

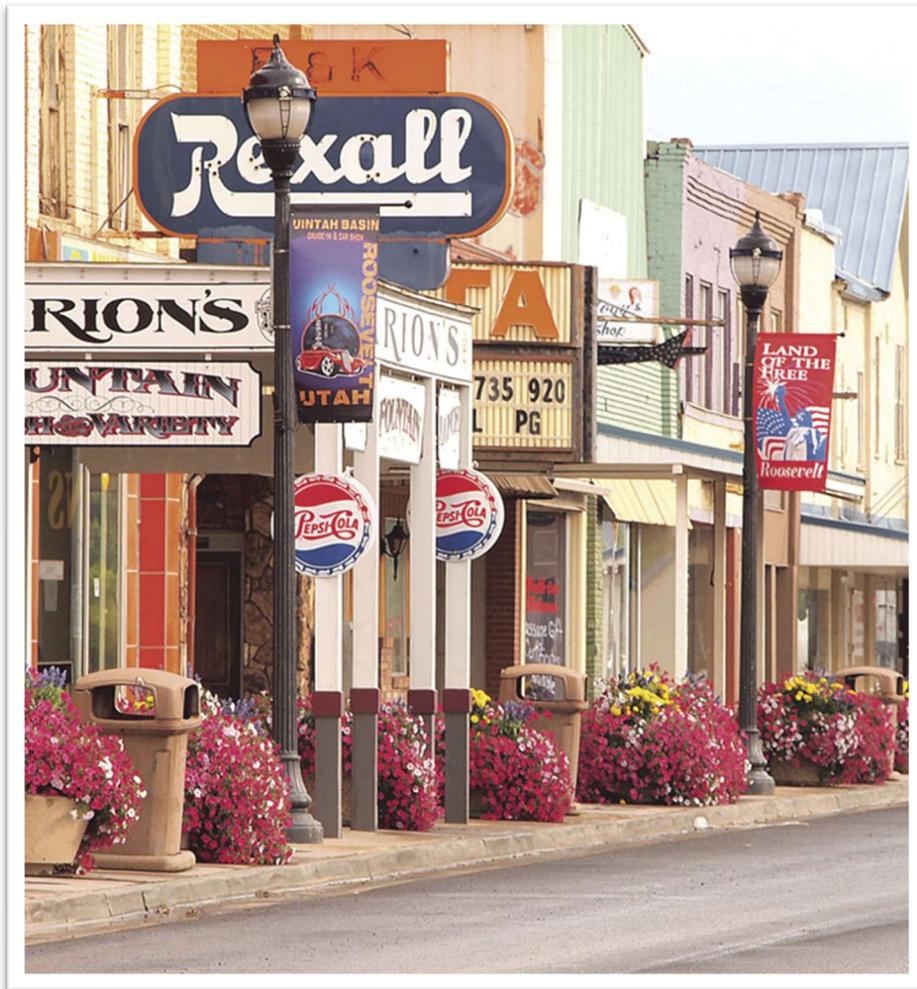


Main Street CRA and Investment Document

Proposed Community Reinvestment Project Area Plan & Budget

Redevelopment Agency of Roosevelt City

Dated: July 2023



Prepared by: EFG Consulting



Introduction

Roosevelt City (the “City”) recognizes the great potential in its Main Street. This area could become a meeting place for commerce, community events, and public gatherings. Currently, traffic is loud and fast, storefronts do not have a uniform feel, and the street is not inviting. This plan provides a vision for what Main Street can be and provides funding mechanisms to encourage public private partnerships. The City anticipates investing in projects and will create mechanisms for private parties to fund improvements to their properties as well. Some of the things the City will work to fund over the next several years include:

- Narrowing and slowing of Main Street
- Off street parking
- A welcome archway across Main Street
- Planter boxes
- Median and sidewalk improvements

In addition, the City will facilitate public events to encourage public gatherings in the area such as concerts, farmers markets, buy local days, and other events sponsored by both public and private entities.

This document will provide the legal mechanism to create public funding sources available to Main Street businesses to improve their storefronts into a more uniform look and feel. Appendix C provides design guidelines. When followed, the City and its Redevelopment Agency (“Agency”) will have the ability to provide grants and revolving loans. The City/Agency will utilize federal funds as seed money to start this process and tax increment funds to create ongoing funding.

