South Jordan City Redevelopment Agency
Taxing Entity Committee Annual Meeting
September 9, 2024

Present: RDA Manager Brian Preece, RDA Assistant Ambra Holland, RDA Secretary Anna Crookston, RDA Attorney J. Craig Smith, Jordan School District Business Administrator John Larsen, General Manager Jordan Basin Improvement District Joel Thomspon, Salt Lake County Council Representative Dave Delquadro, CFO Jordan Valley Water Conservancy District David Martin, Board Member of the Jordan School District Niki George

9:31 A.M.

A. Welcome, Introduction of New Members & Roll Call

The voting board members present were John Larsen, David Martin, Niki George, Dave Delquadro, and Brian Preece.

B. Motion to Approve Agenda

John Larsen motioned to approve the agenda as published. Dave Delquadro seconded the motion; the vote was unanimous in favor.

C. TEC Board Business

C.1. Comments from TEC Members - None

D. Information Items & Other Business

D.1. Annual Open Meetings Training (By RDA Attorney J. Craig Smith)

RDA Attorney J. Craig Smith gave a few reminders regarding the Open Meetings Act, specifically that an agenda must be posted 24 hours prior to the meeting. No meetings can be held that aren't posted and open to the public. Minutes must be drafted and approved for the final record. The Redevelopment Taxing Entity Committee (RDA TEC) has adopted a process whereby the draft minutes are emailed and circulated to all TEC members for comments and any changes. After two weeks, the meeting minutes are adopted and approved. Lastly, there are a few rare situations when a closed meeting is appropriate, and the meeting needs to be listed on the agenda. Closed meetings must be noticed properly, and minutes must be done as well.
Manager Preece mentioned that the board was made up of eight members, and the Committee Members were listed on pages 4 & 5 of the South Jordan Annual Report (Attachment A).

D.2. Presentation of Annual Report (By Staff)

Manager Preece began the review of the Annual Report.

Manager Preece noted that a change from previous years was that the retired projects were now part of a separate book labeled South Jordan RDA Retired Project Areas Report (Attachment B) and had been removed from the South Jordan RDA Annual Report (Attachment A). Manager Preece reminded everyone that the closed project areas in the retired project book (Attachment B) were not updated after they ended.

Manager Preece began the presentation discussing Project #1, Towers at South Towne, on page 6, noting that this project was in its last year and would move to the retired project areas next year.

Committee Member Dave Delquadro asked why the final payoff was in 2023, questioning if it was because it carried over and the payment was occurring this year.

Manager Preece commented that it was because they were a year behind and the 2023 tax increment was received in 2024.

Manager Preece continued presenting on Project #1, pages 7-12.

Project Area #6 – South I-15 Frontage Road Project Area, pages 14-19. Manager Preece mentioned there was an application for a pickleball stadium to be built next to the credit union, on the northeast parcel. There was a professional pickleball team in Utah. If it went according to plan, there would be a tournament once a year, and for the rest of the year, it would be a country club for pickleball players with approximately 30 indoor courts and some outdoor courts.

Committee Member John Larsen asked for additional details on the pickleball stadium.

Manager Preece said the stadium would have about 1,500 seats for spectators on one of the courts for championship games, and the rest of the area would have courts for other games. The other two parcels next to it were planned for a hotel and some housing units. South of the Riverton Chevrolet was an additional lot where there was hope to put another car dealership.

Project Area #9 – Gateway Central, pages 21-26. This was the area around the South Jordan Frontrunner Station stop. Page 22 of the Gateway Central 2023 Summary Data was reviewed.

Project Area #11 – Merit Medical Project Area, pages 38-34. The original 15-year term ended in 2021; in 2018, the RDA Board and Taxing Entity Committee approved a 15-year extension, completing year two of the 15 year extension period in 2023. The participation agreement with Merit Medical required them to prove how many jobs they created each year, and there was a formula based on whether they were high-paying jobs or regular jobs. It was their goal to meet, and this year they were a few jobs short, so that differential amount was held in escrow, giving them five years to make up those jobs as well as the other jobs they had to fulfill. After five years, if those jobs were not created, that money would go back to the taxing entities. Page 29 of the 2023 Summary Data from the 2023 RDA Annual Report (Attachment A) was reviewed. The long parcels on the south of page 31 had been taken out of the project, and the taxing entities

were credited manually, with those amounts included with their payment. The project area extended to the north when the south parcels were removed, as seen on page 32. The County had now corrected their records, eliminating the need to calculate the amounts manually in the future.

Committee Member John Larsen asked for additional details on the pumpkin patch and warehouse that Merit Medical was planning.

Manager Preece referred to the map on page 32, which showed that across the street from the existing Merit Medical building, Merit Medical was working with the Planning and Engineering Department to build a warehouse distribution center on that parcel.

Committee Member John Larsen asked if Merit Medical had any plans for the land on the north parcel.

Manager Preece said that was where they were planning to put their research and development facility in the near future after the warehouse distribution center.

RDA Attorney Craig Smith mentioned that factors for granting the extension were due to Merit Medical considering building these facilities in other locations and having offers from even Ireland.

Joel Thompson left the meeting.

Project Area #12 – Commerce Park CDA, pages 36-42. This was the first project completed under the Community Development Area (CDA). Manager Preece reviewed the 2023 Summary Data on page 37 of Attachment A. The difference between total acres and developed acres was significant because Bingham Creek was part of the parcels and was completely undevelopable.

Project Area #13 – South Station CDA, pages 43-48. This was another CDA project area, also in its fourteenth year of a 20-year term. Manager Preece reviewed the 2023 Summary Data on page 44 of Attachment A.

Project Area #14 – Tim Dahle Nissan, pages 50-53. These were sales tax-only areas; no property taxes were collected in this project area. The cap on their sales tax was $500,000, and they had reached that cap, so the project area was now complete. The 2023 Summary Data on page 50 of Attachment A was reviewed.

Project Area #15 – Riverton Chevrolet, pages 55-58. This area was contained within another project area that already had an RDA project, which was why it was split into two different tax districts. The 2023 Summary Data from page 55 was reviewed, noting that they had met their goals with a maximum refund of $65,000 and a total cap of $550,000. They had exceeded their goals every year and had now hit their cap, receiving only a partial payment this year.

Committee Member John Larsen commented on how impressive that was for Project #14 and #15.

Manager Preece gave background information on why the car dealerships had moved to South Jordan City from Sandy City due to requirements by the manufacturers for larger facilities and the appearance of their buildings.

Manager Preece added that the project area summary starting on page 59 compared all the different project areas and provided a summary of each project's budget. He noted that they were working with Ivory Homes on a senior housing project. He referred to the map on page 64, showing all the projects throughout the City, and noted the annexation of 2,600 acres on the west side of the city that would be mostly residential development over the next 30 years. He mentioned another project on the west side of the city where the South Valley Reclamation Facility used to be. He had directed the developers to work with all the other taxing entities as the City had only committed to participate.

Committee Member John Larsen requested that Manager Preece share the Jordan School District's guidelines and criteria.

Committee Member David Martin asked for details about the HTRZ project.

Manager Preece said they had not added the project to the book yet as it would not trigger until 2026. He showed the map on page 64 of Attachment A indicating where the project would be.

Committee Member Dave Delquadro complimented how easy it was to find the Annual Report online.

Manager Preece clarified that the HTRZ was not included in the Redevelopment Agency laws; they were separate. They were formed under the City, but South Jordan City signed an agreement for the RDA to manage the HTRZ. Because of this, the HTRZ would be included in the South Jordan RDA Annual Report.

E. Potential Action Items

E.1. Motion on Electronic Approval of this Meeting's Minutes

Dave Delquadro motioned to allow electronic approval of this meeting's minutes. Niki George seconded the motion; the vote was unanimous in favor.

E.2. Set 2025 Meeting Date & Time

The meeting is traditionally the first Monday after Labor Day, which would be September 8, 2025, at 9:30 a.m.

David Martin motioned to accept the date and time above for the annual meeting. John Larsen seconded the motion; the vote was unanimous in favor.

ADJOURNMENT

The Taxing Entity Committee Meeting adjourned at 10:39 a.m.

This is a true and correct copy of the September 9, 2024 City of South Jordan Redevelopment Agency Taxing Entity Committee Meeting Minutes, which were approved on October 7, 2024.

Anna Crookston

South Jordan City Recorder

South Jordan Redevelopment Agency

2024







ANNUAL REPORT



SOUTH JORDAN
UTAH

TABLE OF CONTENTS

Introduction Page 1-5

- Table of Contents
- Taxing Entity Committee

Project Area #1: Towers at South Towne (RDA) Page 6-12

- Project Area Summary
- Project Area Base Map
- Project Area Map

Project Area #6: South I-15 Frontage Road (EDA) Page 13-19

- Project Area Summary
- Project Area Base Map
- Project Area Map
- Project Area Budget

Project Area #9: Gateway Central (RDA) Page 20-26

- Project Area Summary
- Project Area Base Map
- Project Area Map
- Project Area Budget

Project Area #11: Merit Medical (EDA) Page 27-34

- Project Area Summary
- Project Area Base Map
- Project Area Map
- Project Area Original Budget
- Project Area Extension Budget

Project Area #12: Commerce Park (CDA) Page 35-41

- Project Area Summary
- Project Area Base Map
- Project Area Map
- Project Area Budget

TABLE OF CONTENTS

Project Area #13: South Station (CDA) Page 42-48

- Project Area Summary
- Project Area Base Map
- Project Area Map
- Project Area Budget

Project Area 14: Tim Dahle Nissan (CDA) Page 49-53

- Project Area Summary
- Project Area Base Map
- Project Area Map

Project Area #15: Riverton Chevrolet (CDA) Page 54-58

- Project Area Summary
- Project Area Base Map
- Project Area Map

Project Areas Summary Page 59-64

- All Project Areas Summary
- South Jordan RDA Actual Cumulative Income & Payment Obligation Summaries
- South Jordan RDA Actual Cumulative Housing Revenue & Expenses
- South Jordan RDA Expenses
- South Jordan RDA, EDA, & CDA Areas Map

Appendix Page 65-68

- RDA Budget
- RDA Housing Budget
- CDA Budget

Retired project areas final year information can be viewed online at sjc.utah.gov/319/Economic-Development

SOUTH JORDAN REDEVELOPMENT AGENCY
TAXING ENTITY

COMMITTEE MEMBERS

South Jordan City

Representative:
Dustin Lewis, City Manager/RDA Executive Director
1600 W. Towne Center Drive
South Jordan, UT 84095
Phone: 801-254-3742
Email: dlewis@sjc.utah.gov

Representative:
Brian Preece, Director of City Commerce/RDA Manager
1600 W. Towne Center Drive
South Jordan, UT 84095
Phone: 801-254-3742
Email: bpreece@sjc.utah.gov

RDA Legal Counsel:
J. Craig Smith, South Jordan RDA Attorney
257 East 200 South, Suite 500
Salt Lake City, UT 84111
Phone: 801-413-1600
Email: jcsmith@shutah.law

RDA Staff:
Anna Crookston, City Recorder/RDA Secretary
1600 W. Towne Center Drive
South Jordan, UT 84095
Phone: 801-254-3742
Email: acrookston@sjc.utah.gov

RDA Staff:
Ambra Holland, City Commerce/RDA Executive Assistant
1600 W. Towne Center Drive
South Jordan, UT 84095
Phone: 801-254-3742
Email: aholland@sjc.utah.gov

SOUTH JORDAN REDEVELOPMENT AGENCY
TAXING ENTITY

COMMITTEE MEMBERS

Utah State Board of Education

Representative: **Brett Baltazar**
250 East 500 South
PO Box 144200
Salt Lake City, UT 84114-4200
Phone: 801-538-7802
Email: brett.baltazar@schools.utah.gov

Jordan School District

Representative: **John Larsen, Business Administrator**
7387 S. Campus View Drive
West Jordan, UT 84084-5500
Phone: 801-567-8148
Email: john.larsen@jordandistrict.org

Representative: **Bryce Dunford, JSD Board of Education**
5035 W. Woodridge Drive
South Jordan, UT 84009
Phone:
Email: bryce.dunford@jordandistrict.org

Salt Lake County Council

Representative: **Dave Delquadro, Salt Lake County Council**
2001 S. State Street, Suite N2-202
Salt Lake City, UT 84190-1010
Phone: 385-468-7461
Email: ddelquadro@slco.org

Salt Lake County Mayor's Office

Representative: **Jevon Gibb, Economic Development Director**
SL County Office of Regional Development
2001 S. State Street, Suite S2-100
Salt Lake City, UT 84114-4575
Phone: 385-468-4887
Email: jmgibb@slco.org

Jordan Valley Water Conservancy District

Representative: **David D. Martin, Special Service District Representative**
8215 South 1300 West
West Jordan, UT 84088-0070
Phone: 801-565-4300
Email: davem@jvwcd.org

SOUTH JORDAN REDEVELOPMENT AGENCY

OTHER TAXING ENTITIES

Central Utah Water Conservancy District

Lisa Anderson, Executive Assistant
1426 East 750 North, Suite 400
Orem, UT 84097
Phone: 801-226-7103
Email: landerson@cuwcd.gov

South Salt Lake Valley Mosquito Abasement District

Dan McBride, Manager
7308 S. Airport Road
West Jordan, UT 84084
Phone: 801-255-4651
Email: dmcbride@sslvmad.org

South Valley Sewer District

Joel Thompson, General Manager
1253 W. Jordan Basin Lane
Bluffdale, UT 84065
Phone: 801-571-1166
Email: joelt@svsewer.com

Crescent Cemetery

Glenn Jenkins
10735 S. Vermeer Way
Sandy, UT 84070
Phone: 801-706-3620
Email: levelbuilding@yahoo.com

South Jordan Redevelopment Agency

AREA 1



TOWERS AT SOUTH TOWNE

SOUTH JORDAN
UTAH

SOUTH JORDAN REDEVELOPMENT AGENCY

TOWERS AT SOUTH TOWNE

Project Area Summary



The *Towers at South Towne* project area completed its thirty-second (32nd) and final year of a thirty-two (32) year term in 2023. This was South Jordan's oldest active redevelopment project area. This project area was established in 1990 with a trigger date of 1992 (pre-1993 approved project) which allows for no restrictions and limitations as to the budget and as to what the agency can receive besides the provisions listed below. The agency has elected to use the haircut provisions listed below to build a municipally-owned 70,000 square-foot Aquatic and Fitness Center, as allowed in Utah State Code Section 17C-1-403(3). This facility was financed through bonding and is scheduled for final payoff in September 2023. In 2017 the Jordan School District tax increment returned to the District. The increment from the other Taxing Entities continued to be used for the Aquatics and Fitness Center bond payments. This Project Area has a 75% Participation Rate and does not have a cap.

Recreation Facility Indebtedness: The outstanding balance on the bond used to pay for the recreation facility was prepaid in full (including interest payments still outstanding). The amount paid in full will be repaid to the City. The Agency has pledged all tax increment generated by the Project Area in excess of the Agency's debt service obligations for bond payments.

Housing: Not required at time of approval.

Tax Increment Distribution Provisions:

Term	Tax Increment Percentage (%)	Haircut Percentage (%)
Year 1-5	100% to Project Area	0% to Agency
Year 6-10	80% to Project Area	20% to Agency
Year 11-15	75% to Project Area	25% to Agency
Year 16-20	70% to Project Area	30% to Agency
Year 21-25	60% to Project Area	40% to Agency
Year 26-32	**0% to Project Area**	**100% to Agency** (not including JSD Tax Increment)

SOUTH JORDAN REDEVELOPMENT AGENCY

TOWERS AT SOUTH TOWNE

Economic Update

The total project area encompasses 33.77 acres. There are 30.26 developable acres of which approximately 28.32 acres (94%) have been developed and 1.94 acres (6%) remain undeveloped. The project area is 29% residential. Taxable values within the project area have increased from $3,000,000 in its base year to $132,931,691 after the 2023 valuation; an increase of 4,331% over the term of the project.

Notable business developments in the project area over the term of the project include the following:

- **Automotive:** Jerry Seiner Auto Dealerships
- **Class A Office Space:** Towers at South Towne #1 and #2
- **FrontRunner:** A high-speed commuter train adjacent to this project area
- **Hotel:** Holiday Inn
- **Office:** Several small scale consultant, mortgage, marketing, attorney, insurance, computer tech/software development, medical billing, title, and construction companies
- **Residential:** Jordan Station Apartments - 542 units in the Transit Oriented Development (TOD) Area



SOUTH JORDAN REDEVELOPMENT AGENCY

TOWERS AT SOUTH TOWNE

2023 Summary Data	
Tax District	39G
Base Year	1990
Trigger Year	1992
Term	32 years
Remaining Term	Final Year
Budget	Not required at time of approval
Total Acres	33.77
Developable Acres	30.26
Developed Acres	28.32 (94%)
Undeveloped Acres	1.94 (6%)
Residential Portion	29%
Total Building Sq. Ft.	932,322
Estimated # jobs created	833
Combined Tax Rate	0.004297 (w/o JSD)
Base Value	$3,000,000
2023 Value	$132,931,691
Percent Increase	4331%
2023 Tax Increment Collected	$570,859
Real Property Value	$24,452,500
Personal Property Value	$1,944,034
State Assessed	$35,873

Comparison of actual project funds received to the amount forecast for year 32 (2023)
Budget not required (pre-1993)

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2024
Complete

SOUTH JORDAN REDEVELOPMENT AGENCY

TOWERS AT SOUTH TOWNE

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City
- Increased sales and property tax base
- Increased employment
- Street and other utility system improvements
- 25% of SJC Tax Increment; $63,029 for 2023 TY

Salt Lake County/Salt Lake County Library
- Increased property tax base
- Increased job count
- 25% of SLCo/SLCo Library Tax Increment Since 1992; $79,365 for 2023 TY

Jordan School District
- Increased property tax base
- Increase in revenue received from income tax from additional employment
- 25% of Tax Increment for 25 years from 1992 TY to 2016 TY
- 100% of JSD Tax Increment starting 2017 TY; $688,719 for 2023 TY

South Valley Sewer District
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements
- 25% of SVSD Tax Increment since 1992; $8,687 for 2023 TY

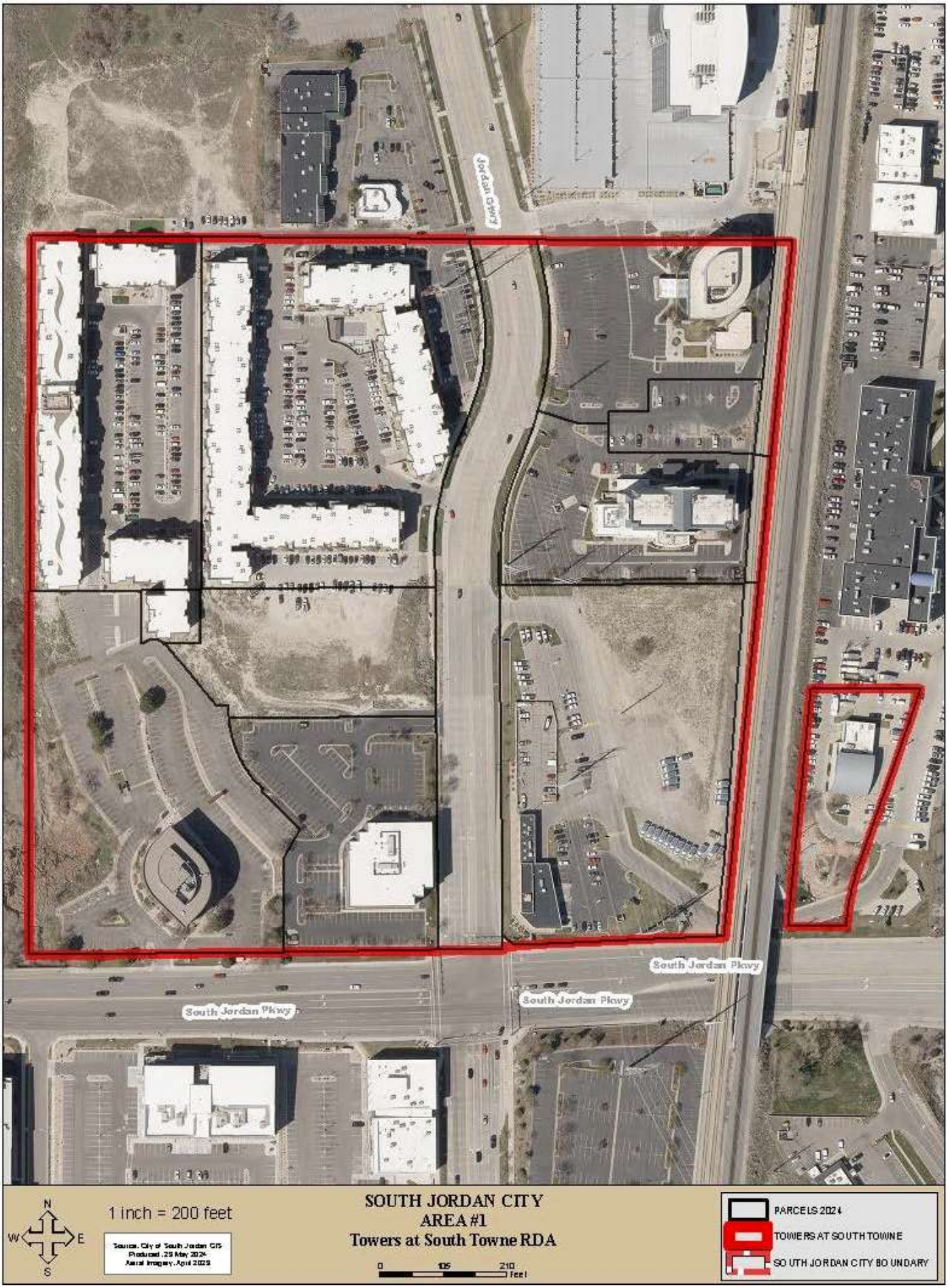
Jordan Valley Water Conservancy District
- Increased property tax base
- 25% of JVWCD Tax Increment since 1992; $13,314 for 2023 TY

Central Utah Water Conservancy District
- Increased property tax base
- 25% of CUWCD Tax Increment since 1992; $17,102 for 2023 TY

South Salt Lake Valley Mosquito Abatement District
- Increased property tax base
- 25% of SSLVMAD Tax Increment since 1992; $477 for 2023 TY

Crescent Cemetery District
- Increased property tax base
- 25% of CCD Tax Increment since 1992; $1,020 for 2023 TY


Jordan River
South Jordan Pkwy
1 inch = 200 feet
SOUTH JORDAN CITY
AREA #1
TOWERS AT SOUTH JORDAN RDA
SOUTH JORDAN CITY BOUNDARY


Jordan Pkwy
South Jordan Pkwy
South Jordan Pkwy
South Jordan Pkwy
N
W
E
S
1 inch = 200 feet
Source: City of South Jordan GIS
Produced: 29 May 2024
Aerial Imagery: April 2023
SOUTH JORDAN CITY
AREA #1
Towers at South Towne RDA
0
105
210
Feet
PARCELS 2024
TOWERS AT SOUTH TOWNE
SOUTH JORDAN CITY BOUNDARY

South Jordan Redevelopment Agency

AREA 6







SOUTH I-15 FRONTAGE ROAD



SOUTH JORDAN
UTAH

SOUTH JORDAN REDEVELOPMENT AGENCY

SOUTH I-15 FRONTAGE RD

Project Area Summary

The *South I-15 Frontage Road* project completed its eighteenth (18th) year of a twenty-five (25) year term in 2023. The addition of a freeway exchange at 11400 South, and the widening of 11400 South to Bangerter Highway has added significant value to the development of the area, not only for South Jordan, but for Sandy and Draper as well. The project has a participation amount of 100%. There is not a cap on this project area.

Housing: Required 20% - back loaded started in 2017.



Economic Update

The total project area encompasses 76.52 acres. There are 68.53 developable acres of which approximately 61.01 acres (89%) have been developed and 7.52 acres (11%) remain undeveloped. The project area is 0% residential. Taxable values within the project area have increased from $1,629,250 in its base year to $94,265,424 after the 2023 valuation; a 5,685% increase over the term of the project thus far.

Notable business development in the project area over the term of the project includes the following:

- **Education:** Valley High School and River's Edge School (completed in 2011) - not taxable
- **Office:** Western Agriculture Credit Union, Cyprus Federal Credit Union, Lighthouse Resources
- **Recreation:** Awaken Event Center
- **Retail:** Sam's Club, Walmart Supercenter, Riverton Chevrolet, Exotic Imports
- **Other:** Development of the I-15 interchange at 11400 South
- **Future Development Plans:** Bank and/or Credit Union, Retail/Commercial mixed development

SOUTH JORDAN REDEVELOPMENT AGENCY

SOUTH I-15 FRONTAGE RD

2023 Summary Data			
Tax District	38C & 38L Combined	38C	38L
Base Year	1999		
Trigger Year	2006		
Term	25 years		
Remaining Term	7 years (2030)		
Budget	Multi-year		
Total Acres	76.52	62.42	13.78
Developable Acres	68.53	54.44	13.78
Developed Acres	61.01 (89%)	45.17 (83%)	7.72 (56%)
Undeveloped Acres	7.52 (11%)	9.27 (17%)	6.06 (44%)
Residential Portion	0%		
Total Building Sq. Ft.	615,175	555,866	59,309
Estimated # jobs created	443		
Combined Tax Rate	0.01		
Base Value	$1,629,250	$1,097,583	$531,667
2023 Value	$94,265,424	$67,833,017	$26,432,407
Percent Increase	5686%	6080%	4872%
2023 Tax Increment Collected	$902,310	$650,056	$252,254
Real Property Value	$87,226,500	$62,774,000	$24,452,500
Personal Property Value	$6,802,749	$4,858,715	$1,944,034
State Assessed	$236,175	$200,302	$35,873
Amount Paid to Other Taxing Entities	None		

Comparison of actual project funds received to the amount forecast for year 18 (2023)	
Received	Original Budget Projection
$902,310	$961,291

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2024
$950,000
100% of total increment generated from the project area

SOUTH JORDAN REDEVELOPMENT AGENCY

SOUTH I-15 FRONTAGE RD

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City
- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County
- Increased property tax base
- Increased job count

Jordan School District
- Increased property tax base
- Increase in revenue received from Income Tax from additional employment

Jordan Valley Water Conservancy District
- Increased property tax base
- Increased water sales

South Valley Sewer District
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District
- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District
- Increased property tax base

Crescent Cemetery District
- Increased property tax base


1 inch = 400 feet
SOUTH JORDAN CITY
AREA #6
SOUTH I-15 FRONTAGE EDA
SOUTH JORDAN CITY BOUNDARY
Jordan River
11400 S


Jordan Gtwy
11400 S
11400 S
N
W
E
S
1 inch = 400 feet
Source: City of South Jordan GIS
Produced: 29 May 2024
Aerial Imagery: April 2023
SOUTH JORDAN CITY
AREA #6
South I-15 Frontage EDA
0
215
430
Feet
PARCELS 2024
SOUTH I-15 FRONTAGE
SOUTH JORDAN CITY BOUNDARY

SOUTH I-15 FRONTAGE NEIGHBORHOOD DEVEVLOPMENT PROJECT AREA — **WALMART**
SOUTH JORDAN REDEVELOPMENT AGENCY — 12/19/00
ADOPTED MULTI-YEAR BUDGET — Original Budget as Approved for Project

	YEAR 1 1999	YEAR 2 2000	YEAR 3 2001	YEAR 4 2002	YEAR 5 2003	YEAR 6 2004	YEAR 7 2005	YEAR 8 2006	YEAR 9 2007	YEAR 10 2008	YEAR 11 2009	YEAR 12 2010	YEAR 13 2011	YEAR 14 2012	YEAR 15 2013	YEAR 16 2014	YEAR 17 2015	YEAR 18 2016	YEAR 19 2017	SUBTOTAL	YEAR 20 2018	YEAR 21 2019	YEAR 22 2020	YEAR 23 2021	YEAR 24 2022	SUBTOTAL	GRAND TOTAL
PROJECT REVENUES																											
Property Tax	$65,547	$62,100	$82,510	$82,923	$83,337	$83,754	$84,173	$84,594	$85,017	$85,442	$85,869	$86,298	$86,730	$87,163	$87,599	$88,037	$88,477	$88,920	$89,364	$1,607,855	$89,811	$90,260	$90,712	$91,165	$91,621	$453,569	$2,061,424
(Base Year Taxable Value)	$4,589,139	$4,612,085	$4,635,145	$4,658,321	$4,681,612	$4,705,021	$4,728,546	$4,752,188	$4,775,949	$4,799,829	$4,823,828	$4,847,947	$4,872,187	$4,896,548	$4,921,031	$4,945,636	$4,970,364	$4,995,216	$5,020,192	$91,230,784	$5,045,293	$5,070,519	$5,095,872	$5,121,351	$5,146,958	$25,479,994	$116,710,778
Projected Tax Increment																											
RDA TOTAL -100% - 15 YEARS																											
Agency																											
Eligible Project Area Expenditures	$0	$0	$0	$0	$866,017	$925,619	$924,478	$922,181	$919,593	$917,388	$914,464	$910,772	$906,504	$902,233	$728,303	$0	$0	$0	$0	$8,837,552	$0	$0	$0	$0	$0	$0	$8,837,552
Housing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$171,770	$904,256	$908,730	$913,227	$917,745	$3,815,728	$0	$0	$0	$0	$0	$0	$3,815,728
Administration	$0	$0	$0	$0	$45,580	$48,717	$48,657	$48,536	$48,400	$48,284	$48,130	$47,935	$47,711	$47,486	$47,372	$47,592	$47,828	$48,065	$48,302	$718,594	$0	$0	$0	$0	$0	$0	$718,594
I-15 Interchange Improvements - 11400 South	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$455,473	$457,727	$459,992	$462,269	$3,314	$1,838,774	$1,838,774
Taxing Agency Flow-thru																											
School District	$0	$99,441	$119,044	$368,966	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$587,451	$515,355	$517,906	$520,469	$523,045	$525,633	$2,602,407	$3,189,858
Other Taxing Agencies	$0	$87,886	$105,212	$326,093	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$519,191	$0	$0	$0	$0	$0	$461,243	$461,244	$980,435
Total Tax Increment	$0	$187,327	$224,256	$695,059	$911,597	$974,336	$973,135	$970,717	$967,993	$965,671	$962,593	$958,708	$954,214	$949,719	$947,446	$951,849	$956,558	$961,291	$966,048	$15,478,516	$970,828	$975,632	$980,461	$985,313	$990,190	$4,902,424	$20,380,940
PROJECT EXPENDITURES																											
CAPITAL COSTS & RELATED EXPENSES																											
Land Acquisition																											
Area #1	$0	$8,439,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,439,000	$0	$0	$0	$0	$0	$0	$8,439,000
Area #2	$0	$5,915,798	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,915,798	$0	$0	$0	$0	$0	$0	$5,915,798
Area #3	$0	$3,372,646	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,372,646	$0	$0	$0	$0	$0	$0	$3,372,646
Total Land Acquisition	$0	$17,727,444	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,727,444	$0	$0	$0	$0	$0	$0	$17,727,444
Off-site Improvements																											
Road Improvements																											
Jordan Gateway	$0	$1,654,630	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,654,630	$0	$0	$0	$0	$0	$0	$1,654,630
11400 South (1/2 share)	$0	$0	$0	$0	$3,606,501	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,606,501	$0	$0	$0	$0	$0	$0	$3,606,501
Storm Drain Improvements																											
Jordan Gateway	$0	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$300,000	$0	$0	$0	$0	$0	$0	$300,000
Railroad Crossing Improvements																											
11400 South (1/2 share)	$0	$0	$0	$0	$2,850,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,850,000	$0	$0	$0	$0	$0	$0	$2,850,000
Rights-of-Way Acquisition																											
Jordan Gateway	$1,426,421	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,426,421	$0	$0	$0	$0	$0	$0	$1,426,421
Total Off-site Improvements	$1,426,421	$1,954,630	$0	$0	$6,456,501	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,837,552	$0	$0	$0	$0	$0	$0	$9,837,552
On-site Improvements																											
Area #1	$0	$0	$0	$3,263,226	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,263,226	$0	$0	$0	$0	$0	$0	$3,263,226
Area #2	$0	$0	$0	$2,541,084	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,541,084	$0	$0	$0	$0	$0	$0	$2,541,084
Area #3	$0	$0	$1,336,668	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,336,668	$0	$0	$0	$0	$0	$0	$1,336,668
Total On-site Improvements	$0	$0	$1,336,668	$5,804,310	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,140,978	$0	$0	$0	$0	$0	$0	$7,140,978
Building Costs																											
Area #1																											
Wal Mart - 219,750 Sq. Ft.	$0	$0	$0	$3,307,384	$6,420,216	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,727,600	$0	$0	$0	$0	$0	$0	$9,727,600
Sam's Club - 129,988 Sq. Ft.	$0	$0	$0	$2,099,850	$4,076,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,176,030	$0	$0	$0	$0	$0	$0	$6,176,030
Area #2																											
Estimated 160,000 Sq. Ft. Retail	$0	$0	$0	$1,577,600	$3,062,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,640,000	$0	$0	$0	$0	$0	$0	$4,640,000
Estimated Retail Pad - 3,000 Sq. Ft.	$0	$0	$0	$0	$225,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$225,000	$0	$0	$0	$0	$0	$0	$225,000
Estimated Retail Pad - 4,000 Sq. Ft.	$0	$0	$0	$0	$0	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$300,000	$0	$0	$0	$0	$0	$0	$300,000
Estimated Retail Pad - 5,000 Sq. Ft.	$0	$0	$0	$0	$0	$375,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$375,000	$0	$0	$0	$0	$0	$0	$375,000
Area #3																											
Estimated 129,000 Sq. Ft. Retai	$0	$0	$1,271,940	$2,469,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,741,000	$0	$0	$0	$0	$0	$0	$3,741,000
Total Building Expense	$0	$0	$1,271,940	$9,453,894	$13,783,796	$675,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,184,630	$0	$0	$0	$0	$0	$0	$25,184,630
Capital Equipment Expense																											
Area #1																											
Wal Mart - 219,750 Sq. Ft.	$0	$0	$0	$0	$0	$1,573,410	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,573,410	$0	$0	$0	$0	$0	$0	$1,573,410
Sam's Club - 129,988 Sq. Ft.	$0	$0	$0	$0	$0	$1,201,089	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,201,089	$0	$0	$0	$0	$0	$0	$1,201,089
Area #2																											
Estimated 160,000 Sq. Ft. Retail	$0	$0	$0	$0	$0	$1,400,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,400,000	$0	$0	$0	$0	$0	$0	$1,400,000
Estimated Retail Pad - 3,000 Sq. Ft.	$0	$0	$0	$0	$0	$60,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$60,000	$0	$0	$0	$0	$0	$0	$60,000
Estimated Retail Pad - 4,000 Sq. Ft.	$0	$0	$0	$0	$0	$0	$80,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$80,000	$0	$0	$0	$0	$0	$0	$80,000
Estimated Retail Pad - 5,000 Sq. Ft.	$0	$0	$0	$0	$0	$0	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,000	$0	$0	$0	$0	$0	$0	$100,000
Area #3																											
Estimated 129,000 Sq. Ft. Retai	$0	$0	$0	$0	$1,400,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,400,000	$0	$0	$0	$0	$0	$0	$1,400,000
Total Capital Equipment Expense	$0	$0	$0	$0	$1,400,000	$4,234,499	$180,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,814,499	$0	$0	$0	$0	$0	$0	$5,814,499
Indirect Development Costs																											
Area #1																											
Wal Mart - 219,750 Sq. Ft.	$0	$0	$0	$808,588	$808,588	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,617,175	$0	$0	$0	$0	$0	$0	$1,617,175
Sam's Club - 129,988 Sq. Ft.	$0	$0	$0	$651,088	$651,088	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,302,175	$0	$0	$0	$0	$0	$0	$1,302,175
Area #2																											
Estimated 160,000 Sq. Ft. Retail	$0	$0	$0	$348,000	$348,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$696,000	$0	$0	$0	$0	$0	$0	$696,000
Estimated Retail Pad - 3,000 Sq. Ft.	$0	$0	$0	$0	$33,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$33,750	$0	$0	$0	$0	$0	$0	$33,750
Estimated Retail Pad - 4,000 Sq. Ft.	$0	$0	$0	$0	$0	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$45,000	$0	$0	$0	$0	$0	$0	$45,000
Estimated Retail Pad - 5,000 Sq. Ft.	$0	$0	$0	$0	$0	$56,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,250	$0	$0	$0	$0	$0	$0	$56,250
Area #3																											
Estimated 129,000 Sq. Ft. Retai	$0	$0	$280,575	$280,575	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$561,150	$0	$0	$0	$0	$0	$0	$561,150
Total Indirect Development Costs	$0	$0	$280,575	$2,088,250	$1,841,425	$101,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,311,500	$0	$0	$0	$0	$0	$0	$4,311,500
TOTAL CAPITAL AND RELATED EXPENSES	$1,426,421	$19,682,074	$2,889,183	$17,346,454	$23,481,722	$5,010,749	$180,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$70,016,603	$0	$0	$0	$0	$0	$0	$70,016,603
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																											
Operating Expenses																											
Redevelopment Agency - 5%	$0	$0	$0	$0	$45,580	$48,717	$48,657	$48,536	$48,400	$48,284	$48,130	$47,935	$47,711	$47,486	$47,372	$47,592	$47,828	$48,065	$48,302	$718,594	$0	$0	$0	$0	$0	$0	$718,594
Housing (NPV - $1,988,564, Discounted @ 5%)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$171,770	$904,256	$908,730	$913,227	$917,745	$3,815,728	$0	$0	$0	$0	$0	$0	$3,815,728
Tax increment for off & on site improvements, land acquisition & writedown and other eligible expenditures	$0	$0	$0	$0	$866,017	$925,619	$924,478	$922,181	$919,593	$917,388	$914,464	$910,772	$906,504	$902,233	$728,303	$0	$0	$0	$0	$9,837,552	$0	$0	$0	$0	$0	$0	$9,837,552
Principal for I--15 Interchange - 11400 South (1/4 share)	$5,130	$47,611	$137,961	$164,348	$136,096	$141,600	$141,599	$13,275	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$787,622	$0	$0	$0	$0	$0	$0	$787,622
Interest on Principal for I-15 Interchang	$43	$950	$6,458	$14,515	$22,904	$31,294	$40,132	$45,915	$47,477	$49,851	$52,343	$54,960	$57,708	$60,594	$63,623	$66,805	$70,145	$73,652	$77,335	$836,705	$81,201	$50,593	$18,292	$0	$0	$150,087	$986,792
	$5,173	$48,561	$144,419	$178,863	$1,070,598	$1,147,231	$1,154,866	$1,029,907	$1,015,470	$1,015,522	$1,014,936	$1,013,668	$1,011,923	$1,010,312	$1,011,069	$1,018,653	$1,026,703	$1,034,943	$1,043,382	$15,996,201	$81,201	$50,593	$18,292	$0	$0	$150,087	$16,146,288
Property Tax Payable																											
School District	$0	$99,441	$119,044	$368,966	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$587,451	$507,193	$509,709	$512,237	$514,778	$517,332	$2,561,250	$5,772,962
Other Taxing Agencies	$0	$87,886	$105,212	$326,093	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$519,192	$0	$0	$276,439	$690,955	$694,383	$1,661,776	$3,972,657
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	$5,173	$136,447	$249,631	$504,956	$1,116,178	$1,195,948	$1,203,523	$1,078,443	$1,063,870	$1,063,806	$1,063,066	$1,061,603	$1,059,633	$1,057,798	$1,230,211	$1,970,502	$1,983,261	$1,996,234	$2,009,430	$21,049,715	$81,202	$50,593	$294,731	$690,955	$694,383	$1,811,863	$22,861,578
TOTAL PROJECT EXPENDITURES	$1,431,594	$19,818,521	$3,138,814	$17,851,411	$24,597,900	$6,206,697	$1,383,523	$1,078,443	$1,063,870	$1,063,806	$1,063,066	$1,061,603	$1,059,633	$1,057,798	$1,230,211	$1,970,502	$1,983,261	$1,996,234	$2,009,430	$91,066,318	$81,202	$50,593	$294,731	$690,955	$694,383	$1,811,863	$92,878,181

RDA Project # 6

South Jordan Redevelopment Agency

AREA 9







GATEWAY CENTRAL



SOUTH JORDAN
UTAH

SOUTH JORDAN REDEVELOPMENT AGENCY

GATEWAY CENTRAL

Project Area Summary

The *Gateway Central* project completed its seventh (7th) year of a fifteen (15) year term in 2023. The project area is a mixed use area with a transit oriented development (TOD) component that is anchored with the UTA FrontRunner station. A mix of Class A and B office, commercial, light manufacturing, service, retail and housing are anticipated in the area. The project has a participation amount of 100%. There is not a cap on this project area.

