Neighborhood Meeting
4074 Wasatch Blvd Development FAQ's
(July 10, 2023)

Q: What is the size of the proposed dealership?

A: The dealership will total approximately 55,200 SF including a 44,700 SF main floor and a second floor of 10,500 SF

Q: Why is the building located where it is on the site?

A: The primary entrance is oriented on the north side of the building away from the residential neighborhood, and in doing so traffic entering the site will primarily be from the north. The building massing is purposely kept away from the southern end of the site to reduce negative impacts on the residential neighbors. Deliveries and service overhead doors are purposely located away from the residential neighborhood.

Q: What is the expected anticipated traffic created by the dealership?

A: 1) Substantially less than many other alternatives:

Expected peak hour trips (vehicle sales dealership)**: **129 trips/hour****

- Versus other potential scenarios:
- 40,000 SF mid box retail + 2 drive through restaurants + 1 fast casual restaurant: **372 trips/hour**
- 500 units of multifamily residences: **220 trips/hour**

*Source: Institute of Transportation Engineers (ITE) Trip Generation Catalogue, Tenth Edition
**Note, Porsche site trip generation typically is less than the standard ITE Trip Generation of "New Car Sales", thus this summary provides a conservative, worst-case scenario

2) Minimal traffic will be generated on the weekends or evenings

Q: What is the current zoning on this land?

A: The land is currently zoned R-1-8; there have been references to this property being "open space". This property has never been planned to remain "open space".

Q: How high can someone build a structure in the current zoning?

A: 28' feet

Q: How high is the proposed dealership maximum height?

A: Less than 35 feet

Q: How high can someone build in the city's Village Center Small Area Plan?

A: Up to 4 stories

Q: How many stories is this proposed dealership?

A: 2 stories

Q: What are the proposed uses on the excess land in Phase 2?

A: Specific uses are not completely determined at this point, but are currently anticipated to include a yet to be determined mix of uses including restaurant/office/light retail and residential uses.

Q: When will UDOT surplus the current "clover" on-ramp?

A: Still unknown, but likely within 5-10 years.

Q: What about night time lighting?

A: Millcreek City prohibits new exterior lighting greater than 25 feet in height. Millcreek also requires covered luminaire with a maximum 0.3 foot candles at the property line. A photometric plan is required as part of the site plan review at a later point in the application process, but we feel these same standards will either be achieved or much more likely exceeded/minimized as part of our design. Similar Porsche sites have lights that are approximately 23 feet tall or shorter. For comparison, based on quick extrapolation of our field measurements, some of the current lights in the Olympus Hills parking lot appear to exceed 30 feet in height. We understand there is special concern about this location and commit to investigating the correct lighting plans that will still provide safety for our site but will not interfere with the high quality night skies and negative lighting impacts for the surrounding community.

Q: Do you need big digital billboard signage?

A: No, digital billboards or other types of large signs are not being proposed for this dealership.

Q: What about other signage? Is it big?

A: No, it's actually quite small. Porsche utilizes a series of high-quality pylon signs that are 2.5m, 3.6m and 4.5m tall. The façade signage on the eastern side of the building is approximately 30 inches tall and 35 feet long, positioned quite low on the façade at only 18 feet above the ground (to minimize impact on the neighbors).

Q: Is there an example of a similar dealership we can look at?

A: Yes, please review Porsche Palm Springs, which is the first example of the proposed Generation 5 Porsche design. While not all design elements are exactly the same, the proposed Porsche site in Millcreek will be generally similar.

Exterior Materials

E 01 Asphalt
> Parking lot, Driveway

Product/Colour Black
Note Fine-grained surface of topmost cover layer for uniform appearance with clean seams

E 01.1 Pavers
> Parking lot, Driveway

Product/Colour Dark grey
Note Pavers with narrow joints

E 02 Pre-cast concrete block pavers
> Pre-owned car presentation

Product/Colour Dark grey

E 03 Grass pavers
> Parking lot

Product/Colour Dark grey
Note Not for customer parking areas

E 04 Sandwich panel
> Showroom facade

Product/Colour Aluminum or steel panels, white aluminum RAL 9006
Note Panel side ratio of 1:3 (height to width)

E 05 Perforated panel
> Canopy facade

Product/Colour Perforated aluminum or steel sheet, white aluminum RAL 9006
Note Panel side ratio of 1:3 (height to width), powder-coated steel sheet cartridges with non-perforated surrounding edge (5 cm wide), hole pattern Rv 5-8 (per DIN 24041)

