# Redevelopment Agency of Layton City

2022

RDA/EDA/CDA Report

August 2022

Layton CED • Community & Economic Development

# Layton Redevelopment Agency Report


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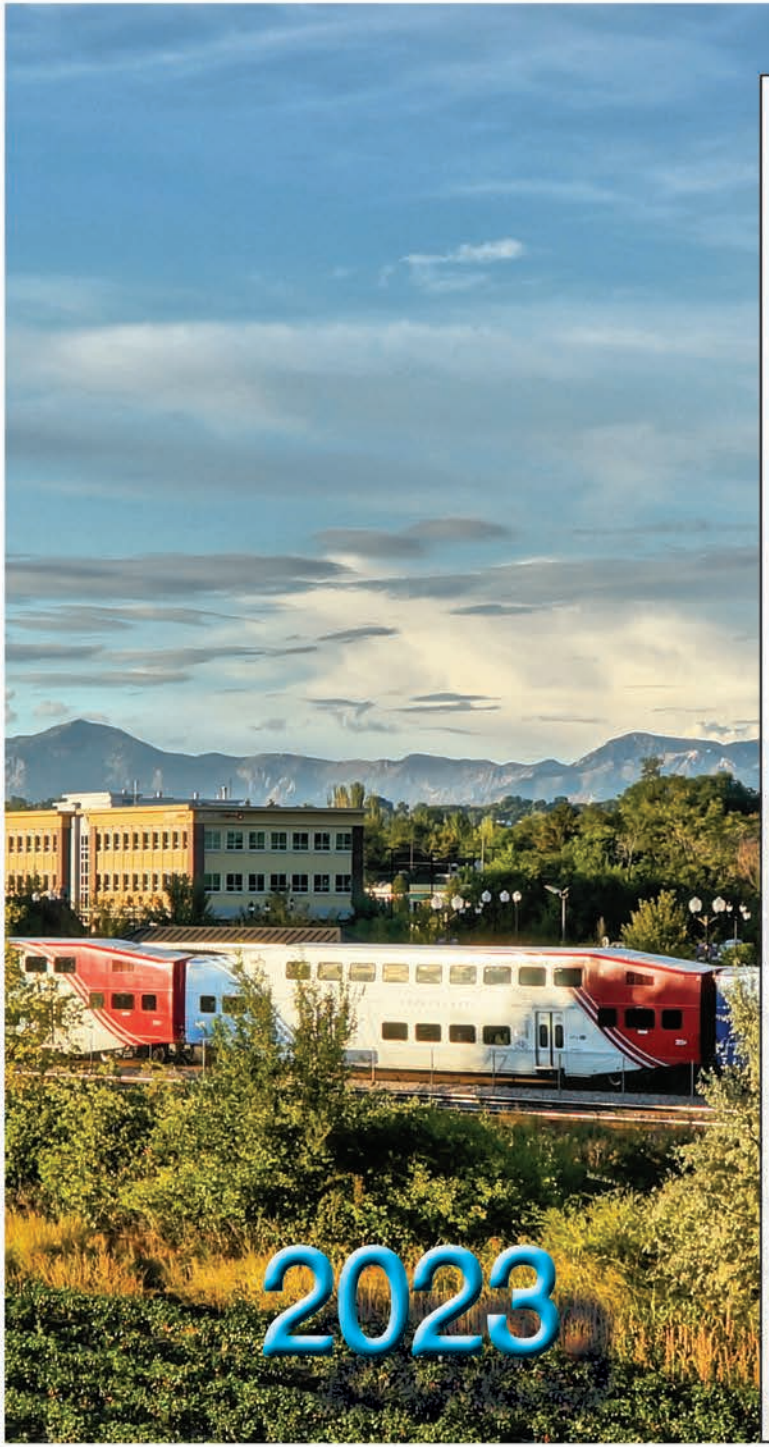



# Forward

## History

An ordinance forming the Layton City Redevelopment Agency was adopted by the Layton City Council, an elected body, on June 4, 1998, when it was determined to be in the best interest of Layton City to consider the adoption of one or more redevelopment or economic development plans, and to take action to redevelop and revitalize certain areas of the City. The Council deemed it desirable that economic development or redevelopment activities in Layton City be carried out and in accordance with the provisions of the Utah Neighborhood Development Act, thus forming the Layton City Redevelopment Agency.

*Ordinance 98-40*

## RDA Board Members

Mayor Joy Petro, Chair
Zac Bloxham
Tom Day
Dawn Fitzpatrick
Clint Morris
Dave Thomas
Alex Jensen, Executive Director

