

# **REDEVELOPMENT AGENCY OF BOUNTIFUL CITY**

**Tuesday, March 27, 2018**

**7:30 p.m. (Time approximate after the City Council meeting)**

**NOTICE IS HEREBY GIVEN** that the Board of Directors of the Bountiful City Redevelopment Agency will hold a meeting at Bountiful City Hall, 790 South 100 East, Bountiful, Utah, at the time and date given above. The public is invited to attend. Persons who require special accommodations should contact Shawna Andrus, Executive Assistant, at (801) 298-6140, at least 24 hours prior to the meeting.

If you are not on the agenda, the Board of Directors will not discuss your item of business until a subsequent meeting. If you wish to have an item placed on the agenda, contact the Redevelopment Agency Director at (801) 298-6190, at least 7 days before the scheduled meeting.

## **AGENDA**

1. Welcome
2. Consider approval of minutes for October 10, 2017.
3. Consider approval of an amended revolving loan application for \$550,000, Renaissance Place LLC, Brian Knowlton, applicant.
4. RDA Director's report and miscellaneous business.



Chad Wilkinson, RDA Director

Pending minutes have not yet been approved by the Redevelopment Agency Committee and are subject to change until final approval has been made.

## BOUNTIFUL REDEVELOPMENT AGENCY

### Meeting Minutes of: Tuesday, October 10, 2017

Location: City Council Chambers, Bountiful City Hall, 790 South 100 East, Bountiful, Utah

Present: Chairman – Randy Lewis; Board Members – Kendalyn Harris, Richard Higginson, Beth Holbrook, John Marc Knight and John Pitt; City Manager – Gary Hill; City Attorney – Clinton Drake; Redevelopment Director – Chad Wilkinson; City Engineer – Paul Rowland

#### Welcome

1. Chairman Randy Lewis opened the meeting at 11:30 p.m. and welcomed those in attendance.

#### Agenda Items

2. **Consider approval of minutes for September 12, 2017.**

Mr. Higginson made a motion to approve the minutes for September 12, 2017. Ms. Holbrook seconded the motion.

A Mr. Lewis  
A Ms. Harris  
A Mr. Higginson  
A Ms. Holbrook  
A Ms. Knight  
A Mr. Pitt

Motion passed 6-0.

Mr. Higginson inquired regarding the status of the Colonial Square improvement project. Mr. Wilkinson stated that work has not yet commenced, and the applicant is still working to complete the loan documents.

3. **Consider a revolving loan application for \$600,000, Renaissance Place LLC, Brian Knowlton, applicant.**

Redevelopment Director Chad Wilkinson presented a summary of the staff report (the full staff report follows).

Mr. Brian Knowlton, representing Renaissance Place, LLC requests a loan of \$600,000 dollars in order to finance construction of a mixed use building on “Pad A” of the Renaissance Town Center.

The proposed building consists of 5 stories. The ground floor of the building will be comprised of parking and approximately 4,700 square feet of commercial space. The remainder of the building consists of 40 multifamily residential units.

Because the primary purpose of the loan program is the establishment of new businesses and job creation in Bountiful (or to support existing businesses in expansion), staff recommends that any loans financed through the revolving loan program be limited to commercial properties or commercial portions of mixed use properties. The amount requested represents 50 percent of the actual construction costs of the commercial portion of the building based on estimates provided by the applicant. This amount is consistent with RDA loan policies which state that loans should not exceed 50 percent of the construction costs for a project. The proposed financing for the project includes \$1,700,000 of applicant provided funding, a commercial loan of \$6,872,254 dollars and the proposed RDA loan. The current RDA loan request would be in second position to the commercial loan. The appraised value for the project to be constructed is \$10,160,000 (See the attached appraisal summary).

The resulting loan to value ratio is 74 percent. In the past, the RDA has attempted to maintain a loan to value ratio of 75 percent or less for revolving loans. Because of the large dollar amount requested it would be preferable to have the loan to value ratio as low as possible while still supporting the project. After discussions with the applicant, staff is suggesting a total RDA loan amount of \$550,000 dollars be considered by the Board which would amount to an approximate 73 percent loan to value ratio, which will allow the RDA to support this project while maintaining an acceptable level of risk with these public funds. The applicant is comfortable with these terms.

The applicant has requested full amortization of the loan for a period of 20 years with a balloon payment at five years. The project is located within the RDA area and is part of an identified redevelopment site in the City.

Mr. Wilkinson recommended approval of the loan to Renaissance Place, LLC with the following terms:

1. Loan Value: \$550,000 dollars
2. Amortization Period: 20 years
3. Call: 5 years
4. Interest Rate: 3%
5. Payment Schedule: Monthly
6. Security: Second Position Trust Deed behind a commercial loan on the proposed building
7. Other: This offer sunsets November 1, 2017, is not assignable, and may not be extended



Ms. Harris made a motion for approval of a revolving loan application for \$550,000, with the terms described in the Staff Report, Renaissance Place LLC, Brian Knowlton, applicant. Ms. Holbrook seconded the motion.

A Mr. Lewis  
A Ms. Harris  
A Mr. Higginson  
A Ms. Holbrook  
A Ms. Knight  
A Mr. Pitt

Motion passed 6-0.

**4. RDA Director's report and miscellaneous business.**

Mr. Wilkinson reported that two separate loans for Colonial Square Owners' Association and for Sean Monson are still in progress and will be funded soon.

Mr. Pitt made a motion to adjourn the RDA meeting. Mr. Higginson seconded the motion.

A Mr. Lewis  
A Ms. Harris  
A Mr. Higginson  
A Ms. Holbrook  
A Ms. Knight  
A Mr. Pitt

Motion passed 6-0.

The meeting was adjourned at 11:45 p.m.

