

# 2020 ANNUAL REPORT

REDEVELOPMENT AGENCY OF DRAPER CITY

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



## NOVEMBER 1<sup>ST</sup> REPORT

Dated as of November 1, 2020

Prepared by Lewis Young Robertson & Burningham, Inc.

In compliance with Utah Code Section 17C-1-603



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# SECTION 1: EXECUTIVE SUMMARY

## INTRODUCTION

Lewis Young Robertson & Burningham, Inc. (“LYRB”) has prepared this Annual Report on behalf of the Redevelopment Agency of Draper City (the “Agency” or “RDA”). The report describes the Agency’s six project areas (*West Freeway, Sand Hills, Crescent, East Bangerter, Gateway, and Frontrunner*). Four of these project areas are considered “active” in terms of tax increment or additional tax increment collection and are specifically accounted for in this report. LYRB has created and/or updated annual and multi-year budgets, and created a proprietary Excel-based software package to manage the Agency’s Project Areas in the future.

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-603 – Agency Report. As reporting requirements were adopted in legislation and became effective in 2011, this report facilitates the Agency’s compliance with the code, providing the data necessary to fulfill these reporting 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 (“Tax Increment” as defined in the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, 17C). 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 I.1: RDA TAXING ENTITIES

RDA TAXING ENTITIES	
David Dobbins	Draper City
Bob Wylie	Draper City
Draper City Council	Draper City
Salt Lake County Council	Salt Lake County
Dina Blaes	Salt Lake County
Scott Tingley	Salt Lake County
Leon Wilcox	Canyons School District
John Larsen	Jordan School District
Gene Shawcroft	Central Utah Water Conservancy District
Craig White	South Valley Sewer District
Brian Hougaard	South Salt Lake Valley Mosquito Abatement District
Glen Jenkins	Crescent Cemetery Maintenance District
Richard Bay	Jordan Valley 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 and compliance purposes and is intended to provide an overview of each Project Area that lies within the boundaries of Draper’s Agency, including descriptions of each of the six project areas, significant activities, project timelines, actual and estimated tax increment collections, and any other information pertinent to the taxing entities.

It is important to note that the annual report is currently in a transitioning phase as updated Utah Code section 17C-1-603 states that, beginning in 2021, the annual RDA report will be disseminated only to the Governor's Office of Economic Development and will be due on or before December 31st of each calendar year. The November 1st deadline will be eliminated and electronic submission of the report to the taxing entities, County Auditor, State Tax Commission, State Board of Education will be replaced with the GOED database. LYRB will continue to provide the annual RDA report in strict compliance with the requirements laid out in 17C-1-603.

## OVERVIEW OF THE AGENCY

The Agency was created by the Draper City Council in accordance with the provision of the Utah Neighborhood Development Act, UCA 17A-2-1201, 17A-2-1202, and 17A-2-1203 and continues to operate under Title 17C of Utah Code (UCA 17C) now titled as the "Limited Purpose Local Government Entities – Community Reinvestment Agency Act (the "Act"). The purpose of the Agency is to encourage the revitalization of certain areas of the City with quality developments that are conducive to meeting the long-range goals of the City.

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, put an end to the three 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 three of the five active project areas in the Agency were created prior to this expansion of UCA 17C, each of these Project Areas have been classified simply as a Redevelopment Areas, or RDA. The fourth Project Area, East Bangerter, has been classified as an EDA. The remaining two project areas have been classified as CDAs. In 2016, changes were made to UCA 17C putting an end to these three classifications. Going forward all project areas will again be lumped into one category and will be designated as Community Reinvestment Areas (CRA).

**AUTHORITIES AND POWERS OF THE AGENCY**

The authority of the Agency is directed by UCA Title 17C. 17C-1-202

- I. An 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 I.2: BOARD OF TRUSTEES

GOVERNING BOARD OF TRUSTEES		
Troy K. Walker	Chair	Draper City Mayor
Mike Green	Vice Chair	Draper City Council Member
Marsha Vawdrey	Board Member	Draper City Council Member
Tasha Lowery	Board Member	Draper City Council Member
Cal Roberts	Board Member	Draper City Council Member
Fred Lowry	Board Member	Draper City Council Member

TABLE I.3: STAFF MEMBERS

ADMINISTRATION & STAFF MEMBERS		
David Dobbins	Executive Director	Draper City Manager

## 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 I.4: ESTIMATE OF TAX INCREMENT

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2020 (Ending Dec. 31, 2020)	Tax Year 2021 (Beginning Jan. 1, 2021)
<b>PROPERTY TAX INCREMENT</b>		
Sand Hills	\$-	\$-
Crescent	1,405,607	1,405,607
East Bangerter (project area met cap, no more increment)	-	\$-
Gateway	Project Area Expires	Project Area Expires
Fronrunner	4,324,222	4,324,222
South Mountain	1,180,267	1,180,267
<b>TOTAL REVENUE</b>	<b>\$6,910,096</b>	<b>\$6,910,096</b>

TABLE I.5: ESTIMATE OF ADDITIONAL TAX INCREMENT

ESTIMATE OF ADDITIONAL TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2020 (Ending Dec. 31, 2020)	Tax Year 2021 (Beginning Jan. 1, 2021)
<b>ADDITIONAL TAX INCREMENT</b>		
Sand Hills	\$473,961	\$473,961
Crescent	468,536	468,536
<b>TOTAL REVENUE</b>	<b>942,497</b>	<b>942,497</b>
<b>SUM TOTAL OF INCREMENTAL REVENUE</b>	<b>\$7,852,593</b>	<b>\$7,852,593</b>

## GENERAL OVERVIEW OF ALL PROJECT AREAS

The combined projection for all four Project Areas forecasts that the areas will generate approximately **\$141M** for the remaining of the life of the projects. Approximately **\$127M** will come from tax increment revenues and **\$14M** from Additional Tax Increment revenues.

TABLE I.6: COMBINED BUDGET

Combined Project Area Budget		
REVENUES	FY 2020 Totals	REMAINING LIFE (INCLUDES 2020 TOTALS)
<b>PROPERTY TAX INCREMENT</b>		
Sand Hills	\$-	\$-
Crescent	1,636,699	8,664,733
Fronrunner	3,893,704	68,757,038
Gateway	55,664	55,664
South Mountain	-	49,760,469
<i>Property Tax Increment Subtotal</i>	<b>\$5,586,067</b>	<b>\$127,237,904</b>
<b>ADDITIONAL TAX INCREMENT</b>		
Sand Hills	\$468,558	\$2,838,360
Crescent	288,027	10,830,079
<i>Additional Tax Increment Subtotal</i>	756,585	13,668,439
<b>TOTAL REVENUE</b>	<b>\$6,342,652</b>	<b>\$140,906,343</b>
EXPENDITURES	FY 2020 TOTALS	REMAINING LIFE (INCLUDES 2020 TOTALS)
<b>RDA Administration:</b>		
Crescent	245,505	1,299,710
Fronrunner	83,247	1,503,308
South Mountain	-	2,488,023
<b>Development Incentive Payments</b>		
Sand Hills	140,000	280,000
Gateway	55,664	55,664
Crescent	40,746	85,746
South Mountain	-	21,547,647
<b>Mitigation Payments</b>		
South Mountain	-	12,476,474
<b>Housing</b>		
South Mountain	-	4,976,047
<b>Education Program</b>		
South Mountain	-	772,278
<b>Debt Service Payments (Reimbursements)</b>		
Crescent	1,073,206	6,880,180
<b>Infrastructure Improvements</b>		
Fronrunner	3,810,457	67,253,730
South Mountain	-	7,500,000
<b>Contribution to (Use of) Fund Balance</b>		
Sand Hills	328,558	2,558,360
Crescent	565,269	11,229,177
<b>Total Expenditures</b>	<b>\$6,342,652</b>	<b>\$140,906,343</b>

## SECTION 2: OVERVIEW SAND HILLS RDA

TABLE 2.1: PROJECT AREA OVERVIEW

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 69.10	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 55A	<u>Tax Rate</u> 0.011693
<u>Creation Year</u> FY 1989	<u>Base Year</u> FY 1989	<u>Term</u> 32 Years	<u>Trigger Year</u> FY 1994	<u>Expiration Year</u> FY 2025
<u>Base Value</u> \$609,648	<u>TY 2019 Value</u> \$97,177,106	<u>Increase</u> 15,840%	<u>FY 2020 Increment</u> \$468,558	<u>Remaining Life</u> 5 Years



The Sand Hills Project Area was created in 1989 and is governed by the “*Draper Sand Hills Neighborhood Development Plan*”. This document defines the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating taxing entity. As the Sand Hills Project Area was created prior to 1993, a taxing entity committee was not required and therefore was not established for this Project Area.

The original purpose of the Sand Hills Project Area was to stabilize and strengthen the commercial business and economic base of the City. The Sand Hills Project Area includes approximately 69.1 acres located in the northeast portion of the City at 1300 East and along Draper Parkway. The initial base year

value of the Project Area was \$609,648.

## SOURCES OF FUNDS

TABLE 2.2: SOURCES OF FUNDS

2020 SOURCES OF FUNDS	
Additional Tax Increment Revenue(Qualified Purposes)	\$468,558
<b>Total Sources of Funds</b>	<b>\$468,558</b>

The Sand Hills Project Area did not receive any Additional Tax Increment revenue in FY 2018. The County distributed the Additional Tax Increment owed to the Agency through the West Freeway Project Area, which is now expired. The Agency has determined that they would like to receive the Additional Tax Increment revenue from the Crescent Project Area, however, the Agency believes that the Additional Tax Increment in the Crescent Project Area will not be enough to cover all the Agency’s qualified expenses. The Agency requests that the County pay the remaining Additional Tax Increment balance out of the Sand Hills Project Area. The tax increment and Additional Tax Increment levels are set according to the following schedule:

TABLE 2.3: TAX INCREMENT LEVELS

TAX INCREMENT LEVELS			
Years	Tax Years	Tax Increment	Additional Tax Increment (Not Including School District Portion)
Years 1-5	1994-1998	100%	0%
Years 6-10	1999-2003	80%	20%
Years 11-15	2004-2008	75%	25%
Years 16-20	2009-2013	70%	30%
Years 21-25 <sup>1</sup>	2014-2018	60%	40%
<b>Years 26-32</b>	<b>2019-2025</b>	<b>0%</b>	<b>100%</b>

## USES OF FUNDS

TABLE 2.4: USES OF FUNDS

2020 USES OF FUNDS	
RDA Administration	\$70,284
Development Incentive Payments	140,000
Contribution to (Use of) Fund Balance (Reimbursement for Qualified Expenses)	258,274
<b>Total Use of Funds</b>	<b>\$468,558</b>

## DEVELOPMENT INCENTIVE PAYMENT

TABLE 2.5: DEVELOPMENT INCENTIVE PAYMENT

2020 DEVELOPMENT INCENTIVE PAYMENT	
The Egg & I	\$-
Freddy's	140,000
Millennial Falls	-
<b>Total Development Incentive Payment</b>	<b>\$140,000</b>

The Agency entered into an agreement with The Egg & I restaurant that will reimburse the tenant for infrastructure improvements and site development for their restaurant within the Hidden Valley Shopping Center. The agreement states that the Agency will reimburse the restaurant up to \$140,000 annually for a period of five years. FY 2015 was the first year of the agreement. This agreement is dependent on the restaurants continued operation during the life of the agreement, the building being within the City's code, and the restaurant paying its property taxes in full each year. The Agency has made its final payment to the Egg & I in FY 2019.