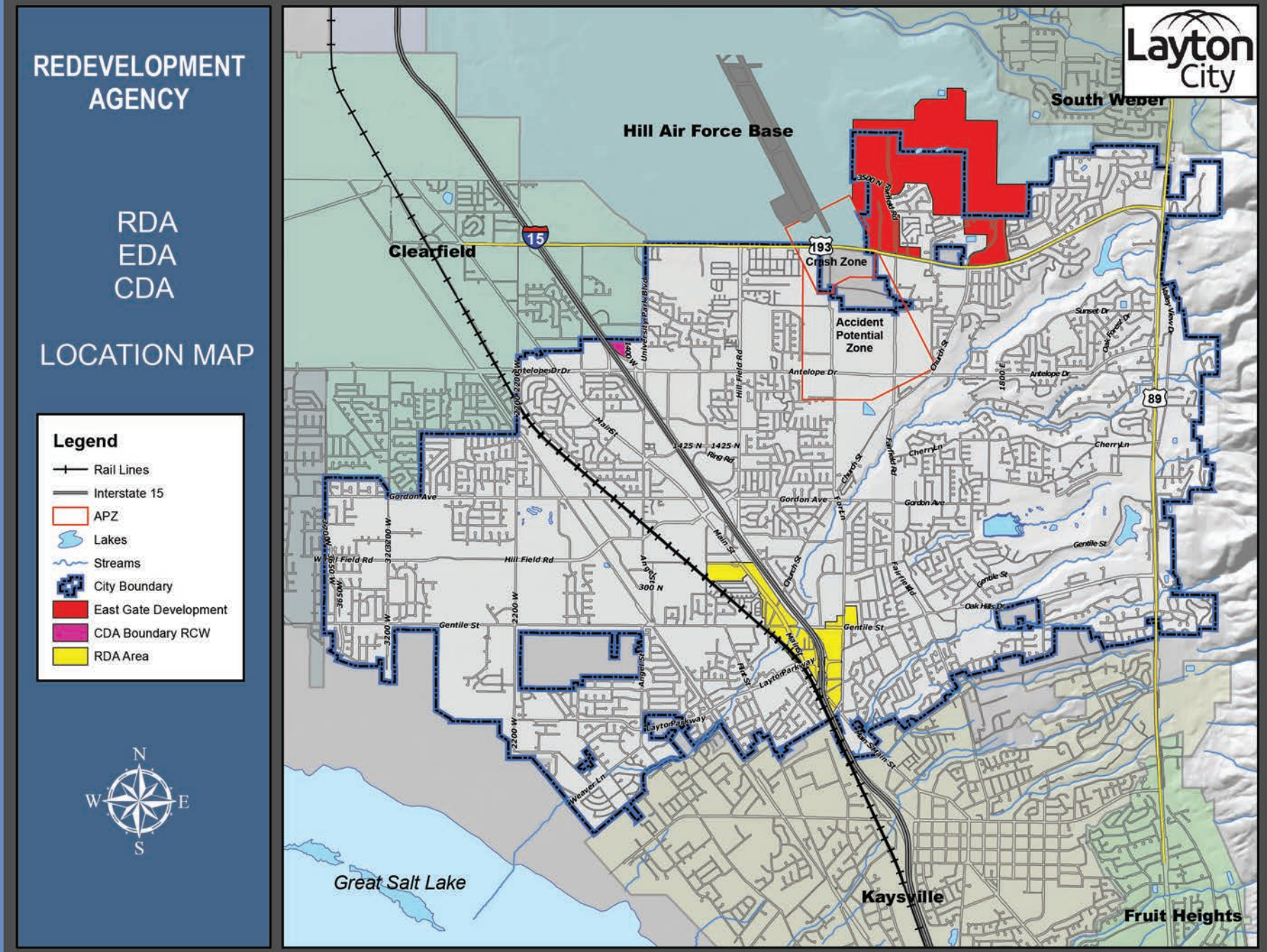
### Staff Members

Chad Wilkinson
Lon Crowell

# REDEVELOPMENT AGENCY

RDA
EDA
CDA

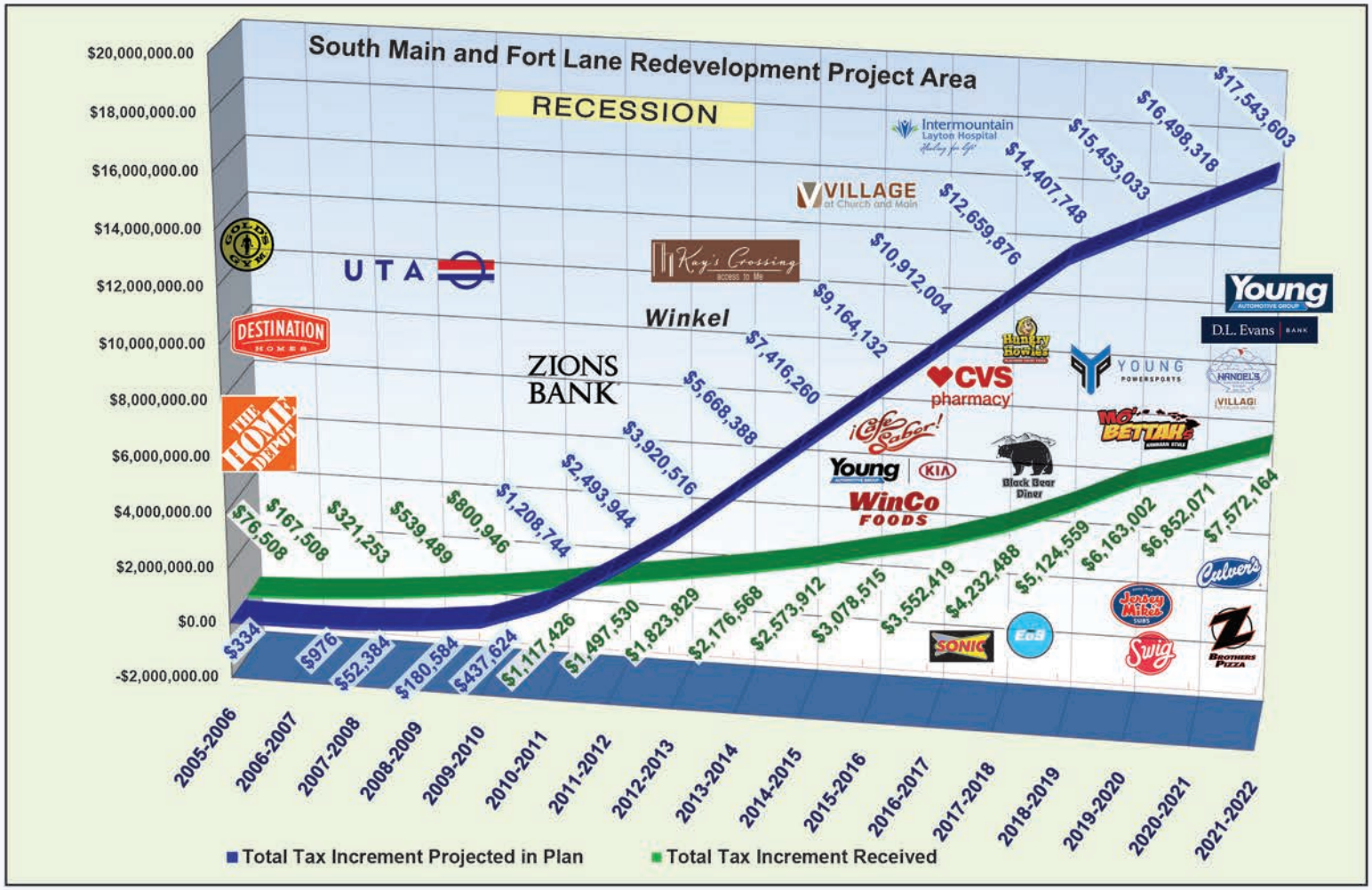
LOCATION MAP



# RDA Tax Increment

Affordable Housing:
20% of Increment

Adopted 2004, Expires 2029

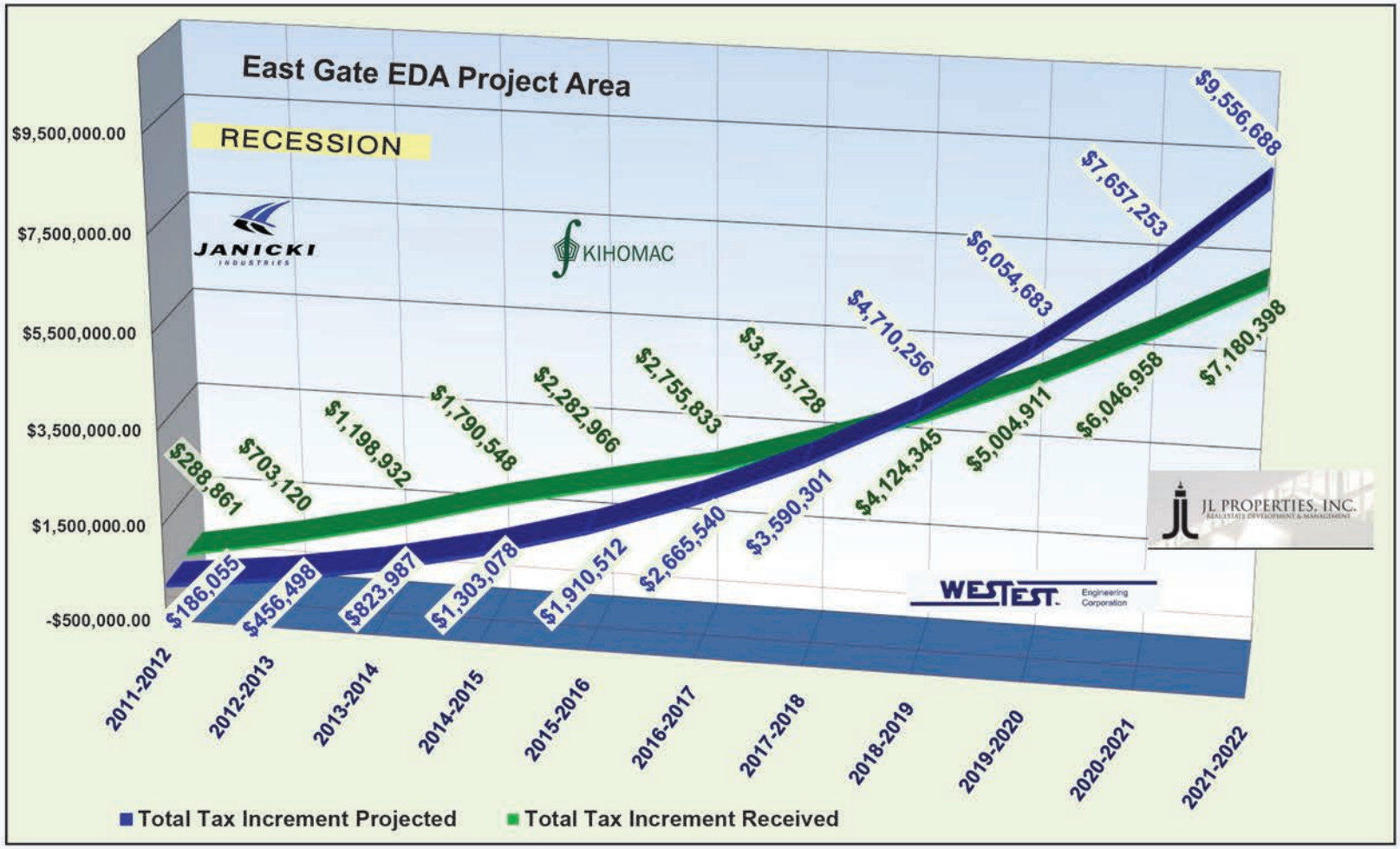



Cumulative Total