---

Chad Wilkinson, Redevelopment Director

# Redevelopment Agency Staff Report



**Subject:** Amended-Application for Loan for construction of a mixed-use Building  
**Property:** 1520 S. Main Street  
**Author:** March 27, 2018

---

## Background

Mr. Brian Knowlton, representing Renaissance Place, LLC requests a loan of \$550,000 dollars in order to finance construction of a mixed use building on “Pad A” of the Renaissance Town Center.

The proposed building consists of 5 stories. The ground floor of the building will be comprised of parking and approximately 4,700 square feet of commercial space. The remainder of the building consists of 40 multifamily residential units.

## Analysis

The applicant was approved for a loan in the amount of \$550,000 dollars on October 10, 2017. The applicant has subsequently requested that the collateral for the RDA loan be changed from the subject property to other land within the Renaissance Towne Center development. The applicant has provided an appraisal indicating a value of \$960,000 dollars for the property proposed to be used as security. While the property identified is .31 acres in size, the appraisal indicates that the value is based on an assumption of using common area around the property to support the development of the property. The total effective parcel area identified in the appraisal is 1.36 acres. Therefore, in order to gain the necessary loan to value ratio the entire 1.336 acre property identified in the appraisal will need to be encumbered. If the entire 1.336 acres identified in the appraisal is encumbered the resulting LTV is 57 percent which is well below the 75 percent LTV ratio the RDA board has requested in the past. The amount requested represents approximately 46 percent of the actual construction costs of the commercial portion of the building based on estimates provided by the applicant. This amount is consistent with RDA loan policies which state that loans should not exceed 50 percent of the construction costs for a project. The proposed financing for the project includes \$1,715,000 of applicant provided funding, a commercial loan of \$6,800,000 dollars and the proposed RDA loan.

One of the advantages to the current proposal is that the RDA would be in first position on the property to be encumbered rather than second position to a commercial loan as originally proposed. One concern related to the proposal is the potential for negative impacts to future development of the collateral property because of the existence of a trust deed encumbering the property. The applicant has requested full amortization of the loan for a period of 20 years with a balloon payment at five years. The intention is to

refinance the project after the construction period and wrap the loans into long term financing which would pay off the RDA loan. In order to reduce the period of encumbrance of the property, staff recommends that the call for the loan be at four years rather than five as proposed. This will limit the amount of time that the security property is encumbered.

### **Department Review**

Agency Director and City Manager.

### **Significant Impacts**

None.

### **Recommended Action**

Approve a loan to Renaissance Place, LLC with the following terms:

1. Loan Value: \$550,000 dollars
2. Amortization Period: 20 years
3. Call: 4 years
4. Interest Rate: 3%
5. Payment Schedule: Monthly
6. Security: First Position Trust Deed
7. Other: This offer sunsets April 27, 2018, is not assignable, and may not be extended

### **Attachments**

Application materials  
Appraisal Summary  
Amortization Schedule



Loan Amortization Schedule

**Bountiful RDA - Renaissance PAD A**

March 27, 2018

Original Balance	\$550,000
Final Balance	\$0
Outstanding Balance at end of Year 4	\$464,676
Rate (Annual/Fixed)	3%
Payments Per Year	12
Loan Period (Months)	240
Loan Origination Date	1-May-18
1st Payment Date	1-Jun-18
<b>Monthly Payment</b>	<b>\$3,050.29</b>