E 06 Sandwich panel
> Entrance pylon

Product/Colour Aluminum or steel sandwich panels, traffic white RAL 9016

E 15 Sandwich panel [1]
> Workshop facade

Product/Colour Aluminum or steel panels, black grey RAL 7021
Note Panel side ratio of 1:3 (height to width); Half height of panels used for showroom facade

[1] product alternative for workshop facade cladding

E 07 Trapezoidal sheet
> Underside of workshop canopy

Product/Colour Trapezoidal aluminum or steel sheet, grey aluminum RAL 9007

E 08 Trapezoidal sheet
> Workshop facade

Product/Colour Trapezoidal aluminum or steel sheet, black grey RAL 7021, matt
Note Type SP 45/150, 0.8 mm, symmetrical, crease height 45 mm, horizontally mounted, all visible fasteners and necessary covers RAL 7021

E 09 Coated steel
> Construction elements in general

Product/Colour Steel beams and supports, entrance facade stick system elements, painted, grey aluminium RAL 9007, matt

E 10 Coated steel, aluminum
> Facade entrance panels

Product/Colour Lamella bottom profile coated or anodised, white aluminum RAL 9006

E 11 Coated steel, aluminum or plastic
> Entrance facade, doors, gates, fences

Product/Colour Facade knife & side blades, profile covers, Steel, aluminum or plastic, painted, black grey RAL 7021, matt

E 12 Clear glass
> Showroom

Product/Colour Clear glass adapted to local climate conditions, without mirroring, with silicone joints, vertical cover strips or horizontal floor cover strips in black grey RAL 7021, matt
Note Frameless mounting, height of glazing 3.0 m

E 13 Clear glass door
> Showroom

Product/Colour Door profiles in black grey RAL 7021
Note Climatic conditions must be taken into consideration, implementation as automatic door possible

E 14 Clear glass window
> Workshop

Product/Colour Frames and profiles, aluminum, plastic in black grey RAL 7021, matt

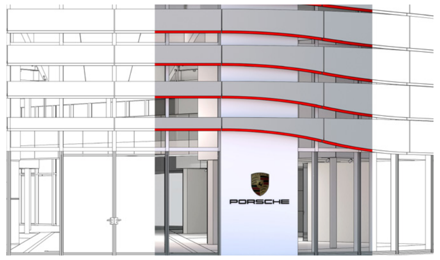
Exterior Signage

Along with the unique facade, the exterior signage creates exceptional recognition value. It optimally guides visitors around the site in a clearly structured way.

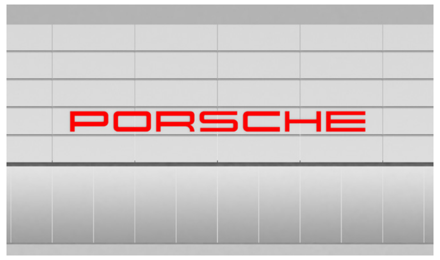
Porsche pylon
When positioning the pylon, make sure that it is at a right angle facing the main road. It should never be used to mark the entrance. The pylon should also never obscure the visitor's view of the facade. The Porsche pylon comes in four defined heights: 2.5 m, 3.6 m, 4.5 m, and 6.0 m.

To be ordered via our recommended suppliers. Please see pricelists in PPN.

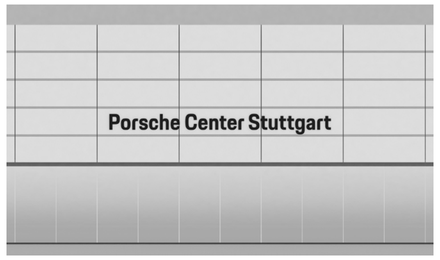
Porsche wall-mounted pylon and Porsche projecting sign
The wall-mounted pylon, a smaller version of the free-standing pylon, is only used when it is not possible to use a free-standing pylon..



Entrance pylon
The entrance pylon is integrated into the facade, either to the left or to the right of the entrance doors (see details in facade guideline).
It highlights the entrance for the visitor.



Red Porsche logotype
The logotype should be as big as possible, yet maintain a free space of at least 10 cm in all directions and not exceed the height of a single panel. Ideally, it is positioned facing the busiest road to make it visible from afar. In a typical five-row facade it should be positioned in the second row from the bottom.



Secondary lettering
The secondary lettering is generally installed at the same level as the red Porsche logotype, but is shorter in height and away from it as far as possible.

Secondary signage
Secondary signage displays important information and directions and can be either free-standing or wall-mounted. The design and colour are based on the Porsche pylon.

Porsche pre-owned car pylon
This pylon is only reserved for directing visitors to pre-owned cars. The design is based on the Porsche pylon.

Porsche flags
The Porsche flags must always be positioned as a group and must not obscure the facade. All flags normally show the Porsche crest on a white background.