# EDA Tax Increment

Adopted 2004, Expires 2035

Initiated 2010

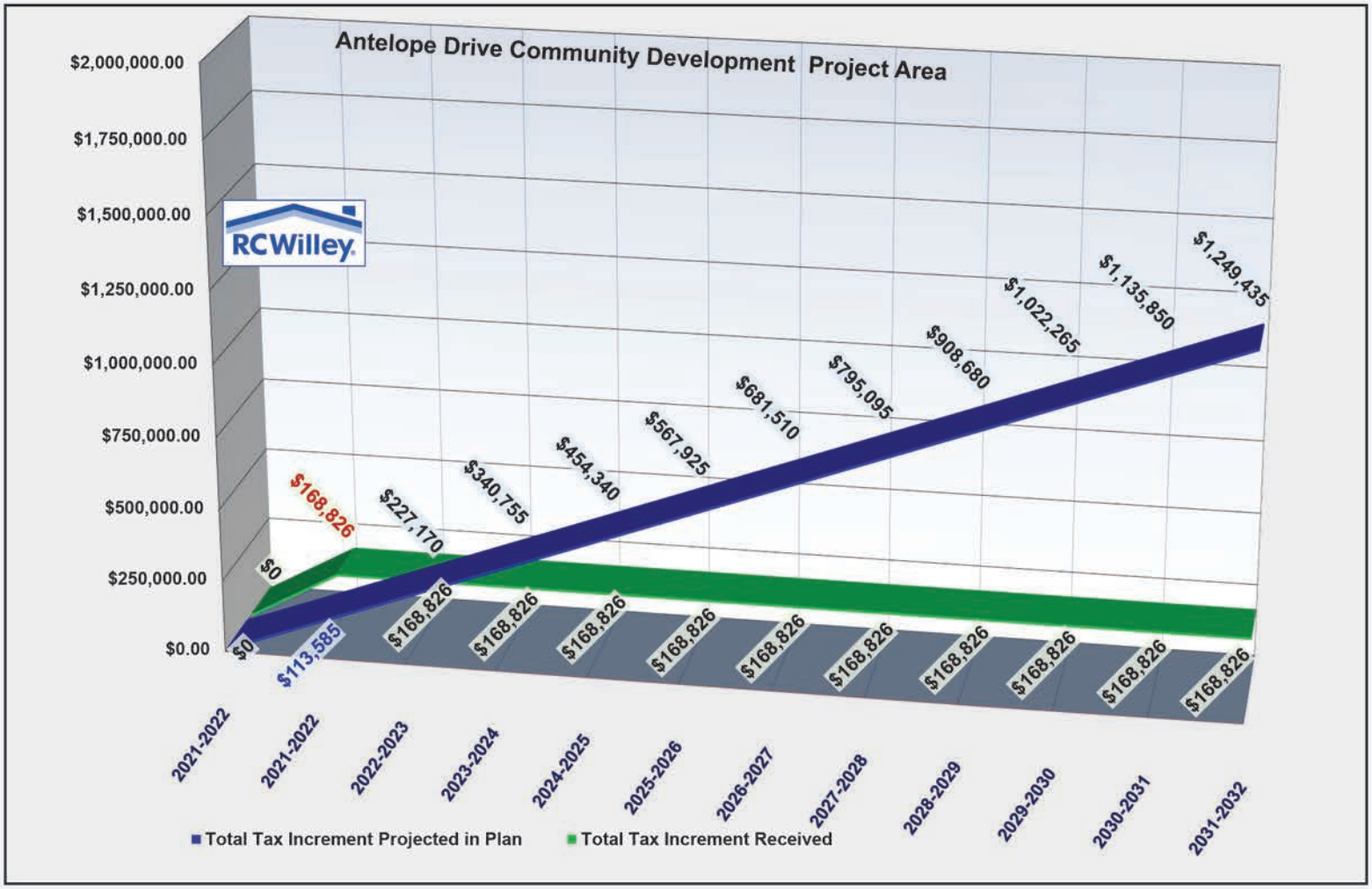



Cumulative Total

# CDA Projected Tax Increment

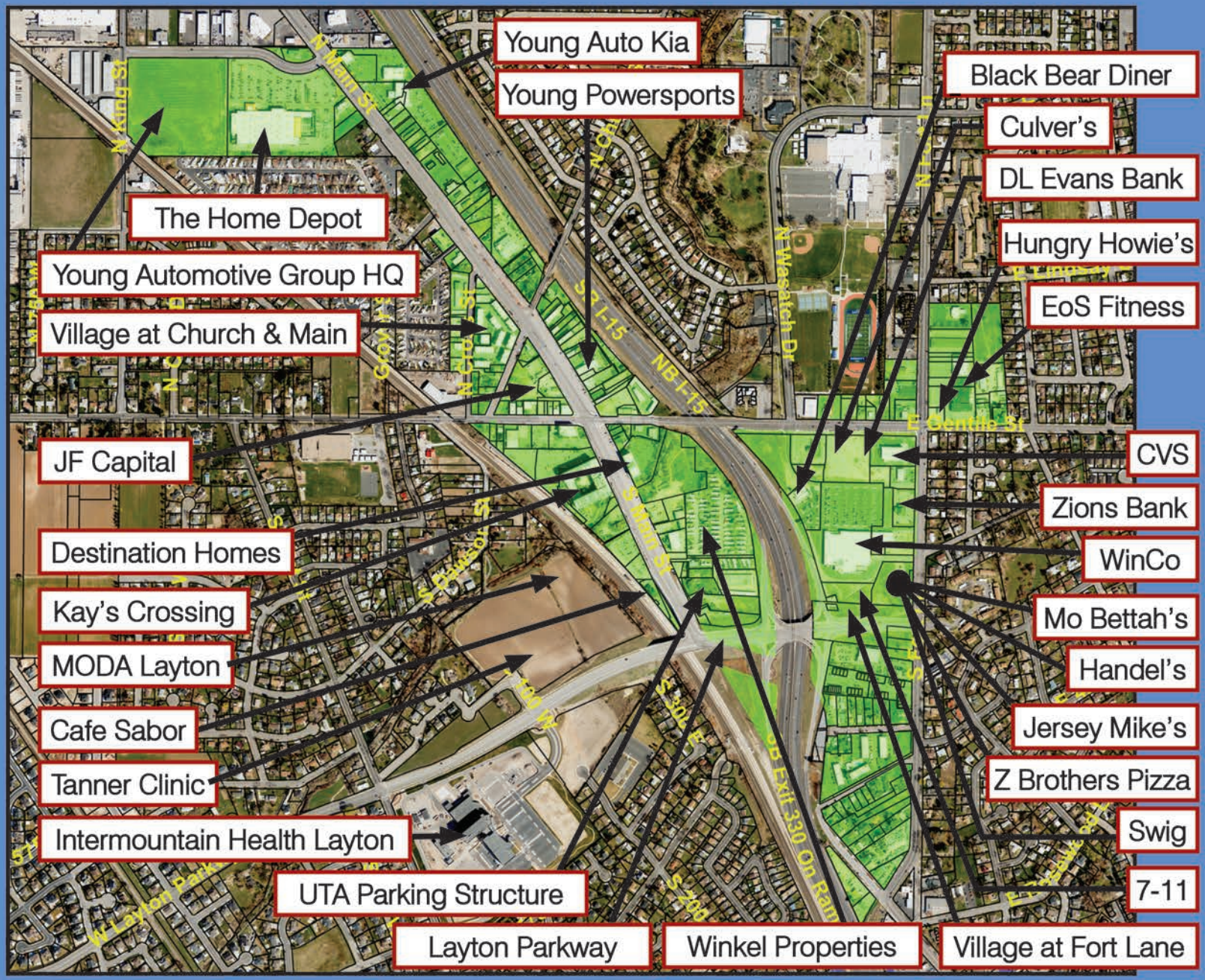
Adopted 2016, Expires 2044

$1,705,500 Obligated by Agreement




*CDA will close once the district has obtained $1,705,500, or after 15 years, per agreement