Housing: 20% collected each year beginning in 2017.





Economic Update

This project area budget was approved at the 2008 TEC meeting. The FrontRunner station is complete and fully operational. With the arrival of the FrontRunner trains, this area is experiencing development pressure.

The total project area encompasses 68.34 acres. There are 61.76 developable acres of which approximately 48.34 acres (78%) have been developed and 13.42 acres (22%) remain undeveloped. The project area is 0% residential. The value for this project area has increased from $16,343,220 in its base year to $236,722,139 after the 2023 valuation; an increase of 1,348% within the project area thus far.

Notable business developments in the Project Area over the term of the project include the following:

- **FrontRunner:** Stop located at South Jordan Station: 10351 South Jordan Gateway with 577 multi-level parking spaces available
- **Office:** Jordan Gateway Corporate Office Building & SoJo Station Class "A" Office Buildings.
- **Hospitality:** Embassy Suites Hotel
- **Medical Manufacturing:** Ultradent has three operational buildings in this project area and anticipates one or two more to be built in the future

SOUTH JORDAN REDEVELOPMENT AGENCY

GATEWAY CENTRAL

2023 Summary Data	
Tax District	39K
Base Year	2007
Trigger Year	2017
Term	15 years
Remaining Term	8 years (2031)
Budget	Multi-year
Total Acres	68.34
Developable Acres	61.76
Developed Acres	48.34 (78%)
Undeveloped Acres	13.42 (22%)
Residential Portion	0%
Total Building Sq. Ft.	1,679,496
Estimated # jobs created	1,900
Combined Tax Rate	0.01
Base Value	$16,343,220
2023 Value	$236,722,139
Percent Increase	1348%
2023 Tax Increment Collected	$2,142,750
Real Property Value	$213,311,280
Personal Property Value	$22,556,964
State Assessed	$853,895
Amount Paid to Other Taxing Entities	None

Comparison of actual project funds received to the amount forecast for year 7 (2023)	
Received	Original Budget Projection
$2,142,750.00	$2,949,000.00

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2024
$2,250,000.00
100% of total increment generated from the project area

SOUTH JORDAN REDEVELOPMENT AGENCY

GATEWAY CENTRAL

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City
- Increased sales and property tax base (received tax increment until Project Area triggered in 2017)
- Increased job count
- Street and other utility system improvements

Salt Lake County
- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased job count

Jordan School District
- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increase in revenue received from income tax from additional employment

Jordan Valley Water Conservancy District
- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased water sales

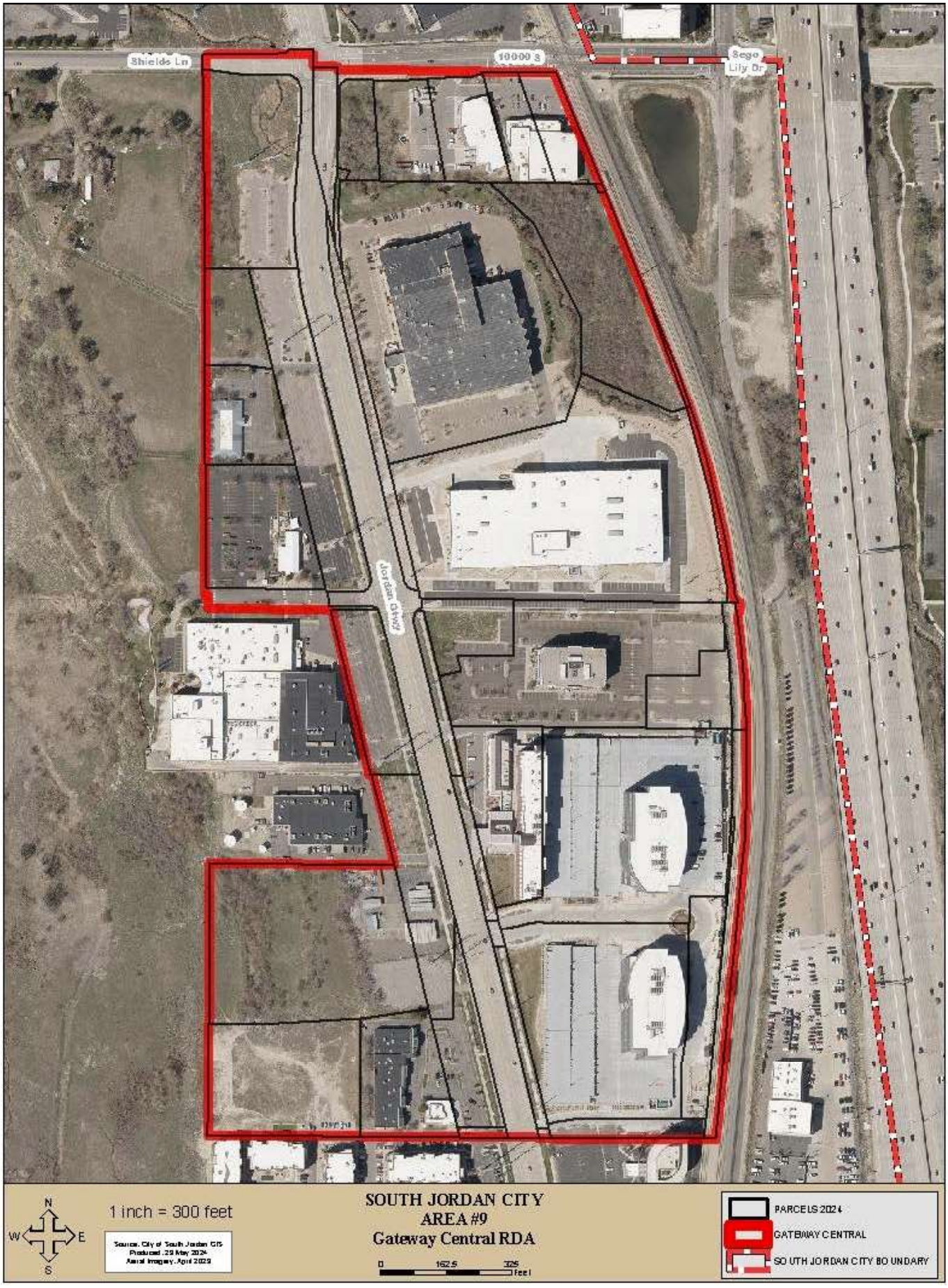
South Valley Sewer District
- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District
- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased water sales

South Salt Lake Valley Mosquito Abatement District
- Increased property tax base (received tax increment until Project Area triggered in 2017)

Crescent Cemetery District
- Increased property tax base (received tax increment until Project Area triggered in 2017)


1 inch = 300 feet
SOUTH JORDAN CITY
AREA #9
GATEWAY CENTRAL RDA
SOUTH JORDAN CITY BOUNDARY


Shields Ln
10000 S
Sego Lily Dr
Jordan Gtwy
N
W
E
S
1 inch = 300 feet
Source: City of South Jordan GIS
Produced: 29 May 2024
Aerial Imagery: April 2023
SOUTH JORDAN CITY
AREA #9
Gateway Central RDA
0
162.5
325
Feet
PARCELS 2024
GATEWAY CENTRAL
SOUTH JORDAN CITY BOUNDARY

URA AREA 9 GATEWAY CENTRAL PROJECT AREA BUDGET
Adopted by Board--Original Budget as Approed for Project
Adopted by TEC 10/1/08

Financial Assumptions	
Total Taxable Value	$247,163,705
Parking Structure Cost	$20,652,714
Landowners & UTA Contribution	$7,690,000
Bond Amount	$12,962,714
Debt Coverage Ratio	1.35
Administrative cost	4%
Increment Collection Period (years)	15
Percent Increment Collected by URA	100%

Development Assumptions
75,000 square feet newly constructed office
48,000 square feet newly constructed industrial
695,000 additional office square feet
570 apartment units
69,000 square foot hotel
37,500 square feet of retail
3 story, 1,000 stall parking garage

Combined Taxable Value (as of 2007)	
$ 9,474,540	Real Property
$ 3,459,030	Personal Property
$ 1,301,958	Centrally Assessed Property
$ 14,235,528	**Total Taxable Value**

	Tax Rates	Projected Annual Tax Revenues
Taxing Entities:		
SOUTH VALLEY SEWER DISTRICT	0.000330	$81,600
SALT LAKE COUNTY LIBRARY	0.000517	$127,800
CENTRAL UTAH WATER CONSERVANCY DISTRICT	0.000302	$74,600
CRESENT CEMETERY MAINTENANCE DISTRICT	0.000040	$9,900
JORDAN VALLEY WATER CONSERVANCY DISTRICT	0.000400	$98,900
SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT	0.000023	$5,700
SOUTH JORDAN	0.001708	$422,200
SALT LAKE	0.001994	$492,800
JORDAN SCHOOL DISTRICT	0.006617	$1,635,500
TOTAL	0.011931	$2,949,000

Increment Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
SOUTH VALLEY SEWER DISTRICT	$81,600	$81,600	$81,600	$81,600	$81,600	$81,600	$81,600	$81,600	$81,600	$81,600	$81,600	$81,600	$81,600	$81,600	$81,600	$1,224,000
SALT LAKE COUNTY LIBRARY	$127,800	$127,800	$127,800	$127,800	$127,800	$127,800	$127,800	$127,800	$127,800	$127,800	$127,800	$127,800	$127,800	$127,800	$127,800	$1,917,000
CENTRAL UTAH WATER CONSERVANCY DISTRICT	$74,600	$74,600	$74,600	$74,600	$74,600	$74,600	$74,600	$74,600	$74,600	$74,600	$74,600	$74,600	$74,600	$74,600	$74,600	$1,119,000
CRESENT CEMETERY MAINTENANCE DISTRICT	$9,900	$9,900	$9,900	$9,900	$9,900	$9,900	$9,900	$9,900	$9,900	$9,900	$9,900	$9,900	$9,900	$9,900	$9,900	$148,500
JORDAN VALLEY WATER CONSERVANCY DISTRICT	$98,900	$98,900	$98,900	$98,900	$98,900	$98,900	$98,900	$98,900	$98,900	$98,900	$98,900	$98,900	$98,900	$98,900	$98,900	$1,483,500
SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$5,700	$85,500
SOUTH JORDAN	$422,200	$422,200	$422,200	$422,200	$422,200	$422,200	$422,200	$422,200	$422,200	$422,200	$422,200	$422,200	$422,200	$422,200	$422,200	$6,333,000
SALT LAKE	$492,800	$492,800	$492,800	$492,800	$492,800	$492,800	$492,800	$492,800	$492,800	$492,800	$492,800	$492,800	$492,800	$492,800	$492,800	$7,392,000
JORDAN SCHOOL DISTRICT	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$1,635,500	$24,532,500
Total	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$2,949,000	$44,235,000
Increment Available for Bond (Debt Coverage Ratio)	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$1,747,556	$26,213,333
20% Housing	$589,800	$589,800	$589,800	$589,800	$589,800	$589,800	$589,800	$589,800	$589,800	$589,800	$589,800	$589,800	$589,800	$589,800	$589,800	$8,847,000
Administrative Costs	$117,960	$117,960	$117,960	$117,960	$117,960	$117,960	$117,960	$117,960	$117,960	$117,960	$117,960	$117,960	$117,960	$117,960	$117,960	$1,769,400
Remaining Increment	$493,684	$493,684	$493,684	$493,684	$493,684	$493,684	$493,684	$493,684	$493,684	$493,684	$493,684	$493,684	$493,684	$493,684	$493,684	$7,405,267

Project	
Total Increment Available for Bond	$26,213,333
Increment Available for Bond NPV @ 7%	$15,916,586
Excess Increment NPV @ 7% (Increment Available less Bond	$2,953,872
Housing	
Total	$8,847,000
NPV @ 7%	$5,371,848
Administrative	
Total	$1,769,400
NPV @ 7%	$1,074,370
Remaining Increment	
Total	$7,405,267
NPV @ 7%	$4,496,435
Total Tax Increment Generated	
Total	$44,235,000
NPV @ 7%	$26,859,238

	Yrs Increment*
15	$15,916,586
14	$15,283,191
13	$14,605,459
12	$13,880,286
11	$13,104,350
10	$12,274,099
9	$11,385,730
8	$10,435,176
7	$9,418,083
6	$8,329,793
5	$7,165,323

Years until payoff	**11**

*Increment Available for Bond NPV @ 7%

South Jordan Redevelopment Agency

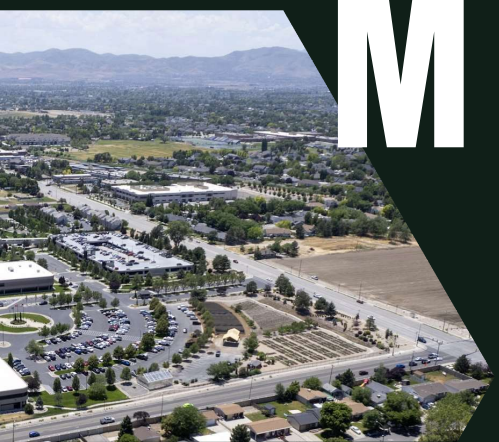
AREA 11







MERIT MEDICAL



SOUTH JORDAN
UTAH

SOUTH JORDAN REDEVELOPMENT AGENCY

MERIT MEDICAL

Project Area Summary

The *Merit Medical* project area completed its original fifteen (15) year term in 2021. In 2018 the RDA Board and the Taxing Entity Committee approved a fifteen (15) year extension. The project area completed its second (2nd) year of the fifteen (15) year extension in 2023. The Merit Medical Corporate Headquarters anchors this project area. The project area was established to provide financial incentives for Merit Medical to expand its current facilities and grow its employment base at its South Jordan campus. Merit Medical has completed significant improvements to its current buildings. Merit Medical currently has 2,057 employees at this site. Starting with the 2022 Tax Year (the beginning of the extension period) the Project Area will continue to receive 100% of the tax increment revenue; however, all participating taxing entities receive a 25% pass-through amount from the Agency. This project area did not have a cap on the original 15 years. The Project Area Extension maximum cap is $42,832,595, of which $39,575,498 is still eligible to receive.

Housing: 20% required for the first 15 years- started in 2007; 10% required for the extension period.



Economic Update

The total project area encompasses 70.47 acres. There are 68.27 developable acres of which approximately 49.11 acres (72%) have been developed and 19.16 (28%) remain undeveloped. The project area is 5% residential. Taxable values within the project area have increased from $30,699,926 in its base year to $238,909,031 after the 2023 valuation; an increase of 679% over the term of the project thus far.

Notable business development in the project area over the term of the project include the following:

- **Medical:** Onsite Care, Dynamic Psychiatry, Comprehensive Chiropractic and Recovery
- **Office:** Merit Medical Corporate Center, Merit Medical parking structure, Martz Law LLC, University Elite PLLC, Utah IEP Advocates
- **Future Development Plans:** Merit Medical's future phases

SOUTH JORDAN REDEVELOPMENT AGENCY

MERIT MEDICAL

2023 Summary Data	
Tax District	38H
Base Year	2005
Trigger Year	2007
Term	30 years (15 years + 15 year extension)
Remaining Term	13 years (2036)
Budget	Multi-year
Total Acres	70.47
Developable Acres	68.27
Developed Acres	49.11 (72%)
Undeveloped Acres	19.16 (28%)
Residential Portion	5%
Total Building Sq. Ft.	1,009,465
Estimated # jobs created	1,439
Combined Tax Rate	0.01
Base Value	$30,669,926
2023 Value	$238,909,031
Percent Increase	679%
2023 Tax Increment Collected	$1,914,951
Real Property Value	$156,943,330
Personal Property Value	$81,587,275
State Assessed	$378,426
Amount Paid to Other Taxing Entities	25% pass-through to participating taxing entities (see pg. 30 for amounts)

Comparison of actual project funds received to the amount forecast for year 2 of the extension period (2023)	
Received	Original Budget Projection
$1,756,715.00	$1,843,408.00

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2024
$1,915,000.00 100% of total increment generated from the project area with a 25% pass-through to participating taxing entities

SOUTH JORDAN REDEVELOPMENT AGENCY

MERIT MEDICAL

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City
- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements
- Receives 25% Pass-through; $85,811.01 for 2023 TY

Salt Lake County
- Increased property tax base
- Increased job count
- Receives 25% Pass-through; $70,097 for 2023 TY

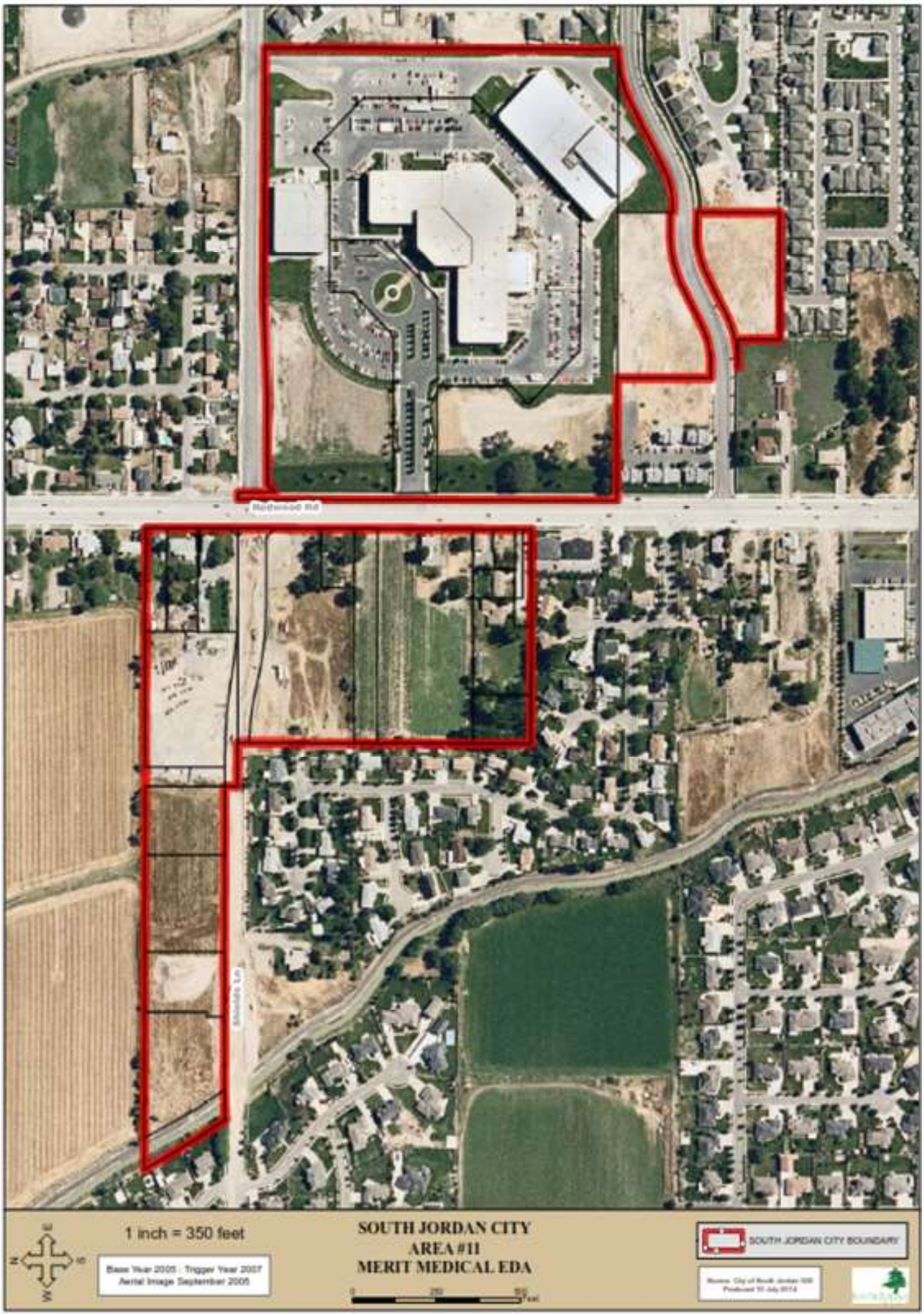
Jordan School District
- Increased property tax base
- Increase in revenue received from income tax from additional employment
- Receives 25% Pass-through; $344,231.30 for 2023 TY

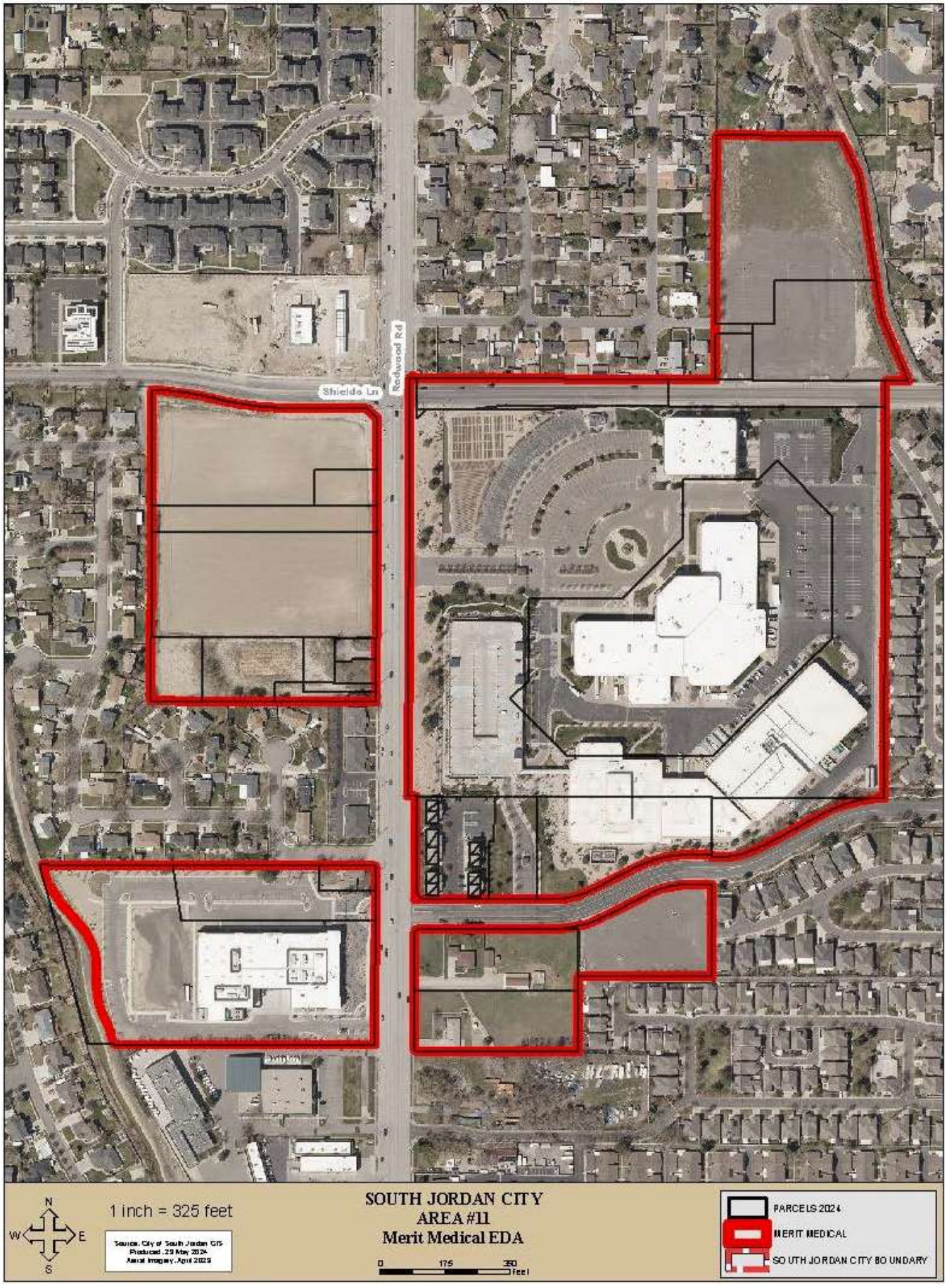
Jordan Valley Water Conservancy District
- Increased property tax base
- Increased water sales
- Receives 25% Pass-through; $19,185.09 for 2023 TY

South Valley Sewer District
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements
- Receives 25% Pass-through; $12,318.30 for 2023 TY

Central Utah Water Conservancy District
- Increased property tax base
- Increased water sales
- Receives 25% Pass-through; $22,875.84 for 2023 TY

South Salt Lake Valley Mosquito Abatement District
- Increased property tax base
- Receives 25% Pass-through; $562.63 for 2023 TY


1 inch = 350 feet
SOUTH JORDAN CITY
AREA #11
MERIT MEDICAL EDA
SOUTH JORDAN CITY BOUNDARY


Shields Ln
Redwood Rd
N
W
E
S
1 inch = 325 feet
SOUTH JORDAN CITY
AREA #11
Merit Medical EDA
0
175
350
Feet
PARCELS 2024
MERIT MEDICAL
SOUTH JORDAN CITY BOUNDARY

South Jordan City—
Merit Medical EDA Project Area
Budget–Original Budget as Approved for Project

	Phase I: Improvements to Existing Facilities		Phase II: Catheter Development Facility			Phase III: Receiving Expansion			Phase IV: Research & Development Facility			Phase V: Office Building				TOTALS
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Building Improvements																
Improvements to Existing Facilities	$17,000,000	$1,961,098	$2,059,152	$1,381,055	$1,450,108	$1,522,613	$1,199,163	$1,259,121	$1,322,077	$1,128,635	$1,185,067	$1,244,321	$1,095,229	$1,149,991	$1,207,490	$36,165,120
Catheter Development - 110,000 Sq. Ft.	$0	$0	$14,400,000	$1,381,055	$1,450,108	$1,522,613	$1,199,163	$1,259,121	$1,322,077	$1,128,635	$1,185,067	$1,244,321	$1,095,229	$1,149,991	$1,207,490	$29,544,870
Receiving Expansion 75,000 Sq. Ft.	$0	$0	$0	$0	$0	$8,000,000	$1,199,163	$1,259,121	$1,322,077	$1,128,635	$1,185,067	$1,244,321	$1,095,229	$1,149,991	$1,207,490	$18,791,094
R&D Facility 80,000 Sq. Ft.	$0	$0	$0	$0	$0	$0	$0	$0	$7,000,000	$1,128,635	$1,185,067	$1,244,321	$1,095,229	$1,149,991	$1,207,490	$14,010,733
Office - 50,000 Sq. Ft.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000,000	$1,095,229	$1,149,991	$1,207,490	$8,452,710
Total Building Improvements	$17,000,000	$1,961,098	$16,459,152	$2,762,110	$2,900,216	$11,045,226	$3,597,488	$3,777,362	$10,966,231	$4,514,541	$4,740,269	$9,977,283	$5,476,146	$5,749,954	$6,037,451	$106,964,527
Personal Property																
Improvements to Existing Facilities	$6,000,000	$842,117	$892,644	$563,101	$596,887	$632,701	$507,108	$537,535	$569,787	$497,980	$527,859	$559,531	$492,482	$522,031	$553,353	$14,295,116
Catheter Development - 110,000 Sq. Ft.	$0	$0	$3,000,000	$563,101	$596,887	$632,701	$507,108	$537,535	$569,787	$497,980	$527,859	$559,531	$492,482	$522,031	$553,353	$9,560,355
Receiving Expansion 75,000 Sq. Ft.	$0	$0	$0	$0	$0	$3,000,000	$507,108	$537,535	$569,787	$497,980	$527,859	$559,531	$492,482	$522,031	$553,353	$7,767,666
R&D Facility 80,000 Sq. Ft.	$0	$0	$0	$0	$0	$0	$0		$3,000,000	$497,980	$527,859	$559,531	$492,482	$522,031	$553,353	$6,153,236
Office - 50,000 Sq. Ft.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500,000	$492,482	$522,031	$553,353	$3,067,866
Total Personal Property	$6,000,000	$842,117	$3,892,644	$1,126,202	$1,193,774	$4,265,402	$1,521,324	$1,612,605	$4,709,361	$1,991,920	$2,111,436	$3,738,124	$2,462,410	$2,610,155	$2,766,765	$40,844,239
Total Value of Taxable Merit Medical Project Improvements:	$23,000,000	$2,803,215	$20,351,796	$3,888,312	$4,093,990	$15,310,628	$5,118,812	$5,389,967	$15,675,592	$6,506,461	$6,851,705	$13,715,407	$7,938,556	$8,360,109	$8,804,216	$147,808,766
Cumulative Merit Medical Project Value:	$23,000,000	$25,803,215	$46,155,011	$50,043,323	$54,137,313	$69,447,941	$74,566,753	$79,956,720	$95,632,312	$102,138,773	$108,990,478	$122,705,885	$130,644,441	$139,004,550	$147,808,766	
Estimated Additional Improvements:	$0	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$0	$0	$0	$0	$0	$0	$0	
Total Projected Cumulative Value:	$23,000,000	$25,803,215	$46,655,011	$50,543,323	$54,637,313	$69,947,941	$75,066,753	$80,456,720	$95,632,312	$102,138,773	$108,990,478	$122,705,885	$130,644,441	$139,004,550	$147,808,766	
2005 Levy (less assessment & collection)	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	*0.015291*	
Annual Tax Increment	$351,693.00	$394,556.96	$713,401.77	$772,857.95	$835,459.15	$1,069,573.97	$1,147,845.72	$1,230,263.71	$1,462,313.68	$1,561,803.98	$1,666,573.40	$1,876,295.69	$1,997,684.15	$2,125,518.57	$2,260,143.84	$19,465,985.54
Administration — 2.5%	$8,792.33	$9,863.92	$17,835.04	$19,321.45	$20,886.48	$26,739.35	$28,696.14	$30,756.59	$36,557.84	$39,045.10	$41,664.33	$46,907.39	$49,942.10	$53,137.96	$56,503.60	**$486,649.64**
Infrastructure Contingency — 2.5%*	$8,792.33	$9,863.92	$17,835.04	$19,321.45	$20,886.48	$26,739.35	$28,696.14	$30,756.59	$36,557.84	$39,045.10	$41,664.33	$46,907.39	$49,942.10	$53,137.96	$56,503.60	**$486,649.64**
Housing — 20%	$70,338.60	$78,911.39	$142,680.35	$154,571.59	$167,091.83	$213,914.79	$229,569.14	$246,052.74	$292,462.74	$312,360.80	$333,314.68	$375,259.14	$399,536.83	$425,103.71	$452,028.77	**$3,893,197.11**
School District Allocation — 10%	$35,169.30	$39,455.70	$71,340.18	$77,285.80	$83,545.92	$106,957.40	$114,784.57	$123,026.37	$146,231.37	$156,180.40	$166,657.34	$187,629.57	$199,768.41	$212,551.86	$226,014.38	**$1,946,598.55**
Total — 35%	$123,092.55	$138,094.94	$249,690.62	$270,500.28	$292,410.70	$374,350.89	$401,746.00	$430,592.30	$511,809.79	$546,631.39	$583,300.69	$656,703.49	$699,189.45	$743,931.50	$791,050.34	$6,813,094.94
Available Project Funds — 65%	$228,600.45	$256,462.02	$463,711.15	$502,357.67	$543,048.45	$695,223.08	$746,099.72	$799,671.41	$950,503.89	$1,015,172.59	$1,083,272.71	$1,219,592.20	$1,298,494.70	$1,381,587.07	$1,469,093.50	$12,652,890.60

** If these infrastructure contingency funds have not been expended by 2009, they shall be allocated and, when collected, paid to the Jordan School District*

