



San Juan Community Reinvestment Agency

Purpose, Uses, &
Processes

6 February 2018



All You Need to Know About CRAs

- What is a CRA?
- How Does it Work?
- How Can Tax Increment Be Used?
- What is the Timeline for Project Creation?

- Bluff Dwellings Project Area

What is a CRA?

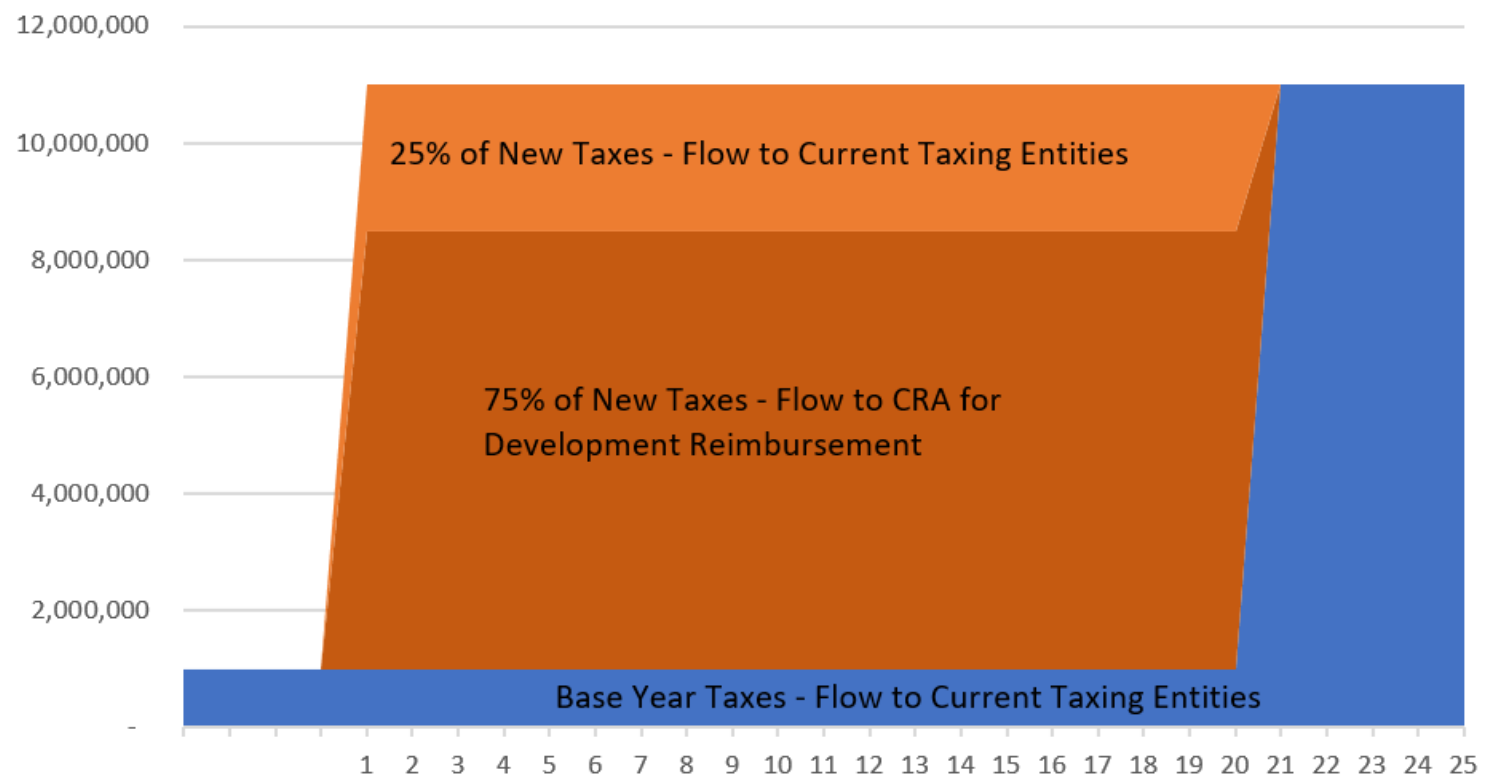
- Community Reinvestment Agency
- Separate Legal Entity
- Economic Development Tool
- Primarily Used to Provide Tax Increment Investment



How Does Tax Increment Work?

