



***GRANARY DISTRICT
REDEVELOPMENT PROJECT
AREA***

Redevelopment Plan

Report on Redevelopment Plan


Project Area Budget

Planning Commission Report

**Rules Governing Participation and Preferences by Owners,
Operators of Businesses and Tenants**

Rules Governing Relocation Assistance

April 15, 1999



GRANARY DISTRICT REDEVELOPMENT PROJECT AREA PLAN

RECITALS

1. Pursuant to the provisions of Section 1204 of the Utah Neighborhood Development Act ("Act"), the governing body of the Redevelopment Agency of Salt Lake City ("Agency") designated by Resolution # 461.03 dated April 17, 1997 a redevelopment survey area which found that the area required study to determine whether or not one or more redevelopment project areas are feasible and contained a description or map of the boundaries of the redevelopment survey area as more fully shown on Exhibit "A"; and
2. Pursuant to the provisions of Section 1205 of the Act, Salt Lake City ("City") has a planning commission and a general plan as required by law; and
3. Pursuant to Section 1204 and 1208 of the Act, the Agency authorized by Resolution # 461.03 dated April 17, 1997, a blight study of the survey area and the blight study was received by the Board of Directors on April 14, 1998 which was within one (1) year from the date of authorization; and
4. Pursuant to the provisions of Section 1206 of the Act, the governing body of the Agency approved by Resolution # 482.02 dated August 13, 1998 the designation of a proposed project area known as the Granary District Redevelopment Project Area as shown on Exhibit "B;" the setting of dates for public hearings pursuant to Section 17A-2-1206(2); and the combining of the public hearings required by Section 17A-2-1206(2) and Section 17A-2-1206(4) as authorized by Section 17A-2-1206(5); and
5. Pursuant to the provisions of Section 1206 of the Act, the Agency conducted a public hearing on September 17, 1998 within 45 days after designation of the Granary District Redevelopment Project Area for the purpose of allowing input into the Agency deliberations concerning the proposed Granary District Redevelopment Project Area; and
6. Pursuant to the provisions of Section 1206 of the Act, the Agency conducted a public hearing on November 12, 1998 for the purpose of allowing input into the Agency's deliberations concerning the proposed Granary District Redevelopment Project Area and presenting evidence of the elements of blight, allowed property owners a reasonable opportunity to prepare for the blight hearing and permitted examination and cross examination by the property owners or their representatives of the Agency's evidence or experts and heard and considered evidence and expert testimony concerning the elements of blight present; and
7. Pursuant to the provisions of Section 1208 of the Act and prior to adopting a redevelopment plan, the Agency conducted a public hearing on November 12, 1998 and found that the proposed Granary District Redevelopment Project Area was a blighted area; and
8. Pursuant to the provisions of the Act, a redevelopment plan has been prepared after April 1, 1993 and the completion of the Agency's blight study and the commencement of the Agency's public hearings have commenced after July 1, 1993, and, if adopted, the Redevelopment Plan shall be adopted after January 1, 1997.

Section 1 - Definitions: used in this Granary District Redevelopment Project Area Plan:

- A. The term "**Act**" shall mean the Utah Neighborhood Development Act as found in Title 17A, Part 12, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor law or act.
- B. The term "**affordable housing**" shall mean housing to be owned or occupied by persons and families of low or moderate income as determined by resolution of the Agency.
- C. The term "**Agency**" shall mean the Redevelopment Agency of Salt Lake City as designated by the City to act as a redevelopment agency.
- D. The term "**base tax amount**" shall mean that portion of taxes that would be produced by the rate upon which the tax is levied each year by or for all taxing agencies upon the total sum of the taxable value of the taxable property within the tax increment collection area in the Redevelopment Project Area as shown upon the assessment roll used in connection with the taxation of the property by the taxing agencies, last equalized before the effective date of the first approved Project Area Budget, as adjusted by Sections 17A-2-1250.5, 17A-2-1251, 17A-2-1252, and 17A-2-1253, of the Act.
- E. The term "**blight**," "**blighted**" or "**blighted area**" shall mean "an area with buildings or improvements, used or intended to be used for residential, commercial, industrial, or other purposes or other urban purposes or any combination of these uses, which:
- (1) contains buildings and improvements, not including out-buildings, on at least 50% of the number of parcels and the area of those parcels is at least 50% of the project area; and
 - (2) is unfit or unsafe to occupy or may be conducive to ill health, transmission of diseases, infant mortality, juvenile delinquency, or crime because of any three or more of the following factors:
 - (i) defective character of physical construction;
 - (ii) high density of population and overcrowding;
 - (iii) inadequate provision for ventilation, light, sanitation and open spaces;
 - (iv) mixed character and shifting of uses which results in obsolescence, deterioration, or dilapidation;
 - (v) economic deterioration or continued disuse;
 - (vi) lots of irregular form and shape and inadequate size for proper usefulness and development, or laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions;
 - (vii) existence of inadequate streets, open spaces, and utilities;
 - (viii) existence of lots or other areas which are subject to being submerged by water; and
 - (ix) existence of any hazardous or solid waste defined as any substance defined, regulated, or listed as "hazardous substances," "hazardous materials," "hazardous

wastes," "toxic waste," "pollutant," "contaminant," or "toxic substances," or identified as hazardous to human health or the environment under state or federal law or regulation."

- F. The term "**Board**" means the Olene Walker Housing Trust Fund Board, established under Title 9, Chapter 4, Part 7, Olene Walker Housing Trust Fund.
- G. The term "**bond**" shall mean any bonds, notes, interim certificates, debentures, or other obligations issued by the Agency.
- H. The term "**City**" shall mean the City of Salt Lake City.
- I. The term "**community**" shall mean a city, county, town or any combination of these.
- J. The term "**Gateway Master Plan**" shall mean the master plan adopted by Salt Lake City on August 11, 1998 which includes documents entitled Creating an Urban Neighborhood. Gateway District Land Use & Development Master Plan and The Gateway Specific Plan as they may be amended from time to time.
- K. The term "**governing body**" shall mean the Board of Directors of the Redevelopment Agency of Salt Lake City.
- L. The term "**housing funds**" shall mean the funds allocated in the Project Area Budget under Section 17A-2-1264.
- M. The term "**income targeted housing**" means housing to be owned or occupied by a family whose annual income is at or below 80% of the median annual income for the county in which the housing is located.
- N. The term "**legislative body**" shall mean the Salt Lake City Council which is the legislative body of the City.
- O. The term "**owner participation**" shall mean the rules adopted by the Agency and the City as may be amended from time to time and as required by the Act.
- P. The term "**planning commission**" shall mean the planning commission of the City established pursuant to law or charter.
- Q. The term "**project area**" or "**redevelopment project area**" shall mean an area of a community within a designated redevelopment survey area, the redevelopment of which is necessary to eliminate blight or provide economic development and which is selected by the Agency. The term "**Project Area**" or "**Redevelopment Project Area**" refers specifically to the Granary District Redevelopment Project Area.
- R. The term "**project area budget**" shall mean a multi-year budget for the redevelopment plan prepared by the Agency containing the information required by Section 17A-2-1202(11), of the Act. The term "**Project Area Budget**" shall mean the multi-year budget for the Granary District Redevelopment Project Area.
- S. The term "**redevelopment**" shall mean the "planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a project area, and the provisions of residential, commercial, industrial, public, or other structures or spaces

that are appropriate or necessary to eliminate blight in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them," as defined in Section 17A-2-1202(13), of the Act.

- T. The term "**redevelopment plan**" shall mean a redevelopment plan developed by the Agency and adopted by ordinance of the governing body of the City to guide and control redevelopment and economic development undertakings in a specific project area. The term "**Redevelopment Plan**" shall refer to the specific Granary District Redevelopment Project Area Plan.
- U. The term "**redevelopment survey area**" or "**survey area**" shall mean an area of a community designated by resolution of the legislative body or the governing body of the Agency for study by the Agency to determine if blight exists and if a redevelopment project or projects within the area are feasible.
- V. The term "**Relocation Plan**" shall mean the rules adopted by the Agency to provide for uniform rules for persons and businesses displaced because of redevelopment project activities as may be amended from time to time and required by the Act.
- W. The term "**taxes**" shall include all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.
- X. The term "**taxing agencies**" shall mean the public entities, including the state, any city, county, city and county, any school district, special district, or other public corporation, which levy property taxes within the Project Area.
- Y. The term "**tax increment**" will mean that portion of the levied taxes in the Project Area each year in excess of the base tax amount which excess amount is to be paid into a special fund of an Agency as more fully described in Section 17A-2-1247.

Section 2 - Description of the Granary District Redevelopment Project Area

The Granary District Redevelopment Project Area, hereinafter referred to as the Redevelopment Project Area, is enclosed within the following boundaries:

Beginning at the Northwest Corner of the intersection of 600 South Street and 300 West Street, Salt Lake City, Salt Lake County, Utah; thence West along the North property line of 600 South Street to the Northwest Corner of the intersection of 600 South Street and 500 West Street; thence South along the West property line of 500 West Street to the Northwest Corner of the intersection of 500 West Street and 800 South Street; thence West along the North property line of 800 South Street to a point where 800 South Street intersects Interstate Highway I-15; thence Southeasterly along the East property line of Interstate Highway I-15 to where the East property line of Interstate Highway I-15 intersects with the North property line of Utah Highway 270 (which highway is also a portion of the 900 South Street entrance ramp to Interstate Highway I-15); thence northeasterly along the North property line of Utah Highway 270 to a point where the highway intersects with the West property line of 300 West Street; thence North along the West property line of 300 West Street to the point of Beginning.