South Jordan Redevelopment Agency

Area #11 Merit Medical EDA Extension

Tax Increment Projections

ASSUMPTIONS:	
Discount Rate	4.0%

						15-Year Extension Period																
PROPERTY TAX ANALYSIS:	*Payment Year*	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
	Tax Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS	NPV
Cumulative Taxable Value	*Year*	Year 12	Year 13	Year 14	Year 15	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		
Tax District 38H																						
Phase 1: South Property Technology Center		-	-	$18,624,573	$18,064,573	$17,574,573	$17,014,573	$16,454,573	$15,964,573	$18,624,573	$18,064,573	$17,574,573	$17,014,573	$16,454,573	$15,964,573	$18,624,573	$18,064,573	$17,574,573	$17,014,573	$16,454,573		
Phase 2: Molding Expansion		-	-	-	$32,815,524	$31,215,524	$29,815,524	$28,215,524	$26,615,524	$25,215,524	$32,815,524	$31,215,524	$29,815,524	$28,215,524	$26,615,524	$25,215,524	$32,815,524	$31,215,524	$29,815,524	$28,215,524		
Phase 3: Terminal Parking/Cafeteria		-	-	-	$18,062,630	$17,422,630	$16,862,630	$16,222,630	$15,582,630	$15,022,630	$18,062,630	$17,422,630	$16,862,630	$16,222,630	$15,582,630	$15,022,630	$18,062,630	$17,422,630	$16,862,630	$16,222,630		
Phase 4: Daycare Building		-	-	-	$1,151,877	$1,131,877	$1,114,377	$1,094,377	$1,074,377	$1,056,877	$1,151,877	$1,131,877	$1,114,377	$1,094,377	$1,074,377	$1,056,877	$1,151,877	$1,131,877	$1,114,377	$1,094,377		
Phase 5: Administration Building/Parking		-	-	-	-	$43,644,536	$42,044,536	$40,644,536	$39,044,536	$37,444,536	$36,044,536	$43,644,536	$42,044,536	$40,644,536	$39,044,536	$37,444,536	$36,044,536	$43,644,536	$42,044,536	$40,644,536		
Phase 6: R&D Building		-	-	-	-	-	-	$45,828,493	$43,428,493	$41,328,493	$38,928,493	$36,528,493	$34,428,493	$45,828,493	$43,428,493	$41,328,493	$38,928,493	$36,528,493	$34,428,493	$45,828,493		
Phase 7: Innovation Center		-	-	-	-	-	-	$25,885,405	$25,085,405	$24,385,405	$23,585,405	$22,785,405	$22,085,405	$25,885,405	$25,085,405	$24,385,405	$23,585,405	$22,785,405	$22,085,405	$25,885,405		
Phase 8: Future Production/Parking		-	-	-	-	-	-	-	$65,816,856	$63,016,856	$60,566,856	$57,766,856	$54,966,856	$52,516,856	$65,816,856	$63,016,856	$60,566,856	$57,766,856	$54,966,856	$52,516,856		
Phase 9: Future Production		-	-	-	-	-	-	-	-	-	$25,063,076	$23,863,076	$22,813,076	$21,613,076	$20,413,076	$19,363,076	$25,063,076	$23,863,076	$22,813,076	$21,613,076		
Total Assessed Value:		**-**	**-**	**$18,624,573**	**$70,094,604**	**$110,989,140**	**$106,851,640**	**$174,345,538**	**$232,612,394**	**$226,094,894**	**$254,282,970**	**$251,932,970**	**$241,145,470**	**$248,475,470**	**$253,025,470**	**$245,457,970**	**$254,282,970**	**$251,932,970**	**$241,145,470**	**$248,475,470**		
Value of Current EDA		**$142,431,018**	**$142,431,018**	**$142,431,018**	**$142,431,018**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**	**$129,919,508**		
Less Base Year Value		**(30,669,926)**	**(30,669,926)**	**(30,669,926)**	**(30,669,926)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**	**(37,374,532)**		
TOTAL TAXABLE VALUE:		**$111,761,092**	**$111,761,092**	**$130,385,665**	**$181,855,696**	**$203,534,116**	**$199,396,616**	**$266,890,514**	**$325,157,370**	**$318,639,870**	**$346,827,946**	**$344,477,946**	**$333,690,446**	**$341,020,446**	**$345,570,446**	**$338,002,946**	**$346,827,946**	**$344,477,946**	**$333,690,446**	**$341,020,446**		
TAX RATE & INCREMENT ANALYSIS:	2018 Rates																				Totals (15-Year Extension)	
Salt Lake County	0.002025	226,316	226,316	264,031	368,258	412,157	403,778	540,453	658,444	645,246	702,327	697,568	675,723	690,566	699,780	684,456	702,327	697,568	675,723	690,566	9,576,682	6,955,975
Jordan School District	0.006501	726,559	726,559	847,637	1,182,244	1,323,175	1,296,277	1,735,055	2,113,848	2,071,478	2,254,728	2,239,451	2,169,322	2,216,974	2,246,553	2,197,357	2,254,728	2,239,451	2,169,322	2,216,974	30,744,695	22,331,256
South Jordan City	0.001880	210,111	210,111	245,125	341,889	382,644	374,866	501,754	611,296	599,043	652,037	647,619	627,338	641,118	649,672	635,446	652,037	647,619	627,338	641,118	8,890,944	6,457,893
South Salt Lake Valley Mosquito Abatement District	0.000015	1,676	1,676	1,956	2,728	3,053	2,991	4,003	4,877	4,780	5,202	5,167	5,005	5,115	5,184	5,070	5,202	5,167	5,005	5,115	70,938	51,526
Jordan Valley Water Conservancy District	0.000400	44,704	44,704	52,154	72,742	81,414	79,759	106,756	130,063	127,456	138,731	137,791	133,476	136,408	138,228	135,201	138,731	137,791	133,476	136,408	1,891,690	1,374,020
South Valley Sewer District	0.000296	33,081	33,081	38,594	53,829	60,246	59,021	79,000	96,247	94,317	102,661	101,965	98,772	100,942	102,289	100,049	102,661	101,965	98,772	100,942	1,399,851	1,016,775
Central Utah Water Conservancy District	0.000400	44,704	44,704	52,154	72,742	81,414	79,759	106,756	130,063	127,456	138,731	137,791	133,476	136,408	138,228	135,201	138,731	137,791	133,476	136,408	1,891,690	1,374,020
Salt Lake County Library	0.000559	62,474	62,474	72,886	101,657	113,776	111,463	149,192	181,763	178,120	193,877	192,563	186,533	190,630	193,174	188,944	193,877	192,563	186,533	190,630	2,643,637	1,920,193
TOTAL INCREMENTAL TAX REVENUE:		$1,349,627	$1,349,627	$1,574,537	$2,196,089	$2,457,878	$2,407,914	$3,222,970	$3,926,600	$3,847,895	$4,188,294	$4,159,916	$4,029,646	$4,118,163	$4,173,109	$4,081,724	$4,188,294	$4,159,916	$4,029,646	$4,118,163	**$57,110,127**	**$41,481,657**
PROJECT AREA BUDGET		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
Sources of Funds:		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS	NPV
Property Tax Participation Rate for Budget																						
Salt Lake County		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Jordan School District		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
South Jordan City		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
South Salt Lake Valley Mosquito Abatement District		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Jordan Valley Water Conservancy District		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
South Valley Sewer District		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Central Utah Water Conservancy District		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Salt Lake County Library		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Property Tax Increment for Budget																						
Salt Lake County		$226,316	$226,316	$264,031	$368,258	$309,117	$302,834	$405,340	$493,833	$483,934	$526,745	$523,176	$506,792	$517,925	$524,835	$513,342	$526,745	$523,176	$506,792	$517,925	**$7,182,511**	**$5,216,981**
Jordan School District		$726,559	$726,559	$847,637	$1,182,244	$992,381	$972,208	$1,301,291	$1,585,386	$1,553,608	$1,691,046	$1,679,588	$1,626,991	$1,662,730	$1,684,915	$1,648,018	$1,691,046	$1,679,588	$1,626,991	$1,662,730	**$23,058,521**	**$16,748,442**
South Jordan City		$210,111	$210,111	$245,125	$341,889	$286,983	$281,149	$376,316	$458,472	$449,282	$489,027	$485,714	$470,504	$480,839	$487,254	$476,584	$489,027	$485,714	$470,504	$480,839	**$6,668,208**	**$4,843,420**
South Salt Lake Valley Mosquito Abatement District		$1,676	$1,676	$1,956	$2,728	$2,290	$2,243	$3,003	$3,658	$3,585	$3,902	$3,875	$3,754	$3,836	$3,888	$3,803	$3,902	$3,875	$3,754	$3,836	**$53,204**	**$38,644**
Jordan Valley Water Conservancy District		$44,704	$44,704	$52,154	$72,742	$61,060	$59,819	$80,067	$97,547	$95,592	$104,048	$103,343	$100,107	$102,306	$103,671	$101,401	$104,048	$103,343	$100,107	$102,306	**$1,418,768**	**$1,030,515**
South Valley Sewer District		$33,081	$33,081	$38,594	$53,829	$45,185	$44,266	$59,250	$72,185	$70,738	$76,996	$76,474	$74,079	$75,707	$76,717	$75,037	$76,996	$76,474	$74,079	$75,707	**$1,049,888**	**$762,581**
Central Utah Water Conservancy District		$44,704	$44,704	$52,154	$72,742	$61,060	$59,819	$80,067	$97,547	$95,592	$104,048	$103,343	$100,107	$102,306	$103,671	$101,401	$104,048	$103,343	$100,107	$102,306	**$1,418,768**	**$1,030,515**
Salt Lake County Library		$62,474	$62,474	$72,886	$101,657	$85,332	$83,597	$111,894	$136,322	$133,590	$145,408	$144,422	$139,900	$142,973	$144,880	$141,708	$145,408	$144,422	$139,900	$142,973	**$1,982,728**	**$1,440,144**
Total Property Tax Increment for Budget:		**$1,349,627**	**$1,349,627**	**$1,574,537**	**$2,196,089**	**$1,843,408**	**$1,805,935**	**$2,417,227**	**$2,944,950**	**$2,885,921**	**$3,141,221**	**$3,119,937**	**$3,022,234**	**$3,088,622**	**$3,129,832**	**$3,061,293**	**$3,141,221**	**$3,119,937**	**$3,022,234**	**$3,088,622**	**$42,832,595**	**$31,111,243**
Uses of Tax Increment Funds:		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	**TOTALS**	**NPV**
EDA Housing	20%/10%	$269,925	$269,925	$314,907	$439,218	$184,341	$180,594	$241,723	$294,495	$288,592	$314,122	$311,994	$302,223	$308,862	$312,983	$306,129	$314,122	$311,994	$302,223	$308,862	**$4,283,259**	**$3,111,124**
School District Allocation	10%/0%	$134,963	$134,963	$157,454	$219,609	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**-**
Infrastructure Contingency	2.5%/0%	$33,741	$33,741	$39,363	$54,902	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**-**
County Administration (County's Increment Only)	1.25%	-	-	-	-	$4,931	$4,830	$6,465	$7,877	$7,719	$8,402	$8,345	$8,084	$8,261	$8,371	$8,188	$8,402	$8,345	$8,084	$8,261	**$114,565**	**$83,214**
RDA Administration and Operations	5%/1.25%	$67,481	$67,481	$78,727	$109,804	$23,043	$22,574	$30,215	$36,812	$36,074	$39,265	$38,999	$37,778	$38,608	$39,123	$38,266	$39,265	$38,999	$37,778	$38,608	**$535,407**	**$388,891**
Redevelopment Activities	62.5%/88.75%	$843,517	$843,517	$984,086	$1,372,556	$1,631,094	$1,597,937	$2,138,824	$2,605,766	$2,553,536	$2,779,431	$2,760,599	$2,674,149	$2,732,891	$2,769,354	$2,708,709	$2,779,431	$2,760,599	$2,674,149	$2,732,891	**$37,899,362**	**$27,528,014**
Total Uses		$1,349,627	$1,349,627	$1,574,537	$2,196,089	$1,843,408	$1,805,935	$2,417,227	$2,944,950	$2,885,921	$3,141,221	$3,119,937	$3,022,234	$3,088,622	$3,129,832	$3,061,293	$3,141,221	$3,119,937	$3,022,234	$3,088,622	**$42,832,595**	**$31,111,243**
REMAINING TAX REVENUES FOR TAXING ENTITIES		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	**TOTALS**	**NPV**
Salt Lake County		-	-	-	-	$103,039	$100,945	$135,113	$164,611	$161,311	$175,582	$174,392	$168,931	$172,642	$174,945	$171,114	$175,582	$174,392	$168,931	$172,642	**$2,394,170**	**$1,738,994**
Jordan School District		$134,963	$134,963	$157,454	$219,609	$330,794	$324,069	$433,764	$528,462	$517,869	$563,682	$559,863	$542,330	$554,243	$561,638	$549,339	$563,682	$559,863	$542,330	$554,243	**$7,686,174**	**$5,582,814**
South Jordan City		-	-	-	-	$95,661	$93,716	$125,439	$152,824	$149,761	$163,009	$161,905	$156,835	$160,280	$162,418	$158,861	$163,009	$161,905	$156,835	$160,280	**$2,222,736**	**$1,614,473**
South Salt Lake Valley Mosquito Abatement District		-	-	-	-	$763	$748	$1,001	$1,219	$1,195	$1,301	$1,292	$1,251	$1,279	$1,296	$1,268	$1,301	$1,292	$1,251	$1,279	**$17,735**	**$12,881**
Jordan Valley Water Conservancy District		-	-	-	-	$20,353	$19,940	$26,689	$32,516	$31,864	$34,683	$34,448	$33,369	$34,102	$34,557	$33,800	$34,683	$34,448	$33,369	$34,102	**$472,923**	**$343,505**
South Valley Sewer District		-	-	-	-	$15,062	$14,755	$19,750	$24,062	$23,579	$25,665	$25,491	$24,693	$25,236	$25,572	$25,012	$25,665	$25,491	$24,693	$25,236	**$349,963**	**$254,194**
Central Utah Water Conservancy District		-	-	-	-	$20,353	$19,940	$26,689	$32,516	$31,864	$34,683	$34,448	$33,369	$34,102	$34,557	$33,800	$34,683	$34,448	$33,369	$34,102	**$472,923**	**$343,505**
Salt Lake County Library		-	-	-	-	$28,444	$27,866	$37,298	$45,441	$44,530	$48,469	$48,141	$46,633	$47,658	$48,293	$47,236	$48,469	$48,141	$46,633	$47,658	**$660,909**	**$480,048**
Total		$134,963	$134,963	$157,454	$219,609	$614,469	$601,978	$805,742	$981,650	$961,974	$1,047,074	$1,039,979	$1,007,411	$1,029,541	$1,043,277	$1,020,431	$1,047,074	$1,039,979	$1,007,411	$1,029,541	**$14,277,532**	**$10,370,414**

South Jordan Redevelopment Agency

AREA 12







COMMERCE PARK



SOUTH JORDAN
UTAH

SOUTH JORDAN REDEVELOPMENT AGENCY

COMMERCE PARK

Project Area Summary

The *Commerce Park* CDA project completed its fourteenth (14th) year of a twenty (20) year term in 2023. Located on the far northwest corner of the City, it houses industrial and commercial uses. Currently, the Rio Tinto Distribution Center and eBay Data Center are the main occupants. There are also several new multi-tenant buildings.

Housing: Not required.



Economic Update

The total project area encompasses 442.81 acres. There are 350.72 developable acres of which approximately 129.75 acres (37%) have been developed and 220.97 (63%) is undeveloped. The project area is 0% residential. Taxable values within the project area have increased from $8,575,169 in its base year to $584,919,125 after the 2023 valuation; an increase of 6,721% over the term of the project thus far.

Notable business development in the project area over the term of the project include the following:

- **Industrial:** Phases I, II, and III of the eBay Data Center, Rio Tinto Distribution Center
- **Other:** AK Masonry, CSJ Equipment, A Klean Solutions, Intact Services USA, Designscapes, AK Pools, Fusion All-Stars, Black Forest Paving, Whitestone Concrete Design, Altered Kustoms
- **Future Development:** Additional potential uses as spin-offs from the Boeing Aeronautics Plant located in neighboring city, West Jordan. Freeport West purchased a majority of the remaining property and is potentially going to build some spec buildings.

SOUTH JORDAN REDEVELOPMENT AGENCY

COMMERCE PARK

2023 Summary Data	
Tax District	38I
Base Year	2007
Trigger Year	2010
Term	20 years
Remaining Term	6 years (2029)
Budget	Multi-year
Total Acres	442.81
Developable Acres	350.72
Developed Acres	129.75 (37%)
Undeveloped Acres	220.97 (63%)
Residential Portion	0%
Total Building Sq. Ft.	1,044,348
Estimated # jobs created	403
Combined Tax Rate	0.01
Base Value	$8,575,169
2023 Value	$584,919,125
Percent Increase	6721%
2023 Tax Increment Collected	$5,243,524
Real Property Value	$390,962,770
Personal Property Value	$187,648,877
State Assessed	$6,307,478
Amount Paid to Other Taxing Entities	$836,397 annual pass-through to JSD

Comparison of actual project funds received to the amount forecast for year 14 (2023)	
Received	Original Budget Projection
$5,243,524.00	$7,289,844.00

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2024

$2,480,000—100% of total increment generated from the **Jordan School District** at a tax rate of 0.006617 or the current rate, whichever is less, for 20 years; no cap.

$897,000—100% of the total increment generated from **Salt Lake County** for 20 years (not including County Library tax); no cap.

$870,000—100% of the total increment generated from the **City of South Jordan** for 20 years; no cap.

$125,000—100% of the total increment generated from **South Valley Sewer District** for 20 years; total cap: $3,202,411; amount received to date: $1,732,830; amount still eligible to be collected: $1,469,581

$195,000—100% of the total increment generated from **Jordan Valley Water District** for 20 years; no cap.

$190,000—100% of the total increment generated from **Central Utah Water District** for 20 years; no cap.

$4,757,000—Total estimated increment generated from the project area for the 2024 tax year.

SOUTH JORDAN REDEVELOPMENT AGENCY

COMMERCE PARK

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City
- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County
- Increased property tax base
- Increased job count

Salt Lake County Library System
The Salt Lake County Library System did not participate in the Daybreak Commerce Park CDA. However, the County Library system has received incremental taxes from this Project Area estimated as follows:
- Estimated taxes to the SLCo Library System from Project Area in 2023: $225,779
- Estimated taxes to the SLCo Library System from Project Area since inception in 2010: $3,693,895

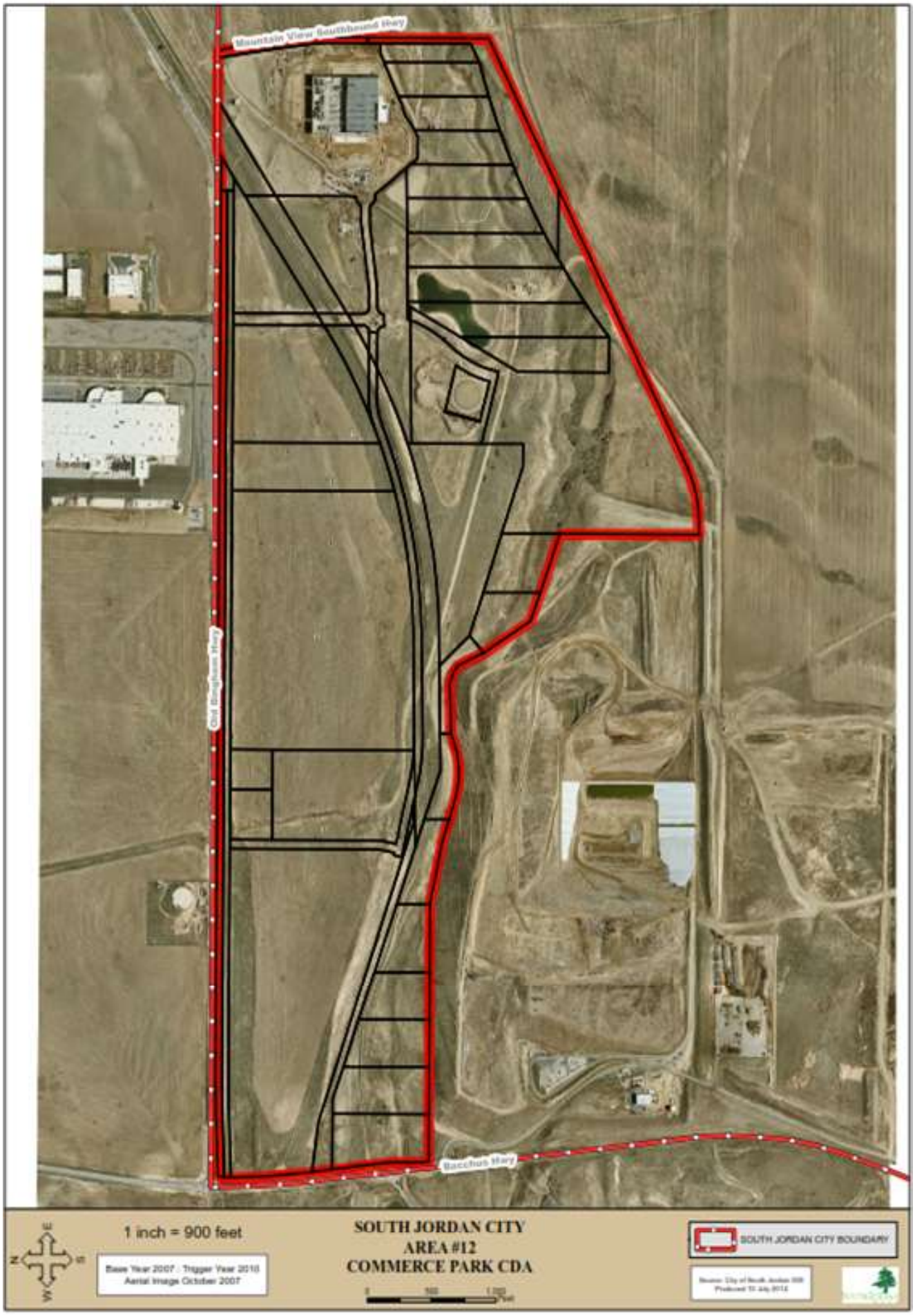
Jordan School District
- Increased property tax base
- Receives 50% of the JSD Tax Increment from eBay Property—$836,397 in 2023 TY
- Receives 11% of all JSD Tax Increment toward Administration Building—$449,544 in 2023 TY

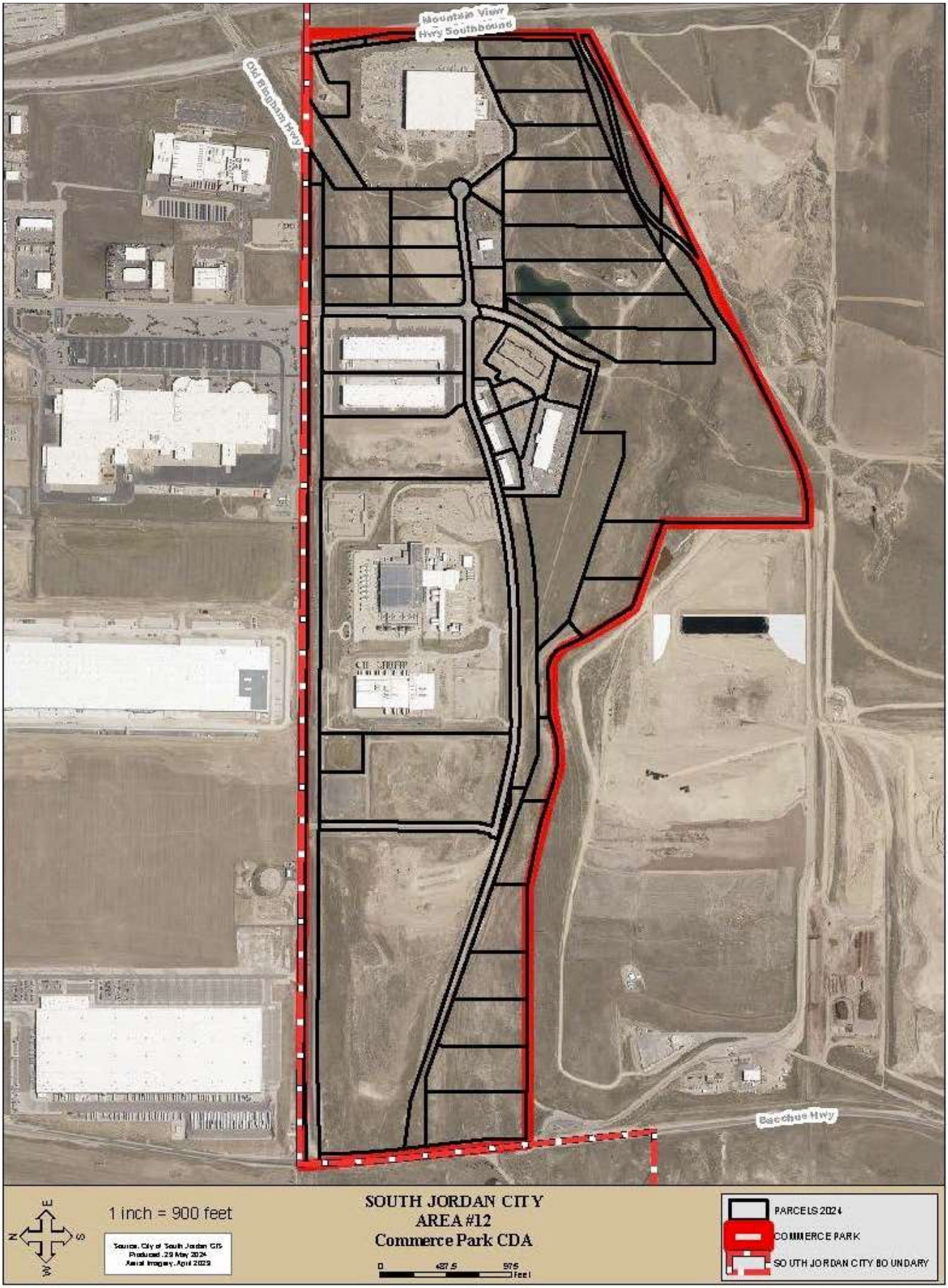
Jordan Valley Water Conservancy District
- Increased property tax base
- Increased water sales

South Valley Sewer District
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District
- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District
- Increased property tax base


Mountain View Southbound Hwy
Old Bingham Hwy
Bacchus Hwy
1 inch = 900 feet
Base Year 2007 - Trigger Year 2010
Aerial Image October 2007
SOUTH JORDAN CITY
AREA #12
COMMERCE PARK CDA
SOUTH JORDAN CITY BOUNDARY


Mountain View Hwy Southbound
Old Bingham Hwy
Bacchus Hwy
1 inch = 900 feet
SOUTH JORDAN CITY
AREA #12
Commerce Park CDA
0
487.5
975
Feet
PARCELS 2024
COMMERCE PARK
SOUTH JORDAN CITY BOUNDARY

Original Budget as Approved for Project

Daybreak Commerce Park CDA Budget - Draft 10/7/08

Year	Total	NPV	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
PROJECT COMMERCE PARK												
Total Commerce Park Revenues (less Topaz)	$ 58,505,198	$ 43,549,834	$ -	$ 171,369	$ 566,713	$ 984,955	$ 1,411,689	$ 1,847,084	$ 2,291,314	$ 2,744,557	$ 3,206,990	$ 3,678,800
Total Topaz Revenues	$ 56,334,802	$ 43,826,227	$ -	$ -	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711
Total Commerce Park Revenues	$ 114,840,000	$ 87,376,061	$ -	$ 171,369	$ 3,696,424	$ 4,114,666	$ 4,541,400	$ 4,976,795	$ 5,421,026	$ 5,874,268	$ 6,336,702	$ 6,808,511
Distributions:												
RDA Administration	$ (1,462,630)	$ (1,088,746)	$ -	$ (4,284)	$ (14,168)	$ (24,624)	$ (35,292)	$ (46,177)	$ (57,283)	$ (68,614)	$ (80,175)	$ (91,970)
RDA Administration (Topaz)	$ (1,408,370)	$ (1,095,656)	$ -	$ -	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)
Public Infrastructure Maintenance	$ (2,852,128)	$ (2,123,054)	$ -	$ (8,354)	$ (27,627)	$ (48,017)	$ (68,820)	$ (90,045)	$ (111,702)	$ (133,797)	$ (156,341)	$ (179,342)
TRAX Improvements	$ (1,437,923)	$ (1,070,355)	$ -	$ (4,212)	$ (13,928)	$ (24,208)	$ (34,696)	$ (45,397)	$ (56,315)	$ (67,455)	$ (78,820)	$ (90,416)
Public Infrastructure Improvements	$ (38,345,117)	$ (28,543,164)	$ -	$ (112,317)	$ (371,431)	$ (645,553)	$ (925,240)	$ (1,210,604)	$ (1,501,759)	$ (1,798,820)	$ (2,101,906)	$ (2,411,137)
Topaz Incentive - from JSD (Topaz)	$ (8,490,273)	$ (7,249,503)	$ -	$ -	$ (849,027)	$ (849,027)	$ (849,027)	$ (849,027)	$ (849,027)	$ (849,027)	$ (849,027)	$ (849,027)
Topaz Incentive - from all other entities	$ (13,534,139)	$ (11,556,258)	$ -	$ -	$ (1,353,414)	$ (1,353,414)	$ (1,353,414)	$ (1,353,414)	$ (1,353,414)	$ (1,353,414)	$ (1,353,414)	$ (1,353,414)
Jordan School District - from Project Topaz	$ (11,037,355)	$ (8,264,416)	$ -	$ -	$ (424,514)	$ (424,514)	$ (424,514)	$ (424,514)	$ (424,514)	$ (424,514)	$ (424,514)	$ (424,514)
Public Facility Remainder 2 (Topaz)	$ (21,864,666)	$ (15,660,394)	$ -	$ -	$ (424,514)	$ (424,514)	$ (424,514)	$ (424,514)	$ (424,514)	$ (424,514)	$ (424,514)	$ (424,514)
Public Facility Remainder 1	$ (14,407,399)	$ (10,724,514)	$ -	$ (42,201)	$ (139,558)	$ (242,553)	$ (347,640)	$ (454,860)	$ (564,256)	$ (675,870)	$ (789,748)	$ (905,936)

Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Total Commerce Park Revenues (less Topaz)	$ 4,160,173	$ 4,160,173	$ 4,160,173	$ 4,160,173	$ 4,160,173	$ 4,160,173	$ 4,160,173	$ 4,160,173	$ 4,160,173	$ 4,160,173
Total Topaz Revenues	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711	$ 3,129,711
Total Commerce Park Revenues	$ 7,289,884	$ 7,289,884	$ 7,289,884	$ 7,289,884	$ 7,289,884	$ 7,289,884	$ 7,289,884	$ 7,289,884	$ 7,289,884	$ 7,289,884
Distributions:										
RDA Administration	$ (104,004)	$ (104,004)	$ (104,004)	$ (104,004)	$ (104,004)	$ (104,004)	$ (104,004)	$ (104,004)	$ (104,004)	$ (104,004)
RDA Administration (Topaz)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)	$ (78,243)
Public Infrastructure Maintenance	$ (202,808)	$ (202,808)	$ (202,808)	$ (202,808)	$ (202,808)	$ (202,808)	$ (202,808)	$ (202,808)	$ (202,808)	$ (202,808)
TRAX Improvements	$ (102,247)	$ (102,247)	$ (102,247)	$ (102,247)	$ (102,247)	$ (102,247)	$ (102,247)	$ (102,247)	$ (102,247)	$ (102,247)
Public Infrastructure Improvements	$ (2,726,635)	$ (2,726,635)	$ (2,726,635)	$ (2,726,635)	$ (2,726,635)	$ (2,726,635)	$ (2,726,635)	$ (2,726,635)	$ (2,726,635)	$ (2,726,635)
Topaz Incentive - from JSD (Topaz)	$ (849,027)	$ (849,027)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Topaz Incentive - from all other entities	$ (1,353,414)	$ (1,353,414)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Jordan School District - from Project Topaz	$ (424,514)	$ (424,514)	$ (849,027)	$ (849,027)	$ (849,027)	$ (849,027)	$ (849,027)	$ (849,027)	$ (849,027)	$ (849,027)
Public Facility Remainder 2 (Topaz)	$ (424,514)	$ (424,514)	$ (2,202,441)	$ (2,202,441)	$ (2,202,441)	$ (2,202,441)	$ (2,202,441)	$ (2,202,441)	$ (2,202,441)	$ (2,202,441)
Public Facility Remainder 1	$ (1,024,478)	$ (1,024,478)	$ (1,024,478)	$ (1,024,478)	$ (1,024,478)	$ (1,024,478)	$ (1,024,478)	$ (1,024,478)	$ (1,024,478)	$ (1,024,478)

South Jordan Redevelopment Agency

AREA 13







SOUTH STATION



SOUTH JORDAN
UTAH

SOUTH JORDAN REDEVELOPMENT AGENCY

SOUTH STATION

Project Area Summary

The *South Station* CDA project completed its fourteenth (14th) year of a twenty (20) year term in 2023. Located on the west side of the City in the Daybreak community. This project area will be a regional shopping and commercial district. The University of Utah medical campus opened in January 2012 and the TRAX station opened in August 2011. Both of which will continue to draw more people to the area. This area has a cap on residential units. A limit of up to 360 single family units are allowed, with 295 currently built. There is also a limit of up to 320 rental apartments allowed, with 315 currently built.

Housing: Not required.





Economic Update

The total project area encompasses 103.50 acres. There are 98.59 developable acres of which approximately 64.17 acres (65%) is developed and 34.42 acres (35%) remain undeveloped. The project area is 24% residential. Taxable values within the project area have increased from $5,867,945 in its base year to $257,210,155 after the 2023 valuation; an increase of 4,283% over the term of the project thus far.

Notable business development in the project area include the following:

- **Commercial:** Black Diamond Gymnastics, Nest Boutique, Daybreak Academy, Souldies Barbershop, Mathnasium
- **Restaurants:** The Break Sports Grill, The Porch, Tio's Mexican, CupBop, Ground to Earth
- **Office:** Rio Tinto Regional Offices, Zander Real Estate Team, Compusoft Development
- **Medical:** Phase I University of Utah Medical Campus, Phase II University of Utah Medical Campus, Freedom Integrated Medicine
- **Residential:** Olympus at Daybreak Apartments, Sagewood at Daybreak (senior living), and townhomes
- **Other:** Daybreak Parkway TRAX Station

SOUTH JORDAN REDEVELOPMENT AGENCY

SOUTH STATION

2023 Summary Data	
Tax District	38J
Base Year	2007
Trigger Year	2010
Term	20 years
Remaining Term	6 years (2029)
Budget	Multi-year
Total Acres	103.50
Developable Acres	98.59
Developed Acres	64.17 (65%)
Undeveloped Acres	34.42 (35%)
Residential Portion	24%
Total Building Sq. Ft.	2,505,727
Estimated # jobs created	1,382
Combined Tax Rate	0.01
Base Value	$5,867,945
2023 Value	$257,210,155
Percent Increase	4283%
2023 Tax Increment Collected	$2,331,019
Real Property Value	$249,535,719
Personal Property Value	$6,697,516
State Assessed	$976,920
Amount Paid to Other Taxing Entities	None

Comparison of actual project funds received to the amount forecast for year 14 (2023)	
Received	Original Budget Projection
$2,331,019.00	$5,419,505.00

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2024

$1,560,000—100% of total increment generated from the **Jordan School District** at a tax rate of 0.006617 for 20 years; no cap.

$390,000—100% of the total increment generated from **Salt Lake County** for 20 years (not including County Library tax); no cap.

$393,000—100% of the total increment generated from the **City of South Jordan** for 20 years; no cap.

$54,000—100% of the total increment generated from **South Valley Sewer District** for 20 years; total cap: $1,763,830; amount received to date: $475,939; amount still eligible to be collected: $1,287,891

$86,000—100% of the total increment generated from **Jordan Valley Water District** for 20 years; no cap.

