

RDA RESOLUTION 26-01

A RESOLUTION OF THE SOUTH WEBER CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (RDA) ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2027

WHEREAS, Utah Code Annotated 10-6-111, 10-6-112, and 10-6-118 require the governing body to prepare a tentative budget, provide that budget for public inspection, and approve that budget before the end of the fiscal period; and

WHEREAS, Finance Direct Brett Baltazar and City Manager David Larson have worked with the Board to create a fiscally responsible budget; and

WHEREAS, the Tentative Budget is a public document that will be modified and amended as needed prior to adoption of the Final Budget; and

WHEREAS, the RDA Board shall hold a public hearing for citizens input at its meeting on May 26, 2026; and

WHEREAS, the Board has carefully considered the proposed budget and with full conformity with state laws, now desires to adopt the same;

NOW THEREFORE BE IT RESOLVED by the Governing Board of the South Weber City Community Development and Renewal Agency as follows:

Section 1. Adopt: The Tentative Budget for Fiscal Year 2027 is hereby adopted as attached in **Exhibit 1** and a public hearing is set as referenced above.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the RDA Board of South Weber, Davis County, on the 12th day of May 2026.


Roll call vote is as follows:

Board Member Halverson	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Board Member Petty	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Chair Westbroek	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Board Member Dills	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Board Member Davis	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Board Member Winsor	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST

Excused


Rod Westbroek, Chair



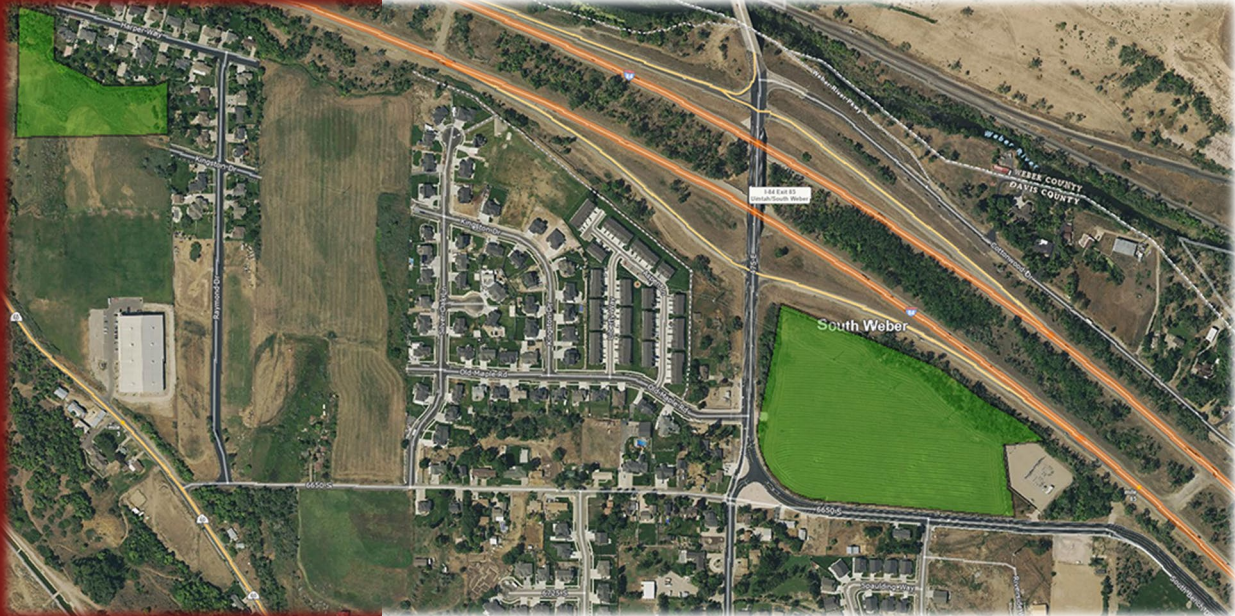
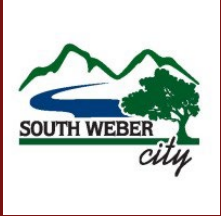

