

# 2020

## ANNUAL REPORT

REDEVELOPMENT AGENCY  
OF THE CITY OF NORTH SALT LAKE, UT

IN COMPLIANCE WITH UTAH CODE SECTION 17C-1-603



NOVEMBER 1, 2020

  
**LEWIS YOUNG  
ROBERTSON & BURNINGHAM, INC.**

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101  
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - [www.LewisYoung.com](http://www.LewisYoung.com)



# TABLE OF CONTENTS

---

SECTION 1: EXECUTIVE SUMMARY.....	2
INTRODUCTION.....	2
OVERVIEW OF THE REDEVELOPMENT AGENCY.....	2
SUMMARY OF REQUESTED FUNDS.....	4
SECTION 2: EAGLEWOOD VILLAGE CDA.....	6
SOURCES OF FUNDS.....	7
USES OF FUNDS.....	7
PROJECT AREA REPORTING AND ACCOUNTABILITY.....	7
NOTABLE DEVELOPMENT AND FUTURE PROJECTS.....	8
FORECASTED PROJECT AREA BUDGET UPDATE.....	8
OTHER ISSUES.....	9
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS.....	9
EXHIBIT A: EAGLEWOOD VILLAGE MAP.....	14
SECTION 3: REDWOOD ROAD CDA.....	15
SOURCES OF FUNDS.....	15
USES OF FUNDS.....	16
PROJECT AREA REPORTING AND ACCOUNTABILITY.....	16
NOTABLE DEVELOPMENT AND FUTURE PROJECTS.....	17
FORECASTED PROJECT AREA BUDGET UPDATE.....	20
OTHER ISSUES.....	20
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS.....	20
EXHIBIT B: REDWOOD ROAD MAP.....	25
SECTION 4: ORBIT EDA.....	26
OTHER ISSUES.....	27
PROJECT AREA MULTI-YEAR BUDGETS.....	28
EXHIBIT C: ORBIT MAP.....	30
SECTION 5: HIGHWAY 89 PROJECT AREA.....	31
SOURCES OF FUNDS.....	31
USES OF FUNDS.....	32
PROJECT AREA REPORTING AND ACCOUNTABILITY.....	32
NOTABLE DEVELOPMENT AND FUTURE PROJECTS.....	33
FORECASTED PROJECT AREA BUDGET UPDATE.....	34
OTHER ISSUES.....	34
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS.....	34
EXHIBIT D: HWY 89 MAP.....	39



# SECTION 1: EXECUTIVE SUMMARY

## INTRODUCTION

Lewis Young Robertson & Burningham, Inc. (“LYRB”) has been retained by the City of North Salt Lake Redevelopment Agency (the “Agency” or the “RDA”) to assist with the management of the Agency’s four project areas:

- Eaglewood Village CDA;
- Highway 89 CDA;
- Redwood Road CDA; and,
- Orbit EDA.

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-603 – Agency Report. As new reporting requirements were adopted in legislation and became effective in 2011 and again revised and updated in 2016 and 2019, this report facilitates the RDA’s compliance with the new code, providing the data necessary to fulfill the Agency Report requirements. This section of Utah Code mandates that the Agency provide an annual report to the county auditor, the State Tax Commission, the State Board of Education, as well as each of the taxing entities that levy a tax on property from which the Agency collects tax increment. The taxing entities involved in the various project areas of the Agency, to which this report is being provided, are summarized in the table below.

Table 1.1: RDA Taxing Entities

RDA TAXING ENTITIES	
Ken Leetham	City of North Salt Lake
Sherrie Llewelyn	City of North Salt Lake
Heidi Voordeckers	Davis County
Curtis Koch	Davis County
Reid Newey	Davis School District
Craig Carter	Davis School District
Tif Miller	South Davis Recreation District
Gary Hatch	Davis County Mosquito Abatement District
Dal Wayment	South Davis Sewer District
Tage Flint	Weber Basin Water Conservancy District
Deborah Jacobson	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Scott Smith	Utah State Tax Commission

This annual report is for informational purposes and is intended to provide an overview of each Project Area that lies within the boundaries of North Salt Lake.

## OVERVIEW OF THE REDEVELOPMENT AGENCY

Originally, under the Act, each project area created by a Redevelopment Agency was classified simply as a Redevelopment Area (RDA). In 1998, the Act was expanded to allow the creation of various types of project areas to be used to achieve different outcomes, including Urban Renewal Area (URA) and Economic Development Area (EDA). In 2006, the Act was further modified to provide for an additional project area type, Community Development Area (CDA).

Changes to the Act, made in 2016 and 2019, put an end to the three aforementioned classifications. Going forward all project areas envisioned and created by a Redevelopment Agency are categorized by a single designation and are known as Community Reinvestment Areas (CRA). Previously created projects will still be subject to the predecessor



rules under which they were created and will still be designated as RDAs, URAs, CDAs, and EDAs but new projects will need to conform to the CRA modifications.

CRAs are created under a Redevelopment Agency. To create a CRA, an Agency must first adopt a survey resolution that designates a survey area and authorizes the Agency to prepare a project area plan and budget. The draft budget and plan are then created and then the Agency must meet the noticing requirements concerning its intent to adopt the plan and budget. Once the Agency adopts the draft plan and budget as the final plan and budget after a public hearing, it can then collaborate with the taxing entities. If the agency plans to use eminent domain in the CRA, a blight study must be performed in the designated area. The Agency then forges an agreement to receive tax increment participation and approval of the blight study from a taxing entity committee (TEC). With the potential use of eminent domain and a TEC, the CRA is required to allocate 20% of its tax increment revenue to affordable housing. If the agency does not intend to pursue eminent domain, interlocal agreements for tax increment participation can be entered into with individual taxing entities. No TEC is required. The affordable housing requirement for this approach is only 10% of the CRA's tax increment revenue.

As of Tax Year (TY) 2019, the Agency had three active project areas, 1) Eaglewood Village, 2) Redwood Road, and 3) Highway 89. The first two project areas are classified as CDAs. The Highway 89 Project Area Triggered in TY 2019 and is classified as a CDA. The Orbit Project Area has not yet triggered. When the Orbit Project Area becomes active, it will be classified as an EDA.

#### **AUTHORITIES AND POWERS OF THE AGENCY**

The authority of the Agency is directed by UCA Title 17C.

17C-1-202

- A community development and renewal agency may:
  - Sue and be sued;
  - Enter into contracts generally;
  - Buy, obtain an option upon, or otherwise acquire an interest in real or personal property;
  - Sell, convey, grant, dispose of by gift, or otherwise dispose of any interest in real or personal property;
  - Enter into a lease agreement on real or personal property, either as lessee or lessor;
  - Provide for urban renewal, economic development, and community development as provided in this title;
  - Receive tax increment as provided in this title;
  - If disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the project area plan;
  - Accept financial or other assistance from any public or private source for the agency's activities, powers, and duties, and expend any funds so received for any of the purposes of this title;
  - Borrow money or accept financial or other assistance from the federal government, a public entity, or any other source for any of the purposes of this title and comply with any conditions of the loan or assistance;
  - Issue bonds to finance the undertaking of any urban renewal, economic development, or community development or for any of the agency's other purposes, including:
    - Reimbursing an advance made by the agency or by a public entity or the federal government to the agency;
    - Refunding bonds to pay or retire bonds previously issued by the agency; and
    - Refunding bonds to pay or retire bonds previously issued by the community that created the agency for expenses associated with an urban renewal, economic development, or community development project; and
  - Transact other business and exercise all other powers provided for in this title.



## GOVERNING BOARD OF TRUSTEES AND STAFF MEMBERS

Table 1.2: Board of Trustees

GOVERNING BOARD OF TRUSTEES		
Len Arave	Chair	City of North Salt Lake Mayor
Natalie Gordon	Board Member	City of North Salt Lake Council Member
Brian J. Horrocks	Board Member	City of North Salt Lake Council Member
Ryan Mumford	Board Member	City of North Salt Lake Council Member
Lisa Baskin	Board Member	City of North Salt Lake Council Member
Stan Porter	Board Member	City of North Salt Lake Council Member

Table 1.3: Administration & Staff Members

ADMINISTRATION & STAFF MEMBERS		
Ken Leetham	City Manager	City of North Salt Lake
Sherrie Llewelyn	Community Development Director	City of North Salt Lake
David Church	Attorney	City of North Salt Lake

## SUMMARY OF REQUESTED FUNDS

In accordance with Utah Code 17C-1-603(3), this report is for informational purposes only, and does not alter the amount of tax increment that this Agency is entitled to collect. **The Agency requests all tax increment legally available from each of the Agency's project areas described below;** however these estimates should in no way be interpreted or applied as a limitation upon the amount the Agency is entitled to receive under applicable statute(s), project area budget(s), taxing entity committee resolutions, and/or interlocal cooperation agreements.

Table 1.4: Estimate of Tax Increment

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	TY 2020 (Ending Dec. 31, 2020)	TY 2021 (Beginning Jan. 1, 2021)
Property Tax Increment		
Eaglewood Village CDA	\$486,954	\$486,954
Redwood Road CDA	872,879	876,804
Orbit EDA	-	-
Highway 89 CDA	439,641	439,641
<b>Total Revenue</b>	<b>\$1,802,474</b>	<b>\$1,803,399</b>

Table 1.5: Active Project Area Acreage and Residential Housing

	ACREAGE				
	Developed	Undeveloped	Misc.	Total	Residential
Redwood Road CDA	483.3	65.5	72.9	621.7	7.3 <sup>1</sup>
Eaglewood Village CDA	58	14	20	92.1	37
Highway 89 CDA	45	73 <sup>2</sup>	9	127	8.5 <sup>3</sup>

<sup>1</sup> Constructed and under construction.

<sup>2</sup> Undeveloped and Underutilized.

<sup>3</sup> Total completed residential construction.