# South Main/Fort Lane Redevelopment Area Map



# South Main/Fort Lane Redevelopment Area

**Year Created:** 2001
**Year Initiated:** 2005
**Year Ending:** 2029

**Base Valuation:**
$44,088,615

**Prior Year Total Valuation:**
$130,028,312

**Current Total Valuation:**
$138,836,597

**Difference:**
+$94,748,582

## South Main (RDA)

Kay's Crossing Apartments
Historic Train Station ~ Cafe Sabor
Winkel/Rockworth
Destination Homes
Young Automotive KIA
Village at Church and Main
The Home Depot
Layton Parkway
Young Powersports
Young Automotive Headquarters

## South Fort Lane (RDA)

WinCo
CVS Pharmacy
Black Bear Diner
Zions Bank
Hungry Howie's Pizza
EOS Fitness
Mo Bettah's
Handel's
Jersey Mike's
Z Brothers Pizza
Swig
7-11
Culver's
DL Evans Bank
Summit Dental & Orthodontics

# EōS Fitness

**(Replaced Gold's Gym)**

18 N FORT LN

| | |
|---|---|
| Year Built: | 2005 |
| Square Footage: | 35,550 |
| RDA Investment: | $0 |
| Base: | 1,057,110 |
| 2021 Estimated Increment Received: | $21,698 |
| Permit Fees Received: | $9,615 |
| Construction Valuation: | $1,057,110 |
| 2021 Total Tax Valuation: | $2,481,913 |

# The Home Depot

| | |
|---|---|
| Year Built: | 2005 |
| Square Footage: | 104,886 |
| RDA Investment: | $0 |
| Base: | $702,879 |
| 2021 Estimated Increment Received: | $72,603 |
| Permit Fees Received: | $53,625 |
| Construction Valuation: | $702,879 |
| 2021 Total Tax Valuation: | $8,070,000 |

449 N MAIN

# Destination Homes

67 S MAIN

| | |
|---|---|
| Year Built: | 2006 |
| Square Footage: | 27,645 |
| RDA Investment: | $0 |
| Base: | $279,065 |
| 2021 Estimated Increment Received: | $34,090 |
| Permit Fees Received: | $117,996 |
| Construction Valuation: | $3,100,000 |
| 2021 Total Tax Valuation: | $4,406,918 |

# Layton Parkway Interchange

| | |
|---|---|
| Year Built: | 2010 |
| RDA Investment: | |
| EIS & Streetlights: | $858,215 |
| Total Project Cost: | $100,000,000 |

# Zions Bank

150 S FORT LN

| | |
|---|---|
| Year Built: | 2011 |
| Square Footage: | 3,790 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $8,200 |
| Permit Fees Received: | $95,738 |
| Construction Valuation: | $335,105 |
| 2021 Total Tax Valuation: | $984,400 |

# Well's Fargo Bank

| | |
|---|---|
| Year Built: | 1965 |
| Year of Last Remodel: | 2019 |
| Square Footage: | 4,526 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $8,288 |
| Permit Fees Received: | N/A |
| Construction Valuation: | N/A |
| 2021 Total Tax Valuation: | $971,000 |

320 E GENTILE

# Kay's Crossing

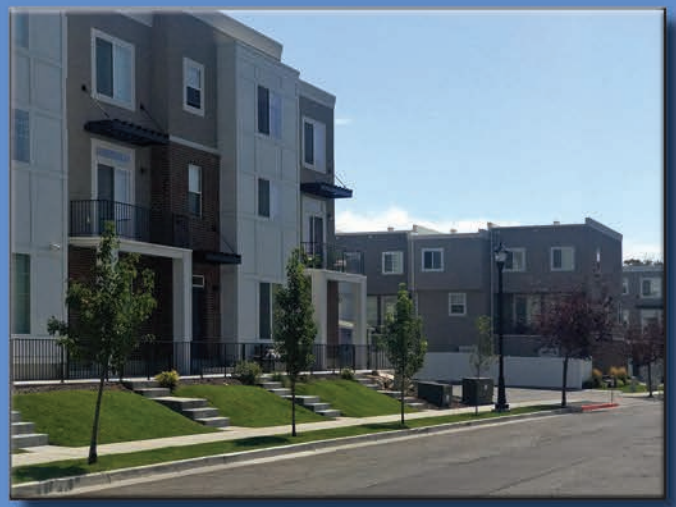
60 S MAIN

| | |
|---|---|
| Year Built: | 2014 |
| Square Footage: | 120,128 |
| RDA Investment: | $744,000 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $124,971 |
| Permit Fees Received: | $770,849 |
| Construction Valuation: | $11,800,000 |
| 2021 Total Tax Valuation: | $16,599,550 |

# Historic Train Station

| | |
|---|---|
| Year Built: | 1911 |
| Year Renovated: | 2016 |
| Square Footage: | 3,685 |
| RDA Investment: | $15,000 |
| CDBG Investment: | $280,500 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $3,689 |
| Permit Fees Received: | $4,158 |
| Construction Valuation: | $300,000 |
| 2021 Total Tax Valuation: | $490,000 |

200 S MAIN



# Villas at Church & Main

100 N CROSS ST

| | |
|---|---|
| Year Built: | 2016 |
| Square Footage: | 1,022,688 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $56,985 |
| Permit Fees Received: | $833,554 |
| Construction Valuation: | $4,999,995 |
| 2021 Total Tax Valuation: | $7,569,100 |

# WinCo

| | |
|---|---|
| Year Built: | 2016 |
| Square Footage: | 85,785 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $74,019 |
| Permit Fees Received: | $544,239 |
| Construction Valuation: | $7,000,000 |
| 2021 Total Tax Valuation: | $8,090,000 |

200 S FORT LN

# Young Kia

308 N MAIN

| | |
|---|---|
| Year Built: | 2016 |
| Square Footage: | 26,971 |
| RDA Investment (Infrastructure): | $193,583 |
| +100% of Increment, projected: | $1,150,000 |
| Base: | $938,049 |
| 2021 Estimated Increment Received: | $34,034 |
| Permit Fees Received: | $76,188 |
| Construction Valuation: | $2,820,000 |
| 2021 Total Tax Valuation: | $4,520,626 |

# Beans & Brews

| | |
|---|---|
| Year Built: | 2017 |
| Square Footage: | 1,950 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $3,785 |
| Permit Fees Received: | $50,353 |
| Construction Valuation: | $257,120 |
| 2021 Total Tax Valuation: | $338,378 |

100 S FORT LN

# CVS Pharmacy

50 S FORT LN

| | |
|---|---|
| Year Built: | 2017 |
| Square Footage: | 14,745 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $22,378 |
| Permit Fees Received: | $162,466 |
| Construction Valuation: | $1,400,000 |
| 2021 Total Tax Valuation: | $2,590,000 |

# Marco's Pizza

| | |
|---|---|
| Year Built: | 2017 |
| Square Footage: | 1,565 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $3,189 |
| Permit Fees Received: | $5,088 |
| Construction Valuation: | $17,104 |
| 2021 Total Tax Valuation: | $271,622 |