$83,500—100% of the total increment generated from **Central Utah Water District** for 20 years; no cap.

$2,566,500—Total estimated increment generated from the project area for the 2024 tax year.

SOUTH STATION

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City
- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County
- Increased property tax base
- Increased job count

Salt Lake County Library System
The Salt Lake County Library System did not participate in the Daybreak Commerce Park CDA. However, the County Library system has received incremental taxes from this Project Area estimated as follows:
- Estimated taxes to the SLCo Library System from Project Area in 2023: $97,018
- Estimated taxes to the SLCo Library System from Project Area since inception in 2010: $1,001,734

Jordan School District
- Increased property tax base
- Receives 11% of all JSD Tax Increment toward Administration Building—$116,551 in 2023 TY

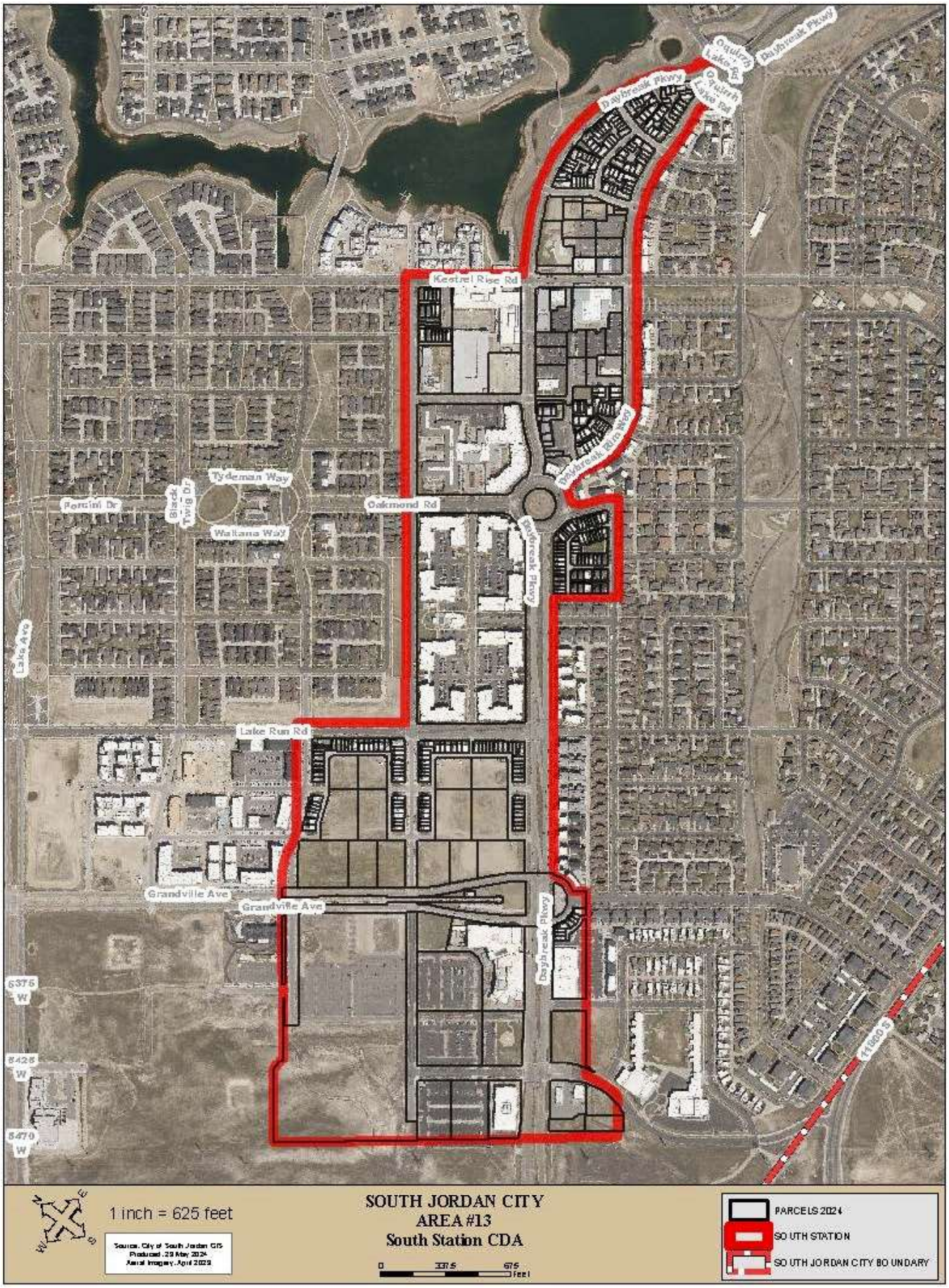
Jordan Valley Water Conservancy District
- Increased property tax base
- Increased water sales

South Valley Sewer District
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District
- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District
- The South Salt Lake Valley Mosquito Abatement District did not participate in the Daybreak Commerce Park CDA, however, has received incremental taxes from this Project Area.
- Increased property tax base


Kestrel Rise Rd
Daybreak Pkwy
Daybreak Vista Rd
Oakmond Rd
Tydeman Way
Pursuit Dr
Black Twig Dr
Wallace Way
Grandville Ave
Grandville Ave
Daybreak Pkwy
1 inch = 625 feet
Base Year 2007 : Trigger Year 2010
Aerial Image October 2007
SOUTH JORDAN CITY
AREA #13
SOUTH STATION CDA
SOUTH JORDAN CITY BOUNDARY


Daybreak Pkwy
Quietly Lake Rd
Kestrel Rise Rd
Tydeman Way
Black Twig Dr
Portcini Dr
Oakmond Rd
Waikana Way
Lake Ave
Lake Run Rd
Grandville Ave
6375 W
8425 W
8470 W
1 inch = 625 feet
SOUTH JORDAN CITY
AREA #13
South Station CDA
0 337.5 675 Feet
PARCELS 2024
SOUTH STATION
SOUTH JORDAN CITY BOUNDARY

Original Budget as Approved for Project

South Station CDA Budget - draft 10/7/08

YEAR	Total	NPV	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
PROJECT SOUTH STATION												
Total Revenues	$ 63,556,661	$ 46,647,133	$ -	$ 361,054	$ 811,473	$ 1,179,176	$ 1,434,815	$ 1,695,620	$ 1,961,694	$ 2,314,606	$ 2,674,644	$ 3,041,951
Distributions:												
RDA Administration	$ (1,588,917)	$ (1,166,178)	$ -	$ (9,026)	$ (20,287)	$ (29,479)	$ (35,870)	$ (42,390)	$ (49,042)	$ (57,865)	$ (66,866)	$ (76,049)
Jordan School District - Commerce Park and South Station	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Infrastructure Maintenance	$ (3,098,387)	$ (2,274,048)	$ -	$ (17,601)	$ (39,559)	$ (57,485)	$ (69,947)	$ (82,661)	$ (95,633)	$ (112,837)	$ (130,389)	$ (148,295)
TRAX Improvements	$ (1,562,077)	$ (1,146,479)	$ -	$ (8,874)	$ (19,944)	$ (28,981)	$ (35,264)	$ (41,674)	$ (48,214)	$ (56,888)	$ (65,737)	$ (74,764)
Public Infrastructure	$ (41,655,916)	$ (30,573,177)	$ -	$ (236,640)	$ (531,851)	$ (772,849)	$ (940,397)	$ (1,111,333)	$ (1,285,722)	$ (1,517,025)	$ (1,752,999)	$ (1,993,737)
Public Facility Remainder 1	$ (15,651,365)	$ (11,487,251)	$ -	$ (88,913)	$ (199,832)	$ (290,382)	$ (353,335)	$ (417,561)	$ (483,084)	$ (569,991)	$ (658,654)	$ (749,106)

YEAR	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
PROJECT SOUTH STATION										
Total Revenues	$ 3,416,672	$ 3,798,955	$ 4,188,952	$ 4,586,817	$ 4,992,707	$ 5,419,505	$ 5,419,505	$ 5,419,505	$ 5,419,505	$ 5,419,505
Distributions:										
RDA Administration	$ (85,417)	$ (94,974)	$ (104,724)	$ (114,670)	$ (124,818)	$ (135,488)	$ (135,488)	$ (135,488)	$ (135,488)	$ (135,488)
Jordan School District - Commerce Park and South Station	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Infrastructure Maintenance	$ (166,563)	$ (185,199)	$ (204,211)	$ (223,607)	$ (243,394)	$ (264,201)	$ (264,201)	$ (264,201)	$ (264,201)	$ (264,201)
TRAX Improvements	$ (83,974)	$ (93,370)	$ (102,955)	$ (112,733)	$ (122,709)	$ (133,199)	$ (133,199)	$ (133,199)	$ (133,199)	$ (133,199)
Public Infrastructure	$ (2,239,334)	$ (2,489,888)	$ (2,745,497)	$ (3,006,263)	$ (3,272,289)	$ (3,552,018)	$ (3,552,018)	$ (3,552,018)	$ (3,552,018)	$ (3,552,018)
Public Facility Remainder 1	$ (841,384)	$ (935,525)	$ (1,031,565)	$ (1,129,542)	$ (1,229,496)	$ (1,334,599)	$ (1,334,599)	$ (1,334,599)	$ (1,334,599)	$ (1,334,599)

South Jordan Redevelopment Agency

AREA 14







TIM DAHLE NISSAN



SOUTH JORDAN
UTAH

SOUTH JORDAN REDEVELOPMENT AGENCY

TIM DAHLE NISSAN

Project Area Summary

The *Tim Dahle Nissan* CDA project completed its ninth (9th) year of a twelve (12) year term in 2023. Located on the east side of Jordan Gateway at 11155 South. This project only involves South Jordan City sales tax and does not involve sales tax from any other entity nor does it involve property tax increment from any taxing entity, including the City. Housing: Not required.

Economic Update

The total project area encompasses 11.59 acres. There are 11.59 developable acres of which approximately 8.78 acres (76%) are developed and 2.81 acres (24%) remains undeveloped. This CDA project agreement consists of the City rebating up to 30% of the City's Point of Sale taxes received with an annual cap of $60,000 and aggregate cap of $500,000.

Notable business development in the project area include the following:

- Automotive: Tim Dahle Nissan dealership
- Future Development: Possible second dealership

2023 Summary Data	
Tax District	39M
Start Year	2015
Term	12 years
Remaining Term	3 years (2026)
Total Acres	11.59
Developable Acres	11.59
Developed Acres	8.78 (76%)
Undeveloped Acres	2.81 (24%)
Residential Portion	0%
Total Building Sq. Ft.	57,583
Estimated # jobs created	120
2023 Value	$27,352,700
Real Property Value	$21,289,900
State Assessed	$6,062,800





SOUTH JORDAN REDEVELOPMENT AGENCY

TIM DAHLE NISSAN

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City
- Increased sales and property tax base—Received $36,818 in Real Property Taxes in 2023 TY
- Increased job count
- Street and other utility system improvements

Salt Lake County
- Increased property tax base—Received $45,861 in Real Property Taxes in 2023 TY
- Increased job count

Jordan School District
- Increased property tax base—Received $146,263 in Real Property Taxes in 2023 TY
- Increase in revenue received from income tax from additional employment

Jordan Valley Water Conservancy District
- Increased property tax base—Received $8,061 in Real Property Taxes in 2023 TY
- Increased water sales

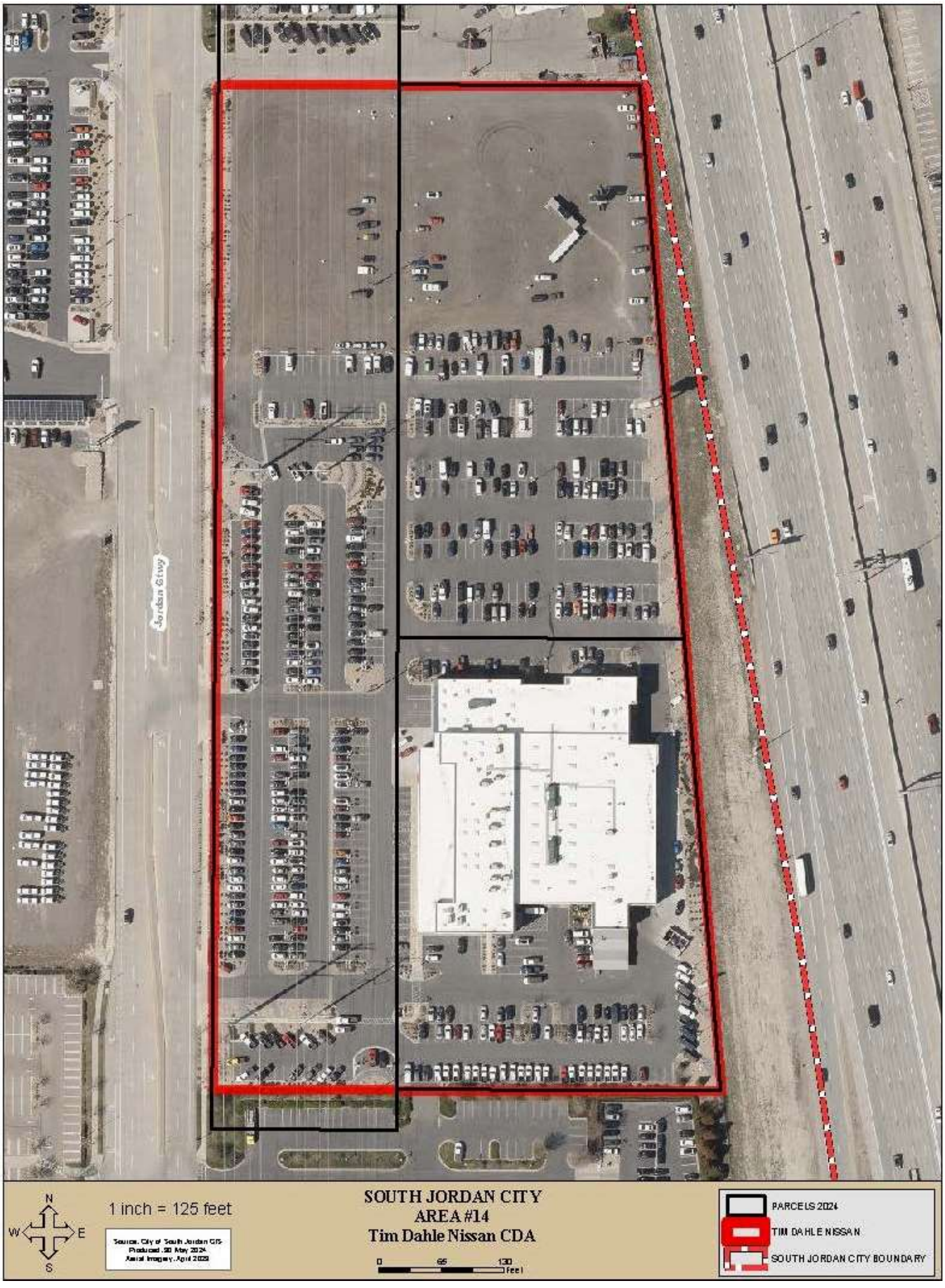
South Valley Sewer District
- Increased property tax base—Received $5,064 in Real Property Taxes in 2023 TY
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District
- Increased property tax base—Received $9,998 in Real Property Taxes in 2023 TY
- Increased water sales

South Salt Lake Valley Mosquito Abatement District
- Increased property tax base—Received $233 in Real Property Taxes in 2023 TY

Crescent Cemetery District
- Increased property tax base—Received $594 in Real Property Taxes in 2023 TY


Jordan Gtwy
N
W
E
S
1 inch = 125 feet
Source: City of South Jordan GIS
Produced: 17 July 2015
Aerial Imagery: 2014
SOUTH JORDAN CITY
AREA #14
TIM DAHLE NISSAN CDA
0
125
250
Feet
PARCELS 2015
TIM DAHLE NISSAN
SOUTH JORDAN CITY BOUNDA


Jordan Pkwy
N
W
E
S
1 inch = 125 feet
Source: City of South Jordan GIS
Produced: 30 May 2024
Aerial Imagery: April 2023
SOUTH JORDAN CITY
AREA #14
Tim Dahle Nissan CDA
0
65
130
Feet
PARCELS 2024
TIM DAHLE NISSAN
SOUTH JORDAN CITY BOUNDARY

South Jordan Redevelopment Agency

AREA 15







RIVERTON CHEVROLET



SOUTH JORDAN
UTAH

SOUTH JORDAN REDEVELOPMENT AGENCY

RIVERTON CHEVROLET

Project Area Summary

The Riverton Chevrolet CDA project completed its eighth (8th) year of a ten (10) year term in 2023. Located on the west side of Jordan Gateway at 11100 South. This project only involves South Jordan City sales tax and does not involve sales tax from any other entity nor does it involve property tax increment from any taxing entity, including the City. Housing: Not required.

Economic Update

The total project area encompasses 13.78 acres. There are 13.78 developable acres of which approximately 6.90 acres (50%) are developed and 6.88 acres (50%) remains undeveloped. Riverton Chevrolet may sell the remaining property or, if possible, open a second dealership on the remaining property in the next few years. This CDA project agreement consists of the City rebating up to 30% of the City's Point of Sale taxes received with an annual cap of $65,000 and aggregate cap of $550,000.

Notable business development in the project area include the following:

- **Automotive:** Riverton Chevrolet dealership
- **Future Development:** Potential second dealership

2023 Summary Data	
Tax District	38C
Start Year	2015
Term	12 years
Remaining Term	3 years (2026)
Total Acres	13.78
Developable Acres	13.78
Developed Acres	6.90 (50%)
Undeveloped Acres	6.88 (50%)
Residential Portion	0%
Total Building Sq. Ft.	59,309
Estimated # jobs created	99
2023 Value	$67,833,017
Real Property Value	$62,774,000
State Assessed	$200,302





SOUTH JORDAN REDEVELOPMENT AGENCY

RIVERTON CHEVROLET

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City
- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County
- Increased property tax base
- Increased job count

Jordan School District
- Increased property tax base
- Increase in revenue received from income tax from additional employment

Jordan Valley Water Conservancy District
- Increased property tax base
- Increased water sales

South Valley Sewer District
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District
- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District
- Increased property tax base

Crescent Cemetery District
- Increased property tax base


N
W
E
S
1 inch = 130 feet
SOUTH JORDAN CITY
AREA #15
RIVERTON CHEVROLET CDA
PARCELS 2016
RIVERTON CHEVROLET
SOUTH JORDAN CITY BOUNDARY


Jordan Gtwy
N
W
E
S
1 inch = 130 feet
Source: City of South Jordan GIS
Produced: 30 May 2024
Aerial Imagery: April 2023
SOUTH JORDAN CITY
AREA #15
Riverton Chevrolet CDA
0
70
140
Feet
PARCELS 2024
RIVERTON CHEVROLET
SOUTH JORDAN CITY BOUNDARY

South Jordan Redevelopment Agency







PROJECT AREAS SUMMARY



SOUTH JORDAN
UTAH

South Jordan City Redevelopment Agency

Annual Report Summary

2023 Tax Year

	Area #1	Area #6	Area #9	Area #11	Area #12	Area #13	Area #2	Area #3	Area #4	Area #5	Area #7	Area #8	Area #10	All Areas	Area #14	Area #15
	Towers at South Towne	South I-15 Frontage	Gateway Central	Merit Medical	Commerce Park	South Station	The Landings - Harmons (Final Year Numbers)	South Gate (Final Year Numbers)	South Gateway - UltraDent (Final Year Numbers)	South Jordan Parkway (Final Year Numbers)	North Jordan Gateway (Final Year Numbers)	South Jordan Towne Center (Final Year Numbers)	The District (Final Year Numbers)	Total Agency Projects	Tim Dahle Nissan	Riverton Chevrolet
Taxing District	39G	38C & 38L	39K	38H	38I	38J	38B	39H	38D	38E	39I	38F	38G	ALL	39M	38C
Project Area Term:																
Base Year	1990	1999	2007	2005	2007	2007	1997	1997	1999	2000	1999	2002	2003		N/A	N/A
Trigger Year	1992	2006	2017	2007	2010	2010	2002	1999	2001	2001	2003	2005	2006		2015	2016
Term (years)	32	25	15	30	20	20	20	15	12	15	15	15	15		12	10
Remaining term	Final Year	7 years (2030)	8 years (2031)	13 years (2036)	6 years (2029)	6 years (2029)	Complete	Complete	Complete	Complete	Complete	Complete	Complete		3 years (2026)	3 years (2026)
Project Area:																
Total Acreage	33.77	76.52	68.34	70.47	442.81	103.50	28.10	95.77	7.58	67.77	37.24	56.86	92.55	**1181.28**	11.59	13.78
Developable Acreage	30.26	68.53	61.76	68.27	350.72	98.59	27.98	89.07	7.58	63.62	31.10	56.06	91.78	**1045.32**	11.59	13.78
Developed Acreage	28.32	61.01	48.34	49.11	129.75	64.17	27.98	78.88	7.58	50.42	31.10	51.77	91.78	**720.21**	8.78	6.90
Undeveloped Acreage	1.94	7.52	13.42	19.16	220.97	34.42	0.00	10.19	0.00	13.20	0.00	4.29	0.00	**325.11**	2.81	6.88
% Developed (est.)	94%	89%	78%	72%	37%	65%	100%	89%	100%	79%	100%	92%	100%	**69%**	76%	50%
% Undeveloped (est.)	6%	11%	22%	28%	63%	35%	0%	11%	0%	21%	0%	8%	0%	**31%**	24%	50%
% Residential (est.)	29%	0%	0%	5%	0%	24%	0%	0%	0%	0%	43%	26%	6%		0%	0%
Project Area Value:																
Combined tax rate	0.004297 (w/o JSD)	0.009788	0.009788	0.009765	0.009290	0.009290										
Base Value	$ 3,000,000	$ 1,629,250	$ 16,343,220	$ 30,669,926	$ 8,575,169	$ 5,867,945	$ 3,461,199	$ 2,561,846	$ 10,221,282	$ 6,776,803	$ 66,669	$ 7,199,247	$ 5,545,010	**$ 101,917,566**		
2023 Value (or final year)	$ 132,931,691	$ 94,265,424	$ 236,722,139	$ 238,909,031	$ 584,919,125	$ 257,210,155	$ 61,974,921	$ 101,121,907	$ 47,000,144	$ 76,131,573	$ 79,302,696	$ 57,534,500	$ 190,877,175	**$ 2,158,900,481**	$ -	$ 67,833,017
% Increase (base)	4331%	5686%	1348%	679%	6721%	4283%	1691%	3847%	360%	1023%	118850%	699%	3342%	**2018%**		
Project Area Financial Update:																
Budget	No Budget Req.	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year			
2023 TIF Collected	$ 570,859	$ 902,310	$ 2,142,750	$ 1,914,951	$ 5,243,524	$ 2,331,019								**$ 13,105,413**		
Administration Fee Collected	n/a	$ 45,116	$ 107,138	$ 21,959	$ 131,088	$ 58,275								**$ 363,576**		
Total Collected To Date	$ 12,815,340	$ 11,779,314	$ 11,985,605	$ 18,023,819	$ 70,871,366	$ 19,717,504	$ 7,525,494	$ 14,267,348	$ 1,198,071	$ 10,214,536	$ 7,081,575	$ 4,958,368	$ 25,466,928	**$ 215,905,268**		
Project Area Provisions (Per Year):																
Agency %	Variable	100%	100%	100%	100%	100%	75%	100%	$100,000/yr cap	100%	90.8%	100.0%	100.0%			
Infrastructure %				2.5%	5.0%	5.0%							3%			
Maximum (cap)				until obligation met					$ 1,200,000				until obligation met			
Agency Administration Fee %	0.0%	5.0%	5.0%	1.25%	2.5%	2.5%	5.0%	5.0%	n/a	5.0%	5.0%	5.0%	5.0%			
Housing requirement	n/a	20%	20%	20%	n/a	n/a	n/a	20%	0%	20%	20%	20%	20%			

South Jordan RDA Actual Cumulative Income & 2023 Payment Obligation Summaries

CUMULATIVE TAX INCREMENT RECEIVED FOR ALL PROJECT AREAS

AREA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
#1 Towers at South Towne - 39G	$ 286,197	$ 399,558	$ 499,448	$ 601,572	$ 517,772	$ 537,129	$ 544,903	$ 539,664	$ 513,200	$ 540,508	$ 566,879	$ 491,930	$ 522,881
#2 The Landings (Harmon's) - 38B	$ -	$ -	$ -	$ 148,453	$ 269,695	$ 319,696	$ 370,032	$ 395,337	$ 411,067	$ 378,342	$ 358,181	$ 322,130	$ 336,230
#3 South Gate - 39H	$ 472,746	$ 585,302	$ 750,000	$ 826,334	$ 777,605	$ 840,490	$ 832,770	$ 938,050	$ 922,634	$ 1,040,734	$ 1,176,249	$ 1,193,305	$ 1,235,346
#4 South Gateway (Ultradent) - 38D	$ -	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 98,071
#5 South Jordan Parkway - 38E	$ -	$ -	$ 235,431	$ 303,878	$ 378,344	$ 463,531	$ 486,719	$ 636,330	$ 698,899	$ 761,872	$ 956,498	$ 929,422	$ 937,210
#6 South I-15 Frontage Road - 38C	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 363,252	$ 370,226	$ 514,788	$ 614,984	$ 630,528	$ 635,329
#7 North Jordan Gateway - 39I	$ -	$ -	$ -	$ -	$ 78,530	$ 185,797	$ 189,945	$ 173,255	$ 165,389	$ 362,468	$ 431,371	$ 446,810	$ 481,582
#8 South Jordan Towne Center - 38F	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,311	$ 189,740	$ 243,797	$ 312,212	$ 325,125	$ 294,482	$ 334,928
#9 Gateway Central	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
#10 The District - 38G	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600,000	$ 1,275,802	$ 1,870,562	$ 1,954,386	$ 1,445,974	$ 1,714,183
#11 Merit Medical - 38H	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 344,135	$ 359,280	$ 472,804	$ 424,271	$ 485,517
#12 Commerce Park - 38I	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,360,486	$ 3,640,965
#13 South Station - 38J	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 625,688	$ 814,936
	$ 758,943	**$ 984,860**	**$ 1,584,879**	**$ 1,980,237**	**$ 2,121,946**	**$ 2,446,643**	**$ 2,674,680**	**$ 3,935,628**	**$ 5,045,149**	**$ 6,240,766**	**$ 6,956,477**	**$ 9,265,026**	**$ 11,237,178**

AREA	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
#1 Towers at South Towne - 39G	$ 568,910	$ 590,221	$ 570,859	$ 579,001	$ 407,233	$ 372,784	$ 396,611	$ 916,863	$ 534,790	$ 372,783	$ 372,785	$ 570,859	**$ 12,815,340**
#2 The Landings (Harmon's) - 38B	$ 347,894	$ 354,944	$ 332,730	$ 337,311	$ 368,730	$ 357,574	$ 414,344	$ 593,763	$ 622,982	$ 486,059	Complete	Complete	**$ 7,525,494**
#3 South Gate - 39H	$ 1,298,894	$ 1,376,889	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	**$ 14,267,348**
#4 South Gateway (Ultradent) - 38D	$ 100,000	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	**$ 1,198,071**
#5 South Jordan Parkway - 38E	$ 856,716	$ 821,732	$ 876,198	$ 871,756	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	**$ 10,214,536**
#6 South I-15 Frontage Road - 38C	$ 659,483	$ 636,397	$ 584,517	$ 570,507	$ 621,419	$ 578,870	$ 727,809	$ 848,789	$ 887,806	$ 830,335	$ 801,965	$ 902,310	**$ 11,779,314**
#7 North Jordan Gateway - 39I	$ 679,139	$ 689,293	$ 701,284	$ 783,082	$ 881,201	$ 832,429	Complete	Complete	Complete	Complete	Complete	Complete	**$ 7,081,575**
#8 South Jordan Towne Center - 38F	$ 361,422	$ 351,236	$ 324,787	$ 330,607	$ 318,797	$ 364,934	$ 469,203	$ 586,787	Complete	Complete	Complete	Complete	**$ 4,958,368**
#9 Gateway Central	$ -	$ -	$ -	$ -	$ -	$ 730,762	$ 1,392,474	$ 1,813,287	$ 2,116,214	$ 2,076,854	$ 1,713,264	$ 2,142,750	**$ 11,985,605**
#10 The District - 38G	$ 1,700,478	$ 1,731,963	$ 1,698,886	$ 1,702,369	$ 1,865,465	$ 1,803,448	$ 1,840,317	$ 2,100,995	$ 2,162,100	Complete	Complete	Complete	**$ 25,466,928**
#11 Merit Medical - 38H	$ 846,925	$ 969,275	$ 1,159,133	$ 1,281,874	$ 1,251,945	$ 1,259,866	$ 1,187,458	$ 1,354,724	$ 1,429,915	$ 1,781,364	$ 1,500,382	$ 1,914,951	**$ 18,023,819**
#12 Commerce Park - 38I	$ 3,989,408	$ 3,566,101	$ 5,666,495	$ 5,666,495	$ 5,999,823	$ 5,711,970	$ 5,807,751	$ 6,447,130	$ 6,056,104	$ 5,812,167	$ 4,902,947	$ 5,243,524	**$ 70,871,366**
#13 South Station - 38J	$ 892,613	$ 968,165	$ 975,144	$ 975,144	$ 1,308,675	$ 1,283,383	$ 1,357,246	$ 1,669,064	$ 2,067,850	$ 2,199,063	$ 2,249,514	$ 2,331,019	**$ 19,717,504**
	$ 12,301,882	**$ 12,056,216**	**$ 12,890,033**	**$ 13,098,146**	**$ 13,023,288**	**$ 13,296,020**	**$ 13,593,213**	**$ 16,331,402**	**$ 15,877,761**	**$ 13,558,625**	**$ 11,540,857**	**$ 13,105,413**	**$ 215,905,268**

2023 TAX INCREMENT PAYMENT/OBLIGATION SUMMARY

	Increased Tax Value over Base	Increment Received	Admin Fee %	Admin Fee	Housing	Reimbursement To Developers	JSD Pass-through	JSD Admin Bldg.	Infrastructure	Available for RDA Obligations
#1 Towers at South Towne - 39G		$ 570,859	0.0%	~	n/a	~	~	~	~	$ 570,859
#2 The Landings (Harmon's) - 38B	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#3 South Gate - 39H	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#4 South Gateway (Ultradent) - 38D	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#5 South Jordan Parkway - 38E	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#6 South I-15 Frontage Road - 38C		$ 902,310	5.0%	$ 45,116	$ 180,462	~	~	~	~	$ 676,733
#7 North Jordan Gateway - 39I	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#8 South Jordan Towne Center - 38F	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#9 Gateway Central		$ 2,142,750	5.0%	$ 107,138	$ 428,550	~	~	~	~	$ 1,607,063
#10 The District - 38G	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#11 Merit Medical - 38H		$ 1,914,951	1.25%	$ 22,091	$ 132,544	$ 1,166,632	$ 254,442	~	~	$ 339,241
#12 Commerce Park - 38I		$ 5,243,524	2.5%	$ 131,088	n/a	$ 2,727,921	$ 836,397	$ 449,544	$ 262,176	$ 836,397
#13 South Station - 38J		$ 2,331,019	2.5%	$ 58,275	n/a	$ 2,000,033	~	$ 156,160	$ 116,551	$ (0)

RDA TRANSFERS OUT FOR FY 23-24

Transfer	Amount*	Purpose
Transfer to General Fund	$ 19	Risk Management Fee
Transfer to General Fund	$ 163,336	RDA Portion of Homeless Shelter Funding
Transfer to CDA	$ 125,000	Tim Dahle Nissan & Riverton Chevrolet payments
Transfer to Debt Service	$ 763,625	Debt Service on the 2008 Sales Tax Revenue Bond
Transfer to Debt Service	$ 1,214,450	Debt Service on the 2015 RDA Bond
TOTAL TRANSFERS	**$ 2,266,430**	

*These are actual amounts for FY 22-23 but have not been audited

South Jordan RDA Actual Cumulative Housing Revenue & Expenses

AREA	Housing Backloaded Per Year	Housing Revenue 2005	Housing Revenue 2006	Housing Revenue 2007	Housing Revenue 2008	Housing Revenue 2009	Housing Revenue 2010	Housing Revenue 2011	Housing Revenue 2012	Housing Revenue 2013	Housing Revenue 2014
#1 Towers at South Towne - 39G	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#2 The Landings (Harmon's) - 38B	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	COMPLETE
#3 South Gate - 39H	172,094	~	~	$ 356,621	$ 380,241	$ 407,344	$ 410,755	$ 419,163	$ 431,873	$ 447,472	COMPLETE
#4 South Gateway (Ultradent) - 38D	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	COMPLETE	COMPLETE
#5 South Jordan Parkway - 38E	164,051	~	~	~	~	~	$ 349,935	$ 351,493	$ 335,394	$ 328,397	$ 339,290
#6 South I-15 Frontage Road - 38C	421,369	~	~	~	~	~	~	~	~	~	~
#7 North Jordan Gateway - 39I	39,669	~	~	~	~	~	$ 129,031	$ 135,985	$ 175,497	$ 177,527	$ 179,926
#8 South Jordan Towne Center - 38F	No Backload	$ 30,062	$ 37,948	$ 48,759	$ 62,442	$ 65,025	$ 58,896	$ 66,986	$ 72,284	$ 70,247	$ 64,957
#9 Gateway Central	No Backload	~	~	~	~	~	~	~	~	~	~
#10 The District - 38G	No Backload	~	$ 120,000	$ 255,160	$ 374,112	$ 390,877	$ 289,195	$ 342,837	$ 340,096	$ 346,393	$ 339,778
#11 Merit Medical - 38H	No Backload	~	~	$ 68,827	$ 71,856	$ 94,561	$ 84,854	$ 97,103	$ 169,385	$ 193,855	$ 231,826
#12 Commerce Park - 38I	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#13 South Station - 38J	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Interest				$ 4,466	$ 10,864	$ 15,128	$ 8,763	$ 8,013	$ 51,351	$ 26,700	$ 56,422
Misc.						$ 2,500					
Bond Proceeds											
Transfer From RDA						$ 3,077,718					
Transfer from CDA									$ 999,999		
		$ 30,062	$ 157,948	$ 733,833	$ 899,516	$ 4,053,153	$ 1,331,429	$ 1,421,580	$ 2,575,879	$ 1,590,592	$ 1,212,199

AREA	Housing Backloaded Per Year	Housing Revenue 2015	Housing Revenue 2016	Housing Revenue 2017	Housing Revenue 2018	Housing Revenue 2019	Housing Revenue 2020	Housing Revenue 2021	Housing Revenue 2022	Housing Revenue 2023	Project Area Total
#1 Towers at South Towne - 39G	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#2 The Landings (Harmon's) - 38B	No Housing	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	n/a
#3 South Gate - 39H	227,328	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	**$ 2,853,470**
#4 South Gateway (Ultradent) - 38D	No Housing	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	n/a
#5 South Jordan Parkway - 38E	426,792	$ 338,401	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	**$ 1,703,621**
#6 South I-15 Frontage Road - 38C	421,369	~	~	$ 425,846	$ 455,633	$ 479,829	$ 487,633	$ 476,139	$ 470,465	$ 180,462	**$ 2,325,080**
#7 North Jordan Gateway - 39I	-	$ 196,285	$ 215,909	$ 206,200	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	**$ 1,236,434**
#8 South Jordan Towne Center - 38F	No Backload	$ 66,121	$ 63,759	$ 70,149	$ 88,350	$ 79,452	COMPLETE	COMPLETE	COMPLETE	COMPLETE	**$ 880,481**
#9 Gateway Central	No Backload	~	~	$ 146,152	$ 278,495	$ 362,657	$ 423,243	$ 415,371	$ 339,895	$ 428,550	**$ 2,394,364**
#10 The District - 38G	No Backload	$ 340,474	$ 373,093	$ 352,202	$ 368,063	$ 420,199	$ 429,626	COMPLETE	COMPLETE	COMPLETE	**$ 4,742,327**
#11 Merit Medical - 38H	No Backload	$ 256,375	$ 250,389	$ 251,973	$ 237,492	$ 270,946	$ 285,983	$ 356,273	$ 132,544	$ 132,544	**$ 2,689,872**
#12 Commerce Park - 38I	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#13 South Station - 38J	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Interest*		$ 48,209	$ 61,311	$ 153,473	$ 205,250	$ 316,607	$ 145,288	$ 79,311	$ 50,031	$ 644,432	**$ 1,885,619**
Misc.											**$ 2,500**
Bond Proceeds			$ 355,110		$ 1,440,707						**$ 1,795,817**
Transfer From RDA											**$ 3,077,718**
Transfer from CDA											**$ 999,999**
		$ 1,245,865	$ 1,319,571	$ 1,605,995	$ 3,073,991	$ 1,929,690	$ 1,771,773	$ 1,327,094	$ 992,936	$ 1,385,988	**$ 26,587,302**