Included within the proposed Project Area are all of Blocks 7, 8, 9, 11, 12, 25, and 26 of Plat "A," Salt Lake City Survey, and part of Block 1, Plat "C", Salt Lake City Survey; and part of Blocks 24 and 25, Five Acre Plat "A," Big Field Survey as shown in the official records of Salt Lake County containing approximately 95.80 acres of privately owned property excluding public streets.

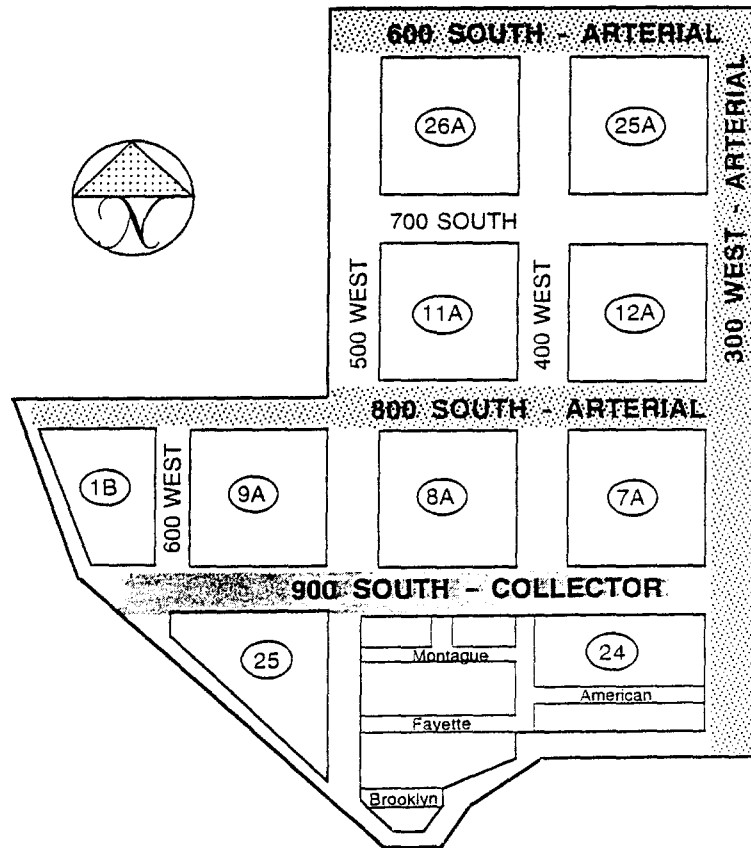
Section 3 - General Statement of Current Land Uses

A. **Blight Finding.** The Agency and the City found the Granary District Redevelopment Project Area to be a blighted area in accordance with the Act on November, 12, 1998.

B. **The Layout of Principal Streets**

1. **Arterial Streets** are intended to provide a high degree of mobility and serve long trips. Arterial streets connect major generators of traffic and include ties to the interstate system. Arterial streets are subdivided in this analysis to State Arterial street, 600 South Streets (those under the jurisdiction of the Utah Department of Transportation) and City Arterial streets include 800 South Street (those under the jurisdiction of Salt Lake City). 300 West Street is shown as a State Arterial Street be is within the boundaries of the West Temple Gateway Redevelopment Project Area.
2. **Collectors** serve to collect traffic from arterial streets and distribute this traffic to local and residential neighborhoods. The Granary District Project Area includes 900 South Street which is considered a Collector Street.
3. **Local Roads or Streets** serve to provide land access and to distribute traffic to individual dwelling units, including homes, shops, businesses, etc. Local street networks should discourage through-traffic and provide for a safe and efficient transition. All remaining streets are local streets.

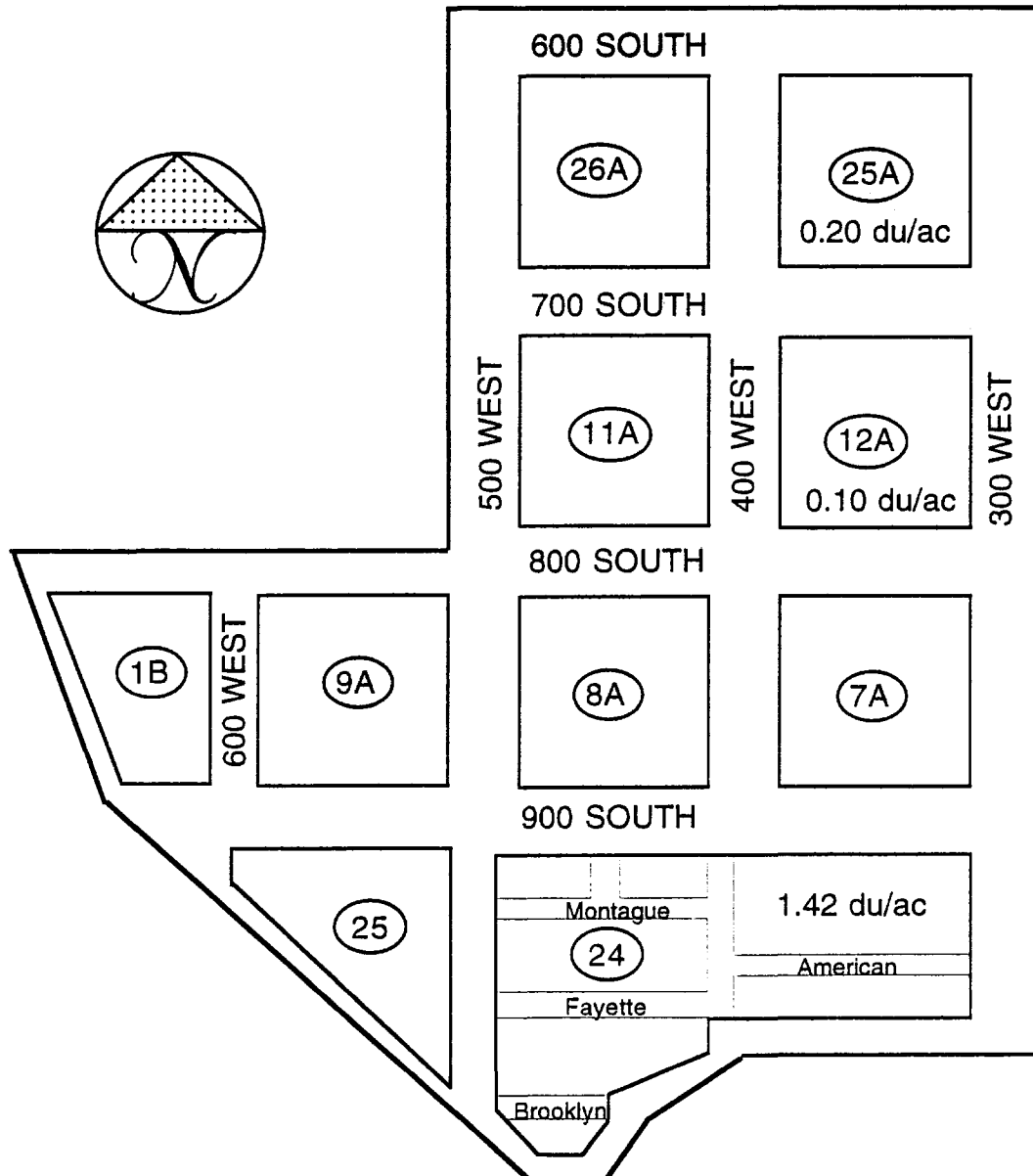
The layout of the principal streets in the Redevelopment Project Area boundary is shown on the Principal Street Layout Map.



• all streets not shaded are local

C. Population Densities

Existing residential population densities have been calculated as of February, 1999 for each of the ten acre blocks within the Redevelopment Project Area, Salt Lake City Survey. The block level densities are shown on the Population Density Map. Densities are depicted as the number of dwelling units per acre calculated for the residential land use area only. (Number of units divided by the number of acres within the block.) Each block density represents the average of all residential uses for the block.



D. Building Intensities

The Granary District Redevelopment Project Area is primarily a built environment. The area of parcels (both public and privately owned) with improvements is 102.73 acres or 98.1 percent of the land area within the Project Area. The building intensity requirement of Section 17A-2-1202(3)(b)(i) of the Act, which states that the area must contain building and improvements on at least 50 percent of its parcels, has been met.

E. Land Use Map

The "Future Land Use Map," shown on Exhibit "C," is taken from the Gateway Master Plan of the City and made part of this Redevelopment Plan. The Future Land Use Map may be amended from time to time by amending the Gateway Master Plan. This map shows the type and location of land uses proposed for the Redevelopment Project Area.

F. Permitted Land Uses

The permitted land uses within the Redevelopment Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time.

Section 4 - How the Purposes of State Law Would Be Attained by the Redevelopment

It is the intent of the Agency, with the assistance and participation of private owners, to remove blighting influences from the Project Area by the removal or clearance of buildings, structures, or improvements, or through the renovation or rehabilitation of buildings, structures or improvements and encouraging new development. With the clearance of land or the rehabilitation of buildings and structures, private development can undertake new development or redevelopment which will strengthen the tax base of the community in furtherance of the objectives set forth in the Act.

