

WEST MILLCREEK PROJECT AREA PLAN

SALT LAKE COUNTY

NOVEMBER 09
SUBMITTED BY:
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BURNINGHAM, INC.
COOPER ROBERTS SIMONSEN
ASSOCIATES



The Redevelopment Agency of Salt Lake County has determined that the West Millcreek Project Area ("Project Area") needs rehabilitation and development to help ensure a viable economic life for the community. The proposed redevelopment plan envisions that public, residential, industrial, manufacturing and commercial office and open space uses will be developed in the Project Area. This plan will guide and control the redevelopment undertakings in the West Millcreek Project Area.

1. RECITALS OF PRECONDITIONS FOR DESIGNATING A REDEVELOPMENT PROJECT AREA

- a. Pursuant to the provisions of §17C-2-101 of the Redevelopment Agencies Act ("Act"), the governing body of the Redevelopment Agency of Salt Lake County ("Agency") designated by resolution a redevelopment survey area on December 2, 2008. The governing body found that the survey area required a study to determine whether or not the redevelopment project was feasible and contained a description and map of the boundaries of the survey area; and
- b. Within one year of the year from the date of authorization; and
- c. Pursuant to §17C-2-102 of the Act, the Agency made a finding of blight at a Blight Hearing held on May 19, 2009; and
- d. Pursuant to the provisions of §17C-2-102(2)(a) and (b) of the Act, Salt Lake County has a planning commission and general plan as required by law; and
- e. Pursuant to the provisions of §17C-2-102 of the Act, on the Agency's own motion, the Agency selected the Project Area hereinafter described comprising all or part of the proposed survey area; and
- f. Pursuant to the provisions of §17C-2-102 of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the proposed Project Area, allowing public input into the Agency's deliberations and considerations regarding the proposed Project Area.
- g. Pursuant to the provisions of §17C-2-102 of the Act, the Agency has allowed opportunity for input on the draft project area plan from the State Board of Education and each taxing entity and has made a draft project area plan available to the public at the agency's offices during normal business hours, provided notice of the plan hearing and held a public hearing on the draft plan on _____.

2. DEFINITIONS

As used in the Redevelopment Project Area Plan:

- a. The term "Act" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.
- b. The term "Agency" shall mean the Redevelopment Agency of Salt Lake County as designated by the County to act as the redevelopment agency, a separate body corporate and politic.

- c. The term **"base taxable value"** shall mean the taxable value of the property within the Project Area from which tax increment will be collected, as shown upon the assessment roll last equalized, before: (A) the date the project area plan is adopted by the County legislative body; and (B) the date the Agency adopts the first Project Area Budget.
- d. The term **"Blight"** or **"Blighted"** means the condition of the area that meets the requirements of Subsection 17C-2-303 of the Act.
- e. The term **"Blight study"** means the study to determine the existence or nonexistence of blight within the survey area as provided in Section 17C-2-301 of the Act.
- f. The term **"Township"** means Millcreek Township.
- g. The term **"Community"** means the Township.
- h. The term **"Legislative body"** means the County Commission of Salt Lake County which is the legislative body of the community.
- i. The term **"Plan hearing"** means the public hearing on the draft Project Area Plan required under Subsection 17C-2-201.
- j. The term **"Project Area"** means the geographic area described in the project area plan or draft project area plan where the redevelopment set forth in this project area plan will take place.
- k. The term **"Project Area Budget"** means the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the redevelopment project area that includes:
- i. the base taxable value of property in the Project Area;
 - ii. the projected tax increment expected to be generated within the Project Area;
 - iii. the amount of tax increment expected to be shared with other taxing entities;
 - iv. the amount of tax increment expected to be used to implement the project area plan; and
 - v. the tax increment expected to be used to cover the cost of administering the project area plan.
- l. The term **"Project Area Plan"** means the written plan that, after its effective date, guides and controls the redevelopment activities within the project area. In most contexts, project area plan refers to this document and all of the attachments to this document.
- m. The term **"Survey area"** means an area designated by a resolution adopted by the Agency Board for study to determine whether a project or projects within the area are feasible.
- n. The term **"Taxes"** includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.
- o. The term **"Taxing entity"** means a public entity that levies a tax on property within the project area.

- p. **The term "Taxing Entity Committee"** means a committee representing the interests of taxing entities and consists of two representatives appointed by the Granite School District, one representative appointed by resolution of the Salt Lake County Council, one representative appointed by the Salt Lake County Mayor, one representative appointed by the State Board of Education, and one representative selected by the majority vote of the legislative bodies or governing boards of all other taxing entities.
- q. **The term "Tax Increment"** means the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area designated in the project area plan as the area from which tax increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

3. DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA [17C-2-103(1)(a)]

a. Map of the Project Area

The map of the Project Area is attached in the Appendix as Exhibit "A" and incorporated herein. The general boundaries of the Project Area are approximately 3900 South, 4250 South, 200 East and I-15. The map of the Collection Area is attached in the Appendix as Exhibit "B" and incorporated herein.

4. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE URBAN RENEWAL [17C-2-103(1)(b)]

a. General Land Uses

Principal land uses in the area are commercial, industrial, manufacturing and a small number of residences, generally single story. The following table summarizes the approximate acreage of existing land uses by land use type:

TYPE	ESTIMATED ACRES
Residential	9
Industrial	37
Commercial/Retail	100
Office	12
Vacant	19
Flex	7

- b. Layout of Principal Streets The principal streets are 3900 South, Main Street, West Temple and State Street. A map of principal streets is included in the Appendix as Exhibit "C".
- c. Population Densities

The area population can be characterized as low-density. There are approximately 26 residential units located within the 184 acres that comprise the Project Area. With an average household size of three persons,¹ this results in an estimated population density of .42 persons per acre.

¹ American Community Survey 2005-2007

d. Building Intensities

Buildings in the area are generally single or two-story commercial and industrial structures. There are some detached single-family structures and duplexes throughout the Project Area.

e. Impact of Urban Renewal on Land Use, Population Densities and Building Intensities

Urban Renewal will be comprised of the development of vacant and redevelopment of underutilized areas in the Project Area. This will include improvements to infrastructure in areas that are currently developed, as well as areas that could potentially be developed.