Pmt #	Due Date	P&I Payment	Principal	Interest	Additional Principal	New Balance	Date of Payment	Check Number	FY Cumm Principal	FY Cumm Interest
-	1-May-18	-	-	-	-	\$550,000.00				
1	1-Jun-18	\$3,050.29	\$1,675.29	\$1,375.00	\$0.00	\$548,324.71				
2	1-Jul-18	\$3,050.29	\$1,679.48	\$1,370.81	\$0.00	\$546,645.23				
3	1-Aug-18	\$3,050.29	\$1,683.67	\$1,366.61	\$0.00	\$544,961.56				
4	1-Sep-18	\$3,050.29	\$1,687.88	\$1,362.40	\$0.00	\$543,273.68			\$6,726.32	\$5,474.83
5	1-Oct-18	\$3,050.29	\$1,692.10	\$1,358.18	\$0.00	\$541,581.58				
6	1-Nov-18	\$3,050.29	\$1,696.33	\$1,353.95	\$0.00	\$539,885.25				
7	1-Dec-18	\$3,050.29	\$1,700.57	\$1,349.71	\$0.00	\$538,184.68				
8	1-Jan-19	\$3,050.29	\$1,704.83	\$1,345.46	\$0.00	\$536,479.85				
9	1-Feb-19	\$3,050.29	\$1,709.09	\$1,341.20	\$0.00	\$534,770.76				
10	1-Mar-19	\$3,050.29	\$1,713.36	\$1,336.93	\$0.00	\$533,057.40				
11	1-Apr-19	\$3,050.29	\$1,717.64	\$1,332.64	\$0.00	\$531,339.76				
12	1-May-19	\$3,050.29	\$1,721.94	\$1,328.35	\$0.00	\$529,617.82				
13	1-Jun-19	\$3,050.29	\$1,726.24	\$1,324.04	\$0.00	\$527,891.58				
14	1-Jul-19	\$3,050.29	\$1,730.56	\$1,319.73	\$0.00	\$526,161.02				
15	1-Aug-19	\$3,050.29	\$1,734.88	\$1,315.40	\$0.00	\$524,426.14				
16	1-Sep-19	\$3,050.29	\$1,739.22	\$1,311.07	\$0.00	\$522,686.92			\$20,586.76	\$16,016.67
17	1-Oct-19	\$3,050.29	\$1,743.57	\$1,306.72	\$0.00	\$520,943.35				
18	1-Nov-19	\$3,050.29	\$1,747.93	\$1,302.36	\$0.00	\$519,195.42				
19	1-Dec-19	\$3,050.29	\$1,752.30	\$1,297.99	\$0.00	\$517,443.12				
20	1-Jan-20	\$3,050.29	\$1,756.68	\$1,293.61	\$0.00	\$515,686.44				
21	1-Feb-20	\$3,050.29	\$1,761.07	\$1,289.22	\$0.00	\$513,925.37				
22	1-Mar-20	\$3,050.29	\$1,765.47	\$1,284.81	\$0.00	\$512,159.90				
23	1-Apr-20	\$3,050.29	\$1,769.89	\$1,280.40	\$0.00	\$510,390.01				
24	1-May-20	\$3,050.29	\$1,774.31	\$1,275.98	\$0.00	\$508,615.70				
25	1-Jun-20	\$3,050.29	\$1,778.75	\$1,271.54	\$0.00	\$506,836.95				
26	1-Jul-20	\$3,050.29	\$1,783.19	\$1,267.09	\$0.00	\$505,053.76				
27	1-Aug-20	\$3,050.29	\$1,787.65	\$1,262.63	\$0.00	\$503,266.11				
28	1-Sep-20	\$3,050.29	\$1,792.12	\$1,258.17	\$0.00	\$501,473.99			\$21,212.93	\$15,390.51
29	1-Oct-20	\$3,050.29	\$1,796.60	\$1,253.68	\$0.00	\$499,677.39				
30	1-Nov-20	\$3,050.29	\$1,801.09	\$1,249.19	\$0.00	\$497,876.30				
31	1-Dec-20	\$3,050.29	\$1,805.60	\$1,244.69	\$0.00	\$496,070.70				
32	1-Jan-21	\$3,050.29	\$1,810.11	\$1,240.18	\$0.00	\$494,260.59				
33	1-Feb-21	\$3,050.29	\$1,814.64	\$1,235.65	\$0.00	\$492,445.95				
34	1-Mar-21	\$3,050.29	\$1,819.17	\$1,231.11	\$0.00	\$490,626.78				
35	1-Apr-21	\$3,050.29	\$1,823.72	\$1,226.57	\$0.00	\$488,803.06				
36	1-May-21	\$3,050.29	\$1,828.28	\$1,222.01	\$0.00	\$486,974.78				
37	1-Jun-21	\$3,050.29	\$1,832.85	\$1,217.44	\$0.00	\$485,141.93				
38	1-Jul-21	\$3,050.29	\$1,837.43	\$1,212.85	\$0.00	\$483,304.50				
39	1-Aug-21	\$3,050.29	\$1,842.03	\$1,208.26	\$0.00	\$481,462.47				
40	1-Sep-21	\$3,050.29	\$1,846.63	\$1,203.66	\$0.00	\$479,615.84			\$21,803.64	\$14,799.81
41	1-Oct-21	\$3,050.29	\$1,851.25	\$1,199.04	\$0.00	\$477,764.59				
42	1-Nov-21	\$3,050.29	\$1,855.88	\$1,194.41	\$0.00	\$475,908.71				
43	1-Dec-21	\$3,050.29	\$1,860.52	\$1,189.77	\$0.00	\$474,048.19				
44	1-Jan-22	\$3,050.29	\$1,865.17	\$1,185.12	\$0.00	\$472,183.02				
45	1-Feb-22	\$3,050.29	\$1,869.83	\$1,180.46	\$0.00	\$470,313.19				
46	1-Mar-22	\$3,050.29	\$1,874.50	\$1,175.78	\$0.00	\$468,438.69				
47	1-Apr-22	\$3,050.29	\$1,879.19	\$1,171.10	\$0.00	\$466,559.50				
48	1-May-22	\$3,050.29	\$1,883.89	\$1,166.40	\$0.00	\$464,675.61			Call Date	
49	1-Jun-22	\$3,050.29	\$1,888.60	\$1,161.69	\$0.00	\$462,787.01				
50	1-Jul-22	\$3,050.29	\$1,893.32	\$1,156.97	\$0.00	\$460,893.69				
51	1-Aug-22	\$3,050.29	\$1,898.05	\$1,152.23	\$0.00	\$458,995.64				
52	1-Sep-22	\$3,050.29	\$1,902.80	\$1,147.49	\$0.00	\$457,092.84			\$22,523.00	\$14,080.46
53	1-Oct-22	\$3,050.29	\$1,907.55	\$1,142.73	\$0.00	\$455,185.29				
54	1-Nov-22	\$3,050.29	\$1,912.32	\$1,137.96	\$0.00	\$453,272.97				

