recreational facilities as allowed in Utah Code 17C-1-403.

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2020:	\$0
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**REDEVELOPMENT AGENCY  
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**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #85-04**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2013 and its additional tax increment (haircut) expires in calendar year 2020.

<b>EXPENDITURES DESCRIPTION</b>	<b>ACTUAL FY '17-'18</b>	<b>ACTUAL FY '18-'19</b>	<b>ESTIMATED ACTUAL FY '19-'20</b>	<b>ADOPTED BUDGET FY '20-'21</b>
Professional & Technical Services	\$ -	\$ -	\$ -	\$ -
Improvement - Right Turn Lane 400 S	-	-	-	-
Street Lights - State Street	197,581	-	-	-
Future Project	-	-	3,312	80,000
Contributions to Other Funds	-	-	-	-
<b>PROJECT AREA TOTALS</b>	<b>\$ 197,581</b>	<b>\$ -</b>	<b>\$ 3,312</b>	<b>\$ 80,000</b>

**REDEVELOPMENT AGENCY  
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**FISCAL YEAR 2020-2021**

**Project 85-04: State Street, 400 South to 800 South (Various Properties)**

Date Created:	September 30, 1986
Base Year for Computing Tax Increment:	1986
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2019 Taxable Value:	\$70,864,980
Base Year Taxable Value:	\$18,801,179
Marginal Value:	\$52,063,801
Calendar Year Beginning January 1, 2021 Increment Percentage:	Normal Increment Expired



**Non-educational “Additional Tax Increment” Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2020:	\$85,000
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Use: Debt service on refunding bonds issued in 2017 (original bonds were issued in 2002) for the construction of recreational facilities as allowed in Utah Code 17C-1-403.

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2020:	\$0
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**REDEVELOPMENT AGENCY  
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CITY OF OREM  
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**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #87-10**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expired in calendar year 2014 and its additional tax increment (haircut) expires in calendar year 2021.

<b>EXPENDITURES DESCRIPTION</b>	<b>ACTUAL FY '17-'18</b>	<b>ACTUAL FY '18-'19</b>	<b>ESTIMATED ACTUAL FY '19-'20</b>	<b>ADOPTED BUDGET FY '20-'21</b>
Professional & Technical Services	\$ -	\$ -	\$ -	\$ -
Street Lights - State Street	92,742	-	-	-
Future Projects	200,000	-	296,943	90,000
Contributions to Other Funds	160,000	50,000	60,000	30,000
<b>PROJECT AREA TOTALS</b>	<b>\$ 452,742</b>	<b>\$ 50,000</b>	<b>\$ 356,943</b>	<b>\$ 120,000</b>

**REDEVELOPMENT AGENCY  
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**FISCAL YEAR 2020-2021**

**Project 87-10: State Street, 400 North to 400 South (Various Properties)**

Date Created:	February 2, 1988
Base Year for Computing Tax Increment:	1988
Initial Tax Increment Request:	Fiscal Year 1990-91
Calendar Year Ending December 31, 2019 Taxable Value:	\$127,444,601
Base Year Taxable Value:	\$32,815,215
Marginal Value:	\$94,629,386
Calendar Year Beginning January 1, 2021 Increment Percentage:	Normal Increment Expired



**Non-educational “Additional Tax Increment” Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2020:	\$150,000
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Use: Debt service on refunding bonds issued in 2017 (original bonds were issued in 2002) for the construction of recreational facilities as allowed in Utah Code 17C-1-403.

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2020:	\$0
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**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
ADOPTED BUDGET**

**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**PROJECT AREA #90-08**

Expenditures in this area improve, rehabilitate, or redevelop areas within the project and provide funds for the payment of debt service on bonds issued for the construction of recreational facilities in 2002.

This project area's normal tax increment expires in calendar year 2020 and its additional tax increment (haircut) expires in calendar year 2023.