Section 5 - How the Proposed Redevelopment Conforms to the Master Plan or General Community Plan

The Gateway Master Plan adopted by the City Council on August 11, 1998 is the current master plan for the Redevelopment Project Area. The Gateway Master Plan may be amended from time to time by the City. The Redevelopment Plan is consistent with the goals and objectives of the Gateway Master Plan in that the Redevelopment Plan proposes redevelopment which will implement the planning and zoning goals of the City. The construction of all new buildings and improvements and the rehabilitation of any existing buildings or improvements will be done in accordance with the standards set forth in the Gateway Master Plan, in accordance with the City zoning ordinance, and in accordance with the Uniform Building Code adopted by the City. All building permits for construction or rehabilitation will be issued by the City in order to assure that new development or redevelopment is consistent with the Gateway Master Plan and City ordinances.

The provisions of this Redevelopment Plan were reviewed by the Planning Commission of the City on April 1, 1999. The proposed Plan was found to be consistent with the City's general master plan, master plan, and other plans of the city for the redevelopment of the area described in the Plan. It was the recommendation of Planning Commission that the City Council adopt the Granary District Redevelopment Project Area Plan. A copy of the letter is attached as Attachment No. 3 to this Redevelopment Plan.

Section 6 - Description of the Way in Which the Redevelopment will Reduce or Eliminate any Findings of Blight

The City and the Agency have found that the Project Area is a blighted area. It is a purpose of the Redevelopment Plan to provide ways to remove the factors of blight within the Project Area. Through the process of owner participation, owners of real property located within the Project Area who desire to participate in the redevelopment of the Project Area will be given a preference in entering into one or more participation agreements with the Agency which will result in the removal of blight from the Project Area and the redevelopment of the Project Area in accordance with the Gateway Master Plan, as it may be amended from time to time, and this Redevelopment Plan. If owners of real property located within the Project Area do not wish to participate, the Agency may select non-owners to participate.

The Agency found: Defective character of physical construction.

How the redevelopment plan intends to correct this problem: The Gateway Master Plan provides updated land use development guidelines to direct reinvestment in the area and to encourage future development to occur in a pattern compatible with the goals and objectives of the Gateway Master Plan for the Redevelopment Area. In accordance with the Agency's budgets, and the Act, the Agency will undertake a variety of programs and projects to assist property owners with rehabilitation and new construction within the Granary District Redevelopment Project Area. These programs and projects may include loan or grant programs; tax incentive programs; acquisition programs which, among others things, will encourage refurbishment and reuse of historically significant buildings; encourage adaptive reuse of structurally sound buildings demonstrating potential economic viability; rehabilitate buildings to assure sound long-term housing and economic activity in the neighborhood; eliminate physical and economic blight by removing deteriorated and functionally obsolete structures; encourage infill development compatible with neighborhood characteristics; encourage new housing and commercial development to strengthen the area; incorporate adequate landscaping into all infill and new development proposals; structurally reinforce buildings to accommodate new uses; incorporate adequate off-street parking into development proposals with safe access, proper buffering and landscaping. These programs and projects, coupled with the market demand for affordable housing and locations for new businesses, will create an atmosphere where reinvestment can occur.

The Agency found: Mixed character and shifting of uses which results in obsolescence, deterioration, or dilapidation.

How the redevelopment plan intends to correct this problem: The growth of the railroads and heavy industrial uses changed the land uses throughout the area. The residential neighborhoods have slowly been replaced by industrial, warehousing, and transportation uses. However, high land costs, renewed interest in commercial and residential uses, and proximity to the City's Central Business District have made continuation of the industrial uses expensive. The City is in the process of establishing new zoning for the area. This zoning will permit uses that implement the Gateway Master Plan.

Once the zoning tools are in place, the Agency will undertake programs and projects to encourage development that will implement the Gateway Master Plan, as it may be amended from time to time. The programs will encourage the existing businesses to expand and create new economic development opportunities. In accordance with the Agency's annual budget and the Act, these programs and projects may include loan and grant programs, tax incentive programs, and acquisition programs, among others, which encourage adaptive reuse of buildings for housing, office, retail, and hotel uses; remove impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels; assist in environmental assessment and cleanup; replace structurally substandard buildings in order to return properties to a viable housing or economic use; promote and market sites for

development or redevelopment that is complementary to existing business and residential uses or will enhance the economic base through diversification; and strengthen the tax base and economic health of the community.

The Agency found: **Economic deterioration or continued disuse.**

How the redevelopment plan intends to correct this problem: The land uses proposed for the Redevelopment Project Area within the Gateway Master Plan, will expand the types of uses permitted and allow the development of mixed use areas, including residential uses that were not previously permitted, and more intensive commercial land uses. The proposed zoning is intended to be flexible, to encourage existing businesses to improve and expand their facilities, and to provide a variety of opportunities for new commercial, industrial, and residential development. The Agency will undertake programs and projects to assist property owners in the rehabilitation and redevelopment of residential, commercial, and industrial properties. In accordance with the Agency's budgets and the Act, these programs and projects may include loan and grant programs, tax incentive programs, and acquisition programs, among others, which encourage new retail, office, housing, and commercial development; work with other governmental agencies to improve the public infrastructure in the community; encourage the location of appropriately placed public transit stops; rehabilitate economically obsolete buildings where economically feasible; provide incentives to encourage private investment; assist in the environmental assessment and remediation, if necessary, of properties; assist in the rehabilitation of existing structures.

The Agency found: **Existence of inadequate streets, open spaces, and utilities.**

How the redevelopment plan intends to correct this problem: The Agency will work with the City and the State of Utah to improve deteriorated public infrastructure (streets, curbs, sidewalks, planting areas, and public and private utilities) and to provide additional public and private infrastructure as described in the Gateway Master Plan as it may be amended from time to time. Additional infrastructure may include the 500 West linear park, additional open space uses along the I-15 frontage, additional mid-block streets and walkways, and parks. In accordance with the Agency's budgets and the Act, these programs and projects may include loans and grant programs and tax incentive programs, among others, which provide public infrastructure improvements that are pedestrian friendly and give the area an urban neighborhood environment; provide well-designed; walkways on private property; improve the streetscape environment with features such as, landscaped parking strips with street trees, adequate curb gutter and sidewalks, street center island medians, 500 West linear park, pedestrian scale street lighting, and entrance features; coordinate and improve the storm drainage system to reduce flooding hazards; coordinate and improve the transportation system with improved public streets, traffic signals, public transit opportunities, and bikeways; provide for improved pedestrian circulation through the development of mid-block streets and walkways; provide a comprehensive system of street and neighborhood identification graphics and signage.

The Agency found: **Existence of lots and other areas which are subject to being submerged by water.**

How the redevelopment plan intends to correct this problem: The Agency will work with the City, the Army Corp of Engineers, and the Federal Emergency Management Agency (FEMA) to develop public infrastructure and construction alternatives to reduce the possibility of flooding in the area. The Agency will work with FEMA to remap the areas taking into consideration storm drainage improvements and changes due to construction in the area since the 1983 FEMA Flood Insurance Map. In accordance with the Agency's budgets and the Act, the Agency will develop programs and projects which may include loan and grant programs and tax incentive programs, among others, which provide for flooding mitigation.

Section 7 - Description of the Specific Projects that are the Objects of the Proposed Redevelopment

At the time of adoption of this Redevelopment Plan, the Agency has been contacted by persons or businesses who are interested in redeveloping portions of the Project Area. These individuals and companies include:

1. Utah Pickle Building, 741 South 400 West. Mr. Mike Picardi discussed his plans to develop a design center in the Utah Pickle Building located on Block 12A. The development envisions expansion of the existing building to provide additional display and office space for tenants.
2. Utah Barrel Property. The Agency has been negotiating with Mr. Sandy Pepper, owner of Utah Barrel, concerning the possible acquisition of his properties located on Blocks 7A and 8A within the Granary District. Negotiations with Mr. Pepper are on-going.
3. Fleet Management Property. The Agency is also working with Salt Lake City Corporation to plan for the reuse of the City's Fleet Management operation located on Block 7A. Interested developers for the parcel include the State School Board who is looking at the parcel for an Applied Technology Center (ATC). Salt Lake City Corporation has not yet determined when the site would be available for redevelopment.
4. Deborah Hartman, 907 Gale Street. Ms. Hartman is in the process of restoring a historic residence on Block 24, Plat "C".
5. Ronald Dunn, 380 West 800 South. Mr. Dunn is currently renovating his building to expand his business operation on Block 12, Plat "A".

In accordance with the Agency's budgets and the Act, the Agency may undertake projects which will assist with implementation of these redevelopment proposals.

Section 8 - Way in which Private Developers, if any, will be Selected and Identification of Developers Currently Involved in the Proposed Redevelopment

The Agency has adopted Owner Participation Rules, as may be amended from time to time, for all redevelopment projects within the City. The Owner Participation Rules permit owners of real property or tenants having the rights of ownership of real property a preference in undertaking redevelopment within a designated Project Area. The Agency contemplates that owners of real property within the Project Area will exercise their rights to this opportunity. In the event that owners do not wish to participate in the development of their individually owned parcels, the Agency reserves the right, pursuant to the Act, to select nonowner participants by private negotiation or public advertisement and bidding.

Section 9 - Redevelopment Restrictions

A. Continued Use of Existing Buildings

Redevelopment shall include and encourage the continuance of existing buildings or uses so long as blight conditions, if any, are removed and the buildings have an economic life after rehabilitation of at least twenty (20) years.

B. Retail Sales

Because blight has been found in the Granary District Redevelopment Project Area, the development of retail sales may be, and is, an objective of the Project Area in order to strengthen the tax base of the community and the State.