The Agency also entered into an agreement with Freddy's Frozen Custard & Steamburgers that will reimburse the tenant for infrastructure improvements and site development for their restaurant within the Hidden Valley Shopping Center. The agreement states that the Agency will reimburse the restaurant up to \$140,000 annually for a period of five years. FY 2017 was the first year of the agreement. This agreement is dependent on the restaurants continued operation during the life of the agreement, the

<sup>1</sup> FY 2016 was the final year that the Agency collected the Additional Tax Increment portion of the tax increment.

building being within the City’s code, and the restaurant paying its property taxes in full each year. The Agency will make its final payment to Freddy’s in FY 2021, the final year of the Project Area.

## PROJECT AREA REPORTING AND ACCOUNTABILITY

### COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

TABLE 2.6: REALIZATION OF TAX INCREMENT

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2020	\$468,558	\$433,894	107.99%

The forecasted increment included the Additional Tax Increment portion of the tax increment. This was the reasoning for the discrepancy in forecasted increment to actual increment received.

### GROWTH IN ASSESSED VALUE

TABLE 2.7: GROWTH IN ASSESSED VALUE

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2019 vs. 2018)	\$90,545,428	\$90,545,428	7%	0.32%
Lifetime Growth in Project Area (2019 vs. 1997)	\$90,545,428	\$32,692,711	197.24%	5.08%
Lifetime Growth in Project Area (2019 vs. Base)	\$90,545,428	\$609,648	15840%	
ASSESSED VALUES IN DRAPER CITY				
Annual Growth in Draper City (2019 vs. 2018)	\$6,168,296,382	\$5,461,003,305	13%	0.56%
Lifetime Growth in Draper City (2019 vs. 1997)	\$6,168,296,382	\$875,257,353	605%	9.28%

### BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

TABLE 2.8: BENEFITS TO TAXING ENTITIES

#### BENEFITS TO TAXING ENTITIES

\*Increased Property Tax Revenues

\*Higher growth in tax base compared to non-RDA areas

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant benefit to the taxing entities will be realized when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

TABLE 2.9: GROWTH IN TAX INCREMENT

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	BASE YEAR VALUE REVENUES	ACTUAL % ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2020	NA	\$468,558	\$7,264	6,450%
Lifetime Revenue (1994-2019)	NA	\$22,997,721	\$212,694	10,813%
PASS THROUGH INCREMENT (ABOVE BASE)				

Fiscal Year 2019	NA	\$672,873	\$7,264	9,163%
Lifetime Revenue (1994-2019)	NA	\$1,532,358	\$212,694	620%

## NOTABLE DEVELOPMENT AND FUTURE PROJECTS

There are no specific projects planned within the Sand Hills Project Area. Notable Development within the Project Area include:

-  The Egg & I
-  Freddy’s Frozen Custard & Steakburgers
-  Macy’s
-  Treehouse Athletic Club
-  Walgreens

TABLE 2.10: DEVELOPED AND UNDEVELOPED ACREAGE

SAND HILLS RDA	ACREAGE	PERCENTAGE
Developed	62.21	90.08%
Undeveloped	6.85	9.92%
<b>Total</b>	<b>69.06</b>	<b>100%</b>

There are 42 housing units within the Sand Hill Project Area. These housing units comprise 6.63 acres of the total Project Area.

TABLE 2.11: RESIDENTIAL DEVELOPMENT

SAND HILLS RDA	ACREAGE	PERCENTAGE
Residential Development	6.62	9.59%
Non-Residential Development	62.44	90.41%
<b>Total</b>	<b>69.06</b>	<b>100%</b>

## 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 2.12: PROJECT AREA BUDGET

PROJECT AREA BUDGET	FY 2020-2025
<b>REVENUES</b>	<b>TOTALS</b>
Property Tax Increment	\$-
Additional Tax Increment Recapture	2,838,360
<b>Total Revenue</b>	<b>\$2,838,360</b>
<b>EXPENDITURES</b>	<b>TOTALS</b>
Contribution to (Use of) Fund Balance	2,558,360
Development Incentive	280,000
<b>Total Expenditures</b>	<b>\$2,838,360</b>

**OTHER ISSUES**

The Agency has not identified any major issues within the Sand Hills RDA. All relevant information for the Project Area has been outlined in this section of the 2019 Annual Report.

**PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS**

The following four sheets represent the FY 2020, FY 2021, FY 2022 and multi-year budget from 2006 to 2025.



Illustration 2.1: Sand Hills Project Area

# Sand Hills

## 2020 Annual Budget

2020
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	Tax Year Payment Year	2019 2020
<b>ASSESED VALUATION</b>		
Draper Tax District 55A		97,177,106
Base Year Value		-
Incremental Value		97,177,106
<b>TAX INCREMENT ANALYSIS</b>		
Incremental Property Tax Rates		
Combined Rate		0.011693
<b>Tax Increment &amp; Participation Rates</b>		
Draper Tax District 55A		1,141,431
Increment Rate		0%
Haircut Rate		100%
<b>Tax Increment Generation</b>		
Property Tax Increment		-
Recaptured Increment (Haircut Revenue)		468,558
Less Tax Increases		-
Prior Year Adjustments		-
Total Tax Increment		468,558
<b>REVENUES</b>		
Property Tax Increment		-
Recapture of Increment		468,558
<b>Total Revenue</b>		<b>468,558</b>
<b>EXPENDITURES</b>		
<b>Administration</b>		
Administration Fee		-
Contribution to (Use of) Fund Balance		328,558
<b>Total Expenditures</b>		<b>468,558</b>

# Sand Hills

## 2021 Annual Budget

2021
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	Tax Year Payment Year	2020 2021
<b>ASSESSED VALUATION</b>		
Draper Tax District 55A		103,236,884
Base Year Value		-
Incremental Value		103,236,884
<b>TAX INCREMENT ANALYSIS</b>		
Incremental Property Tax Rates		
Combined Rate		0.011388
<b>Tax Increment &amp; Participation Rates</b>		
Draper Tax District 55A		1,175,662
Increment Rate		0%
Haircut Rate		100%
<b>Tax Increment Generation</b>		
Property Tax Increment		-
Recaptured Increment (Haircut Revenue)		473,961
Less Tax Increases		-
Prior Year Adjustments		-
Total Tax Increment		473,961
<b>REVENUES</b>		
Property Tax Increment		-
Recapture of Increment		473,961
<b>Total Revenue</b>		<b>473,961</b>
<b>EXPENDITURES</b>		
<b>Administration</b>		
Administration Fee		-
Contribution to (Use of) Fund Balance		333,961
<b>Total Expenditures</b>		<b>473,961</b>

# Sand Hills

## 2022 Annual Budget

2022

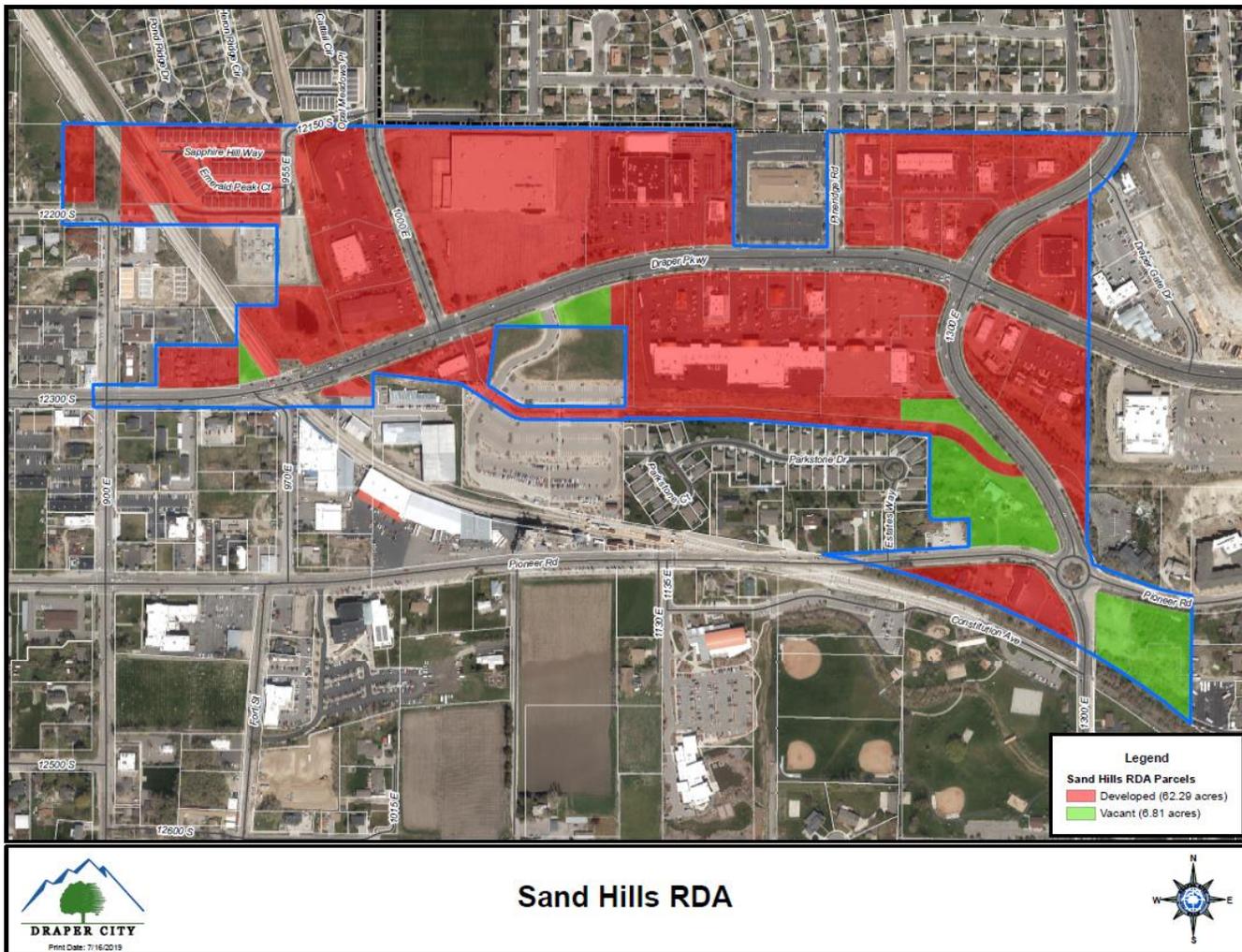
	Tax Year Payment Year	2021 2022
<b>ASSESSED VALUATION</b>		
Draper Tax District 55A		103,236,884
Base Year Value		-
Incremental Value		103,236,884
<b>TAX INCREMENT ANALYSIS</b>		
Incremental Property Tax Rates		
Combined Rate		0.011388
<b>Tax Increment &amp; Participation Rates</b>		
Draper Tax District 55A		1,175,662
Increment Rate		0%
Haircut Rate		100%
<b>Tax Increment Generation</b>		
Property Tax Increment		-
Recaptured Increment (Haircut Revenue)		473,961
Less Tax Increases		-
Prior Year Adjustments		-
Total Tax Increment		473,961
<b>REVENUES</b>		
Property Tax Increment		-
Recapture of Increment		473,961
<b>Total Revenue</b>		<b>473,961</b>
<b>EXPENDITURES</b>		
<b>Administration</b>		
Administration Fee		-
Contribution to (Use of) Fund Balance		473,961
<b>Total Expenditures</b>		<b>473,961</b>



