

**REDEVELOPMENT AGENCY
OF THE
CITY OF OREM**

ADOPTED BUDGET

FISCAL YEAR 2025-2026



City of Orem
56 North State Street
Orem, Utah 84057
www.orem.gov

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

FISCAL YEAR 2025-2026

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

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

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

REVENUES

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

REVENUE DESCRIPTION	ACTUAL FY '22-'23	ACTUAL FY '23-'24	ESTIMATED ACTUAL FY '24-'25	ADOPTED BUDGET FY '25-'26
Haircut - Project Area #85-01	\$ -	\$ -	\$ -	\$ -
Haircut - Project Area #87-10	-	-	-	-
Tax Increment - Project Area #90-08	16,190	-	-	-
Haircut - Project Area #90-08	110,248	103,594	-	-
Tax Increment - University Place CDA	1,320,886	1,352,294	2,025,071	2,050,000
Interest Earnings	192,041	266,401	235,000	-
Miscellaneous Revenue	13,200	13,200	13,200	-
Appropriations of Surplus	-	-	-	65,000
FUND TOTALS	<u>\$ 1,652,565</u>	<u>\$ 1,735,489</u>	<u>\$ 2,273,271</u>	<u>\$ 2,115,000</u>

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

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

BUDGET SUMMARY

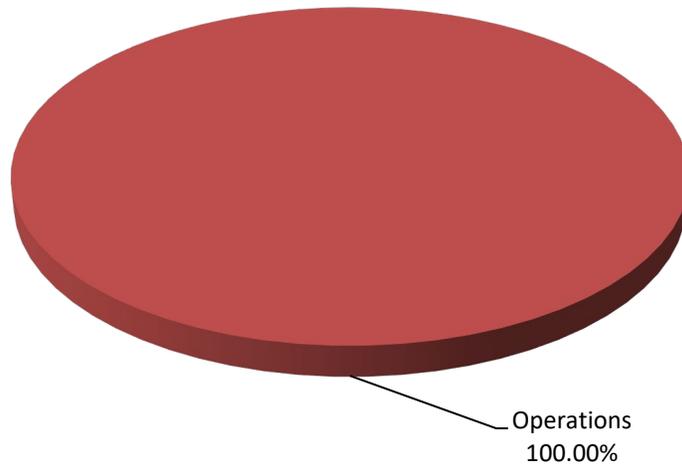
REDEVELOPMENT AGENCY FUND

FY 2025 - 2026

	<u>PERSONNEL</u>	<u>OPERATIONS</u>	<u>CAPITAL</u>	<u>TOTAL</u>
Project Area #85-03B	\$ -	\$ 65,000	\$ -	\$ 65,000
University Place CDA	-	2,050,000	-	2,050,000
TOTALS	\$ -	\$ 2,115,000	\$ -	\$ 2,115,000

REDEVELOPMENT AGENCY FUND

Expenditures by Category



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

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-01

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

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

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '22-'23</u>	<u>ACTUAL FY '23-'24</u>	<u>ESTIMATED ACTUAL FY '24-'25</u>	<u>ADOPTED BUDGET FY '25-'26</u>
Professional & Technical Services	\$ 500	\$ 500	\$ 4,700	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ 500	\$ 500	\$ 4,700	\$ -

**REDEVELOPMENT AGENCY
OF THE
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ADOPTED BUDGET**

FISCAL YEAR 2025-2026

Project 85-01: Orem Business Park

Date Created:	March 26, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1990-91
Calendar Year Ending December 31, 2021 Taxable Value:	\$159,256,255
Base Year Taxable Value:	\$1,472,221
Marginal Value:	\$157,784,034
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



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

Calendar Year Ending December 31, 2025: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025: \$0

