

prvo
**REDEVELOPMENT
AGENCY**

2021 ANNUAL REPORT

Dear Colleagues,

In accordance with Utah Code Section 17C-1-603(1)(a) we are happy to provide the annual report of the Redevelopment Agency of Provo City Corporation.

Since it's inception in 1972, the Redevelopment Agency of Provo City has sought to build community and enhance property values while implementing the City's development plans. Provo is currently experiencing a period of exciting growth and the Redevelopment Agency seeks to foster and encourage that growth in ways that are sustainable for years to come. This year has been challenging due to the many impacts of COVID-19 with its accompanying business shutdowns.

Following are narratives on each of our Community Development Areas (CDAs) accompanied by property valuations and historical data. Growth is trending upwards in most areas with only a slight decline in one of the CDAs. The most impressive growth this past year is in the Aviation Services CDA. The Redevelopment Agency continues to look for new opportunities to work with developers and businesses to enhance our business districts. Commercial Façade work has expanded in the South Downtown CDA. The Duncan Aviation ramp has been completed and the company is increasing its hiring. The Redevelopment Agency is also creating new project areas in the city to assist with the growth we are experiencing.

We appreciate our partners, the local taxing agencies: Provo City, Provo City School District, Utah County, and Central Utah Water Conservancy District. Their agreements with us help make possible positive changes and growth by providing tax increment financing in our project areas.

Thank You,

David Walter

Redevelopment Director

RDA #4

Sunset Year: 2030

Base Year Valuation: \$17,429,466

2019 Valuation: \$101,708,377

2020 Valuation: \$98,983,030

Projected 2020 Tax Increment to be paid to the Redevelopment Agency: \$603,529

2020 % change: -2.90%

This area consists of 95 acres of primarily commercial property.

The major changes in this area began with the purchase of the Provo Towne Centre Mall by Brixton Capital in early 2016. Brixton has stated they are planning to invest up to \$300 million to create a lifestyle destination. Their planned project includes a 30,000-square-foot dining area, a 100,000-square-foot retail tenant opportunity as well as additional restaurants, an office tower, and contemporary residential units. The owners are also in discussions with a surgical center and associated medical office to occupy 100,000 square feet at the mall.