C. Historic Preservation

Before expending any funds, the Agency will take into account the effect of the undertaking on any site, building, structure, or specimen that is included in or eligible for inclusion in the National Register of Historic Places, or the State Register and allow the state historic preservation officer a reasonable opportunity to comment with regard to the undertaking or expenditure.

Section 10 - Provisions of the Redevelopment Plan to meet State or Local Law

Pursuant to the provisions of Sections 1210 and 1247.5 of the Act, the Redevelopment Plan provides as follows:

A. 100 Acre Limitation

The Redevelopment Project Area described in the Granary District Redevelopment Project Area Plan is less than 100 acres of privately-owned property.

B. Housing Funds

Pursuant to Section 17A-2-1264, the Agency will adopt a project area budget for a redevelopment plan which allocates 20% of the tax increment funds payable to the Agency for the life of the redevelopment plan to (1) pay part or all of the cost of land or construction of income targeted housing within the community that created the Agency, if practicable in a mixed income development or area; (2) pay part or all of the cost of rehabilitation of income targeted housing within the community that created the Agency; (3) pay part or all of the cost of land or installation, construction, or rehabilitation of any building, facility, structure, or other housing improvements, including infrastructure improvements, related to housing located in a redevelopment project area where blight has been found to exist; (4) replace housing units lost as a result of the redevelopment or economic development; or (5) make payments on or establish a reserve fund for bonds. As an alternative to the above listed eligible activities, the Agency may pay all housing funds to (1) the community for use as provided above; (2) the housing authority that provides income targeted housing within the community for use in providing income targeted housing within the community; or (3) the Olene Walker Housing Trust Fund, for use in providing income targeted housing within the community.

Before the Agency may adopt the Project Area Budget that allocates 20% of tax increment funds under Section 17A-2-1264, the Olene Walker Housing Trust Fund shall certify the Project Area Budget to be in compliance with Section 17A-2-1264. In addition, the Agency must approve and adopt the Project Area Budget by a 2/3 vote.

Section 17A-2-1263 of the Act permits the Agency to use any tax increment from one project area to undertake housing activities within any redevelopment project area created by the Agency. The Agency may use tax increment from other project areas to undertake housing within the Granary District Redevelopment Project Area. The Agency may also use tax increment from the Granary District Redevelopment Project Area to undertake housing activities within other redevelopment project areas.

The Agency has included a minimum of 20% of the tax increment as Section 1264 Housing Funds in the Project Area Budget. In accordance with the Agency's budgets and the Act, the Agency will undertake housing programs and projects.

C. Incremental Value Limitations

The Agency may not obtain approval of a redevelopment project area budget pursuant to Section 17A-2-1210 of the Act if the allocated incremental value of all existing redevelopment project areas, as defined in the Act, exceeds 10% of the total taxable value of the community, or if the projected allocated incremental value of the redevelopment project area as described in the proposed redevelopment project area budget plus the allocated incremental value of all other existing redevelopment project areas, exceeds 12% of the total taxable value of the City unless the Agency obtains the majority consent of the taxing agency committee. The taxable value of the City is the total taxable value for the City as shown on the last equalized assessment roll as certified by the county assessor. The allocated tax incremental value shall be calculated as follows:

1. the taxable value in excess of the adjusted base-year taxable value in the tax increment collection area, multiplied by the applicable percentage of tax increment to be paid to the agency pursuant to Subsection 17A-2-1247(2)(f) of the Act; and
2. the taxable value in excess of the adjusted base-year taxable value in the Agency's tax increment collection areas, multiplied by the applicable percentage of tax increment to be paid to the Agency in accordance with the approved and proposed redevelopment project area budgets pursuant to Subsection 17A-2-1247.5(3), (4) and (5) of the Act.

10% Calculation. The Agency's 1997 incremental value for the Central Business District, Sugar House, West Temple Gateway, West Capitol Hill, and Depot District Project Areas is \$1,234,228,292, less statutory reductions of \$360,839,336, for an allocated incremental value of \$873,388,956.

Salt Lake City - Community Taxable Value: \$11,673,641,509

Agency Project Areas as Percent of the City: 7.48%

The Agency's current project areas do not exceed 10% of the total taxable value of the community. Therefore, the prohibition for creating new project areas as described in Section 17A-2-1210 of the Act does not apply.

12% Calculation. The Agency's 1998 incremental value for the Central Business District, Sugar House, West Temple Gateway, West Capitol Hill, and Depot District Project Areas is \$1,234,228,292, less statutory reductions of \$360,839,336, for an allocated incremental value of \$873,388,956. The Agency is requesting a Project Area Budget of \$50,000,000 for the Granary District Redevelopment Project Area which incorporates a projection of allocated incremental value of \$540,539,368.

Salt Lake City - Community Taxable Value: \$11,673,641,509

Current plus Collection Area of
projected Project Areas as a Percent of City: \$1,378,018,324 or 11.80%

The incremental value of the Agency's current project areas plus the value which must be created to achieve the Granary District Project Area Budget does not exceed 12% of the total taxable value of the

community. Therefore, the requirement to obtain the consent of the Taxing Agency Committee prior to creating a new project area as described in Section 17A-2-1210 does not apply.

D. Plan Limitations

The Redevelopment Plan contains the following limitations on the power of the Agency in accordance with Section 17A-2-1210.5 of the Act:

1. A time limit not to exceed **three** years after the date of the Redevelopment Plan adoption during which the Agency must commence implementation of the Redevelopment Plan unless the Redevelopment Plan is re-adopted as if it were a modified plan in accordance with Section 17A-2-1229 of the Act.
2. A time limit not to exceed **five** years from the date of the Redevelopment Plan adoption after which the Agency shall not commence acquisition of property through **eminent domain**.
3. A time limit of **twenty-five** years from the date of the Redevelopment Plan adoption after which no tax increment from the Redevelopment Project Area may be allocated to or paid to the Agency without the Agency obtaining the majority consent of the taxing agency committee in accordance with Section 17A-2-1247.5 of the Act for a longer time period for the collection of tax increment.

E. Owner Participation

Pursuant to Section 17A-2-1214 of the Act, the Granary District Redevelopment Project Area Plan provides for reasonable opportunities to participate in the redevelopment of property in the Granary District Redevelopment Project Area by the owners of property in the Redevelopment Project Area if the owners (and certain tenants having the right to become owners) enter into a participation agreement with the Agency agreeable to the Agency. The Agency has adopted Owner Participation Rules, which may be amended from time to time, copies of which may be obtained from the office of the Agency upon request. The Owner Participation Rules permits owners within the Redevelopment Project Area reasonable opportunities to participate in the redevelopment of the Project Area by executing a participation agreement with the Agency. The Owner Participation Rules include the following kinds of possible participation:

1. Owners retaining, maintaining, and if necessary rehabilitating, all or portions of their properties;
2. Owners acquiring adjacent or other properties in the Project Area;
3. Owners selling all or portions of their improvements to the Agency, retaining the land, and developing their properties;
4. Owners selling all or portions of their properties to the Agency and purchasing other properties in the Project Area;
5. Owners selling all or portions of their properties to the Agency and obtaining preferences to re-enter the Project Area;
6. Tenants having opportunities to become owners of property in the Project Area, subject to the opportunities of owners of property in the Project Area; or
7. Other methods as may be approved by the Agency.

The form of participation which may be appropriate shall be determined for each project and program by the governing board of the Agency.

The Agency shall extend reasonable preferential opportunities to owners within the Redevelopment Project Area ahead of persons and entities outside the Redevelopment Project Area, to participate in the Redevelopment Project Area pursuant to the Owner Participation Rules.

A copy of the adopted Owner Participation Rules as approved by the Agency is incorporated herein by reference and made a part hereof and copies can be obtained upon request at the office of the Redevelopment Agency during regular business hours.

Section 11 -Redevelopment Activities

A. Master Plan Objectives

The Gateway Specific Plan of the Gateway Master Plan includes the following objectives for the South and I-15 Railroad Sub-Districts which overlap with the Granary District Redevelopment Project Area:

1. LAND USE

- Objective 1: Provide for the continuation of existing uses within the Gateway District.
- Objective 2: Organize the Gateway District in a pattern of streets, blocks and pedestrian ways that extend the original grid pattern.
- Objective 3: Encourage transit-oriented development.
- Objective 4: Provide for the development of a diverse mixture of uses that complement downtown, encourage a variety of housing opportunities, and facilitate the enhancement and revitalization of the Gateway District.
- Objective 5: Provide opportunities for housing within the Gateway District to reinforce the downtown area as a place to live, work and shop.
- Objective 6: Maintain and improve retail services in the Gateway District.
- Objective 7: Strengthen the character and livability of the Gateway District by developing a system of public recreation facilities, open spaces, pedestrian ways, and waterways.
- Objective 8: Encourage adaptive reuse of historic buildings within the Gateway.

2. HOUSING

- Objective 1: Create strong neighborhoods with diversity in housing type, tenure, and cost.
- Objective 2: Create attractive neighborhood environments that will reinforce the sense of community.
- Objective 3: Maximize housing opportunities for residents who desire an urban neighborhood environment.
- Objective 4: Provide on-site common areas and private and/or non-traditional open space facilities to meet the needs of residents.
- Objective 5: Require active, friendly and public-oriented ground-level uses that contribute to the pedestrian environment and serve the neighborhood.
- Objective 6: Provide parking and service facilities that do not detract from the neighborhood character of the area.