55	1-Dec-22	\$3,050.29	\$1,917.10	\$1,133.18	\$0.00	\$451,355.87		
56	1-Jan-23	\$3,050.29	\$1,921.90	\$1,128.39	\$0.00	\$449,433.97		
57	1-Feb-23	\$3,050.29	\$1,926.70	\$1,123.58	\$0.00	\$447,507.27		
58	1-Mar-23	\$3,050.29	\$1,931.52	\$1,118.77	\$0.00	\$445,575.75		
59	1-Apr-23	\$3,050.29	\$1,936.35	\$1,113.94	\$0.00	\$443,639.40		
60	1-May-23	\$3,050.29	\$1,941.19	\$1,109.10	\$0.00	\$441,698.21		
61	1-Jun-23	\$3,050.29	\$1,946.04	\$1,104.25	\$0.00	\$439,752.17		
62	1-Jul-23	\$3,050.29	\$1,950.91	\$1,099.38	\$0.00	\$437,801.26		
63	1-Aug-23	\$3,050.29	\$1,955.78	\$1,094.50	\$0.00	\$435,845.48		
64	1-Sep-23	\$3,050.29	\$1,960.67	\$1,089.61	\$0.00	\$433,884.81		
65	1-Oct-23	\$3,050.29	\$1,965.57	\$1,084.71	\$0.00	\$431,919.24		
66	1-Nov-23	\$3,050.29	\$1,970.49	\$1,079.80	\$0.00	\$429,948.75		
67	1-Dec-23	\$3,050.29	\$1,975.41	\$1,074.87	\$0.00	\$427,973.34		
68	1-Jan-24	\$3,050.29	\$1,980.35	\$1,069.93	\$0.00	\$425,992.99		
69	1-Feb-24	\$3,050.29	\$1,985.30	\$1,064.98	\$0.00	\$424,007.69		
70	1-Mar-24	\$3,050.29	\$1,990.27	\$1,060.02	\$0.00	\$422,017.42		
71	1-Apr-24	\$3,050.29	\$1,995.24	\$1,055.04	\$0.00	\$420,022.18		
72	1-May-24	\$3,050.29	\$2,000.23	\$1,050.06	\$0.00	\$418,021.95		
73	1-Jun-24	\$3,050.29	\$2,005.23	\$1,045.05	\$0.00	\$416,016.72		
74	1-Jul-24	\$3,050.29	\$2,010.24	\$1,040.04	\$0.00	\$414,006.48		
75	1-Aug-24	\$3,050.29	\$2,015.27	\$1,035.02	\$0.00	\$411,991.21		
76	1-Sep-24	\$3,050.29	\$2,020.31	\$1,029.98	\$0.00	\$409,970.90		
77	1-Oct-24	\$3,050.29	\$2,025.36	\$1,024.93	\$0.00	\$407,945.54		
78	1-Nov-24	\$3,050.29	\$2,030.42	\$1,019.86	\$0.00	\$405,915.12		
79	1-Dec-24	\$3,050.29	\$2,035.50	\$1,014.79	\$0.00	\$403,879.62		
80	1-Jan-25	\$3,050.29	\$2,040.59	\$1,009.70	\$0.00	\$401,839.03		
81	1-Feb-25	\$3,050.29	\$2,045.69	\$1,004.60	\$0.00	\$399,793.34		
82	1-Mar-25	\$3,050.29	\$2,050.80	\$999.48	\$0.00	\$397,742.54		
83	1-Apr-25	\$3,050.29	\$2,055.93	\$994.36	\$0.00	\$395,686.61		
84	1-May-25	\$3,050.29	\$2,061.07	\$989.22	\$0.00	\$393,625.54		
85	1-Jun-25	\$3,050.29	\$2,066.22	\$984.06	\$0.00	\$391,559.32		
86	1-Jul-25	\$3,050.29	\$2,071.39	\$978.90	\$0.00	\$389,487.93		
87	1-Aug-25	\$3,050.29	\$2,076.57	\$973.72	\$0.00	\$387,411.36		
88	1-Sep-25	\$3,050.29	\$2,081.76	\$968.53	\$0.00	\$385,329.60		
89	1-Oct-25	\$3,050.29	\$2,086.96	\$963.32	\$0.00	\$383,242.64		
90	1-Nov-25	\$3,050.29	\$2,092.18	\$958.11	\$0.00	\$381,150.46		
91	1-Dec-25	\$3,050.29	\$2,097.41	\$952.88	\$0.00	\$379,053.05		
92	1-Jan-26	\$3,050.29	\$2,102.65	\$947.63	\$0.00	\$376,950.40		
93	1-Feb-26	\$3,050.29	\$2,107.91	\$942.38	\$0.00	\$374,842.49		
94	1-Mar-26	\$3,050.29	\$2,113.18	\$937.11	\$0.00	\$372,729.31		
95	1-Apr-26	\$3,050.29	\$2,118.46	\$931.82	\$0.00	\$370,610.85		
96	1-May-26	\$3,050.29	\$2,123.76	\$926.53	\$0.00	\$368,487.09		
97	1-Jun-26	\$3,050.29	\$2,129.07	\$921.22	\$0.00	\$366,358.02		
98	1-Jul-26	\$3,050.29	\$2,134.39	\$915.90	\$0.00	\$364,223.63		
99	1-Aug-26	\$3,050.29	\$2,139.73	\$910.56	\$0.00	\$362,083.90		
100	1-Sep-26	\$3,050.29	\$2,145.08	\$905.21	\$0.00	\$359,938.82		
101	1-Oct-26	\$3,050.29	\$2,150.44	\$899.85	\$0.00	\$357,788.38		
102	1-Nov-26	\$3,050.29	\$2,155.82	\$894.47	\$0.00	\$355,632.56		
103	1-Dec-26	\$3,050.29	\$2,161.21	\$889.08	\$0.00	\$353,471.35		
104	1-Jan-27	\$3,050.29	\$2,166.61	\$883.68	\$0.00	\$351,304.74		
105	1-Feb-27	\$3,050.29	\$2,172.02	\$878.26	\$0.00	\$349,132.72		
106	1-Mar-27	\$3,050.29	\$2,177.45	\$872.83	\$0.00	\$346,955.27		
107	1-Apr-27	\$3,050.29	\$2,182.90	\$867.39	\$0.00	\$344,772.37		
108	1-May-27	\$3,050.29	\$2,188.36	\$861.93	\$0.00	\$342,584.01		
109	1-Jun-27	\$3,050.29	\$2,193.83	\$856.46	\$0.00	\$340,390.18		
110	1-Jul-27	\$3,050.29	\$2,199.31	\$850.98	\$0.00	\$338,190.87		
111	1-Aug-27	\$3,050.29	\$2,204.81	\$845.48	\$0.00	\$335,986.06		
112	1-Sep-27	\$3,050.29	\$2,210.32	\$839.97	\$0.00	\$333,775.74		
113	1-Oct-27	\$3,050.29	\$2,215.85	\$834.44	\$0.00	\$331,559.89		
114	1-Nov-27	\$3,050.29	\$2,221.39	\$828.90	\$0.00	\$329,338.50		
115	1-Dec-27	\$3,050.29	\$2,226.94	\$823.35	\$0.00	\$327,111.56		
116	1-Jan-28	\$3,050.29	\$2,232.51	\$817.78	\$0.00	\$324,879.05		
117	1-Feb-28	\$3,050.29	\$2,238.09	\$812.20	\$0.00	\$322,640.96		
118	1-Mar-28	\$3,050.29	\$2,243.68	\$806.60	\$0.00	\$320,397.28		
119	1-Apr-28	\$3,050.29	\$2,249.29	\$800.99	\$0.00	\$318,147.99		
120	1-May-28	\$3,050.29	\$2,254.92	\$795.37	\$0.00	\$315,893.07		
121	1-Jun-28	\$3,050.29	\$2,260.55	\$789.73	\$0.00	\$313,632.52		
122	1-Jul-28	\$3,050.29	\$2,266.21	\$784.08	\$0.00	\$311,366.31		
123	1-Aug-28	\$3,050.29	\$2,271.87	\$778.42	\$0.00	\$309,094.44		
124	1-Sep-28	\$3,050.29	\$2,277.55	\$772.74	\$0.00	\$306,816.89		
125	1-Oct-28	\$3,050.29	\$2,283.24	\$767.04	\$0.00	\$304,533.65		