- i. Land Use – The vision of the Millcreek Township General Plan is to promote Transit Oriented Development (“TOD”) in this area. Consistent with TOD, over time commercial and residential mixed use development will occupy a larger share of the area’s acreage. Additionally, a portion of the Project Area’s land will be developed into green spaces to be used for gathering places and to enhance the beauty of the area.
- ii. Population Densities - As development of vacant and underutilized land occurs and a variety of housing options become available, population densities will increase. This increase in population density will create “neighborhoods” that will restore the economic and social vibrancy of the area.
- iii. Building Densities – Building densities will increase as some of the planned development will be multi-story structures for both residential and nonresidential areas.

5. **STANDARDS GUIDING THE URBAN RENEWAL [17C-2-103(1)(c)]**

In order to provide maximum flexibility in the development of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the County’s General Plan; the Zoning Ordinance of the County, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the RDA, other applicable building codes and ordinances of the County; and, as required by ordinance or agreement, review and recommendation of the Millcreek Township Planning & Zoning Commission and approval by the Agency.

Each redevelopment proposal by an owner participant 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, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the County.

The general standards that will guide the Urban Renewal area are as follows:



a. Provide an Attractive Urban Environment

The West Millcreek RDA development will create an attractive urban environment with diverse and complementary uses such as retail, professional services, housing, and employment opportunities, all in close proximity to transit. A mixed-use environment will create the vitality and round-the-clock activities associated with active urban environments, and reinforce the vibrancy of shopping and employment destinations.

b. Blend Harmoniously With Adjoining Areas

The West Millcreek RDA Master Plan is designed to serve as a connector between adjacent developments, and to provide continuity in land use, mobility networks, and urban design across jurisdictional boundaries.

To the south of the West Millcreek RDA is Murray City's Fireclay RDA. The master plans for this area include transit-oriented development, establishment of an interior street grid, an open space corridor and park space along Big Cottonwood Creek, as well as a mix of land uses.

Similarly, to the north of the RDA is the Meadowbrook TRAX Station in South Salt Lake. Long-range plans for this area indicate a desire for transit-oriented development, mixed land uses, and higher intensity residential and commercial development.

The land uses, road and pedestrian networks, and open space systems of the West Millcreek RDA Master Plan blend with these adjacent areas in order to create one continuous development footprint.

c. Provide For Open Space

Open space allocation is critical in dense urban development. Open space creates opportunities for residents and visitors to enjoy the natural environment, offers visual relief from a densely developed urban fabric, and provides avenues for a variety of recreation experiences. Big Cottonwood Creek, the southern boundary of the RDA, offers an opportunity to preserve an open space corridor and potential trail alignment. In addition to the creek corridor, property owners have expressed a desire for a central park space that would provide a convenient recreational resource and that would break up development within the heart of the RDA.

d. Support Transit Use

Virtually all of the West Millcreek RDA is located within one-half mile of existing and planned TRAX stations, with a significant segment falling within a ¼-mile radius. In addition, a Bus Rapid Transit (BRT) line is proposed to run along 3900 South, the northern boundary of the RDA. Both TRAX stations, BRT, and the bus routes along State Street will encourage and facilitate the use of public transit and reduce dependence on automobile transit, thus making the area attractive to a wider variety of residents, employees and visitors.

e. Create a Walkable Community

Transit proximity increases the walkability of the area. It offers opportunities for reduced parking requirements and higher density development as much of the population movement can be served by public transit. Other provisions to encourage walkability within the RDA include smaller blocks, a gridded street system, and mixed uses. More detailed site plans and design guidelines should include the following requirements:

- Pedestrian-friendly features and amenities including trash receptacles, bicycle racks, benches, and pedestrian-oriented street lighting;
- Wide sidewalks and buffers from moving traffic;
- On-street parking;
- Landscaping and street trees;
- Pedestrian-oriented signage;
- Walkable urban design including first floor retail, permeable solid to void ratios, buildings and entrances oriented to the street, parking behind or to the sides of buildings; and
- Human scale architecture.

Street level renderings of the Redevelopment Area are included in the Appendix as Exhibit "E."

6. HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY URBAN RENEWAL [17C-2-103(1)(d)]

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the County and the State. A list of the property owners in the Project Area is shown in the Appendix as Exhibit "D."

The purposes of the Act will be attained as a result of the proposed Urban Redevelopment Project by accomplishing the following items:

a. The Provision for Residential, Commercial, Industrial, Public or Any Combination of These Uses

The Project Area Plan allows for a mixed-use development containing commercial, manufacturing, industrial, residential, retail, and office uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the Salt Lake Valley.

b. The Provision of Public or Private Recreation Area and Other Public Grounds

The proposed redevelopment project will enhance the County's open space and trails network with the addition of neighborhood parks and greenway along Big Cottonwood Creek.

c. Provision of Private or Public Infrastructure

The proposed redevelopment project will provide infrastructure in an area that has inadequate storm drain, curb and gutter, and street lighting. Additionally, the redevelopment project will reduce traffic and pedestrian hazards through appropriate site access, signage, sidewalks and parking.



7. CONFORMANCE OF THE PROPOSED REDEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN [17C-2-103(1)(e)]

The proposed redevelopment area is consistent with the Millcreek Township General Plan which states, "As Millcreek Township continues to evolve, implementation of new ideas and the need for revitalization must not be overlooked. Consequently, future land use decisions should maximize limited development opportunities ..."

The Urban Renewal will conform to the community's general plan by supporting the following objectives contained in the Millcreek General Plan:

- a. Develop communities with quality urban design that encourage social interaction and support family community relationships, as well as healthy, active lifestyles;
- b. Promote land use patterns that provide a high quality of life to all and offer a choice of mobility;
- c. Promote the development of viable commercial, employment and activity centers to serve the community;
- d. Provide diverse housing choices for a variety of needs and income levels;
- e. Provide public facilities and services that reflect the needs of the community; and
- f. Preserve the County's natural resources.