3. COMMERCIAL

- Objective 1: Strengthen the Downtown Central Business District (CBD) as the region's principal employment center.
- Objective 2: Provide a broad mixture of small and medium commercial tenants representing a variety of uses.
- Objective 3: Promote commercial development on a neighborhood scale with an emphasis on specialty stores and neighborhood services.

4. COMMUNITY FACILITIES

- Objective 1: Parks and Open Spaces: Provide a system of parks, recreational facilities, and open spaces that serve the needs of residents and employees.
- Objective 2: Parks and Open Spaces: Integrate Gateway's open space into the larger open space network.
- Objective 3: Parks and Open Spaces: Establish Gateway Commons Park next to I-15.
- Objective 4: Parks and Open Spaces: Establish a greenway on 500 West that will provide an area for enjoyment for all people within the Gateway.
- Objective 5: Parks and Open Spaces: Encourage the use of Pioneer Park as a focal point in the Gateway District.
- Objective 6: Public Safety: Provide for the expansion of public safety facilities in the Gateway District, including fire and police protection.
- Objective 7: Social Services: Develop strategies that will help integrate social service facilities into the social fabric of the Gateway District.
- Objective 8: Schools: Provide educational facilities and opportunities within the Gateway District.
- Objective 9: Churches: Encourage churches and other religious buildings to locate within the Gateway District.

5. TRANSPORTATION

- Objective 1: Public Transit: Reinforce downtown as the regional transportation hub with light rail, commuter rail, inter-city and local bus service.
- Objective 2: Freeway Access: Improve and enhance freeway access to the Gateway District.
- Objective 3: Arterial Roadway Systems: Complete the arterial street system in a manner that relieves existing congestion and serves future land use needs.
- Objective 4: Collector Roadway System: Complete the collector street system in a fashion that relieves congestion and serves the residents in the Gateway District.
- Objective 5: Local Roadway System: Complete the local street system in a manner that is more pedestrian friendly and encourages slower traffic speeds.
- Objective 6: Roadway Design: Reconstruct the streets to accommodate landscaping and traffic calming techniques.
- Objective 7: Pedestrian and Bicyclist Circulation: Provide access with an emphasis on a friendly and safe environment for bicycles and pedestrians.

6. ENVIRONMENTAL

- Objective 1: Promote environmental justice in the Gateway District.
- Objective 2: Provide references to information on issues of environmental contamination.
- Objective 3: Minimize the cost to reuse and cleanup properties in the Gateway District.

7. URBAN DESIGN

- Objective 1: Create a pedestrian friendly streetscape that will establish a sense of neighborhood.
- Objective 2: Minimize the negative visual appearances of new and existing automobile parking lots, storage yards, loading and truck staging areas.
- Objective 3: Design 500 West as a "greenway" through the Gateway District.
- Objective 4: Improve the appearance of the major vehicle entries into the city.
- Objective 5: Protect and enhance the view corridors and major vistas.
- Objective 6: Require new signage to conform to standards set forth in a sign ordinance for the Gateway District.
- Objective 7: New development should reinforce and complement the urban form and character of the Gateway District.
- Objective 8: Improve the economic, social, and environmental benefits of strategic tree planting and light-colored buildings and street surfaces in order to enhance the health and welfare of residents in the Gateway District.

8. UTILITIES

- Objective 1: Water System: Provide adequate water facilities to serve the needs of new development, and apply water conservation techniques that will reduce overall demand.
- Objective 2: Sanitary Sewer: Provide for the sanitary sewage needs of the project while complying with established standards.
- Objective 3: Storm Drainage: Provide storm water control to protect improvements and neighboring property, to convey surface and ground water off the site for appropriate discharge in a way that minimizes flooding and complies with water quality objectives.
- Objective 4: Electric Power: Develop a public utilities master plan for the Gateway District.
- Objective 5: Natural Gas, Telephone, & Cable TV: Provide service to support new developments in the Gateway District.

9. IMPLEMENTATION

- Objective 1: Establish the regulatory mechanisms necessary to implement the Gateway Development Plan.
- Objective 2: Provide for an orderly transition of land use changes.
- Objective 3: Allow for the continuation of existing uses in the Gateway District while promoting opportunities for establishing new retail, office, and residential development.
- Objective 4: Provide for new residential development in a manner that minimizes conflicts between new and existing uses.
- Objective 5: Provide for the implementation of parks, public safety, social service, and public utility improvements.
- Objective 6: Establish one or more redevelopment project areas to provide an additional means for direct public investment.
- Objective 7: Provide for the public use and enjoyment of historic buildings within the area.
- Objective 8: Develop a five-year Plan for public investment in the Gateway District.
- Objective 9: Use a wide variety of financing techniques in funding public infrastructure improvements in the Gateway District.

B. The Agency will work with Salt Lake City to implement the Gateway Specific Plan objectives by:

- Providing administration, management, public education, and coordination of redevelopment activities within the Granary District Redevelopment Project Area.
- Annually budgeting funds to implement the Redevelopment Plan and the Gateway Master Plan in accordance with the Project Area Budget.
- Implementing specific projects and programs to facilitate and encourage investment and redevelopment.

C. Standards for Redevelopment

In order to provide owners and developers maximum flexibility in the redevelopment of land located within the redevelopment project area and to encourage and obtain the highest quality design and development, specific development controls for the land uses identified above are not set forth herein. However, guidelines are established in the City's Gateway Master Plan and may be included in the zoning ordinances adopted by the City for the area covered by the Gateway Master Plan. Adherence to the general guidelines will assure development compatibility with the variety of land uses in the area and implement the goals and objectives of the City's Gateway Master Plan. Each redevelopment proposal may be considered subject to: (1) appropriate elements of the City's Gateway Master Plan; (2) the subdivision and zoning codes of the City; (3) other applicable building codes and ordinances of the City; and (4) approval by the Agency to ensure that the redevelopment is consistent with the Redevelopment Plan.

D. Redevelopment Proposals

Each redevelopment proposal by an owner or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of redevelopment proposed, including land coverage, setbacks, heights and bulk proposed, off-street parking and loading to be provided, use of public transportation, and any other data determined to be necessary or requested by the City or the Agency. A review of redevelopment proposals may be made by the staff, the governing body and/or an advisory design review committee established by and advisory to the governing body and the chief administrative officer of the Agency.

E. Techniques to Achieve Plan Objectives

Redevelopment programs and projects may be undertaken and carried out as provided in the Act. Funding for redevelopment programs and projects shall be included within the Project Area Budget as certified by the Olene Walker Housing Trust Fund and adopted by the Board of Directors of the Agency or the Taxing Agency Committee as provided in the Act. The Agency shall adopt annual implementation budgets in addition to the Project Area Budget. The Agency may issue bonds from time to time to pay for all or a part of redevelopment activities within the Granary District Project Area. The programs and projects may incorporate the following redevelopment activities:

1. Environmental Assessment and Remediation. The Agency may encourage and provide funding to property owners, tenants, public bodies, special districts and the Agency to make environmental assessments of property within the Project Area and to remediate hazardous and solid wastes to appropriate standards as determined by experts, the Utah Department of Environmental Quality, or the federal Environmental Protection Agency.
2. Rehabilitation of Property. The Agency may encourage and provide funding to property owners, tenants, public bodies, special districts and the Agency to purchase, rehabilitate, reconstruct,

structurally reinforce, make alterations to, make additions to, and otherwise improve existing property within the Project Area to insure a remaining economic life of 20 years.

3. Public Infrastructure, Public Facilities, and Public Amenities. The Agency may encourage and provide funding to public bodies, special districts, and the Agency to purchase property, install or construct buildings, facilities, structures, or other improvements which are publicly owned within the Project Area, excepting the construction of municipal buildings, courts, other judicial buildings, and fire stations, upon a determination by resolution of the Agency and the local legislative body that such buildings, facilities, structures, or other improvements are of benefit to the Project Area. Such improvements may include public streets, pedestrian walkways, sidewalks, bikeways, lighting, transit facilities, schools, utilities, open spaces, public parking, and other public facilities.

The Agency may encourage and provide funding to property owners, tenants, public bodies, special districts, and the Agency to purchase, install and construct publicly accessible improvements on privately owned property within the Project Area including streets, pedestrian walkways, sidewalks, bikeways, lighting, transit facilities, schools, utilities, open spaces, parking, and other publicly accessible facilities.

4. Housing. The Agency may encourage and provide funding for housing activities permitted by Sections 17A-2-1263 and 17A-2-1264 of the Act.
5. Acquisition of Real Property. The Agency may acquire, but is not required to acquire, real property located in the Redevelopment Project Area, by gift, devise, exchange, purchase, eminent domain or condemnation, or any other lawful method. At its option, the Agency is authorized to acquire other interests in real property less than fee title such as use restrictions, leasehold interests, easements, rights of way, etc. The Agency may acquire interests in entities that own real property, partnership interests, stocks, participations, etc. The Agency may own real property in conjunction with others. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless, in the Agency's judgment, (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Redevelopment Plan.
6. Acquisition of Personal Property. Generally personal property shall not be acquired. However, where necessary to the execution of this Plan, the Agency is authorized to acquire personal property in the Redevelopment Project Area by any lawful means.
7. Property Management. During such time that property, if any, in the Redevelopment Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.
8. Property Disposition and Development. The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Redevelopment Project Area as necessary to carry out the purposes of this Redevelopment Plan. The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Redevelopment Project Area.