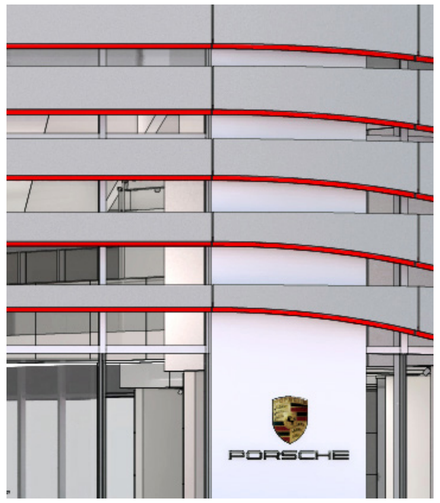
The option also exists to replace the centre flag with the graphic for a platform signet (e.g., Porsche Approved). Note that no more than one flag may be used for a platform signet.
To be ordered via Porsche Retail Online Shop (PROS).

Facade

The new facade is one of the most recognizable features of Destination Porsche. The design of the aluminum lamellas has been inspired by renowned Porsche vehicle design.

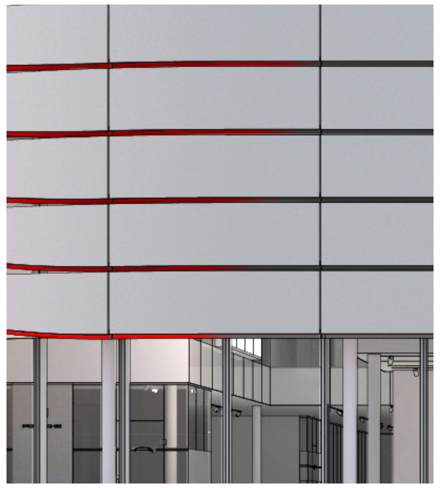
Facade Types

Entrance Facade



- Full-storey steel stick system
- Mullion spacing: 1.50 m;
- Glass dimensions: max. 1.50 m × 3.00 m
- 100% vision glass infill
- External lamella features
  Composed of 5–6 rows
  Aluminium sandwich panel
  Coated RAL 9006
  Integrated LED lighting strip
- Lamella proportions
  Typical Lamella 3.00 m × 1.00 m
- Vertical joint spacing 20 mm

Storefront Facade



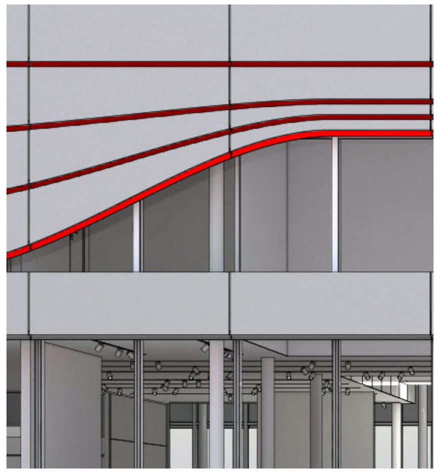
Bottom area

- Steel stick system
- Mullion spacing: 1.50 m
- Vision glass infill
- Glass dimensions: max. 1.50 m × 3.00 m

Upper area

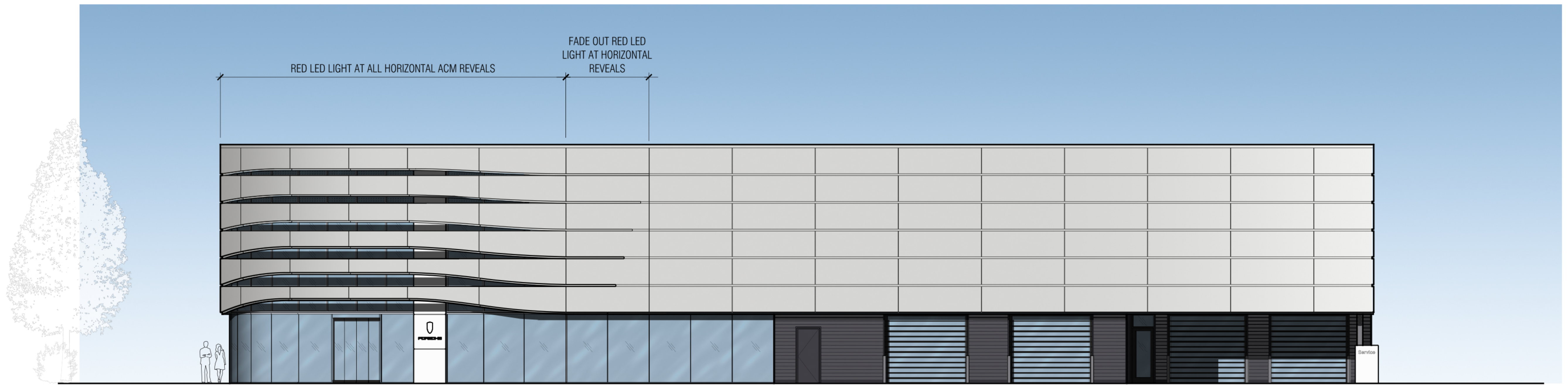
- Insulated rainscreen with aluminium sandwich cladding
  Coated RAL 9006
  Integrated LED lighting in the first Column of rainscreen panels
- Rainscreen proportions
  Typical Panel 3.00 m × 1.00 m
- Vertical joint spacing 20 mm
  Horizontal joint spacing 80 mm