This document will do two things. First, the Agency will create a Project Area under Utah Code 17C to allow certain property taxes above the 2019 tax values to be used for the grant programs. The Agency is required to create a Project Area Plan and Project Area Budget. These are found in Chapter 1 and 2, respectively. Chapter 3 provides the process for a private entity to apply for the grant and loan programs, how the programs will work, and who makes the decisions regarding applications.



Chapter 1: Project Area Plan

The Roosevelt City Redevelopment Agency ("Agency") approved Resolution 2019-01 on August 20, 2019 (the "Survey Resolution") to initiate the process of adopting a community reinvestment project area to be known as the Main Street Project Area ("Project Area") including the drafting of a proposed project area plan ("Plan") and proposed project area budget ("Budget").

The purpose of this Plan is to provide information regarding the Project Area including current conditions, how future development will be undertaken, how that development will impact the Project Area and surrounding communities, proposed uses of tax increment, and other related matters required in the Act.

Boundary Description and Map

17C-5-105(1)(a)

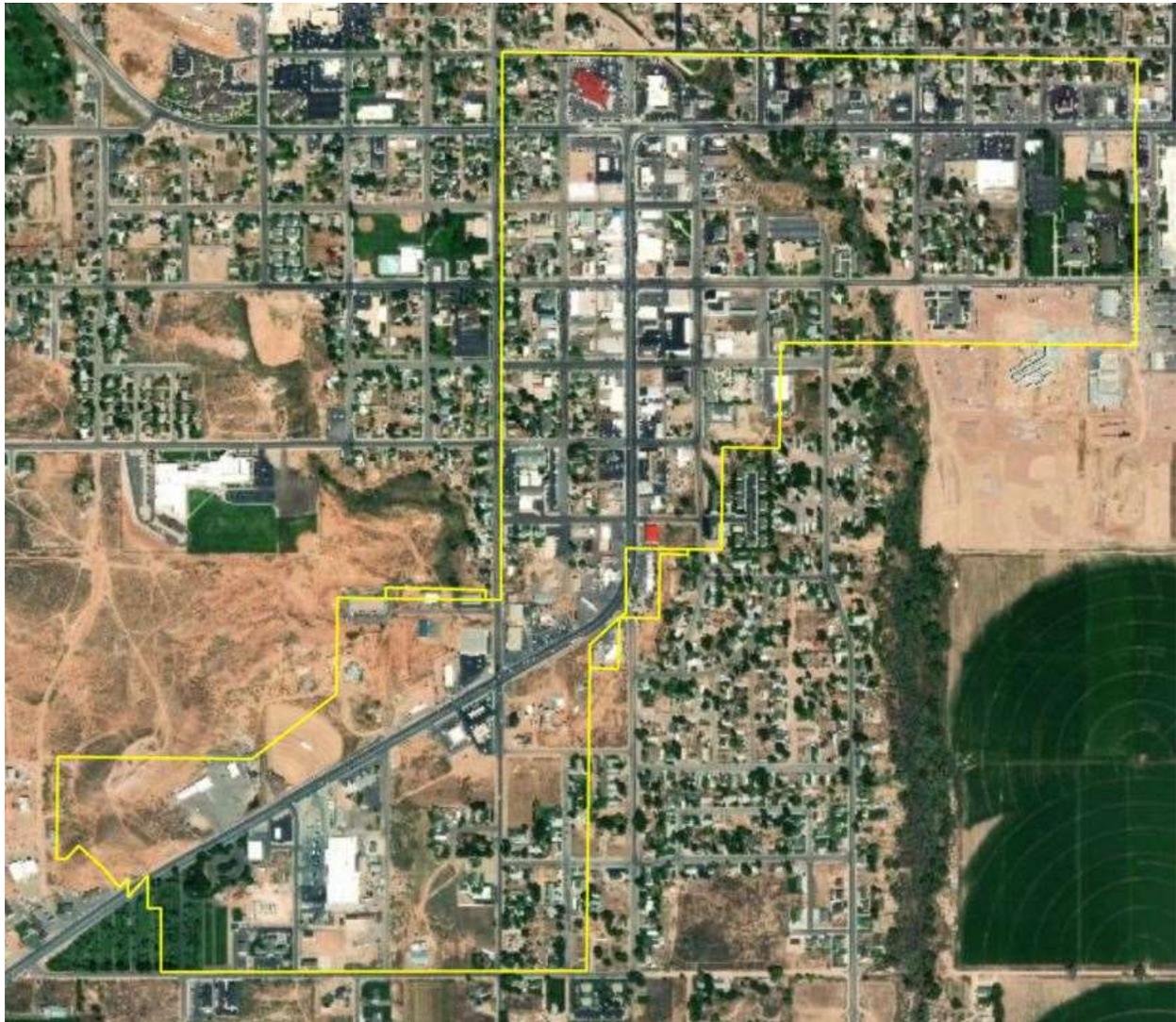
The Project Area is located along Main Street. The legal description of the Project Area is as follows:

BEGINNING AT THE NORTHEAST OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE & MERIDIAN; THENCE NORTH 00°59'18" WEST 462.83 FEET; THENCE NORTH 88°48'55" EAST 4,217.21 FEET; THENCE SOUTH 00°16'48" EAST 1,368.02 FEET; THENCE SOUTH 87°52'29" WEST 264.34 FEET; THENCE SOUTH 00°59'12" EAST 50.03 FEET; THENCE SOUTH 88°32'47" WEST 657.64 FEET; THENCE SOUTH 01°09'38" EAST 49.97 FEET; THENCE SOUTH 88°47'04" WEST 317.74 FEET; THENCE SOUTH 00°56'09" EAST 274.27 FEET; THENCE SOUTH 88°46'58" WEST 321.63 FEET; THENCE SOUTH 01°06'46" EAST 23.50 FEET; THENCE SOUTH 88°39'13" WEST 31.38 FEET; THENCE SOUTH 01°39'47" EAST 1,319.39 FEET; THENCE SOUTH 89°04'11" WEST 202.40 FEET; THENCE SOUTH 88°52'08" WEST 350.92 FEET; THENCE SOUTH 88°47'38" WEST 50.95 FEET; THENCE SOUTH 88°46'28" WEST 100.26 FEET; THENCE SOUTH 88°45'01" WEST 120.27 FEET; THENCE SOUTH 88°43'42" WEST 100.21 FEET; THENCE SOUTH 88°41'02" WEST 400.89 FEET; THENCE SOUTH 81°14'59" WEST 58.27 FEET; THENCE SOUTH 88°50'59" WEST 187.28 FEET; THENCE SOUTH 88°48'34" WEST 169.72 FEET; THENCE SOUTH 17°18'46" WEST 163.69 FEET; THENCE SOUTH 16°13'06" WEST 183.71 FEET; THENCE SOUTH 34°52'36" WEST 65.70 FEET; THENCE SOUTH 41°47'07" WEST 89.19 FEET; THENCE SOUTH 49°31'33" WEST 79.30 FEET; THENCE SOUTH 56°39'34" WEST 79.95 FEET; THENCE SOUTH 59°59'55" WEST 151.93 FEET; THENCE SOUTH 01°10'44" EAST 586.70 FEET; THENCE SOUTH 21°53'06" WEST 88.42 FEET; THENCE SOUTH 00°44'10" EAST 1,351.52 FEET; THENCE SOUTH 89°05'36" WEST 347.43 FEET, MORE OR LESS TO THE NORTHEAST OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UINTAH SPECIAL BASE & MERIDIAN; THENCE SOUTH 88°38'46"W 1693.04 FEET; THENCE NORTH 01°10'25" WEST 313.21 FEET; THENCE NORTH 88°37'22" EAST 70.57 FEET; THENCE NORTH 02°45'29" EAST 262.70 FEET; THENCE NORTH 01°20'51" WEST 302.04 FEET; THENCE NORTH 30°34'56" WEST 107.10 FEET; THENCE SOUTH 59°26'00" WEST 373.47 FEET; THENCE SOUTH 57°57'55" WEST 296.96 FEET; THENCE SOUTH 56°57'34" WEST 229.41 FEET; THENCE SOUTH 55°50'26" WEST 359.36 FEET; THENCE NORTH 34°09'34" WEST 234.08 FEET; THENCE NORTH 00°28'51" EAST 27.09 FEET; THENCE NORTH 66°55'56" WEST 28.00 FEET; THENCE NORTH 01°51'50" WEST 769.39 FEET; THENCE NORTH 88°52'07" EAST 233.05 FEET; THENCE NORTH 01°17'18" WEST 215.40 FEET; THENCE NORTH 89°23'28" EAST 1,175.35 FEET; THENCE NORTH 01°46'30" WEST 1,124.05 FEET; THENCE SOUTH 88°56'15" EAST 208.10 FEET; THENCE SOUTH 01°40'24" EAST 233.40 FEET; THENCE



NORTH 89°23'41" EAST 621.63 FEET; THENCE SOUTH 01°32'21" EAST 15.87 FEET; THENCE NORTH 88°59'08" EAST 60.87 FEET; THENCE SOUTH 01°31'22" EAST 92.89 FEET; THENCE SOUTH 89°00'16" EAST 599.18 FEET; THENCE NORTH 00°59'18" WEST 3,008.92 FEET TO THE POINT OF BEGINNING. CONTAINING 378.78 ACRES, MORE OR LESS.