*Interest number provided is reported at fair value

Housing Expenses 2005	Housing Expenses 2006	Housing Expenses 2007	Housing Expenses 2008	Housing Expenses 2009	Housing Expenses 2010	Housing Expenses 2011	Housing Expenses 2012	Housing Expenses 2013	Housing Expenses 2014
$ -	$ -	$ (107,520)	$ (259,661)	$ (3,635,657)	$ (348,163)	$ (337,597)	$ (337,994)	$ (681,555)	$ (624,562)

Housing Expenses 2015	Housing Expenses 2016	Housing Expenses 2017	Housing Expenses 2018	Housing Expenses 2019	Housing Expenses 2020	Housing Expenses 2021	Housing Expenses 2022	Housing Expenses 2023	Total
$ (329,707)	$ (1,115,053)	$ (647,541)	$ (328,749)	$ (328,661)	$ (325,870)	$ (1,506,860)	$ (1,691,605)	$ (316,306)	**$ (12,923,061)**

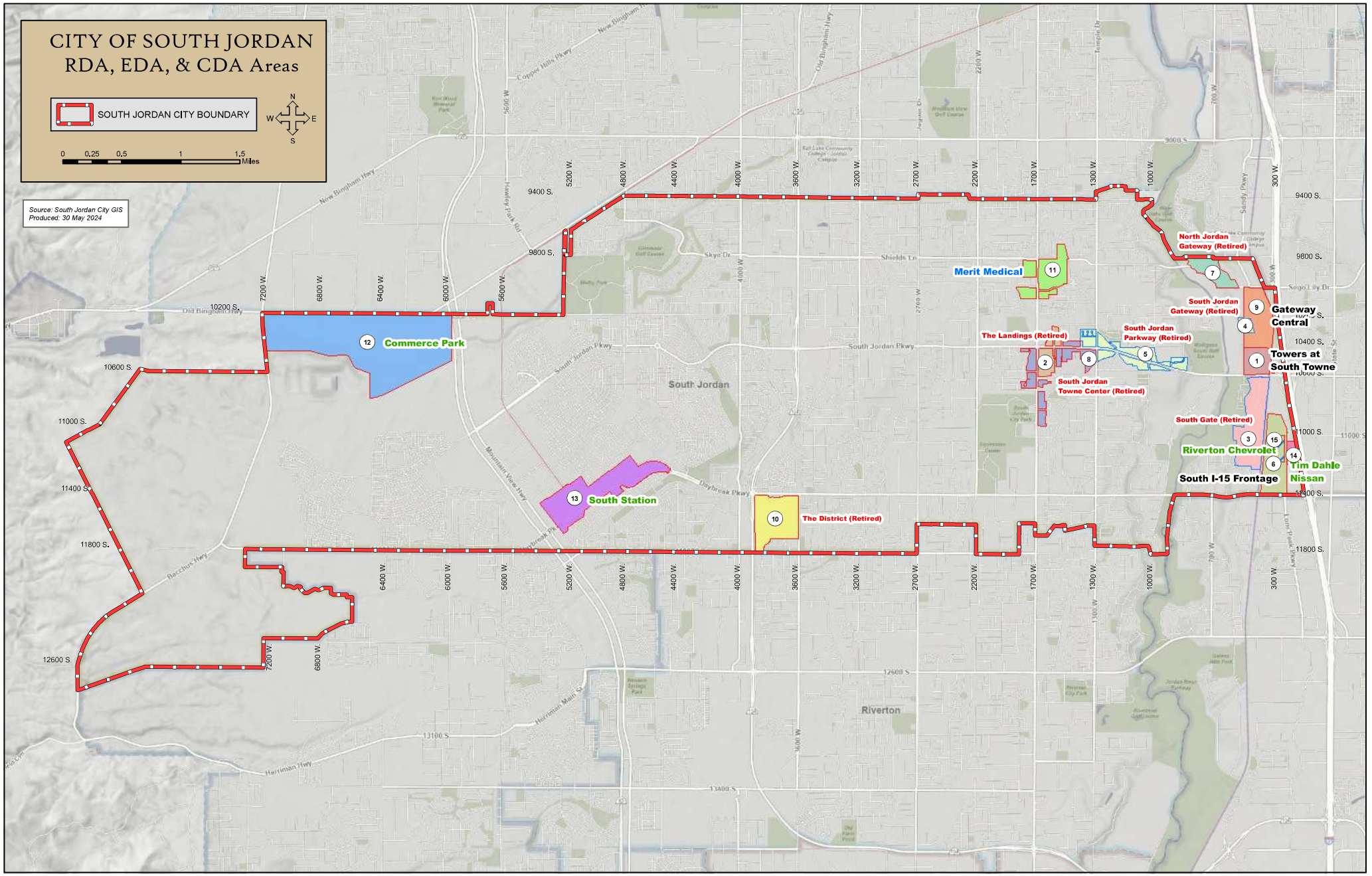
Housing Fund Balance	**$ 14,202,874**

**This number is unaudited as of 7/18/2024 which does not include all year-end and month-end transactions

SOUTH JORDAN RDA EXPENSES

AREA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
#1 Towers at South Towne - 39G	$ 269,936	$ 359,260	$ 328,299	$ 647,260	$ 394,238	$ 366,907	$ 345,666	$ 405,245	$ 297,817	$ 374,237	$ 340,530	$ 281,886	$ 320,216
#2 The Landings (Harmon's) - 38B				$ 256,119	$ 400,184	$ 363,617	$ 463,992	$ 229,601	$ 466,048	$ 216,979	$ 165,877	$ 147,396	$ 165,486
#3 South Gate - 39H	$ 58,097	$ 64,764	$ 673,783	$ 746,005	$ 128,257	$ 95,567	$ 67,830	$ 135,402	$ 82,925	$ 132,215	$ 87,425	$ 70,900	$ 78,552
#4 South Gateway (Ultradent) - 38D			$ 60,000	$ 206,385	$ 89,377	$ 53,542	$ 26,191	$ 88,499	$ 13,728	$ 74,756	$ 25,766	$ 9,481	$ 31,287
#5 South Jordan Parkway - 38E			$ 11,772	$ 469,763	$ 252,620	$ 407,213	$ 51,350	$ 121,392	$ 867,296	$ 118,100	$ 77,518	$ 58,887	$ 68,730
#6 South I-15 Frontage Road (Wal-Mart) - 38C								$ 362,130	$ 295,986	$ 589,543	$ 640,750	$ 640,009	$ 666,616
#7 North Jordan Gateway - 39I					$ 93,303	$ 62,832	$ 35,688	$ 97,162	$ 26,132	$ 94,768	$ 48,378	$ 120,701	$ 49,713
#8 South Jordan Towne Center - 38F						$ 1,233,765	$ 311,443	$ 313,610	$ 202,277	$ 305,705	$ 213,074	$ 194,903	$ 214,367
#9 Gateway Central											$ 112,184	$ 569,303	$ 2,800
#10 The District - 38G								$ 568,499	$ 1,034,369	$ 9,637,692	$ 1,491,047	$ 1,019,577	$ 1,409,159
#11 Merit Medical - 38H									$ 280,987	$ 353,549	$ 392,608	$ 338,653	$ 407,770
#12 Commerce Park - 38I												$ 63,424	$ 1,941,564
#13 South Station - 38J										$ 644,667	$ 355,332	$ 20,055	$ 446,000
	$ 328,033	**$ 424,023**	**$ 1,073,854**	**$ 2,325,532**	**$ 1,357,978**	**$ 2,583,444**	**$ 1,302,160**	**$ 2,321,542**	**$ 3,567,564**	**$ 12,542,210**	**$ 3,950,489**	**$ 3,535,175**	**$ 5,802,260**

AREA	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
#1 Towers at South Towne - 39G	$ 324,039	$ 292,114	$ 286,166	$ 319,713	$ 214,140	$ 159,583	$ 17,857	$ 17,857	$ 17,857	$ 20,833	$ 31,250	$ 31,250	**$ 6,464,156**
#2 The Landings (Harmon's) - 38B	$ 190,666	$ 172,740	$ 146,871	$ 176,770	$ 157,756	$ 154,839	$ 159,909	$ 161,458	$ 162,554	$ 166,471	COMPLETE	COMPLETE	**$ 4,525,333**
#3 South Gate - 39H	$ 116,881	$ 102,502	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	**$ 2,641,105**
#4 South Gateway (Ultradent) - 38D	$ 51,937	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	**$ 730,949**
#5 South Jordan Parkway - 38E	$ 96,222	$ 76,134	$ 54,192	$ 83,631	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	**$ 2,814,819**
#6 South I-15 Frontage Road (Wal-Mart) - 38C	$ 701,264	$ 658,023	$ 59,296	$ 88,265	$ 49,055	$ 44,368	$ 70,653	$ 60,297	$ 62,110	$ 62,307	$ 71,348	$ 76,366	**$ 5,198,386**
#7 North Jordan Gateway - 39I	$ 177,969	$ 77,874	$ 43,964	$ 77,723	$ 62,044	$ 57,253	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	**$ 1,125,505**
#8 South Jordan Towne Center - 38F	$ 240,273	$ 74,864	$ 25,139	$ 55,100	$ 33,924	$ 33,162	$ 39,945	$ 37,720	COMPLETE	COMPLETE	COMPLETE	COMPLETE	**$ 3,529,271**
#9 Gateway Central	$ -					$ 52,131	$ 2,189,981	$ 1,322,521	$ 1,340,268	$ 1,342,579	$ 1,335,113	$ 1,352,838	**$ 9,619,718**
#10 The District - 38G	$ 1,423,786	$ 1,414,878	$ 1,383,853	$ 1,403,461	$ 1,430,128	$ 1,397,750	$ 1,749,796	$ 1,728,316	$ 644,973	COMPLETE	COMPLETE	COMPLETE	**$ 27,737,282**
#11 Merit Medical - 38H	$ 708,986	$ 785,627	$ 908,163	$ 1,033,055	$ 989,251	$ 993,037	$ 908,077	$ 1,068,864	$ 1,127,194	$ 1,221,817	$ 1,147,572	$ 1,246,049	**$ 13,911,260**
#12 Commerce Park - 38I	$ 3,573,839	$ 3,485,449	$ 4,651,272	$ 6,313,543	$ 5,386,760	$ 5,030,856	$ 5,078,895	$ 5,799,114	$ 8,240,428	$ 1,735,475	$ 210,780	$ 779,705	**$ 52,291,104**
#13 South Station - 38J	$ 1,369,794	$ 936,870	$ 1,673,511	$ 947,217	$ 1,238,611	$ 1,194,136	$ 1,242,526	$ 1,631,264	$ 4,564,053	$ 1,710,154	$ 1,848,907	$ 2,454,293	**$ 22,277,390**
	$ 8,975,654	**$ 8,077,076**	**$ 9,232,427**	**$ 10,498,479**	**$ 9,561,668**	**$ 9,117,115**	**$ 11,457,639**	**$ 11,827,411**	**$ 16,159,437**	**$ 6,259,636**	**$ 4,644,970**	**$ 5,940,501**	**$ 152,866,277**


CITY OF SOUTH JORDAN
RDA, EDA, & CDA Areas
SOUTH JORDAN CITY BOUNDARY
N
W
E
S
0 0.25 0.5 1 1.5 Miles
Source: South Jordan City GIS
Produced: 30 May 2024
Commerce Park
South Station
The District (Retired)
Merit Medical
North Jordan Gateway (Retired)
South Jordan Gateway (Retired)
Gateway Central
The Landings (Retired)
South Jordan Parkway (Retired)
Towers at South Towne
South Jordan Towne Center (Retired)
South Gate (Retired)
Riverton Chevrolet
Tim Dahle Nissan
South I-15 Frontage
South Jordan
Riverton
9400 S.
9800 S.
10200 S.
10600 S.
11000 S.
11400 S.
11800 S.
12600 S
13100 S
13400 S

South Jordan Redevelopment Agency







APPENDIX



SOUTH JORDAN
UTAH

Redevelopment Agency

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estmated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Project #1 Towers Haircut	372,785	375,000	342,490	0
Project #2 Harmons	0	0	0	0
Project #5 South Jordan Parkway Increment	0	0	0	0
Project #6 South I-15 Frontage	567,172	830,000	358,751	830,000
Project #7 North Jordan Gateway Increment	0	0	0	0
Project #8 South Towne Center Increment	0	0	0	0
Project #9 Gateway Central	1,370,611	2,000,000	1,628,568	2,300,000
Project #10 South Bangerter	0	0	0	0
Project #11 Merit Medical	1,529,528	1,600,000	1,526,207	1,830,000
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	84,454	30,000	81,270	30,000
Total Revenues	**4,044,551**	**4,955,000**	**4,057,286**	**5,110,000**
Transfer From Other Funds				
Use of Fund Balance	0	0	0	0
Total Trans From Other Funds	**0**	**0**	**0**	**0**
Total Revenues and Transfers	**4,044,551**	**4,955,000**	**4,057,286**	**5,110,000**
Operating Expenditures				
Materials and Supplies	47,976	66,500	44,987	72,700
Operating Expenditures	270,695	393,423	383,590	471,984
Total Operating Expenditures	**318,671**	**459,923**	**428,577**	**544,684**
Project Expenditures				
Tax Increment Commitments	1,373,925	1,341,500	1,340,659	1,374,400
Total Project Expenditures	**1,373,925**	**1,341,500**	**1,340,659**	**1,374,400**
Transfers Out				
Transfer to CDA	125,000	125,000	125,000	125,000
Transfer to Debt Service Fund	765,000	763,625	763,625	0
Transfer to SID Debt Service Fund	1,218,200	1,214,450	1,214,450	1,213,950
Transfer to General Fund	82,065	19	19	25,000
Contribution to Fund Balance	161,689	1,050,483	184,956	1,826,966
Total Transfers Out	**2,351,954**	**3,153,577**	**2,288,050**	**3,190,916**
Total Expenditures	**4,044,551**	**4,955,000**	**4,057,286**	**5,110,000**

RDA Housing

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Housing Revenue	747,394	760,000	669,632	875,000
Investment Earnings	466,724	0	536,304	0
Total Revenues	**1,214,118**	**760,000**	**1,205,936**	**875,000**
Transfer From Other Funds				
Use of Fund Balance	0	543,336	0	9,960,456
Total Trans From Other Funds	**0**	**543,336**	**0**	**9,960,456**
Total Revenues and Transfers	**1,214,118**	**1,303,336**	**1,205,936**	**10,835,456**
Operating Expenditures				
Operating Expenditures	152,970	0	168,380	175,000
Total Operating Expenditures	**152,970**	**0**	**168,380**	**175,000**
Project Expenditures				
Housing Expenses	0	1,140,000	1,500	10,470,000
Total Project Expenditures	**0**	**1,140,000**	**1,500**	**10,470,000**
Transfers Out				
Transfer to General Fund	200,000	163,336	163,336	190,456
Contribution to Fund Balance	861,148	0	872,720	0
Total Transfers Out	**1,061,148**	**163,336**	**1,036,056**	**190,456**
Total Expenditures	**1,214,118**	**1,303,336**	**1,205,936**	**10,835,456**

CDA

	Prior Year Actual FY 22-23	Adopted Budget FY 23-24	Estimated Actual FY 23-24	Proposed Budget FY 24-25
Revenues				
Project#12 Commerce Park	4,902,947	6,400,000	3,146,182	5,000,000
Project#13 South Station	2,249,514	2,300,000	1,398,627	2,200,000
Investment Earnings	319,770	0	355,647	0
Total Revenues	**7,472,231**	**8,700,000**	**4,900,456**	**7,200,000**
Transfer From Other Funds				
Transfer from RDA	125,000	125,000	125,000	125,000
Use of Fund Balance	0	0	0	0
Total Trans From Other Funds	**125,000**	**125,000**	**125,000**	**125,000**
Total Revenues and Transfers	**7,597,231**	**8,825,000**	**5,025,456**	**7,325,000**
Operating Expenditures				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	14,049	50,000	34,831	50,000
Total Operating Expenditures	**134,049**	**170,000**	**154,831**	**170,000**
Project Expenditures				
Tax Increment Commitments	2,535,683	3,025,000	2,585,000	3,950,000
Total Project Expenditures	**2,535,683**	**3,025,000**	**2,585,000**	**3,950,000**
Transfers Out				
Transfer to Capital Equipment	200,000	0	0	300,000
Transfer to General CIP	0	1,250,000	1,250,000	300,000
Contribution to Fund Balance	4,727,498	4,380,000	1,035,625	2,605,000
Total Transfers Out	**4,927,498**	**5,630,000**	**2,285,625**	**3,205,000**
Total Expenditures	**7,597,231**	**8,825,000**	**5,025,456**	**7,325,000**

South Jordan Redevelopment Agency
1600 W. Towne Center Drive
South Jordan, UT 84095
801-254-3742
sjc.utah.gov

SOUTH JORDAN
UTAH

SOUTH JORDAN
UTAH

South Jordan Redevelopment Agency

RETIRED PROJECT AREAS REPORT

South Jordan
Redevelopment Agency
1600 West Towne Center Drive
South Jordan, UT 84095
801.254.3742
sjc.utah.gov

2024
SOUTH JORDAN RDA
RETIRED AREAS REPORT

SOUTH JORDAN
UTAH

Table of Contents

2024 Taxing Entity Committee 2

Project Area #2: The Landings (Harmons) 5
Final Year: 2021

Project Area #3: South Gate 12
Final Year: 2013

Project Area #4: South Gateway (Ultradent) 17
Final Year: 2012

Project Area #5: South Jordan Parkway 21
Final Year: 2015

Project Area #7: North Jordan Gateway 27
Final Year: 2017

Project Area #8: South Jordan Towne Center 34
Final Year: 2019

Project Area #10: The District 41
Final Year: 2020

Retired Project Areas Summary 48

2024
SOUTH JORDAN RDA
TAXING ENTITY

Committee Members

South Jordan City

Representative:

Dustin Lewis, City Manager/RDA Executive Director
1600 W. Towne Center Drive
South Jordan, UT 84095
Phone: 801-254-3742
Email: dlewis@sjc.utah.gov

Representative:

Brian Preece, Director of City Commerce/RDA Manager
1600 W. Towne Center Drive
South Jordan, UT 84095
Phone: 801-254-3742
Email: bpreece@sjc.utah.gov

RDA Legal Counsel:

J. Craig Smith, South Jordan RDA Attorney
257 East 200 South, Suite 500
Salt Lake City, UT 84111
Phone: 801-413-1600
Email: jcsmith@shutah.law

RDA Staff:

Anna Crookston, City Recorder/RDA Secretary
1600 W. Towne Center Drive
South Jordan, UT 84095
Phone: 801-254-3742
Email: acrookston@sjc.utah.gov

RDA Staff:

Ambra Holland, City Commerce/RDA Executive Assistant
1600 W. Towne Center Drive
South Jordan, UT 84095
Phone: 801-254-3742
Email: aholland@sjc.utah.gov

2024
SOUTH JORDAN RDA
TAXING ENTITY

SOUTH JORDAN UTAH

Committee Members

Utah State Board of Education

Brett Baltazar
250 East 500 South
PO Box 144200
Salt Lake City, UT 84114-4200
Phone: 801-538-7802
Email: brett.baltazar@schools.utah.gov

Jordan School District

John Larsen, Business Administrator
7387 S. Campus View Drive
West Jordan, UT 84084-5500
Phone: 801-567-8148
Email: john.larsen@jordandistrict.org

Bryce Dunford, JSD Board of Education
5035 W. Woodridge Drive
South Jordan, UT 84009
Phone:
Email: bryce.dunford@jordandistrict.org

Salt Lake County Council

Dave Delquadro, Salt Lake County Council
2001 S. State Street, Suite N2-202
Salt Lake City, UT 84190-1010
Phone: 385-468-7461
Email: ddelquadro@slco.org

Salt Lake County Mayor's Office

Jevon Gibb, Economic Development Director
SL County Office of Regional Development
2001 S. State Street, Suite S2-100
Salt Lake City, UT 84114-4575
Phone: 385-468-4887
Email: jmgibb@slco.org

Jordan Valley Water Conservancy District

David D. Martin, Special Service District Representative
8215 South 1300 West
West Jordan, UT 84088-0070
Phone: 801-565-4300
Email: davem@jvwcd.org

Other Taxing Entites

Central Utah Water Conservancy District

Lisa Anderson, Executive Assistant
1426 East 750 North, Suite 400
Orem, UT 84097
Phone: 801-226-7103
Email: landerson@cuwcd.gov

South Salt Lake Valley Mosquito Abasement District

Dan McBride, Manager
7308 S. Airport Road
West Jordan, UT 84084
Phone: 801-255-4651
Email: dmcbride@sslvmad.org

South Valley Sewer District

Joel Thompson, General Manager
1253 W. Jordan Basin Lane
Bluffdale, UT 84065
Phone: 801-571-1166
Email: joelt@svsewer.com

Crescent Cemetery

Glenn Jenkins
10735 S. Vermeer Way
Sandy, UT 84070
Phone: 801-706-3620
Email: levelbuilding@yahoo.com

SOUTH JORDAN
UTAH

AREA #2 THE LANDINGS (HARMONS)

South Jordan
Redevelopment Agency

FINAL YEAR: 2021

THE LANDINGS (HARMON'S) AREA #2

SOUTH JORDAN UTAH

Project Area Summary

The Landings (Harmon's) project area completed its twentieth (20th) and final year of a twenty (20) year term in 2021. This area was established in 1997 with a trigger date of 2002. The project area is completely built-out and has developed into a strong retail/office development. Harmon's, Savers, and Walgreens anchor the development with other food services, retail and office supporting the area. This Project Area has a 75% Participation Rate. There is not a cap on this project area. Housing: Not required at time of approval.



Economic Update

The total project area encompasses 28.10 acres of which approximately 27.98 acres (100%) have been developed. The project area is 0% residential. Taxable values within the project area have increased from $3,461,199 in its base year to $61,974,921 after the 2021 valuation; an increase of 1,691% over the life of the project. Agency obligations will continue and are expected to be met by 2021.

Notable business developments in the project area over the term of the project include the following:

- Government: South Jordan's Gale Center of History & Culture
- Office: Lotsa Tots (daycare), Edward Jones (insurance), Brain Balance, Selling Salt Lake Company (real estate), Zions Bank, Homenet Real Estate
- Medical: Mountain West Chiropractic, After Hours Medical (urgent care facility)
- Restaurants: Panda Express, Del Taco, Cafe Rio, Cold Stone Creamery, Subway, Oh Mai, China Wok, Mod Pizza, Itto Sushi
- Retail: Harmon's, Savers, Walgreens, Mattress Dealzz, AutoZone, Grease Monkey, Red Hanger, Dollar Tree, Sally Beauty Supply, FedEx Office & Print, Utah Copy and Print
- Salons: Bells Nails, Urban Era Artistry, Great Clips, Image Studios, Sport Clips, QPI Nails, Sharkey's Cuts for Kids

Future Development Plans:

- City staff is working with the project owners to keep the spaces occupied as businesses turn over from time to time.

THE LANDINGS (HARMON'S)
AREA #2

SOUTH JORDAN
UTAH

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2022:
This area is complete; no further tax increment is expected.

Comparison of actual project funds received to the amount forecasted for year 20 (2021):	
Received: $486,059	Original Budget Projection: $300,841



Summary Data for Final Year 2021

Tax District 38B			
Base Year	Trigger Year	Term	Remaining Term
1997	2002	20 years	Complete
Total Acres	Developable Acres	Developed Acres	Undeveloped Acres
28.10	27.98	27.98 (100%)	0.00% (0%)
Residential Portion	Total Building Sq. Ft.	Estimated # jobs created	Combined Tax Rate
0%	292,552	765	0.010948
Base Value	2021 Value	Percent Increase	2021 Tax Increment Collected
$3,461,199	$61,974,921	1,691%	$486,059
Real Property Value	Personal Property Value	State Assessed	Budget
$56,801,600	$4,966,702	$206,619	Multi-year
Amount paid to other Taxing Entities		Estimated Current Assessed Value	
25% of Tax Increment collected		$68,172,400	

THE LANDINGS (HARMON'S) AREA #2

SOUTH JORDAN UTAH

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City

- Increased sales and property tax base
- 25% of SJC Tax Increment since 2002; $23,815 for 2021 TY
- Increased job count
- Street and other utility system improvements

Salt Lake County/Salt Lake County Library

- Increased property tax base
- 25% of SLCo /Library Tax Increment since 2002; $32,928 for 2021 TY
- Increased job count

Jordan School District

- Increased property tax base
- Increase in revenue received from Income Tax from additional employment
- 25% of JSD Tax Increment since 2002; $90,228 for 2021 TY

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales
- 25% of JVWCD Tax Increment since 2002; $4,930 for 2021 TY

South Valley Sewer District

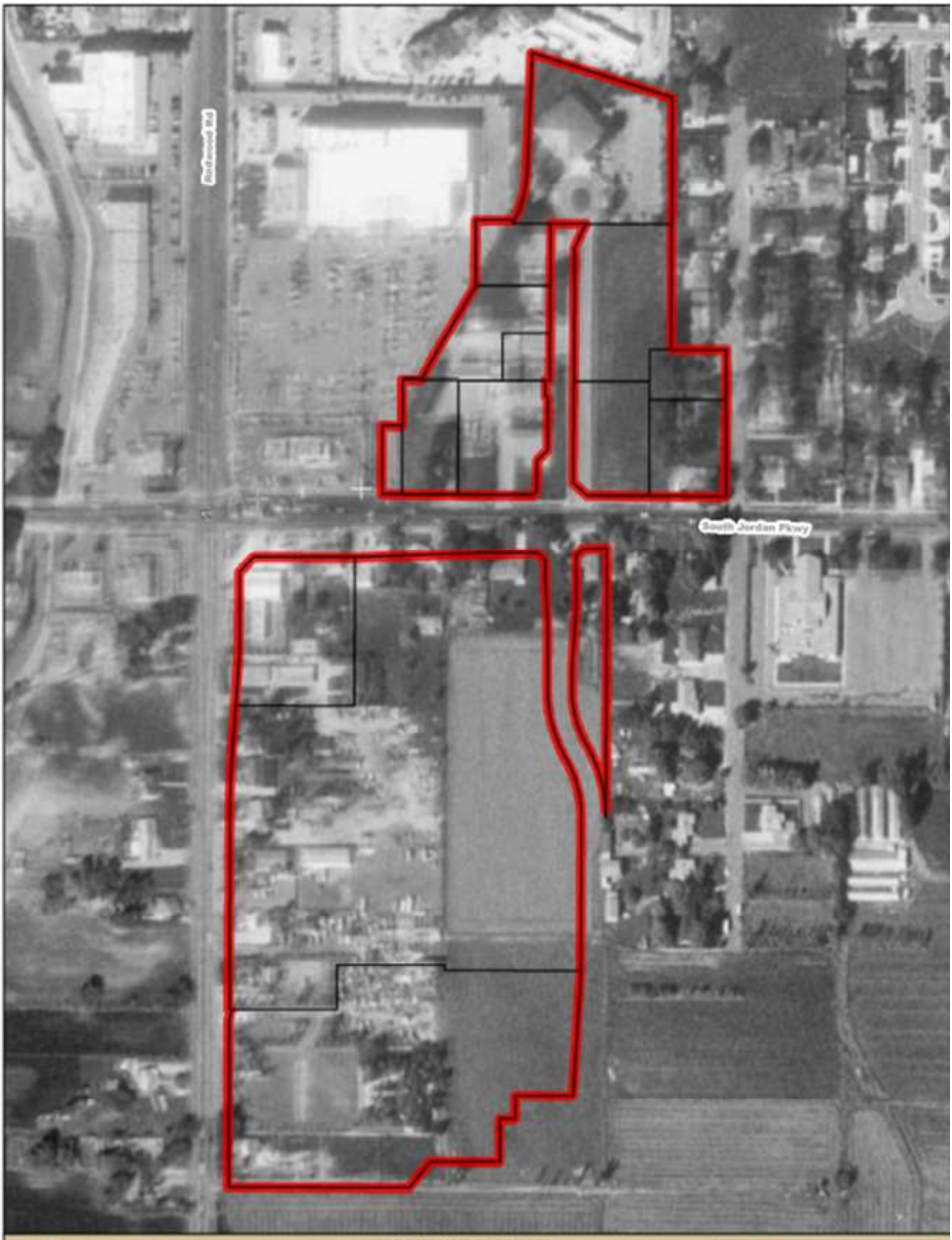
- Increased property tax base
- 25% of SVSD Tax Increment since 2002; $3,657 for 2021 TY
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

- Increased property tax base
- Increased water sales
- 25% of CUWCD Tax Increment since 2002; $4,418 for 2021 TY

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base
- 25% of SSLVMAD Tax Increment since 2002; $175 for 2021 TY



N
W E
S

1 inch = 250 feet

Base Year 1997 : Trigger Year 2002
Aerial Image 1993 or 1997
USGS 1 Meter DOQ

SOUTH JORDAN CITY
AREA #2
THE LANDINGS RDA (HARMONS)

0 250 500 Feet

SOUTH JORDAN CITY BOUNDARY

Source: City of South Jordan GIS
Produced 10 July 2014



1 inch = 250 feet

SOUTH JORDAN CITY
AREA #2
The Landings RDA (Harmons)

PARCELS 2022
THE LANDINGS (HARMONS)
SOUTH JORDAN CITY BOUNDARY

1600-1700 WEST 10300-10600 SOUTH PROJECT AREA
ADOPTED MULTI-YEAR PROJECT BUDGET
REDEVELOPMENT AGENCY OF SOUTH JORDAN

HARMONS

Original Budget as Approved for Project

	YEAR 1 1997	YEAR 2 1998	YEAR 3 1999	YEAR 4 2000	YEAR 5 2001	YEAR 6 2002	YEAR 7 2003	YEAR 8 2004	YEAR 9 2005	YEAR 10 2006	YEAR 11 2007	YEAR 12 2008	YEAR 13 2009	YEAR 14 2010	YEAR 15 2011	YEAR 16 2012	YEAR 17 2013	YEAR 18 2014	YEAR 19 2015	YEAR 20 2016	YEAR 21 2017	YEAR 22 2018	YEAR 23 2019	TOTAL
PROJECT REVENUES																								
Property Tax	$69,085	$70,121	$71,173	$72,241	$73,325	$74,424	$75,541	$76,674	$77,824	$78,991	$80,176	$81,379	$82,600	$83,839	$85,096	$86,373	$87,668	$88,983	$90,318	$91,673	$93,048	$94,443	$95,860	$1,880,854
(Base Year Taxable Value)	$4,964,087	$5,038,548	$5,114,127	$5,190,838	$5,268,701	$5,347,732	$5,427,947	$5,509,367	$5,592,007	$5,675,887	$5,761,026	$5,847,441	$5,935,153	$6,024,180	$6,114,543	$6,206,261	$6,299,355	$6,393,845	$6,489,753	$6,587,099	$6,685,905	$6,786,194	$6,887,987	$135,147,982
Projected Tax Increment																								
RDA TOTAL -75% - 20 YEARS																								
Agency	$0	$0	$0	$236,208	$258,007	$260,134	$260,519	$260,524	$260,195	$260,225	$260,358	$260,546	$261,477	$263,807	$267,536	$271,485	$275,494	$279,563	$283,693	$287,885	$292,139	$296,458	$300,841	$5,397,094
Tax Entity Flow-thru	$0	$83,244	$185,704	$78,736	$86,002	$86,711	$86,840	$86,841	$86,732	$86,742	$86,786	$86,849	$87,159	$87,936	$89,179	$90,495	$91,831	$93,188	$94,564	$95,962	$97,380	$98,819	$100,280	$2,067,979
Total Tax Increment	$0	$83,244	$185,704	$314,944	$344,009	$346,845	$347,359	$347,365	$346,927	$346,967	$347,144	$347,395	$348,636	$351,743	$356,715	$361,980	$367,325	$372,751	$378,257	$383,847	$389,519	$395,277	$401,121	$7,465,073
Additional Revenue																								
Interest - Reserve Fund	$0	$0	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$16,652	$325,019	$658,059
Capitalized Interest	$0	$0	$238,289	$2,079	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$240,368
Construction Fund Earnings	$0	$5,103	$75,413	$23,676	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$104,191
City Contribution	$0	$0	$0	$212,563	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$469,063
Total Additional Revenues	$0	$5,103	$330,354	$254,970	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$30,152	$338,519	$1,471,681
TOTAL PROJECT REVENUES	$69,085	$158,468	$587,231	$642,154	$447,486	$451,422	$453,051	$454,191	$454,903	$456,110	$457,472	$458,926	$461,388	$465,733	$471,963	$478,505	$485,145	$491,886	$498,727	$505,671	$512,718	$519,873	$835,500	$10,817,609
PROJECT EXPENDITURES																								
CAPITAL COSTS & RELATED EXPENSES																								
Land Acquisition																								
Developer																								
Phase I 7.50 acres	$0	$1,461,767	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Phase II 14.32 acres	$0	$4,721,175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Phase III 9.05 acres	$0	$0	$1,277,899	$688,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Land Acquisition	$0	$6,182,942	$1,277,899	$688,100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,148,941
Public Infrastructure																								
Road Improvements																								
Access Rd. - 1580 W. So. to Redwood	$0	$124,500	$87,368	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Traffic Signal - Beckstead & 10400 South	$0	$171,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
New Access to Library	$0	$220,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Road Improvements	$0	$515,950	$87,368	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$803,318
Sewer Improvements	$0	$300,000	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Sewer Improvements	$0	$300,000	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$600,000
Water Improvements																								
8" water line - Access Road	$0	$14,400	$10,105	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Waterline stubs - Access Road	$0	$840	$560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Fire Hydrants - 21 @ $2,000	$0	$4,000	$22,000	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Gate Valves - Access Road	$0	$3,200	$2,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Water Improvements	$0	$22,440	$35,065	$16,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$73,505
Storm Drain Improvements																								
10400 So. - Redwood to S. Jordan Canal	$0	$0	$89,167	$93,860	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Redwood - 10400 So. to 10860 So.	$0	$0	$119,936	$126,248	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Clean out boxes - Access Road	$0	$6,480	$4,320	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Storm Drain Improvements	$0	$6,480	$213,423	$220,108	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$440,011
Miscellaneous Public Infrastructure Improvements																								
Site Grading (No. & So. of 10400 So.)	$0	$0	$0	$251,224	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Landscaping	$0	$0	$18,000	$75,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Redwood Rd. Corridor Enhancements	$0	$0	$0	$138,504	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Landscaping Berm & Buffer Wall	$0	$0	$111,579	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Signage	$0	$0	$0	$19,922	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Miscellaneous Public Infrastructure Impr.	$0	$0	$127,579	$484,650	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$612,229
Total Public Infrastructure Improvements	$0	$844,870	$763,435	$720,758	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,329,063
Relocation	$0	$89,000	$70,000	$43,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Relocation	$0	$89,000	$70,000	$43,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$202,500
Demolition	$0	$15,000	$46,200	$30,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Demolition	$0	$15,000	$123,000	$82,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$220,000
On-site Improvements																								
Phase I $2.80 Sq.Ft. X 7.5 Acres	$0	$914,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Phase II $2.95 Sq.Ft. X 14.32 Acres	$0	$0	$1,840,149	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Phase III $3.25 Sq.Ft. X 9.05 Acres	$0	$0	$0	$1,281,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total On-Site Improvements	$0	$914,760	$1,840,149	$1,281,208	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,036,117
Building Costs																								
Phase I 65,000 Sq. Ft.	$0	$2,766,500	$596,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Phase II 105,000 Sq.Ft.	$0	$0	$3,448,250	$626,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Phase III 115,000 Sq. Ft.	$0	$0	$0	$6,119,737	$694,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Building Costs	$0	$2,766,500	$4,044,750	$6,746,237	$694,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,251,987
Capital Equipment Expense																								
Phase I	$0	$680,107	$160,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Phase II	$0	$0	$1,166,180	$160,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Phase III	$0	$0	$0	$1,166,180	$160,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Capital Equipment Expense	$0	$680,107	$1,326,394	$1,326,394	$160,214	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,493,109
TOTAL CAPITAL COSTS AND RELATED EXPENSES	$0	$11,493,179	$9,445,627	$10,888,197	$854,714	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,681,717
OPERATING EXPENSES																								
Redevelopment Agency (payable from tax increment)	$0	$0	$0	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$270,000
NON-CAPITAL EXPENDITURES																								
Contributions to - Public Infrastructure Improvements - $303,254	$0	$0	$0	$303,254	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$303,254
Total Contributions & Operating Exp.	$0	$0	$0	$316,754	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$573,254
Loans to - Public Infrastructure Impr. -TIF - $3,083,671*	$0	$0	$0	$53,102	$75,678	$81,424	$85,535	$89,940	$94,662	$99,727	$105,112	$110,841	$117,992	$126,659	$137,878	$148,906	$161,437	$174,881	$188,199	$203,303	$219,400	$236,454	$572,641	$3,083,671
Interest - 5.85%	$0	$0	$176,897	$176,897	$174,322	$170,576	$166,464	$162,059	$157,337	$152,273	$146,887	$141,159	$135,007	$128,341	$121,121	$113,193	$104,562	$95,118	$84,800	$73,697	$61,600	$48,546	$34,359	$2,625,215
Coverage & Insurances	$0	$0	$0	$110,931	$24,241	$24,367	$24,754	$24,758	$24,429	$24,459	$24,592	$24,780	$24,711	$25,041	$24,770	$25,720	$25,728	$25,798	$26,928	$27,118	$27,373	$27,691	$18,446	$586,635
Annual Debt Service	$0	$0	$176,897	$340,930	$274,241	$276,367	$276,753	$276,757	$276,428	$276,459	$276,591	$276,780	$277,710	$280,041	$283,769	$287,819	$291,727	$295,797	$299,927	$304,118	$308,373	$312,691	$625,446	$6,295,521
Property Tax Payable																								
Other Tax Entities	$0	$83,244	$185,704	$78,736	$86,002	$86,711	$86,840	$86,841	$86,732	$86,742	$86,786	$86,849	$87,159	$87,936	$89,179	$90,495	$91,831	$93,188	$94,564	$95,962	$97,380	$98,819	$100,280	$2,067,979
TOTAL NON-CAPITAL EXPENDITURES	$0	$83,244	$362,601	$736,420	$373,743	$376,578	$377,093	$377,098	$376,660	$376,701	$376,877	$377,129	$378,369	$381,477	$386,448	$391,714	$397,058	$402,485	$407,991	$413,580	$419,253	$425,010	$739,226	$8,936,754
TOTAL PROJECT EXPENDITURES	$0	$11,576,423	$9,808,228	$11,624,617	$1,228,457	$376,578	$377,093	$377,098	$376,660	$376,701	$376,877	$377,129	$378,369	$381,477	$386,448	$391,714	$397,058	$402,485	$407,991	$413,580	$419,253	$425,010	$739,226	$41,618,471

RDA Project # 2

SOUTH JORDAN
UTAH

AREA #3 SOUTH GATE

South Jordan
Redevelopment Agency

FINAL YEAR: 2013

SOUTH GATE
AREA #3

SOUTH JORDAN UTAH

Project Area Summary

This year the South Gate project completed its fifteenth (15th) and final year. The 2013 tax year was the final tax increment collected for this Project Area. This project is complete and all tax increment for the project area will go to the Taxing Entities in the 2014 tax year. Sterling Village, a multi-family and single-family housing project continues to be a showcase housing project within the City. Additional single-family units as well as the Four Seasons South Towne apartments with 100 multi-family units are located in this project area. These additions increase the variety and availability of housing in the area. Class A office space continues to be an asset to the area as well. Housing: Required 20% - back loaded started in 2007.