**SAND HILLS RDA**  
Ongoing Budget  
Multi-Year Project Area Budget Projections

	Tax Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTALS
	Payment Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
<b>REVENUES</b>																	
<b>TAXABLE VALUATION:</b>																	
Sand Hills Property Value		\$86,793,181	\$86,793,181	\$72,569,139	\$71,981,038	\$74,832,957	\$78,229,353	\$70,953,766	\$94,109,218	\$90,545,428	\$97,177,106	\$103,236,884	\$103,236,884	\$103,236,884	\$103,236,884	\$103,236,884	\$103,236,884
<b>Total Assessed Value:</b>		\$86,793,181	\$86,793,181	\$72,569,139	\$71,981,038	\$74,832,957	\$78,229,353	\$70,953,766	\$94,109,218	\$90,545,428	\$97,177,106	\$103,236,884	\$103,236,884	\$103,236,884	\$103,236,884	\$103,236,884	\$103,236,884
<b>Sand Hills Base Year Value (1989)</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sand Hills Incremental Assessed Value</b>		\$86,793,181	\$86,793,181	\$72,569,139	\$71,981,038	\$74,832,957	\$78,229,353	\$70,953,766	\$94,109,218	\$90,545,428	\$97,177,106	\$103,236,884	\$103,236,884	\$103,236,884	\$103,236,884	\$103,236,884	\$103,236,884
<b>Tax Rate:</b>																	
Salt Lake County		0.002696	0.002793	0.003180	0.003180	0.003036	0.002819	0.002639	0.002492	0.002025	0.001933	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817
Canyons School District		0.008165	0.007111	0.007016	0.007016	0.006872	0.006997	0.006463	0.006439	0.006435	0.006413	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394
Draper City		0.001996	0.002009	0.001887	0.001887	0.001791	0.001701	0.001560	0.001460	0.001352	0.001268	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227
South Salt Lake Mosquito Abatement District		0.000052	0.000021	0.000021	0.000021	0.000020	0.000019	0.000018	0.000017	0.000015	0.000014	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013
Jordan Valley Water Conservancy District		0.000424	0.000443	0.000424	0.000424	0.000399	0.000400	0.000372	0.000400	0.000400	0.000383	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366
South Valley Sewer District		0.000399	0.000407	0.000396	0.000396	0.000371	0.000354	0.000331	0.000316	0.000296	0.000280	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271
Central Utah Water Conservancy District		0.000436	0.000455	0.000446	0.000446	0.000422	0.000405	0.000400	0.000400	0.000400	0.000378	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382
Salt Lake County Library		0.000604	0.000627	0.000755	0.000755	0.000715	0.000683	0.000639	0.000612	0.000559	0.000536	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515
Jordan/Canyon School District Debt Service Area		-	0.001307	0.001095	0.001095	0.000951	0.000862	0.000764	0.000678	0.000560	0.000488	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403
<b>Total Combined Rate</b>		<b>0.014772</b>	<b>0.015173</b>	<b>0.015220</b>	<b>0.015220</b>	<b>0.014577</b>	<b>0.014240</b>	<b>0.013186</b>	<b>0.012814</b>	<b>0.012042</b>	<b>0.011693</b>	<b>0.011388</b>	<b>0.011388</b>	<b>0.011388</b>	<b>0.011388</b>	<b>0.011388</b>	<b>0.011388</b>
Less Assessing & Collecting		-	-	-	(0.000263)	(0.000303)	(0.000288)	(0.000268)	(0.000254)	-	-	-	-	-	-	-	-
Less Tax Increase		-	-	-	(0.000812)	(0.000025)	(0.000629)	(0.000697)	(0.000645)	-	-	-	-	-	-	-	-
<b>Total Combined Rate (Net of Adjustments)</b>		<b>0.014772</b>	<b>0.015173</b>	<b>0.015220</b>	<b>0.014145</b>	<b>0.014249</b>	<b>0.013323</b>	<b>0.012221</b>	<b>0.011915</b>	<b>0.012042</b>	<b>0.011693</b>	<b>0.011388</b>	<b>0.011388</b>	<b>0.011388</b>	<b>0.011388</b>	<b>0.011388</b>	<b>0.011388</b>
<b>Tax Increment per Entity</b>																	
<b>PROPERTY TAX INCREMENT REVENUES</b>																	
<b>Total Property Tax Increment</b>		\$1,282,109	\$1,316,913	\$1,104,502	\$1,095,551	\$1,090,840	\$1,113,986	\$935,596	\$1,205,916	\$1,090,348	\$1,141,431	\$1,175,662	\$1,175,662	\$1,175,662	\$1,175,662	\$1,175,662	\$1,175,662
<b>Incremental Property Tax Increment</b>		<b>\$1,282,109</b>	<b>\$1,316,913</b>	<b>\$1,104,502</b>	<b>\$1,095,551</b>	<b>\$1,090,840</b>	<b>\$1,113,986</b>	<b>\$935,596</b>	<b>\$1,205,916</b>	<b>\$1,090,348</b>	<b>\$1,141,431</b>	<b>\$1,175,662</b>	<b>\$1,175,662</b>	<b>\$1,175,662</b>	<b>\$1,175,662</b>	<b>\$1,175,662</b>	<b>\$1,175,662</b>
<b>Percent of Tax Increment for Project</b>																	
<b>Percent of Tax Increment for Project</b>		70%	70%	70%	60%	60%	60%	60%	60%	60%	0%	0%	0%	0%	0%	0%	0%
<b>Percent of Haircut for Project</b>		30%	30%	30%	40%	40%	40%	40%	40%	40%	100%	100%	100%	100%	100%	100%	100%
Tax Increment to RDA		\$897,476	\$921,839	\$773,152	\$657,331	\$654,504	\$668,392	\$561,358	\$723,550	\$654,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Haircut Portion to RDA		\$384,633	\$395,074	\$331,351	\$438,221	\$436,336	\$445,594	\$374,239	\$482,366	\$152,270	\$468,558	\$473,961	\$473,961	\$473,961	\$473,961	\$473,961	\$473,961
Less Tax Increases					-\$77,379	-\$106,652	-\$114,421	-\$67,632	-\$82,592	-\$88,758							
Prior Year Adjustments					-\$16,560		-\$9,461	-\$9,525	-\$2,637								
<b>Total Revenue</b>		<b>\$1,282,109</b>	<b>\$1,316,913</b>	<b>\$1,104,502</b>	<b>\$1,001,612</b>	<b>\$984,188</b>	<b>\$999,565</b>	<b>\$858,503</b>	<b>\$1,113,800</b>	<b>\$715,084</b>	<b>\$468,558</b>	<b>\$473,961</b>	<b>\$473,961</b>	<b>\$473,961</b>	<b>\$473,961</b>	<b>\$473,961</b>	<b>\$473,961</b>
<b>EXPENDITURES</b>																	
RDA Administration @ 15%		\$134,621	\$138,276	\$115,973	\$98,600	\$98,176	\$100,259	\$84,204	\$108,533	\$98,131	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Big Fish Draper, Inc		\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hidden Valley		\$245,537	\$245,537	\$245,537	\$245,537	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
The Egg & I		\$0	\$0	\$0	\$0	\$140,000	\$140,000	\$140,000	\$280,000	\$140,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Freddy's		\$0	\$0	\$0	\$0	\$0	\$0	\$140,000	\$560,000	\$140,000	\$140,000	\$140,000	\$0	\$0	\$0	\$0	\$0
Millennial Falls									\$25,000								
School District Payment		\$212,600	\$219,187	\$176,582	\$233,535	\$234,167	\$245,922	\$205,113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Additional Tax Increment Indebtedness Fund		\$172,033	\$175,886	\$154,768	\$204,685	\$202,169	\$199,673	\$169,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amphitheater Bond		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contribution to (Use of) Fund Balance		\$397,318	\$418,026	\$291,642	\$99,255	\$189,676	\$313,712	\$120,061	\$165,267	\$311,953	\$328,558	\$333,961	\$473,961	\$473,961	\$473,961	\$473,961	\$473,961
<b>Total Uses</b>		<b>\$1,282,109</b>	<b>\$1,316,913</b>	<b>\$1,104,502</b>	<b>\$1,001,612</b>	<b>\$984,188</b>	<b>\$999,565</b>	<b>\$858,503</b>	<b>\$1,113,800</b>	<b>\$715,084</b>	<b>\$468,558</b>	<b>\$473,961</b>	<b>\$473,961</b>	<b>\$473,961</b>	<b>\$473,961</b>	<b>\$473,961</b>	<b>\$473,961</b>

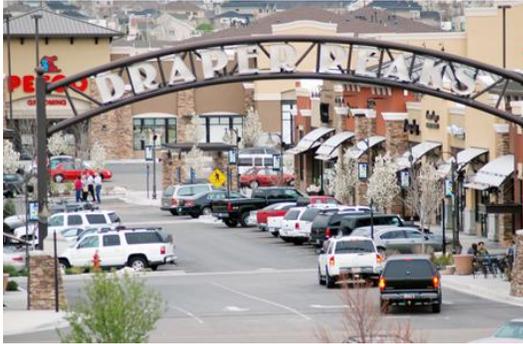
# SAND HILLS RDA MAP



## SECTION 3: OVERVIEW CRESCENT RDA

TABLE 3.1: PROJECT AREA OVERVIEW

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 83.44	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 51A 55B	<u>Tax Rate</u> 51A - 0.011783 55B - 0.011749
<u>Creation Year</u> FY 1993	<u>Base Year</u> FY 1993	<u>Term</u> 32 Years	<u>Trigger Year</u> FY 2001	<u>Expiration Year</u> FY 2032
<u>Base Value</u> \$776,052	<u>TY 2019 Value</u> \$198,612,858	<u>Increase</u> 25,493%	<u>FY 2020 Increment</u> \$1,924,725	<u>Remaining Life</u> 12 Years



The Crescent Project Area was created in 1993 and is governed by the “*Draper Crescent Neighborhood Development Plan*”. This document defines the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating taxing entity. As the Crescent Project Area was created prior to 1993, a taxing entity committee was not established for this Project Area.

The original purpose of the Crescent Project Area was to stabilize and strengthen the commercial business and economic base of the City. The Crescent Project Area lies entirely within Draper City and includes approximately 85 acres located in the northeast portion of the City at I-15 and 12300 South. The initial base year value of the Project Area was \$776,052.