- CRA Creates a Project Area
- Provides Tax Increment for a Period of Time
- Usually a Maximum of 75% for 20 Years

CRA Tax Example



How Can Tax Increment Be Used?

- Reimburse Development Costs
- Buy or Buydown Land
- Provide Direct Development Incentives
- Public Infrastructure
- Cannot Pay for Public Buildings

- Recommendation:
Reimburse Horizontal Infrastructure



What is the Approval Process?

- Find Project – Developer Request or County Driven
- Adopt Survey Resolution - Boundaries
- Draft Project Area Plan and Budget
- Hold a Public Hearing
- Negotiate Interlocal Agreements with Taxing Entities
- Negotiate Participation Agreement with Developer

EROLL



Bluff
Dwellings
Project Area



Tax Increment Request

Bluff Dwelling Reimbursement Expenses	
UDOT Turn Lane	\$ 300,000
Bluff Water Works	75,000
Electrical Utilities	50,000
Other Utility Costs	25,000
Total Request	\$ 450,000



Preliminary Evaluation			
Added Value	\$ 7,000,000		
Value on Tax Roles	5,600,000	80%	
2017 Tax Rate	0.013971		
New Tax Revenue	78,238		
Tax Entity Participation	75%		
Tax Increment	58,678		
CRA Management Fee	2,934	5%	
Repay RDA for Creation	15,000		

	Year	Tax Increment	Beg	Ending
	1	40,744	450,000	409,256
	2	55,744	409,256	353,511
	3	55,744	353,511	297,767
	4	55,744	297,767	242,023
	5	55,744	242,023	186,279
	6	55,744	186,279	130,534
	7	55,744	130,534	74,790
	8	55,744	74,790	19,046
	9	55,744	19,046	(36,699)
	10	55,744	(36,699)	(92,443)
	11	55,744	(92,443)	(148,187)
	12	55,744	(148,187)	(203,931)
	13	55,744	(203,931)	(259,676)
	14	55,744	(259,676)	(315,420)
	15	55,744	(315,420)	(371,164)

Preliminary Calendar of Events

San Juan County Community Reinvestment Agency

Bluff Dwellings Community Reinvestment Project Area, 2018

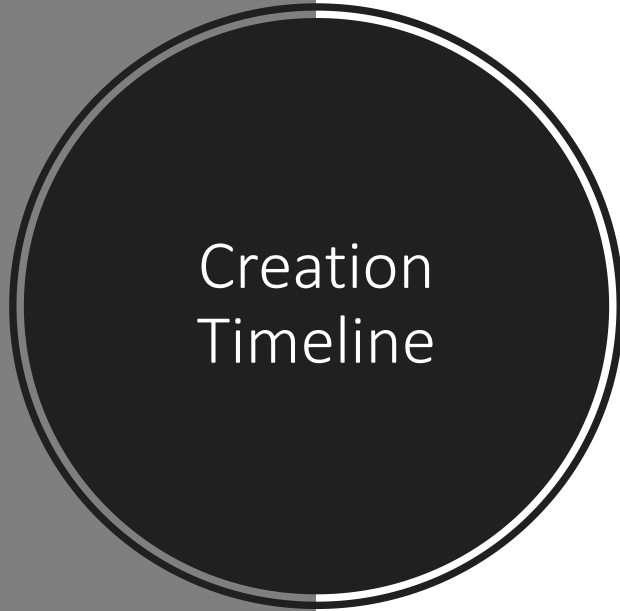
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Date	Event	Responsible Party	Status	Code
8-Jan-18	Kick-off meeting to review goals, timelines, gather data (phone)	RDA, EFG, JD	Complete	
15-Jan-18	Develop geographic area and map for survey resolution	RDA, EFG, JD	Complete	
29-Jan-18	Draft & Circulate Survey Resolution	MDF	Complete	17C-5-103
29-Jan-18	Prepare & circulate preliminary tax increment numbers	EFG	Complete	
29-Jan-18	Determine if Housing allocation is required (\$100k annually)	MDF, EFG, RDA	Complete	17C-5-307
6-Feb-18	RDA considers Survey Resolution	RDA		17C-5-103
6-Mar-18	Draft Project Area Plan & Project Area Budget (worksession)	EFG, JD		17C-5-104
6-Mar-18	Meet and discuss Plan and Budget with taxing entities	EFG, RDA		
13-Mar-18	Mail public hearing notices to property owners and affected parties			17C-1-806
13-Mar-18	Make Plan and Budget available to the public for 30 days	RDA		17C-5-104
13-Mar-18	Send Plan and Budget to all taxing entites and State Board of Education	EFG, RDA, MDF		17C-5-104
28-Mar-18	Provide Notice in newspaper for public hearing	MDF		17C-1-806
28-Mar-18	Draft & Circulate Plan and Budget adoption resolutions & ordinance	MDF		17C-5-104
28-Mar-18	Draft & Circulate public hearing notice, adoption notices	MDF		
28-Mar-18	Draft & Circulate interlocal agreements and resolutions	MDF		
28-Mar-18	Draft & Circulate Participation Agreement	MDF		