Economic Update

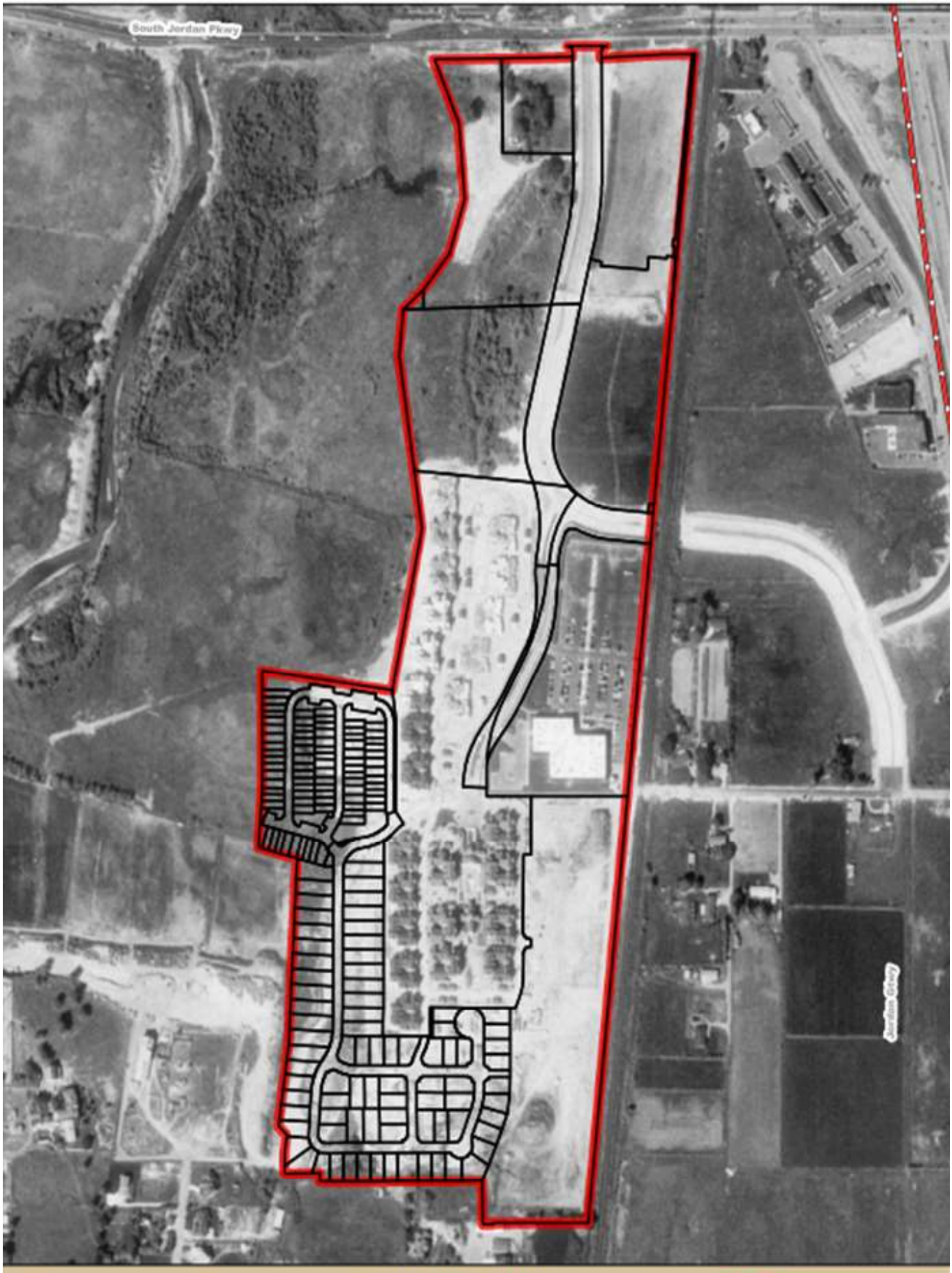
The total project area encompasses 95.77 acres. There are 89.07 developable acres of which approximately 78.88 acres (89%) have been developed and 10.19 acres (11%) remain undeveloped. Taxable values within the project area have increased from $2,561,846 in its base year to $101,121,907 after the final year 2013 valuation; a 3,847% increase over the term of the project.

Notable business development in the project area over the term of the project include the following:

- Housing: Sterling Village (high-end apartments, condos and single-family units)
- Four Seasons Apartments
- Class A Office Space: Deseret Generation, Dawson Spinal Care, & Utah Rural Electrical Assoc.

Summary Data for Final Year 2013

Tax District 39H				
Base Year 1997	Trigger Year 1999	Term 15 Years	Remaining Term Complete in 2013	Budget Multi-Year
Combined Tax Rate 0.014839	Base Value $2,561,846	2013 Value $101,121,907	Percent Increase 3,847%	2013 Tax Increment Collected $1,376,889
Land Value	Building Value	Total Value	Total Building Sq. Ft. 906,625	Estimated # Jobs Created
Total Acreage 95.77	Developable Acreage 89.07 (less streets, etc.)		Developed Acres 78.88 (89%)	Undeveloped Acres 10.19 (11%)



N
W E
S

1 inch = 450 feet

Base Year 1997 : Trigger Year 1999
Aerial Image 1993 or 1997
USGS 1 Meter DOQ

SOUTH JORDAN CITY
AREA #3
SOUTH GATE EDA

0 250 500 Feet

SOUTH JORDAN CITY BOUNDARY


South Jordan Pkwy 10600 S
Jordan Otwy 400 W
Jordan Otwy 328 W
Jordan Otwy 230 W
N
W
E
S
1 inch = 450 feet
SOUTH JORDAN CITY
AREA #3
SOUTH GATE EDA (FINAL YEAR 2013)
SOUTH JORDAN CITY BOUNDARY

SOUTH GATE ECONOMIC DEVELOPMENT PROJECT SOUTH JORDAN REDEVELOPMENT AGENCY ADOPTED MULTI-YEAR BUDGET	SOUTH GATE PROJECT COMPLETED Original Budget as Approved for Project YEAR 0 1998	YEAR 1 1999	YEAR 2 2000	YEAR 3 2001	YEAR 4 2002	YEAR 5 2003	YEAR 6 2004	YEAR 7 2005	YEAR 8 2006	YEAR 9 2007	YEAR 10 2008	YEAR 11 2009	YEAR 12 2010	YEAR 13 2011	YEAR 14 2012	YEAR 15 2013	TOTAL
PROJECT REVENUES																	
Property Tax																	
Base Year Taxable Value	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	42,104,700
Current year real taxable value	13,537,080	35,167,080	47,615,180	80,396,990	80,396,990	80,396,990	80,396,990	80,396,990	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	1,330,626,346
Current year personal taxable value	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	67,500,000
Incremental taxable value	15,230,100	36,860,100	49,308,200	82,090,010	82,090,010	82,090,010	82,090,010	82,090,010	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	1,356,021,646
Projected tax increment	209,277	506,495	677,544	1,127,999	1,127,999	1,127,999	1,127,999	1,127,999	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	18,633,098
Total Tax Increment	209,277	506,495	677,544	1,127,999	1,127,999	1,127,999	1,127,999	1,127,999	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	18,633,098
PROJECT EXPENDITURES																	
To Taxing Agencies																	
From Base Year Taxable Value	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	578,565
From Tax Increment	209,277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CAPITAL COST & RELATED EXPENSES																	0
To South Jordan City																	0
Jordan Gateway Road 96-97	0	481,170	643,667	996,599	976,142	0	0	0	0	0	0	0	0	0	0	0	3,097,578
Jordan Gateway Road 97-98	0	0	0	0	20,456	984,941	0	0	0	0	0	0	0	0	0	0	1,005,397
Sewer	0	0	0	0	0	86,658	574,421	0	0	0	0	0	0	0	0	0	661,079
To Sterling Village Developer																	0
Entry Road	0	0	0	0	0	0	0	0	0	0	0	0	0	597,674	402,326	0	1,000,000
Storm Drain System	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150,000	0	150,000
Storm Water Pollution Plan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50,000	0	50,000
Sewer System	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78,471	396,529	475,000
Galena Canal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150,000	150,000
To E&H Investments																	0
Traffic Signal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175,000	175,000
To South Jordan City																	0
10600 South Underpass	0	0	0	75,000	75,000	0	0	0	0	0	0	0	0	0	0	0	150,000
Jordan Gatway Road-Future	0	0	0	0	0	0	497,178	1,071,599	902,326	902,326	902,326	902,326	802,326	204,652	121,529	0	6,306,588
TOTAL CAPITAL COSTS	0	481,170	643,667	1,071,599	1,071,598	1,071,599	1,071,599	1,071,599	902,326	902,326	902,326	902,326	802,326	802,326	802,326	721,529	13,220,642
ADMINISTRATIVE COSTS	0	25,325	33,877	56,400	56,400	56,400	56,400	56,400	73,807	73,807	73,807	73,807	73,807	73,807	73,807	73,807	931,658
HOUSING COSTS	0	0	0	0	0	0	0	0	500,000	500,000	500,000	500,000	600,000	600,000	600,000	680,797	4,480,797
Total Expenditures From Base Year	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	578,565
Total Expenditures From Increment	209,277	506,495	677,544	1,127,999	1,127,999	1,127,999	1,127,999	1,127,999	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	18,633,098

SOUTH JORDAN
UTAH

AREA #4 SOUTH GATEWAY (ULTRADENT)

South Jordan
Redevelopment Agency

FINAL YEAR: 2012

SOUTH GATEWAY (ULTRADENT) AREA #4

SOUTH JORDAN UTAH

Project Area Summary

The South Gateway (UltraDent) project completed the twelfth (12th) year of its twelve-year term this year. This project is complete and all tax increment for the project area will go to the Taxing Entities in the 2013 tax year. UltraDent, a premier dental equipment supplier for teeth whitening operations, is the sole property owner in the area.
Development in the project area is complete.
Housing: not required, due to $100,000 per year cap.



Economic Update

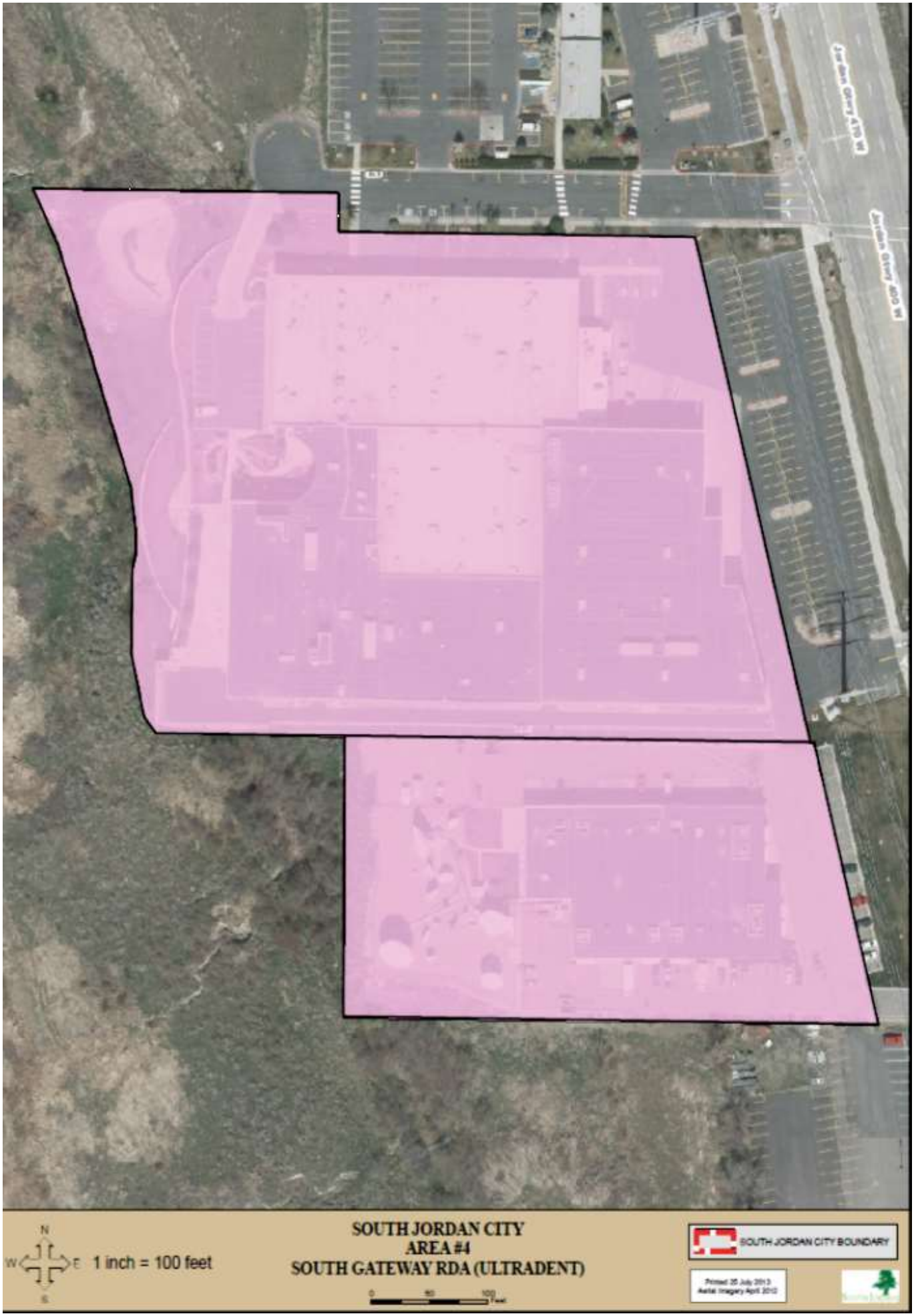
The total project area encompasses 7.27 acres of which approximately 7.27 acres (100%) have been developed. Taxable values within the project area have increased from $10,221,282 in its base year to $47,000,144 after the 2012 valuation; a 360% increase over the term of the project. The tax increment for this project area is capped at $100,000 per year.

Notable business developments in the project area over the term of the project include the following:

- UltraDent

Summary Data for Final Year 2012

Base Year	Trigger Year	Term	Remaining Term
1999	2001	12 Years	Complete
Total Acreage	**Developed (acres)**		**Undeveloped (acres)**
7.27	7.27 (100%)		0.00 (0%)
Combined Tax Rate	**Base Value**	**2012 Value**	**Percent Increase**
0.014240	$10,221,282	$47,000,144	360%
Taxing District	**Budget**	**Tax Increment Collected (2012)**	
38D	Multi-Year	$523,731	


N
W
E
S
1 inch = 100 feet
SOUTH JORDAN CITY
AREA #4
SOUTH GATEWAY RDA (ULTRADENT)
0
50
100
Feet
SOUTH JORDAN CITY BOUNDARY

10200 SOUTH JORDAN GATEWAY ECONOMIC DEVELOPMENT PROJECT AREA--COMPLETED **ULTRADENT**

SOUTH JORDAN REDEVELOPMENT AGENCY

ADOPTED MULTI-YEAR BUDGET **Original Budget as Approved for Project**

	YEAR 1 1999	YEAR 2 2000	YEAR 3 2001	YEAR 4 2002	YEAR 5 2003	YEAR 6 2004	YEAR 7 2005	YEAR 8 2006	YEAR 9 2007	YEAR 10 2008	YEAR 11 2009	YEAR 12 2010	YEAR 13 2011	YEAR 14 2012	TOTAL
PROJECT REVENUES															
Property Tax	$161,050	$161,500	$161,953	$162,408	$162,865	$163,324	$163,786	$164,249	$164,716	$165,184	$165,655	$166,128	$166,604	$167,082	$2,296,504
(Base Year Taxable Value)	$11,275,645	$11,307,169	$11,338,850	$11,370,689	$11,402,688	$11,434,847	$11,467,166	$11,499,647	$11,532,291	$11,565,097	$11,598,068	$11,631,204	$11,664,505	$11,697,973	$160,785,838
Contribution from City for Infrastructure Improvement Gap	$58,870	$0	$1,167,552	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,226,422
Projected Tax Increment															
RDA TOTAL - $100,000 - 12 YEARS															
Agency															
Administration - 5%	$0	$0	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$60,000
Infrastructure Improvements - Jordan Gateway - Inside & Outside Project Area	$0	$0	$89,775	$84,837	$80,171	$75,762	$71,595	$67,657	$63,936	$60,420	$57,097	$53,956	$50,989	$48,184	$804,379
Capitalized Interest (12 Yrs. @ 5.5%)	$0	$0	$5,225	$10,163	$14,829	$19,238	$23,405	$27,343	$31,064	$34,580	$37,903	$41,044	$44,011	$46,816	$335,621
Subtotal	$0	$0	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$1,200,000
Taxing Agency Flow-thru															
Other Taxing Agencies	$0	$99,609	$11,742	$10,407	$9,437	$8,843	$8,373	$7,784	$7,076	$6,249	$5,425	$4,604	$5,120	$5,638	$190,307
TOTAL TAX INCREMENT	$0	$99,609	$111,742	$110,407	$109,437	$108,843	$108,373	$107,784	$107,076	$106,249	$105,425	$104,604	$105,120	$105,638	$1,390,307
TOTAL PROJECT REVENUES	$219,920	$261,109	$1,441,247	$272,815	$272,301	$272,167	$272,158	$272,033	$271,792	$271,434	$271,081	$270,732	$271,724	$272,720	$4,913,233
PROJECT EXPENDITURES															
CAPITAL COSTS & RELATED EXPENSES															
Land Acquisition															
Area #1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Area #2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Land Acquisition	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Off-site Improvements - Inside & Outside Project Area															
Road Improvements															
Jordan Gateway	$0	$0	$1,491,308	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,491,308
Storm Drain Improvements															
Jordan Gateway	$0	$0	$183,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$183,740
Water Improvements															
Jordan Gateway	$0	$0	$173,740	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$173,740
Sewer Improvements															
Jordan Gateway	$0	$0	$122,013	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$122,013
Rights-of-Way Acquisition															
Jordan Gateway	$0	$0	$60,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$60,000
Total Off-site Improvements - Inside & Outside Project Area	$0	$0	$2,030,801	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,030,801
Building Costs															
Area #1															
Ultradent - 115,000 Sq. Ft. - Office, Manufacturing & Distribution	$0	$6,733,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,733,950
Area #2															
p	$0	$240,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$240,000
Total Building Expense	$0	$6,973,950	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,973,950
Capital Equipment Expense															
Area #1															
Ultradent - 115,000 Sq. Ft. - Office, Manufacturing & Distribution	$0	$0	$766,050	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$766,050
Area #2															
RL Maires - 20,857 Sq. Ft. - Office	$0	$0	$83,428	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$83,428
Total Capital Equipment Expense	$0	$0	$849,478	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$849,478
TOTAL CAPITAL AND RELATED EXPENSES	$0	$6,973,950	$2,880,279	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,854,229
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT															
Administration	$0	$0	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$60,000
Infrastructure Improvements - Jordan Gateway - Inside & Outside Project Area	$0	$0	$95,000	$95,000	$95,000	$95,000	$95,000	$95,000	$95,000	$95,000	$95,000	$95,000	$95,000	$95,000	$1,140,000
Property Tax Payable															
Other Taxing Agencies	$0	$99,609	$11,742	$10,407	$9,437	$8,843	$8,373	$7,784	$7,076	$6,249	$5,425	$4,604	$5,120	$5,638	$190,307
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	$0	$99,609	$111,742	$110,407	$109,437	$108,843	$108,373	$107,784	$107,076	$106,249	$105,425	$104,604	$105,120	$105,638	$1,390,307
TOTAL PROJECT EXPENDITURES	$0	$7,073,559	$2,992,021	$110,407	$109,437	$108,843	$108,373	$107,784	$107,076	$106,249	$105,425	$104,604	$105,120	$105,638	$11,244,536

SOUTH JORDAN
UTAH

AREA #5 SOUTH JORDAN PARKWAY

South Jordan
Redevelopment Agency

FINAL YEAR: 2015

SOUTH JORDAN PARKWAY AREA #5

Project Area Summary

The South Jordan Parkway project completed its fifteenth (15th) and final year of its fifteen-year term in 2015. The project area spans the north and south side of the South Jordan Parkway (10400/10600 South) from approximately 900 West to 1300 West. Significant Class B office space and a fair amount of retail development continue to occur along this corridor. The sky bridge located at 1300 West continues to be an impediment for development on the northwest corner of 10400 South and 1300 West due to the visibility obstruction for the land on this corner of the intersection. Housing: Required 20% - back loaded started in 2012.



Economic Update

The total project area encompasses 67.77 acres. There are 63.62 developable acres of which approximately 50.42 acres (79%) have been developed and 13.20 acres (21%) remain undeveloped. Taxable values within the project area have increased from $6,776,803 in its base year to $76,131,573 after the 2015 valuation; an increase of 1,023% over the term of the project thus far.

Notable business development in the project area over the term of the project include the following:

- Class B Office: Dental, Law, Insurance, Title, DAI Corporate Offices, Jenkins Soffe Mortuary, Parkway Corners — Phase 1
- Retail: Pet Care Animal Hospital, GT Automotive Center, Tunex, The Gun Vault, Parkway Plaza East Strip Commercial, Car Wash, C-stores
- Restaurants: Kneaders and Schmidt's Bakery

Other:

- Realignment of 1000 West
- Demolition of old South Jordan Elementary School , which increased the number of undeveloped acres.
- Offices at Parkway Corners — Phase 2, Class B office building (2-Story, 8,000 sq. ft.) is under construction just south of the Maverik convenience store.

Future Development Plans:

- Renovation of the Maverik convenience store (TBD).
- Anticipated redevelopment of the old South Jordan Elementary property (TBD).

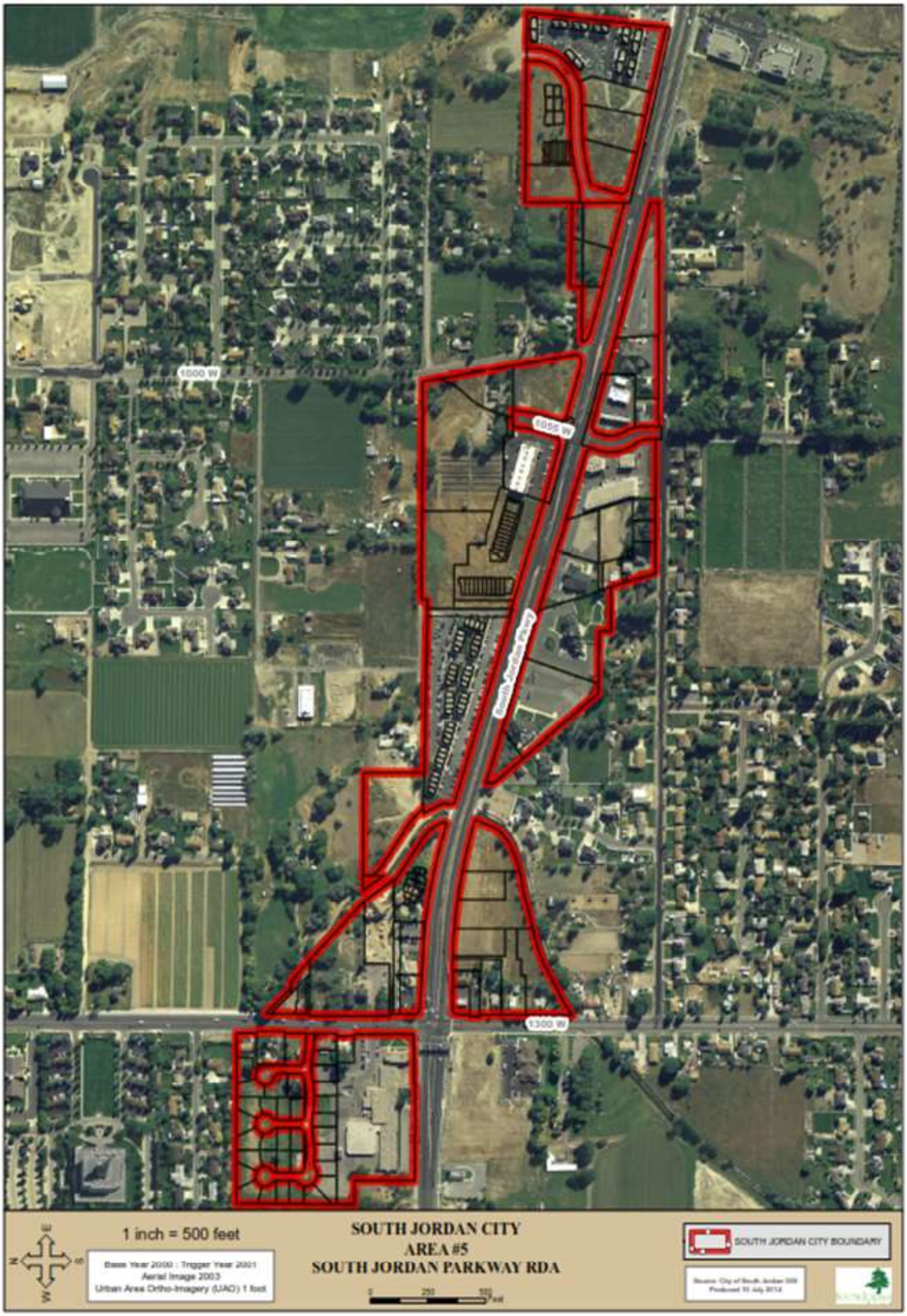
SOUTH JORDAN PARKWAY AREA #5

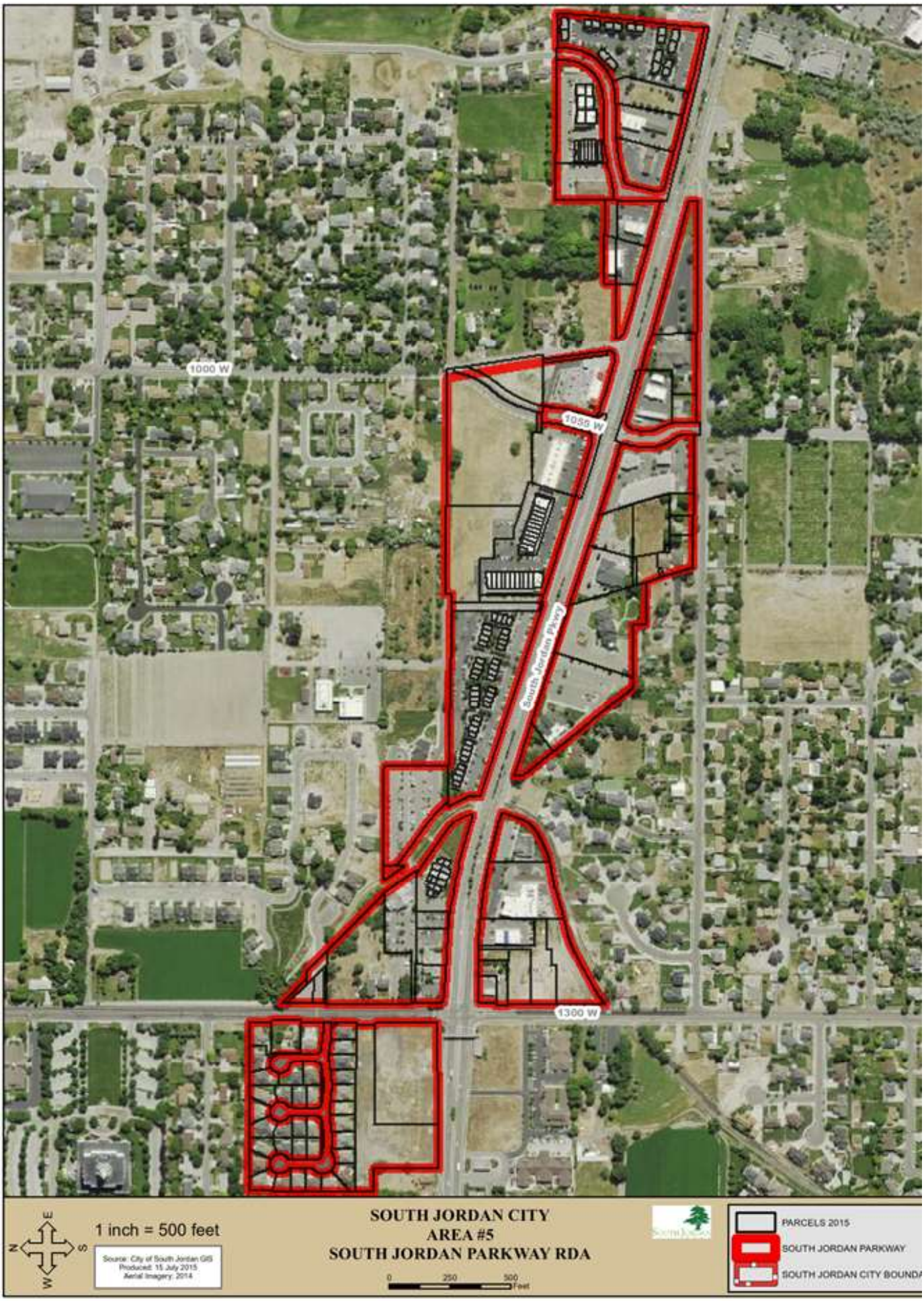
SOUTH JORDAN UTAH

Summary Data for Final Year 2015

Tax District 38E				
Base Year 2000	Trigger Year 2001	Term 15 Years	Remaining Term Completed (2015)	Budget Multi-Year
Combined Tax Rate 0.013634	Base Value $6,776,803	2015Value $76,131,573	Percent Increase 1,023%	2015 Tax Increment $871,756
Real Prop Value $71,931,504	State Assessed $855,252	Pers Prop Value $3,344,817	Total Building Sq. Ft. 967,604	Estimated # Jobs Created 1,152
Total Acreage 67.77	Developable Acreage 63.62 (less streets, etc.)		Developed Acres 50.42 (79%)	Undeveloped Acres 13.20(21%)




1000 W
1055 W
South Jordan Pkwy
1300 W
1 inch = 500 feet
Base Year 2000 : Trigger Year 2001
Aerial Image 2003
Urban Area Ortho-Imagery (UAO) 1 foot
SOUTH JORDAN CITY
AREA #5
SOUTH JORDAN PARKWAY RDA
SOUTH JORDAN CITY BOUNDARY


1000 W
1035 W
South Jordan Pkwy
1300 W
1 inch = 500 feet
Source: City of South Jordan GIS
Produced: 15 July 2015
Aerial Imagery: 2014
SOUTH JORDAN CITY
AREA #5
SOUTH JORDAN PARKWAY RDA
0 250 500 Feet
PARCELS 2015
SOUTH JORDAN PARKWAY
SOUTH JORDAN CITY BOUNDA