100 S FORT LN

# Young Powersports

**(Replaced Layton Cycle)**

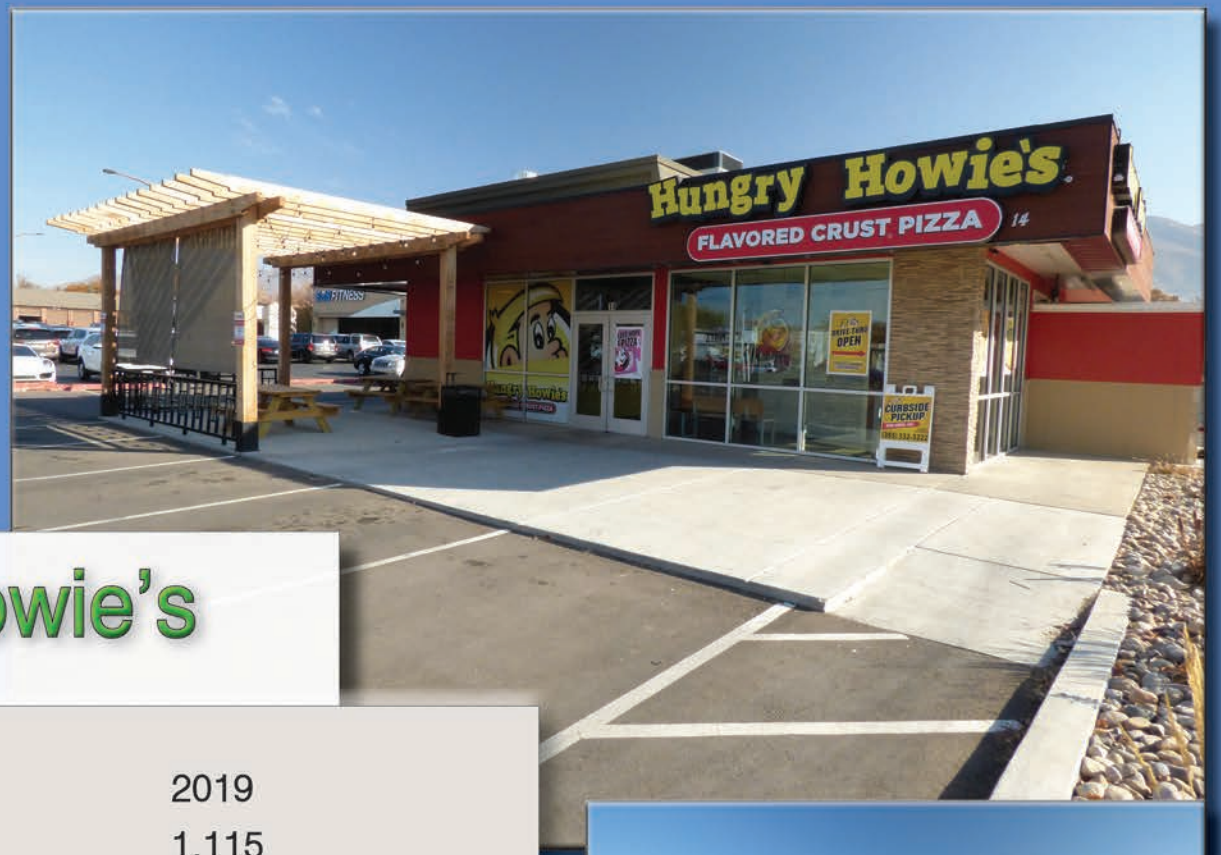
60 N MAIN

| | |
|---|---|
| Year Built: | 2017 |
| Square Footage: | 14,805 |
| CDBG Investment: | $13,200 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $9,539 |
| Permit Fees Received: | $3,044 |
| Construction Valuation: | $250,000 |
| 2021 Total Tax Valuation: | $1,110,000 |

# Black Bear Diner

| | |
|---|---|
| Year Built: | 2018 |
| Square Footage: | 5,424 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $15,206 |
| Permit Fees Received: | $35,585 |
| Construction Valuation: | $700,000 |
| 2021 Total Tax Valuation: | $1,570,000 |

310 E GENTILE ST




# Hungry Howie's

14 N FORT LN

| | |
|---|---|
| Year Built: | 2019 |
| Square Footage: | 1,115 |
| RDA Investment: | $0 |
| Base: | $255,360 |
| 2021 Estimated Increment Received: | $3,255 |
| Permit Fees Received: | $4,636 |
| Construction Valuation: | $110,000 |
| 2021 Total Tax Valuation: | $300,000 |

# Jersey Mike's

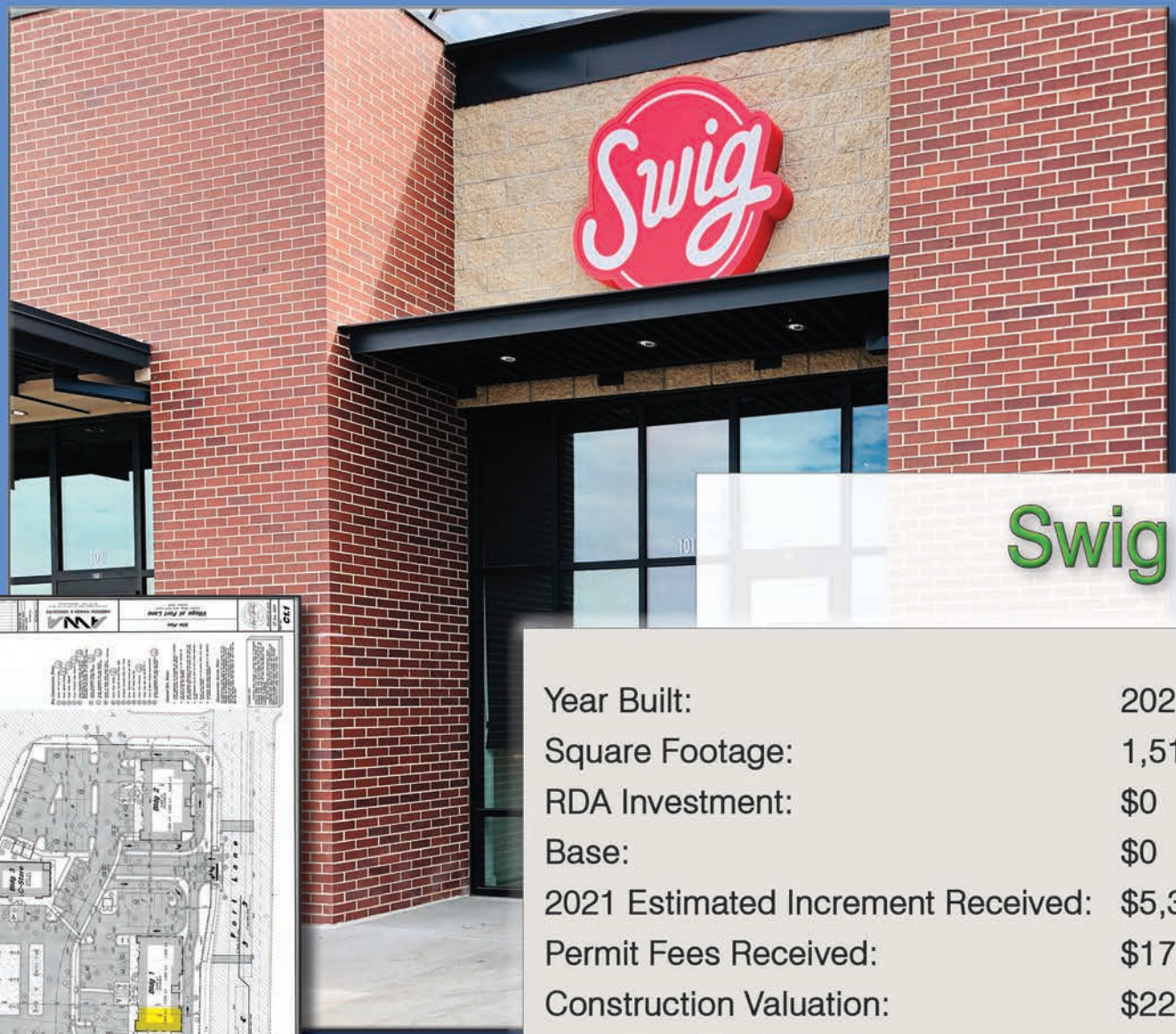
260 S FORT LANE

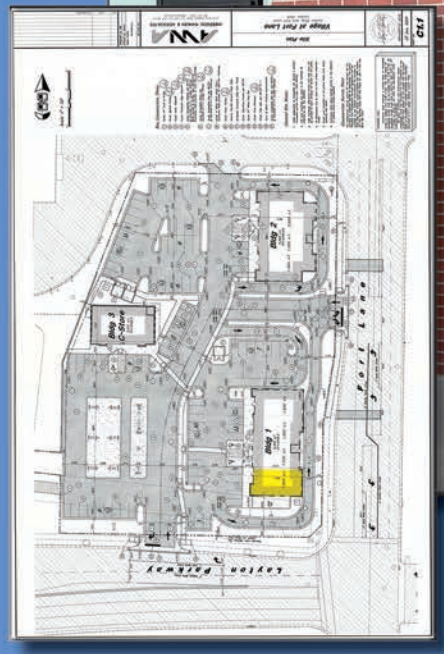
| | |
|---|---|
| Year Built: | 2020 |
| Square Footage: | 1,600 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $4,186 |
| Permit Fees Received: | $13,944 |
| Construction Valuation: | $432,278 |
| 2021 Total Tax Valuation: | $424,265 |