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

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

Projected 2021 increment payable to RDA: \$582,410

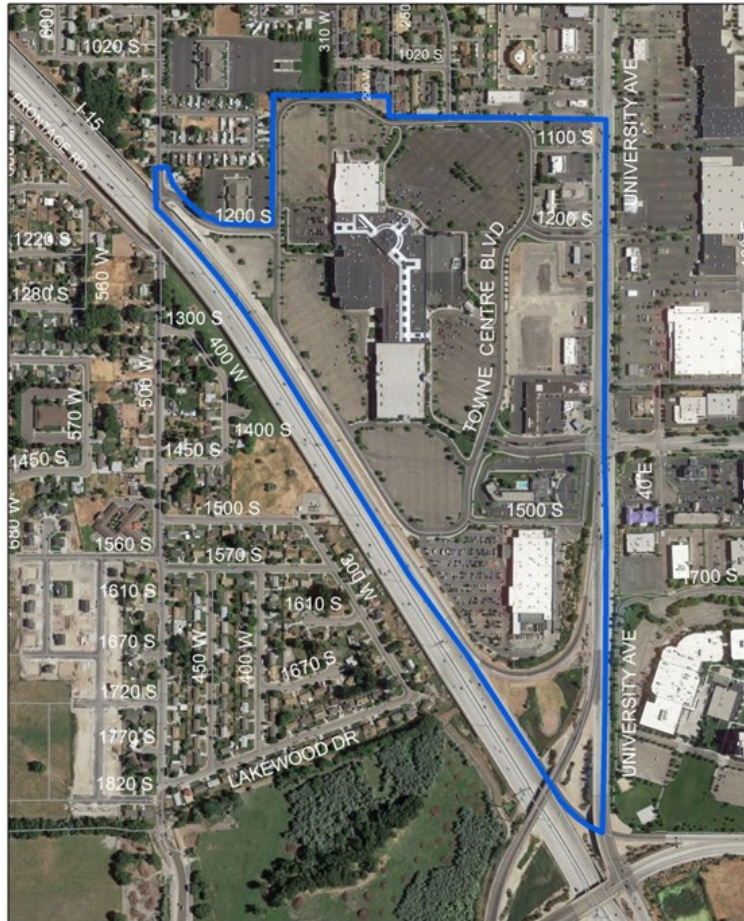


Above, updated Provo Towne Centre Mall rendering



Above, Marriott Residence Inn completed Fall of 2018

Redevelopment Project Area #4



RDA #4 Historic Value

Year	Property Value	% Change	Increment paid to RDA
2000	\$ 83,531,735	0.00%	\$ 847,184.18
2001	\$ 72,023,430	-13.78%	\$ 739,483.34
2002	\$ 84,829,835	17.78%	\$ 778,973.33
2003	\$ 80,963,476	-4.56%	\$ 726,487.23
2004	\$ 90,097,585	11.28%	\$ 705,112.57
2005	\$ 80,310,093	-10.86%	\$ 535,151.02
2006	\$ 80,588,464	0.35%	\$ 570,569.23
2007	\$ 89,063,600	10.52%	\$ 522,604.32
2008	\$ 118,237,909	32.76%	\$ 717,907.53
2009	\$ 97,160,021	-17.83%	\$ 636,411.23
2010	\$ 97,377,569	0.22%	\$ 671,107.97
2011	\$ 90,756,900	-6.80%	\$ 674,040.79
2012	\$ 88,233,110	-2.78%	\$ 671,725.15
2013	\$ 87,432,010	-0.91%	\$ 651,056.09
2014	\$ 92,627,700	5.94%	\$ 609,829.54
2015	\$ 95,784,481	3.41%	\$ 646,878.68
2016	\$ 97,310,251	1.59%	\$ 625,454.52
2017	\$ 95,624,824	-1.73%	\$ 599,631.87
2018	\$ 95,665,191	0.04%	\$ 582,485.21
2019	\$ 98,119,105	2.57%	\$ 633,549.86
2020	\$ 95,275,350	-2.90%	\$ 603,529.00

South University Avenue CDA

Sunset Year: 2020

Base Year Valuation: \$33,866,826

2019 Valuation: \$61,703,642

2020 Valuation: \$61,724,650

Projected 2020 Tax Increment to be paid to the Redevelopment Agency: \$189,533

2020 % change: 0.0%

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

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

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

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

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

Projected 2021 increment payable to RDA: \$189,833



Pictured above, the Temple View Apartments under construction.

Pictured below, a developer rendering of the apartments.