## SOURCES OF FUNDS

TABLE 3.2: SOURCES OF FUNDS

FY 2020 SOURCES OF FUNDS	
Property Tax Increment	\$1,636,699
Additional Tax Increment	288,027
<b>Total Sources of Funds</b>	<b>\$1,924,725</b>

In FY 2018, the West Freeway Project Area was the only area that received Additional Tax Increment revenue. Now that the West Freeway Project Area has expired, the Agency is requesting that from this point forward, the County distribute the Additional Tax Increment revenue from the Crescent Project Area. The tax increment and Additional Tax Increment levels are set according to the following schedule:

TABLE 3.3: TAX INCREMENT LEVELS

TAX INCREMENT LEVELS			
Years	Tax Years	Tax Increment	Additional Tax Increment (Not Including School District Portion)
Years 1 -5	2001-2005	100%	0%
Years 6-10	2006-2010	80%	20%
Years 11-15	2011-2015	75%	25%
<b>Years 16-20</b>	<b>2016-2020</b>	<b>70%</b>	<b>30%</b>
Years 21-25	2021-2025	60%	40%
Years 26-32	2026-2032	0%	100%

## USES OF FUNDS

TABLE 3.4: USES OF FUNDS

2020 USES OF FUNDS	
RDA Administration	\$245,505
Debt Service Payment	1,073,206
Development Incentive Payment	40,746
Contribution to (Use of) Fund Balance	565,269
<b>Total Use of Funds</b>	<b>\$1,924,725</b>

## DEBT SERVICE PAYMENTS

In 2005, Draper City issued \$6.08 million in bonds to acquire 1,033 acres for the construction of City parks at various locations throughout the City, including the Draper City Amphitheater. The Crescent Project Area paid \$455,375 in FY 2020. The Project Area is scheduled to make debt service payments on these bonds through FY 2026.

In 2015, the Agency issued the \$5,612,000 Tax Increment Revenue Refunding Bonds, Series 2015 to repay the Kohl's and Draper Peaks I & II obligations. The Crescent Project Area paid \$617,831 in FY 2020. The Project Area is scheduled to make debt service payments on the Series 2015 bonds through FY 2025.

TABLE 3.5 DEBT SERVICE PAYMENTS

2020 DEBT SERVICE PAYMENTS	
Series 2005 Park Bond Payment	\$455,375
Series 2013 Sales Tax & TIF Bond Payment	617,831
<b>Total Debt Service Payments</b>	<b>\$1,073,206</b>

## DEVELOPMENT INCENTIVE PAYMENT

The Agency entered into an agreement with the Developer of the Lone Peak Hospital, the agreement is to reimburse the developer for improvements made related to the Lone Peak Hospital. The agreement is for \$750,000 over seven years. In FY 2020 the Agency paid \$40,746 towards this obligation.

TABLE 3.6: DEVELOPMENT INCENTIVE PAYMENT

2020 DEVELOPMENT INCENTIVE PAYMENT	
Lone Peak Hospital	\$40,746
<b>Total Development Incentive Payment</b>	<b>\$40,746</b>

## PROJECT AREA REPORTING AND ACCOUNTABILITY

### COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

TABLE 3.7: REALIZATION OF TAX INCREMENT

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
<b>TAX INCREMENT GENERATED IN PROJECT AREA</b>			
Property Tax Increment – FY 2020	\$1,924,725	\$1,955,933	98.40%

The forecasted increment included the Additional Tax Increment portion of the tax increment. This was the reasoning for the discrepancy in forecasted increment to actual increment received.

### GROWTH IN ASSESSED VALUE

TABLE 3.8: GROWTH IN ASSESSED VALUE

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
<b>ASSESSED VALUES IN PROJECT AREA</b>				
Annual Growth in Project Area (2019 vs. 2018)	\$198,612,858	\$187,436,308	5.96%	5.96%
Lifetime Growth in Project Area (2019 vs. 1997)	198,612,858	2,434,856	8057%	23.3%
Lifetime Growth in Project Area (2019 vs. Base)	198,612,858	776,052	25493%	23.3%
<b>ASSESSED VALUES IN DRAPER CITY</b>				
Annual Growth in Draper City (2019 vs. 2018)	\$6,168,296,382	\$5,461,003,305	13%	0.56%
Lifetime Growth in Draper City (2019 vs. 1997)	\$6,168,296,382	\$875,257,353	605%	9.28%

### BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

TABLE 3.9: BENEFITS TO TAXING ENTITIES

BENEFITS TO TAXING ENTITIES
*Increased Property Tax Revenues
*Higher growth in tax base compared to non-RDA areas

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant benefit to the taxing entities will be realized when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

TABLE 3.10: GROWTH IN TAX INCREMENT

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	BASE YEAR VALUE REVENUES	ACTUAL % ABOVE BASE
<b>TAX INCREMENT FROM PROJECT AREA</b>				
Fiscal Year 2020	NA	\$1,924,725	\$9,345	20,596%
Lifetime Revenue (2001-2020)	NA	23,881,044	189,132	12,62%
<b>PASS THROUGH INCREMENT (ABOVE BASE)</b>				

Fiscal Year 2020	NA	413,415	9,345	4,424%
Lifetime Revenue (2001-2020)	NA	2,371,326	189,132	1,254%

## NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The City is currently contemplating connecting a road around the Lone Peak Hospital, this would potentially open the area for future commercial uses. Notable current businesses include:

-  Lone Peak Hospital
-  Kohl's
-  Petco
-  Draper Peaks
-  Michaels



TABLE 3.11: DEVELOPED AND UNDEVELOPED ACREAGE

CRESCENT RDA	ACREAGE	PERCENTAGE
Developed	70.90	84.82%
Undeveloped	12.69	15.18%
<b>Total</b>	<b>83.59</b>	<b>100%</b>

There are 60 housing units within the Crescent Project Area. These housing units comprise 2.90 acres of the total Project Area.

TABLE 3.12: RESIDENTIAL DEVELOPMENT

CRESCENT RDA	ACREAGE	PERCENTAGE
Residential Development	2.79	3.34%
Non-Residential Development	80.64	96.66%
<b>Total</b>	<b>83.44</b>	<b>100%</b>

## 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 3.13: PROJECT AREA BUDGET

PROJECT AREA BUDGET		FY 2020-2032
<b>REVENUES</b>		<b>TOTALS</b>
Property Tax Increment		\$8,664,733
Additional Tax Increment Recapture		10,830,079
<b>Total Revenue</b>		<b>\$19,862,854</b>
<b>EXPENDITURES</b>		<b>TOTALS</b>
RDA Administration		\$1,299,710
Debt Service Payments		6,880,180
Development Incentive Payments		85,746
Contribution to (Use of) Fund Balance		11,597,218
<b>Total Expenditures</b>		<b>\$19,862,854</b>

## OTHER ISSUES

The Agency has not identified any major issues within the Crescent RDA. All relevant information for the Project Area has been outlined in this section of the 2020 Annual Report.

## PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following four sheets represent the FY 2020, FY 2021, FY 2022 and multi-year budget from 2006 to 2032.





# Crescent

## 2021 Annual Budget

		2021
		2021
		2020
		2021
Tax Year		2020
Payment Year		2021
<b>ASSESSED VALUATION 51A</b>		
Incremental Value		13,096,720
<b>TAX INCREMENT ANALYSIS 51A</b>		
Incremental Property Tax Rates		
Combined Rate		0.011185
<b>ASSESSED VALUATION 55B</b>		
Incremental Value		192,582,267
<b>TAX INCREMENT ANALYSIS 55B</b>		
Incremental Property Tax Rates		
Combined Rate		0.011154
<b>Tax Increment &amp; Participation Rates</b>		
Draper Tax Districts 51A & 55B		2,342,678
Increment Rate		60%
Haircut Rate		40%
<b>Tax Increment Generation</b>		
Property Tax Increment		1,405,607
Recaptured Increment (Haircut Revenue)		468,536
Less Tax Increases		-
Prior Year Adjustments		-
Total Tax Increment		1,874,143
<b>REVENUES</b>		
Property Tax Increment		1,405,607
Recapture of Increment		468,536
Less Tax Increases		-
<b>Total Revenue</b>		<b>1,874,143</b>
<b>EXPENDITURES</b>		
Administration Fee		210,841
Lone Peak Hospital		45,000
Park (Amphitheater) Bonds		454,275
Tax Increment Revenue Refunding Bonds, Series 2015		616,762
Contribution to (Use of) Fund Balance		547,265
<b>Total Expenditures</b>		<b>1,874,143</b>

# Crescent

## 2022 Annual Budget

		2022
		2022
		2021
		2022
Tax Year		2021
Payment Year		2022
<b>ASSESSED VALUATION 51A</b>		
Incremental Value		13,096,720
<b>TAX INCREMENT ANALYSIS 51A</b>		
Incremental Property Tax Rates		
Combined Rate		0.011185
<b>ASSESSED VALUATION 55B</b>		
Incremental Value		192,582,267
<b>TAX INCREMENT ANALYSIS 55B</b>		
Incremental Property Tax Rates		
Combined Rate		0.011154
<b>Tax Increment &amp; Participation Rates</b>		
Draper Tax Districts 51A & 55B		2,342,678
Increment Rate		60%
Haircut Rate		40%
<b>Tax Increment Generation</b>		
Property Tax Increment		1,405,607
Recaptured Increment (Haircut Revenue)		468,536
Less Tax Increases		-
Prior Year Adjustments		-
Total Tax Increment		1,874,143
<b>REVENUES</b>		
Property Tax Increment		1,405,607
Recapture of Increment		468,536
Less Tax Increases		-
<b>Total Revenue</b>		<b>1,874,143</b>
<b>EXPENDITURES</b>		
Administration Fee		210,841
Lone Peak Hospital		-
Park (Amphitheater) Bonds		457,197
Tax Increment Revenue Refunding Bonds, Series 2015		618,490
Contribution to (Use of) Fund Balance		587,615
<b>Total Expenditures</b>		<b>1,874,143</b>

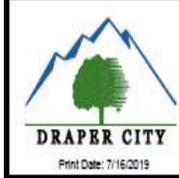
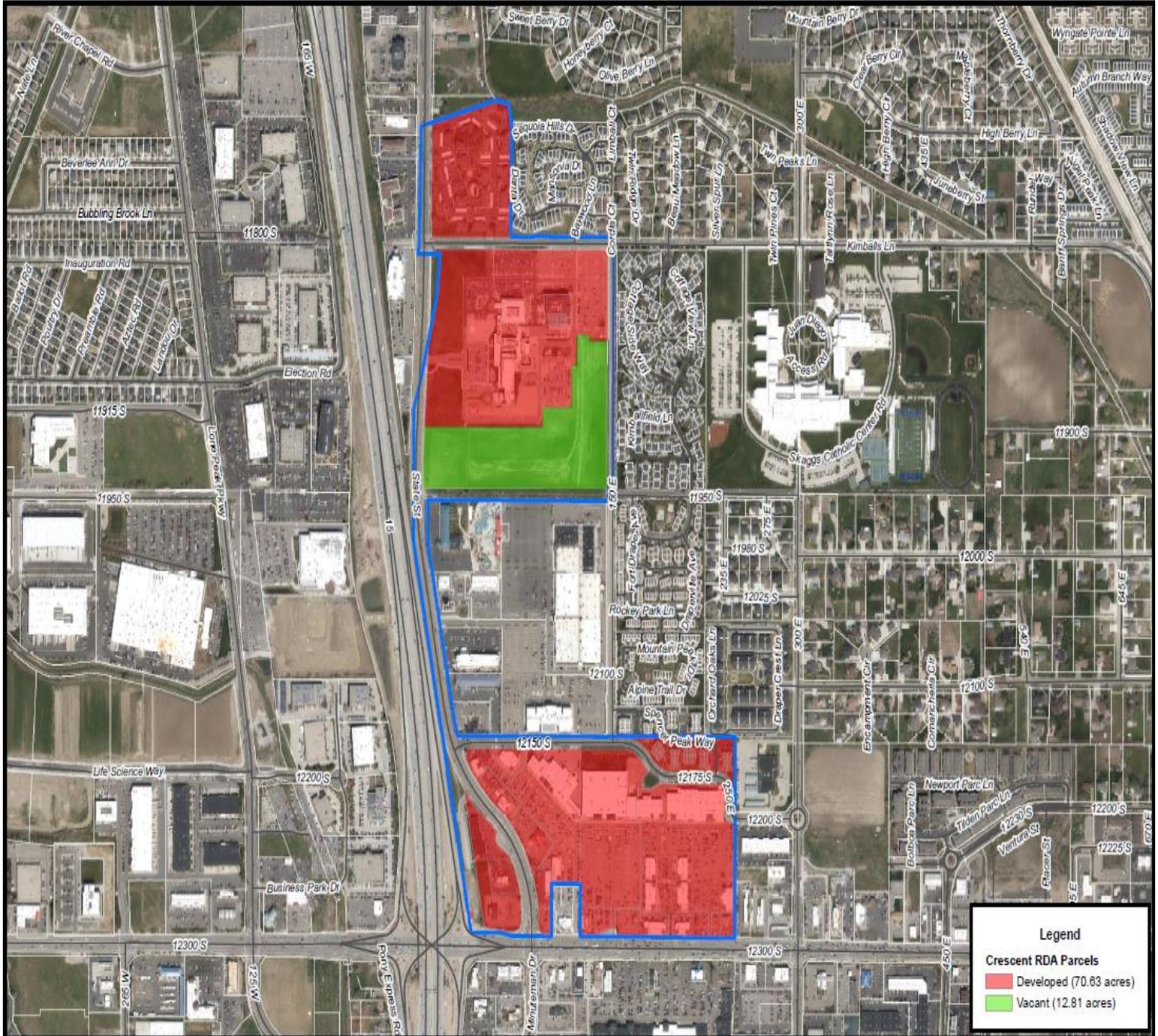