<b>EXPENDITURES DESCRIPTION</b>	<b>ACTUAL FY '17-'18</b>	<b>ACTUAL FY '18-'19</b>	<b>ESTIMATED ACTUAL FY '19-'20</b>	<b>ADOPTED BUDGET FY '20-'21</b>
Professional & Technical Services	\$ 23,900	\$ 26,102	\$ 26,102	\$ -
Future Projects	-	-	37,252	130,000
Contributions to Other Funds	50,000	90,000	80,000	30,000
<b>PROJECT AREA TOTALS</b>	<b>\$ 73,900</b>	<b>\$ 116,102</b>	<b>\$ 143,354</b>	<b>\$ 160,000</b>

**REDEVELOPMENT AGENCY  
OF THE  
CITY OF OREM  
ADOPTED BUDGET**

**FISCAL YEAR 2020-2021**

**Project 90-08: 500 North to 1200 North between 100 West & State Street (Various Properties)**

Date Created:	May 1, 1990
Base Year for Computing Tax Increment:	1990
Initial Tax Increment Request:	Fiscal Year 1992-93
Calendar Year Ending December 31, 2019 Taxable Value:	\$54,882,178
Base Year Taxable Value:	\$11,172,447
Marginal Value:	\$43,709,731
Calendar Year Beginning January 1, 2021 Increment Percentage:	60%



**Non-educational “Additional Tax Increment” Budgeted**

(as allowed in Utah Code Annotated 17C-1-403)

Calendar Year Ending December 31, 2020:	\$35,000
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Use: Debt service on refunding bonds issued in 2017 (original bonds were issued in 2002) for the construction of recreational facilities as allowed in Utah Code 17C-1-403.

**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2020:	\$215,000
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Use: RDA costs as allowed in Utah Code 17C-1 in this district and debt service on refunding bonds issued in 2017 (original bonds were issued in 2002) for the construction of recreational facilities as allowed in Utah Code 17C-1-403.

**REDEVELOPMENT AGENCY  
OF THE  
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ADOPTED BUDGET**

**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND**

**EXPENDITURES**

**UNIVERSITY PLACE CDA**

Expenditures in the University Place Community Development Area (CDA) are intended to improve, revitalize, repurpose and/or expand development within the CDA. This includes residential, retail, hotel, and professional office development.

This project area's normal tax increment expires in calendar year 2037.

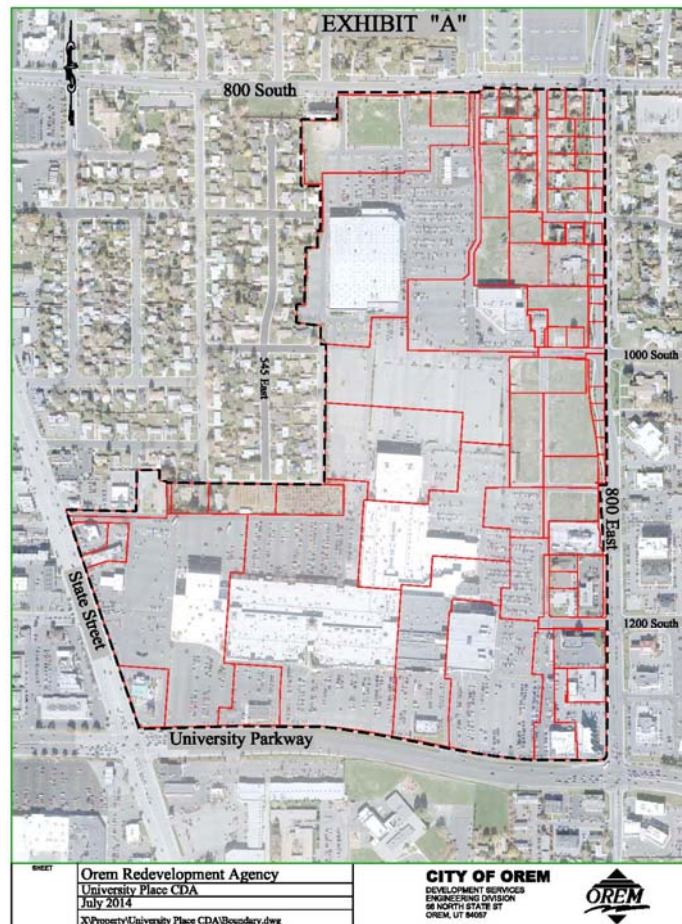
<b>EXPENDITURES DESCRIPTION</b>	<b>ACTUAL FY '17-'18</b>	<b>ACTUAL FY '18-'19</b>	<b>ESTIMATED ACTUAL FY '19-'20</b>	<b>ADOPTED BUDGET FY '20-'21</b>
University Place CDA Incentive Agreement	\$ -	\$ 805,299	\$ 872,923	\$ 900,000
Future Projects	-	-	97,371	50,000
Contributions to Other Funds	-	44,739	48,496	50,000
<b>PROJECT AREA TOTALS</b>	<b>\$ -</b>	<b>\$ 850,038</b>	<b>\$ 1,018,790</b>	<b>\$ 1,000,000</b>