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

FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-02

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

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

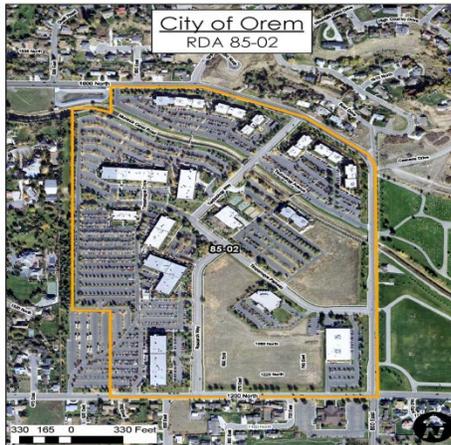
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '22-'23</u>	<u>ACTUAL FY '23-'24</u>	<u>ESTIMATED ACTUAL FY '24-'25</u>	<u>ADOPTED BUDGET FY '25-'26</u>
Professional & Technical Services	\$ -	\$ -	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ -	\$ -	\$ 4,200	\$ -

**REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

Project 85-02: Timpanogos Research and Technology Park

Date Created:	May 14, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$93,383,743
Base Year Taxable Value:	\$7,333,972
Marginal Value:	\$86,049,771
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

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

Calendar Year Ending December 31, 2025: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025: \$0

**REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-03A

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

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

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '22-'23</u>	<u>ACTUAL FY '23-'24</u>	<u>ESTIMATED ACTUAL FY '24-'25</u>	<u>ADOPTED BUDGET FY '25-'26</u>
Professional & Technical Services	\$ -	\$ -	\$ 4,100	\$ -
Miscellaneous Expenses	-	-	-	-
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,100</u>	<u>\$ -</u>

**REDEVELOPMENT AGENCY
OF THE
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FISCAL YEAR 2025-2026

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

Date Created:	December 3, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$159,607,815
Base Year Taxable Value:	\$30,552,708
Marginal Value:	\$129,055,107
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

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

Calendar Year Ending December 31, 2025: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025: \$0

**REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-03B

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

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

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '22-'23</u>	<u>ACTUAL FY '23-'24</u>	<u>ESTIMATED ACTUAL FY '24-'25</u>	<u>ADOPTED BUDGET FY '25-'26</u>
Professional & Technical Services	\$ 1,495	\$ -	\$ 4,200	\$ 15,000
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	50,000	50,000
PROJECT AREA TOTALS	<u>\$ 1,495</u>	<u>\$ -</u>	<u>\$ 54,200</u>	<u>\$ 65,000</u>

**REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

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

Date Created:	December 12, 1985
Base Year for Computing Tax Increment:	1985
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$167,181,572
Base Year Taxable Value:	\$6,854,457
Marginal Value:	\$160,327,115
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



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

Calendar Year Ending December 31, 2025:	\$0
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Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025:	\$0
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**REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #85-04

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

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

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '22-'23</u>	<u>ACTUAL FY '23-'24</u>	<u>ESTIMATED ACTUAL FY '24-'25</u>	<u>ADOPTED BUDGET FY '25-'26</u>
Professional & Technical Services	\$ -	\$ 3,300	\$ 4,200	\$ -
Capital Projects	88,600	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	<u>\$ 88,600</u>	<u>\$ 3,300</u>	<u>\$ 4,200</u>	<u>\$ -</u>

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

Date Created:	September 30, 1986
Base Year for Computing Tax Increment:	1986
Initial Tax Increment Request:	Fiscal Year 1989-90
Calendar Year Ending December 31, 2021 Taxable Value:	\$70,947,173
Base Year Taxable Value:	\$18,801,179
Marginal Value:	\$52,145,994
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

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

Calendar Year Ending December 31, 2025: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025: \$0

**REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #87-10

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

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

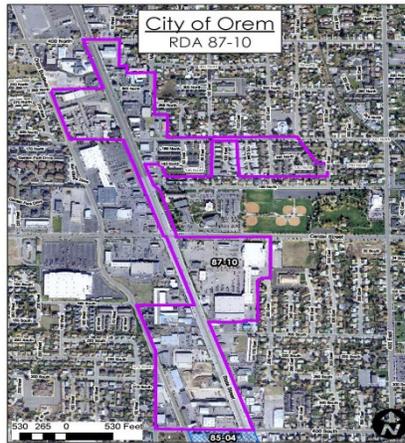
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '22-'23</u>	<u>ACTUAL FY '23-'24</u>	<u>ESTIMATED ACTUAL FY '24-'25</u>	<u>ADOPTED BUDGET FY '25-'26</u>
Professional & Technical Services	\$ -	\$ 4,500	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	-	-	-	-
PROJECT AREA TOTALS	\$ -	\$ 4,500	\$ 4,200	\$ -

**REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

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

Date Created:	February 2, 1988
Base Year for Computing Tax Increment:	1988
Initial Tax Increment Request:	Fiscal Year 1990-91
Calendar Year Ending December 31, 2021 Taxable Value:	\$132,699,613
Base Year Taxable Value:	\$32,815,215
Marginal Value:	\$99,884,398
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

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

Calendar Year Ending December 31, 2025: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025: \$0

**REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

PROJECT AREA #90-08

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

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

<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '22-'23</u>	<u>ACTUAL FY '23-'24</u>	<u>ESTIMATED ACTUAL FY '24-'25</u>	<u>ADOPTED BUDGET FY '25-'26</u>
Professional & Technical Services	\$ -	\$ 18,300	\$ 4,200	\$ -
Capital Projects	-	-	-	-
Contributions to Other Funds	574,908	315,000	-	-
PROJECT AREA TOTALS	<u>\$ 574,908</u>	<u>\$ 333,300</u>	<u>\$ 4,200</u>	<u>\$ -</u>

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

Date Created:	May 1, 1990
Base Year for Computing Tax Increment:	1990
Initial Tax Increment Request:	Fiscal Year 1992-93
Calendar Year Ending December 31, 2022 Taxable Value:	\$59,195,225
Base Year Taxable Value:	\$11,172,447
Marginal Value:	\$48,147,248
Calendar Year Beginning January 1, 2024 Increment Percentage:	All Increments Expired



Non-educational “Additional Tax Increment” Budgeted

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

Calendar Year Ending December 31, 2025: \$0

Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025: \$0

**REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

REDEVELOPMENT AGENCY FUND

EXPENDITURES

UNIVERSITY PLACE CDA

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

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

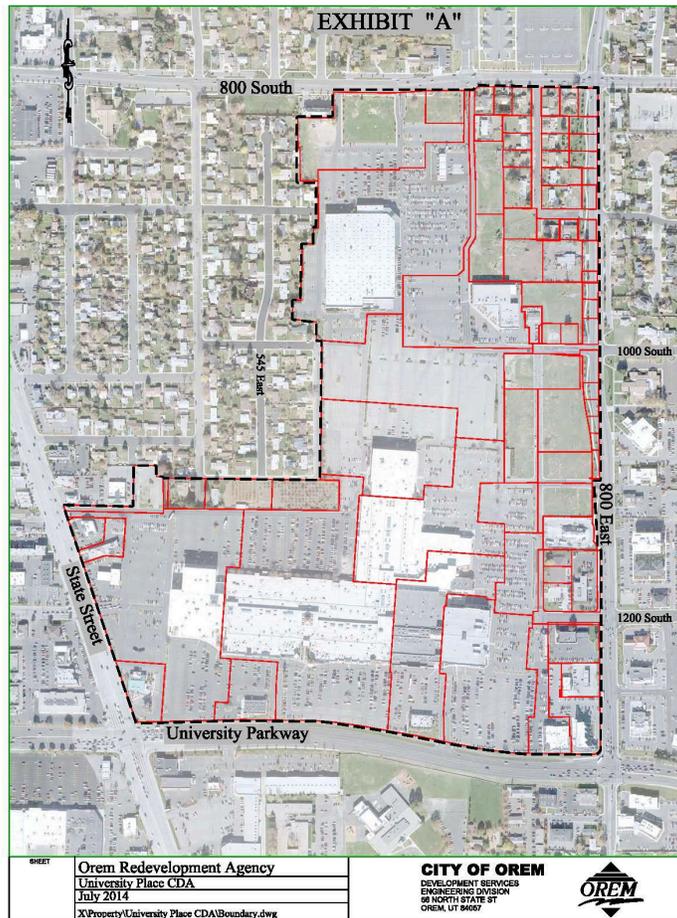
<u>EXPENDITURES DESCRIPTION</u>	<u>ACTUAL FY '22-'23</u>	<u>ACTUAL FY '23-'24</u>	<u>ESTIMATED ACTUAL FY '24-'25</u>	<u>ADOPTED BUDGET FY '25-'26</u>
University Place CDA Incentive Agreement	\$ 1,188,797	\$ 217,065	\$ 1,822,564	\$ 1,845,000
Professional & Technical Services	-	-	4,200	-
Future Projects	-	-	101,254	102,500
Contributions to Other Funds	66,044	67,615	101,254	102,500
PROJECT AREA TOTALS	<u>\$ 1,254,841</u>	<u>\$ 284,680</u>	<u>\$ 2,029,272</u>	<u>\$ 2,050,000</u>

**REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

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

Date Created:	September 23, 2014
Base Year for Computing Tax Increment:	2013
Initial Tax Increment Request:	Fiscal Year 2018-2019
Calendar Year Ending December 31, 2022 Taxable Value:	\$375,307,863
Base Year Taxable Value:	\$129,187,998
Marginal Value:	\$246,119,865
Calendar Year 2025 Increment Percentage (All Non-ASD):	75%
Calendar Year 2025 Increment Percentage (Alpine School District):	65%



Normal Tax Increment Budgeted:

Calendar Year Ending December 31, 2025:	\$2,050,000
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**REDEVELOPMENT AGENCY
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ADOPTED BUDGET**

FISCAL YEAR 2025-2026

**REDEVELOPMENT AGENCY FUND
ACTIVE PARTICIPATION AGREEMENTS**

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

RELATED OUTSTANDING DEBT

NONE

REDEVELOPMENT AGENCY
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FISCAL YEAR 2025-2026

CITY OF OREM
RDA MAP

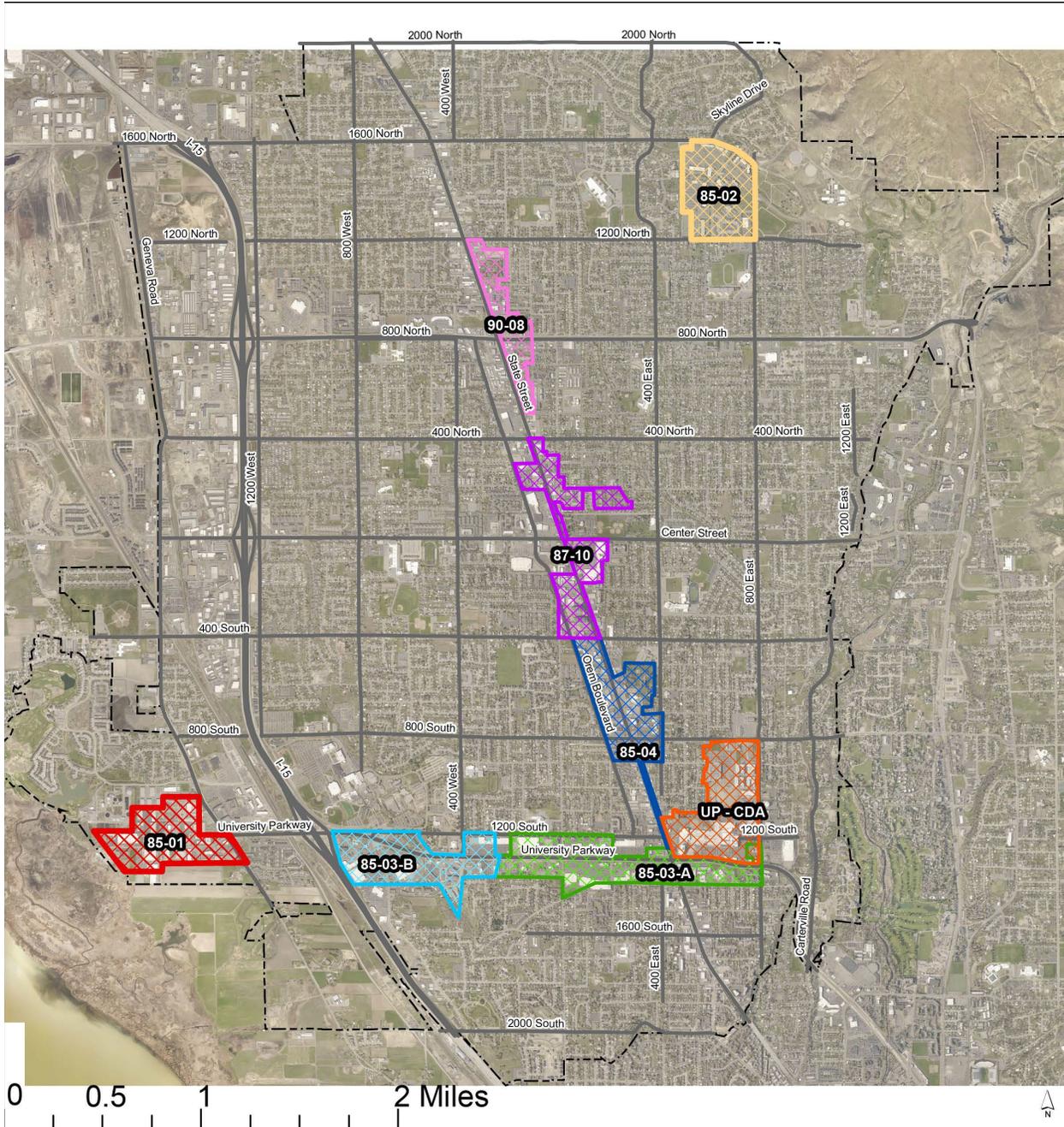


EXHIBIT "B"
BUDGET AMENDMENTS
FISCAL YEAR 2024-2025

REDEVELOPMENT AGENCY FUND

REVENUES

<u>Account Number</u>	<u>Description</u>	<u>Previous Budget</u>	<u>Current Budget</u>
23-3111-014	Tax Increment - University Place CDA	\$ 1,325,000.00	\$ 2,025,070.58