Crescent  
Ongoing Budget  
Multi-Year Project Area Budget Projections

<=====Historic Projected =====>

	Tax Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTALS	
	Payment Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
<b>REVENUES</b>																	
<b>TAXABLE VALUATION:</b>																	
Crescent Property Value (51A)		\$6,089,011	\$9,268,741	\$13,311,810	\$13,311,810	\$13,311,810	\$13,311,810	\$13,311,810	\$13,311,810	\$13,311,810	\$13,311,810	\$13,311,810	\$13,311,810	\$13,311,810	\$13,311,810	\$13,311,810	
Crescent Property Value (55B)		\$182,123,349	\$190,120,169	\$193,143,229	\$193,143,229	\$193,143,229	\$193,143,229	\$193,143,229	\$193,143,229	\$193,143,229	\$193,143,229	\$193,143,229	\$193,143,229	\$193,143,229	\$193,143,229	\$193,143,229	
<b>Total Assesed Value:</b>		\$188,212,360	\$389,509,079	\$399,598,268	\$206,455,039	\$206,455,039	\$206,455,039	\$206,455,039	\$206,455,039	\$206,455,039	\$206,455,039	\$206,455,039	\$206,455,039	\$206,455,039	\$206,455,039	\$206,455,039	
Crescent Base Year Value 51A (1993)		-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	-\$215,090	
Crescent Base Year Value 55B (1993)		-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	-\$560,962	
Total Crescent Incremental Assesed Value (51A)		\$5,873,921	\$9,053,651	\$13,096,720	\$13,096,720	\$13,096,720	\$13,096,720	\$13,096,720	\$13,096,720	\$13,096,720	\$13,096,720	\$13,096,720	\$13,096,720	\$13,096,720	\$13,096,720	\$13,096,720	
Total Crescent Incremental Assesed Value (55B)		\$181,562,387	\$189,559,207	\$192,582,267	\$192,582,267	\$192,582,267	\$192,582,267	\$192,582,267	\$192,582,267	\$192,582,267	\$192,582,267	\$192,582,267	\$192,582,267	\$192,582,267	\$192,582,267	\$192,582,267	
<b>Total Crescent Incremental Assesed Value</b>		<b>\$187,436,308</b>	<b>\$198,612,858</b>	<b>\$205,678,987</b>													
<b>Tax Rate: 51A</b>																	
Total Combined Rate (Net of Adjustments)		0.011783	0.011783	0.011185	0.011185	0.011185	0.011185	0.011185	0.011185	0.011185	0.011185	0.011185	0.011185	0.011185	0.011185	0.011185	
<b>Tax Rate: 55B</b>																	
Total Combined Rate (Net of Adjustments)		0.011749	0.011749	0.011154	0.011154	0.011154	0.011154	0.011154	0.011154	0.011154	0.011154	0.011154	0.011154	0.011154	0.011154	0.011154	
<b>51A Total Tax Increment</b>																	
			\$108,686														
<b>55B Total Tax Increment</b>																	
			\$2,229,455														
<b>Total Property Tax Increment</b>		<b>\$2,202,389</b>	<b>\$2,338,141</b>	<b>\$2,342,678</b>	<b>\$53,164,166</b>												
<b>Incremental Property Tax Increment</b>		<b>\$2,202,389</b>	<b>\$2,338,141</b>	<b>\$2,342,678</b>													
<b>Percent of Tax Increment for Project</b>																	
		70%	70%	60%	60%	60%	60%	60%	0%	0%	0%	0%	0%	0%	0%	0%	
<b>Percent of Haircut</b>																	
		30%	30%	40%	40%	40%	40%	40%	100%	100%	100%	100%	100%	100%	100%	100%	
Tax Increment to RDA		\$1,541,672	\$1,636,699	\$1,405,607	\$1,405,607	\$1,405,607	\$1,405,607	\$1,405,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,503,805
Haircut Fund		\$330,358	\$288,027	\$468,536	\$468,536	\$468,536	\$468,536	\$468,536	\$1,171,339	\$1,171,339	\$1,171,339	\$1,171,339	\$1,171,339	\$1,171,339	\$1,171,339	\$1,171,339	\$16,029,815
Less Tax Increases		-\$261,558															-\$1,166,690
Prior Year Adjustments																	-\$116,141
<b>Total Revenue</b>		<b>\$1,610,473</b>	<b>\$1,924,725</b>	<b>\$1,874,143</b>	<b>\$1,874,143</b>	<b>\$1,874,143</b>	<b>\$1,874,143</b>	<b>\$1,874,143</b>	<b>\$1,171,339</b>	<b>\$40,250,789</b>							
<b>EXPENDITURES</b>																	
Administration		\$231,251	\$245,505	\$210,841	\$210,841	\$210,841	\$210,841	\$210,841	-	-	-	-	-	-	-	-	\$2,881,436
Kohl's		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$2,231,830
Draper Peaks I		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$2,819,450
Draper Peaks II		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$1,935,000
Tax Increment Revenue Refunding Bonds, Series 2015		\$617,679	\$617,831	\$616,762	\$618,490	\$617,956	\$617,200	\$617,221	-	-	-	-	-	-	-	-	\$6,176,051
Lone Peak		\$49,528	\$40,746	\$45,000													\$353,012
School District Payment		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$2,325,268
Amphitheater Bond (Series 2012B Bonds)		\$449,400	\$455,375	\$454,275	\$457,197	\$450,572	\$453,038	\$454,363	\$449,900	-	-	-	-	-	-	-	\$7,220,827
Additional Tax Increment Indebtedness Payment		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-\$723,190
General & Contracted Services																	
Operational Expenses																	
Other Uses of Funds																	
Contribution to (Use of) Fund Balance		\$262,615	\$565,269	\$547,265	\$587,615	\$594,774	\$593,064	\$591,718	\$721,439	\$1,171,339	\$1,171,339	\$1,171,339	\$1,171,339	\$1,171,339	\$1,171,339	\$1,171,339	\$14,007,112
		<b>\$1,610,473</b>	<b>\$1,924,725</b>	<b>\$1,874,143</b>	<b>\$1,874,143</b>	<b>\$1,874,143</b>	<b>\$1,874,143</b>	<b>\$1,874,143</b>	<b>\$1,171,339</b>	<b>\$40,143,646</b>							

### CRESCENT RDA MAP



### Crescent RDA



## SECTION 5: OVERVIEW FRONTRUNNER CDA

TABLE 5.1: PROJECT AREA OVERVIEW

OVERVIEW				
<b>Type</b> CDA	<b>Acreage</b> 301.32	<b>Purpose</b> Transit Oriented Development	<b>Taxing District</b> 55E	<b>Tax Rate</b> 0.01125
<b>Creation Year</b> FY 2012	<b>Base Year</b> FY 2012	<b>Term</b> 20 Years	<b>Trigger Year</b> FY 2016	<b>Expiration Year</b> FY 2035
<b>Base Value</b> \$6,055,340	<b>TY 2019 Value</b> \$494,389,917	<b>Increase</b> 8,165%	<b>FY 2020 Increment</b> \$3,893,704	<b>Remaining Life</b> 15 Years



The Frontrunner Project Area was created in 2012 and is governed by the (a) Frontrunner Community Development Plan, (b) Interlocal Agreement between the Redevelopment Agency of Draper City and Salt Lake County, (c) Interlocal Agreement between the Redevelopment Agency of Draper City and Draper City, (d) Interlocal Agreement between the Redevelopment Agency of Draper City and Canyons School District, (e) Interlocal Agreement between the

Redevelopment Agency of Draper City and Central Utah Water Conservancy District, (f) Interlocal Agreement between the Redevelopment Agency of Draper City and Jordan Valley Water Conservancy District, (g) Interlocal Agreement between the Redevelopment Agency of Draper City and South Valley Sewer, and (h) Interlocal Agreement between the Redevelopment Agency of Draper City and The South Salt Lake Valley Mosquito Abatement District. These documents define the duration and use of property tax increment generated within the Project Area as well as conditions and obligations by the Agency and each participating taxing entity.

The original purpose of the Frontrunner Project Area was to create a transit supportive development around the Frontrunner station in the City. The Frontrunner Project Area includes approximately 301.32 acres located in the southwest portion of the City at I-15 around the Frontrunner Station and track. The initial base year value of the Project Area was \$6,055,340. The land use within the project area is envisioned to be a high density residential mixed-use pedestrian friendly development. The Frontrunner Project Area began receiving increment in FY 2016 and is scheduled to run through FY 2035.



## SOURCES OF FUNDS

TABLE 5.2: SOURCES OF FUNDS

2020 SOURCES OF FUNDS	
Property Tax Increment	\$3,893,704
<b>Total Sources of Funds</b>	<b>\$3,893,704</b>

TABLE 5.3: TAX INCREMENT LEVELS

TAX INCREMENT LEVEL	
Years	%
1 – 20	70% Salt Lake County (Library) 70% Canyons School District
1 – 20	75% All other Taxing Entities

## USES OF FUNDS

TABLE 5.4: USES OF FUNDS

2020 USES OF FUNDS	
CDA Administration	\$83,247
Infrastructure Reimbursements	3,810,457
<b>Total Use of Funds</b>	<b>\$3,893,704</b>



## PROJECT AREA REPORTING AND ACCOUNTABILITY

### COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

TABLE 5.6: REALIZATION OF TAX INCREMENT

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2020	\$3,893,704	\$3,793,728	102.64%

### GROWTH IN ASSESSED VALUE

TABLE 5.7: GROWTH IN ASSESSED VALUE

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2019 vs. 2018)	\$494,389,917	\$427,686,030	15.60%	15.60%
Lifetime Growth in Project Area (2019 vs. Base)	\$494,389,917	\$6,055,340	8064.53%	141.20%
ASSESSED VALUES IN DRAPER CITY				
Annual Growth in Draper City (2019 vs. 2018)	\$6,168,296,382	\$5,461,003,305	13%	0.56%
Lifetime Growth in Draper City (2019 vs. 2012)	\$6,168,296,382	\$875,257,353	605%	9.28%

**BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES**

TABLE 5.8: BENEFITS TO TAXING ENTITIES

BENEFITS TO TAXING ENTITIES	
*Increased Property Tax Revenues	
*Higher growth in tax base compared to non-RDA areas	

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant financial benefit to the taxing entities will be realized when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project Area.