SOUTH JORDAN PARKWAY REDEVELOPMENT PROJECT AREA
SOUTH JORDAN REDEVELOPMENT AGENCY
MULTI-YEAR BUDGET FOR BOND PURPOSES

12/10/02

Original Budget as Approved for Project

	YEAR 1 1999	YEAR 2 2000	YEAR 3 2001	YEAR 4 2002	YEAR 5 2003	YEAR 6 2004	YEAR 7 2005	YEAR 8 2006	YEAR 9 2007	YEAR 10 2008	YEAR 11 2009	YEAR 12 2010	YEAR 13 2011	YEAR 14 2012	YEAR 15 2013	YEAR 16 2014	YEAR 17 2015	TOTAL
PROJECT REVENUES																		
Property Tax	$102,959	$102,959	$102,959	$102,959	$103,410	$103,864	$104,320	$104,779	$105,240	$105,703	$106,168	$106,636	$107,106	$107,578	$108,053	$108,530	$109,009	$1,792,229
(Base Year Taxable Value)	$6,611,778	$6,611,778	$6,611,778	$6,640,782	$6,669,930	$6,699,225	$6,728,666	$6,758,254	$6,787,990	$6,817,875	$6,847,909	$6,878,093	$6,908,429	$6,938,915	$6,969,555	$7,000,347	$7,031,294	$115,512,598
Projected Tax Increment																		
RDA TOTAL -100% - 15 YEARS																		
Agency																		
Eligible Project Area Expenditures	$0	$0	$223,659	$324,464	$331,641	$358,913	$378,676	$394,971	$395,460	$395,472	$395,374	$395,123	$395,969	$115,093	$0	$0	$0	$4,104,815
Housing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$282,045	$398,728	$400,456	$488,902	$1,570,131
RDA Administration	$0	$0	$11,772	$17,077	$17,455	$18,890	$19,930	$20,788	$20,814	$20,814	$20,809	$20,796	$20,840	$20,902	$20,986	$21,077	$25,732	$298,681
Taxing Agency Flow-thru																		
Other Taxing Agencies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Tax Increment	$0	$0	$235,431	$341,541	$349,096	$377,803	$398,606	$415,759	$416,274	$416,287	$416,183	$415,919	$416,809	$418,040	$419,714	$421,533	$514,634	$5,973,627
PROJECT EXPENDITURES																		
CAPITAL COSTS & RELATED EXPENSES																		
Land Acquisition																		
Phase I	$0	$6,832,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,832,038
Total Land Acquisition	$0	$6,832,038	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,832,038
Public Improvements - In & Outside the Project Area																		
South Jordan Parkway																		
Water Line - 1300 West to River Park Rd.	$0	$0	$350,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$350,000
Street Lighting - 1300 West to River Park Rd.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Storm Drainage																		
Retention Pond - Construction	$0	$0	$1,290,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,290,000
Property Acquisition	$0	$0	$1,500,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500,000
Lines	$0	$0	$450,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$450,000
Intersection Improv. - Signalization - River Park Rd.	$0	$0	$270,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$270,000
Road Improvements - 1300 West	$0	$0	$250,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$250,000
Total Public Improvements	$0	$0	$4,110,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,110,000
Building Costs																		
Phase I																		
Maddox	$0	$2,259,460	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,259,460
Magnolia Reception Center	$0	$1,125,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,125,000
South Jordan Plaza Office Condominimums	$0	$2,756,800	$834,000	$834,000	$834,000	$834,000	$834,000	$625,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,552,300
South Jordan Parkway Retail Plaza	$0	$1,552,485	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,552,485
Marquis @ South Towne	$0	$650,000	$700,000	$700,000	$700,000	$350,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,100,000
Phillips 66	$0	$558,005	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$558,005
Phase II	$0	$0	$1,128,750	$3,000,000	$0	$270,000	$540,000	$540,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,478,750
Total Building Expense	$0	$0	$7,732,194	$6,814,159	$514,137	$1,454,000	$1,374,000	$1,165,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,053,990
Capital Equipment Expense																		
Phase I																		
Maddox	$0	$0	$258,224	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$258,224
Magnolia Reception Center	$0	$0	$75,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$75,000
South Jordan Plaza Office Condominimums	$0	$0	$139,406	$32,800	$32,800	$32,800	$32,800	$32,800	$24,600	$0	$0	$0	$0	$0	$0	$0	$0	$328,006
South Jordan Parkway Retail Plaza	$0	$0	$84,681	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$84,681
Marquis @ South Towne	$0	$0	$52,619	$42,092	$42,092	$42,092	$21,046	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$199,941
Phillips 66	$0	$0	$47,829	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$47,829
Phase II	$0	$0	$0	$135,750	$174,000	$9,879	$19,758	$19,758	$0	$0	$0	$0	$0	$0	$0	$0	$0	$359,145
Total Capital Equipment Expense	$0	$0	$657,759	$210,642	$248,892	$84,771	$73,604	$52,558	$24,600	$0	$0	$0	$0	$0	$0	$0	$0	$1,352,826
TOTAL CAPITAL AND RELATED EXPENSES	$0	$6,832,038	$8,659,953	$7,024,801	$763,029	$1,538,771	$1,447,604	$1,218,058	$24,600	$0	$0	$0	$0	$0	$0	$0	$0	$27,508,854
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																		
Operating Expenses																		
Redevelopment Agency																		
Administration - 5%	$0	$0	$11,772	$17,077	$17,455	$18,890	$19,930	$20,788	$20,814	$20,814	$20,809	$20,796	$20,840	$20,902	$20,986	$21,077	$25,732	$298,681
Housing (NPV - $805,935, Discounted @ 5%)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$282,045	$398,728	$400,456	$488,902	$1,570,131
Tax increment for public infrastructure in & outside that benefits the project area, site improvements, land acquisition & writedown and other eligible expenditures.	$0	$0	$223,659	$324,464	$331,641	$358,913	$378,676	$394,971	$395,460	$395,472	$395,374	$395,123	$395,969	$115,093	$0	$0	$0	$4,104,815
Property Tax Payable																		
Other Taxing Agencies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	$0	$0	$235,431	$341,541	$349,096	$377,803	$398,606	$415,759	$416,274	$416,287	$416,183	$415,919	$416,809	$418,040	$419,714	$421,533	$514,634	$5,973,627
TOTAL PROJECT EXPENDITURES	$0	$6,832,038	$8,895,384	$7,366,342	$1,112,125	$1,916,574	$1,846,210	$1,633,817	$440,874	$416,287	$416,183	$415,919	$416,809	$418,040	$419,714	$421,533	$514,634	$33,482,481

RDA Project # 5

SOUTH JORDAN
UTAH

AREA #7 NORTH JORDAN GATEWAY

South Jordan
Redevelopment Agency

FINAL YEAR: 2017

NORTH JORDAN GATEWAY AREA #7

Project Area Summary

The North Jordan Gateway project completed its fifteenth (15th) and final year in 2017. Located between I-15 and along the hillside of the Jordan River in the northeast area of South Jordan, the project area lends itself to light industrial/commercial and residential growth inline with the future transit-oriented development in the area around UTA's South Jordan Frontrunner Station. Currently, Ivanti, a computer software research and development company, is the largest commercial employer in the project area. Morgan Stanley owns the second building and occupies a portion of it. Over time, Morgan Stanley intends to increase their employee count in this building. The San Marino apartment complex houses 320 apartment units. The project has a participation amount of 91%. There is not a cap on this project area. Housing: Required 20% - back loaded starting in 2013.





Economic Update

The total project area encompasses 37.24 acres. There are 31.10 developable acres of which approximately 31.10 acres (100%) have been developed. The project area is 43% residential. Taxable values within the project area have increased from $66,669 in its base year to $79,302,696 after the 2017 valuation; an increase of 118,850% over the term of the project.

Notable business development in the project area over the term of the project include the following:

- Commercial: Ivanti, Concentrix Corporation, 4Life Research USA
- Office: Morgan Stanley Smith Barney
- Daycare: ABC Great Beginnings at San Marino
- Residential: San Marino apartments (320 units)

NORTH JORDAN GATEWAY
AREA #7

SOUTH JORDAN
UTAH

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2018:
This project area is complete; no further tax increment is expected.

Comparison of actual project funds received to the amount forecast for year 15 (2017):	
Received: $832,429	Original Budget Projection: $1,176,145



Summary Data for Final Year 2017

Tax District 39I				
Base Year 1999	Trigger Year 2003	Term 15 Years	Remaining Term Complete	Budget Multi-Year
Combined Tax Rate 0.012596	Base Value $66,669	2017 Value $79,302,696	Percent Increase 118,850%	2017 Tax Increment Collected $832,429
Real Prop Value $71,174,943	State Assessed $461,269	Personal Prop Value	Total Building Sq. Ft. 807,950	Estimated # Jobs Created 763
Total Acres 37.24	Developable Acres 31.10 (less streets, etc.)		Developed Acres 31.10 (100%)	Undeveloped Acres 0.00 (0%)
Residential Portion 43%	Amount Paid to Other Taxing Entities Taxing Entities received 9% of Tax Increment collected		Estimated Current Assessed Value $91,461,647	

NORTH JORDAN GATEWAY AREA #7

SOUTH JORDAN UTAH

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City

- Increased sales and property tax base
- 9% of Tax Increment since 2003
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- 9% of Tax Increment since 2003
- Increased job count

Jordan School District

- Increased property tax base
- 9% of Tax Increment since 2003
- Increase in revenue received from Income Tax from additional employment

Jordan Valley Water Conservancy District

- Increased property tax base
- 9% of Tax Increment since 2003
- Increased water sales

South Valley Sewer District

- Increased property tax base
- 9% of Tax Increment since 2003
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Valley Water Conservancy District

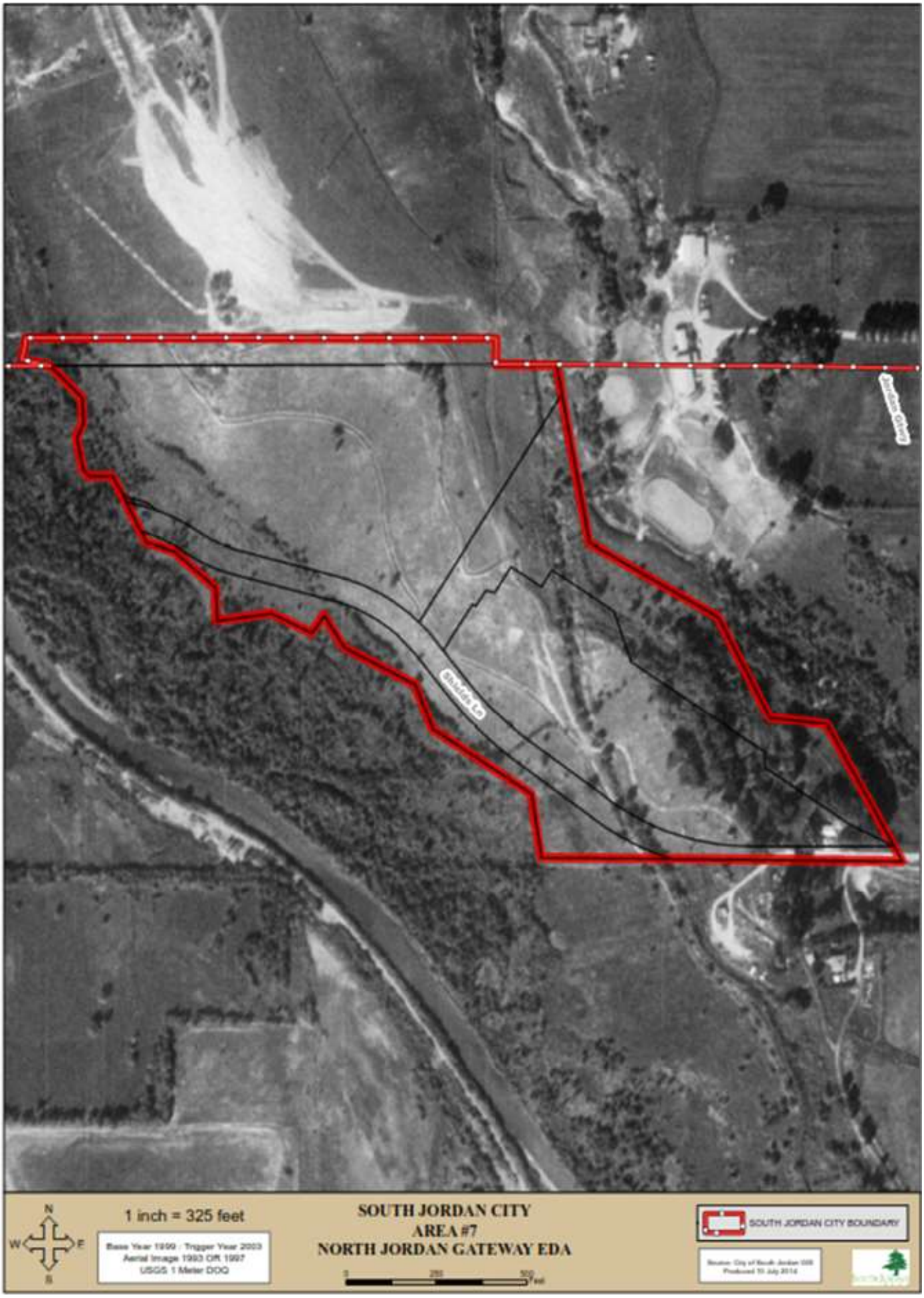
- Increased property tax base
- 9% of Tax Increment since 2003
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base
- 9% of Tax Increment since 2003

Crescent Cemetery District

- Increased property tax base
- 9% of Tax Increment since 2003


1 inch = 325 feet
Base Year 1999 / Trigger Year 2003
Aerial Image 1993 OR 1997
USGS 1 Meter DOQ
SOUTH JORDAN CITY
AREA #7
NORTH JORDAN GATEWAY EDA
SOUTH JORDAN CITY BOUNDARY


N
W
E
S
1 inch = 325 feet
Source: City of South Jordan GIS
Produced: 23 July 2018
Aerial Imagery: April 2018
SOUTH JORDAN CITY
AREA #7
NORTH JORDAN GATEWAY EDA
0 125 250
US Feet
PARCELS 2018
NORTH JORDAN GATEWAY
SOUTH JORDAN CITY BOUNDARY

NORTH JORDAN GATEWAY EDA PROJECT AREA
SOUTH JORDAN REDEVELOPMENT AGENCY
ADOPTED MULTI-YEAR BUDGET

BOYER-TENFOLD

Original Budget as Approved for Project

	YEAR 1 2000	YEAR 2 2001	YEAR 3 2002	YEAR 4 2003	YEAR 5 2004	YEAR 6 2005	YEAR 7 2006	YEAR 8 2007	YEAR 9 2008	YEAR 10 2009	YEAR 11 2010	YEAR 12 2011	YEAR 13 2012	YEAR 14 2013	YEAR 15 2014	YEAR 16 2015	YEAR 17 2016	TOTAL
PROJECT REVENUES																		
Property Tax	$6,639	$6,675	$6,709	$6,742	$6,776	$6,810	$6,844	$6,878	$6,913	$6,947	$6,982	$7,017	$7,052	$7,087	$7,123	$7,158	$7,194	$117,546
(Base Year Taxable Value)	$436,930	$439,115	$441,310	$443,517	$445,734	$447,963	$450,203	$452,454	$454,716	$456,990	$459,275	$461,571	$463,879	$466,198	$468,529	$470,872	$473,226	$7,732,482
Projected Tax Increment																		
RDA TOTAL - 15 YEARS																		
Agency																		
Eligible Project Area Expenditures	$0	$0	$711,868	$698,998	$903,714	$1,172,562	$1,141,950	$1,018,189	$922,389	$1,101,355	$1,082,878	$923,182	$696,983	$0	$0	$0	$0	$10,374,069
Housing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$320,000	$999,289	$960,761	$881,301	$994,361	$4,155,712
RDA Administration	$0	$0	$37,467	$36,789	$47,564	$61,713	$60,103	$53,589	$48,547	$57,966	$56,994	$51,288	$56,499	$55,516	$53,376	$48,961	$55,242	$781,613
Infrastructure Benefitting Project Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$51,288	$56,499	$55,516	$53,375	$48,961	$55,242	$320,882
	$0	**$0**	**$749,335**	**$735,788**	**$951,278**	**$1,234,275**	**$1,202,053**	**$1,071,778**	**$970,936**	**$1,159,321**	**$1,139,872**	**$1,025,757**	**$1,129,982**	**$1,110,321**	**$1,067,512**	**$979,224**	**$1,104,846**	**$15,632,276**
Taxing Agency Flow-thru																		
Other Taxing Agencies	$0	$379,510	$78,872	$76,600	$97,410	$124,738	$121,626	$109,046	$99,308	$117,500	$115,621	$104,601	$114,667	$112,767	$108,634	$100,108	$112,239	$1,973,246
Total Tax Increment	$0	$379,510	$828,207	$812,388	$1,048,688	$1,359,012	$1,323,679	$1,180,824	$1,070,244	$1,276,821	$1,255,493	$1,130,358	$1,244,649	$1,223,088	$1,176,145	$1,079,331	$1,217,085	$17,605,522
TOTAL PROJECT REVENUES	**$6,639**	**$386,186**	**$834,916**	**$819,130**	**$1,055,464**	**$1,365,822**	**$1,330,523**	**$1,187,702**	**$1,077,156**	**$1,283,768**	**$1,262,475**	**$1,137,375**	**$1,251,701**	**$1,230,175**	**$1,183,268**	**$1,086,489**	**$1,224,279**	**$17,723,068**
PROJECT EXPENDITURES																		
CAPITAL COSTS & RELATED EXPENSES																		
Land Acquisition																		
Phase I	$4,257,530	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,257,530
Phase II	$0	$0	$2,128,765	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,128,765
Phase III	$0	$0	$2,128,765	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,128,765
Total Land Acquisition	**$4,257,530**	**$0**	**$4,257,530**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,515,060**
Public Improvements																		
Including Road Improvements, Sewer, Water, Storm Drainage, and Bridge Crossing located in & outside the project area	$0	$5,665,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,665,125
Total Public Improvements	**$0**	**$5,665,125**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,665,125**
On-site Improvements																		
Phase I	$0	$3,088,480	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,088,480
Phase II	$0	$0	$0	$1,544,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,544,240
Phase III	$0	$0	$0	$1,544,240	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,544,240
Total On-site Improvements	**$0**	**$3,088,480**	**$0**	**$3,088,480**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,176,960**
Building Costs																		
Phase I - 200,000 Sq. Ft. @ $68.15/Sq. Ft.	$0	$13,630,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,630,000
Tenant Finish - 200,000 Sq. Ft. @ $20/Sq. Ft.	$0	$4,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,000,000
Phase II - 100,000 Sq. Ft. @ $68.15/Sq. Ft.	$0	$0	$0	$0	$6,815,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,815,000
Tenant Finish - 100,000 Sq. Ft. @ $20/Sq. Ft.	$0	$0	$0	$0	$2,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000,000
Phase III - 100,000 Sq. Ft. @ $68.15/Sq. Ft.	$0	$0	$0	$0	$6,815,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,815,000
Tenant Finish - 100,000 Sq. Ft. @ $20/Sq. Ft.	$0	$0	$0	$0	$2,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000,000
Total Building Expense	**$0**	**$17,630,000**	**$0**	**$0**	**$17,630,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$35,260,000**
Capital Equipment Expense																		
Phase I	$0	$0	$25,271,683	$0	$0	$0	$4,561,539	$0	$0	$14,842,059	$4,561,539	$0	$0	$0	$4,561,539	$14,842,059	$0	$68,640,418
Phase II	$0	$0	$0	$0	$0	$12,635,841	$0	$0	$0	$2,280,769	$0	$0	$7,421,029	$2,280,769	$0	$0	$0	$24,618,409
Phase III	$0	$0	$0	$0	$0	$12,635,842	$0	$0	$0	$2,280,770	$0	$0	$7,421,030	$2,280,770	$0	$0	$0	$24,618,412
Total Capital Equipment Expense	**$0**	**$0**	**$25,271,683**	**$0**	**$0**	**$25,271,683**	**$4,561,539**	**$0**	**$0**	**$19,403,598**	**$4,561,539**	**$0**	**$14,842,059**	**$4,561,539**	**$4,561,539**	**$14,842,059**	**$0**	**$117,877,239**
Indirect Development Costs																		
Architectural and Engineering Fees - 6% of Hard Costs	$0	$965,309	$0	$0	$965,309	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,930,618
Legal, Title, Property Taxes, Misc.	$0	$430,000	$0	$0	$430,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$860,000
City Impact Fees - $2.00/Sq. Ft.	$0	$400,000	$0	$0	$400,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$800,000
Leasing Commission - $5.00/Sq. Ft.	$0	$1,000,000	$0	$0	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,000,000
Construction Loan Points - 0.5%	$0	$151,713	$0	$0	$151,713	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$303,426
Construction Interest - 8.5% , 16 months	$0	$1,599,591	$0	$0	$1,599,591	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,199,182
Permanent Loan Points - 1%	$0	$303,426	$0	$0	$303,426	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$606,852
Set Up Fee - 1%	$0	$303,426	$0	$0	$303,426	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$606,852
Construction Management Fee	$0	$83,356	$0	$0	$83,356	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$166,712
Contingency - 3%	$0	$128,145	$0	$0	$128,145	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$256,290
Total Indirect Development Costs	**$0**	**$5,364,966**	**$0**	**$0**	**$5,364,966**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,729,932**
TOTAL CAPITAL AND RELATED EXPENSES	**$4,257,530**	**$31,748,571**	**$29,529,213**	**$3,088,480**	**$22,994,966**	**$25,271,683**	**$4,561,539**	**$0**	**$0**	**$19,403,598**	**$4,561,539**	**$0**	**$14,842,059**	**$4,561,539**	**$4,561,539**	**$14,842,059**	**$0**	**$184,224,316**
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																		
Operating Expenses																		
Redevelopment Agency																		
Administration - 5%	$0	$0	$37,467	$36,789	$47,564	$61,713	$60,103	$53,589	$48,547	$57,966	$56,994	$51,288	$56,499	$55,516	$53,376	$48,961	$55,242	$781,613
Infrastructure Expenses benefitting Project Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$51,288	$56,499	$55,516	$53,376	$48,961	$55,242	$320,882
	$0	**$0**	**$37,467**	**$36,789**	**$47,564**	**$61,713**	**$60,103**	**$53,589**	**$48,547**	**$57,966**	**$56,994**	**$102,576**	**$112,998**	**$111,032**	**$106,751**	**$97,922**	**$110,485**	**$1,102,495**
Housing (NPV - $2,295,894, Discounted @ 5%)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$320,000	$999,289	$960,761	$881,301	$994,361	$4,155,712
Tax increment for public infrastructure improvements in & outside the project area, land acquisition, writedown & other eligible expenditures	$0	$0	$711,868	$698,998	$903,714	$1,172,562	$1,141,950	$1,018,189	$922,389	$1,101,355	$1,082,878	$923,182	$696,983	$0	$0	$0	$0	$10,374,069
Property Tax Flow Thru																		
Jordan School District - 57.92%	$0	$219,812	$45,683	$44,367	$56,420	$72,248	$70,446	$63,159	$57,519	$68,056	$66,968	$60,585	$66,415	$65,315	$62,921	$57,982	$65,009	$1,142,904
Salt Lake County - 16.80%	$0	$63,758	$13,250	$12,869	$16,365	$20,956	$20,433	$18,320	$16,684	$19,740	$19,424	$17,573	$19,264	$18,945	$18,250	$16,818	$18,856	$331,505
South Jordan City - 12.20%	$0	$46,300	$9,622	$9,345	$11,884	$15,218	$14,838	$13,304	$12,116	$14,335	$14,106	$12,761	$13,989	$13,758	$13,253	$12,213	$13,693	$240,736
Salt Lake County Library - 3.82%	$0	$14,497	$3,013	$2,926	$3,721	$4,765	$4,646	$4,166	$3,794	$4,489	$4,417	$3,996	$4,380	$4,308	$4,150	$3,824	$4,288	$75,378
Mosquito Abatement - .078%	$0	$296	$62	$60	$76	$97	$95	$85	$77	$92	$90	$82	$89	$88	$85	$78	$88	$1,539
Jordan Valley Water Conservancy - 2.62%	$0	$9,943	$2,066	$2,007	$2,552	$3,268	$3,187	$2,857	$2,602	$3,079	$3,029	$2,741	$3,004	$2,954	$2,846	$2,623	$2,941	$51,699
Salt Lake County Sewer Improvement - 3.87%	$0	$14,687	$3,052	$2,964	$3,770	$4,827	$4,707	$4,220	$3,843	$4,547	$4,475	$4,048	$4,438	$4,364	$4,204	$3,874	$4,344	$76,365
Crescent Cemetery - .222%	$0	$843	$175	$170	$216	$277	$270	$242	$220	$261	$257	$232	$255	$250	$241	$222	$249	$4,361
Central Utah Water Conservancy - 2.47%	$0	$9,374	$1,948	$1,892	$2,406	$3,081	$3,004	$2,693	$2,453	$2,902	$2,856	$2,584	$2,832	$2,785	$2,683	$2,473	$2,772	$48,739
Total Property Tax Flow Thru	**$0**	**$379,510**	**$78,872**	**$76,600**	**$97,410**	**$124,738**	**$121,626**	**$109,046**	**$99,308**	**$117,500**	**$115,621**	**$104,601**	**$114,667**	**$112,767**	**$108,634**	**$100,108**	**$112,239**	**$1,973,246**
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	**$0**	**$379,510**	**$828,207**	**$812,388**	**$1,048,688**	**$1,359,012**	**$1,323,679**	**$1,180,824**	**$1,070,244**	**$1,276,821**	**$1,255,493**	**$1,130,358**	**$1,244,649**	**$1,223,088**	**$1,176,146**	**$1,079,331**	**$1,217,084**	**$17,605,522**
TOTAL PROJECT EXPENDITURES	**$4,257,530**	**$32,128,081**	**$30,357,420**	**$3,900,868**	**$24,043,654**	**$26,630,695**	**$5,885,218**	**$1,180,824**	**$1,070,244**	**$20,680,419**	**$5,817,032**	**$1,130,358**	**$16,086,708**	**$5,784,627**	**$5,737,685**	**$15,921,390**	**$1,217,084**	**$201,829,837**

SOUTH JORDAN
UTAH

AREA #8
SOUTH JORDAN TOWNE CENTER

South Jordan
Redevelopment Agency

FINAL YEAR:
2019

SOUTH JORDAN TOWNE CENTER AREA #8

Project Area Summary





The South Jordan Towne Center project completed its fifteenth (15th) and final year in 2019. Created to foster development around South Jordan's City Hall and the County Library, the Towne Center Project Area continues to see growth. The west side of the project area is mostly developed with a good mix of retail/commercial. In time, the south end of the Project Area will receive additional commercial development. The sky bridge located at 1300 West was removed in Spring 2017, increasing visibility on this corner and making it more attractive to the new commercial and office space currently being constructed. The project has a participation amount of 100%. There is not a cap on this project area. Housing: Required 20% - Started in 2005 with trigger year.

Economic Update

The total project area encompasses 56.83 acres. There are 56.06 developable acres of which approximately 51.77 acres (92%) have been developed and 4.29 acres (8%) remain undeveloped. The project area is 26.32% residential. Taxable values within the project area have increased from $7,199,247 in its base year to $57,534,500 after the 2019 valuation; an increase of 699% over the term of the project.

Notable business development in the project area over the term of the project include the following:

- Office/Commercial: Sweet William Floral & Design, Academy of Ballet Arts Utah, Happy Design Nail Spa, Painting with a Twist, Olympus Gymnastics
- Financial/Credit: America First Credit Union, Deseret First Credit Union, Security Service Federal Credit Union
- Medical: Stonehenge of South Jordan, After Hours Medical, The Lodge at Jordan River, South Valley Orthomed, Jordan Hearing and Balance
- Retail: Les Schwab, Apna Baazar International Foods and Spices, Natural Grocers, Guitars and More, Vortex Hobbies
- Restaurants: Pie Pizzeria, DP Cheesesteak, Menchies, Over The Top Cookies, Red Dragon, Tonyburger, Sodalicious, Astro Burger

SOUTH JORDAN TOWNE CENTER AREA #8

SOUTH JORDAN UTAH

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2020:
This project area is complete; no further tax increment is expected.

Comparison of actual project funds received to the amount forecast for year 15 (2019):	
Received: $397,258 *(Should have received $586,787)*	Original Budget Projection: $589,280



Summary Data for Final Year 2019

Tax District 38F			
Base Year	Trigger Year	Term	Remaining Term
2002	2005	15 years	Complete
Total Acres	Developable Acres	Developed Acres	Undeveloped Acres
56.86	56.06	51.77 (92%)	4.29 (8%)
Residential Portion	Total Building Sq. Ft.	Estimated # jobs created	Combined Tax Rate
26.32%	496,796	530	0.011630
Base Value	2019 Value	Percent Increase	2019 Tax Increment Collected
$7,199,247	$57,534,500	699%	$586,787
Real Property Value	Personal Property Value	State Assessed	Budget
$52,200,274	$4,766,850	$567,376	Multi-year
Amount paid to other Taxing Entities		Estimated Current Assessed Value	
None		$57,534,500	

SOUTH JORDAN TOWNE CENTER AREA #8

SOUTH JORDAN UTAH

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City
- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County
- Increased property tax base
- Increased job count

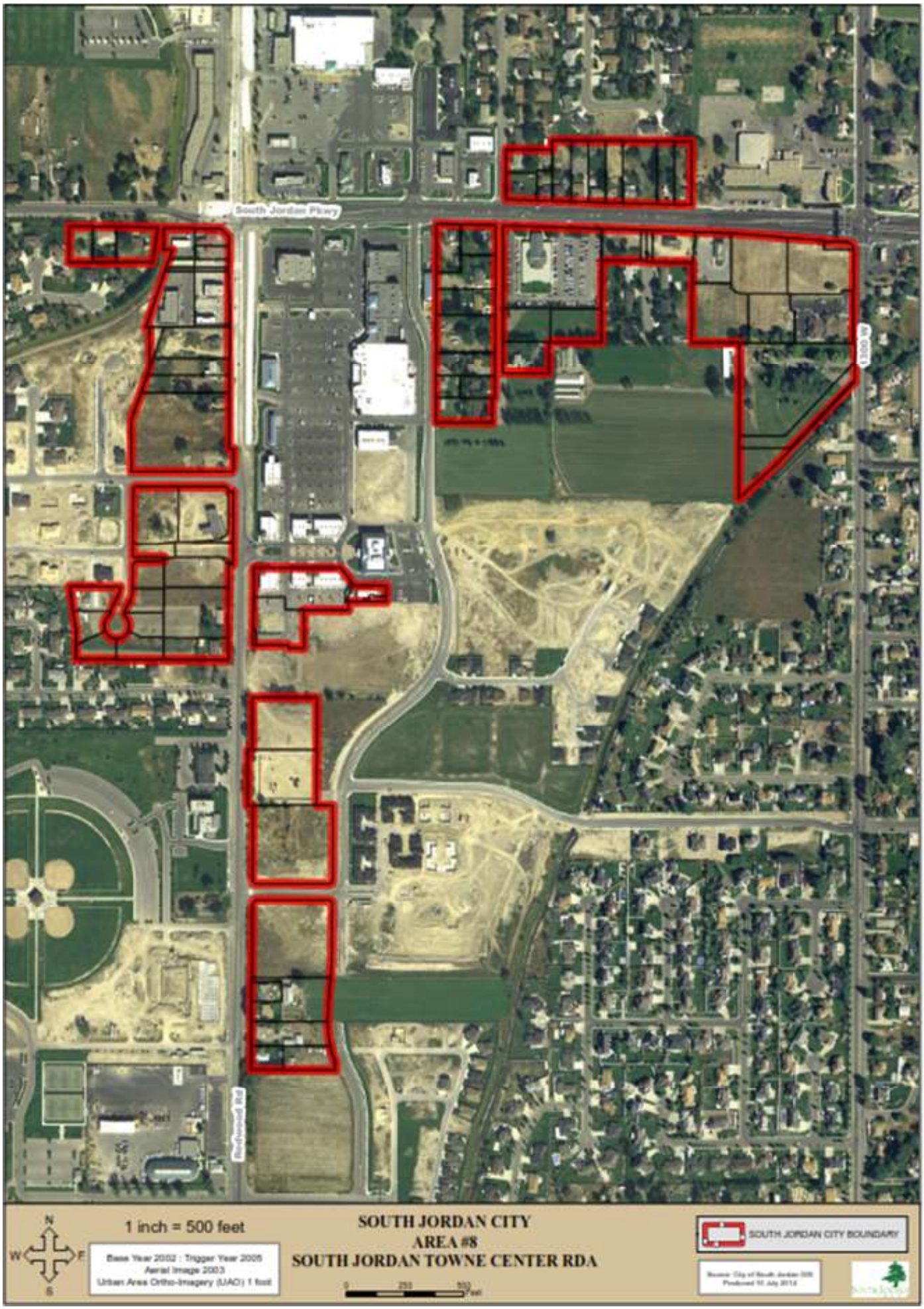
Jordan School District
- Increased property tax base
- Increased income tax base

Jordan Valley Water Conservancy District
- Increased property tax base
- Increased water sales

South Valley Sewer District
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District
- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District
- Increased property tax base


South Jordan Pkwy
1300 W
Redwood Rd
N
W
E
S
1 inch = 500 feet
Base Year 2002 : Trigger Year 2005
Aerial Image 2003
Urban Area Ortho-Imagery (UAO) 1 foot
SOUTH JORDAN CITY
AREA #8
SOUTH JORDAN TOWNE CENTER RDA
0
250
500 Feet
SOUTH JORDAN CITY BOUNDARY


South Jordan Pkwy
South Jordan Pkwy
Redwood Rd
Temple Dr
N
W
E
S
1 inch = 475 feet
SOUTH ORDAN CITY
AREA #8
South Jordan Towne Center RDA
0
260
520
Feet
PARCELS 2020
SOUTH JORDAN TOWNE CENTER
SOUTH JORDAN CITY BOUNDARY

South Jordan Center Redevelopment Project Area
Redevelopment Agency of the City of South Jordan
15 Year - Multi-year Budget - Cumulative

FINAL **1/10/2003**

Original Budget as Approved for Project

	Total		Base Year 2002	Increment Tax Year 1 2004	Increment Tax Year 2 2005	Increment Tax Year 3 2006	Increment Tax Year 4 2007	Increment Tax Year 5 2008	Increment Tax Year 6 2009	Increment Tax Year 7 2010	Increment Tax Year 8 2011	Increment Tax Year 9 2012	Increment Tax Year 10 2013	Increment Tax Year 11 2014	Increment Tax Year 12 2015	Increment Tax Year 13 2016	Increment Tax Year 14 2017	Increment Tax Year 15 2018	Cummulative 2004-2018	Allocated % of Total Tax Increment
Project Revenues																				
Property Tax	$ 2,123,861		$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 132,741	$ 2,123,861	
(Base Year Taxable Value)			$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717	$ 8,522,717		
Projected Tax Increment	$ 8,355,157		$ -	$ 242,298	$ 503,617	$ 553,302	$ 579,000	$ 584,140	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 8,355,156	
RDA Total - Capped at $4.73 Million		Percentage	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	84.34%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Total Tax Increment to the Redevelopment Agency	$ 4,727,197			$ 242,298	$ 503,617	$ 553,302	$ 579,000	$ 584,140	$ 589,280	$ 589,280	$ 589,280	$ 496,999	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,727,197	
Projected Taxing Entity Flow-thru		Percentage	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15.66%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%		
Paid to Other Taxing Entities			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 92,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 3,627,959	43.42%
Total Tax Increment	$ 8,355,156		$ -	$ 242,298	$ 503,617	$ 553,302	$ 579,000	$ 584,140	$ 589,280	$ 589,280	$ 589,280	$ 589,279	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 8,355,156	
Project Expenditures																				
Capital Costs & Related Expenses																				
Public Improvements Benefiting the Project																				
Eligible Project Area Expenditures																				
Phase I - 9400 S to 10800 South		$ 1,129,560	$ 1,129,560	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,129,560	
Phase II - 10800 S to 11800 South		$ 1,213,000	$ 1,213,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,213,000	
Beckstead Lane		$ 3,495,000	$ 3,495,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,495,000	
Total Public & Special Improvements		$ 5,837,560	$ 5,837,560	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,837,560	
Private Improvements Benefiting the Project		$ 37,834,984																		
Total Improvements		$ 43,672,544																		
Redevelopment Agency Investments																				
Tax Increment for public infrastructure within and outside project area, land acquisition, writedown, relocation & other eligible expenditures	$ 3,544,647		$ -	$ 181,724	$ 377,713	$ 414,977	$ 434,250	$ 438,105	$ 441,960	$ 441,960	$ 441,960	$ 371,999	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,544,647	74.98%
Redevelopment Agency Operating Expenses																				
Housing @ 20%	$ 946,039	20%		$ 48,460	$ 100,723	$ 110,660	$ 115,800	$ 116,828	$ 117,856	$ 117,856	$ 117,856	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 946,039	20.01%
RDA Administration @ 5%	$ 236,510	5%		$ 12,115	$ 25,181	$ 27,665	$ 28,950	$ 29,207	$ 29,464	$ 29,464	$ 29,464	$ 25,000	-	-	-	-	-	-	$ 236,510	5.00%
Total Tax Increment to the Redevelopment Agency	$ 4,727,197																		$ 4,727,196	100%
Total Expenditures Benefiting the Project		$ 48,399,741																	$ 48,399,741	
Projected Taxing Entity Flow-thru Paid to Other Taxing Entities																				
		Percentage																		
South Jordan City		12%										$ 11,038	$ 70,487	$ 70,487	$ 70,487	$ 70,487	$ 70,487	$ 70,487	$ 433,957	5.19%
Salt Lake County		19%										$ 17,206	$ 109,873	$ 109,873	$ 109,873	$ 109,873	$ 109,873	$ 109,873	$ 676,443	8.10%
Salt Lake County Library		4%										$ 3,454	$ 22,058	$ 22,058	$ 22,058	$ 22,058	$ 22,058	$ 22,058	$ 135,801	1.63%
Jordan School District		57%										$ 52,404	$ 334,650	$ 334,650	$ 334,650	$ 334,650	$ 334,650	$ 334,650	$ 2,060,306	24.66%
Mosquito Abatement		0%										$ 71	$ 454	$ 454	$ 454	$ 454	$ 454	$ 454	$ 2,795	0.03%
Central Utah Water		2%										$ 2,234	$ 14,264	$ 14,264	$ 14,264	$ 14,264	$ 14,264	$ 14,264	$ 87,816	1.05%
Jordan Valley Water District		3%										$ 2,370	$ 15,134	$ 15,134	$ 15,134	$ 15,134	$ 15,134	$ 15,134	$ 93,174	1.12%
SL Co Sewer District #1		4%										$ 3,502	$ 22,360	$ 22,360	$ 22,360	$ 22,360	$ 22,360	$ 22,360	$ 137,664	1.65%
Total Property Tax Flow Thru		100.0%										$ 92,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 589,280	$ 3,627,959	43.42%

SOUTH JORDAN
UTAH

AREA #10
THE DISTRICT

South Jordan
Redevelopment Agency

FINAL YEAR:
2020

THE DISTRICT
AREA #10

SOUTH JORDAN
UTAH

Project Area Summary

The District project area completed its fifteenth (15th) and final year of a fifteen (15) year term in 2020. Harmon's, Target, and LHM Megaplex 20 anchor The District with a variety of additional retail/commercial that support the overall vision of the area.