8. HOW PROPOSED REDEVELOPMENT ACTIVITIES WILL REDUCE OR ELIMINATE BLIGHT [17C-2-103(1)(f)]

The Redevelopment Agency of Salt Lake County has made a finding of blight within the boundaries of the Project Area. It is the purposes of this redevelopment plan to reverse the downward economic trend by reducing the barriers to new investment

The proposed redevelopment will provide the increased funding necessary to prepare the area for development activities and reduce blight in the following ways:

- a. Provide funds to upgrade non-compliant infrastructure such as storm drain, curb and gutter, and parking. These infrastructure upgrades will reduce the amount of code non-compliance in the Project Area and encourage private sector investment;
- b. Provide funds for new moderate and low-income housing, thereby reducing physical dilapidation and unsafe conditions in residential areas;
- c. Reduce crime by:
 - i. Providing funds to encourage the development of vacant and underutilized parcels;
 - ii. Provide funds for higher density mixed-use development. These developments will encourage a higher volume of extended-hour human activity, resulting in safer neighborhoods and communities; and



- iii. Provide funds to improve inadequate street lighting.
 - d. Provide monetary incentives for current landowners who wish to upgrade or redevelop existing structures;
 - e. Provide assistance with assessment and/or cleanup of contaminated areas, which are a deterrent to development through uncertainty regarding levels of cleanup required and associated costs;
 - f. Increase the connectivity, walkability and access within and to the area by providing funds for sidewalks and connector roads; and
 - g. Increase the sense of pride in the community by providing funds for parks, trails and other public gathering places.
- 9. DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED URBAN RENEWAL [17C-2-103(1)(g)]**

There are currently no specific projects that are the object of the proposed Urban Renewal.

10. USE OF EMINENT DOMAIN

If the Agency chooses to obtain property in the Project Area through the use of eminent domain, it will commence the acquisition of property through eminent domain no later than five years from the effective date of this plan.

11. METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE URBAN RENEWAL AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS [17C-2-103(1)(h)]

a. Qualified Owners

The redevelopment plan provides reasonable opportunities for owners of property in the Project Area to participate in the redevelopment of property in the Project Area if they enter into a participation agreement with the Agency. The following rules provide that:

- i. Owners may retain, maintain, and if necessary rehabilitate, all or portions of their properties;
- ii. Owners may acquire adjacent or other properties in the Project Area;
- iii. Owners may sell all or portions of their improvements to the Agency, but retain the land, and develop their properties;
- iv. Owners may sell all or portions of their properties to the Agency and purchase other properties in the Project Area;
- v. Owners may sell all or portions of their properties to the Agency and obtain preferences to re-enter the Project Area;



vi. Tenants may have opportunities to become owners of property in the Project Area, subject to the opportunities of owners of property in the Project Area; and

vii. Other methods as may be approved by the Agency.

The Agency may extend reasonable preferential opportunities to owners and tenants in the Project Area ahead of persons and entities from outside the Project Area, to be owners and tenants in the Project Area during and after the completion of the redevelopment.

b. Other Parties

If no owner in the Project Area, as described above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area, is willing to become a developer, the Agency may identify other persons who may be interested in developing all or part of the Project Area. Potential developers will be identified by one or more of the following processes: public solicitation, requests for proposal (RFP), private negotiation, or some other method of identification approved by the Agency.

c. Persons Expressing an Interest to Become a Developer

The Agency has not nor does it intend to enter into any owner participation agreement or agreements with developers to develop all or part of the Project Area until after the Agency and the County decide whether or not to adopt an Urban Renewal Plan for the Project Area. There are no developers currently involved in the Urban Renewal process in the Project Area.

12. REASON FOR SELECTION OF THE PROJECT AREA PROCESS [17C-2-103(1)(i)]

- a. The study area is "not economically sustainable at the present time and is showing increasing signs of neglect and disrepair. No significant investment from the private sector has occurred in recent years to indicate a reversal of this downward trend;"²
- b. Due to the existence of blighted conditions, including substantial physical dilapidation, building, safety and health code violations, unsanitary or unsafe conditions and high criminal activity, the Project Area will likely not develop through normal market means;
- c. Inadequate infrastructure supporting the Project Area will likely impede development through normal market means;
- d. The area has a long history of industrial uses, including trucking companies, dry cleaning, paving companies, cement plant, and auto repair/auto body shops. The area also immediately borders the former Morgan Hanover Smelting Works Site. Due to these industrial uses, a portion of the Project Area contains contaminated soils. This contamination will result in extraordinary costs associated with developing this property in the future, thus making it noncompetitive with alternative development properties within the Salt Lake Valley; and
- e. The Project Area has a high percentage of vacant and underutilized land³.

² West Millcreek Study Area Report, prepared for the Redevelopment Agency of Salt Lake County, A/P Associates, November 2007

³ West Millcreek Study Area report, A/P Associates, November 2007

13. DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA PROCESS [17C-2-103(1)(j)]**a. Physical Conditions**

The Project Area consists of approximately 184 acres of relatively flat, publicly and privately owned land as shown on the Project Area Map. Big Cottonwood Creek runs through the southern part of the area. The area contains very little green space. Vacant parcels consist mainly of dirt and weeds. Building landscape is primarily limited to grass and a few trees.

b. Social Conditions

The Project Area suffers from a lack of social connectivity and vitality. Residential units are randomly mixed among commercial, industrial and manufacturing structures. There are currently no parks, libraries, or other social gathering places in the Project Area. The lack of sidewalks and walking trails discourages foot traffic and access within the area. The abundance of high, mostly chain link fences disconnect businesses from each other, pedestrians from businesses and serve as visual barriers.

c. Economic Conditions

The area has suffered from a lack of reinvestment related to: 1) blight; 2) the actual and perceived environmental issues associated with a portion of the proposed Project Area; 3) lack of access throughout the Project Area; 4) the need for additional and updated infrastructure in the area; and 5) prior industrial uses having portrayed the area as non-conducive to higher intensity development such as office and multi-story housing.

14. DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA [17C-2-103(1)(k)]

There are no tax incentives that are currently allocated as part of this Plan for a specific project or development. In general, tax incentives may be offered to achieve the Urban Renewal goals and objectives of this plan, specifically to:

- a) Reduce or eliminate blight;
- b) Reduce crime;
- c) Foster and accelerate economic development;
- d) Stimulate job development;
- e) Promote the use of transit and the walkability of the area;
- f) Preserve and enhance the creek and surrounding area; and
- g) Make needed infrastructure improvements to roads, storm drains, fire flow, etc.

15. EXISTING BUILDINGS AND HISTORICAL BUILDINGS [17C-2-103(1)(m)]

If there are existing buildings in the Project Area which would qualify as historical buildings, the Urban Renewal Plan shall be in accordance with Subsection 9-8-404(1), UCA 1953, as amended. Historical buildings are defined as those which are included in or eligible for inclusion in the National Register of Historic Places or the State Register.