TABLE 5.9: GROWTH IN TAX INCREMENT

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	BASE YEAR VALUE REVENUES	ACTUAL % ABOVE BASE
<b>TAX INCREMENT FROM PROJECT AREA</b>				
Fiscal Year 2020	NA	\$3,893,704	\$71,950	5412%
Lifetime Revenue (2017-2020)	NA	\$12,426,078	\$221,003	5623%
<b>PASS THROUGH INCREMENT (ABOVE BASE)</b>				
Fiscal Year 2020	NA	\$1,656,102	\$71,950	2302%
Lifetime Revenue (2017-2020)	NA	\$5,780,347	\$221,003	2616%

**NOTABLE DEVELOPMENT AND FUTURE PROJECTS**

The Agency anticipates hundreds of thousands of additional office space square feet and multi-family residential complexes within the Frontrunner CDA over the next five to ten years. Notable current businesses include:

- 🏢 Ebay
- 🏢 Jet
- 🏢 Storagecraft
- 🏢 Thumbtack
- 🏢 I-800 Contacts
- 🏢 CSS Corp
- 🏢 Vista Station
- 🏢 Parc West Luxury Apartments
- 🏢 Progressive Leasing
- 🏢 Dell EMC
- 🏢 Prosper Healthcare Lending
- 🏢 TruHearing
- 🏢 Tesla

TABLE 5.10: DEVELOPED AND UNDEVELOPED ACREAGE

FRONTRUNNER CDA	ACREAGE	PERCENTAGE
Developed	215.35	71.66%
Undeveloped	85.17	28.34%
<b>Total</b>	<b>300.52</b>	<b>100.00%</b>

There are 488 housing units within the FrontRunner Project Area. These housing units comprise 12.69 acres of the total Project Area.

TABLE 5.11: RESIDENTIAL DEVELOPMENT

FRONTRUNNER CDA	ACREAGE	PERCENTAGE
Residential Development	12.69	4.19%
Non-Residential Development	288.63	95.81%
<b>Total</b>	<b>301.32</b>	<b>100.00%</b>

## FORECASTED PROJECT AREA BUDGET UPDATE

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

TABLE 5.12: PROJECT AREA BUDGET

PROJECT AREA BUDGET	FY 2020-2035
<b>REVENUES</b>	<b>TOTALS</b>
Property Tax Increment	\$68,757,038
Total Revenue	<b>\$68,757,038</b>
<b>EXPENDITURES</b>	<b>TOTALS</b>
CDA Administration	\$1,503,308
Infrastructure Reimbursement	\$67,253,730
Total Expenditures	<b>\$68,757,038</b>

## OTHER ISSUES

The Agency has not identified any major issues within the Frontrunner CDA. All relevant information for the Project Area has been outlined in this section of the 2019 Annual Report.

## PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following four sheets represent the FY 2020, FY 2021, FY 2022 and multi-year budget from 2016 to 2035.



# Frontrunner

## 2020 Annual Budget

2020
------

Tax Year Payment Year	2019 2020
<b>ASSESSED VALUATION</b>	
Draper Tax District 55E	494,389,917
Base Year Value	(6,055,340)
Incremental Value	488,334,577
<b>TAX INCREMENT ANALYSIS</b>	
Incremental Property Tax Rates	
Combined Rate	0.011205
<b>Tax Increment &amp; Participation Rates</b>	
Tax Increment	-
Less Tax Increases	-
Prior Year Adjustments	-
Total Tax Increment	3,893,704
Increment Rate (County & School District)	70%
Increment Rate (All other Taxing Entities)	75%
<b>REVENUES</b>	
Property Tax Increment	3,893,704
<b>Total Revenue</b>	<b>3,893,704</b>
<b>EXPENDITURES</b>	
<b>Increment Fund</b>	
RDA Administration	83,247
Infrastructure	3,810,457
<b>Total Expenditures</b>	<b>3,893,704</b>



# Frontrunner

## 2021 Annual Budget

2021
------

	Tax Year Payment Year	2020 2021
<b>ASSESSED VALUATION</b>		
Draper Tax District 55E		560,268,735
Base Year Value		(6,055,340)
Incremental Value		554,213,395
<b>TAX INCREMENT ANALYSIS</b>		
Incremental Property Tax Rates		
Combined Rate		0.011388
<b>Tax Increment &amp; Participation Rates</b>		
Tax Increment		4,324,222
Less Tax Increases		-
Prior Year Adjustments		-
Total Tax Increment		4,324,222
Increment Rate (County & School District)		70%
Increment Rate (All other Taxing Entities)		75%
<b>REVENUES</b>		
Property Tax Increment		4,324,222
<b>Total Revenue</b>		<b>4,324,222</b>
<b>EXPENDITURES</b>		
<b>Increment Fund</b>		
RDA Administration		94,671
Infrastructure		4,229,552
<b>Total Expenditures</b>		<b>4,324,222</b>



# Frontrunner

## 2022 Annual Budget

2022
------

Tax Year Payment Year	2021 2022
<b>ASSESED VALUATION</b>	
Draper Tax District 55E	560,268,735
Base Year Value	(6,055,340)
Incremental Value	554,213,395
<b>TAX INCREMENT ANALYSIS</b>	
Incremental Property Tax Rates	
Combined Rate	0.011388
<b>Tax Increment &amp; Participation Rates</b>	
Tax Increment	4,324,222
Less Tax Increases	-
Prior Year Adjustments	-
Total Tax Increment	4,324,222
Increment Rate (County & School District)	70%
Increment Rate (All other Taxing Entities)	75%
<b>REVENUES</b>	
Property Tax Increment	4,324,222
<b>Total Revenue</b>	<b>4,324,222</b>
<b>EXPENDITURES</b>	
<b>Increment Fund</b>	
RDA Administration	94,671
Infrastructure	4,229,552
<b>Total Expenditures</b>	<b>4,324,222</b>

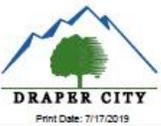
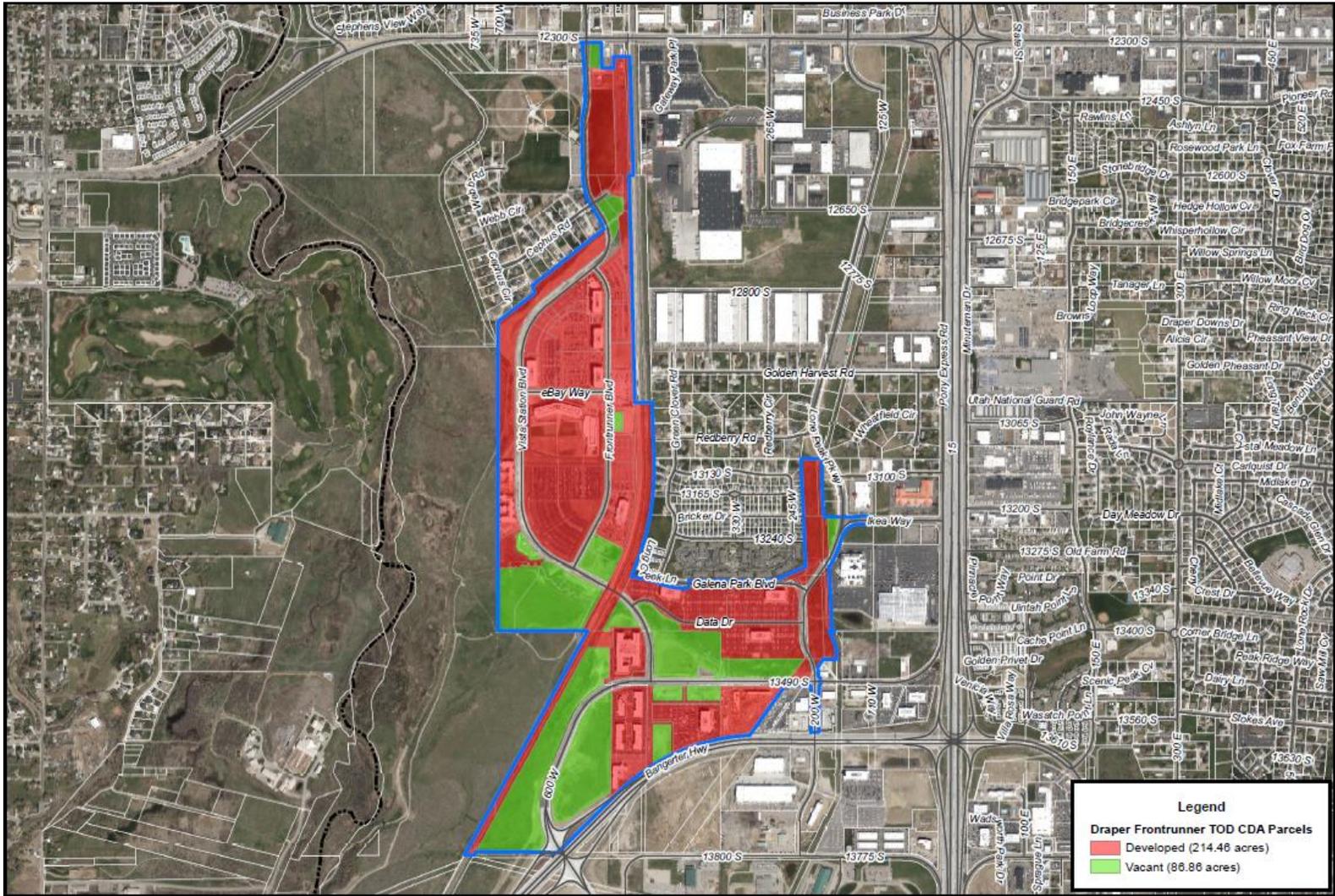