ALL BEARINGS AND DISTANCES WERE DERIVED FROM GIS INFORMATION, AND LOCALIZED TO SECTION CORNERS AND SECTION LINES WERE APPLICABLE.





Land Characteristics (current and how they will be affected)

17C-5-105(1)(b)

Existing Land Uses

The Project Area is primarily zoned for commercial use.

Layout of Principal Streets

The Project Area is accessed from Highway 40/191, which is the major highway in Northeast Utah. Main Street is part of this Highway. The Project Area includes the downtown area at the intersection of Main Street and Lagoon Street.

Population Densities

The Project Area has minimal full-time permanent population density. The planned development will mostly be improvements and revitalization to existing historic buildings along Main Street.

Building Intensities

Existing properties include restaurants, shops, and other services. The Agency is developing this plan and budget to encourage additional shops and restaurants to upgrade their storefronts and create a more inviting gathering place along Main Street.

Development Guidance Standards

17C-5-105(1)(c)

Future development will be in compliance with the current zoning for the area including the City's general plan guidelines. Any development will be compatible with the unique features of the area to increase the commercial value of the development. Additional design guidelines for the area are included in the Roosevelt Main Street Revitalization Plan and included in Appendix C. Any use of funds from the Agency will require private entities to follow these guidelines.

Project Furthers Purpose of CRA Statute

17C-5-105(1)(d)

The purpose of the Act is to increase the economic vitality of the Agency and City. The City and Agency desire to create a more inviting Main Street. Revitalization of the Project Area will add increased economic activity and tax base.

Consistency with Roosevelt City General Plan

17C-5-105(1)(e)

The proposed revitalization complies with the City's current general plan. As mentioned in the General Plan, in a recent survey, many respondents mentioned that revitalizing the downtown area should be the top priority of the City's recently established Economic Development Committee. To provide additional guidance and direction regarding the revitalization of downtown, the Roosevelt Main Street Revitalization Plan was created. This Plan has been included as Appendix C.



Specific Project Development

17C-5-105(1)(g)

The establishment of this Project Area will provide means to help fund and promote revitalization of existing buildings and infrastructure along Main Street.

Reasons for Project Area

17C-5-105(1)(i)

The Agency selected the Project Area to provide a means to revitalize the historic downtown area along Main Street. The area surrounding Main Street and Lagoon Street provides a unique walkable downtown area. However, the buildings in this area have aged, some storefronts remain empty, and there is a lack of uniformity in the “feel” of the downtown area. The Project Area will have a positive impact on the area by providing a means to revitalize the downtown into a destination area.

Physical, Social and Economic Conditions in Project Area

17C-5-105(1)(j)

The Project Area is primarily made up of commercial properties. The Project Area will have a positive economic impact by creating a means to encourage a walkable downtown area.

Financial Assistance to Participant

17C-5-105(1)(k)

In order to encourage revitalization of the area, the City/Agency will contribute \$200,000 of American Rescue Plan Act (ARPA) funds toward a revolving loan fund and \$200,000 toward a grant program. Existing property owners can apply for funding from either of these sources to improve their storefronts and buildings. All loan funds will be paid back into the fund over time and will provide the means for additional property owners to improve their properties. Tax increment from this Project Area will be used to replenish the grant fund. The primary purpose of the grant fund will be to provide a down payment for a private loan.



Public Benefits Analysis

17C-5-105(1)(I)

Benefits of Financial Assistance

Reasonableness of Costs of Development

Private property owners will incur most of the cost of improving and revitalizing their properties. The Agency will provide grant funds or a revolving loan fund as resources for property owners to fund the improvement of their properties. Property owners will decide which costs would be considered reasonable costs to improve their property.

Efforts to Maximize Private Investment

The Agency will provide grant funds as a resource for property owners to use as a potential downpayment for a private loan. Alternatively, the Agency will provide a revolving loan fund as a resource for property owners to improve their properties.