\$15,394.63 \$9,007.66



126	1-Nov-28	\$3,050.29	\$2,288.95	\$761.33	\$0.00	\$302,244.70
127	1-Dec-28	\$3,050.29	\$2,294.68	\$755.61	\$0.00	\$299,950.02
128	1-Jan-29	\$3,050.29	\$2,300.41	\$749.88	\$0.00	\$297,649.61
129	1-Feb-29	\$3,050.29	\$2,306.16	\$744.12	\$0.00	\$295,343.45
130	1-Mar-29	\$3,050.29	\$2,311.93	\$738.36	\$0.00	\$293,031.52
131	1-Apr-29	\$3,050.29	\$2,317.71	\$732.58	\$0.00	\$290,713.81
132	1-May-29	\$3,050.29	\$2,323.50	\$726.78	\$0.00	\$288,390.31
133	1-Jun-29	\$3,050.29	\$2,329.31	\$720.98	\$0.00	\$286,061.00
134	1-Jul-29	\$3,050.29	\$2,335.13	\$715.15	\$0.00	\$283,725.87
135	1-Aug-29	\$3,050.29	\$2,340.97	\$709.31	\$0.00	\$281,384.90
136	1-Sep-29	\$3,050.29	\$2,346.82	\$703.46	\$0.00	\$279,038.08
137	1-Oct-29	\$3,050.29	\$2,352.69	\$697.60	\$0.00	\$276,685.39
138	1-Nov-29	\$3,050.29	\$2,358.57	\$691.71	\$0.00	\$274,326.82
139	1-Dec-29	\$3,050.29	\$2,364.47	\$685.82	\$0.00	\$271,962.35
140	1-Jan-30	\$3,050.29	\$2,370.38	\$679.91	\$0.00	\$269,591.97
141	1-Feb-30	\$3,050.29	\$2,376.31	\$673.98	\$0.00	\$267,215.66
142	1-Mar-30	\$3,050.29	\$2,382.25	\$668.04	\$0.00	\$264,833.41
143	1-Apr-30	\$3,050.29	\$2,388.20	\$662.08	\$0.00	\$262,445.21
144	1-May-30	\$3,050.29	\$2,394.17	\$656.11	\$0.00	\$260,051.04
145	1-Jun-30	\$3,050.29	\$2,400.16	\$650.13	\$0.00	\$257,650.88
146	1-Jul-30	\$3,050.29	\$2,406.16	\$644.13	\$0.00	\$255,244.72
147	1-Aug-30	\$3,050.29	\$2,412.17	\$638.11	\$0.00	\$252,832.55
148	1-Sep-30	\$3,050.29	\$2,418.21	\$632.08	\$0.00	\$250,414.34
149	1-Oct-30	\$3,050.29	\$2,424.25	\$626.04	\$0.00	\$247,990.09
150	1-Nov-30	\$3,050.29	\$2,430.31	\$619.98	\$0.00	\$245,559.78
151	1-Dec-30	\$3,050.29	\$2,436.39	\$613.90	\$0.00	\$243,123.39
152	1-Jan-31	\$3,050.29	\$2,442.48	\$607.81	\$0.00	\$240,680.91
153	1-Feb-31	\$3,050.29	\$2,448.58	\$601.70	\$0.00	\$238,232.33
154	1-Mar-31	\$3,050.29	\$2,454.71	\$595.58	\$0.00	\$235,777.62
155	1-Apr-31	\$3,050.29	\$2,460.84	\$589.44	\$0.00	\$233,316.78
156	1-May-31	\$3,050.29	\$2,466.99	\$583.29	\$0.00	\$230,849.79
157	1-Jun-31	\$3,050.29	\$2,473.16	\$577.12	\$0.00	\$228,376.63
158	1-Jul-31	\$3,050.29	\$2,479.35	\$570.94	\$0.00	\$225,897.28
159	1-Aug-31	\$3,050.29	\$2,485.54	\$564.74	\$0.00	\$223,411.74
160	1-Sep-31	\$3,050.29	\$2,491.76	\$558.53	\$0.00	\$220,919.98
161	1-Oct-31	\$3,050.29	\$2,497.99	\$552.30	\$0.00	\$218,421.99
162	1-Nov-31	\$3,050.29	\$2,504.23	\$546.05	\$0.00	\$215,917.76
163	1-Dec-31	\$3,050.29	\$2,510.49	\$539.79	\$0.00	\$213,407.27
164	1-Jan-32	\$3,050.29	\$2,516.77	\$533.52	\$0.00	\$210,890.50
165	1-Feb-32	\$3,050.29	\$2,523.06	\$527.23	\$0.00	\$208,367.44
166	1-Mar-32	\$3,050.29	\$2,529.37	\$520.92	\$0.00	\$205,838.07
167	1-Apr-32	\$3,050.29	\$2,535.69	\$514.60	\$0.00	\$203,302.38
168	1-May-32	\$3,050.29	\$2,542.03	\$508.26	\$0.00	\$200,760.35
169	1-Jun-32	\$3,050.29	\$2,548.39	\$501.90	\$0.00	\$198,211.96
170	1-Jul-32	\$3,050.29	\$2,554.76	\$495.53	\$0.00	\$195,657.20
171	1-Aug-32	\$3,050.29	\$2,561.14	\$489.14	\$0.00	\$193,096.06
172	1-Sep-32	\$3,050.29	\$2,567.55	\$482.74	\$0.00	\$190,528.51
173	1-Oct-32	\$3,050.29	\$2,573.97	\$476.32	\$0.00	\$187,954.54
174	1-Nov-32	\$3,050.29	\$2,580.40	\$469.89	\$0.00	\$185,374.14
175	1-Dec-32	\$3,050.29	\$2,586.85	\$463.44	\$0.00	\$182,787.29
176	1-Jan-33	\$3,050.29	\$2,593.32	\$456.97	\$0.00	\$180,193.97
177	1-Feb-33	\$3,050.29	\$2,599.80	\$450.48	\$0.00	\$177,594.17
178	1-Mar-33	\$3,050.29	\$2,606.30	\$443.99	\$0.00	\$174,987.87
179	1-Apr-33	\$3,050.29	\$2,612.82	\$437.47	\$0.00	\$172,375.05
180	1-May-33	\$3,050.29	\$2,619.35	\$430.94	\$0.00	\$169,755.70
181	1-Jun-33	\$3,050.29	\$2,625.90	\$424.39	\$0.00	\$167,129.80
182	1-Jul-33	\$3,050.29	\$2,632.46	\$417.82	\$0.00	\$164,497.34
183	1-Aug-33	\$3,050.29	\$2,639.04	\$411.24	\$0.00	\$161,858.30
184	1-Sep-33	\$3,050.29	\$2,645.64	\$404.65	\$0.00	\$159,212.66
185	1-Oct-33	\$3,050.29	\$2,652.26	\$398.03	\$0.00	\$156,560.40
186	1-Nov-33	\$3,050.29	\$2,658.89	\$391.40	\$0.00	\$153,901.51
187	1-Dec-33	\$3,050.29	\$2,665.53	\$384.75	\$0.00	\$151,235.98
188	1-Jan-34	\$3,050.29	\$2,672.20	\$378.09	\$0.00	\$148,563.78
189	1-Feb-34	\$3,050.29	\$2,678.88	\$371.41	\$0.00	\$145,884.90
190	1-Mar-34	\$3,050.29	\$2,685.57	\$364.71	\$0.00	\$143,199.33
191	1-Apr-34	\$3,050.29	\$2,692.29	\$358.00	\$0.00	\$140,507.04
192	1-May-34	\$3,050.29	\$2,699.02	\$351.27	\$0.00	\$137,808.02
193	1-Jun-34	\$3,050.29	\$2,705.77	\$344.52	\$0.00	\$135,102.25
194	1-Jul-34	\$3,050.29	\$2,712.53	\$337.76	\$0.00	\$132,389.72
195	1-Aug-34	\$3,050.29	\$2,719.31	\$330.97	\$0.00	\$129,670.41
196	1-Sep-34	\$3,050.29	\$2,726.11	\$324.18	\$0.00	\$126,944.30