Glimpse

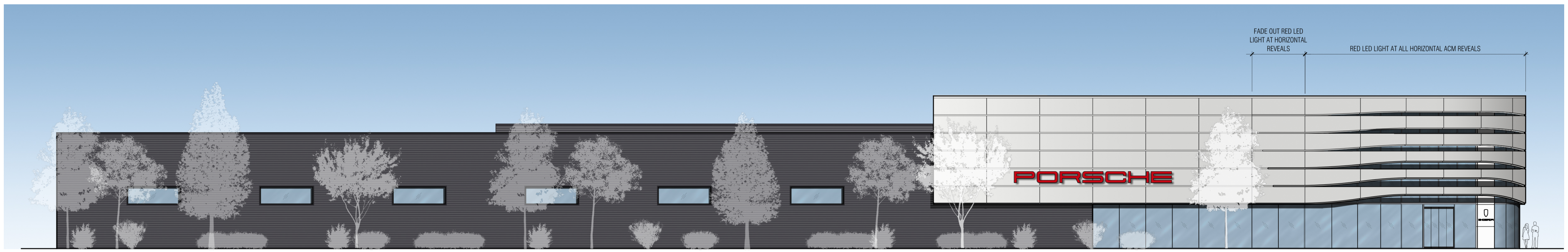


- Glazed stick system facade integrated in rainscreen system of Storefront Facade
- Steel stick system
- Mullion spacing: 1.50 m
- Vision glass infill
- Glass dimensions: max. 1.50 m × 3.00 m
- Aluminium sandwich cladding in rainscreen areas, curved in elevation
  Coated RAL 9006
  Integrated LED lighting strip
- Vertical joint spacing 20 mm
  Horizontal joint spacing 80 mm

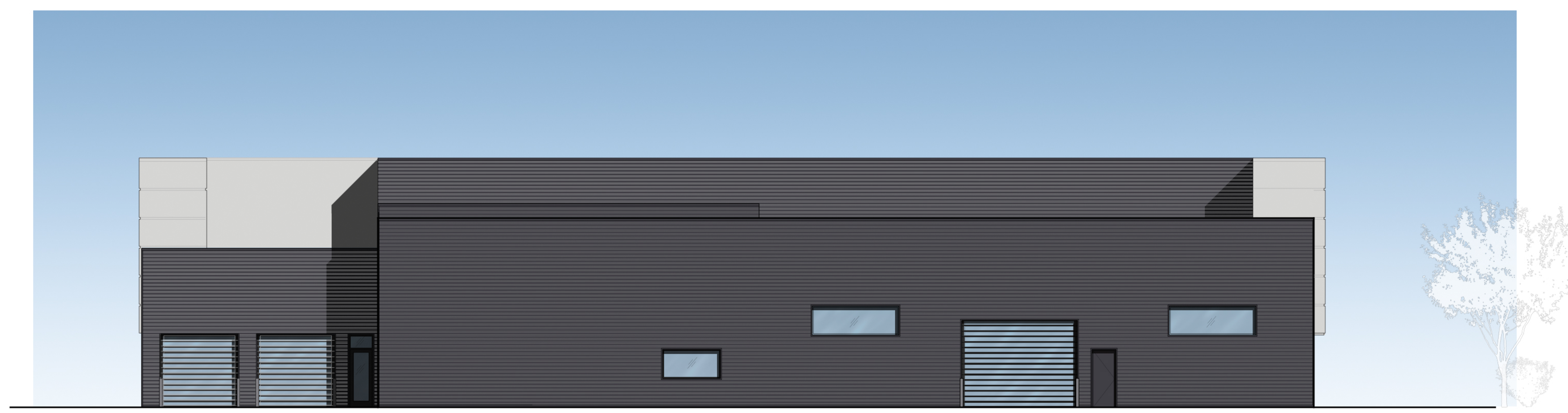
For more information about the facade see Design Manual – Facade Planning & Construction.