Need for Public Investment

The area surrounding Main Street and Lagoon Street provides a unique walkable downtown area. However, the buildings in this area have aged and many storefronts remain empty. Over the years this area has continued to deteriorate. The COVID-19 pandemic also impacted many local businesses. As a result, many of these businesses do not have the financial means to improve their storefronts. Revitalization and improvement of storefronts would result in additional traffic and visitation of the area as well as an increase in property values. As seen below, the return to taxing entities in regard to tax base and economic activity is a prudent investment of public dollars.

Source and Use of Project Area Funds

It is estimated that property values in the Project Area will increase at a rate of approximately three percent annually. As storefronts and the downtown area are revitalized, property values may increase at an even greater rate. With an estimated assessed value of \$110m in year one within the Project Area, tax increment (or new taxes from the Project Area above the base value) for all taxing entities could be \$165k in year one and will increase annually. At 75% participation from each taxing entity, this could produce \$6.3m for the combined taxing entities, and to the CRA over the course of 15 years. The CRA will retain 5% each year to administer the Project Area. The remaining Agency portion will be used to reimburse the grant fund.

Sources of Funds – 20 Years			
Total Tax Increment Generation	Participation Rate	Total	NPV
Duchesne County	75.0%	1,323,275	839,234
Duchesne County School District	75.0%	3,249,398	2,060,800
Roosevelt City	75.0%	1,324,575	840,058
Duchesne County Mosquito Abatement District	75.0%	62,363	39,552
Duchesne County Water Conservancy District	75.0%	134,471	85,283



Sources of Funds – 20 Years			
Total Tax Increment Generation	Participation Rate	Total	NPV
Central Utah Water Conservancy District	75.0%	259,848	164,798
Total Tax Increment Rate		6,353,931	4,029,725

Uses of Funds – 20 Years			
Tax Increment to Taxing Entities		Total	NPV
Duchesne County		330,819	209,809
Duchesne County School District		812,349	515,200
Roosevelt City		331,144	210,015
Duchesne County Mosquito Abatement District		579,234	15,591
Duchesne County Water Conservancy District		33,618	21,321
Central Utah Water Conservancy District		64,962	41,200
Total Tax Increment to Taxing Entities		1,588,483	1,007,431

CRA Uses of Tax Increment		Total	NPV
CRA Administration	5.00%	238,272	151,115
Reimburse Grant Fund		4,527,176	2,871,179
Total Uses of CRA Funds		4,765,448	3,022,294

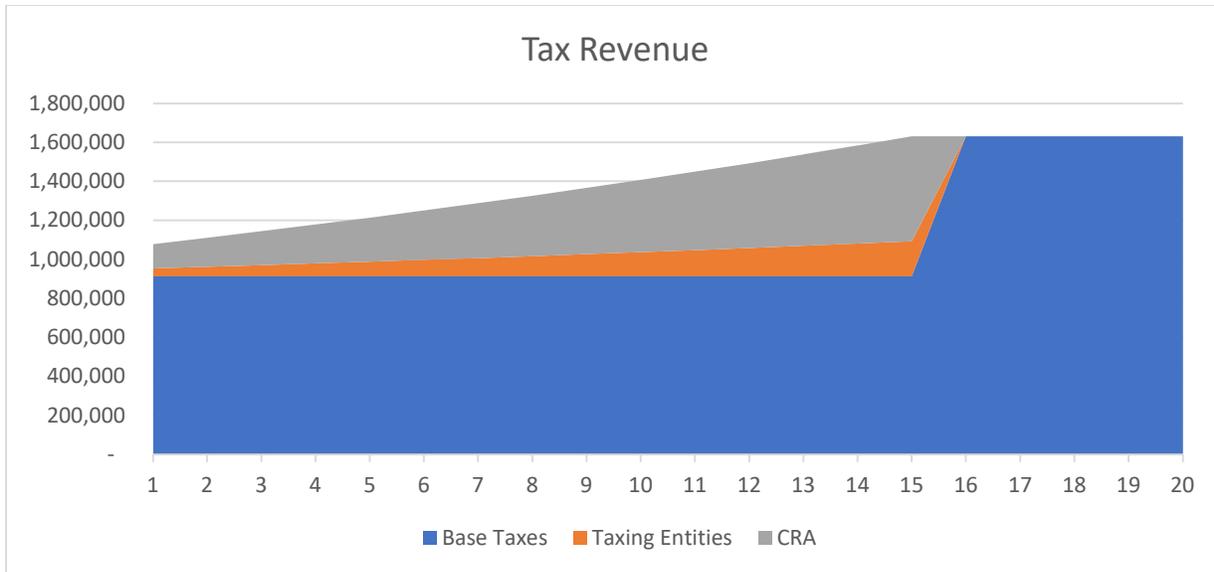
Public Benefit

Community Tax Base

The property and sales tax base for the communities will increase.