197	1-Oct-34	\$3,050.29	\$2,732.93	\$317.36	\$0.00	\$124,211.37
198	1-Nov-34	\$3,050.29	\$2,739.76	\$310.53	\$0.00	\$121,471.61
199	1-Dec-34	\$3,050.29	\$2,746.61	\$303.68	\$0.00	\$118,725.00
200	1-Jan-35	\$3,050.29	\$2,753.47	\$296.81	\$0.00	\$115,971.53
201	1-Feb-35	\$3,050.29	\$2,760.36	\$289.93	\$0.00	\$113,211.17
202	1-Mar-35	\$3,050.29	\$2,767.26	\$283.03	\$0.00	\$110,443.91
203	1-Apr-35	\$3,050.29	\$2,774.18	\$276.11	\$0.00	\$107,669.73
204	1-May-35	\$3,050.29	\$2,781.11	\$269.17	\$0.00	\$104,888.62
205	1-Jun-35	\$3,050.29	\$2,788.07	\$262.22	\$0.00	\$102,100.55
206	1-Jul-35	\$3,050.29	\$2,795.04	\$255.25	\$0.00	\$99,305.51
207	1-Aug-35	\$3,050.29	\$2,802.02	\$248.26	\$0.00	\$96,503.49
208	1-Sep-35	\$3,050.29	\$2,809.03	\$241.26	\$0.00	\$93,694.46
209	1-Oct-35	\$3,050.29	\$2,816.05	\$234.24	\$0.00	\$90,878.41
210	1-Nov-35	\$3,050.29	\$2,823.09	\$227.20	\$0.00	\$88,055.32
211	1-Dec-35	\$3,050.29	\$2,830.15	\$220.14	\$0.00	\$85,225.17
212	1-Jan-36	\$3,050.29	\$2,837.22	\$213.06	\$0.00	\$82,387.95
213	1-Feb-36	\$3,050.29	\$2,844.32	\$205.97	\$0.00	\$79,543.63
214	1-Mar-36	\$3,050.29	\$2,851.43	\$198.86	\$0.00	\$76,692.20
215	1-Apr-36	\$3,050.29	\$2,858.56	\$191.73	\$0.00	\$73,833.64
216	1-May-36	\$3,050.29	\$2,865.70	\$184.58	\$0.00	\$70,967.94
217	1-Jun-36	\$3,050.29	\$2,872.87	\$177.42	\$0.00	\$68,095.07
218	1-Jul-36	\$3,050.29	\$2,880.05	\$170.24	\$0.00	\$65,215.02
219	1-Aug-36	\$3,050.29	\$2,887.25	\$163.04	\$0.00	\$62,327.77
220	1-Sep-36	\$3,050.29	\$2,894.47	\$155.82	\$0.00	\$59,433.30
221	1-Oct-36	\$3,050.29	\$2,901.70	\$148.58	\$0.00	\$56,531.60
222	1-Nov-36	\$3,050.29	\$2,908.96	\$141.33	\$0.00	\$53,622.64
223	1-Dec-36	\$3,050.29	\$2,916.23	\$134.06	\$0.00	\$50,706.41
224	1-Jan-37	\$3,050.29	\$2,923.52	\$126.77	\$0.00	\$47,782.89
225	1-Feb-37	\$3,050.29	\$2,930.83	\$119.46	\$0.00	\$44,852.06
226	1-Mar-37	\$3,050.29	\$2,938.16	\$112.13	\$0.00	\$41,913.90
227	1-Apr-37	\$3,050.29	\$2,945.50	\$104.78	\$0.00	\$38,968.40
228	1-May-37	\$3,050.29	\$2,952.87	\$97.42	\$0.00	\$36,015.53
229	1-Jun-37	\$3,050.29	\$2,960.25	\$90.04	\$0.00	\$33,055.28
230	1-Jul-37	\$3,050.29	\$2,967.65	\$82.64	\$0.00	\$30,087.63
231	1-Aug-37	\$3,050.29	\$2,975.07	\$75.22	\$0.00	\$27,112.56
232	1-Sep-37	\$3,050.29	\$2,982.51	\$67.78	\$0.00	\$24,130.05
233	1-Oct-37	\$3,050.29	\$2,989.96	\$60.33	\$0.00	\$21,140.09
234	1-Nov-37	\$3,050.29	\$2,997.44	\$52.85	\$0.00	\$18,142.65
235	1-Dec-37	\$3,050.29	\$3,004.93	\$45.36	\$0.00	\$15,137.72
236	1-Jan-38	\$3,050.29	\$3,012.44	\$37.84	\$0.00	\$12,125.28
237	1-Feb-38	\$3,050.29	\$3,019.97	\$30.31	\$0.00	\$9,105.31
238	1-Mar-38	\$3,050.29	\$3,027.52	\$22.76	\$0.00	\$6,077.79
239	1-Apr-38	\$3,050.29	\$3,035.09	\$15.19	\$0.00	\$3,042.70
240	1-May-38	\$3,050.29	\$3,042.68	\$7.61	\$0.00	\$0.02
Totals		<b>\$732,069</b>	<b>\$550,000</b>	<b>\$182,069</b>	<b>\$0.00</b>	