PORSCHE NORTH ELEVATION



PORSCHE EAST ELEVATION

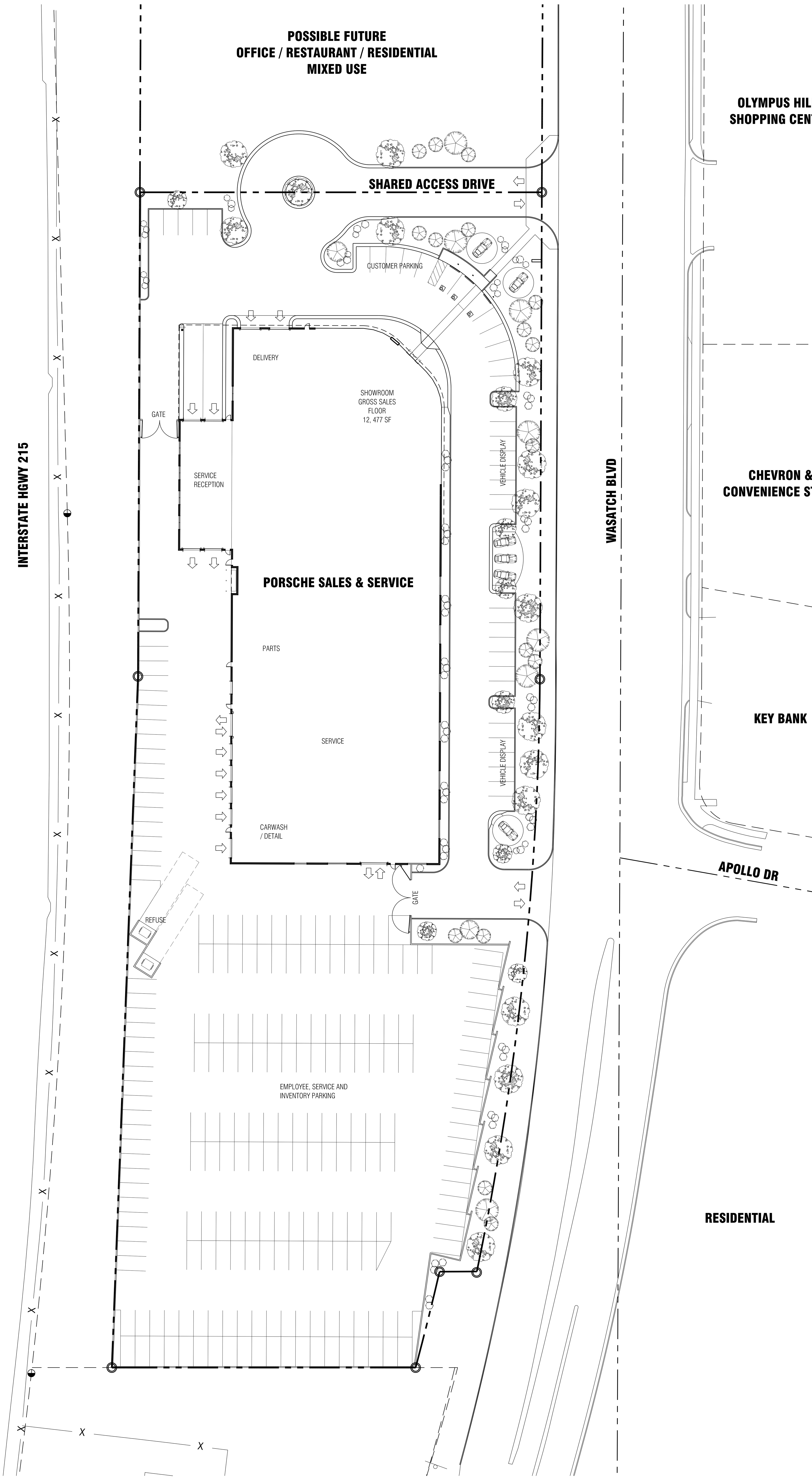


PORSCHE SOUTH ELEVATION

PORSCHE WEST ELEVATION

3/32" = 1'-0"
0 4' 8' 16'

OVERALL SITE PLAN



PORSCHE SITE PLAN

OPTION "A"
(with taxing entity partner participation)

Porsche Value
$27,600,000
$19,763,918

ASSUMPTIONS:	
Discount Rate	6.5%
Assessed Value Growth Rate	0.0%
Base Year Value	$1,264,300