16. THE BENEFIT OF ANY FINANCIAL ASSISTANCE OR OTHER PUBLIC SUBSIDY PROPOSED TO BE PROVIDED BY THE AGENCY [17C-2-103(1)(I) AND 17C-2-103(2)(a)]

a. (i) An Evaluation of the Reasonableness of the Costs of the Urban Renewal [17C-2-103(2)(a)(i)]

- i. Assistance is needed in order to compensate for the potential contamination and associated cleanup costs at the site. This assistance is necessary in order to "level the playing field" and to make the area competitive with other development locations and to remove the uncertainty that exists relative to development in this area.
- ii. The Agency believes that the additional development will result in increased revenues to the County and other taxing entities through: 1) additional property tax valuation and revenue; and 2) through additional business growth and job creation that will generate increased income tax, corporate franchise tax and sales tax revenues to the State and local government.
- iii. The cost of the public improvements to be constructed in the Project Area may need to be borne by developers, repayable in whole or in part with a portion of the Agency's share of the tax increment generated in the Project Area.
- iv. The Agency believes that the cost estimates shown in the Project Area Budget are reasonable and provide the basis for the Agency to proceed with the proposed development as part of its Urban Renewal activities in the Project Area. The cost estimates reflect the Agency's current best estimates of current and future costs and revenues based upon estimates and projections that may change during the life of the Project Area Budget.

b. (ii) Efforts the Agency or Developer Has Made or Will Make to Maximize Private Investment [17C-2-103(2)(a)(ii)]

The Agency proposes to use tax increment as an incentive to private developers, to encourage and maximize private investment in the development of the Project Area. It is expected that through the use of tax increment in this manner, and through agreements with developers setting the developers' expected performance, private investment will be maximized to the extent reasonably possible. The Agency anticipates requesting competitive bids for development of key sites with the Project Area. The competitive bid process itself will encourage private investment.

c. (iii) Rationale for Use of Tax Increment including Whether the Proposed Development Might Reasonably be Expected to Occur in the Foreseeable Future [17C-2-103(2)(a)(iii)]

Tax increment financing is a tool used for financing and stimulating urban economic development in areas where economic activity is stagnant or declining. In a study commissioned by Salt Lake County in November 2007, A/P Associates found that "The West Millcreek Study area is not economically sustainable at the present time and is showing increasing signs of neglect and disrepair. No significant investment from the private sector has occurred in recent years to indicate a reversal of this downward trend."

While the Millcreek Township General Plan states that the West Millcreek Area has “tremendous potential to become an important resource for the future growth of the Township,” without the economic incentives derived from tax increment financing, there are no indications that significant private investment will occur in the West Millcreek Study Area.

d. (iv) Estimate of the Total Amount of Tax Increment that will be Expended in Undertaking Urban Renewal and the Length of Time for which it will be Expended [17C-2-103(2)(a)(iv)]

Because no developers have currently stepped forward with plans for the Project Area, it is difficult to estimate the amount of tax increment that could be generated over a 20-year period. Project Area costs are estimated to reach roughly \$21,310,736 for infrastructure improvements and economic incentives (including land write-downs) that will benefit the area.

If new construction growth (not including appreciation of current values) averages approximately \$4 million per year (the equivalent of three percent growth in new valuation), the project will generate approximately \$7.4 million in tax increment after pass-thru over the 20-year period; however, if the project averages closer to \$12 million in new investment per year (the equivalent of 6.5 percent average growth rate in new valuation), the project will generate tax increment revenues of roughly \$22.2 million after pass-thru over a 20-year period in 2009 dollars. The length of time for which tax increment will be expended in the Urban Renewal Area is 20 years.

17. ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE URBAN RENEWAL [17C-2-103(2)(b)]

a. The Beneficial Influences Upon the Tax Base of the Community 17C-2-103(2)(b)(i)

The beneficial influences upon the tax base of Salt Lake County and the other taxing entities will include increased property tax revenues. These increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.). To the extent that industrial development increases in the area, personal property values may rise significantly, with positive economic impacts occurring from this type of development. Office development also increases personal property valuation, although often not to the same extent as manufacturing and industrial development.

Retail development in the area will increase sales tax revenues, with one-half of one percent flowing to the County (since the Project Area is in an unincorporated area) as local option point-of-sale tax revenue and one-half of one quarter percent flowing to the County based on the County option point-of-sale distribution.

Job growth in the Project Area will result in increased wages which will result in more local purchases which will benefit existing businesses in the area. Job growth will also result in increased income taxes paid. Business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity in the area, especially at a time when the construction sector of the economy is struggling.



Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

b. (ii) The Associated Business and Economic Activity Likely to be Stimulated [17C-2-103(2)(b)(ii)]

Other business and economic activity likely to be stimulated includes increased spending by residents and employees of the Project Area in the immediate Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the direct spending of the additional residents and employees in the area.

Business will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

Residents will likely make convenience purchases close to home, again assuming that desired goods and services are available. These purchases include items such as: food, convenience foods, personal services, video rentals, etc.

c. (iii) Whether the Adoption of the Project Area Plan is Necessary and Appropriate to Reduce or Eliminate Blight [17C-2-103(2)(b)(iii)]

The area has generated no development interest because of its blighted appearance and the uncertainty regarding contaminated properties. Cleanup of contaminated sites and demolition/renovation of blighted buildings will raise the cost for developers above and beyond normal levels such that no new economic development in the area takes place and surrounding properties also fall into decline. This plan is necessary to remove blighted properties and to improve infrastructure in the area in order to make it a competitive development site at a key location in the middle of the Salt Lake Valley. Improvement of this area will spur development in surrounding areas as well.