ECONOMIC DEVELOPMENT AND BUSINESS ENHANCEMENT  
REVOLVING LOAN PROGRAM

LOAN APPLICATION

I. Applicant Information

Name of Business/Property Owner Renaissance Place, LLC

Address 1560 Renaissance Town Dr. #104

City, State, ZIP Bountiful, Ut 84010

Contact Person Brian Knowlton Phone (801)550-6818

II. Participating Lender Information (if primary funds, all or part, will be borrowed)

Name of Lender Bank of American Fork

Address 2691 West 12600 South

City, State, ZIP Riverton, UT 84065

Contact Person Joel Rush Title/Department VP Business Development

Phone (801)316-4607

III. Applicant Equity Information (if applicant will use own fund for all or part of matching funds)

Amount provided by applicant \$1,715,000.00

Amount provided by lender \$6,800,000.00

IV. Project Information (on separate sheets)

- A. Describe, in detail, the scope and elements of your entire project. Explain the proposed uses of the private funds and of the loan funds. The more detailed the explanation, the better.
- B. In as much detail as possible, provide cost figures for the project. Be sure and break out the loan funds. Estimates are acceptable,



- (4) Interest Rate
- (5) Monthly Payment
- (6) Maturity
- (7) Collateral
- (8) Status (current or delinquent)

\* Required if property or other satisfactory collateral is not available to secure the loan.

**VI. General Conditions**

I certify that the above provided information is true and accurate to the best of my knowledge. I understand that receipt of this application by the Redevelopment Agency of Bountiful City does not constitute an agreement to provide loan funds to the applicant. I further understand that the Redevelopment Agency of Bountiful City has the right to reject my application for whatever reason deemed necessary and reasonable. I agree, as a condition of receiving these funds, to abide by all requirements, rules, regulations, and restrictions imposed by the Redevelopment Agency of Bountiful City.

Signed 

Date 2-16-18

Signed \_\_\_\_\_

Date \_\_\_\_\_

Renaissance Place, LLC  
1560 South Renaissance Town Dr. #104  
Bountiful, Ut 84010

## **RDA Loan Request**

### History and Description of Business-

Renaissance Place, LLC is a recently formed entity for the purpose and benefit of developing real property located at the Renaissance Towne Centre in Bountiful Utah. This company is formed in order to develop, own and maintain the real property. Principle Owners include Bruce Broadhead and Brian Knowlton.

### Business Benefit Statement-

Renaissance Place, LLC will build 4,687 sq ft of Professional Office Space within the mixed use professional office building. The benefits of the Professional Office space are the businesses it will bring to the community and the tax revenue it brings to Bountiful City. Construction Cost will be approximately \$1,300,000.00 for the commercial space which includes tenant improvements. Renaissance Place is requesting a loan of \$550,000.00 at 3% interest, amortized over 20 years with a 5 year call. This loan will cover approximately 42% of the cost to build the Commercial Space.