PROPERTY TAX ANALYSIS:	Payment Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
	Tax Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	TOTALS	NPV
Cumulative Taxable Value	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
Porsche Development																							
Dealership		$0	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918		
Office development (40,000 SF)		$0	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000		
Total Assessed Value:		**-**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**		
TOTAL TAXABLE VALUE:		**-**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**		
TAX RATE & INCREMENT ANALYSIS:	2022 Rates																					Totals	NPV
Salt Lake County	0.001459	-	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	1,102,296	584,770
Salt Lake County Library	0.000386	-	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	291,629	154,710
Granite School District	0.006311	-	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	4,768,052	2,529,461
Millcreek City	0.001453	-	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	1,097,762	582,365
South Salt Lake Valley Mosquito Abatement District	0.000009	-	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	6,800	3,607
Central Utah Water Conservancy District	0.000400	-	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	302,206	160,321
TOTAL INCREMENTAL TAX REVENUE:	0.010018	-	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	**7,568,744**	**$4,015,235**
PROJECT AREA BUDGET		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038									
Sources of Funds:		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037								TOTALS	NPV
Property Tax Participation Rate for Budget																							
Salt Lake County		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Salt Lake County Library		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Granite School District		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	0%	0%	0%	0%	0%	0%		
Millcreek City		90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%		
South Salt Lake Valley Mosquito Abatement District		65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%		
Central Utah Water Conservancy District		65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%		
Property Tax Increment for Budget																							
Salt Lake County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ -**	**-**
Salt Lake County Library		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ -**	**-**
Granite School District		-	$188,213	$188,213	$188,213	$188,213	$188,213	$188,213	$188,213	$188,213	$188,213	$188,213	$188,213	$188,213	$188,213	-	-	-	-	-	-	**$2,446,763**	**$1,519,793**
Millcreek City		-	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	**$987,986**	**$524,129**
South Salt Lake Valley Mosquito Abatement District		-	$233	$233	$233	$233	$233	$233	$233	$233	$233	$233	$233	$233	$233	$233	$233	$233	$233	$233	$233	**$4,420**	**$2,345**
Central Utah Water Conservancy District		-	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	$10,339	**$196,434**	**$104,209**
Total Property Tax Increment for Budget:		**-**	**$250,783**	**$250,783**	**$250,783**	**$250,783**	**$250,783**	**$250,783**	**$250,783**	**$250,783**	**$250,783**	**$250,783**	**$250,783**	**$250,783**	**$250,783**	**$62,571**	**$62,571**	**$62,571**	**$62,571**	**$62,571**	**$62,571**	**$3,635,603**	**$2,150,475**
Uses of Tax Increment Funds:		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038								**TOTALS**	**NPV**
Agency Administration and Operations	5.0%	-	$12,539	$12,539	$12,539	$12,539	$12,539	$12,539	$12,539	$12,539	$12,539	$12,539	$12,539	$12,539	$12,539	$3,129	$3,129	$3,129	$3,129	$3,129	$3,129	**$181,780**	**$107,524**
Affordable Housing	10.0%	-	$25,078	$25,078	$25,078	$25,078	$25,078	$25,078	$25,078	$25,078	$25,078	$25,078	$25,078	$25,078	$25,078	$6,257	$6,257	$6,257	$6,257	$6,257	$6,257	**$363,560**	**$215,047**
Development Activities	85.0%	-	$213,166	$213,166	$213,166	$213,166	$213,166	$213,166	$213,166	$213,166	$213,166	$213,166	$213,166	$213,166	$213,166	$53,185	$53,185	$53,185	$53,185	$53,185	$53,185	**$3,090,263**	**$1,827,904**
Total Uses		-	$250,783	$250,783	$250,783	$250,783	$250,783	$250,783	$250,783	$250,783	$250,783	$250,783	$250,783	$250,783	$250,783	$62,571	$62,571	$62,571	$62,571	$62,571	$62,571	**$3,635,603**	**$2,150,475**
REMAINING TAX REVENUES FOR TAXING ENTITIES		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038								**TOTALS**	**NPV**
Salt Lake County		-	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	**$1,102,296**	**$584,770**
Salt Lake County Library		-	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	**$291,629**	**$154,710**
Granite School District		-	$62,738	$62,738	$62,738	$62,738	$62,738	$62,738	$62,738	$62,738	$62,738	$62,738	$62,738	$62,738	$62,738	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	**$2,321,288**	**$1,009,668**
Millcreek City		-	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	**$109,776**	**$58,237**
South Salt Lake Valley Mosquito Abatement District		-	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	$125	**$2,380**	**$1,263**
Central Utah Water Conservancy District		-	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	$5,567	**$105,772**	**$56,112**
Total		-	$147,572	$147,572	$147,572	$147,572	$147,572	$147,572	$147,572	$147,572	$147,572	$147,572	$147,572	$147,572	$147,572	$335,784	$335,784	$335,784	$335,784	$335,784	$335,784	**$3,933,141**	**$1,864,760**