# Frontrunner

Ongoing Budget  
Multi-Year Project Area Budget Projections

	<=====Historic		Projected =====>															TOTALS	
Tax Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Payment Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
<b>REVENUES</b>																			
<b>TAXABLE VALUATION:</b>																			
FrontRunner Property Value	\$427,686,030	\$494,389,917	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735
<b>Total Assesed Value:</b>	\$427,686,030	\$494,389,917	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735	\$560,268,735
FrontRunner Base Year Value (2012)	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340	-\$6,055,340
FrontRunner Base Year Value (2012) County	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940	-\$6,389,940
<b>Total FrontRunner Incremental Assesed Value</b>	<b>\$421,630,690</b>	<b>\$488,334,577</b>	<b>\$554,213,395</b>																
<b>Total FrontRunner Incremental Assesed Value</b>	<b>\$421,296,090</b>	<b>\$487,999,977</b>	<b>\$553,878,795</b>																
<b>Tax Rate: 55E</b>																			
Salt Lake County	0.002025	0.001933	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817
Canyons School District	0.006435	0.006413	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394
Draper City	0.001352	0.001268	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227	0.001227
South Salt Lake Mosquito Abatement District	0.000015	0.000014	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013
Jordan Valley Water Conservancy District	0.000400	0.000383	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366	0.000366
South Valley Sewer District	0.000296	0.000280	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271
Central Utah Water Conservancy District	0.000400	0.000378	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382
Salt Lake County Library	0.000559	0.000536	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515
Jordan/Canyon School District Debt Service Area	-	-	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403
Total Combined Rate	0.011482	0.011205	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388	0.011388
<b>Total Property Tax Increment</b>	<b>\$ 4,841,164</b>	<b>\$ 5,549,806</b>	<b>\$ 6,311,382</b>																
<b>Total Property Tax Increment Adjusted</b>	<b>\$ 4,840,299</b>	<b>\$ 5,481,134</b>																	
<b>Percent of County &amp; School District Tax Inc</b>	<b>70%</b>																		
<b>Percent of Other Entities Tax Increment</b>	<b>75%</b>																		
Tax Increment to RDA	\$3,440,133		\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222	\$4,324,222
Less Tax Increases	-\$354,543																		
Value (County and SD)		\$3,040,068																	
Value (Other Entities)		\$853,635																	
Prior Year Adjustments																			-\$30,779
<b>Total Revenue</b>	<b>\$3,085,590</b>	<b>\$3,893,704</b>	<b>\$4,324,222</b>																
<b>EXPENDITURES</b>																			
Administration	\$72,617	\$83,247	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671	\$94,671
Infrastructure	\$3,012,973	\$3,810,457	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552	\$4,229,552
<b>Total Uses</b>	<b>\$3,085,590</b>	<b>\$3,893,704</b>	<b>\$4,324,222</b>																

# FRONTRUNNER CDA MAP



## Draper Frontrunner TOD CDA



## SECTION 6: OVERVIEW GATEWAY CDA

TABLE 6.1: PROJECT AREA OVERVIEW

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> 24.4	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 55D	<u>Tax Rate</u> 0.002029
<u>Creation Year</u> FY 2009	<u>Base Year</u> FY 2009	<u>Term</u> 8 Years	<u>Trigger Year</u> FY 2012	<u>Expiration Year</u> FY 2019
<u>Base Value</u> \$35,074,900	<u>TY 2019 Value</u> \$62,265,533	<u>Increase</u> 177.52%	<u>FY 2020 Increment</u> \$55,664	<u>Remaining Life</u> Expires

**Note:** Tax Rate is based on the three current participating taxing entities (Draper City, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District).



The Gateway Project Area was created in 2009 and is governed by the (a) Gateway Community Development Plan, (b) Interlocal Agreement between the Redevelopment Agency of Draper City and Salt Lake County, (c) Interlocal Agreement between the Redevelopment Agency of Draper City and Draper City, (d) Interlocal Agreement between the Redevelopment Agency of Draper City and Canyons School District, (e) Interlocal Agreement between the Redevelopment Agency of Draper City and Central Utah Water Conservancy District, (f) Interlocal Agreement between the Redevelopment Agency of Draper City and Jordan Valley Water Conservancy District, and (g) Interlocal Agreement between the Redevelopment Agency of Draper City and South Valley Sewer. These documents define the duration and use of property tax increment generated within the Project Area as well as conditions and obligations by the Agency and each participating taxing entity.

The original purpose of the Gateway Project Area was to improve an under-utilized commercial area of the City. The Gateway Project Area includes approximately 24.4 acres located in the northeast portion of the City at I-15 and 12150 South. The initial base year value of the Project Area was \$35,074,900.



## SOURCES OF FUNDS

TABLE 6.2: SOURCES OF FUNDS

2020 SOURCES OF FUNDS	
Property Tax Increment	\$55,664
<b>Total Sources of Funds</b>	<b>\$55,664</b>

TABLE 6.3: TAX INCREMENT LEVELS

TAX INCREMENT LEVEL	
Years	%
1 – 7	100% Draper City 100% Salt Lake County 100% Canyons School District 100% South Valley Sewer District
1 – 8	100% Central Utah Water Conservancy District 100% Jordan Valley Water Conservancy District

## USES OF FUNDS

TABLE 6.4: USES OF FUNDS

2020 USES OF FUNDS	
Cinemark Loan Reimbursement	\$55,664
<b>Total Use of Funds</b>	<b>\$55,664</b>

## LOAN REIMBURSEMENT

The Agency entered into an agreement with Cinemark USA, Inc., regarding the development of their movie theater within the Project Area. According to the agreement, the Agency made a lump sum payment of \$1,200,000 to Cinemark as reimbursement for a portion of the costs to construct the theater. The Agency took out a loan to satisfy this obligation, with the intention of repaying the loan with future tax increment. The Agency will continue to make payments towards the loan until 2019, the final year of the Project Area.

TABLE 6.5: LOAN REIMBURSEMENT PAYMENT

LOAN REIMBURSEMENT PAYMENT	
Cinemark Loan Reimbursement	\$55,664
<b>Total Loan Reimbursement Payment</b>	<b>\$55,664</b>

## PROJECT AREA REPORTING AND ACCOUNTABILITY

### COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

TABLE 6.6: REALIZATION OF TAX INCREMENT

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2020	\$55,664	\$-	0%

**GROWTH IN ASSESSED VALUE**

TABLE 6.7: GROWTH IN ASSESSED VALUE

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
<b>ASSESSED VALUES IN PROJECT AREA</b>				
Annual Growth in Project Area (2019 vs. 2018)	\$62,265,533	\$60,027,076	3.73%	0.52%
Lifetime Growth in Project Area (2019 vs. Base)	\$60,027,076	\$35,074,900	71.14%	7.98%
<b>ASSESSED VALUES IN DRAPER CITY</b>				
Annual Growth in Draper City (2019 vs. 2018)	\$6,168,296,382	\$5,461,003,305	13%	0.56%
Lifetime Growth in Draper City (2019 vs. 2009)	\$6,168,296,382	\$875,257,353	605%	9.28%

**BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES**

TABLE 6.8: BENEFITS TO TAXING ENTITIES

BENEFITS TO TAXING ENTITIES
*Increased Property Tax Revenues
*Higher growth in tax base compared to non-RDA areas

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant benefit to the taxing entities will be realized when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

TABLE 6.9: GROWTH IN TAX INCREMENT

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	BASE YEAR VALUE REVENUES	ACTUAL % ABOVE BASE
<b>TAX INCREMENT FROM PROJECT AREA</b>				
Fiscal Year 2020	NA	\$55,664	\$393,540	61.41%
Lifetime Revenue (2013-2020)	NA	\$1,595,948	\$3,544,809	44.87%
<b>PASS THROUGH INCREMENT (ABOVE BASE)</b>				
Fiscal Year 2020	NA	\$-	\$393,540	NA
Lifetime Revenue (2013-2020)	NA	\$-	\$3,544,809	NA

**NOTABLE DEVELOPMENT AND FUTURE PROJECTS**

Notable Development within the Gateway Project Area includes the addition of Black Bear Diner and additional retail that opened this year. Other notable current businesses include:

-  Cinemark Theater
-  Cowabunga Bay
-  Comfort Inn
-  Springhill Suites
-  Floor & Décor

TABLE 6.10: DEVELOPED AND UNDEVELOPED ACREAGE

GATEWAY CDA	ACREAGE	PERCENTAGE
Developed	34.31	100%
Undeveloped	-	-%
<b>Total</b>	<b>34.31</b>	<b>100%</b>

There are 0 housing units within the Gateway Project Area.

TABLE 6.11: RESIDENTIAL DEVELOPMENT

GATEWAY CDA	ACREAGE	PERCENTAGE
Residential Development	0	0%
Non-Residential Development	34.31	100%
<b>Total</b>	<b>34.31</b>	<b>100%</b>

## 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 6.12: PROJECT AREA BUDGET

PROJECT AREA BUDGET	FY 2019
<b>REVENUES</b>	<b>TOTALS</b>
Property Tax Increment	\$55,664
<b>Total Revenue</b>	<b>\$55,664</b>
<b>EXPENDITURES</b>	<b>TOTALS</b>
Cinemark Loan Reimbursement	\$55,664
<b>Total Expenditures</b>	<b>\$55,664</b>

## OTHER ISSUES

The Agency has not identified any major issues within the Gateway CDA. All relevant information for the Project Area has been outlined in this section of the 2020 Annual Report.

## PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2020, and multi-year budget from 2012 to 2020.



# Draper Gateway

## 2020 Annual Budget

2020
------

Tax Year Payment Year	2019 2020
<b>ASSESSED VALUATION</b>	
Draper Tax District 55D	62,265,533
Base Year Value	(35,074,900)
Incremental Value	27,190,633
<b>TAX INCREMENT ANALYSIS</b>	
Incremental Property Tax Rates	
Combined Rate	0.011205
<b>Tax Increment &amp; Participation Rates</b>	
Tax Increment	55,664
Less Tax Increases	-
Prior Year Adjustments	-
Total Tax Increment	55,664
Increment Rate	100%
<b>Tax Increment Generation</b>	
Property Tax Increment	55,664
Total Tax Increment	55,664
<b>REVENUES</b>	
Property Tax Increment	55,664
<b>Total Revenue</b>	<b>55,664</b>
<b>EXPENDITURES</b>	
<b>Increment Fund</b>	
Cinemark Loan Reimbursement	55,664
South Valley Sewer District	-
Contribution to (Use of) Fund Balance	-
<b>Total Expenditures</b>	<b>55,664</b>