## GENERAL OVERVIEW OF ALL PROJECT AREAS

Table 1.6: Tax Increment Received

TAX INCREMENT RECEIVED – ALL PROJECT AREAS		
REVENUES	FY 2020 TOTALS	ESTIMATED REMAINING LIFE
<b>Property Tax Increment</b>		
Redwood Road CDA	\$738,707	8,764,111
Eaglewood Village CDA	481,083	3,408,675
Highway-89 CDA	337,992	6,154,921
<b>Other Revenue</b>		
Interest Earnings	2,348	-
<b>Total Revenues</b>	<b>\$1,560,130</b>	<b>\$18,327,707</b>
EXPENDITURES	FY 2020 TOTALS	ESTIMATED REMAINING LIFE
<b>Redwood Road</b>		
Housing Restriction	\$73,871	\$876,411
Agency for Projects & Programs	184,677	2,191,028
Developer Payment	443,224	5,258,467
City Revenue: Administrative Fee	36,935	438,206
<b>Sub Total</b>	<b>\$738,707</b>	<b>8,764,111</b>
<b>Eaglewood Village</b>		
City Revenue: Administrative Fee	\$24,054	\$82,782
Developer Payment	457,029	1,572,860
Fund Balance for Developer Incentives	-	1,753,033
<b>Sub Total</b>	<b>\$481,083</b>	<b>\$3,408,675</b>
<b>Highway 89</b>		
Housing Restriction	\$107,670	\$615,497
Agency for Projects & Programs	184,677	-
Developer Payment	1,153,747	5,077,851
City Revenue: Administrative Fee	111,688	461,623
<b>Sub Total</b>	<b>\$1,557,782</b>	<b>\$6,154,971</b>
<b>Total Expenditures</b>	<b>\$2,777,572</b>	<b>\$18,327,757</b>

## SECTION 2: EAGLEWOOD VILLAGE CDA

Table 2.1: Project Area Overview

OVERVIEW				
Type CDA	Acreage 92	Purpose Develop land related to former gravel pit	Taxing District #44 #45	Tax Rate 0.011606 0.011795
Creation Year 2008	Base Year 2011	Term 15 Years	Trigger Year TY 2012	Expiration Year TY 2026
Base Value \$3,052,933	TY 2019 Value \$64,654,608	Increase 2018%	FY 2020 Increment \$481,083	Remaining Years 7 Years

The Eaglewood Village Community Development Project Area was created in December 2008 and is governed by (a) the “Eaglewood Village Community Development Project Area Plan” dated December 19, 2008, (b) the “Eaglewood Village Community Development Project Area Budget” dated December 19, 2008 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) the “Interlocal Cooperation Agreement” between the Agency and the Davis Mosquito Abatement District dated September 18, 2009; (d) the “Interlocal Cooperation Agreement” between the Agency and the Davis County dated March 31, 2009; (e) the “Interlocal Cooperation Agreement” between the Agency and the City of North Salt Lake dated February 13, 2009; (f) the “First Amendment to Interlocal Cooperation Agreement” between the Agency and the City of North Salt Lake dated March 17, 2015; (g) the “Interlocal Cooperation Agreement” between the Agency and the South Davis Recreation District dated May 18, 2009; (h) the “Interlocal Cooperation Agreement” between the Agency and the South Davis Sewer District dated February 19, 2009; (i) the “Interlocal Cooperation Agreement” between the Agency and the Weber Basin Water Conservancy District; and (j) the “Interlocal Cooperation Agreement” between the Agency and the Davis County School District dated March 2, 2010 (collectively, the “Interlocal Agreements”). These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations of the Agency.

The purpose of the Project Area is to assist with the development of a retail/office complex, as well as multi/single family dwellings, in order to better meet the growing commercial and residential needs of the community. This development is envisioned to create jobs and increase property and sales tax revenues to the taxing entities. The Project Area lies within the southeast portion of the City and includes approximately 92 acres of land in the former gravel pit on the southeast corner of US 89 and Eagleridge Drive. A map of the Project Area is included as **Exhibit A**.

Illustration 2.1: Eaglewood Village





In March 2015, the Agency entered into the “First Amendment to Interlocal Cooperation Agreement” between the Agency and City. The agreement stated the following: “The County shall remit to the Agency beginning with property tax receipts in 2012 (“Year One”), 100 percent of the annual incremental property taxes collected from property within the Project Area for Year One through 2020 (“Year Nine”). The Agency shall then, within thirty (30) days after receipt, remit to the City 60 percent of the annual Incremental Property Tax received by the Agency, and the Agency shall keep the remaining 40 percent.”

## SOURCES OF FUNDS

Table 2.2: Sources of Funds

FY 2020 SOURCES OF FUNDS	
Property Tax Increment	\$481,083
Fund Balance	-
<b>Total Sources of Funds</b>	<b>\$481,083</b>

Table 2.3: Tax Increment Levels

PARTICIPATION RATES	
Taxing Entity	% of Tax Increment
North Salt Lake	40%
Davis County	75%
Davis County School District	65%
South Davis Sewer Improvement District	75%
County Library	75%
South Davis Recreation District	75%
South Davis Mosquito Abatement District	75%
Weber Basin Water Conservancy District	75%
South Davis Water District	75%

## USES OF FUNDS

Pursuant to the Tax Increment Agreement (“Agreement”) entered into May 18, 2010 between the Agency and Eaglewood Village Inc. (the “Company”), the Company will be reimbursed up to \$6,715,186 of the actual costs related to infrastructure improvements which have been (or will be) made by the Company (or its successors), together with interest thereon equal to 6 percent per annum. Notwithstanding, said interest shall not exceed \$2,000,000. The Agreement further states the Agency is entitled to 5 percent of the tax increment for administrative fees and the remaining 95 percent is dedicated to reimbursing the Company. The Agreement is valid for 15 years, the life of the Project Area Plan.

Table 2.4: Uses of Funds

FY 2020 USES OF FUNDS	
City Revenue: Administrative Fee	\$24,054
Developer Payment	457,029
Fund Balance for Developer Incentives	-
<b>Total Uses of Funds</b>	<b>\$481,083</b>

## PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 2.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
------------------------------	--------	------------	-----------------



### TAX INCREMENT GENERATED IN PROJECT AREA

Property Tax Increment – FY 2020	\$481,083	\$443,885	108%
----------------------------------	-----------	-----------	------

### RELATIVE GROWTH IN ASSESSED VALUE

Table 2.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	COMPARISON YEAR	GROWTH RATE	AAGR
<b>ASSESSED VALUES IN PROJECT AREA</b>				
Annual Growth in Project Area (2019 vs. 2018)	\$64,654,608	\$54,874,849	12%	12%
Lifetime Growth in Project Area (2019 vs. Base)	\$64,654,608	\$3,052,933	2018%	66%
<b>ASSESSED VALUES IN NORTH SALT LAKE CITY</b>				
Annual Growth in NSL (2019 vs. 2018)	\$2,153,870,094	\$2,037,583,569	6%	6%
Lifetime Growth in NSL (2019 vs. 1997)	\$2,153,870,094	\$456,353,735	372%	7%

### BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 2.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES	
-Job creation	
-Increase property and sales tax revenue	

### GROWTH IN PROPERTY TAX INCREMENT

GROWTH IN TAX INCREMENT	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
<b>TAX INCREMENT FROM PROJECT AREA</b>			
Tax Year 2019	\$481,083	\$35,435	1,358%
Lifetime Increment <sup>4</sup>	\$1,992,893	\$226,131	881%
<b>PASS THROUGH INCREMENT (ABOVE BASE)</b>			
Tax Year 2019	\$254,654	\$35,435	719%
Lifetime Increment	\$1,214,603	\$226,131	537%

### NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The Quick Quack Car Wash is completed and has opened FY 2020. The City Council approved an amendment to the Eaglewood Village Development Agreement on the remaining lots 1A, 2 & 3, containing 13.9 acres, in the Eaglewood Village Subdivision. The amended General Development Plan includes the construction of 25,000 sq. ft. of retail space, 16,000 sq. ft. of office space and up to 446 residential units. The developer is Brighton Development Utah, LLC. Building permits are ready to be issued for the 4 story mixed use building containing 18,000 sq. ft. of retail and office space on the first floor and apartments above, as well as 2 other 4 story apartment buildings, and appurtenant structures and amenities. Construction will start Autumn 2020. An application has been received for 30,000 sq. ft. office/retail building to be constructed on lot 1A. Construction will be expected Spring/Summer 2021.

### FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

<sup>4</sup> Values since 2015 based on available data.



Table 2.9: Project Area Budget

PROJECT AREA BUDGET	FY 2021-2027	
	TOTALS	NPV@5%
<b>REVENUES</b>		
Increment	\$3,408,675	\$2,817,695
Total Revenue	\$3,408,675	\$2,817,695
<b>EXPENDITURES</b>		
City Revenue: Administrative Fee	\$82,782	\$70,267
Developer Payment	1,572,860	1,335,071
Fund Balance for Developer Incentives	1,753,033	1,412,358
Total Expenditures	\$3,408,675	\$2,817,695

### OTHER ISSUES

LYRB has not identified any other major areas of concern with the Eaglewood Village CDA Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

### PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2020 actuals and projections for FY 2021 and FY 2022, as well as a multi-year budget from TY 2016 to 2026 for the Eaglewood Village Project Area.