Property Tax

As described above, it is estimated that property values in the Project Area will increase at a rate of approximately three percent annually. As storefronts and the downtown area are revitalized, property values may increase at an even greater rate. The following is a summary of the tax revenue from the Project Area. The blue represents the current taxes from the Project Area which will continue to flow to the taxing entities. The grey represents the tax revenue that will flow to the CRA. The orange represents the new tax value to taxing entities.



Associated Economic Activity

The revitalization of storefronts along Main Street will likely spur additional economic development activity in the downtown area such as the filling of existing vacant storefronts. This may lead to additional jobs in the area.

Necessary and Appropriate

Based upon the analysis herein, the revitalization of the Main Street area will have a positive impact upon the tax base of the community. Further, the investment of newly created property tax is a sound investment for all taxing entities in the area.

Governance – Interlocal Agreement

17C-5-105(1)(n)

The Project Area will be subject to interlocal agreement between the Agency and each taxing entity that levies a tax in the Project Area. This interlocal agreements will be the authorizing documents that divert tax increment from the taxing entities to the Agency.



Chapter 2: Project Area Budget

The purpose of the Budget is to describe and outline the financial resources necessary to enact the Plan in accordance with 17C-5-301. The Project Area is governed by Interlocal Agreements as outlined in the Act (17C-5-202(1)(a)).

Sources of Funds

17C-5-303(1)

Base Taxable Value

17C-5-303(1)(a)

The base taxable value for the Project Area is the 2019 taxable value which is estimated at \$93,356,659.

Tax Increment Projection

17C-5-303(1)(b)

It is estimated that property value growth in the Project Area will produce an incremental taxable value of approximately \$16.8m in year 1 and continue to grow at a rate of three percent annually. Annual tax increment is estimated (based upon the 2023 tax rates) at \$165k in year one.

Collection Period

17C-5-303(1)(c)

The Agency will collect funds from the Project Area for a maximum of 15 years.

Collection Area

17C-5-303(1)(e)

The collection area is the same as the Project Area.

Participation Rates

17C-5-303(1)(f)

The Agency is requesting that all taxing entities participate at 75% for the collection period.

Maximum Collection Amounts

17C-5-303(1)(g)

The Project Area will not have a maximum collection amount but a collection period of 15 years.



Uses of Funds

17C-5-303(3)

The Agency will use the funds collected from the Project Area to administer the CRA as well as reimburse the grant fund.

Agency's Combined Incremental Value

17C-5-303(4)

The Agency currently has no other active project areas and therefore no current value. It is estimated that this Project Area will create \$16.8m in incremental value in year one.

Administrative Costs

17C-5-303(1)(a)

The Agency will collect a 5% administration fee from the tax increment to pay for costs associated with filing annual notices required by the Act.



Chapter 3: Main Street Revitalization Program Guidelines

The Agency will provide two funding programs: 1) grant funding and 2) revolving loan funding. Any private commercial entity along Main Street can apply for funding under one of these programs. The purpose of the funding will be to upgrade or improve the storefront. Each applicant will need to follow the design guidelines outlined in Appendix C.

Grant Fund

The purpose of the grant fund is to provide a private entity assistance with the down payment for a third-party loan with a lending entity. The grant fund will initially be funded with \$200k from the federal government and will be replenished each year for the 15-year life of this Project Area.

Revolving Loan Fund

The revolving loan fund will be available for private parties that cannot easily obtain a loan from a lending institution. The fund will carry an interest rate to match inflation plus a small risk premium so the buying power of the fund will be maintained into the future. The revolving loan fund will be initially funded from \$200k from the federal government.

Application Process

An applicant will begin the process by filing out an application with all required information. These forms are found in Appendix D (Grant Fund) and Appendix E (Loan Fund). The application will be reviewed by the Economic Development Committee who will make recommendations to the Agency Board for approval. Once approved by the Agency, the applicant will have funds set aside for their project for 180 days. If the funds are not received by that time, a new application will need to be submitted.