EXHIBIT C

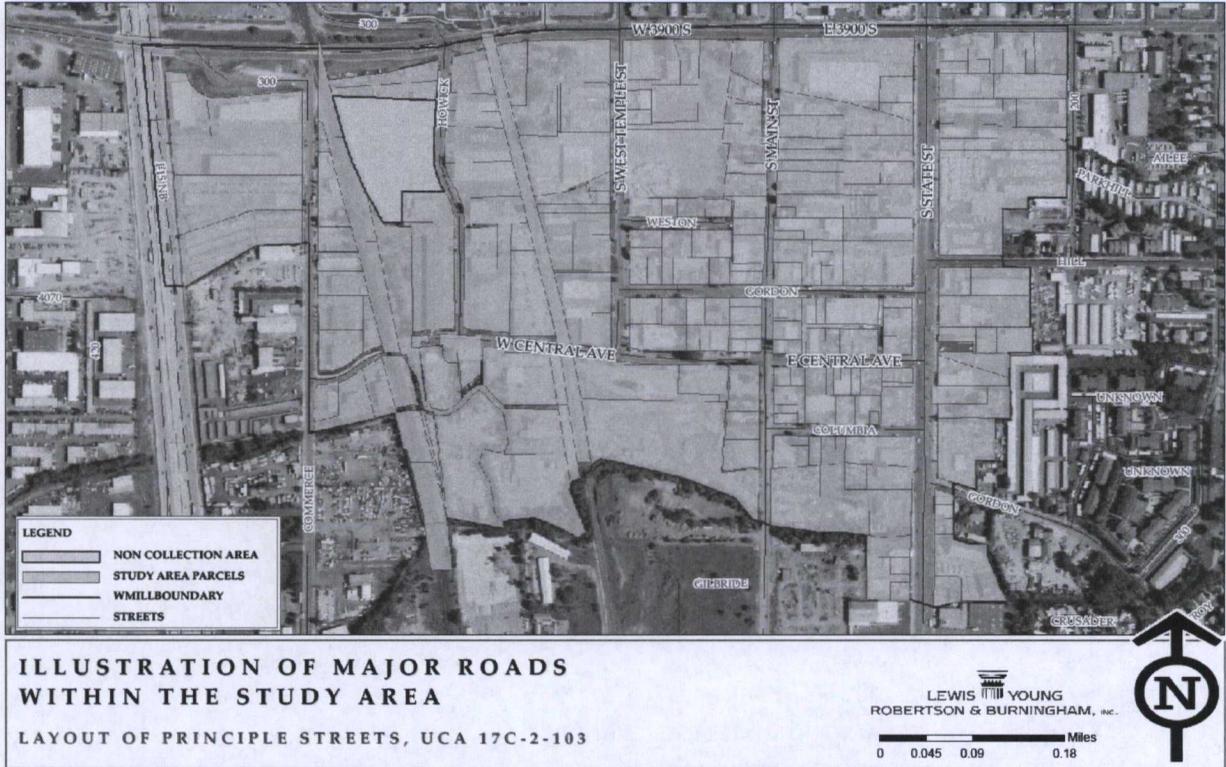




EXHIBIT D
LIST OF PROPERTY OWNERS IN THE PROJECT AREA

PARCEL NUMBER	OWNER NAME	PROPERTY ADDRESS	ACREAGE
1536377010	BONNIE MILLER INVESTMENTS	3960 S 300 W	3.37
1536377012	T & Z CORPORATION	3950 S 300 W	1.38
1536377013	MOUNTAIN STATES BUSINESS PARK	3934-3948 S 300 W	2.43
1536451024		4018 South 300 West	3.13
1536451031	UPC, INC	3994 S 300 W	3.18
1536452005	KAZEMINI, HEDAYAT	3975 S 300 W	0.18
1536452006	STOCKLEY, DONALD L	3995 S 300 W	0.87
1536452011	KENDRICK BROTHERS CONSTRUCTION	4015 S 300 W	0.27
1536452013	GEARHEART, JERRY L	4035 S 300 W	0.50
1536452016	KENDRICK'S EDGE LLC	4015 S 300 W	0.55
1536452017	GEARHEART, JERRY L	4027 S 300 W	0.05
1536452018	DAHLE, ALLAN L; TR	4065 S 300 W	0.72
1536452019	MAGPIE HOLDING LLC	4085 S COMMERCE DR	0.94
1536452022	MAGPIE HOLDING LLC	4111 S 300 W	1.00
1536452023	MAGPIE HOLDING LLC	254 W CENTRAL AVE	0.45
1536453005			0.24
1536453010	NELSON, BRUCE E	175-207 W CENTRAL AVE	0.92
1536453016	TKT LTD	3975 S HOWICK ST	1.45
1536453017	VAN OTTEN, WARNELL	3995 S HOWICK ST	1.50
1536453018	BAIN, BRUCE R; TR	4015 S HOWICK ST	1.00
1536453020	SSLC, L L C	4033 S HOWICK ST	0.45
1536453028	JONES, F W & ASSOCIATES INC	3908 S HOWICK ST	1.01
1536453029	MOKI, LC	3955 S HOWICK ST	0.57
1536453030	CENTRAL BODY SHOP, LLC	3957-3965 S HOWICK ST	0.59
1536453031	ELLSWORTH-TRONIER PROPERTIES	4049 S HOWICK ST	0.50
1536453036	CNC REAL ESTATE LLC	4020-4030 S HOWICK ST	0.97
1536453042	NELSON, BRUCE E	219 W CENTRAL AVE	0.11
1536453043	P & P; LLC	3908-3910 S HOWICK ST	0.89
1536453044	MADSEN, GARY S	3942 S HOWICK ST	0.89
1536453053			2.83
1536453054			0.41
1536453055	R & L MITCHELL LLC	4101 S HOWICK ST	1.99
1536453058	ROBINSON, ERIC R	176 W CENTRAL AVE	0.33
1536453059	MRE ROBINSON LLC	176 W CENTRAL AVE	2.14
1536453060	MA Rentals	4026 South West Temple	0.79
1536453061	HOWICK PROPERTIES LLC	4010 S HOWICK ST ⁴	5.93
1536476001	STANDARD INDUSTRIES INC	195 W 3900 S	0.99
1536476005	BJORNDAL, FRANK	4000 S WESTTEMPLE ST	3.00

⁴ This parcel is excluded from the collection area. One-hundred percent of the taxes collected from this property will pass through to the taxing entities.