# Eaglewood Village

## 2020 Actual

	Tax Year	Year 8
	Payment Year	
<b>ASSESSED VALUATION</b>		
<b>Taxable Value</b>		
#44 Total Assessed		\$21,947,475
#44 Base Year Value		(\$3,036,497)
#45 Total Assessed		\$42,707,133
#45 Base Year Value		(\$16,436)
<b>Total Incremental Value</b>		<b>\$61,601,675</b>
<b>TAX INCREMENT ANALYSIS</b>		
<b>Tax Rate</b>		
#44 Tax Rate		0.011606
#45 Tax Rate		0.011795
Personal Property		0.011260
<b>PROJECT AREA BUDGET</b>		
<b>TAX INCREMENT REVENUES</b>		
#44 Tax Increment		\$141,944
#45 Tax Increment		\$326,473
<b>TOTAL DISTRIBUTION</b>		<b>\$481,083</b>
<b>EXPENDITURES</b>		
City Revenue: Administrative Fee		\$24,054
Developer Payment		\$457,029
Fund Balance for Developer Incentives		\$0
<b>TOTAL EXPENDITURES</b>		<b>\$481,083</b>



# Eaglewood Village

## 2021 Projected Budget

	Tax Year	Year 9
	Payment Year	
		2020
		2021
<b>ASSESSED VALUATION</b>		
<b>Taxable Value</b>		
#44 Total Assessed		\$21,947,475
#44 Base Year Value		(\$3,036,497)
#45 Total Assessed		\$43,457,133
#45 Base Year Value		(\$16,436)
<b>Total Incremental Value</b>		<b>\$62,351,675</b>
<b>TAX INCREMENT ANALYSIS</b>		
<b>Tax Rate</b>		
#44 Tax Rate		0.011922
#45 Tax Rate		0.012111
Personal Property		0.011260
<b>PROJECT AREA BUDGET</b>		
<b>TAX INCREMENT REVENUES</b>		
#44 Tax Increment		\$145,828
#45 Tax Increment		\$341,126
<b>TOTAL DISTRIBUTION</b>		<b>\$486,954</b>
<b>EXPENDITURES</b>		
City Revenue: Administrative Fee		\$24,348
Developer Payment		\$462,606
Fund Balance for Developer Incentives		\$0
<b>TOTAL EXPENDITURES</b>		<b>\$486,954</b>



## Eaglewood Village 2022 Projected Budget

	Tax Year	Payment Year
	Year 10	
	2021	
	2022	
<b>ASSESSED VALUATION</b>		
<b>Taxable Value</b>		
#44 Total Assessed	\$21,947,475	
#44 Base Year Value	(\$3,036,497)	
#45 Total Assessed	\$43,457,133	
#45 Base Year Value	(\$16,436)	
<b>Total Incremental Value</b>	<b>\$62,351,675</b>	
<b>TAX INCREMENT ANALYSIS</b>		
<b>Tax Rate</b>		
#44 Tax Rate	0.011922	
#45 Tax Rate	0.012111	
Personal Property	0.011260	
<b>PROJECT AREA BUDGET</b>		
<b>TAX INCREMENT REVENUES</b>		
#44 Tax Increment	\$145,828	
#45 Tax Increment	\$341,126	
<b>TOTAL DISTRIBUTION</b>	<b>\$486,954</b>	
<b>EXPENDITURES</b>		
City Revenue: Administrative Fee	\$9,739	
Developer Payment	\$185,042	
Fund Balance for Developer Incentives	\$292,172	
<b>TOTAL EXPENDITURES</b>	<b>\$486,954</b>	



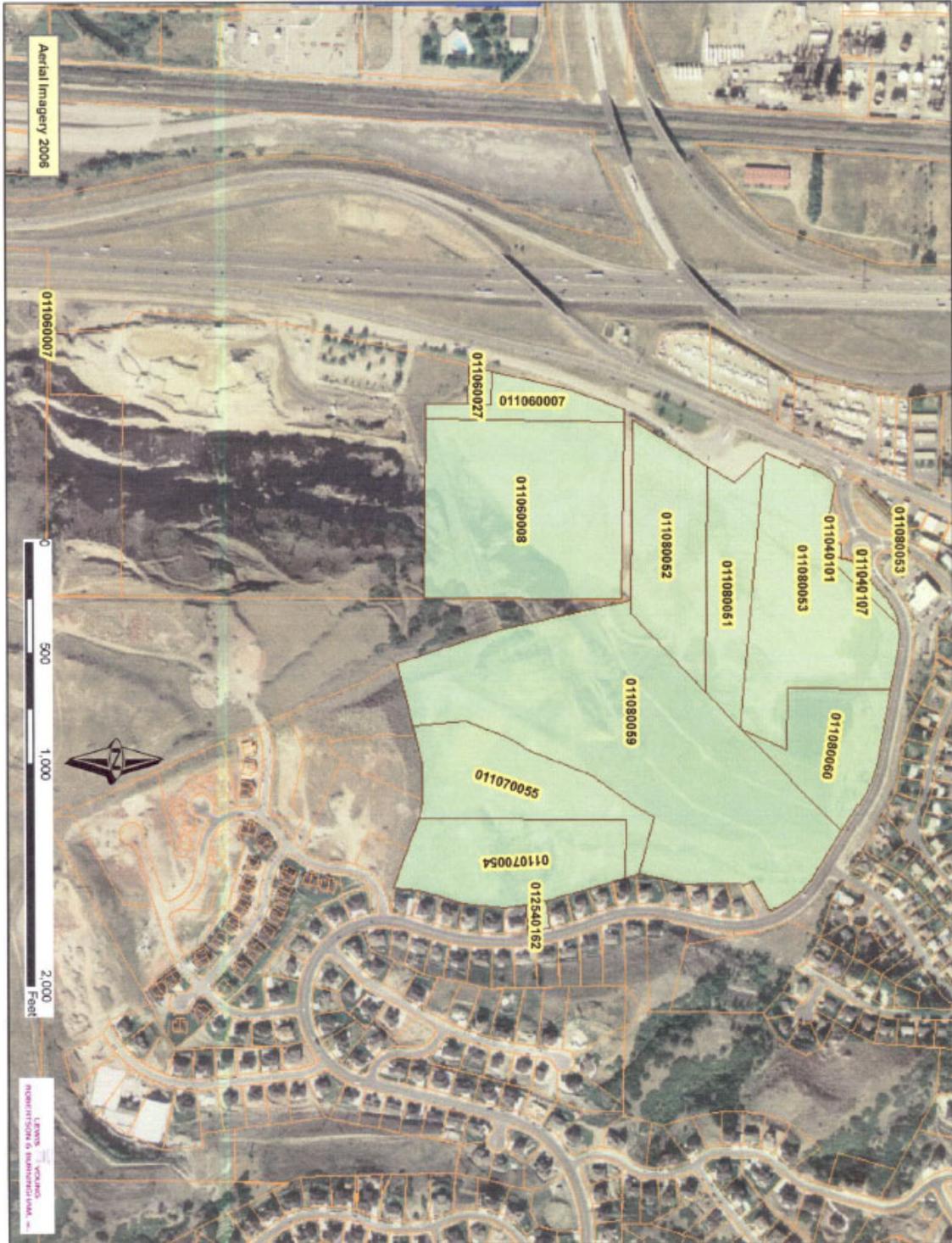
# Eaglewood Village

Ongoing Budget

Multi-Year Project Area Budget Projections

Tax Year Payment Year	4 2015 2016	5 2016 2017	6 2017 2018	7 2018 2019	8 2019 2020	9 2020 2021	10 2021 2022	11 2022 2023	12 2023 2024	13 2024 2025	14 2025 2026	15 2026 2027
<b>REVENUES</b>												
<b>TAXABLE VALUATION:</b>												
#44 Real	9,267,609	11,359,121	15,961,691	18,179,248	21,341,217	21,341,217	21,341,217	21,341,217	21,341,217	21,341,217	21,341,217	21,341,217
#44 Personal	-	-	5,767	-	252	252	252	252	252	252	252	252
#44 Centrally Assessed	5,232	355,465	424,115	568,068	606,006	606,006	606,006	606,006	606,006	606,006	606,006	606,006
#44 Base Year Value	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)	(3,036,437)
#45 Real	17,051,190	27,128,595	35,341,035	38,638,422	42,113,660	42,863,660	42,863,660	42,863,660	42,863,660	42,863,660	42,863,660	42,863,660
#45 Personal	-	-	390,622	-	27,358	27,358	27,358	27,358	27,358	27,358	27,358	27,358
#45 Centrally Assessed	16,122	179,394	404,053	542,044	566,115	566,115	566,115	566,115	566,115	566,115	566,115	566,115
#45 Base Year Value	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)	(16,436)
Total Incremental Value	49,627,373	35,969,642	49,474,350	54,874,849	61,601,675	62,351,675	62,351,675	62,351,675	62,351,675	62,351,675	62,351,675	62,351,675
<b>Tax Rates</b>												
Total Tax Rate #44	0.013293	0.012764	0.011806	0.011560	0.011606	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922
Total Tax Rate #45	0.013543	0.012998	0.012020	0.011762	0.011795	0.012111	0.012111	0.012111	0.012111	0.012111	0.012111	0.012111
Total Personal Property Tax Rate	-	-	0.012998	0.012020	0.011260	0.011260	0.011260	0.011260	0.011260	0.011260	0.011260	0.011260
<b>Participation Rate</b>												
North Salt Lake	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Davis County	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Davis County School District	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
South Davis Sewer Improvement District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
County Library	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Recreation District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Mosquito Abatement District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Weber Basin Water Conservancy District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Water District	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
<b>Property Tax Increment #44</b>												
Total Increment	53,528	71,098	101,362	116,663	141,944	145,828	145,828	145,828	145,828	145,828	145,828	145,828
<b>Property Tax Increment #45</b>												
Total Increment	149,550	228,384	280,166	296,752	326,473	341,126	341,126	341,126	341,126	341,126	341,126	341,126
<b>Tax Increment Available for Budget</b>												
Fund Balance	203,078	299,482	381,528	413,415	481,083	486,954	486,954	486,954	486,954	486,954	486,954	486,954
Total Funds for Budget	318,409	299,482	381,528	413,415	481,083	486,954	486,954	486,954	486,954	486,954	486,954	486,954
<b>First Amendment Split</b>												
Agency							194,781	194,781	194,781	194,781	194,781	194,781
City							292,172	292,172	292,172	292,172	292,172	292,172
<b>EXPENDITURES</b>												
City Revenue: Administrative Fee	15,920	14,974	19,076	20,671	24,054	24,348	9,739	9,739	9,739	9,739	9,739	9,739
Developer Payment	302,489	284,508	362,451	392,744	457,029	462,606	185,042	185,042	185,042	185,042	185,042	185,042
Fund Balance for Developer Incentives	-	-	-	-	-	-	292,172	292,172	292,172	292,172	292,172	292,172
Total Uses	318,409	299,482	381,528	413,415	481,083	486,954	486,954	486,954	486,954	486,954	486,954	486,954

# EXHIBIT A: EAGLEWOOD VILLAGE MAP



## SECTION 3: REDWOOD ROAD CDA

Table 3.1: Project Area Overview

OVERVIEW				
Type CDA	Acreage 621	Purpose Revitalize and enhance industrial corridor	Taxing District #44	Tax Rate 0.011606
Creation Year 2013	Base Year 2012	Term 15 Years	Trigger Year TY 2015	Expiration Year TY 2029
Base Value \$152,135,687	TY 2019 Value \$289,569,041	Increase 90%	FY 2020 Increment \$738,707	Remaining Years 10 Years

The Redwood Road Community Development Project Area was created in July 2013 and is governed by (a) the “Redwood Road Community Development Project Area Plan” dated July 16, 2013, (b) the “Redwood Road Community Development Project Area Budget” dated July 16, 2013 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) the “Interlocal Cooperation Agreement” between the Agency and the Davis Mosquito Abatement District dated November 19, 2013; (d) the “Interlocal Cooperation Agreement” between the Agency and Davis County dated July 25, 2013 and the “Amendment to the Interlocal Cooperation Agreement” with Davis County dated December 17, 2013; (e) the “Interlocal Cooperation Agreement” between the Agency and the City of North Salt Lake dated July 16, 2013; (f) the “Interlocal Cooperation Agreement” between the Agency and the South Davis Recreation District dated September 16, 2013; (g) the “Interlocal Cooperation Agreement” between the Agency and the South Davis Sewer District dated November 19, 2013; (h) the “Interlocal Cooperation Agreement” between the Agency and the Weber Basin Water Conservancy District dated November 19, 2013; and (i) the “Interlocal Cooperation Agreement” between the Agency and the Davis County School District dated November 19, 2013 (collectively, the “Interlocal Agreements”). These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations of the Agency.