# Mo Bettah's

240 S FORT LANE

| | |
|---|---|
| Year Built: | 2020 |
| Square Footage: | 2,566 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $6,711 |
| Permit Fees Received: | $27,078 |
| Construction Valuation: | $149,153 |
| 2021 Total Tax Valuation: | $680,415 |



# Swig

| | |
|---|---|
| Year Built: | 2020 |
| Square Footage: | 1,511 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $5,380 |
| Permit Fees Received: | $17,587 |
| Construction Valuation: | $228,258 |
| 2021 Total Tax Valuation: | $400,665 |

260 S FORT LANE

# 7-11

405 LAYTON PKWY

| | |
|---|---|
| Year Built: | 2020 |
| Square Footage: | 3,062 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $9,620 |
| Permit Fees Received: | $81,629 |
| Construction Valuation: | $1,000,000 |
| 2021 Total Tax Valuation: | $811,937 |

# Handel's Ice Cream

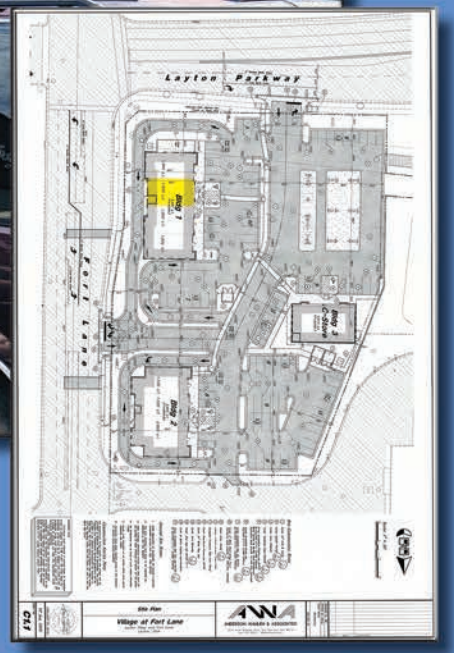
| | |
|---|---|
| Year Built: | 2021 |
| Square Footage: | 1,851 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $2,994 |
| Permit Fees Received: | $13,655 |
| Construction Valuation: | $105,426 |
| 2021 Total Tax Valuation: | $397,748 |

240 S FORT LANE

# Z Brothers Pizza

260 S FORT LANE

| | |
|---|---|
| Year Built: | 2021 |
| Square Footage: | 1,800 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $3,593 |
| Permit Fees Received: | $11,747 |
| Construction Valuation: | $201,313 |
| 2021 Total Tax Valuation: | $477,298 |



# Culver's

| | |
|---|---|
| Year Built: | 2021 |
| Square Footage: | 4,330 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $10,540 |
| Permit Fees Received: | $121,071 |
| Construction Valuation: | $1,400,000 |
| 2021 Total Tax Valuation: | $1,400,000 |

340 E GENTILE ST

# DL Evans Bank

360 E GENTILE ST

| | |
|---|---|
| Year Built: | 2022 |
| Square Footage: | 3,829 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $11,293 |
| Permit Fees Received: | $98,078 |
| Construction Valuation: | $1,500,000 |
| 2021 Total Tax Valuation: | $1,500,000 |

# Summit Dental & Orthodontics

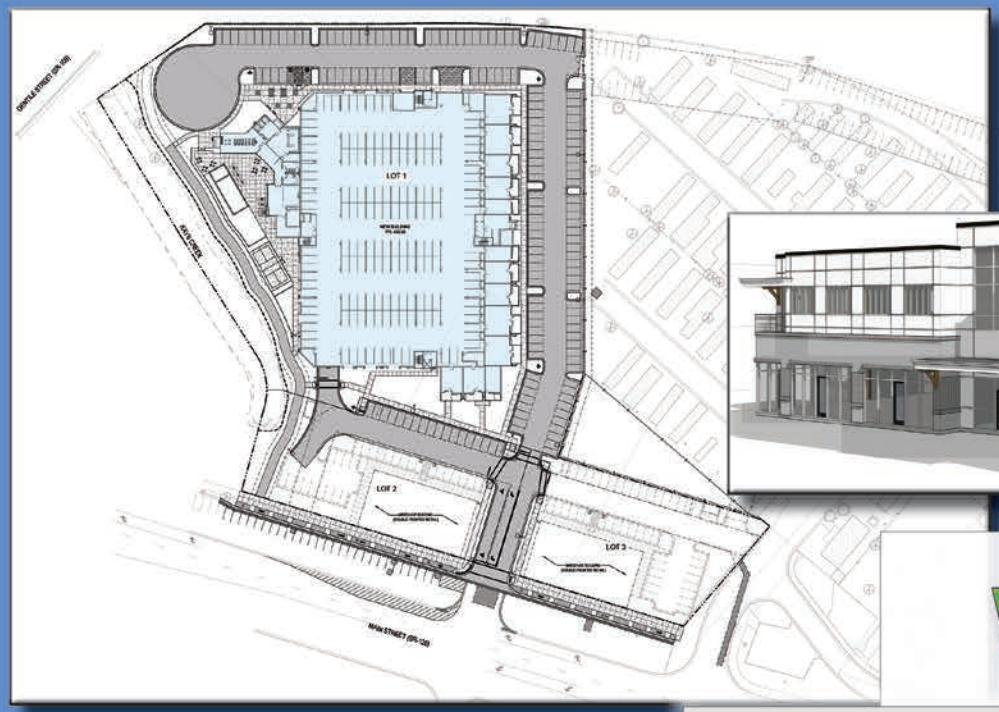
250 E GENTILE ST

| | |
|---|---|
| Year Built: | 2022 |
| Square Footage: | 11,321 |
| RDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $3,254 |
| Permit Fees Received: | $138,115 |
| Construction Valuation: | $1,698,150 |
| 2021 Total Tax Valuation: | $432,254 |

# Young Auto HQ

613 W 500 N

| | |
|---|---|
| Year Built: | 2022 |
| Square Footage: | 152,046 |
| RDA Investment: | $1,000,000 |
| Base: | $8,167 |
| 2021 Estimated Increment Received: | $11,430 |
| Permit Fees Received: | $1,040,670 |
| Construction Valuation: | $18,000,000 |
| 2021 Total Tax Valuation: | $1,518,214 |
| Estimated Value once Completed: | $26,000,000 |



# Winkel Properties

| | |
|---|---|
| Year Built: | N/A |
| Square Footage: | tbd |
| RDA Investment: | $1,324,847 |
| Base: | $965,190 |
| 2021 Estimated Increment Received: | $37,818 |
| Permit Fees Received: | $0 |
| Construction Valuation: | $0 |
| 2021 Total Tax Valuation: | $5,023,236 |

189 S MAIN

BINGHAM CYCLERY

# East Gate Economic Development Area Map

# East Gate Economic Development Area

**Year Created:** 2004
**Year Initiated:** 2010
**Year Ending:** 2035

## East Gate (EDA)

Janicki
Kihomac
WesTest/Rantec
Grayhawk Business Park
Layton Medical
Fairfield Road
3500 North Road
JL Ventures Property

**Base Valuation:**
$29,481,017

**Prior Year Total Valuation:**
$125,441,308

**Current Total Valuation:**
$141,015,468

**Difference:**
+$111,534,451

# Janicki Industries

3835 N FAIRFIELD

| | |
|---|---|
| Year Built: | 2011 |
| Square Footage: | 100,000 |
| EDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $170,916 |
| Permit Fees Received: | $362,535 |
| Construction Valuation: | $5,079,756 |
| 2021 Total Tax Valuation: | $14,458,865 |