**REDEVELOPMENT AGENCY  
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FISCAL YEAR 2020-2021

**University Place CDA: Approximately 800 South to 1300 South (University Parkway) between  
800 East & State Street (Various Properties)**

Date Created:	September 23, 2014
Base Year for Computing Tax Increment:	2013
Initial Tax Increment Request:	Fiscal Year 2018-2019
Calendar Year Ending December 31, 2019 Taxable Value:	\$291,411,287
Base Year Taxable Value:	\$129,187,998
Marginal Value:	\$162,223,289
Calendar Year 2021 Increment Percentage (All Non-ASD):	75%
Calendar Year 2021 Increment Percentage (Alpine School District):	65%



**Normal Tax Increment Budgeted:**

Calendar Year Ending December 31, 2020:	\$1,000,000
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**REDEVELOPMENT AGENCY  
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**FISCAL YEAR 2020-2021**

**REDEVELOPMENT AGENCY FUND  
ACTIVE PARTICIPATION AGREEMENTS**

<b>Agreement Number</b>	<b>Project Area</b>	<b>Name</b>	<b>Description</b>	<b>Terms</b>
RDA-A-2015-0001	UP CDA	University Mall Shopping Center L.C.	90% of Available Tax Increment Received (Subject to Benchmarks & Caps/Maximums)	20 Years Starts: Fiscal Year 2018-2019 Ends: Fiscal Year 2037-2038