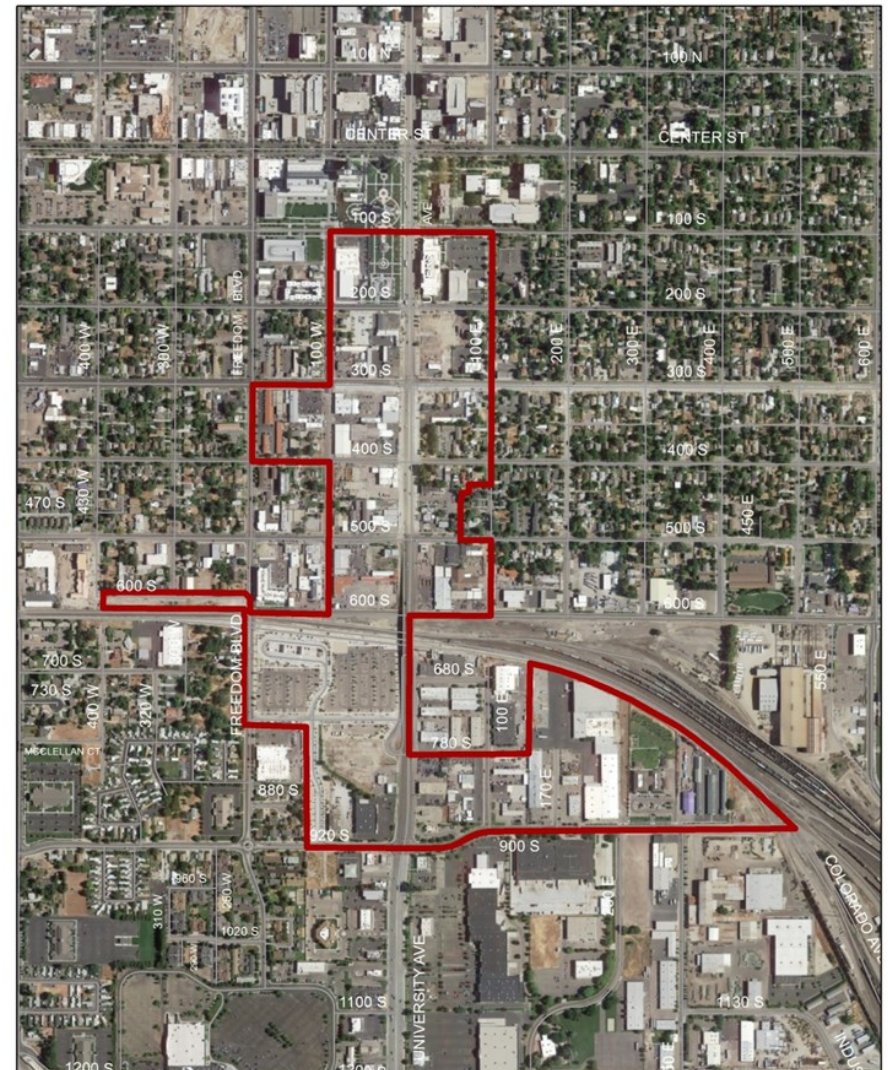


S University Redevelopment Project Area



South University Historic Value

Year	Valuation	% change	Increment Paid to RDA
2000	\$ 36,396,256		
2001	\$ 37,324,956	2.55%	\$ 93,889.23
2002	\$ 40,198,650	7.70%	\$ 67,175.47
2003	\$ 40,428,023	0.57%	\$ 71,616.96
2004	\$ 43,258,006	7.00%	\$ 107,076.16
2005	\$ 41,626,097	-3.77%	\$ 78,986.27
2006	\$ 41,051,277	-1.38%	\$ 61,383.41
2007	\$ 47,761,938	16.35%	\$ 96,810.38
2008	\$ 51,432,181	7.68%	\$ 121,621.74
2009	\$ 51,954,316	1.02%	\$ 149,510.08
2010	\$ 51,402,822	-1.06%	\$ 151,860.13
2011	\$ 46,061,705	-10.39%	\$ 108,432.20
2012	\$ 43,253,380	-6.10%	\$ 87,996.70
2013	\$ 42,516,330	-1.70%	\$ 78,254.26
2014	\$ 44,709,870	5.16%	\$ 91,234.41
2015	\$ 49,844,050	11.48%	\$ 137,304.67
2016	\$ 48,518,449	-2.66%	\$ 111,597.30
2017	\$ 52,119,555	7.42%	\$ 137,483.63
2018	\$ 54,549,020	4.66%	\$ 115,389.86
2019	\$ 61,325,255	12.42%	\$ 149,495.26
2020	\$ 61,325,255	0.00%	\$ 189,533.38



Financial Center CDA

Sunset Year: 2021

Base Year Valuation:

2019 Valuation: \$29,964,900

2020 Valuation: \$29,990,400

Projected 2020 Tax Increment to be paid to the Redevelopment Agency: \$223,909

2020 % change: 0.09%

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

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

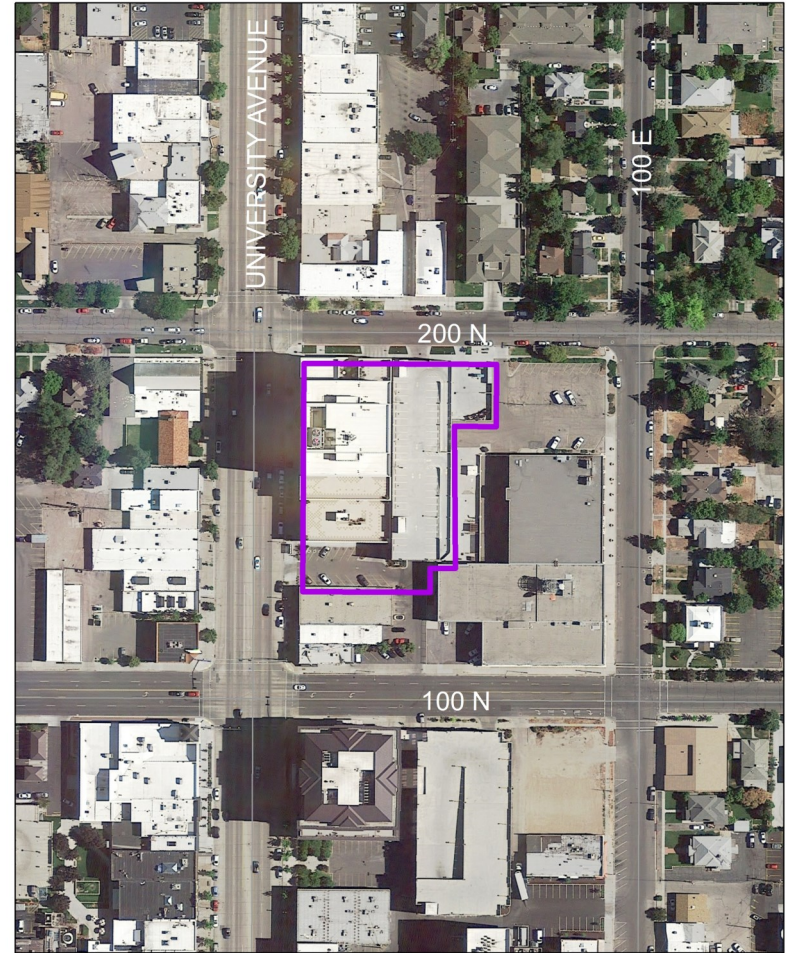
Projected 2021 increment payable to RDA: \$213,615



Financial Center Historic Value

Year	Valuation	% Change	Increment paid to RDA
2010	\$ 19,998,438		\$ 145,624.05
2011	\$ 31,005,800	55.04%	\$ 265,978.74
2012	\$ 28,293,708	-8.75%	\$ 247,568.02
2013	\$ 26,642,400	-5.84%	\$ 223,467.30
2014	\$ 26,670,100	0.10%	\$ 208,362.02
2015	\$ 26,685,300	0.06%	\$ 212,634.80
2016	\$ 25,985,400	-2.62%	\$ 196,080.73
2017	\$ 28,934,300	11.35%	\$ 218,586.02
2018	\$ 28,833,700	-0.35%	\$ 197,878.59
2019	\$ 29,964,900	3.92%	\$ 223,909.10
2020	\$ 29,990,400	0.09%	\$ 213,615.85

Financial Center Community Development Project Area



Mountain Vista CDA

Sunset Year: 2021

Base Year Valuation: \$0

2019 Valuation: \$29,548,100

2020 Valuation: \$33,357,100

Projected 2020 Tax Increment to be paid to the Redevelopment Agency: \$93,006

2020 % change: 28%

Pictured to the right, a new commercial building recently completed

Pictured below, Elevate Health Sciences



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

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

Mountain Vista now hosts several businesses. Most recently construction on a 102,000 square foot building was completed and ready to house two new businesses creating a combined 500 new jobs. The first 250,000 square foot phase of an eventual 1,000,000 square foot manufacturing facility is now finished and the second 250,000 square foot phase is under construction.

The Redevelopment Agency has tax increment agreements in this area with: Provo City, Provo City School District, Utah County, Central Utah Water Conservancy District. The RDA tax increment for 2019 is 20% decreasing to 10% in 2020.



Mountain Vista Community Development Project Area



Mountain Vista Historic Value

Year	Valuation	%	Increment paid to
2012	\$ 2,690,400	0.00%	\$ 28,894.09
2013	\$ 3,355,100	24.71%	\$ 30,872.29
2014	\$ 4,176,700	24.49%	\$ 64,278.32
2015	\$ 4,202,100	0.61%	\$ 53,489.35
2016	\$ 11,022,700	162.31%	\$ 76,953.37
2017	\$ 28,555,874	159.06%	\$ 135,489.58
2018	\$ 29,548,100	3.47%	\$ 99,334.52
2019	\$ 66,357,100	124.57%	\$ 119,418.60
2020	\$ 85,027,100	28.14%	\$ 93,006.31

Freedom Plaza CDA

Established: 2013

Sunset Year: 2033

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

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



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



Liberty Center completed on 300 West between Center and 100 North

South Downtown CDA

Established: 2014

Sunset Year: 2034



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

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

The Mill Race at Provo Station is the redevelopment of an entire block in the project area. This project will include office, meeting space, a condominium tower and multi-family residential with some structured parking. The Agency will sell property to the developer as well as activate the portion of the project area the block is on and contribute that amount to the development. This project has experienced delays to due to increased reluctance for financing entities to lend funds due to the COVID-19 pandemic.