The purpose of the Project Area is to facilitate new quality development and improve existing private and public structures and spaces. The Project Area Plan allows for commercial, retail, office, industrial, light manufacturing, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County. The proposed community development project will provide infrastructure in an area that has inadequate sidewalk, curb and gutter, and street lighting. It is anticipated that the proposed infrastructure for the Redwood Road and Center Street intersection will spur development within the entire Project Area. Additionally, the community development project will plan for better utilization of transportation and remove pedestrian hazards through appropriate site access, signage, sidewalks and parking.

The Project Area is located along the Redwood Road corridor and follows the southern boundary of the City. The Project Area is comprised of approximately 372 parcels, equaling 621 acres of property. A map of the Project Area is included as **Exhibit B**. The Redwood Road project area triggered in TY 2015 and each of the taxing entities is participating at 45 percent.

### SOURCES OF FUNDS

Table 3.2: Sources of Funds

FY 2020 SOURCES OF FUNDS	
Tax Increment	\$738,707
<b>Total Sources of Funds</b>	<b>\$738,707</b>



## USES OF FUNDS

Pursuant to the Tax Increment Participation Agreement between the Agency and Amsource Companies (“Amsource”), the Agency will pay Amsource 60 percent of the Redwood Road Tax Increment annually for 15 years or until \$1,500,000 has been paid.

Table 3.3: Uses of Funds

FY 2020 USES OF FUNDS	
Housing Restriction	\$73,871
Agency for Projects & Programs	184,677
Developer Payment	443,224
City Revenue: Administrative Fee	36,935
<b>Total Uses of Funds</b>	<b>\$738,707</b>

## PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 3.4: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	FORECASTED	ACTUAL	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – TY 2019	\$629,204	\$738,707	117%

## RELATIVE GROWTH IN ASSESSED VALUE

Table 3.5: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	COMPARISON YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Lifetime Growth in Project Area (2019 vs. 2018)	\$289,569,041	\$249,633,287	16%	16%
Lifetime Growth in Project Area (2019 vs. Base)	\$289,569,041	\$152,145,687	90%	11%
ASSESSED VALUES IN NORTH SALT LAKE CITY				
Annual Growth in NSL (2019 vs. 2018)	\$2,153,870,094	\$2,037,583,569	6%	6%
Lifetime Growth in NSL (2019 vs. 1997)	\$2,153,870,094	\$456,353,735	372%	7%

## BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 3.6: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
-Increased jobs
-Improved public infrastructure
-Increased tax base
-Sales tax revenue

## GROWTH IN PROPERTY TAX INCREMENT

GROWTH IN TAX INCREMENT	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA			
Tax Year 2019	\$738,707	\$1,765,687	42%

Lifetime Increment <sup>5</sup>	\$1,997,184	\$9,284,954	22%
<b>PASS THROUGH INCREMENT (ABOVE BASE)</b>			
Tax Year 2019	\$876,580	\$1,765,687	50%
Lifetime Increment	\$2,414,719	\$9,284,954	26%

## NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Table 3.7: Notable Development

Location	Tenants
Foxboro Marketplace Pad B	Little Caesar's, Chinese Gourmet, Beauty Salon, H&R Block and Cricket Wireless
Foxboro Marketplace Pad C	Soda Flow and Super Cuts, 2 Available Tenant Spaces
Shared Wall with Lee's Marketplace	Ace Hardware
Foxboro Marketplace Pad E	Goldenwest Credit Union, medical offices forthcoming
Foxboro Marketplace Pad F	Holiday Oil and Del Taco
Foxboro Marketplace Pad H	AutoZone
Spectrum Academy Charter H.S.	Spectrum Academy Charter High School

In Foxboro Marketplace, significant additional construction and tenant finishes have occurred in 2018-2019. Construction on Pad B was completed in June 2018 and contains a 6,600 sq. ft. multi-tenant building on 0.91 acres has full occupancy with two restaurants, Little Caesar's Pizza and Chinese Gourmet, a beauty salon, H&R Block, and a Cricket Wireless Store. Pad C is 0.92 acres with an 8,813 sq. ft. multi-tenant retail building and construction was completed in April 2018 and includes a Soda Flow and a Super Cuts, with 2 additional vacant tenant spaces. Also, construction was completed in July 2018 on the site with a common wall shared on the north side of Lee's Market and is an Ace Hardware Store of 10,000 sq. ft. on 1.1 acres. Goldenwest Credit Union has completed construction on Retail Pad E (3,902 sq ft in size), the remainder of Pad E is vacant, but is slated for medical offices. and is expected to be completed by the end of 2018. Holiday Oil (1,827 sq ft) and Del Taco (2,775 sq. ft) were both constructed on Pad F (2.84 acres in size) and completed in March and April 2018. An AutoZone (7,382 sq. ft) was constructed on Pad H (0.945 acres in size) and was completed in July 2018. Construction of the Spectrum Academy Charter High School was completed in August 2018 and sits on 3.613 acres. Most of the tenant finishes have been complete, with several vacancies in pad D.

The residential component of the Marketplace had received site plan approval on 5.124 acres for 102 units. The development plan was amended by the City Council in June of 2019. The new residential component consists of six apartment buildings of stacked flat apartments in three stories. There is a total of 120 apartments with one to three-bedroom units. Each unit has either a single car garage or carport and the complex has generous amenities: swimming pool, clubhouse, playground, bbq/picnic area, and fitness room. Building permits have been issued and construction began October 2019. The multifamily construction is expected to be completed by Summer 2021. One or more buildings may have occupancy before the end of 2020.

Table 3.8: Future Development

Location	Tenants
I-215 Business Park	Office/ Industrial Buildings
Treviso Building	Industrial/Office Buildings
Riverbend 6	Multi-Tenant building
Gramoll Construction	Industrial/Office Building
MC Green Construction	Industrial/Office Building
Hughes Construction	Project Expansion
Maverik	Convenience Store and Gas Pumps

<sup>5</sup> Values since 2015 based on available data.

Dickson Company	Warehouse
NSL Business District	11 Office/Warehouse, 5 Retail
Sandbar	Indoor/Outdoor Sand Volleyball
7th West Strip building	Industrial Office
Blue Mountain Building	Office Warehouse
Hughes General Contractors	Industrial/Office Building
Ancor	Building Addition
Pacesetters	Industrial/Office Building

Table 3.8 details future development in the Project Area. Within the Riverbend Industrial Subdivision are the following projects:

1. I-215 Business Park, with 4 office and industrial warehouse buildings on 5.47 acres with a total of 111,596 sq. ft. The fourth building has been completed. An additional building and 1-acre site were amended into the development plan and construction on the 17,500 sq. ft. building will be completed by Winter 2020
2. Treviso Building is a second industrial/office building on a 3.38-acre parcel. The building is 18,020 sq. ft. and began construction in fall 2019 and was complete Summer 2020. The first business is a dog day care facility.
3. Riverbend 6 – 30,000 sq. ft. multi-tenant building was completed Summer 2020. Tenants are unknown currently.

Other projects underway or completed in the Redwood Road CDA:

1. Construction on the Gramoll Construction building began was completed Spring of 2020. The building is on a 3.13-acre site and is 17,000 sq. ft. of office and shop space. Construction of MC Green building on the 3.41-acre lot has begun Summer 2020 and is expected to be complete Summer 2021. The remaining lot is programmed for a spec office/warehouse space on the remaining 2.76 ac. Lot.
2. Hughes Construction has begun construction on an addition 9,600 sq. ft. shop building on their property on Redwood Road in autumn 2020.
3. Maverik has finished construction on 4.92-acre site at 24 North Redwood Road of a new 6,270 sq. ft. convenience store with 14 passenger vehicle gas pumps and 8 truck and RV pumps, truck scales, and RV dump.
4. Dickson Company has completed construction at 21 North Cutler Drive on a 1.9-acre lot for a 26,000 sq. ft. office warehouse building. They have started construction on an additional 48,000 sq. ft. building on the remaining combined 3 acres expected completion during 2021.
5. Amazon has begun construction on a 200,000 sq. ft. “last mile” delivery facility on the former Gun Club property. The property is 56 acres in size and will employ approximately 800 people. The property will have significant impact on the RDA and other properties. The remaining 12 acres is programmed for the development of retail commercial that may include office, restaurants, lodging, and commercial retail. A site plan is expected in Spring of 2021.
6. Sandbar is an indoor/outdoor sand volleyball training and tournament facility on 1.52 acres and is 21,000 sq. ft. was completed in January 2018.
7. The 7th West Strip building is an industrial/office building on 1 acre and contains 15,456 sq. ft. was completed in August 2018 and 2 tenant finishes in 2019
8. Blue Mountain Building completes the second half of the office/warehouse building on Cutler Drive and Robinson Dr. It is 10,000 sq. ft. of additional business condo space on 2.16 acres. The building is under construction and is expected to be complete by spring 2020.
9. Hughes General Contractors has two new buildings, 3,000 square feet each, at approximately 1020 North Redwood Road, and completed in 2018.



10. Amcor (333 South Redwood Road) expanded their site by adding approximately 33,000 square feet of new building space. Construction was complete in April 2018. Amcor has again begun construction on an additional 7,000 sq. ft. of building and new conveyor system.
11. Pacesetters, at 780 N. 700 W., has a 20,000 sq. ft. building under construction that is anticipated to be complete in winter 2019.



## FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 3.9: Project Area Budget

PROJECT AREA BUDGET	FY 2021-2030	
	TOTALS	NPV@5%
<b>REVENUES</b>		
Increment	\$8,764,111	\$6,766,707
<b>Total Revenue</b>	<b>\$8,764,111</b>	<b>\$6,766,707</b>
<b>EXPENDITURES</b>	<b>TOTALS</b>	<b>NPV@5%</b>
Housing Restriction	\$876,411	\$676,671
Agency for Projects & Programs	2,191,028	1,691,677
Developer Payment	5,258,467	4,060,024
City Revenue: Administrative Fee	438,206	338,335
<b>Total Expenditures</b>	<b>\$8,764,111</b>	<b>\$6,766,707</b>

## OTHER ISSUES

LYRB has not identified any major areas of concern with the Redwood Road Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

## PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2020 actuals and projected FY 2021 and FY 2022, as well as a multi-year budget from 2016 through 2029.



# Redwood Road

## 2020 Actual

	Tax Year	Year 5
	Payment Year	2019
		2020
<b>ASSESSED VALUATION</b>		
<b>Taxable Value</b>		
#44 Total Assessed		\$289,569,041
#44 Base Year Value		(\$152,135,687)
<b>Total Incremental Value</b>		<b>\$137,433,354</b>
<b>TAX INCREMENT ANALYSIS</b>		
<b>Tax Rate</b>		
#44 Tax Rate		0.011606
Personal Property		0.011560
<b>Participation Rate</b>		
North Salt Lake		45%
Davis County		0.001284
Davis County School District		0.001760
South Davis Sewer Improvement District		0.007492
County Library		0.000234
South Davis Recreation District		0.000329
South Davis Mosquito Abatement District		0.000242
Weber Basin Water Conservancy District		0.000112
South Davis Water District (#45 only)		0.000153
		0.000189
<b>PROJECT AREA BUDGET</b>		
<b>TAX INCREMENT REVENUES</b>		
#44 Tax Increment		\$738,707
<b>TOTAL DISTRIBUTION</b>		<b>\$738,707</b>
<b>EXPENDITURES</b>		
Housing Restriction		\$73,871
Agency for Projects & Programs		\$184,677
Developer Payment		\$443,224
City Revenue: Administrative Fee		\$36,935
<b>TOTAL EXPENDITURES</b>		<b>\$738,707</b>



## Redwood Road 2021 Annual Budget

	Tax Year	
	2020	2021
	2020	2021
<b>ASSESSED VALUATION</b>		
<b>Taxable Value</b>		
#44 Total Assessed	\$315,569,041	
#44 Base Year Value	(\$152,135,687)	
<b>Total Incremental Value</b>	<b>\$163,433,354</b>	
<b>TAX INCREMENT ANALYSIS</b>		
<b>Tax Rate</b>		
#44 Tax Rate	0.011922	
Personal Property	0.011606	
<b>Participation Rate</b>		
North Salt Lake	0.001284	<b>45%</b>
Davis County	0.001760	
Davis County School District	0.007492	
South Davis Sewer Improvement District	0.000234	
County Library	0.000329	
South Davis Recreation District	0.000242	
South Davis Mosquito Abatement District	0.000112	
Weber Basin Water Conservancy District	0.000153	
South Davis Water District (#45 only)	0.000189	
<b>PROJECT AREA BUDGET</b>		
<b>TAX INCREMENT REVENUES</b>		
#44 Tax Increment	\$872,879	
<b>TOTAL DISTRIBUTION</b>	<b>\$872,879</b>	
<b>EXPENDITURES</b>		
Housing Restriction	\$87,288	
Agency for Projects & Programs	\$218,220	
Developer Payment	\$523,727	
City Revenue: Administrative Fee	\$43,644	
<b>TOTAL EXPENDITURES</b>	<b>\$872,879</b>	



## Redwood Road 2022 Annual Budget

	Tax Year	
	Payment Year	
		Year 7
<b>ASSESSED VALUATION</b>		
<b>Taxable Value</b>		
#44 Total Assessed		\$315,569,041
#44 Base Year Value		(\$152,135,687)
<b>Total Incremental Value</b>		<b>\$163,433,354</b>
<b>TAX INCREMENT ANALYSIS</b>		
<b>Tax Rate</b>		
#44 Tax Rate		0.011922
Personal Property		0.011922
<b>Participation Rate</b>		
North Salt Lake		45%
Davis County		0.001284
Davis County School District		0.001760
South Davis Sewer Improvement District		0.007492
County Library		0.000234
County Library		0.000329
South Davis Recreation District		0.000242
South Davis Mosquito Abatement District		0.000112
Weber Basin Water Conservancy District		0.000153
South Davis Water District (#45 only)		0.000189
<b>PROJECT AREA BUDGET</b>		
<b>TAX INCREMENT REVENUES</b>		
#44 Tax Increment		\$876,804
<b>TOTAL DISTRIBUTION</b>		<b>\$876,804</b>
<b>EXPENDITURES</b>		
Housing Restriction		\$87,680
Agency for Projects & Programs		\$219,201
Developer Payment		\$526,082
City Revenue: Administrative Fee		\$43,840
<b>TOTAL EXPENDITURES</b>		<b>\$876,804</b>