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property, in conformance with the Agency's

disposition policy, by leases or sales by negotiation with or without public bidding. Real property acquired by the Agency in the Redevelopment Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in the plan. Real property may be conveyed by the Agency to the City or any other public body without charge. The Agency shall reserve such controls in the disposition and development documents as necessary to prevent transfer, retention or use of property for speculative purposes and to insure that the development is carried out pursuant to this Redevelopment Plan. All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Redevelopment Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

9. New Construction. The Agency may encourage and provide funding to property owners, tenants, public bodies, special districts, and the Agency to purchase property and undertake the construction of new buildings, additions to existing buildings, parking and site improvements to assure the economic use of the properties in the Project Area.
10. Development. To the maximum extent possible, the objectives of the Redevelopment Plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities. To provide adequate safeguards to ensure that the provisions of this Redevelopment Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Redevelopment Plan by leases, deeds, contracts, agreements, declarations of restrictions, provision of the City ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Redevelopment Plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the Redevelopment Project Area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the Redevelopment Project Area and in conformance with the Neighborhood Development Act. During the period of development in the Redevelopment Project Area, the Agency shall insure that the provisions of this Redevelopment Plan and of other documents formulated pursuant to this Redevelopment Plan are being observed, and that development in the Redevelopment Project Area is proceeding in accordance with the development documents and time schedules. Plans for development or redevelopment undertaken with the assistance of the Agency by owners or developers, both public and private, shall be submitted to the Agency for approval and architectural review. All development or redevelopment undertaken with the assistance of the Agency must conform to this Redevelopment Plan and all applicable federal, state, and local laws. For the purpose of this Redevelopment Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

11. Cooperation with the Community and Public Bodies. The community and certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking construction, or operation of this project. The Agency shall seek the aid and cooperation of such public bodies in order to accomplish the purposes of the redevelopment plan and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Redevelopment Project Area. The Agency shall impose on all public bodies the planning and design controls contained in the plan to insure that present uses and any future development by public bodies will conform to the requirements of the Plan.

12. Historic Preservation. The Agency may encourage and provide funding to property owners, tenants, public bodies, special districts and the Agency to purchase, restore, rehabilitate, reconstruct, structurally reinforce, make alterations to, make additions to, and otherwise improve property which is historically or architecturally significant within the Project Area.
13. The Agency may undertake any other redevelopment activities not enumerated herein which would implement this Redevelopment Plan as permitted by the Act.

Section 12 - Taxing Agency Committee

Section 17A-2-1247.5 of the Act, which may be amended from time to time, provides for the establishment of a taxing agency committee which will have the following powers and perform the following functions:

- (2) (a) A taxing agency committee shall be created for each redevelopment or economic development project. The committee membership shall be selected as follows:
 - (i) two representatives appointed by the school district in the project area;
 - (ii) two representatives appointed by resolution of the county commission or county council for the county in which the project area is located;
 - (iii) two representatives appointed by resolution of the City's legislative body in which the project area is located;
 - (iv) a representative approved by the State School Board; and
 - (v) one representative who shall represent all of the remaining governing bodies of the other local taxing agencies that levy taxes upon the property within the proposed project area to serve as a voting member of the committee. The representative shall be selected by resolution of each of the governing bodies of those taxing agencies.
- (b) A taxing agency committee formed in accordance with this section has the authority to:
 - (i) represent all taxing entities in a project area and cast votes that will be binding on the governing boards of all taxing entities in a project area;
 - (ii) negotiate with the Agency concerning the redevelopment plan;
 - (iii) approve or disapprove project area budgets which do not allocate 20% of the tax increment for housing as provided in Section 17A-2-1264 of the Act; and
 - (iv) approve an exception to the limits on the value and size of project areas imposed by Section 17A-2-1210, or the time and amount of tax increment financing under this section.

The Agency has created a taxing agency committee as required by Section 17A-2-1247.5 of the Act. The Agency will use 20% of the tax increment allocated to the Agency for housing purposes, therefore taxing agency committee approval of the Project Area Budget is not required.

Section 13 - Project Area Budget

The Agency has prepared a Project Area Budget to be adopted in conjunction with the Redevelopment Plan. The Granary District Project Area Budget allocates 20% of the tax increment for housing as provided in Subsection 17A-2-1264. The Agency may not collect tax increment from all or part of a Project Area until after: (i) the Olene Walker Housing Trust Fund Board, established under Title 9, Chapter 4, Part 7, Olene Walker Housing Trust Fund, has certified the Project Area Budget as complying with the requirements of Section 17A-2-1264; and (ii) the Agency's governing body has approved and adopted the Project Area Budget by a 2/3 vote.

The Granary District Project Area Budget may be amended, from time to time, if: (i) the Olene Walker Housing Trust Fund Board, established under Title 9, Chapter 4, Part 7, Olene Walker Housing Trust Fund, certifies the amendment as complying with the requirements of Section 17A-2-1264; and (ii) the agency's governing body approves and adopts the amendment by a 2/3 vote.

Section 14 -Tax Increment Provisions in the Redevelopment Plan

A. Tax Increment Provisions

The Redevelopment Plan specifically incorporates the provisions of tax increment financing permitted by Section 17A-2-1247.5, of the Act, which may be amended from time to time. The Agency may invest tax increment throughout the Granary District Redevelopment Project Area for redevelopment activities. The Agency has elected to receive up to 75% of the annual tax increment for a period of 24 years.

The Agency has elected to use 20% of the tax increment to be allocated for housing pursuant to Section 17A-2-1264 of the Act and will obtain the certification of the Olene Walker Housing Trust Fund.

B. Other Provisions Required by Law

The redevelopment plan specifically incorporates the following provisions of Section 17A-2-1247.5:

- (5) (a) The redevelopment plan shall contain a provision that provides that the portion of the taxes, if any, due to an increase in the tax rate by a taxing agency after the date the project area budget is approved by the taxing agency committee may not be allocated to and when collected paid into a special fund of the redevelopment agency according to the provisions of Subsection (4) unless the taxing agency committee approves the inclusion of the increase in the tax rate at the time the project area budget is approved. If approval of the inclusion of the increase in the tax rate is not obtained, the portion of the taxes attributable to the increase in the rate shall be distributed by the county to the taxing agency imposing the tax rate increase in the same manner as other property taxes.
- (b) In each year in which there are increases or decreases in the tax rate of a taxing agency as described in Subsection (a) as a result of (i) statutes enacted by the Legislature, a judicial decision, or an order from the State Tax Commission to a county to adjust or factor its assessment rate pursuant to Subsection 59-2-704(2), (ii) changes in exemptions provided in Article XIII, Sec. 2, Utah Constitution, or Section 59-2-103, (iii) an increase or decrease in the percentage of fair market value, as defined under Section 59-2-102, and (iv) a decrease in the certified tax rate under

Subsection 59-2-924(2)(c) or (2)(d)(i), the amount of the tax rate to be used in determining tax increment shall be increased or decreased by the amount of the increases or decreases as a result of the applicable action described in (i), (ii), (iii), or (iv).

(c)(i) Notwithstanding the increase or decrease resulting from Subsection (b), the amount of money allocated to, and when collected paid to the agency each year for payment of bonds or other indebtedness may not be less than would have been allocated to and when collected paid to the agency each year if there had been no increase or decrease under Subsection (b).

(ii) For a decrease resulting from Subsection (5)(b)(iv), the taxable value for the base year under Subsection 17A-2-1202(2) shall be reduced for any year to the extent necessary, including below zero, to provide an agency with approximately the same amount of money the agency would have received without a reduction in the county's certified tax rate if: (A) in that year there is a decrease in the certified tax rate under Subsection 59-2-924(2)(c) or (2)(d)(i); (B) the amount of the decrease is more than 20% of the county's certified tax rate of the previous year; and (C) the decrease results in a reduction of the amount to be paid to the agency under Section 17A-2-1247 or 17A-2-1247.5.

Section 15 -Relocation Plan

The Agency has adopted a Relocation Plan entitled "Rules Governing Relocation Assistance For the Redevelopment Agency of Salt Lake City," which may be amended from time to time. Pursuant to the Relocation Plan, the Agency shall provide relocation assistance to persons who are displaced as a result of the acquisition of real property by the Agency or written request by the Agency to vacate real property for a program of purchase undertaken by the Agency, or as a direct result of redevelopment activities conducted by the Agency in accordance with the Relocation Plan adopted by the Agency.

A copy of the adopted Relocation Plan as approved by the Agency is incorporated herein by reference and made a part hereof and copies can be obtained upon request at the office of the Redevelopment Agency during regular business hours.