Preliminary Calendar of Events

San Juan County Community Reinvestment Agency Bluff Dwellings Community Reinvestment Project Area, 2018

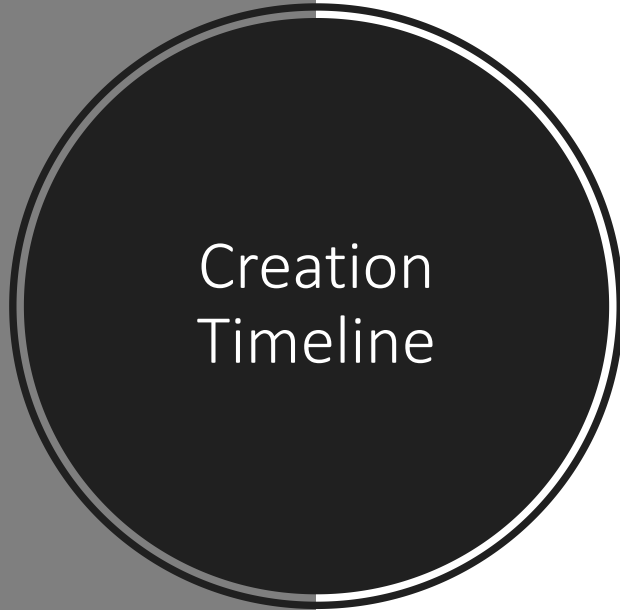
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Date	Event	Responsible Party	Status	Code
17-Apr-18	Hold public hearing to consider adoption of plan and budget	RDA		
17-Apr-18	Consider adoption of plan and budget by resolution	RDA		17C-1-508
17-Apr-18	Consider adoption of plan by ordinance	County		17C-1-508
24-Apr-18	Provide notice of adoption & file documents	MDF		17C-1-510 & 511
24-Apr-18	Negotiate final interlocal participation	EFG, RDA		
24-Apr-18	Finalize negotiations with Bluff Dwellings	RDA, EFG		
1-May-18	Consider resolution approving interlocal agreements	RDA		
1-May-18	County considers interlocal agreement	County		
1-May-18	San Juan County Service Area No. 1 considers interlocal	County?		
8-May-18	Water Conservancy considers interlocal agreement	WCD		
8-May-18	School District considers interlocal agreement	District		
9-May-18	Health Service District considers interlocal agreement	Board		
15-May-18	Approve Participation Agreement & Sign	RDA, BD		
16-May-18	File & provide notice of Interlocal agreement adoption	MDF		17C-5-205
17-May-18	Protest period for plan and budget ends			17C-1-510
16-Jun-18	Protest period ends for interlocal agreement			17C-5-205
16-Jun-18	Provide creation certificate	MDF		17C-5-204

RDA	San Juan County CRA	MDF	McDonald Fielding	BD	Bluff Dwellings
County	San Juan County	EFG	EFG Consulting	JD	Jones & DeMille
District	School District				

Questions

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