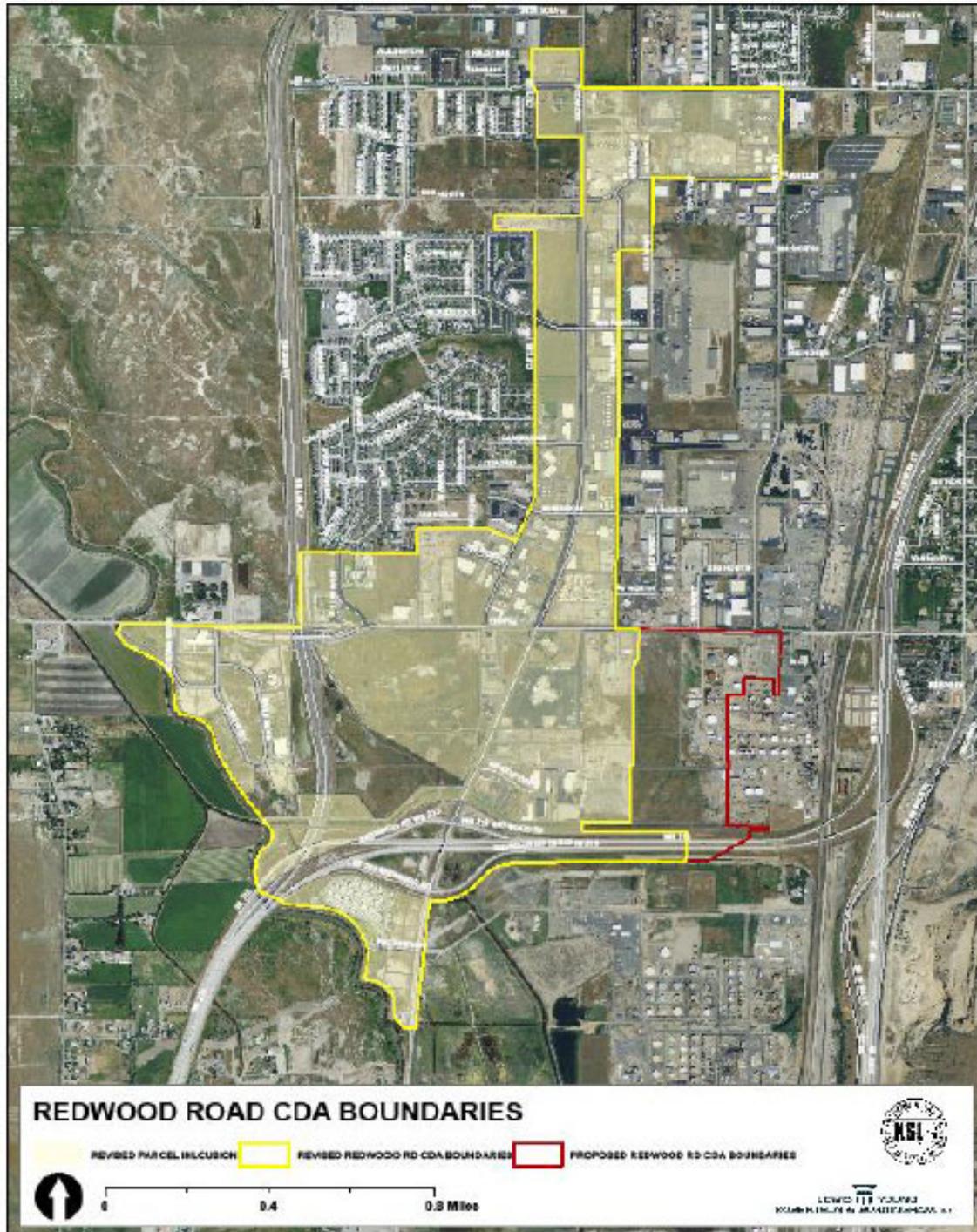
# Redwood Road

Ongoing Budget

Multi-Year Project Area Budget Projections

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Tax Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Payment Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>REVENUES</b>															
<b>TAXABLE VALUATION:</b>															
#44 Real Property	141,233,232	150,264,529	198,571,190	212,172,355	234,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775	260,283,775
#44 Personal	23,964,544	33,084,400	33,715,926	33,293,125	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448	50,277,448
#44 Centrally Assessed	6,142,473	2,057,020	2,560,044	4,167,907	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818	5,007,818
#44 Total Assessed Value	171,340,249	185,405,949	234,847,160	249,633,287	289,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041
Real Base	(152,135,687)	(152,135,687)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)	(129,457,772)
Personal Property Base			(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)	(22,677,915)
Incremental Assessed Value	19,204,562	33,270,262	82,711,473	97,497,600	137,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354
Total Assessed Value	171,347,749	185,412,249	234,847,160	249,633,287	289,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041	315,569,041
Total Base Year Value	(152,145,687)	(152,145,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)	(152,135,687)
Total Incremental Value	19,202,062	33,266,562	82,711,473	97,497,600	137,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354	163,433,354
<b>Tax Rates</b>															
Total Tax Rate #44	0.013293	0.012764	0.011806	0.011560	0.011606	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922
Total Tax Rate #45	0.013543	0.012998	0.012020	0.011759	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795	0.011795
Total Personal Property Tax Rate	-	-	0.012764	0.011806	0.011560	0.011606	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922	0.011922
<b>Participation Rate</b>															
North Salt Lake	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%	45%
<b>Property Tax Increment #44</b>															
Total Increment	114,879	191,098	444,180	508,358	738,707	872,879	876,804	876,804	876,804	876,804	876,804	876,804	876,804	876,804	876,804
<b>Property Tax Increment #45</b>															
Total Increment	(15)	(22)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Tax Increment Available for Budget</b>															
	114,864	191,076	444,180	508,358	738,707	872,879	876,804	876,804	876,804	876,804	876,804	876,804	876,804	876,804	876,804
<b>EXPENDITURES</b>															
Housing Restriction	11,486	19,108	44,418	50,836	73,871	87,288	87,680	87,680	87,680	87,680	87,680	87,680	87,680	87,680	87,680
Agency for Projects & Programs		47,769	111,045	127,089	184,677	218,220	219,201	219,201	219,201	219,201	219,201	219,201	219,201	219,201	219,201
Developer Payment		114,646	266,508	305,015	443,224	523,727	526,082	526,082	526,082	526,082	526,082	526,082	526,082	526,082	526,082
City Revenue: Administrative Fee	109,120	9,554	22,209	25,418	36,935	43,644	43,840	43,840	43,840	43,840	43,840	43,840	43,840	43,840	43,840
<b>Total Uses</b>	<b>120,607</b>	<b>191,076</b>	<b>444,180</b>	<b>508,358</b>	<b>738,707</b>	<b>872,879</b>	<b>876,804</b>								
Base Year Revenue	2,022,475	1,941,990	1,796,114	1,758,689	1,765,687	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762	1,813,762

## EXHIBIT B: REDWOOD ROAD MAP



On March 5, 2013 the Agency, by resolution, designated the proposed Redwood Road CDA boundaries (shown in red). Upon further review, the Agency decided to revise the boundaries to include only the parcels shown in yellow. Thus, only the parcels in yellow, or the "Revised Redwood Road CDA Boundaries" will be affected by the CDA.

## SECTION 4: ORBIT EDA

Table 4.1: Project Area Overview

OVERVIEW				
<b>Type</b> RDA	<b>Acreage</b> 72	<b>Purpose</b> Industrial and Light Manufacturing	<b>Taxing District</b> #44 #45	<b>Tax Rate</b> - -
<b>Creation Year</b> FY 2013	<b>Base Year</b> TBD	<b>Term</b> 20 Years	<b>Trigger Year</b> TBD	<b>Expiration Year</b> FY 2035

The Orbit Economic Development Project Area was created in September 2013 and is governed by (a) the “Orbit Economic Development Project Area Plan” dated September 17, 2013, (b) the “Orbit Economic Development Project Area Budget” dated September 17, 2013, (c) the Taxing Entity Committee Resolution approving the Project Area Budget dated August 8, 2013, and (d) all other associated ordinances and resolutions approving and adopting the plan and budget. These documents define the duration and use of property tax generated within the Project Area, as well as conditions and obligations of the Agency.

Additionally, the Agency entered into a Tax Increment Participation Agreement with Orbit Irrigation Products, Inc. (“Orbit”) on March 6, 2013, which states the Agency will pay Orbit 69.5 percent of the tax increment generated by the Orbit Expansion Project on an annual basis (subject to the continuing new jobs requirement outlined in the Agreement) for 20 years. The remaining 30.5 percent of tax increment will be used as follows: housing needs: 10 percent, EDA administration: 7.5 percent, and infrastructure costs: 13 percent. The Project Area must trigger by FY 2020.



The purpose of the Project Area is to encourage the expansion of existing businesses within the Project Area. This enhancement of economic vitality to the Project Area will benefit the community, City, County and the State. The Project Area Plan allows for industrial and light manufacturing uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County. The proposed community development project will provide additional needed infrastructure in the Project Area.

Private and public infrastructure associated with the development project is essential to promoting economic development activities.

The Project Area is located between the railroad tracks just east of Main Street and I-15 with 2600 South as the northern border. The Project Area is comprised of approximately 26 parcels and 72 acres. A map of the Project Area is included as **Exhibit C**.

This Project Area has not yet been triggered. The Project Area Budget specifies that tax increment must be triggered no later than March 1, 2020. However, the deadline came and went because the company had not met any of the development requirements. Therefore, the Agency is now considering what best paths to take in the future in terms of trigger dates and development agreements. The Agency will receive tax increment based upon the schedule outlined below. This outline will have to be adjusted based on any new agreements or changes the Agency decides to make.

Table 4.2: Tax Increment Levels

TAX INCREMENT LEVELS		
Years	% of Tax Increment	# of Years
Davis County	75%	20
County Library	75%	20
Davis County School District	75%	20
North Salt Lake City	75%	20
Weber Basin Water Conservancy District	75%	20
Davis County Mosquito Abatement District	75%	20
South Davis Sewer Improvement District	75%	20
South Davis Recreation District	75%	20

## OTHER ISSUES

The main issue is that the original resolutions and related interlocal agreements for the Project Area did not include language that would trigger the collection of tax increment within the Project Area automatically. The Agency was authorized to trigger the collection of increment anytime between Project Area Plan adoption and the latest date of March 1, 2020, but according to the Davis County Auditor’s office it requires some affirmative action to be taken to trigger tax increment, which deadline has been missed this year. If the Agency/City would like to trigger the Project Area next year they have a couple of options as outlined below.

### Issues:

1. The plan says, “In no case will the Agency trigger increment collection after March 1, 2020.”
2. According to the county, the Agency missed the opportunity to trigger this year.
3. None of the agreed-upon performance requirements related to Orbit have taken place.
4. The Participation Agreement with Orbit states, “this Agreement may be modified or amended by, and only by, a written instrument duly authorized and executed by the Company and the Agency.”

### Options:

In all situations, the earliest the Agency could receive funds is in FY 2022.

1. The Agency could assume that the language in the Project Area Plan really means what is in the agreement; that the timing of incentive payments will commence in the first complete tax year after the initial performance date. In this case the performance standards have still not been met and the Agency could not reimburse Orbit even if they started collecting the increment. The Agency would only need to adopt a resolution to start collecting. Also be aware that this would limit the benefit to Orbit in future years and could open the Agency to some liability.
2. The Agency could work and negotiate with Orbit to amend the Project Area Plan to have new language and budgets allowing the project to trigger in TY 2021. The Agency would still need to adopt a resolution after the amendments notifying the county of their intent to start collecting the increment. In this case, the Agency still could not reimburse Orbit without proof of completed requirements, but they could modify or interpret the interlocal agreements to permit the Agency to receive and use tax increment for Project Area related expenditures.
3. The Agency could work and negotiate with Orbit to amend the Project Area Plan and agreement to have new language, budgets, and development requirements allowing the project to trigger in TY 2021. Depending on

the development requirements negotiated the Agency could start giving the increment to Orbit sooner. The Agency would still need to adopt a resolution showing their intent to collect the increment.

### **PROJECT AREA MULTI-YEAR BUDGETS**

The following represents the original multi-year Project Area Budget which includes a multi-year projection of revenues and expenditures.