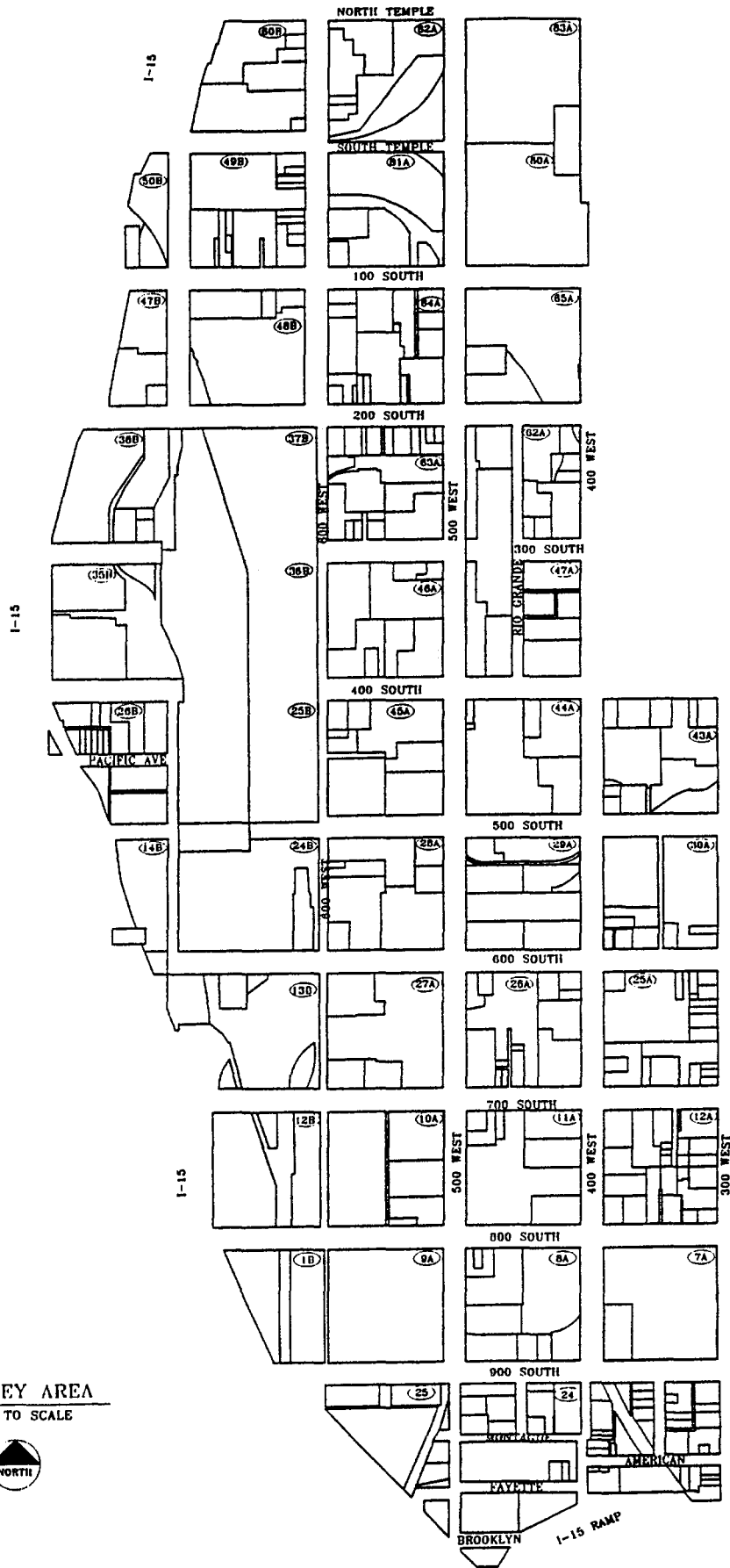
Section 16 -Provisions For Amending The Redevelopment Plan

The Redevelopment Plan may be amended or modified any time by the Agency in the same manner as if the amendment or modification constituted a redevelopment plan being originally proposed or as provided in Section 17A-2-1229, of the Act.

Supporting Documents

The following documents are part of the Granary District Redevelopment Project Area Plan dated September 10, 1998 and are incorporated by reference. The documents support the statements and findings incorporated in the Granary District Redevelopment Project Area Plan.

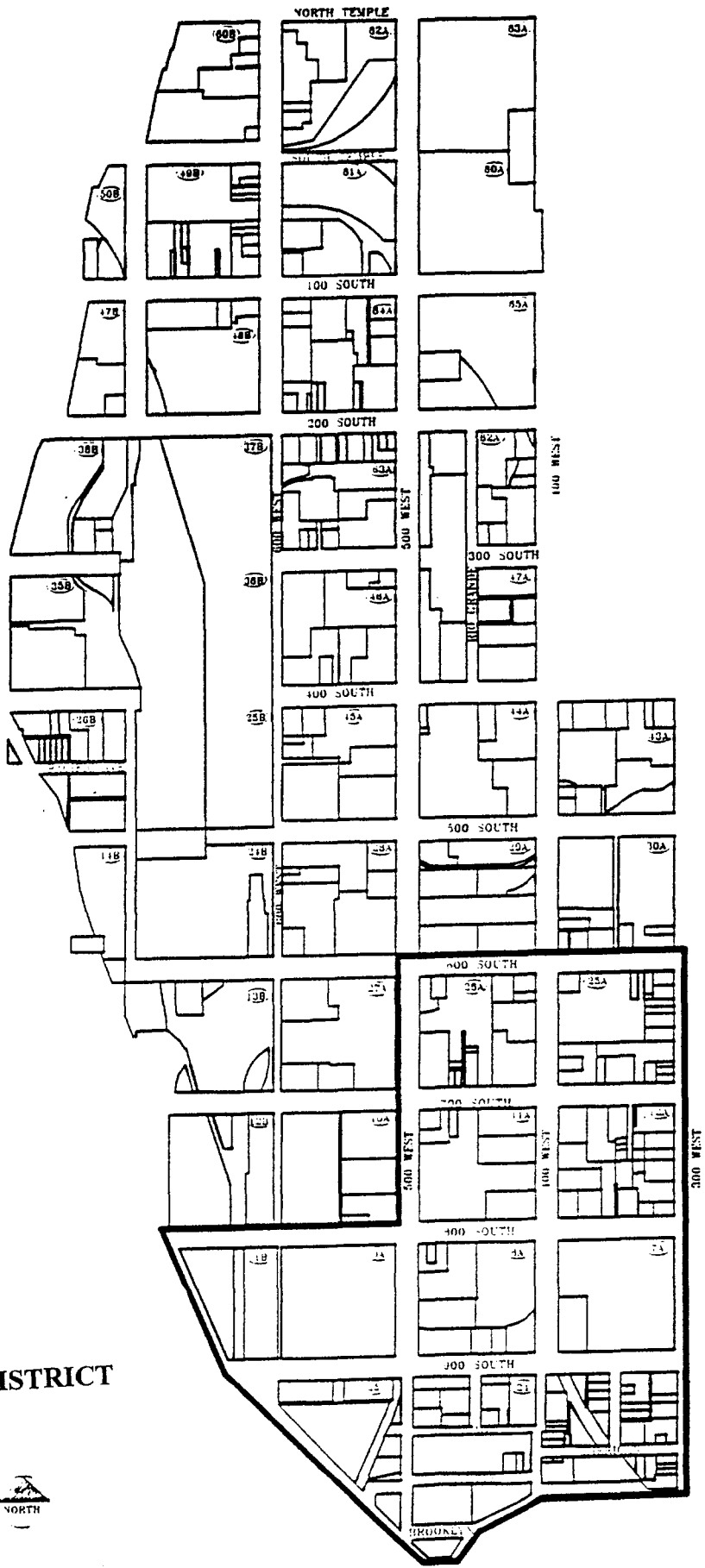
1. Gateway Blight Analysis by Landmark Design, April 1998, as amended on November 2, 1998.
2. Creating an Urban Neighborhood, Gateway District Land Use & Development Master Plan and The Gateway Specific Plan, adopted August 11, 1998, as said plan may be amended by the City from time to time.
3. Salt Lake City Zoning Maps, April 5, 1995, as said maps may be amended by the City from time to time.
4. Salt Lake City Street Maps, as said maps may be amended by the City from time to time.
5. Exhibit "A" - Gateway Survey Area
6. Exhibit "B" - Granary District Project Area
7. Exhibit "C" - Future Land Use Map
8. Rules Governing Participation and Preferences by Owners, Operators of Businesses, and Tenants in Redevelopment Project Areas adopted by the Redevelopment Agency of Salt Lake City and Salt Lake City Council, as said Rules may be amended from time to time by the Agency.
9. Rules Governing Relocation Assistance for the Redevelopment Agency of Salt Lake City adopted by the Redevelopment Agency of Salt Lake City and Salt Lake City Council, as said Rules may be amended from time to time by the Agency.