# Draper Gateway

Ongoing Budget  
Multi-Year Project Area Budget Projections

	Tax Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTALS
	Payment Year	2012	2013	2014	2015	2016	2017	2018	2019	2020		
										<===== Historic		
<b>REVENUES</b>												
<b>TAXABLE VALUATION:</b>												
Gateway Property Value		\$ 37,114,592	\$ 49,431,992	\$ 48,819,194	\$ 56,724,269	\$ 47,032,793	\$ 48,092,278	\$ 57,128,779	\$ 60,027,076	\$ 62,265,533		
<b>Total Assesed Value:</b>		\$ 37,114,592	\$ 49,431,992	\$ 48,819,194	\$ 56,724,269	\$ 47,032,793	\$ 48,092,278	\$ 57,128,779	\$ 60,027,076	\$ 62,265,533		
Gateway Base Year Value (2009)		\$ (35,074,900)	\$ (35,074,900)	\$ (35,074,900)	\$ (35,074,900)	\$ (35,074,900)	\$ (35,074,900)	\$ (35,074,900)	\$ (35,074,900)	\$ (35,074,900)		
<b>Total Gateway Incremental Assesed Value</b>		\$ 2,039,692	\$ 14,357,092	\$ 13,744,294	\$ 21,649,369	\$ 11,957,893	\$ 13,017,378	\$ 22,053,879	\$ 24,952,176	\$ 27,190,633		
<b>Tax Rate: 55D</b>												
Salt Lake County		0.002696	0.002793	0.003180	0.003036	0.002531	0.002371	0.002238	0.002259	0.001933		
Canyons School District		0.008165	0.007111	0.007016	0.006872	0.006997	0.006463	0.006439	0.006435	0.006413		
Draper City		0.001996	0.002009	0.001887	0.001791	0.001701	0.001560	0.001460	0.001352	0.001268		
South Salt Lake Mosquito Abatement District		-	-	-	-	-	-	-	0.000015	0.000014		
Jordan Valley Water Conservancy District		0.000424	0.000443	0.000424	0.000399	0.000400	0.000372	0.000400	0.000400	0.000383		
South Valley Sewer District		0.000399	0.000407	0.000396	0.000371	0.000354	0.000331	0.000316	0.000296	0.000280		
Central Utah Water Conservancy District		0.000436	0.000455	0.000446	0.000422	0.000405	0.000400	0.000400	0.000400	0.000378		
Salt Lake County Library		-	0.001307	0.001095	0.000951	0.000862	0.000764	0.000612	0.000559	0.000536		
Jordan/Canyon School District Debt Service Area		-	-	-	-	-	-	-	0.000560			
Less Tax Increase		-	-	(0.000812)	(0.000025)	(0.000629)	(0.000697)	(0.000645)				
<b>Total Combined Rate</b>		0.014116	0.014525	0.013632	0.013817	0.012621	0.011564	0.011220	0.012276	0.011205		
										0.002029		
Draper TIF Total												35,128
Jorda Valley Water TIF Total												10,290
CUWCD TIF Total												10,247
<b>Total Property Tax Increment</b>		\$ 28,792	\$ 189,772	\$ 151,006	\$ 234,721	\$ 150,921	\$ 150,533	\$ 247,445	\$ 306,313	\$ 55,664	\$ -	
Prior Year Tax Increase						(5,539)	(5,779)	(5,780)				
Prior Year Adjustments						2,812	-	-				
<b>Incremental Property Tax Increment</b>		\$ 28,792	\$ 189,772	\$ 151,006	\$ 234,721	\$ 148,192	\$ 144,754	\$ 241,665	\$ 306,313	\$ 55,664		
<b>Percent of Tax Increment for Project</b>		100%	100%	100%	100%	100%	100%	100%	100%	100%		
Tax Increment to RDA		\$ 28,792	\$ 189,772	\$ 151,006	\$ 234,721	\$ 148,192	\$ 144,754	\$ 241,665	\$ 306,313	\$ 55,664	\$ 1,807,192	
Internal Project Area Loan			\$ 160,377								\$ 160,377	
<b>Total Revenue</b>		\$ 28,792	\$ 350,149	\$ 151,006	\$ 234,721	\$ 148,192	\$ 144,754	\$ 241,665	\$ 306,313	\$ 55,664	\$ 1,967,569	
<b>EXPENDITURES</b>												
Cinemark Loan Reimbursement			\$ 173,511	\$ 149,291	\$ 233,006	\$ 146,477	\$ 143,039	\$ 239,950	\$ 306,313	\$ 55,664		1,751,849
South Valley Sewer Payment		\$ 1,715	\$ 1,715	\$ 1,715	\$ 1,715	\$ 1,715	\$ 1,715	\$ 1,715				13,720
Traffic Impact Fee			\$ 202,000									202,000
Contribution to (Use of) Fund Balance		\$ 27,077	\$ (27,077)	\$ -	\$ -	\$ -	\$ -	\$ -				-
<b>Total Uses</b>		\$ 28,792	\$ 350,149	\$ 151,006	\$ 234,721	\$ 148,192	\$ 144,754	\$ 241,665	\$ 306,313	\$ 55,664	\$ 1,967,569	

## GATEWAY CDA MAP



## SECTION 7: Upcoming Project Area – South Mountain

TABLE 7.1: PROJECT AREA OVERVIEW

OVERVIEW				
<u>Type</u> CRA	<u>Acreage</u> 72	<u>Purpose</u> Tech Company Incentives	<u>Taxing District</u> 55	<u>Tax Rate</u> 0.01183
<u>Creation Year</u> FY 2020	<u>Base Year</u> FY 2020	<u>Term</u> 20 Years	<u>Trigger Year</u> TY 2020	<u>Expiration Year</u> FY 2040
<u>Base Value</u> \$10,140,760	<u>TY 2019 Value</u> \$10,140,760	<u>Increase</u> -%	<u>FY 2020 Increment</u> Estimated 2021 Payment: \$1,180,267	<u>Remaining Life</u> 20 Years

### Introduction and Overview

The South Mountain Community Reinvestment Project Area ("Project Area"), administered by the Redevelopment Agency of Draper City ("Agency"), will serve as a catalyst in stimulating private investment and attracting new high-paying jobs to Draper City ("City"). The use of tax increment financing ("TIF") will facilitate the development of enterprise technology company Pluralsight's 800,000-square-foot global headquarters within the Project Area. In addition to Pluralsight's creation of approximately 2,464 jobs over the next 10 years, the former gravel pit site will also benefit from new public infrastructure and improvements to existing roads. A future TRAX stop near Pluralsight's campus will allow the influx of employees to reduce their carbon emission footprint while sustainably navigating the City and generating positive effects that spill over the Project Area boundaries and improve the entire community.

**Existing:** The 72-acre Project Area consists solely of vacant land.

**Anticipated:** The Project Area, a former gravel pit site, will be redeveloped and transformed into an approximately 800,000-square-foot, high-wage employment center. Table 7.2 displays the parcel information in the area.

TABLE 7.2: PROJECT AREA PARCELS

Project Area Parcels Parcel ID	District	Owner	Address	Taxable Value	Acreage
33124000180000	55	TRIPLE S INVESTMENT COMPANY	65 E HIGHLAND DR	\$ 215,400	1.12
33124000290000	55	CELTIC INVESTMENT, INC	102 W HIGHLAND DR	\$ 1,957,400	9.51
34071001420000	55	DRAPER CITY	65 E HIGHLAND DR	\$ .	5.93
34071760210000	55	DRAPER CITY	275 E HIGHLAND DR	\$ .	1.22
34073000180000	55	TRIPLE S INVESTMENT COMPANY	65 E HIGHLAND DR	\$ 5,209,900	55

Based on the adopted Project Area Plan and Budget and the various interlocal agreements with the taxing entities who levy property taxes within the Project Area, the Agency is entitled to receive 70% of the property tax increment generated from the Project Area allocable to Draper City, the South Salt Lake Valley Mosquito Abatement District, the Central Utah Water Conservancy District, Jordan Valley Water Conservancy District and the South Valley Sewer District, and to initially receive 100% of the property tax increment generated from the Project Area allocable to Salt Lake County, the Salt Lake County Library Fund, and the Canyons School District, and that the latter referenced property tax receipts are subject

to a required 30% mitigation rebate to the County, the Library Fund and the School District, all pursuant to the terms and conditions of the Interlocal Agreements.

Table 7.3 displays the participation percentages of each taxing entity and length of time they will be participating.

TABLE 7.3: TAX INCREMENT LEVELS

TAX INCREMENT LEVEL	
Years	Participation %
1 – 20	<p><u>100% Participation</u>            100% Salt Lake County            100% Salt Lake County Library            100% Canyons School District</p> <p><u>70% Participation</u>            70% Draper City            70% South Salt Lake Mosquito Abatement District            70% Central Utah Water Conservancy District            70% Jordan Valley Water Conservancy District            70% South Valley Sewer District</p>

The Draper City General Plan will guide Project Area development. A couple of land use and character standards articulated in the Plan have close application with the proposed development:

- Ensure a rich variety of living, working, and leisure environments that visually, aesthetically, socially, and economically complement one another.
- Encourage the integration of uses including residential, retail, office, and light industrial uses in specific areas supported by compatible transit infrastructure.
- Create an unsurpassed quality of life and aesthetic experience for citizens and visitors.

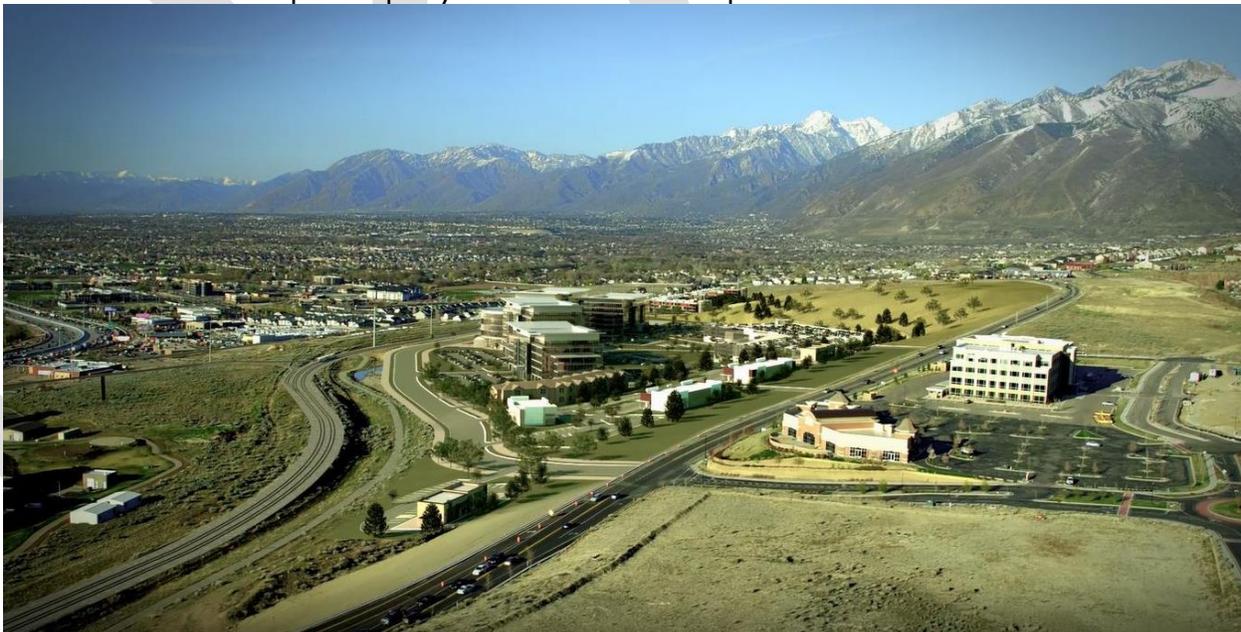


Photo courtesy of Pluralsight

The Project Area will redevelop a former gravel mining site and leverage private investment to support all economic growth and activity associated with the development of Pluralsight’s global headquarters. The Project Area will include the development of Pluralsight’s 800,000-square-foot global headquarters and associated amenities.

The Agency anticipates entering into post-performance tax increment reimbursement agreements with Gardner Company to support the development of Pluralsight’s global headquarters. Tax increment reimbursements will only be provided following significant up-front private investment that generates tax increment above the baseline assessed taxable value within the Project Area.

1. The Project Area will facilitate the redevelopment of a vacant gravel pit
2. The Project Area will house Pluralsight’s global headquarters and is expected to create up to 2,464 jobs with wages (in aggregate) that exceed 110 percent of the county average wage
3. The Project Area will include a future TRAX transit stop, thus creating a transit-oriented development

The Project Area is comprised of nine vacant parcels and one parcel that contains a Parks and Trails building owned by the City. The Project Area is strategically located directly east of Interstate 15 and at the confluence of future Red and Blue TRAX lines.



Table with columns for Payment Year (2021-2040), Tax Year (2020-2039), and Project Year (Year 1-20). Rows include Taxable Value (Phases I-IV), Total Incremental Property Tax Value, Tax District 55 (Salt Lake County, Canyons School District, etc.), RDA Share of Increment from Taxing Entities, Less: Tax Incremental Commitments, and Remaining for Taxing Entities.

### South Mountain CRA Map