Appendix A – Budget and Financial Calculations

Roosevelt City Redevelopment Agency

Main Street Community Reinvestment Project Area

Budget Summary

Sources of Funds			
Total Tax Increment Generation	Participation Rate	Total	NPV
Duchesne County	75.0%	1,323,275	839,234
Duchesne County School District	75.0%	3,249,398	2,060,800
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CRA Uses of Tax Increment	Total	NPV
CRA Administration	5.00%	238,272
Reimburse Grant Fund		4,527,176
Total Uses of CRA Funds		3,022,294

Discount Rate	5.00%
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Roosevelt City Redevelopment Agency

Main Street Community Reinvestment Project Area

Budget Projections

	CRA Payment Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
	Collection Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Construction Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Tax Increment		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Real Property Value		110,219,857	113,526,453	116,932,246	120,440,214	124,053,420	127,775,023	131,608,273	135,556,522	139,623,217	143,811,914	148,126,271	152,570,059	157,147,161	161,861,576	166,717,423
Personal Property Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Centrally Assessed Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Value		110,219,857	113,526,453	116,932,246	120,440,214	124,053,420	127,775,023	131,608,273	135,556,522	139,623,217	143,811,914	148,126,271	152,570,059	157,147,161	161,861,576	166,717,423
Base Year Value (2019)	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659	93,356,659
Incremental Value		16,863,198	20,169,794	23,575,587	27,083,555	30,696,761	34,418,364	38,251,614	42,199,863	46,266,558	50,455,255	54,769,612	59,213,400	63,790,502	68,504,917	73,360,764

Tax Rate																
Duchesne County (Gross)	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489	0.002489
Multicounty Assessing & Collecting	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050	-0.000050
County Assessing & Collecting	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402	-0.000402
Duchesne County (Net)	0.002037	0.002037	0.002037	0.002037	0.002037	0.002037	0.002037	0.002037	0.002037	0.002037	0.002037	0.002037	0.002037	0.002037	0.002037	
Duchesne County School District	0.005002	0.005002	0.005002	0.005002	0.005002	0.005002	0.005002	0.005002	0.005002	0.005002	0.005002	0.005002	0.005002	0.005002	0.005002	
Roosevelt City	0.002039	0.002039	0.002039	0.002039	0.002039	0.002039	0.002039	0.002039	0.002039	0.002039	0.002039	0.002039	0.002039	0.002039	0.002039	
Duchesne County Mosquito Abatement District	0.000096	0.000096	0.000096	0.000096	0.000096	0.000096	0.000096	0.000096	0.000096	0.000096	0.000096	0.000096	0.000096	0.000096	0.000096	
Duchesne County Water Conservancy District	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	0.000207	
Central Utah Water Conservancy District	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	0.000400	
Total Tax Increment Rate	0.009781	0.009781	0.009781	0.009781	0.009781	0.009781	0.009781	0.009781	0.009781	0.009781	0.009781	0.009781	0.009781	0.009781	0.009781	

Total Tax Increment																	Total	NPV
Duchesne County	34,350	41,086	48,023	55,169	62,529	70,110	77,919	85,961	94,245	102,777	111,566	120,618	129,941	139,545	149,436	1,323,275	\$839,234	
Duchesne County School District	84,350	100,889	117,925	135,472	153,545	172,161	191,335	211,084	231,425	252,377	273,958	296,185	319,080	342,662	366,951	3,249,398	\$2,060,800	
Roosevelt City	34,384	41,126	48,071	55,223	62,591	70,179	77,995	86,046	94,338	102,878	111,675	120,736	130,069	139,682	149,583	1,324,575	\$840,058	
Duchesne County Mosquito Abatement District	1,619	1,936	2,263	2,600	2,947	3,304	3,672	4,051	4,442	4,844	5,258	5,684	6,124	6,576	7,043	62,363	\$39,552	
Duchesne County Water Conservancy District	3,491	4,175	4,880	5,606	6,354	7,125	7,918	8,735	9,577	10,444	11,337	12,257	13,205	14,181	15,186	134,471	\$85,283	
Central Utah Water Conservancy District	6,745	8,068	9,430	10,833	12,279	13,767	15,301	16,880	18,507	20,182	21,908	23,685	25,516	27,402	29,344	259,848	\$164,798	
Total Tax Increment Rate	164,939	197,281	230,593	264,904	300,245	336,646	374,139	412,757	452,533	493,503	535,702	579,166	623,935	670,047	717,542	6,353,931	\$4,029,725	