SURVEY AREA
NOT TO SCALE



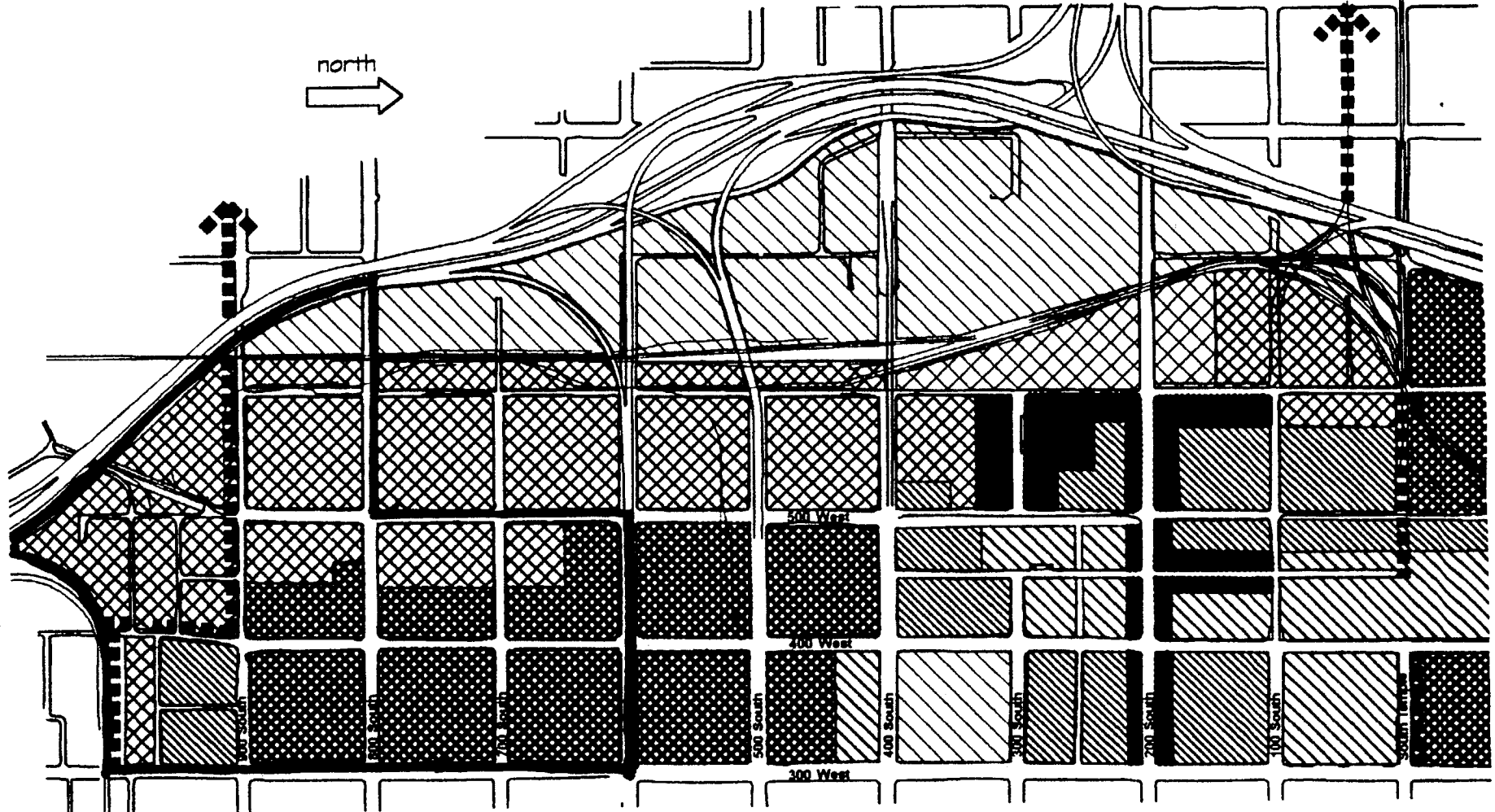
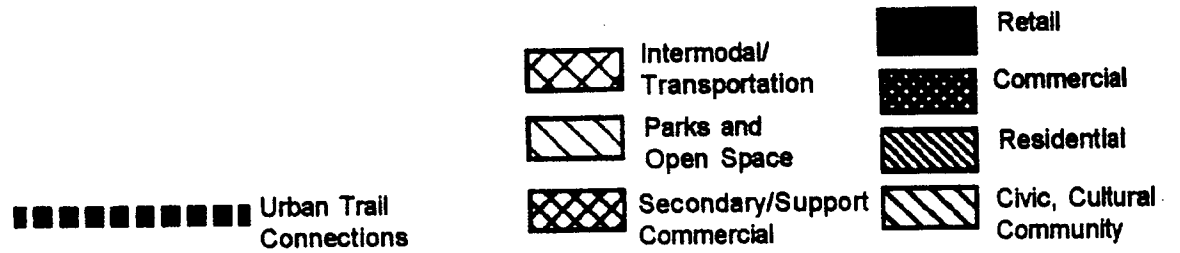
EXHIBIT "B"



GRANARY DISTRICT



Proposed Mixed Land Use Patterns



ATTACHMENT NO. 2

**GRANARY DISTRICT REDEVELOPMENT PROJECT AREA
PROJECT AREA BUDGET**

		<u>Project Area Budget</u>
<u>Sources:</u>		
Tax Increment Projection (1999-2023)		\$66,666,667
Allocation to Agency	75%	\$50,000,000
<u>Uses:</u>		
Section 17A-2-1264 Housing Funds	20% of the tax increment allocated to the Agency up to	\$10,000,000
Redevelopment Activities	65% to 75%	\$32,500,000 to 37,500,000
Administrative Expenses	15% to 5%	<u>\$ 7,500,000 to 2,500,000</u>
Total		\$50,000,000

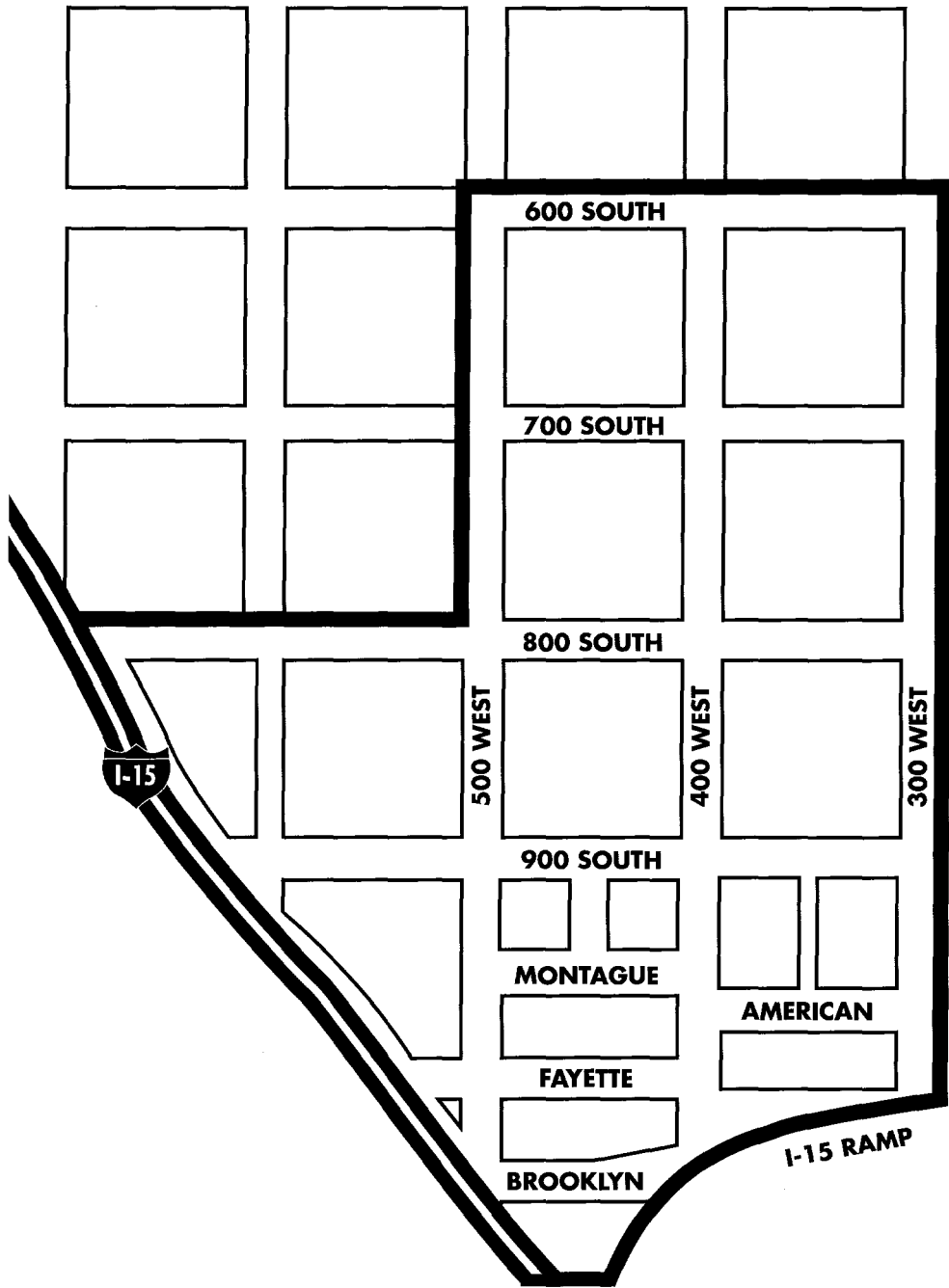
All terms and definitions are as defined in the Granary District Redevelopment Project Area Plan dated April 15, 1999

Pursuant to Section 17A-2-1264 of the Act, 20% of the tax increment allocated to be Agency shall be used to (1) pay part or all of the cost of land or construction of income targeted housing within the community that created the agency, if practicable in a mixed income development or area; (2) pay part or all of the cost of rehabilitation of income targeted housing within the community that created the agency; (3) pay part or all of the cost of land or installation, construction, or rehabilitation of any building, facility, structure, or other housing improvements, including infrastructure improvements, related to housing located in a redevelopment project area where blight has been found to exist; (4) replace housing units lost as a result of the redevelopment or economic development; or (5) make payments on or establish a reserve fund for bonds. The Agency may use the 1264 Housing Funds as tax increment is paid to the Agency or the Agency may adopt annual budgets in selected budget years to equal 20% of the tax increment allocated to the Agency over the 24-year budget period, as determined by the Agency.

The annual budgets shall show:

- (a) The amount of tax increment to be shared with other taxing districts;
- (b) The amount of tax increment to be used for:
 - (1) 1263 and 1264 housing activities,
 - (2) land acquisition,
 - (3) infrastructure improvements,
 - (4) loans and grants,
 - (5) tax incentives,
 - (6) principal and interest on bonds to be issued by the Agency,
 - (7) other programs and projects to be undertaken by the Agency.
- (c) Administrative costs

The Project Area Budget does not include an increase in tax increment due to an increase over the 1998 tax rates of any of the taxing agencies, except as permitted in the Act.



**GRANARY DISTRICT
PROJECT AREA**