PARCEL NUMBER	OWNER NAME	PROPERTY ADDRESS	ACREAGE
1536476009			0.45
1536476011	METRO WEST PROPERTIES, LLC	4074 S WESTTEMPLE ST	0.81
1536476012	METRO WEST PROPERTIES, LLC	4074 S WESTTEMPLE ST	0.90
1536476018	DOWDLE, RONALD K &	4004 S WESTTEMPLE ST	0.20
1536476020	GELLERSEN, MANFRED	4020 S WESTTEMPLE ST	0.44
1536476021	CUMMINGS, HUGH C	4016 S WESTTEMPLE ST	0.18
1536476022	LOVERIDGE MACHINE & TOOL, INC	4080 S WESTTEMPLE ST	0.37
1536476023	Utah Bank Note Company		0.80
1536476024	STANDARD INDUSTRIES INC	195 W 3900 S	4.00
1536476025	STANDARD INDUSTRIES INC	195 W 3900 S	0.08
1536476027	M J J INVESTMENT CO	3958 S WESTTEMPLE ST	0.11
1536476028	SNARR, RONALD P & SY J; TRS	3958 S WESTTEMPLE ST	0.80
1536476029	SNARR, RONALD P & SY J; TRS	3958 S WESTTEMPLE ST	0.61
1536476030		4026 South West Temple	0.95
1536476031	LOVERIDGE MACHINE & TOOL, INC	4080 S WESTTEMPLE ST	0.08
1536477001	UTAH POWER & LIGHT CO	87 W 3900 S	0.96
1536477002	FURNESS, GORDON J	3947-3949 S WESTTEMPLE ST	0.39
1536477003	HILLER, RANDY	3959 S WESTTEMPLE ST	0.27
1536477005	REESE, MAX G; TR	4003 S WESTTEMPLE ST	4.07
1536477006	BASMENJI, YUSEF	4015 S WESTTEMPLE ST	0.38
1536477007	BASMENJI, YUSEF	58 W WESTON AVE	0.19
1536477008	PETERSON, RON B	50-56 W WESTON AVE	0.34
1536477010	CAPITOL CITY PROPERTIES LLC	3902 S MAIN ST	0.78
1536477012	HEJAZI-FAR, GINA L & HASHEM	3960 S MAIN ST	0.46
1536477013	ANDERSON, FREDRICK C	3980 S MAIN ST	0.24
1536477014	OKAZAKI, KENNETH A	3990-3992 S MAIN ST	0.25
1536477015	SAFI-SAMGHABADI, BEHNAZ	3996 S MAIN ST	0.60
1536477017	SAMGHABADI, BEHNAZ SAFI	4010 S MAIN ST	0.44
1536477025	CNT COMPANY	3946 S MAIN ST	0.52
1536477026	CNT COMPANY	3946 S MAIN ST	0.05
1536477027	CNT COMPANY	3956 S MAIN ST	0.43
1536477028	SCHMIDT, DORIS C; TR	27 W 3900 S	0.74
1536477029	SCHMIDT, DORIS C; TR	3960 S WESTTEMPLE ST	1.73
1536477031	MUNDINGER, CAROL A; TR	20 W WESTON AVE	0.34
1536477032	RED ROCK APARTMENTS LC	61 W 3900 S	0.64
1536477033	RED ROCK APARTMENTS LC	51 W 3900 S # A-C	0.58
1536477034	BENNION, RICHARD C	61 W 3900 S	1.19
1536477035	REESE, MAX G; TR	4003 S WESTTEMPLE ST	0.12
1536478001	ZELCH, BRIAN	4025 S WESTTEMPLE ST	0.20
1536478002	BEESELEY, DAN	4035 S WESTTEMPLE ST	0.20
1536478003	MOORE ENTERPRISES LLC	4045 S WESTTEMPLE ST	0.20
1536478004	ODW ENTERPRISES LTD	55-59 W WESTON AVE	0.38
1536478005	FIDLER, GEORGE A	53 W WESTON AVE	0.17

PARCEL NUMBER	OWNER NAME	PROPERTY ADDRESS	ACREAGE
1536478006	BAARMSA, WANDA L, ET AL	19 W WESTON AVE	0.17
1536478007	GUY'S INC	21 W WESTON AVE	0.34
1536478008	GUY'S INC	15 W WESTON AVE	0.23
1536478009	NELSON, NOELL & SHIRLEY	90 W GORDON AVE	0.33
1536478010	NELSON, NOELL & SHIRLEY; TRS	68 W GORDON AVE	0.27
1536478011	NELSON, NOELL & SHIRLEY	64 W GORDON AVE	0.17
1536478012	NELSON, NOELL & SHIRLEY A;	48-52 W GORDON AVE	0.52
1536478013	BAKER, CAROL K; ET AL	42 W GORDON AVE	0.17
1536478014	ENGH, PAMELA C; TR	36 W GORDON AVE	0.17
1536478015	ENGH, PAMELA C; TR	26 W GORDON AVE	0.20
1536478016	GUY'S INC	4026 S MAIN ST	0.39
1536478020	4068 SOUTH MAIN LC	4068 S MAIN ST # REAR	0.27
1536478022	DORSEY, WILLIAM H	4036 S MAIN ST	0.41
1536478023	DORSEY, WILLIAM H	4050 S MAIN ST	0.37
1536479004	NELSON, NOELL & SHIRLEY; TRS	67 W GORDON AVE	0.46
1536479005	BAKER, CAROL K; ET AL	51 W GORDON AVE	0.34
1536479006	ENGH, PAMELA C; TR	21 W GORDON AVE	0.43
1536479008	KNOWLES, LEO G	56 W CENTRAL AVE	0.26
1536479009	D & P PROPERTIES INC	34 W CENTRAL AVE	0.58
1536479010	ENGH, PAMELA C; TR	4072 S MAIN ST	0.18
1536479011	ENGH, PAMELA C; TR	4072 S MAIN ST	0.18
1536479012	ENGH, PAMELA C; TR	4072 S MAIN ST	0.18
1536479015	MAXWELL, CLIVE M; TR	16 W CENTRAL AVE	0.27
1536479016	BARON LANS LLC	4090 S MAIN ST	0.29
1536479018	LOVERIDGE MACHINE & TOOL, INC	4077 S WESTTEMPLE ST	0.57
1536479019	LOVERIDGE MACHINE & TOOL, INC	4097 S WESTTEMPLE ST	1.03
1631351002	OLSETH, DARRELL S & BEVERLY A	3951 S MAIN ST	0.82
1631351003	PACK, AKBAR	3955 S MAIN ST	0.93
1631351004	NEWMAN, RICHARD D &	3957 S MAIN ST	0.47
1631351005	THIRTY NINTH MAIN ASSOCIATES	3975 S MAIN ST # 1-10	0.47
1631351006	THIRTY NINTH MAIN ASSOCIATES	3999 S MAIN ST # N1-8	0.47
1631351007	THIRTY NINTH MAIN ASSOCIATES	3999 S MAIN ST # S1-8	0.95
1631351008	MALONEY, GERALD K	4015 S MAIN ST	0.86
1631351009	KUCHINSKI, ROBERT B	4019 S MAIN ST	0.09
1631351010	ROBBINS, WILSON K; TR	4021 S MAIN ST	0.05
1631351011	WINDFALL INVESTMENTS LLC	4031 S MAIN ST	0.82
1631351012	WINDFALL INVESTMENTS LLC	4031 S MAIN ST	0.18
1631351013	MH & HH INVESTMENTS, LLC	4051 S MAIN ST	0.70
1631351014	MH & HH INVESTMENTS LLC	4051 S MAIN ST	0.42
1631351018	MARDANLOU, HASSAN	3960 S STATE ST	1.00
1631351019	MARDANLOU, HASSAN	3964 S STATE ST	0.63
1631351020	MENNCO CORPORATION	3976 S STATE ST # REAR	0.50
1631351021	ELDREDGE, DAVID	3986 S STATE ST	0.49