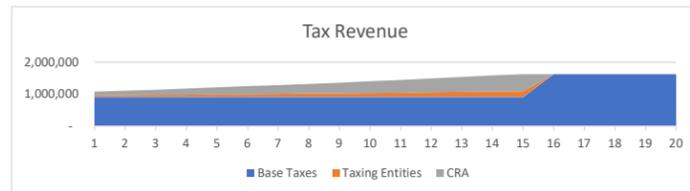
Participation Rate																
Duchesne County	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Duchesne County School District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Roosevelt City	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Duchesne County Mosquito Abatement District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Duchesne County Water Conservancy District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Central Utah Water Conservancy District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%

Tax Increment to Taxing Entities																	Total	NPV
Duchesne County	190,168	8,588	10,271	12,006	13,792	15,632	17,528	19,480	21,490	23,561	25,694	27,891	30,154	32,485	34,886	37,359	330,819	\$209,809
Duchesne County School District	466,970	21,087	25,222	29,481	33,868	38,386	43,040	47,834	52,771	57,856	63,094	68,489	74,046	79,770	85,665	91,738	812,349	\$515,200
Roosevelt City	190,354	8,596	10,282	12,018	13,806	15,648	17,545	19,499	21,511	23,584	25,720	27,919	30,184	32,517	34,920	37,396	331,144	\$210,015
Duchesne County Mosquito Abatement District	8,962	405	484	566	650	737	826	918	1,013	1,110	1,211	1,314	1,421	1,531	1,644	1,761	15,591	\$9,888
Duchesne County Water Conservancy District	19,325	873	1,044	1,220	1,402	1,589	1,781	1,980	2,184	2,394	2,611	2,834	3,064	3,301	3,545	3,796	33,618	\$21,321
Central Utah Water Conservancy District	37,343	1,686	2,017	2,358	2,708	3,070	3,442	3,825	4,220	4,627	5,046	5,477	5,921	6,379	6,850	7,336	64,962	\$41,200
Total Tax Increment to Taxing Entities	913,121	41,235	49,320	57,648	66,226	75,061	84,162	93,535	103,189	113,133	123,376	133,925	144,792	155,984	167,512	179,385	1,588,483	\$1,007,431

Tax Increment to CRA																	Total	NPV
Duchesne County	25,763	30,814	36,018	41,377	46,897	52,583	58,439	64,471	70,684	77,083	83,674	90,463	97,456	104,658	112,077	992,457	\$629,426	
Duchesne County School District	63,262	75,667	88,444	101,604	115,159	129,120	143,501	158,313	173,569	189,283	205,468	222,139	239,310	256,996	275,213	2,437,048	\$1,545,600	
Roosevelt City	25,788	30,845	36,053	41,418	46,943	52,634	58,496	64,534	70,753	77,159	83,756	90,552	97,552	104,761	112,187	993,431	\$630,044	
Duchesne County Mosquito Abatement District	1,214	1,452	1,697	1,950	2,210	2,478	2,754	3,038	3,331	3,633	3,943	4,263	4,593	4,932	5,282	46,773	\$29,664	
Duchesne County Water Conservancy District	2,618	3,131	3,660	4,205	4,766	5,343	5,939	6,552	7,183	7,833	8,503	9,193	9,903	10,635	11,389	100,853	\$63,962	
Central Utah Water Conservancy District	5,059	6,051	7,073	8,125	9,209	10,326	11,475	12,660	13,880	15,137	16,431	17,764	19,137	20,551	22,008	194,886	\$123,599	
Total Tax Increment to CRA	123,704	147,961	172,945	198,678	225,184	252,485	280,604	309,568	339,400	370,127	401,776	434,375	467,951	502,535	538,156	4,765,448	\$3,022,294	

Uses of Tax Increment																	Total	NPV
CRA Administration	5.00%	6,185	7,398	8,647	9,934	11,259	12,624	14,030	15,478	16,970	18,506	20,089	21,719	23,398	25,127	26,908	238,272	\$151,115
Reimburse Grant Fund		117,519	140,563	164,297	188,744	213,925	239,860	266,574	294,089	322,430	351,621	381,687	412,656	444,554	477,408	511,248	4,527,176	\$2,871,179
Total Uses of Funds		123,704	147,961	172,945	198,678	225,184	252,485	280,604	309,568	339,400	370,127	401,776	434,375	467,951	502,535	538,156	4,765,448	\$3,022,294

Discount Rate 5.00%





Appendix B – CRA Code – June 1, 2023



Appendix C – Design Guidelines (Roosevelt Main Street Revitalization Plan)



Appendix D – Grant Fund Application



Appendix E – Revolving Loan Fund Application