# Kihomac, Inc.

| | |
|---|---|
| Year Built: | 2016 |
| Square Footage: | 127,025 |
| EDA Investment: | $706,960 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $183,362 |
| Permit Fees Received: | $362,535 |
| Construction Valuation: | $8,843,429 |
| 2021 Total Tax Valuation: | $15,589,099 |

3800 N FAIRFIELD

# WesTest & Rantec

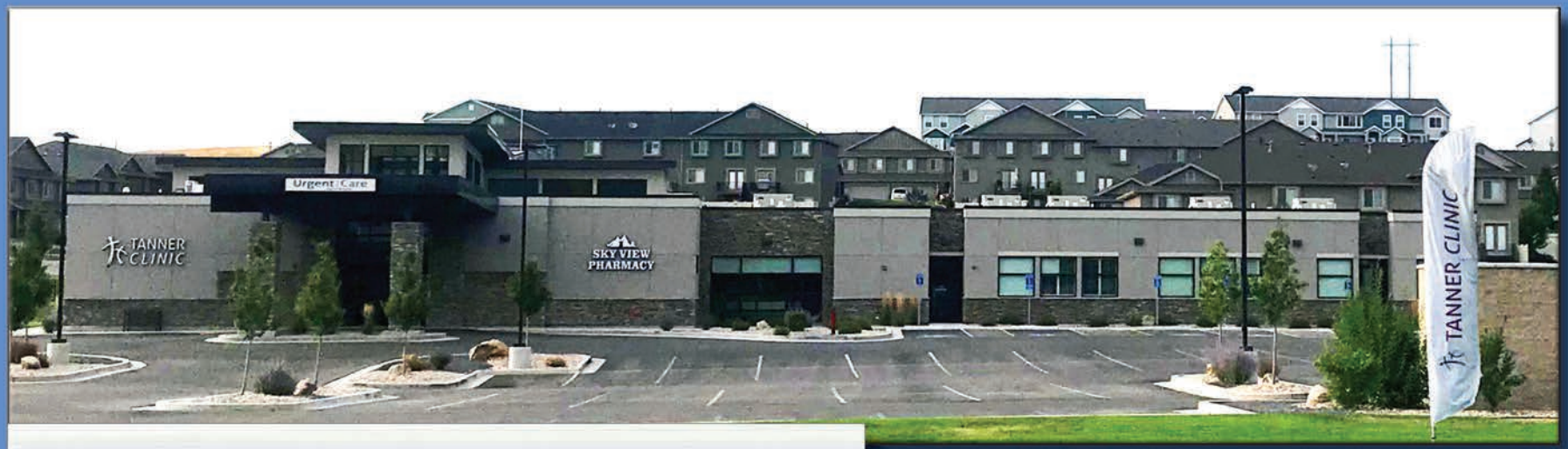
2980 N CHURCH ST

| | |
|---|---|
| Year Built: | 2019 |
| Square Footage: | 27,895 |
| EDA Investment: | $304,600 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $47,088 |
| Permit Fees Received: | $170,870 |
| Construction Valuation: | $2,200,000 |
| 2021 Total Tax Valuation: | $7,941,600 |

# Layton Medical

| | |
|---|---|
| Year Built: | 2011-2012 |
| Square Footage: | 260,488 |
| EDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $88,733 |
| Permit Fees Received: | $459,847 |
| Construction Valuation: | $2,564,398 |
| 2021 Total Tax Valuation: | $7,987,200 |

2940 N CHURCH ST




# Greyhawk Business Park

1750 E 3100 N

| | |
|---|---|
| Year Built: | 2013-2018 |
| Square Footage: | 119,048 |
| EDA Investment: | $0 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $70,984 |
| Permit Fees Received: | $402,644 |
| Construction Valuation: | $3,408,380 |
| 2021 Total Tax Valuation: | $6,799,700 |

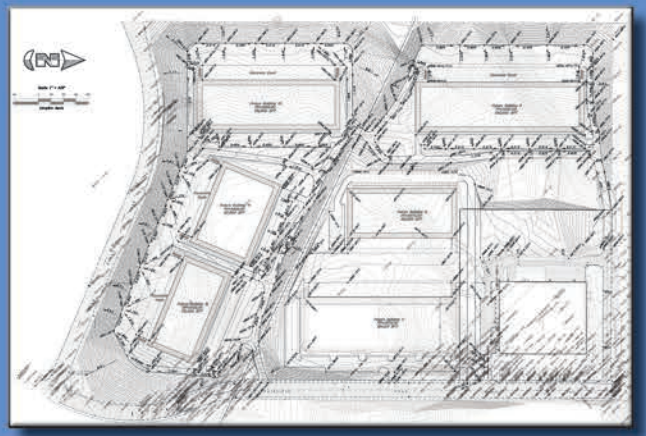
# Grandview Office Bldg

| | |
|---|---|
| Year Built: | 1999 |
| Square Footage: | 36,486 |
| EDA Investment: | $0 |
| Base: | $2,800,000 |
| 2021 Estimated Increment Received: | $26,437 |
| Permit Fees Received: | $26,995 |
| Construction Valuation: | $1,230,898 |
| 2021 Total Tax Valuation: | $4,138,200 |

1645 E HWY 193

# JL Properties, Inc.

| | |
|---|---|
| Year Construction Begins: | 2022 |
| Square Footage: | 129,971 |
| EDA Investment: | $1,704,640 |
| Base: | $0 |
| 2021 Estimated Increment Received: | $48,307 |
| Permit Fees Received: | $347,592 |
| Construction Valuation: | $8,453,940 |
| 2021 Total Tax Valuation: | $4,589,100 |
| 2023 Estimated Tax Valuation: | $10,200,000 |



Layton City
Fairfield Road
Extention

# Fairfield Road

| | |
|---|---|
| Year Built: | 2009 |
| EDA Investment: | $2,783,000 |

# Antelope Drive Community Development Area Map

# Antelope Community Development Area

**Year Created:** 2016
**Year Initiated:** 2021
**Year Ending:** 2035

## Antelope CDA (CDA)

RC Willey

**Base Valuation:**
$1,170

**Prior Year Total Valuation:**
$10,291,359

**Current Total Valuation:**
$28,165,419

**Difference:**
+$28,164,249

# RC Willey

2205 N 1400 W

| | |
|---|---|
| Year Built: | 2021 |
| Square Footage: | 171,816 |
| CDA Investment: | $1,705,550 |
| Layton City Investment: | $2,208,682 |
| Base: | $1,170 |
| 2021 Estimated Increment Received: | $168,826 |
| Permit Fees Received: | $821,256 |
| Construction Valuation: | $19,000,000 |
| 2021 Total Tax Valuation: | $28,164,249 |