# Orbit Project Area

North Salt Lake City, Davis County, Utah

Incremental Tax Analysis	Payment Year Tax Year	2020 2019	2021 2020	2022 2021	2023 2022	2024 2023	2025 2024	2026 2025	2027 2026	2028 2027	2029 2028	2030 2029	2031 2030	2032 2031	2033 2032	2034 2033	2035 2034	2036 2035	2037 2036	2038 2037	2039 2038		
<b>Cumulative Taxable Value</b>	<b>Year</b>																						
Orbit Expansion		9,763,097	9,763,097	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175	19,526,175		
Additional Industrial		-	-	469,403	938,806	1,408,209	1,877,612	2,347,015	2,816,417	3,285,820	3,755,223	4,224,626	4,694,029	5,163,432	5,632,835	6,102,238	6,571,641	7,041,044	7,510,446	7,979,849	8,449,252		
Base Year Residential Overlap (Manufactured Homes)				(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)	(912,972)		
<b>Total Incremental Value</b>		9,763,097	9,763,097	19,082,606	19,552,009	20,021,412	20,490,815	20,960,218	21,429,620	21,899,023	22,368,426	22,837,829	23,307,232	23,776,635	24,246,038	24,715,441	25,184,844	25,654,247	26,123,649	26,593,052	27,062,455		
<b>Taxing Entity Property Tax Rate<sup>1</sup></b>	<b>2015 Tax Rate</b>																					<b>Total</b>	<b>NPV</b>
North Salt Lake	0.001517	14,811	14,811	28,948	29,660	30,372	31,085	31,797	32,509	33,221	33,933	34,645	35,357	36,069	36,781	37,493	38,205	38,917	39,630	40,342	41,054	659,640	428,868
Davis County	0.001905	18,599	18,599	36,352	37,247	38,141	39,035	39,929	40,823	41,718	42,612	43,506	44,400	45,294	46,189	47,083	47,977	48,871	49,766	50,660	51,554	828,354	538,559
Davis County School District	0.008555	83,523	83,523	163,252	167,267	171,283	175,299	179,315	183,330	187,346	191,362	195,378	199,393	203,409	207,425	211,441	215,456	219,472	223,488	227,504	231,519	3,719,986	2,418,568
South Davis Sewer Improvement District	0.000303	2,958	2,958	5,782	5,924	6,066	6,209	6,351	6,493	6,635	6,778	6,920	7,062	7,204	7,347	7,489	7,631	7,773	7,915	8,058	8,200	131,754	85,661
County Library	0.000361	3,524	3,524	6,889	7,058	7,228	7,397	7,567	7,736	7,906	8,075	8,244	8,414	8,583	8,753	8,922	9,092	9,261	9,431	9,600	9,770	156,974	102,058
South Davis Recreation District	0.000334	3,261	3,261	6,374	6,530	6,687	6,844	7,001	7,157	7,314	7,471	7,628	7,785	7,941	8,098	8,255	8,412	8,569	8,725	8,882	9,039	145,234	94,425
South Davis Mosquito Abatement District	0.000122	1,191	1,191	2,328	2,385	2,443	2,500	2,557	2,614	2,672	2,729	2,786	2,843	2,901	2,958	3,015	3,073	3,130	3,187	3,244	3,302	53,049	34,490
Weber Basin Water Conservancy District	0.000196	1,914	1,914	3,740	3,832	3,924	4,016	4,108	4,200	4,292	4,384	4,476	4,568	4,660	4,752	4,844	4,936	5,028	5,120	5,212	5,304	85,227	55,411
<b>Totals</b>	<b>0.013293</b>	<b>129,781</b>	<b>129,781</b>	<b>253,665</b>	<b>259,905</b>	<b>266,145</b>	<b>272,384</b>	<b>278,624</b>	<b>284,864</b>	<b>291,104</b>	<b>297,343</b>	<b>303,583</b>	<b>309,823</b>	<b>316,063</b>	<b>322,303</b>	<b>328,542</b>	<b>334,782</b>	<b>341,022</b>	<b>347,262</b>	<b>353,501</b>	<b>359,741</b>		
<b>Total Incremental Revenue Within Project Area</b>		129,781	129,781	253,665	259,905	266,145	272,384	278,624	284,864	291,104	297,343	303,583	309,823	316,063	322,303	328,542	334,782	341,022	347,262	353,501	359,741	5,780,218	3,758,040
<b>Property Tax Participation Rate</b>																							
North Salt Lake		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Davis County		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Davis County School District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Sewer Improvement District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
County Library		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Recreation District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
South Davis Mosquito Abatement District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Weber Basin Water Conservancy District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
<b>Proposed CDA Project Area Budget</b>																						<b>Total</b>	<b>NPV</b>
North Salt Lake		11,108	11,108	21,711	22,245	22,779	23,313	23,847	24,382	24,916	25,450	25,984	26,518	27,052	27,586	28,120	28,654	29,188	29,722	30,256	30,790	494,730	321,651
Davis County		13,949	13,949	27,264	27,935	28,606	29,276	29,947	30,618	31,288	31,959	32,630	33,300	33,971	34,642	35,312	35,983	36,654	37,324	37,995	38,665	621,266	403,919
Davis County School District		62,642	62,642	122,439	125,451	128,462	131,474	134,486	137,498	140,510	143,521	146,533	149,545	152,557	155,569	158,580	161,592	164,604	167,616	170,628	173,639	2,789,989	1,813,926
South Davis Sewer Improvement District		2,219	2,219	4,337	4,443	4,550	4,657	4,763	4,870	4,977	5,083	5,190	5,297	5,403	5,510	5,617	5,723	5,830	5,937	6,043	6,150	98,816	64,245
County Library		2,643	2,643	5,167	5,294	5,421	5,548	5,675	5,802	5,929	6,056	6,183	6,310	6,438	6,565	6,692	6,819	6,946	7,073	7,200	7,327	117,731	76,543
South Davis Recreation District		2,446	2,446	4,780	4,898	5,015	5,133	5,251	5,368	5,486	5,603	5,721	5,838	5,956	6,074	6,191	6,309	6,426	6,544	6,662	6,779	108,925	70,818
South Davis Mosquito Abatement District		893	893	1,746	1,789	1,832	1,875	1,918	1,961	2,004	2,047	2,090	2,133	2,176	2,219	2,261	2,304	2,347	2,390	2,433	2,476	39,787	25,868
Weber Basin Water Conservancy District		1,435	1,435	2,805	2,874	2,943	3,012	3,081	3,150	3,219	3,288	3,357	3,426	3,495	3,564	3,633	3,702	3,771	3,840	3,909	3,978		
<b>Total</b>		<b>97,336</b>	<b>97,336</b>	<b>190,249</b>	<b>194,929</b>	<b>199,608</b>	<b>204,288</b>	<b>208,968</b>	<b>213,648</b>	<b>218,328</b>	<b>223,008</b>	<b>227,687</b>	<b>232,367</b>	<b>237,047</b>	<b>241,727</b>	<b>246,407</b>	<b>251,087</b>	<b>255,766</b>	<b>260,446</b>	<b>265,126</b>	<b>269,806</b>	<b>4,335,164</b>	<b>2,776,972</b>
<b>Total Sources</b>		97,336	97,336	190,249	194,929	199,608	204,288	208,968	213,648	218,328	223,008	227,687	232,367	237,047	241,727	246,407	251,087	255,766	260,446	265,126	269,806		
<b>Uses of Tax Increment Funds</b>																							
Project Development Costs	82.5%	80,302	80,302	156,955	160,816	164,677	168,538	172,399	176,260	180,120	183,981	187,842	191,703	195,564	199,425	203,286	207,146	211,007	214,868	218,729	222,590		
RDA Administrative Costs	7.5%	7,300	7,300	14,269	14,620	14,971	15,322	15,673	16,024	16,375	16,726	17,077	17,428	17,779	18,130	18,481	18,831	19,182	19,533	19,884	20,235		
Housing	10.0%	9,734	9,734	19,025	19,493	19,961	20,429	20,897	21,365	21,833	22,301	22,769	23,237	23,705	24,173	24,641	25,109	25,577	26,045	26,513	26,981		
<b>Total Uses</b>	<b>100%</b>	<b>97,336</b>	<b>97,336</b>	<b>190,249</b>	<b>194,929</b>	<b>199,608</b>	<b>204,288</b>	<b>208,968</b>	<b>213,648</b>	<b>218,328</b>	<b>223,008</b>	<b>227,687</b>	<b>232,367</b>	<b>237,047</b>	<b>241,727</b>	<b>246,407</b>	<b>251,087</b>	<b>255,766</b>	<b>260,446</b>	<b>265,126</b>	<b>269,806</b>		
<b>Remaining Revenue for Taxing Entities</b>																						<b>Total</b>	<b>NPV</b>
North Salt Lake		3,703	3,703	7,237	7,415	7,593	7,771	7,949	8,127	8,305	8,483	8,661	8,839	9,017	9,195	9,373	9,551	9,729	9,907	10,085	10,263	164,910	107,217
Davis County		4,650	4,650	9,088	9,312	9,535	9,759	9,982	10,206	10,429	10,653	10,877	11,100	11,324	11,547	11,771	11,994	12,218	12,441	12,665	12,888	207,089	134,640
Davis County School District		20,881	20,881	40,813	41,817	42,821	43,825	44,829	45,833	46,837	47,840	48,844	49,848	50,852	51,856	52,860	53,864	54,868	55,872	56,876	57,880	929,996	604,642
South Davis Sewer Improvement District		740	740	1,446	1,481	1,517	1,552	1,588	1,623	1,659	1,694	1,730	1,766	1,801	1,837	1,872	1,908	1,943	1,979	2,014	2,050	32,939	21,415
County Library		881	881	1,722	1,765	1,807	1,849	1,892	1,934	1,976	2,019	2,061	2,103	2,146	2,188	2,231	2,273	2,315	2,358	2,400	2,442	39,244	25,514
South Davis Recreation District		815	815	1,593	1,633	1,672	1,711	1,750	1,789	1,829	1,868	1,907	1,946	1,985	2,025	2,064	2,103	2,142	2,181	2,221	2,260	36,308	23,606
South Davis Mosquito Abatement District		298	298	582	596	611	625	639	654	668	682	697	711	725	740	754	768	782	797	811	825	13,262	8,623
Weber Basin Water Conservancy District		478	478	935	958	981	1,004	1,027	1,050	1,073	1,096	1,119	1,142	1,165	1,188	1,211	1,234	1,257	1,280	1,303	1,326		
<b>Total</b>		<b>32,445</b>	<b>32,44</b>																				

# EXHIBIT C: ORBIT MAP



## SECTION 5: HIGHWAY 89 PROJECT AREA

Table 5.1: Project Area Overview

OVERVIEW				
Type CDA	Acreage 127.8	Purpose Community Development	Taxing District #344 #345 #387	Tax Rate 0.012832 0.012832 0.012832
Creation Year 2015	Base Year 2014	Term 15 Years	Trigger Year TY 2019	Expiration Year FY 2031
Base Value \$51,316,617	TY 2019 \$121,911,234	Increase 138%	FY 2020 Increment \$329,424	Remaining Years 14 Years

The Highway 89 Project Area was created in February 2015 and is located along Highway 89. The area is governed by (a) the *“Highway 89 Community Development Project Area Plan”* dated March 29, 2016, (b) the *“Highway 89 Community Development Project Area Budget”* dated March 29, 2016 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) the “Interlocal Cooperation Agreement” between the Agency and North Salt Lake City dated March 5, 2015; (d) the “Interlocal Cooperation Agreement” between the Agency and Davis County dated March 16, 2015; (e) the “Interlocal Cooperation Agreement” between the Agency and David County Mosquito Abatement District dated March 16, 2015; (f) the “Interlocal Cooperation Agreement” between the Agency and South Davis Recreation District dated March 16, 2015; (g) the “Interlocal Cooperation Agreement” between the Agency and Davis County School District dated June 12, 2015; (h) the “Interlocal Cooperation Agreement” between the Agency and South Davis Sewer Improvement District dated March 16, 2015; (i) the “Interlocal Cooperation Agreement” between the Agency and South Davis Water Improvement District dated March 16, 2015; (j) the “Interlocal Cooperation Agreement” between the Agency and Weber Basin Water Conservancy District dated March 16, 2015.

The primary objective of the CDA is to create a “Town Center” along Highway 89, which would include a combination of retail, office, and residential uses. Tax increment generated from the CDA will assist the Agency in achieving this objective by providing a means to: 1) assemble land to promote higher and more beneficial uses; and 2) provide redevelopment infrastructure improvements (including assistance with demolition, architectural treatments, and streetscapes). The Project Area includes 45 developed acres, 66 underutilized acres, 7 undeveloped acres and 9 acres designated as miscellaneous.

This Project Area triggered in FY 2019 and began remitting tax increment in FY 2020. The Agency will receive tax increment based upon the projected schedule outlined below.