Attest: Lisa Smith, Secretary

Fiscal Year 2027

Old Fort Community

Reinvestment Area

Project Area Budget



South Weber Community Development and Renewal Agency
Old Fort Community Reinvestment Area
Projected Multi-Year Budget

Valuation Analysis & Base Year Tax Revenue											
Project Years	10	1	2	3	4	5	6	7	8	9	10
RDA Fiscal Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tax Increment Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total Base Year Value		\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304
Total Assessed Value		\$18,890,405	\$18,812,823	\$18,740,470	\$18,700,455	\$18,682,259	\$18,677,304	\$18,677,304	\$18,677,304	\$18,677,304	\$18,677,304
Total Incremental Value		\$17,213,101	\$17,135,519	\$17,063,166	\$17,023,151	\$17,004,955	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000

Base Year Tax Revenues to Taxing Entities	2023 Tax Rate	Total	NPV										
Davis County	0.001152	\$19,323	\$14,920	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932
Multicounty Assessing & Collecting Levy	0.000015	\$252	\$194	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25
County Assessing & Collecting Levy	0.000131	\$2,197	\$1,697	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220
Davis County School District	0.006228	\$104,462	\$80,663	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446
South Weber City	0.001330	\$22,308	\$17,226	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231
Weber Basin Water Conservancy District	0.000200	\$3,355	\$2,590	\$335	\$335	\$335	\$335	\$335	\$335	\$335	\$335	\$335	\$335
Davis County Mosquito Abatement District	0.000098	\$1,644	\$1,269	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164
Central Weber Sewer Improvement District	0.000523	\$8,772	\$6,774	\$877	\$877	\$877	\$877	\$877	\$877	\$877	\$877	\$877	\$877
County Library	0.000234	\$3,925	\$3,031	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392
Total	0.009911	\$166,238	\$128,364	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624

Participation Rates													
Davis County				50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Multicounty Assessing & Collecting Levy				50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
County Assessing & Collecting Levy				50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Davis County School District				50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
South Weber City				100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Weber Basin Water Conservancy District				50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Davis County Mosquito Abatement District				50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Central Weber Sewer Improvement District				50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
County Library				50%	50%	50%	50%	50%	50%	50%	50%	50%	50%

Tax Increment Calculations													
RDA Fiscal Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Tax Increment Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
Total Incremental Revenues	2023 Tax Rate	Total	NPV										
Davis County	0.001152	\$196,347	\$151,687	\$19,829	\$19,740	\$19,657	\$19,611	\$19,590	\$19,584	\$19,584	\$19,584	\$19,584	
Multicounty Assessing & Collecting Levy	0.000015	\$2,557	\$1,975	\$258	\$257	\$256	\$255	\$255	\$255	\$255	\$255	\$255	
County Assessing & Collecting Levy	0.000131	\$22,328	\$17,249	\$2,255	\$2,245	\$2,235	\$2,230	\$2,228	\$2,227	\$2,227	\$2,227	\$2,227	
Davis County School District	0.006228	\$1,061,500	\$820,059	\$107,203	\$106,720	\$106,269	\$106,020	\$105,907	\$105,876	\$105,876	\$105,876	\$105,876	
South Weber City	0.001330	\$226,685	\$175,125	\$22,893	\$22,790	\$22,694	\$22,641	\$22,617	\$22,610	\$22,610	\$22,610	\$22,610	
Weber Basin Water Conservancy District	0.000200	\$34,088	\$26,335	\$3,443	\$3,427	\$3,413	\$3,405	\$3,401	\$3,400	\$3,400	\$3,400	\$3,400	
Davis County Mosquito Abatement District	0.000098	\$16,703	\$12,904	\$1,687	\$1,679	\$1,672	\$1,668	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	
Central Weber Sewer Improvement District	0.000523	\$89,140	\$68,865	\$9,002	\$8,962	\$8,924	\$8,903	\$8,894	\$8,891	\$8,891	\$8,891	\$8,891	
County Library	0.000234	\$39,883	\$30,811	\$4,028	\$4,010	\$3,993	\$3,983	\$3,979	\$3,978	\$3,978	\$3,978	\$3,978	
Total	0.009911	\$1,689,230	\$1,305,010	\$170,599	\$169,830	\$169,113	\$168,716	\$168,536	\$168,487	\$168,487	\$168,487	\$168,487	