Approximately 6.88 acres were removed from the project area boundary by the County Assessor's office when the San Tropez residential development straddled the RDA boundary. These units are outside the project area and will provide added tax base for the taxing entities. This condominium project would not have been built without the help of this project area. Residential units have been constructed in the southwest portion of the project area. The project, San Tropez West, consists of 84 townhome rental units. Housing: 20% required - started in 2006.

Economic Update

The total project area encompasses 92.55 acres of which 91.78 (100%) have been developed. The project area is 6% residential. Taxable values within the project area have increased from $5,545,010 in its base year to $190,877,175 after the 2020 valuation; a 3,342% increase over the term of the project.

Notable business developments in the project area over the term of the project include the following:

- Financial: American First Credit Union, Chase Bank, Key Bank, Wells Fargo Bank
- Health/Beauty: Cookie Cutters Haircuts for Kids, Hair Elegance, Aveda Salon and Spa, Revivology, Lunchbox (a Waxing Salon), Amazing Lash Studio, Orangetheory Fitness, Palm Beach Tan
- Residential: San Tropez and San Tropez West with 84 townhome rental units consisting of 14 six-plexes
- Restaurants: The Angry Korean, Baskin Robbins, Beans and Brews, Blue Fish Sushi Bar, Café Rio, Carl's Jr., Chick-Fil-A, Cold Stone Creamery, The Habit Burger Grill, Jamba Juice, Pizzeria Limone, The Protein Foundry, Noodles & Co., Fried Rice Express, Red Robin, Rooster's Gourmet Popcorn, Sizzler, Subway, Sweet Churros, Taco Bell, Village Baker, Village Inn, Wallaby's, The Wild Rose, Wing Nuts, Zao, Zupas
- Retail: AT & T, Bath & Body Works, Buckle, Claire's, DownEast, Fanzz, Famous Footwear, Harmon's, Hobby Lobby, GNC, JC Penney, Mattress Warehouse, Megaplex 20, Office Max, Playlive Nation, The Red Balloon, Ross Dress for Less, Ryan's Diamonds, Seagull Book & Tape, T Mobile, Target, Warhammer, Zumiez

Future Development Plans:

- Retail: Two new retail pad sites have been added - one in the JC Penney parking lot and one in the Target parking lot.

THE DISTRICT
AREA #10

SOUTH JORDAN
UTAH

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2021:
This area is complete; no further tax increment is expected.

Comparison of the actual project funds received to the amount forecast for year 15 (2020):	
Received: $2,162,100	Original Budget Projection: $1,042,925



Summary Data for Final Year 2020

Tax District 38G			
Base Year	Trigger Year	Term	Remaining Term
2003	2006	15 years	Complete
Total Acres	Developable Acres	Developed Acres	Undeveloped Acres
92.55	91.78	91.78 (100%)	0.00 (0%)
Residential Portion	Total Building Sq. Ft.	Estimated # jobs created	Combined Tax Rate
6%	1,164,874	1,735	0.011884
Base Value	2020 Value	Percent Increase	2020 Tax Increment Collected
$5,545,010	$190,877,175	3,342%	$2,162,100
Real Property Value	Personal Property Value	State Assessed	Budget
$176,108,025	$13,884,179	$924,971	Multi-year
Amount paid to other Taxing Entities		Estimated Current Assessed Value	
$519,709 to the Jordan School District		$200,421,000	

THE DISTRICT
AREA #10

SOUTH JORDAN UTAH

Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City
- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County
- Increased property tax base
- Increased job count

Jordan School District
- Increased property tax base
- Receives 25% of tax increment; $519,709 for 2020 TY
- Increase in revenue received from income tax from additional employment

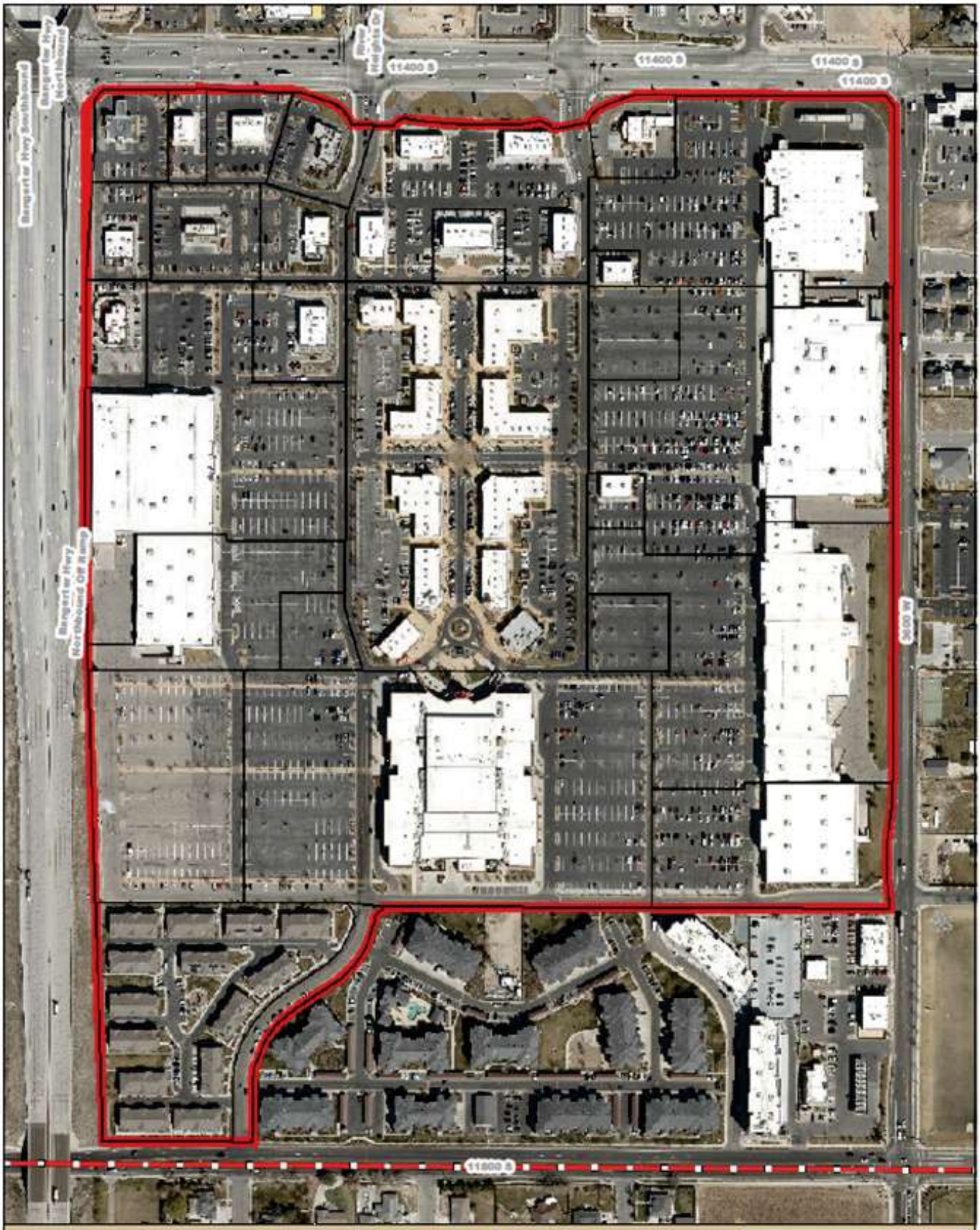
Jordan Valley Water Conservancy District
- Increased property tax base
- Increased water sales

South Valley Sewer District
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District
- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District
- Increased property tax base


11400 S
Bangerter Hwy Southbound
Bangerter Hwy Northbound
5600 W
11800 S
N
W
E
S
1 inch = 300 feet
Base Year 2003 : Trigger Year 2006
Aerial Image 2003
Urban Area Ortho-Imagery (UAO) 1 foot
SOUTH JORDAN CITY
AREA #10
THE DISTRICT RDA
0
250
500 Feet
SOUTH JORDAN CITY BOUNDARY



N
W E
S

1 inch = 300 feet

Source: City of South Jordan GIS
Produced: 9 July 2021
Aerial imagery: April 2021

SOUTH JORDAN CITY
AREA #10
The District RDA

0 162.5 325 Feet

PARCELS 2021
THE DISTRICT
SOUTH JORDAN CITY BOUNDARY

SOUTH BANGERTER REDEVELOPMENT PROJECT AREA — FINAL 8/15/2004

REDEVELOPMENT AGENCY OF SOUTH JORDAN — Original Budget as Approved for Project

15 YEAR - MULTI-YEAR BUDGET - CUMULATIVE

	BASE YEAR 2003	2004	2005	INCREMENT TAX YEAR 1 2006	INCREMENT TAX YEAR 2 2007	INCREMENT TAX YEAR 3 2008	INCREMENT TAX YEAR 4 2009	INCREMENT TAX YEAR 5 2010	INCREMENT TAX YEAR 6 2011	INCREMENT TAX YEAR 7 2012	INCREMENT TAX YEAR 8 2013	INCREMENT TAX YEAR 9 2014	INCREMENT TAX YEAR 10 2015	INCREMENT TAX YEAR 11 2016	INCREMENT TAX YEAR 12 2017	INCREMENT TAX YEAR 13 2018	INCREMENT TAX YEAR 14 2019	INCREMENT TAX YEAR 15 2020	CUMULATIVE 2006-2020	ALLOCATED % OF TOTAL TAX INCREMENT
PROJECT REVENUES																				
Property Tax	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$90,327	$1,354,909	
(Base Year Taxable Value)	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170	$6,043,170		
Projected Tax Increment																				
TOTAL -15 YEARS																				
Agency																				
Eligible Project Area Revenues	$0	$0	$0	$553,571	$813,184	$818,481	$820,777	$818,170	$802,816	$788,910	$778,830	$765,004	$751,177	$735,734	$723,971	$722,970	$726,500	$730,047	$11,350,141	52.50%
Housing	$0	$0	$0	$210,884	$309,784	$311,802	$312,677	$311,684	$305,835	$300,537	$296,697	$291,430	$286,163	$280,280	$275,798	$275,417	$276,762	$278,113	$4,323,863	20.00%
RDA Administration	$0	$0	$0	$26,361	$38,723	$38,975	$39,085	$38,960	$38,229	$37,567	$37,087	$36,429	$35,770	$35,035	$34,475	$34,427	$34,595	$34,764	$540,483	2.50%
Total Tax Increment to the Redevelopment Agency	$0	$0	$0	$790,816	$1,161,691	$1,169,259	$1,172,539	$1,168,814	$1,146,881	$1,127,014	$1,112,615	$1,092,863	$1,073,110	$1,051,049	$1,034,244	$1,032,814	$1,037,857	$1,042,925	$16,214,488	75.00%
Projected Taxing Entity Flow-thru Paid to School District	$0	$0	$0	$263,605	$387,230	$389,753	$390,846	$389,605	$382,294	$375,671	$370,872	$364,288	$357,703	$350,350	$344,748	$344,271	$345,952	$347,642	$5,404,829	25.00%
Total Project Revenues	$0	$0	$0	$1,054,421	$1,548,921	$1,559,012	$1,563,385	$1,558,419	$1,529,174	$1,502,685	$1,483,486	$1,457,150	$1,430,813	$1,401,398	$1,378,992	$1,377,085	$1,383,809	$1,390,566	$21,619,317	100.00%
PROJECT EXPENDITURES																				
CAPITAL COSTS & RELATED EXPENSES																				
Land	$0	$3,131,428	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
Total Land	$0	$3,131,428	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,131,428	
Infrastructure Benefiting Project, In & Outside Project Area																				
Roads																				
11800 South	$0	$0	$1,193,116	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,193,116	
11400 South	$0	$0	$2,110,912	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,110,912	
3600 West	$0	$0	$889,348	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$889,348	
3800 South	$0	$0	$1,010,074	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,010,074	
Open Space Buffer	$0	$0	$381,150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$381,150	
Infrastructure Improvements - Contingency - 2.5%	$0	$0	$0	$26,361	$38,723	$38,975	$39,085	$38,960	$38,229	$37,567	$37,087	$36,429	$35,770	$35,035	$34,475	$34,427	$34,595	$34,764	$540,483	
Total Infrastructure Benefiting Project, In & Outside Project Area	$0	$0	$5,584,600	$26,361	$38,723	$38,975	$39,085	$38,960	$38,229	$37,567	$37,087	$36,429	$35,770	$35,035	$34,475	$34,427	$34,595	$34,764	$6,125,083	
On-site Improvements	$0	$0	$9,754,391	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,754,391	
Total On-Site Improvements	$0	$0	$9,754,391	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,754,391	
Building Improvements																				
Retail Anchors & Grocery - 339,000 Sq. Ft.	$0	$0	$22,485,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,485,600	
Entertainment & Recreation - 175500 Sq. Ft.	$0	$0	$13,470,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,470,000	
Boxes - 187,000 Sq. Ft.	$0	$0	$14,025,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,025,000	
Small Shops & Pads - 240,200 Sq. Ft	$0	$0	$10,809,000	$10,809,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,618,000	
Office - 20,000 Sq. Ft.	$0	$0	$0	$2,200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,200,000	
Housing - Single Family - 5.27 acres / 6 units per acre	$0	$0	$0	$1,386,000	$1,386,000	$1,386,000	$1,212,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,370,750	
Total Building Improvements	$0	$0	$60,789,600	$14,395,000	$1,386,000	$1,386,000	$1,212,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$79,169,350	
Personal Property - Capital Equipment																				
Retail Anchors & Grocery - 339,000 Sq. Ft.	$0	$0	$0	$7,186,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,186,000	
Entertainment & Recreation - 175500 Sq. Ft.	$0	$0	$0	$11,455,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,455,000	
Boxes - 187,000 Sq. Ft.	$0	$0	$0	$1,028,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,028,500	
Small Shops & Pads - 240,200 Sq. Ft	$0	$0	$0	$900,750	$900,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,801,500	
Office - 20,000 Sq. Ft.	$0	$0	$0	$0	$160,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$160,000	
Total Personal Property - Capital Equipment	$0	$0	$0	$20,570,250	$1,060,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,631,000	
TOTAL CAPITAL COSTS & RELATED EXPENSES	$0	$3,131,428	$76,128,591	$34,991,611	$2,485,473	$1,424,975	$1,251,835	$38,960	$38,229	$37,567	$37,087	$36,429	$35,770	$35,035	$34,475	$34,427	$34,595	$34,764	$119,811,252	
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																				
Administration - 2.5%	$0	$0	$0	$26,361	$38,723	$38,975	$39,085	$38,960	$38,229	$37,567	$37,087	$36,429	$35,770	$35,035	$34,475	$34,427	$34,595	$34,764	$540,483	2.50%
Housing - 20% per annum	$0	$0	$0	$210,884	$309,784	$311,802	$312,677	$311,684	$305,835	$300,537	$296,697	$291,430	$286,163	$280,280	$275,798	$275,417	$276,762	$278,113	$4,323,863	20.00%
Available Tax Increment for Project Area Improvements & Infrastructure Benefiting the Project Area, In & Outside the Project Area - 50%	$0	$0	$0	$527,211	$774,461	$779,506	$781,693	$779,210	$764,587	$751,343	$741,743	$728,575	$715,407	$700,699	$689,496	$688,543	$691,905	$695,283	$10,809,658	50.00%
Infrastructure Improvements - Contingency - 2.5%	$0	$0	$0	$26,361	$38,723	$38,975	$39,085	$38,960	$38,229	$37,567	$37,087	$36,429	$35,770	$35,035	$34,475	$34,427	$34,595	$34,764	$540,483	2.50%
Tax Increment Paid to School District - 25%	$0	$0	$0	$263,605	$387,230	$389,753	$390,846	$389,605	$382,294	$375,671	$370,872	$364,288	$357,703	$350,350	$344,748	$344,271	$345,952	$347,642	$5,404,829	25.00%
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	$0	$0	$0	$1,054,421	$1,548,921	$1,559,012	$1,563,385	$1,558,419	$1,529,174	$1,502,685	$1,483,486	$1,457,150	$1,430,813	$1,401,398	$1,378,992	$1,377,085	$1,383,809	$1,390,566	$21,619,317	100.00%

SOUTH JORDAN
UTAH

RETIRED PROJECT AREAS SUMMARY

South Jordan
Redevelopment Agency

South Jordan City Redevelopment Agency

Retired Project Areas Report Summary

Final Year Information

	Area #2	Area #3	Area #4	Area #5	Area #7	Area #8	Area #10	All Areas
	The Landings (Harmons)	South Gate	South Gateway (Ultradent)	South Jordan Parkway	North Jordan Gateway	South Jordan Towne Center	The District	Total Agency Projects
Taxing District	38B	39H	38D	38E	39I	38F	38G	ALL
Project Area Term:								
Base Year	1997	1997	1999	2000	1999	2002	2003	
Trigger Year	2002	1999	2001	2001	2003	2005	2006	
Term (years)	20	15	12	15	15	15	15	
Final Year	2021	2013	2012	2015	2017	2019	2020	
Project Area:								
Total Acreage	28.10	95.77	7.58	67.77	37.24	56.86	92.55	**385.87**
Developable Acreage	27.98	89.07	7.58	63.62	31.1	56.06	91.78	**367.19**
Developed Acreage	27.98	78.88	7.58	50.42	31.10	51.77	91.78	**339.51**
Undeveloped Acreage	0.00	10.19	0.00	13.20	0.00	4.29	0.00	**27.68**
% Developed (est.)	100%	89%	100%	79%	100%	92%	100%	**92%**
% Undeveloped (est.)	0%	11%	0%	21%	0%	8%	0%	**8%**
% Residential (est.)	0%	0%	0%	0%	43%	26%	6%	
Project Area Value:								
Base Value	$ 3,461,199	$ 2,561,846	$ 10,221,282	$ 6,776,803	$ 66,669	$ 7,199,247	$ 5,545,010	**$ 35,832,056**
Final Year Value	$ 61,974,921	$ 101,121,907	$ 47,000,144	$ 76,131,573	$ 79,302,696	$ 57,534,500	$ 190,877,175	**$ 613,942,916**
% Increase (base)	1691%	3847%	360%	1023%	118850%	699%	3342%	**1613%**
Project Area Financial Update:								
Budget	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	
Total Collected	$ 7,525,494	$ 14,267,348	$ 1,198,071	$ 10,214,536	$ 7,081,575	$ 4,958,368	$ 25,466,928	**$ 70,712,320**
Project Area Provisions (Per Year):								
Agency %	75%	100%	$100,000/yr cap	100%	90.8%	100.0%	100.0%	
Infrastructure %							3%	
Maximum (cap)			$ 1,200,000				until obligation met	
Agency Administration Fee %	5.0%	5.0%	n/a	5.0%	5.0%	5.0%	5.0%	
Housing requirement	n/a	20%	0%	20%	20%	20%	20%	

South Jordan RDA Retired Project Areas Actual Cumulative Income

CUMULATIVE TAX INCREMENT RECEIVED

PROJECT AREA	FINAL YEAR	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
#2 The Landings (Harmon's) - 38B	2021	$ -	$ -	$ -	$ 148,453	$ 269,695	$ 319,696	$ 370,032	$ 395,337	$ 411,067	$ 378,342	$ 358,181	$ 322,130
#3 South Gate - 39H	2013	$ 472,746	$ 585,302	$ 750,000	$ 826,334	$ 777,605	$ 840,490	$ 832,770	$ 938,050	$ 922,634	$ 1,040,734	$ 1,176,249	$ 1,193,305
#4 South Gateway (Ultradent) - 38D	2012	$ -	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
#5 South Jordan Parkway - 38E	2015	$ -	$ -	$ 235,431	$ 303,878	$ 378,344	$ 463,531	$ 486,719	$ 636,330	$ 698,899	$ 761,872	$ 956,498	$ 929,422
#7 North Jordan Gateway - 39I	2017	$ -	$ -	$ -	$ -	$ 78,530	$ 185,797	$ 189,945	$ 173,255	$ 165,389	$ 362,468	$ 431,371	$ 446,810
#8 South Jordan Towne Center - 38F	2019	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,311	$ 189,740	$ 243,797	$ 312,212	$ 325,125	$ 294,482
#10 The District - 38G	2020	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600,000	$ 1,275,802	$ 1,870,562	$ 1,954,386	$ 1,445,974
		$ 472,746	**$ 585,302**	**$ 1,085,431**	**$ 1,378,665**	**$ 1,604,174**	**$ 1,909,514**	**$ 2,129,777**	**$ 3,032,712**	**$ 3,817,588**	**$ 4,826,190**	**$ 5,301,810**	**$ 4,732,123**

PROJECT AREA	FINAL YEAR	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
#2 The Landings (Harmon's) - 38B	2021	$ 336,230	$ 347,894	$ 354,944	$ 332,730	$ 337,311	$ 368,730	$ 357,574	$ 414,344	$ 593,763	$ 622,982	$ 486,059	**$ 7,525,494**
#3 South Gate - 39H	2013	$ 1,235,346	$ 1,298,894	$ 1,376,889	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	**$ 14,267,348**
#4 South Gateway (Ultradent) - 38D	2012	$ 98,071	$ 100,000	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	**$ 1,198,071**
#5 South Jordan Parkway - 38E	2015	$ 937,210	$ 856,716	$ 821,732	$ 876,198	$ 871,756	Complete	Complete	Complete	Complete	Complete	Complete	**$ 10,214,536**
#7 North Jordan Gateway - 39I	2017	$ 481,582	$ 679,139	$ 689,293	$ 701,284	$ 783,082	$ 881,201	$ 832,429	Complete	Complete	Complete	Complete	**$ 7,081,575**
#8 South Jordan Towne Center - 38F	2019	$ 334,928	$ 361,422	$ 351,236	$ 324,787	$ 330,607	$ 318,797	$ 364,934	$ 469,203	$ 586,787	Complete	Complete	**$ 4,958,368**
#10 The District - 38G	2020	$ 1,714,183	$ 1,700,478	$ 1,731,963	$ 1,698,886	$ 1,702,369	$ 1,865,465	$ 1,803,448	$ 1,840,317	$ 2,100,995	$ 2,162,100	Complete	**$ 25,466,928**
		$ 5,137,550	**$ 5,344,543**	**$ 5,326,057**	**$ 3,933,885**	**$ 4,025,125**	**$ 3,434,193**	**$ 3,358,385**	**$ 2,723,864**	**$ 3,281,545**	**$ 2,785,082**	**$ 486,059**	**$ 70,712,320**

South Jordan RDA Actual Retired Project Areas Cumulative Housing Revenue

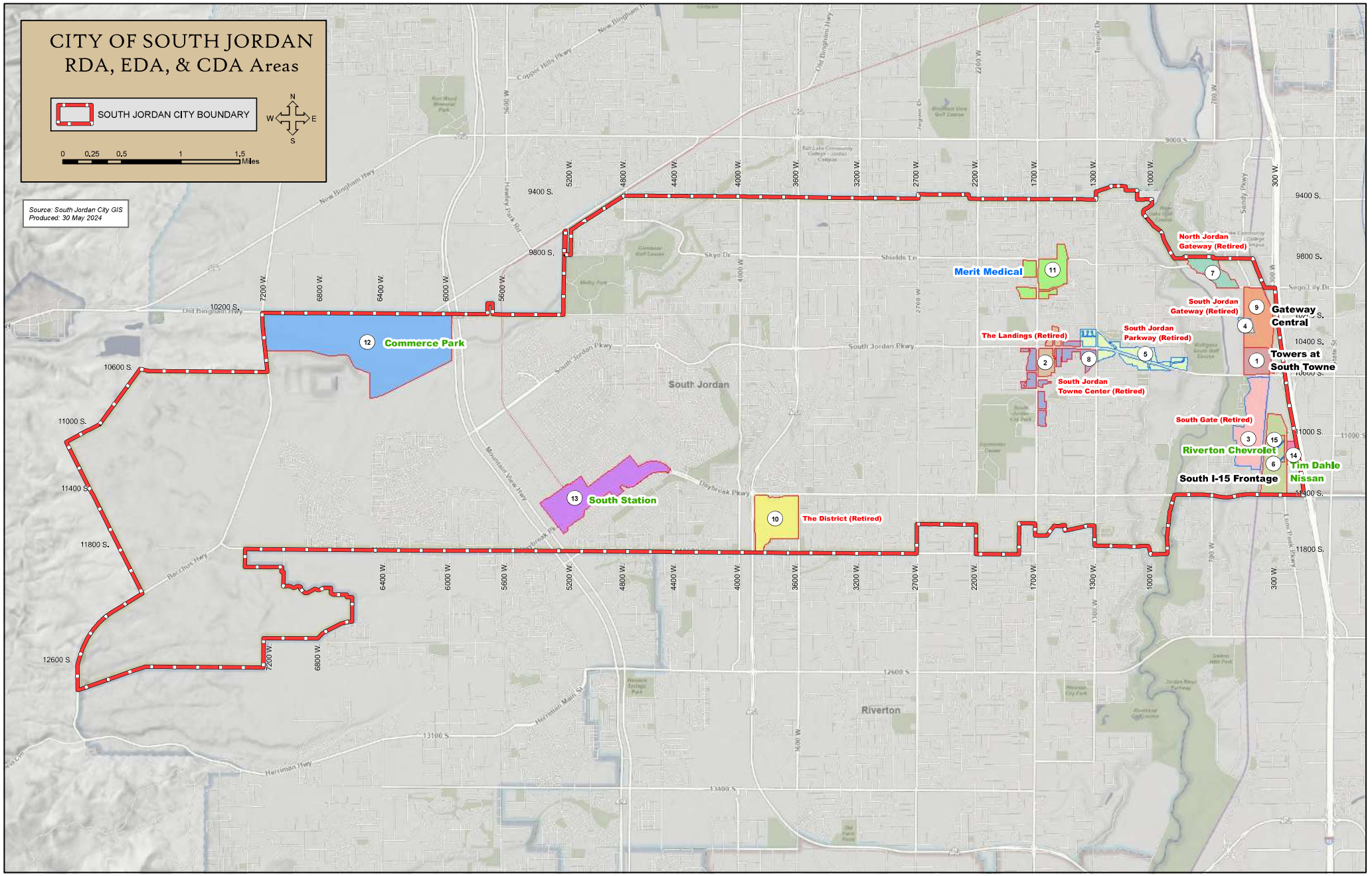
PROJECT AREA	FINAL YEAR	HOUSING BACKLOADED PER YEAR	Housing Revenue 2005	Housing Revenue 2006	Housing Revenue 2007	Housing Revenue 2008	Housing Revenue 2009	Housing Revenue 2010	Housing Revenue 2011	Housing Revenue 2012	Housing Revenue 2013
#2 The Landings (Harmon's) - 38B	2021	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#3 South Gate - 39H	2013	172,094	~	~	$ 356,621	$ 380,241	$ 407,344	$ 410,755	$ 419,163	$ 431,873	$ 447,472
#4 South Gateway (Ultradent) - 38D	2012	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Complete
#5 South Jordan Parkway - 38E	2015	164,051	~	~	~	~	~	$ 349,935	$ 351,493	$ 335,394	$ 328,397
#7 North Jordan Gateway - 39I	2017	39,669	~	~	~	~	~	$ 129,031	$ 135,985	$ 175,497	$ 177,527
#8 South Jordan Towne Center - 38F	2019	No Backload	$ 30,062	$ 37,948	$ 48,759	$ 62,442	$ 65,025	$ 58,896	$ 66,986	$ 72,284	$ 70,247
#10 The District - 38G	2020	No Backload	~	$ 120,000	$ 255,160	$ 374,112	$ 390,877	$ 289,195	$ 342,837	$ 340,096	$ 346,393
			$ 30,062	**$ 157,948**	**$ 660,540**	**$ 816,796**	**$ 863,246**	**$ 1,237,813**	**$ 1,316,464**	**$ 1,355,144**	**$ 1,370,037**

PROJECT AREA	FINAL YEAR	HOUSING BACKLOADED PER YEAR	Housing Revenue 2014	Housing Revenue 2015	Housing Revenue 2016	Housing Revenue 2017	Housing Revenue 2018	Housing Revenue 2019	Housing Revenue 2020	Housing Revenue 2021	TOTAL
#2 The Landings (Harmon's) - 38B	2021	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#3 South Gate - 39H	2013		Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	**$ 2,853,470**
#4 South Gateway (Ultradent) - 38D	2012	No Housing	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	n/a
#5 South Jordan Parkway - 38E	2015	164,051	$ 339,290	$ 338,401	Complete	Complete	Complete	Complete	Complete	Complete	**$ 2,042,911**
#7 North Jordan Gateway - 39I	2017	39,669	$ 179,926	$ 196,285	$ 215,909	$ 206,200	Complete	Complete	Complete	Complete	**$ 1,416,360**
#8 South Jordan Towne Center - 38F	2019	No Backload	$ 64,957	$ 66,121	$ 63,759	$ 70,149	$ 88,350	$ 79,452	Complete	Complete	**$ 945,439**
#10 The District - 38G	2020	No Backload	$ 339,778	$ 340,474	$ 373,093	$ 352,202	$ 368,063	$ 420,199	$ 429,626	Complete	**$ 5,082,105**
			$ 923,951	**$ 941,281**	**$ 652,761**	**$ 628,551**	**$ 456,414**	**$ 499,651**	**$ 429,626**	**$ -**	**$ 12,340,285**

SOUTH JORDAN RDA RETIRED AREAS EXPENSES

AREA	FINAL YEAR	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
#2 The Landings (Harmon's) - 38B	2021				$ 256,119	$ 400,184	$ 363,617	$ 463,992	$ 229,601	$ 466,048	$ 216,979	$ 165,877	$ 147,396
#3 South Gate - 39H	2013	$ 58,097	$ 64,764	$ 673,783	$ 746,005	$ 128,257	$ 95,567	$ 67,830	$ 135,402	$ 82,925	$ 132,215	$ 87,425	$ 70,900
#4 South Gateway (Ultradent) - 38D	2012			$ 60,000	$ 206,385	$ 89,377	$ 53,542	$ 26,191	$ 88,499	$ 13,728	$ 74,756	$ 25,766	$ 9,481
#5 South Jordan Parkway - 38E	2015			$ 11,772	$ 469,763	$ 252,620	$ 407,213	$ 51,350	$ 121,392	$ 867,296	$ 118,100	$ 77,518	$ 58,887
#7 North Jordan Gateway - 39I	2017					$ 93,303	$ 62,832	$ 35,688	$ 97,162	$ 26,132	$ 94,768	$ 48,378	$ 120,701
#8 South Jordan Towne Center - 38F	2019						$ 1,233,765	$ 311,443	$ 313,610	$ 202,277	$ 305,705	$ 213,074	$ 194,903
#10 The District - 38G	2020								$ 568,499	$ 1,034,369	$ 9,637,692	$ 1,491,047	$ 1,019,577
		$ 58,097	**$ 64,764**	**$ 745,555**	**$ 1,678,272**	**$ 963,740**	**$ 2,216,537**	**$ 956,494**	**$ 1,554,167**	**$ 2,692,775**	**$ 10,580,214**	**$ 2,109,085**	**$ 1,621,845**

AREA	FINAL YEAR	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
#2 The Landings (Harmon's) - 38B	2021	$ 165,486	$ 190,666	$ 172,740	$ 146,871	$ 176,770	$ 157,756	$ 154,839	$ 159,909	$ 161,458	$ 162,554	$ 166,471	**$ 4,525,333**
#3 South Gate - 39H	2013	$ 78,552	$ 116,881	$ 102,502	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	**$ 2,641,105**
#4 South Gateway (Ultradent) - 38D	2012	$ 31,287	$ 51,937	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	**$ 730,949**
#5 South Jordan Parkway - 38E	2015	$ 68,730	$ 96,222	$ 76,134	$ 54,192	$ 83,631	Complete	Complete	Complete	Complete	Complete	Complete	**$ 2,814,819**
#7 North Jordan Gateway - 39I	2017	$ 49,713	$ 177,969	$ 77,874	$ 43,964	$ 77,723	$ 62,044	$ 57,253	Complete	Complete	Complete	Complete	**$ 1,125,505**
#8 South Jordan Towne Center - 38F	2019	$ 214,367	$ 240,273	$ 74,864	$ 25,139	$ 55,100	$ 33,924	$ 33,162	$ 39,945	$ 37,720	Complete	Complete	**$ 3,529,271**
#10 The District - 38G	2020	$ 1,409,159	$ 1,423,786	$ 1,414,878	$ 1,383,853	$ 1,403,461	$ 1,430,128	$ 1,397,750	$ 1,749,796	$ 1,728,316	$ 644,973	Complete	**$ 27,737,282**
		$ 2,017,294	**$ 2,297,733**	**$ 1,918,993**	**$ 1,654,019**	**$ 1,796,685**	**$ 1,683,851**	**$ 1,643,004**	**$ 1,949,650**	**$ 1,927,494**	**$ 807,527**	**$ 166,471**	**$ 43,104,264**


CITY OF SOUTH JORDAN
RDA, EDA, & CDA Areas
SOUTH JORDAN CITY BOUNDARY
N
W
E
S
0 0.25 0.5 1 1.5 Miles
Source: South Jordan City GIS
Produced: 30 May 2024
Commerce Park
South Station
The District (Retired)
Merit Medical
North Jordan Gateway (Retired)
South Jordan Gateway (Retired)
Gateway Central
The Landings (Retired)
South Jordan Parkway (Retired)
Towers at South Towne
South Jordan Towne Center (Retired)
South Gate (Retired)
Riverton Chevrolet
Tim Dahle Nissan
South I-15 Frontage
South Jordan
Riverton
9400 S.
9800 S.
10200 S.
10600 S.
11000 S.
11400 S.
11800 S.
12600 S
13100 S
13400 S

South Jordan Redevelopment Agency
1600 W. Towne Center Drive
South Jordan, UT 84095
801-254-3742
sjc.utah.gov

SOUTH JORDAN
UTAH