**RELATED OUTSTANDING DEBT**

**\$2,898,000 Series 2017 Sales Tax Revenue Refunding Bonds  
Amortization Schedule**

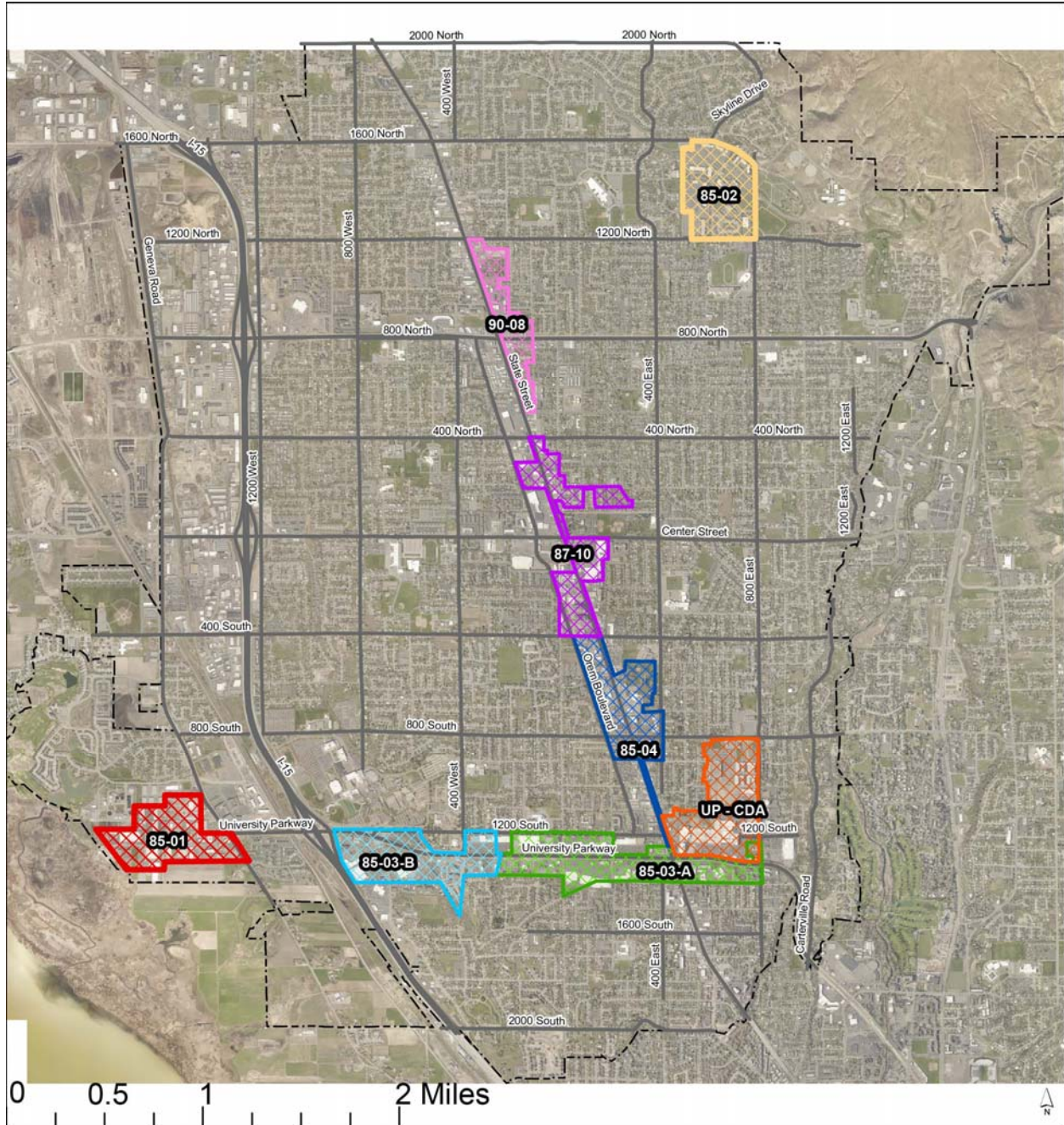
<b>Fiscal Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2020-2021	\$ 360,000	\$ 16,606	\$ 376,606
2021-2022	243,000	9,623	252,623
2022-2023	253,000	4,908	257,908
<b>Totals</b>	<b>\$ 856,000</b>	<b>\$ 31,137</b>	<b>\$ 887,137</b>



REDEVELOPMENT AGENCY  
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FISCAL YEAR 2020-2021

CITY OF OREM  
RDA MAP



**EXHIBIT "B"**  
**BUDGET AMENDMENTS**  
**FISCAL YEAR 2019-2020**

**REDEVELOPMENT AGENCY FUND**

**REVENUES**

<b>Account Number</b>	<b>Description</b>	<b>Previous Budget</b>	<b>Current Budget</b>
53-3111-001-001	Haircut 85-01	\$ 230,000.00	\$ 451,231.14
53-3111-003-003	Haircut 85-03A	205,000.00	249,111.31
53-3111-003-004	Haircut 85-03B	331,095.75	339,822.32
53-3111-004-001	Haircut 85-04	85,000.00	124,532.93
53-3111-010-001	Haircut 87-10	150,000.00	223,786.70
53-3610	Interest Earnings	-	130,000.00
Total		<u>\$ 1,001,095.75</u>	<u>\$ 1,518,484.40</u>
Net Fund Increase (Decrease)			<u><u>\$ 517,388.65</u></u>

**EXPENDITURES**

<b>Account Number</b>	<b>Description</b>	<b>Previous Budget</b>	<b>Current Budget</b>
Project Area 85-01			
53-9701-731-462	Fiber Optics Conduit Project	\$ 62.10	\$ 141,310.62
Project Area 85-02			
53-9702-731-462	Fiber Optics Conduit Project	-	111,359.32
Project Area 85-03A			
53-9703-731-100	Temp Proj 85-03A	164,016.60	247,212.79
Project Area 90-08			
53-9708-731-100	Temp Proj 90-08	836,170.85	916,387.05
Project Area 87-10			
53-9710-731-100	Temp Proj 87-10	195,574.12	296,942.54
Total		<u>\$ 1,195,823.67</u>	<u>\$ 1,713,212.32</u>
Net Fund Increase (Decrease)			<u><u>\$ 517,388.65</u></u>

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