PARCEL NUMBER	OWNER NAME	PROPERTY ADDRESS	ACREAGE
1631351022	ELDREDGE, DAVID L	4000 S STATE ST	0.26
1631351023	ELDREDGE, DAVID L	4000 S STATE ST	0.24
1631351024	GABE INVESTMENTS, LLC	4012 S STATE ST	0.50
1631351030	VIVACE LLC	53 E GORDON AVE	0.14
1631351031	VIVACE LLC	53 E GORDON AVE	0.16
1631351032	VIVACE LLC	49 E GORDON AVE	0.14
1631351033	VIVACE LLC	53 E GORDON AVE	0.14
1631351034	REDMOND, SHARON I	61 E GORDON AVE	0.28
1631351036	GHAFFARIAN, ALI	3950 S STATE ST	0.30
1631351037	REDMOND, KENNITH W	65 E GORDON AVE	0.56
1631351038	STATE STREET BANK AND TRUST	4060 S STATE ST	1.44
1631351039	RAVARINO, FRANK D; TRS ET AL	50 E 3900 S	5.68
1631351040	RAVARINO, ANNETTE K; TR	3942 S STATE ST	0.55
1631351041	BROADBENT & MCDONALD BUILDING	4030 S STATE ST	1.00
1631351042	GABE INVESTMENTS, LLC	4022 S STATE ST	1.00
1631352004	SYMES, SHAWN C	15 E CENTRAL AVE	0.28
1631352005	ATWOOD PROPERTIES, LLC	30 E GORDON AVE	0.21
1631352006	BEIFUSS FAMILY LLC	46 E GORDON AVE	0.17
1631352007	BEIFUSS FAMILY LLC	60 E GORDON AVE	0.17
1631352008	BEIFUSS FAMILY LLC	60 E GORDON AVE	0.76
1631352009	MOFFAT, STEVEN R	37 E CENTRAL AVE	0.23
1631352010	PHILLIPS, D RICH	51 E CENTRAL AVE	0.15
1631352011	BUTCHER, HARRY L & CLEO L	57 E CENTRAL AVE	0.26
1631352012	PLATTS, RONALD K	67 E CENTRAL AVE	0.34
1631352013	4100 SOUTH STATE LLC	77 E CENTRAL AVE	0.36
1631352014	4080 SOUTH RENTALS LLC	4070 S STATE ST	0.18
1631352015	4080 SOUTH RENTALS LLC	4080-4092 S STATE ST	0.37
1631352016	4100 SOUTH STATE LLC	4100 S STATE ST	0.18
1631352017	4100 SOUTH STATE LLC	4100 S STATE ST	0.37
1631352020	GORODETSKY, PIOTR	4087 S MAIN ST	0.05
1631352021	SHIRAH, RUTH	4095 S MAIN ST	0.38
1631352022	GORODETSKY, PIOTR	4087 S MAIN ST	0.40
1631353001	SDC CORPORATION	3909 S STATE ST	0.16
1631353004	SAFE HARBOR ASSOCIATES INC	3940 S STATE ST	0.50
1631353005	PETERSON, ED F & BLOSSOM	3955 S STATE ST	0.79
1631353006	TONGE, DOUGLAS K	3965 S STATE ST	0.52
1631353014	1051 SOUTH 300 WEST LC	124-128 E 3900 S	0.18
1631353015	1051 SOUTH 300 WEST LC	130 E 3900 S	0.47
1631353016	QUESTAR GAS COMPANY	140 E 3900 S	0.02
1631353017	OLSCHEWSKI, HERBERT G	146 E 3900 S	0.20
1631353018	MAMMCO, LLC	164 E 3900 S	0.18
1631353019	MAMMCO, LLC	164 E 3900 S	0.35
1631353021	MAMMCO, LLC	3926 S 200 E # REAR	0.50