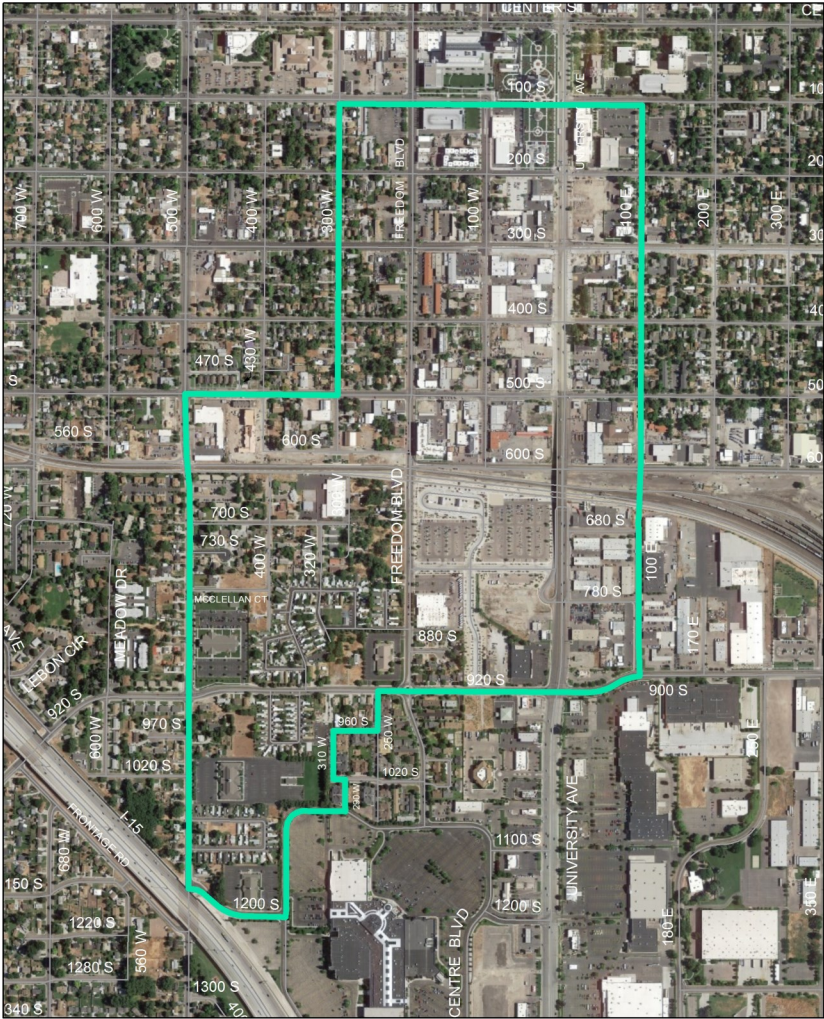
Another developing area of note in this CDA is the Startup building, which provides meeting space for a weekly gathering of Provo entrepreneurs to share ideas and seek investors.

Recently, the RDA changed it's Commercial Façade program to include more of the downtown master plan area. As more businesses become aware and take advantage of this program,, we will see new vitality to the South Downtown area with improved facades.

Upper left, The Mill Race at Provo Station

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

South Downtown Community Development Project Area



Startup building located at 600 South

Aviation Services CDA

Established: 2016

Sunset Year: 2041

Duncan Aviation, the world's largest privately owned business jet support facility, selected Provo as the center of its newest maintenance, repair, and overhaul (MRO) facility. The Redevelopment Agency agreed to help fund the ramp necessary for jets to land at the Provo Airport and taxi to the Duncan facilities. Interlocal agreements were put into place in 2016. In 2017 a section 108 loan was applied for with the Department of Housing and Urban Development to help with the funding of infrastructure needs for the airport. Pictured below is the ramp for Duncan aviation. The ramp is now completed and Duncan has begun hiring. This project and the expansion of the airport facilities will bring 500 new skilled jobs to the Provo area.





Aviation Services Historical Value

Year	Total Valuation	% Change	Increment
2019	\$ 8,841,350	-	\$ 81,308.29
2020	\$ 62,432,139	606%	\$ 752,468.93

Current Redevelopment Areas