Assumptions	
Local Option	0.50%
Town Option	0.00%

Annual Sales Growth 3.00%

SALES TAX ANALYSIS:	Payment Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
	Tax Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	TOTALS	NPV
Gross Taxable Sales		35,650,000	73,439,000	75,642,170	77,911,435	80,248,778	82,656,241	85,135,929	87,690,007	90,320,707	93,030,328	95,821,238	98,695,875	101,656,751	104,706,454	107,847,647	111,083,077	114,415,569	117,848,036	121,383,477	125,024,982	1,880,207,701	959,492,397
Sales Tax Summary																							
Local Option Sales Tax Revenue		178,250	367,195	378,211	389,557	401,244	413,281	425,680	438,450	451,604	465,152	479,106	493,479	508,284	523,532	539,238	555,415	572,078	589,240	606,917	625,125	9,401,039	4,797,462
Town Option Sales Tax Revenue		-	-	-	-	-	-	-	-	-	-	-	-	-								-	-
Total Sales Tax Revenue		**178,250**	**367,195**	**378,211**	**389,557**	**401,244**	**413,281**	**425,680**	**438,450**	**451,604**	**465,152**	**479,106**	**493,479**	**508,284**	**523,532**	**539,238**	**555,415**	**572,078**	**589,240**	**606,917**	**625,125**	**9,401,039**	**4,797,462**
Sales Tax Participation 2025-2030	**50%**	**89,125**	**183,598**	**189,105**	**194,779**	**200,622**	**206,641**															**1,063,869**	**841,561**
2031-2035	**40%**							**170,272**	**175,380**	**180,641**	**186,061**	**191,642**										**903,996**	**748,554**
2036-2040	**30%**												**148,044**	**152,485**	**157,060**	**161,771**	**166,625**					**785,985**	**650,835**
2041-2045	**25%**																	**143,019**	**147,310**	**151,729**	**156,281**	**598,340**	**511,258**
																						3,352,190	
TOTAL to PORSCHE		**89,125**	**396,763**	**402,271**	**407,944**	**413,788**	**419,806**	**383,437**	**388,546**	**393,807**	**399,226**	**404,808**	**361,209**	**365,651**	**370,225**	**214,956**	**219,810**	**196,204**	**200,495**	**204,914**	**209,466**	**6,442,453**	

Auto Dealership				
Parcel#	Site Description	Building Value	Sq. Ft.	$/Sq. Ft.
1619151013	Porsche	$20,140,000	53,000	$380.00
2724491913	Mercedes Draper	$6,594,300	44,275	$148.94
1619251001	Lexus Murray	$9,391,500	50,179	$187.16
1606352028	SLC Volvo/Ferrari	$5,707,400	34,967	$163.22
1524236008	Porsche Lehi	$5,123,300	36,419	$140.68
1619152018	Tesla	$840,000	5,819	$144.35
			Average	**$156.87**
			Difference	**-$223.13**

$243.31

Porsche Building Value (30% Above Average)	16,763,918

OPTION "B"
(without taxing entity partner participation)

Porsche Value
$27,600,000
$19,763,918

ASSUMPTIONS:	
Discount Rate	6.5%
Assessed Value Growth Rate	0.0%
Base Year Value	$1,264,300