23-3610	Interest Earnings	-	15,000.00
53-3610	Interest Earnings	-	215,000.00
53-3690-003-100	Misc Revenue - Nissan Loan - 85-03A	-	13,200.00
Total		<u>\$ 1,325,000.00</u>	<u>\$ 2,268,270.58</u>
Net Fund Increase (Decrease)			<u>\$ 943,270.58</u>

EXPENDITURES

<u>Account Number</u>	<u>Description</u>	<u>Previous Budget</u>	<u>Current Budget</u>
University Place CDA			
23-9714-540	University Place Rebate Agreement	\$ 1,192,500.00	\$ 1,822,563.52
23-9714-731-100	Temp Proj University Place CDA	237,953.07	287,956.60
23-9714-920-001	Cont To - Fund 10 - Overhead	66,250.00	101,253.53
Project Area 85-01			
53-9701-731-462	Temp Proj 85-01	339,134.39	359,134.39
Project Area 85-02			
53-9702-731-462	Temp Proj 85-02	246,229.98	259,229.98
Project Area 85-03A			
53-9703-731-100	Temp Proj 85-03A	42,830.78	57,030.78
Project Area 85-03B			
53-9703-731-101	Temp Proj 85-03B	3,209,467.96	3,372,467.96
Project Area 85-04			
53-9704-731-100	Temp Proj 85-04	101,392.07	105,392.07
Project Area 90.08			
53-9708-731-100	Temp Proj 90-08	185,278.08	192,278.08
Project Area 87-10			
53-9710-731-100	Temp Proj 87-10	176,128.04	183,128.04
Total		<u>\$ 5,797,164.37</u>	<u>\$ 6,740,434.95</u>
Net Fund Increase (Decrease)			<u>\$ 943,270.58</u>



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