Tax Increment Calculations													
RDA Fiscal Year				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tax Increment Year				2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Incremental Tax Revenues to Taxing Entities				2023 Tax Rate	Total	NPV							
Davis County	0.001152	\$98,173	\$75,844	\$9,915	\$9,870	\$9,828	\$9,805	\$9,795	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792
Multicounty Assessing & Collecting Levy	0.000015	\$1,278	\$988	\$129	\$129	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128
County Assessing & Collecting Levy	0.000131	\$11,164	\$8,625	\$1,127	\$1,122	\$1,118	\$1,115	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114
Davis County School District	0.006228	\$530,750	\$410,029	\$53,602	\$53,360	\$53,135	\$53,010	\$52,953	\$52,938	\$52,938	\$52,938	\$52,938	\$52,938
South Weber City	0.001330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Weber Basin Water Conservancy District	0.000200	\$17,044	\$13,167	\$1,721	\$1,714	\$1,706	\$1,702	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Davis County Mosquito Abatement District	0.000098	\$8,352	\$6,452	\$843	\$840	\$836	\$834	\$833	\$833	\$833	\$833	\$833	\$833
Central Weber Sewer Improvement District	0.000523	\$44,570	\$34,432	\$4,501	\$4,481	\$4,462	\$4,452	\$4,447	\$4,446	\$4,446	\$4,446	\$4,446	\$4,446
County Library	0.000234	\$19,941	\$15,406	\$2,014	\$2,005	\$1,996	\$1,992	\$1,990	\$1,989	\$1,989	\$1,989	\$1,989	\$1,989
Total	0.009911	\$731,272	\$564,942	\$73,853	\$73,520	\$73,210	\$73,038	\$72,960	\$72,939	\$72,939	\$72,939	\$72,939	\$72,939
Incremental Tax Revenues to Agency				2023 Tax Rate	Total	NPV							
Davis County	0.001152	\$98,173	\$75,844	\$9,915	\$9,870	\$9,828	\$9,805	\$9,795	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792
Multicounty Assessing & Collecting Levy	0.000015	\$1,278	\$988	\$129	\$129	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128
County Assessing & Collecting Levy	0.000131	\$11,164	\$8,625	\$1,127	\$1,122	\$1,118	\$1,115	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114
Davis County School District	0.006228	\$530,750	\$410,029	\$53,602	\$53,360	\$53,135	\$53,010	\$52,953	\$52,938	\$52,938	\$52,938	\$52,938	\$52,938
South Weber City	0.001330	\$226,685	\$175,125	\$22,893	\$22,790	\$22,694	\$22,641	\$22,617	\$22,610	\$22,610	\$22,610	\$22,610	\$22,610
Weber Basin Water Conservancy District	0.000200	\$17,044	\$13,167	\$1,721	\$1,714	\$1,706	\$1,702	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Davis County Mosquito Abatement District	0.000098	\$8,352	\$6,452	\$843	\$840	\$836	\$834	\$833	\$833	\$833	\$833	\$833	\$833
Central Weber Sewer Improvement District	0.000523	\$44,570	\$34,432	\$4,501	\$4,481	\$4,462	\$4,452	\$4,447	\$4,446	\$4,446	\$4,446	\$4,446	\$4,446
County Library	0.000234	\$19,941	\$15,406	\$2,014	\$2,005	\$1,996	\$1,992	\$1,990	\$1,989	\$1,989	\$1,989	\$1,989	\$1,989
Total	0.009911	\$957,957	\$740,067	\$96,746	\$96,310	\$95,904	\$95,679	\$95,576	\$95,549	\$95,549	\$95,549	\$95,549	\$95,549