PARCEL NUMBER	OWNER NAME	PROPERTY ADDRESS	ACREAGE
1631353022	J. G. LEE DRILLING CO., INC.	3950 S 200 E	0.92
1631353023	KOTLER, DAN	3968 S 200 E	0.50
1631353030	SELS AUTOMOTIVE INC	3939 S STATE ST	0.85
1631353031	SAFE HARBOR ASSOCIATES INC	3940 S 200 E	1.15
1631353034	1051 SOUTH 300 WEST LC	130 E 3900 S	0.27
1631353039	3915 SOUTH, LC	3915 S STATE ST	0.19
1631353040	3925 SOUTH, LC	3925 S STATE ST	0.22
1631353041	OLSCHEWSKI, HERBERT G	146 E 3900 S	0.35
1631353042	MAMMCO, LLC	3926 S 200 E	0.15
1631353046	BROWN - NE LLC	3971 S STATE ST # A-B	0.02
1631353047	BROWN-NE LLC	3971 S STATE ST # A-B	0.89
1631353048	MOTOR SPORTSLAND INC	4001 S STATE ST	6.40
1631377002	MSC CORP	4081 S STATE ST	1.78
1631377004	SAVE WAY TRAILER SALES, INC	4125 S STATE ST	0.27
1631377023	CALL, RANDY	4091 S STATE ST # A	0.38
1631377025	CLINES AUTO SALES INC	4051 S STATE ST	0.59
1631377026	CLINES AUTO SLAES INC	130-164 E HILL AVE	1.03
1631377028	CALL, RANDY J	4091 S STATE ST # B	0.36
1631377029	CALL, RANDY J	4091 S STATE ST # C	0.61
2101202002	RINGWALL PROPERTIES LLC	4153 S 300 W	0.50
2101202007	MOUNTAINLAND INVESTING LLC	265-277 W CENTRAL AVE	1.06
2101202008	WATSON INVESTMENTS LLC	255 W CENTRAL AVE	0.76
2101203001	NELSON, BRUCE E	219 W CENTRAL AVE	1.37
2101206004	NELSON, BRUCE E	175 W CENTRAL AVE # REAR	4.81
2101226003	MDO, L L C	145 W CENTRAL AVE	3.90
2101226004	MDO, L L C	145 W CENTRAL AVE	0.17
2101226005	BAILEY, GREG R; TR	165 W CENTRAL AVE	1.61
2101226006	BAILEY, GREG R; TR	165 W CENTRAL AVE	0.35
2101226007	BAILEY, GREG R; TR	155 W CENTRAL AVE	0.34
2101226009	BLACK, DOUGLAS A	155 W CENTRAL AVE	1.60
2101228002	MCKINNON ENTERPRISES LLC	4128 S MAIN ST	0.98
2101228003	ZIONS FIRST NATIONAL BANK	4142 S MAIN ST	0.32
2101228006	ZIONS FIRST NATIONAL BANK	4180 S MAIN ST	0.44
2101228007	ZIONS FIRST NATIONAL BANK	4180 S MAIN ST	0.32
2101228008	ZIONS FIRST NATIONAL BANK	4180 S MAIN ST	0.22
2101228011	ASH GROVE CEMENT CO	81 W CENTRAL AVE	0.03
2101228012	ASH GROVE CEMENT CO	81 W CENTRAL AVE	2.62
2101228014	GIBBONS & REED COMPANY	41 W CENTRAL AVE	0.96
2101228015	WINDRIVER INVESTMENTS L C	4186 S MAIN ST	7.05
2206101002	BAILEY, TABATHA	4131 S MAIN ST	0.18
2206101005	ELLSWORTH-TRONIER PROPERTIES	4147 S MAIN ST	0.14
2206101007	LEHMAN, E. W. & ANNA	20 E CENTRAL AVE	0.38
2206101008	CHARNETZKY, NINA	32 E CENTRAL AVE	0.13

PARCEL NUMBER	OWNER NAME	PROPERTY ADDRESS	ACREAGE
2206101009	RIDEOUT, TIMOTHY S	46 E CENTRAL AVE	0.13
2206101010	RIDEOUT, TIMOTHY S	50 E CENTRAL AVE	0.21
2206101011	RIDEOUT, TIMOTHY S	66 E CENTRAL AVE	0.21
2206101012	RIDEOUT, TIMOTHY S	68 E 4175 S	0.17
2206101013	RIDEOUT, TIMOTHY S	78 E CENTRAL AVE	0.21
2206101016	BRINGHURST, LEO S; TR	45 E COLUMBIA AVE	0.34
2206101017	C & G BUILDING LC	49 E COLUMBIA AVE	0.26
2206101019	BURTON, STEVEN D	4120-4122 S STATE ST	0.19
2206101020	BURTON, STEVEN D	4122 S STATE ST	0.09
2206101021	BURTON, STEVEN D	4122 S STATE ST	0.09
2206101026	LEVER AUTO SPORTS LC	33 E COLUMBIA AVE	0.56
2206101027	HARDLE, BRUCE K & KAREN	4149 S MAIN ST	0.14
2206101028	BAILEY, BLAINE R &	31 E COLUMBIA AVE	0.11
2206101030	SAGE HILL FARM	4125 S MAIN ST	0.20
2206101031	SAGE HILL FARM	4 E CENTRAL AVE	0.15
2206101032	KUCHINSKI, ROBERT	4143 S MAIN ST	0.15
2206101033	BURTON, STEVEN D	4144 S STATE ST	0.74
2206101034	BURTON, STEVEN D	4144 S STATE ST	0.13
2206101035	SMITH, JACK B	55 E COLUMBIA AVE # 1-3	0.07
2206101036	SMITH, JACK B; ET AL	55 E COLUMBIA AVE	0.01
2206102001	VANGERVERN, JACK F; TR	4165 S MAIN ST	0.59
2206102002	WRIGHT ENGINEERING	4205 S MAIN ST	1.91
2206102003	WATTS, BARBARA	30-32 E COLUMBIA AVE	0.11
2206102004	BLAIR, THOMAS M &	36 E COLUMBIA AVE	0.24
2206102005	PALMER, MERRILL J	40 E COLUMBIA AVE	0.27
2206102012	ROSA PROPERTIES LC	4190 S STATE ST	0.35
2206102014	ROSA PROPERTIES LC	4190 S STATE ST	0.64
2206102016	ROSA PROPERTIES LC	4180 S STATE ST	1.30
2206102019	SARFRAZ, MOHAMMAD	4220 S STATE ST	1.29
2206102020	MURRAY TOWERS LC	4220 S STATE ST	1.95
2206103002	FINNAS, J RANDALL	4242 S STATE ST	0.59
2206103003	RANDALL'S BODY SHOP, INC	4244 S STATE ST	0.18
2206103004	RANDALL'S BODY SHOP, INC	4244 S STATE ST	0.62
2206103005	SOLAIMANIAN, MIKE	4250 S STATE ST	0.23
2206104002	J D KINGSTON JR	4139 S STATE ST	0.64
2206104003	J D KINGSTON JR	4141 S STATE ST	0.85
2206104018	SAVEWAY TRAILER SALES INC	4125 S STATE ST	0.77
2206104020	CLINE DAHLE INVESTMENTS	4153 S STATE ST	2.08
2206105001	MRMJ, LLC	4201 S STATE ST	0.13
2206105002	MRMJ, LLC	4203 S STATE ST	0.17
2206105003	BALL, A E ENTERPRISES INC	4221 S STATE ST	0.19
2206153002	LARSEN, RANDY K	4277 S STATE ST	0.47
2206153025	RICHARD L & AUDREY C	4231 S STATE ST	1.93