# Snapshot Comparison of URA Areas

## RDA

| Base Value | | $44,088,615 | Annual Revenue | | | | |
|---|---|---|---|---|---|---|---|
| | Project Year | Projected Total Revenue | Actual Revenue | Projected RDA Admin | Diff | Total Valuation | % change |
| RUNNING TOTALS | | $26,608,470 | -$19,036,306 | $23,948 | -$19,036,306 | $85,939,697 | 69% |
| CURRENT TOTAL | | $17,200,905 | $7,572,164 | $6,167 | -$10,348,834 | $130,028,312 | 3% |
| 2005 | 1 | $334 | $76,508 | $69 | $76,174 | $44,088,615 | BASE |
| 2006 | 2 | $642 | $91,000 | $82 | $90,358 | $56,705,012 | 29% |
| 2007 | 3 | $51,408 | $153,745 | $138 | $102,337 | $63,084,839 | 11% |
| 2008 | 4 | $128,200 | $218,236 | $196 | $90,036 | $65,666,036 | 4% |
| 2009 | 5 | $257,040 | $261,457 | $235 | $4,417 | $68,118,379 | 4% |
| 2010 | 6 | $771,120 | $316,480 | $285 | -$454,640 | $70,159,371 | 3% |
| 2011 | 7 | $1,285,200 | $380,104 | $342 | -$905,096 | $66,724,302 | -5% |
| 2012 | 8 | $1,426,572 | $326,299 | $294 | -$1,100,273 | $69,362,532 | 4% |
| 2013 | 9 | $1,747,872 | $352,739 | $317 | -$1,395,133 | $68,361,434 | -1% |
| 2014 | 10 | $1,747,872 | $397,344 | $358 | -$1,350,528 | $72,953,492 | 7% |
| 2015 | 11 | $1,747,872 | $504,603 | $454 | -$1,243,269 | $79,896,376 | 10% |
| 2016 | 12 | $1,747,872 | $473,904 | $427 | -$1,273,968 | $79,510,085 | 0% |
| 2017 | 13 | $1,747,872 | $680,069 | $612 | -$1,067,803 | $98,892,554 | 24% |
| 2018 | 14 | $1,747,872 | $892,071 | $803 | -$855,801 | $117,744,933 | 19% |
| 2019 | 15 | $1,747,872 | $1,038,443 | $935 | -$709,429 | $126,348,434 | 7% |
| 2020 | 16 | $1,045,285 | $689,069 | $620 | -$356,216 | $130,028,312 | 3% |
| 2021 | 17 | $1,045,285 | $720,093 | $648 | -$325,192 | $138,836,597 | 7% |
| 2022 | 18 | $1,045,285 | | | | | |
| 2023 | 19 | $1,045,285 | | | | | |
| 2024 | 20 | $1,045,285 | | | | | |
| 2025 | 21 | $1,045,285 | | | | | |
| 2026 | 22 | $1,045,285 | | | | | |
| 2027 | 23 | $1,045,285 | | | | | |
| 2028 | 24 | $1,045,285 | | | | | |
| 2029 | 25 | $1,045,285 | | | | | |
| 2030 | close | | | | | | |
| 2031 | | | | | | | |
| 2032 | | | | | | | |
| 2033 | | | | | | | |
| 2034 | | | | | | | |
| 2035 | | | | | | | |
| 2036 | | | | | | | |

## EDA

| Base Value | | $ 29,481,017.00 | Annual Revenue | | | | |
|---|---|---|---|---|---|---|---|
| | Project Year | Projected Revenue | Actual Revenue | Projected EDA Admin | Diff | Total Valuation | % change |
| RUNNING TOTALS | | $30,790,917 | -$23,610,519 | $27,712 | -$23,610,519 | $96,929,358 | 84% |
| CURRENT TOTAL | | $9,556,688 | $7,180,398 | $8,601 | -$2,376,290 | $125,441,308 | 18% |
| 2005 | | | | | | | |
| 2006 | | | | | | | |
| 2007 | | | | | | | |
| 2008 | | | | | | | |
| 2009 | | | | | | | |
| 2010 | 1 | $186,055 | $0 | $0 | -$186,055 | $53,611,579 | 0% |
| 2011 | 2 | $270,443 | $288,861 | $260 | $18,418 | $50,967,762 | -5% |
| 2012 | 3 | $367,489 | $414,259 | $373 | $46,770 | $60,529,752 | 19% |
| 2013 | 4 | $479,091 | $495,812 | $446 | $16,721 | $61,044,268 | 1% |
| 2014 | 5 | $607,434 | $591,616 | $532 | -$15,818 | $67,394,373 | 10% |
| 2015 | 6 | $755,028 | $492,418 | $443 | -$262,610 | $77,257,108 | 15% |
| 2016 | 7 | $924,761 | $472,867 | $426 | -$451,894 | $68,405,265 | -11% |
| 2017 | 8 | $1,119,955 | $659,895 | $594 | -$460,060 | $69,046,114 | 1% |
| 2018 | 9 | $1,344,427 | $708,617 | $638 | -$635,810 | $93,400,200 | 35% |
| 2019 | 10 | $1,602,570 | $880,566 | $793 | -$722,004 | $106,143,263 | 14% |
| 2020 | 11 | $1,899,435 | $1,042,047 | $938 | -$857,388 | $125,441,308 | 18% |
| 2021 | 12 | $2,240,829 | $1,133,440 | $1,020 | -$1,107,389 | $141,015,468 | 12% |
| 2022 | 13 | $2,345,524 | $0 | | | | |
| 2023 | 14 | $2,454,406 | $0 | | | | |
| 2024 | 15 | $2,567,643 | $0 | | | | |
| 2025 | 16 | $905,412 | $0 | | | | |
| 2026 | 17 | $956,690 | $0 | | | | |
| 2027 | 18 | $1,010,018 | $0 | | | | |
| 2028 | 19 | $1,065,480 | $0 | | | | |
| 2029 | 20 | $1,123,160 | $0 | | | | |
| 2030 | 21 | $1,183,148 | $0 | | | | |
| 2031 | 22 | $1,245,535 | $0 | | | | |
| 2032 | 23 | $1,310,417 | $0 | | | | |
| 2033 | 24 | $1,377,895 | $0 | | | | |
| 2034 | 25 | $1,448,072 | $0 | | | | |
| 2035 | close | | $0 | | | | |
| 2036 | | | | | | | |

## CDA

| Base Value | | | Annual Revenue | | | | |
|---|---|---|---|---|---|---|---|
| | Project Year | Projected Revenue | Actual Revenue | Projected CDA Admin | Diff | Total Valuation | % change |
| RUNNING TOTALS | | $1,703,775 | $0 | $0 | -$1,703,775 | $28,165,419 | 0% |
| CURRENT TOTAL | | $0 | $0 | $0 | $0 | $10,291,359 | 224% |
| 2005 | | | | | | | |
| 2006 | | | | | | | |
| 2007 | | | | | | | |
| 2008 | | | | | | | |
| 2009 | | | | | | | |
| 2010 | | | | | | | |
| 2011 | | | | | | | |
| 2012 | | | | | | | |
| 2013 | | | | | | | |
| 2014 | | | | | | | |
| 2015 | | | | | | | |
| 2016 | | | | | | | |
| 2017 | | | | | | | |
| 2018 | | | | | | | |
| 2019 | | | | | | $4,590,732 | |
| 2020 | | | | | | $10,291,359 | 224% |
| 2021 | 1 | $113,585 | $168,826 | $6,753 | $55,241 | $28,165,419 | 274% |
| 2022 | 2 | $113,585 | | | | | |
| 2023 | 3 | $113,585 | | | | | |
| 2024 | 4 | $113,585 | | | | | |
| 2025 | 5 | $113,585 | | | | | |
| 2026 | 6 | $113,585 | | | | | |
| 2027 | 7 | $113,585 | | | | | |
| 2028 | 8 | $113,585 | | | | | |
| 2029 | 9 | $113,585 | | | | | |
| 2030 | 10 | $113,585 | | | | | |
| 2031 | 11 | $113,585 | | | | | |
| 2032 | 12 | $113,585 | | | | | |
| 2033 | 13 | $113,585 | | | | | |
| 2034 | 14 | $113,585 | | | | | |
| 2035 | 15 | $113,585 | | | | | |
| 2036 | close | | | | | | |

# Policy Discussion

## Extension of Fairfield Drive?

Fairfield Drive was constructed through a partnership with JL Ventures and took approximately 8 years to reimburse. The EDA has approximately 14 years remaining. The Davis School District will leave the District in 2025. Layton City and the Layton Redevelopment Agency may wish to leverage EDA tax increment to extend Fairfield before it is no longer available.

## Economic Development Plan

Comprehensive Economic Development Plan

Using data from various sources presently being developed and following adoption of the General Plan update, leverage a consultant to develop a comprehensive long range economic development plan for Layton City? This data includes: ACUIZ, CUP/JLUS, edcUTAH Strategic Plan (State, County, City levels), Community Economic Development Strategy.

## Hill Air Force Base Compatible Use Plan

Involvement in this process has been critical to the Plan's success which, may affect the EDA. The Final Plan was provided to each participating community in January, 2022. Layton City adopted Resolution 22-16 Adopting the HAFB CUP and Resolution 22-17 Endorsing the Formation of The Hill Air Force Base Compatible Use Plan Implementation Coordination Committee on Febuary 17, 2022.

The Hill AFB East Gate will be opened for the morning and evening commute and for access to the East Gate Business Park in 2022.

# Redevelopment Agency of Layton City

2022

RDA/EDA/CDA Report

August 2022

Layton CED • Community & Economic Development