### SOURCES OF FUNDS

Table 3.2: Sources of Funds

FY 2020 SOURCES OF FUNDS	
Tax Increment	\$329,424
<b>Total Sources of Funds</b>	<b>\$329,424</b>

Table 5.2: Tax Increment Levels

TAX INCREMENT LEVELS		
Years	% of Tax Increment	# of Years
Davis County	40%	15
County Library	40%	15
Davis County School District	40%	15
North Salt Lake City	40%	15
Weber Basin Water Conservancy District	40%	15
Davis County Mosquito Abatement District	40%	15
South Davis Water Improvement District	40%	15
South Davis Sewer Improvement District	40%	15
South Davis Recreation District	40%	15

## USES OF FUNDS

Table 3.3: Uses of Funds

FY 2020 USES OF FUNDS	
Housing Restriction	\$33,799
Agency for Projects & Programs	-
Developer Payment	253,494
City Revenue: Administrative Fee	50,699
<b>Total Uses of Funds</b>	<b>\$337,992</b>

## PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 3.4: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	FORECASTED	ACTUAL	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – TY 2019	\$339,532	\$329,424	97%

## RELATIVE GROWTH IN ASSESSED VALUE

Table 3.5: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	COMPARISON YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Lifetime Growth in Project Area (2019 vs. 2018)	\$121,911,234	\$133,501,050	-9%	-9%
Lifetime Growth in Project Area (2019 vs. Base)	\$121,911,234	\$51,316,617	138%	19%
ASSESSED VALUES IN NORTH SALT LAKE CITY				
Annual Growth in NSL (2019 vs. 2018)	\$2,153,870,094	\$2,037,583,569	6%	6%
Lifetime Growth in NSL (2019 vs. 1997)	\$2,153,870,094	\$456,353,735	372%	7%

## BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 3.6: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
-Increased jobs
-Improved public infrastructure
-Increased tax base

-Sales tax revenue

**GROWTH IN PROPERTY TAX INCREMENT**

GROWTH IN TAX INCREMENT	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
<b>TAX INCREMENT FROM PROJECT AREA</b>			
Tax Year 2019	\$329,424	\$263,398	125%
Lifetime Increment <sup>6</sup>	\$329,424	\$263,398	125%
<b>PASS THROUGH INCREMENT (ABOVE BASE)</b>			
Tax Year 2019	\$473,835	\$263,398	180%
Lifetime Increment	\$473,835	\$263,398	180%

**NOTABLE DEVELOPMENT AND FUTURE PROJECTS**

Table 5.3: Notable Development

Location	Townhome	Apartment	Twin Home
Odell Crossing	42	-	-
Lofts at 99	10	-	-
Chesham Village	84	-	-
Parkview	-	24	-

As shown in Table 5.3, the following new construction is complete:

1. Odell Crossing (2.0 acres) was completed in 2017. The development includes a 42-unit townhome apartment project at 170 East Odell Lane.
2. The Lofts at 99 (0.50 acres) was completed in 2015. The project included a 10-unit owner occupied townhome project at North Towne Lane and Hwy 89.
3. Chesham Village (5.0 acres) was completed in 2019. The development included 84 owner-occupied townhomes located at approximately 250 East 350 North.
4. The Parkview Townhome Apartments (1.0 acres) were completed in 2016. The project includes 24-apartment townhome units at 770 North Hwy 89. This project included the redevelopment of a vacant restaurant building.
5. R&R BBQ (0.75 acres) was completed in 2018. The 4,500 sq. ft. restaurant was a redevelopment project at the site of a former gas station/Subway Sandwich shop.
6. A 7600 sq. ft. dance studio building (0.50 acres) was completed in 2018. The studio is located in unincorporated Davis County; however, it lies within the RDA boundary.

Table 5.4: Future Development

Location	Townhome	Apartment	Twin Home
NSL City Center	81	-	-
City's Edge South	-	27	-
Cities Edge Central	21	-	-
Town Plaza	54	-	-
Arrowhead Twin Homes	-	-	10
Townes at Vantage Point	26	-	-
Williamsburg Apartments	-	214	-

As shown in Table 5.4, the following projects are under construction:

<sup>6</sup> Values since 2015 based on available data.



1. NSL City Center (3.6 Acres) containing a 4 story office/retail building with at the corner of Center and Hwy 89 (21,000 sq. ft.) has been completed and is partially occupied with JZW, Capital Rock, and Brighton Development and 56 townhome residential structures are approximately 50% complete. Additional redevelopment on the 1.7-acre parcel to the north has received conceptual approval for an additional 25 town home units.
2. City's Edge South Apartments (1.49 Ac.) Rehab of 16 existing apartments in 2 buildings, removal of 1 existing 8-unit building, and construction of a new 15 unit and 12-unit apartment buildings. The project has a 5-year deed restriction on 16 of the units to meet the 80% AMI for moderate income housing. Under construction 15 unit building expected completion Winter 2020, 12 unit building expected completion Summer 2021.
3. City's Edge Central (0.84 Ac.) vacant site under construction with 21 townhome apartments, expected completion Winter 2020.
4. Towne Plaza (5 Ac.) 54 residential owner-occupied townhomes (90% complete) full completion Spring 2021, 1 office/retail building of 19,000 sq. ft., & 1 office building with 24,500 sq. ft. Office/retail construction expected to begin construction in Spring 2021.
5. Arrowhead Twin Homes (1 Ac)-Under review, expected construction 2021, 10 owner occupied twin home residential units at 150 East 350 North
6. Townes at Vantage Point (1.5 Ac.)-Approved 26-unit owner occupied 26-unit townhomes at 142 South Orchard Drive (redevelopment of 2 single family homes) construction began Spring 2020 and is expected to be completed by Summer 2021.
7. Williamsburg Luxury Apartments (6 Ac)-Approved 214-unit high rise (5 stories) mixed use development with 10,000 sq. ft. of main floor retail in one of four buildings. Approvals granted; construction set to begin Spring 2021. This is a redevelopment site of the Hughes RV, and several smaller misc. business buildings at 240 south Highway 89.

## FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 3.9: Project Area Budget

PROJECT AREA BUDGET	FY 2021-2031	
	TOTALS	NPV@5%
<b>REVENUES</b>		
Increment	\$6,154,971	\$4,351,847
<b>Total Revenue</b>	<b>\$6,154,971</b>	<b>\$4,351,847</b>
<b>EXPENDITURES</b>		
Housing Restriction	\$615,497	\$435,185
Agency for Projects & Programs	-	-
Developer Payment	5,077,851	3,590,273
City Revenue: Administrative Fee	461,623	326,388
<b>Total Expenditures</b>	<b>\$6,154,971</b>	<b>\$4,351,847</b>

## OTHER ISSUES

LYRB has not identified any major areas of concern with the Highway 89 Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

## PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2020 actuals and projected FY 2021 and FY 2022, as well as a multi-year budget from 2019 through 2031.



# HWY 89

## 2020 Actual

	Tax Year	Year 1
	Payment Year	
<b>ASSESSED VALUATION</b>		
<b>Taxable Value</b>		
Total Assessed		\$121,911,234
Base Year Value		(\$51,316,617)
<b>Total Incremental Value</b>		<b>\$70,594,617</b>
<b>TAX INCREMENT ANALYSIS</b>		
<b>Total Tax Rate</b>		0.012832
<b>Participation Rate</b>		40%
Davis County		0.001760
Davis County School District		0.007492
North Salt Lake		0.001284
Weber Basin Water Conservancy District		0.000153
Davis County Mosquito Abatement District		0.000112
South Davis Water District		0.000189
Davis County Service Area #1		0.001037
South Davis Sewer District		0.000234
South Davis Recreation District		0.000242
County Library		0.000329
<b>PROJECT AREA BUDGET</b>		
<b>TAX INCREMENT REVENUES</b>		
#344, #345, #387		\$329,424
<b>TOTAL DISTRIBUTION</b>		<b>\$329,424</b>
<b>EXPENDITURES</b>		
Project Development Costs		\$271,775
RDA Administrative Costs		\$24,707
Housing		\$32,942
<b>TOTAL EXPENDITURES</b>		<b>\$329,424</b>



## HWY 89

### 2021 Projected Budget

	Tax Year	Year 2
Payment Year	2020	2021
<b>ASSESSED VALUATION</b>		
<b>Taxable Value</b>		
Total Assessed		\$134,911,234
Base Year Value		(\$51,316,617)
<b>Total Incremental Value</b>		<b>\$83,594,617</b>
<b>TAX INCREMENT ANALYSIS</b>		
<b>Total Tax Rate</b>		0.013148
<b>Participation Rate</b>		40%
Davis County		0.001760
Davis County School District		0.007808
North Salt Lake		0.001284
Weber Basin Water Conservancy District		0.000153
Davis County Mosquito Abatement District		0.000112
South Davis Water District		0.000189
Davis County Service Area #1		0.001037
South Davis Sewer District		0.000234
South Davis Recreation District		0.000242
County Library		0.000329
<b>PROJECT AREA BUDGET</b>		
<b>TAX INCREMENT REVENUES</b>		
#344, #345, #387		\$439,641
<b>TOTAL DISTRIBUTION</b>		<b>\$439,641</b>
<b>EXPENDITURES</b>		
Project Development Costs		\$362,704
RDA Administrative Costs		\$32,973
Housing		\$43,964
<b>TOTAL EXPENDITURES</b>		<b>\$439,641</b>



# HWY 89

## 2022 Projected Budget

	Tax Year	Year 3
	Payment Year	
<b>ASSESSED VALUATION</b>		
<b>Taxable Value</b>		
Total Assessed		\$134,911,234
Base Year Value		(\$51,316,617)
<b>Total Incremental Value</b>		<b>\$83,594,617</b>
<b>TAX INCREMENT ANALYSIS</b>		
<b>Total Tax Rate</b>		0.013148
<b>Participation Rate</b>		40%
Davis County		0.001760
Davis County School District		0.007808
North Salt Lake		0.001284
Weber Basin Water Conservancy District		0.000153
Davis County Mosquito Abatement District		0.000112
South Davis Water District		0.000189
Davis County Service Area #1		0.001037
South Davis Sewer District		0.000234
South Davis Recreation District		0.000242
County Library		0.000329
<b>PROJECT AREA BUDGET</b>		
<b>TAX INCREMENT REVENUES</b>		
#344, #345, #387		\$439,641
<b>TOTAL DISTRIBUTION</b>		<b>\$439,641</b>
<b>EXPENDITURES</b>		
Project Development Costs		\$362,704
RDA Administrative Costs		\$32,973
Housing		\$43,964
<b>TOTAL EXPENDITURES</b>		<b>\$439,641</b>



# EXHIBIT D: HWY 89 MAP