### Loan Security-

Loan collateral will be secured with a deeded lot in the Renaissance Towne Center







---

**APPRAISAL REPORT**

**0.3146 ACRE VACANT PAD SITE  
OWNED BY TOWN CENTER, LLC**

**LOCATED AT  
~375 WEST 1800 SOUTH  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH**

---

**PREPARED FOR:  
UTAH FIRST FEDERAL CREDIT UNION**  
Ms. Duyen Le  
222 E South Temple  
Salt Lake City, UT 84111

Submitted by:  
J. Philip Cook, MAI, CRE  
J Philip Cook, LLC  
7090 S Union Park Avenue, Suite 425  
Midvale, UT 84047

FILE NUMBER: 18-02-05DJ  
Case Code: brdhd-18116

**EFFECTIVE APPRAISAL DATE:**  
February 2, 2018



February 12, 2018

Ms. Duyen Le  
Utah First Federal Credit Union  
222 E South Temple  
Salt Lake City, UT 84111

Re: Appraisal Report: A vacant pad within the Renaissance Towne Centre, located at ~375 West 1800 South, Bountiful City, Davis County, Utah

Dear Ms. Le,

At your request, we have completed an appraisal addressing market value of the fee simple estate of the above-referenced property. The attached narrative report contains the bases, data, and analyses upon which the value estimate is based. This report is intended to assist with financing purposes.

This appraisal report is written in conformance with Title XI of the Financial Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"), The Appraisal Foundation's Uniform Standards of Professional Appraisal Practice ("USPAP"), and the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice.

The subject was formally inspected on February 2, 2018 which is the effective date of value. Available market data have been carefully considered and analyzed. As supported in the report, we are of the opinion market value of the subject property, as defined, is:

**NINE HUNDRED SIXTY THOUSAND DOLLARS**  
**(\$960,000)**

The value estimate is subject to assumptions and limiting conditions contained in the report. The following extraordinary assumption is also made a part of this report:

- The pad site requires the surrounding common area to support commercial development. Therefore, the extraordinary assumption is made that the effective size of the pad is 1.336 acres, or 58,214 square feet, which includes part of the surrounding common area.

A market exposure period of 6-12 months is reasonable based on market observations. We trust this is sufficient to accomplish its intended function. Please call if we can be of further assistance.

Respectfully submitted,



J. Philip Cook, MAI CRE J Philip Cook, LLC Utah State - Certified General Appraiser Certificate 5451057-CG00 Expires 06-30-19
--



TABLE OF CONTENTS

TABLE OF CONTENTS ..... III

EXECUTIVE SUMMARY ..... V

CERTIFICATION..... VI

APPRAISAL REPORT ..... 1

    DEFINITIONS ..... 1

    SCOPE OF WORK ..... 1

DESCRIPTION OF REAL ESTATE APPRAISED..... 3

    LEGAL DESCRIPTION..... 3

    REAL ESTATE TAX INFORMATION ..... 3

    OWNERSHIP AND PROPERTY HISTORY ..... 4

    LOCATION AND NEIGHBORHOOD ..... 4

    JURISDICTION AND PROXIMITY ..... 5

    NEIGHBORHOOD BOUNDARIES..... 6

    NEIGHBORHOOD LAND USE..... 6

    GROWTH CYCLE..... 6

    AGE/LIFE TREND ..... 7

    ACCESS/LINKAGES ..... 7

    DEMOGRAPHIC DATA..... 8

    EMPLOYMENT..... 8

    INFLUENCES ..... 9

PROPERTY DESCRIPTION..... 9

    GENERAL SITE DATA ..... 10

    ZONING ..... 11

    SITE IMPROVEMENTS..... 12

HIGHEST AND BEST USE ..... 12

    AS VACANT ..... 13

VALUATION ANALYSIS ..... 16

SALES COMPARISON APPROACH TO VALUE ..... 16

    ADJUSTMENT SUMMARY ..... 21

ADDENDA ..... 22

    SUBJECT PHOTOGRAPHS ..... 23

    PARCEL MAP ..... 30

    AERIAL PHOTOGRAPH ..... 31

    ZONING MAP ..... 32

    FLOOD MAP ..... 33

    LOT 19 LEGAL AND SURVEY ..... 34

    RENAISSANCE TOWNE CENTRE PLAT MAP ..... 35

    LAND SALES ..... 36

    IMPROVED SALE COMPARABLES LOCATION MAP ..... 47

    DEFINITIONS ..... 48

    QUALIFICATIONS ..... 54

**EXECUTIVE SUMMARY**

PROPERTY TYPE:	Commercial pad site
LOCATION:	~375 West 1800 South, Bountiful City, Davis County, Utah
PURPOSE OF APPRAISAL:	Estimate market value
PROPERTY RIGHTS APPRAISED:	Fee simple
REPORT DATE:	February 12, 2018
VALUATION DATE:	February 2, 2018
PROPERTY TAXES:	
- Parcel Number:	03-041-0040
- 2017 Taxes:	\$46,580.79 (as part of parent parcel 03-041-0036)
SITE:	
- Size	0.3146 acre; 13,704 square feet (actual) 1.336 acres; 58,214 square feet (effective)
- Topography	Gently sloping
- Zoning	C-G (General Commercial)
- Flood Zone	Zone "X/C" (outside Special Flood Hazard Area), Community Panel No. 49011C0507E, dated June 18, 2007
IMPROVEMENTS:	Asphalt paved parking lot
HIGHEST AND BEST USE:	
- As Vacant	Commercial development, oriented toward office and retail
VALUE CONCLUSION:	<b>\$960,000</b>