Agency Budget												
RDA Fiscal Year			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tax Increment Year			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenues												
Incremental Tax Revenues to Agency												
	Total	NPV										
Davis County	\$98,173	\$75,844	\$9,915	\$9,870	\$9,828	\$9,805	\$9,795	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792
Multicounty Assessing & Collecting Levy	\$1,278	\$988	\$129	\$129	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128
County Assessing & Collecting Levy	\$11,164	\$8,625	\$1,127	\$1,122	\$1,118	\$1,115	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114
Davis County School District	\$530,750	\$410,029	\$53,602	\$53,360	\$53,135	\$53,010	\$52,953	\$52,938	\$52,938	\$52,938	\$52,938	\$52,938
South Weber City	\$226,685	\$175,125	\$22,893	\$22,790	\$22,694	\$22,641	\$22,617	\$22,610	\$22,610	\$22,610	\$22,610	\$22,610
Weber Basin Water Conservancy District	\$17,044	\$13,167	\$1,721	\$1,714	\$1,706	\$1,702	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Davis County Mosquito Abatement District	\$8,352	\$6,452	\$843	\$840	\$836	\$834	\$833	\$833	\$833	\$833	\$833	\$833
Central Weber Sewer Improvement District	\$44,570	\$34,432	\$4,501	\$4,481	\$4,462	\$4,452	\$4,447	\$4,446	\$4,446	\$4,446	\$4,446	\$4,446
County Library	\$19,941	\$15,406	\$2,014	\$2,005	\$1,996	\$1,992	\$1,990	\$1,989	\$1,989	\$1,989	\$1,989	\$1,989
Total	\$957,957	\$740,067	\$96,746	\$96,310	\$95,904	\$95,679	\$95,576	\$95,549	\$95,549	\$95,549	\$95,549	\$95,549
Expenditures												
	Total	NPV										
<i>Redevelopment Agency Administrative Percent</i>			2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Administrative Costs	(\$23,949)	(\$18,502)	(\$2,419)	(\$2,408)	(\$2,398)	(\$2,392)	(\$2,389)	(\$2,389)	(\$2,389)	(\$2,389)	(\$2,389)	(\$2,389)
<i>Davis County Administrative Percent (Library & County)</i>			2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Administrative Costs	(\$2,655)	(\$2,281)	(\$298)	(\$297)	(\$296)	(\$295)	(\$295)	(\$295)	(\$295)	(\$295)	(\$295)	(\$295)
<i>Housing Percent</i>			10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Housing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Infrastructure Costs</i>												
Canal Reroute and Piping Main Site	(\$546,920)	(\$464,101)	(\$94,029)	(\$93,606)	(\$93,210)	(\$92,992)	(\$92,892)	(\$80,191)				
Inventory Lot Public Improvements	(\$225,647)	(\$155,871)	\$0	\$0	\$0	\$0	\$0	(\$12,674)	(\$92,865)	(\$92,865)	(\$27,243)	
Remaining Increment for Project Area Development	\$158,487	\$99,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,622	\$92,865

Cap on Tax Increment to Agency	
Davis County	\$98,173
Multicounty Assessing & Collecting Levy	\$1,278
County Assessing & Collecting Levy	\$11,164
Davis County School District	\$530,750
South Weber City	\$226,685
Weber Basin Water Conservancy District	\$17,044
Davis County Mosquito Abatement District	\$8,352
Central Weber Sewer Improvement District	\$44,570
County Library	\$19,941
Total	\$957,957