PROPERTY TAX ANALYSIS:	Payment Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
	Tax Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	TOTALS	NPV
Cumulative Taxable Value	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
Porsche Development																							
Dealership		$0	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918	$19,763,918		
Office development (40,000 SF)		$0	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000		
Total Assessed Value:		-	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**		
TOTAL TAXABLE VALUE:		-	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**	**$39,763,918**		
TAX RATE & INCREMENT ANALYSIS:	2022 Rates																					Totals	NPV
Salt Lake County	0.001459	-	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	58,016	1,102,296	584,770
Salt Lake County Library	0.000386	-	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	15,349	291,629	154,710
Granite School District	0.006311	-	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	250,950	4,768,052	2,529,461
Millcreek City	0.001453	-	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	57,777	1,097,762	582,365
South Salt Lake Valley Mosquito Abatement District	0.000009	-	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	358	6,800	3,607
Central Utah Water Conservancy District	0.000400	-	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	15,906	302,206	160,321
TOTAL INCREMENTAL TAX REVENUE:	0.010018	-	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	$398,355	**7,568,744**	**$4,015,235**
PROJECT AREA BUDGET		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038									
Sources of Funds:		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037								TOTALS	NPV
Property Tax Participation Rate for Budget																							
Salt Lake County		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Salt Lake County Library		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Granite School District		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Millcreek City		90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%		
South Salt Lake Valley Mosquito Abatement District		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Central Utah Water Conservancy District		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Property Tax Increment for Budget																							
Salt Lake County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -	-
Salt Lake County Library		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -	-
Granite School District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -	-
Millcreek City		-	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	**$987,986**	**$524,129**
South Salt Lake Valley Mosquito Abatement District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -	-
Central Utah Water Conservancy District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ -	-
Total Property Tax Increment for Budget:		-	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$51,999**	**$987,986**	**$524,129**
Uses of Tax Increment Funds:		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038								**TOTALS**	**NPV**
Agency Administration and Operations	5.0%	-	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	**$49,399**	**$26,206**
Affordable Housing	10.0%	-	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	$5,200	**$98,799**	**$52,413**
Development Activities	85.0%	-	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	$44,199	**$839,788**	**$445,509**
Total Uses		-	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	$51,999	**$987,986**	**$524,129**
REMAINING TAX REVENUES FOR TAXING ENTITIES		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038								**TOTALS**	**NPV**
Salt Lake County		-	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	$58,016	**$1,102,296**	**$584,770**
Salt Lake County Library		-	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	$15,349	**$291,629**	**$154,710**
Granite School District		-	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	$250,950	**$4,768,052**	**$2,529,461**
Millcreek City		-	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	$5,778	**$109,776**	**$58,237**
South Salt Lake Valley Mosquito Abatement District		-	$358	$358	$358	$358	$358	$358	$358	$358	$358	$358	$358	$358	$358	$358	$358	$358	$358	$358	$358	**$6,800**	**$3,607**
Central Utah Water Conservancy District		-	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	$15,906	**$302,206**	**$160,321**
Total		-	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	$346,356	**$6,580,757**	**$3,491,106**

Assumptions	
Local Option	0.50%
Town Option	0.00%

Annual Sales Growth 3.00%

SALES TAX ANALYSIS:	Payment Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
	Tax Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	TOTALS	NPV
Gross Taxable Sales		35,650,000	73,439,000	75,642,170	77,911,435	80,248,778	82,656,241	85,135,929	87,690,007	90,320,707	93,030,328	95,821,238	98,695,875	101,656,751	104,706,454	107,847,647	111,083,077	114,415,569	117,848,036	121,383,477	125,024,982	1,880,207,701	959,492,397
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Local Option Sales Tax Revenue		178,250	367,195	378,211	389,557	401,244	413,281	425,680	438,450	451,604	465,152	479,106	493,479	508,284	523,532	539,238	555,415	572,078	589,240	606,917	625,125	9,401,039	4,797,462
Town Option Sales Tax Revenue		-	-	-	-	-	-	-	-	-	-	-	-	-								-	-
Total Sales Tax Revenue		**178,250**	**367,195**	**378,211**	**389,557**	**401,244**	**413,281**	**425,680**	**438,450**	**451,604**	**465,152**	**479,106**	**493,479**	**508,284**	**523,532**	**539,238**	**555,415**	**572,078**	**589,240**	**606,917**	**625,125**	**9,401,039**	**4,797,462**
Sales Tax Participation 2025-2030	**55%**	**98,038**	**201,957**	**208,016**	**214,256**	**220,684**	**227,305**	**234,124**	**241,148**	**248,382**	**255,833**	**263,508**	**271,414**	**279,556**	**287,943**	**296,581**	**305,478**	**314,643**	**324,082**	**333,805**	**343,819**	**5,170,571**	**2,638,604**
2031-2035	**40%**																					**-**	**-**
2036-2040	**30%**																					**-**	**-**
2041-2045	**25%**																					**-**	**-**
																						5,170,571	
TOTAL to PORSCHE		**98,038**	**246,157**	**252,215**	**258,456**	**264,884**	**271,504**	**278,323**	**285,347**	**292,581**	**300,033**	**307,708**	**315,613**	**323,755**	**332,142**	**340,780**	**349,678**	**358,842**	**368,281**	**378,004**	**388,018**	**6,010,359**	

Auto Dealership				
Parcel#	Site Description	Building Value	Sq. Ft.	$/Sq. Ft.
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2724491913	Mercedes Draper	$6,594,300	44,275	$148.94
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1619152018	Tesla	$840,000	5,819	$144.35
			Average	**$156.87**
			Difference	**-$223.13**

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Porsche Building Value (30% Above Average)	16,763,918