



City of South Salt Lake Redevelopment Agency
AGENDA

Public notice is hereby given that the **City of South Salt Lake Redevelopment Agency** will hold a meeting on **Wednesday, May 14, 2014**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:30 p.m.**, or as soon thereafter as possible.

Conducting: Michael Rutter

Opening Ceremonies

1. Roll Call

No Action Comments

1. Bills, Claims, and Communications
2. Report of the Executive Director

Approval of Minutes

February 12, 2014

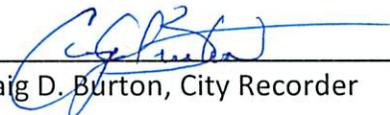
New Business

1. Presentation of 2014/2015 Budget

In accordance with State Statute and RDA Board policy, one or more Board Members may be participating via speakerphone.

Those needing auxiliary communicative aids or other services for this meeting should contact Craig Burton at 801-483-6027, giving at least 24 hours' notice.

Each of the Deseret News and Salt Lake Tribune was advised of the agenda of the City of South Salt Lake Redevelopment Agency to be held Wednesday, May 14, 2014, by fax transmittal of the foregoing agenda on Friday, May 9, 2014.


Craig D. Burton, City Recorder

CITY COUNCIL

SHARLA BEVERLY
RYAN GOLD
IRVIN JONES
KEVIN D. RAPP
MIKE RUTTER
DEBBIE SNOW
ROY TURNER

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE CITY
UTAH
84115
P 801.483.6027
F 801.464.6770
TTY: 711

**CHERIE WOOD
MAYOR**

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE CITY
UTAH
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P 801.464.6757
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**CITY OF SOUTH SALT LAKE REDEVELOPMENT AGENCY
MINUTES OF MEETING HELD
May 14, 2014**

Date/Time/Place

Wed. May 14, 2014
6:00 p.m.
220 East Morris Avenue
South Salt Lake, Utah 84115

Presiding/Conducting

Michael Rutter, Chair

Directors Present:

Sharla Beverly, Ryan Gold, Irvin H. Jones, Jr., Kevin D. Rapp, Michael Rutter,
Debbie Snow, and LeRoy Turner

South Salt Lake City Staff Present:

Lyn Creswell, City Attorney
Paul Roberts, Deputy City Attorney
Randy Sant, Economic Development Consultant
Kyle Kershaw, Finance Director
Ron Morris, Fire Chief
Mike Florence, Community Development Director
Frank Lilly, Deputy Community Development Director
Mont Roosendaal, Fleet Manager
Craig Burton, City Recorder

South Salt Lake Staff Excused:

Mayor Cherie Wood
Charee Peck, Chief of Staff

Others Attending:

See attached list

The meeting was scheduled to start at 6:30 p.m. but started at 6:37 p.m.

Opening Ceremonies

1. **Roll Call.**

No Action Comments

1. **Bills, Claims and Communications.** None.
2. **Report of the Executive Director.** None.

Approval of Minutes

February 12, 2014. Director Rapp moved to approve these minutes.

MOTION: Kevin Rapp
SECOND: Sharla Beverly

Voice Vote:

Beverly Aye
Gold Aye
Jones Abstain
Rapp Aye
Rutter Aye
Snow Aye
Turner Aye

Director Jones abstained because he was not at the meeting.

New Business

- 1. Presentation of 2014/2015 Budget.** Finance Director, Kyle Kershaw, explained that traditionally the bulk of the revenue is generally property tax increment that is being generated from projects completed over the years. Most of their projects are going to sunset in the next five years and their property tax increment is going to be going down as they do. He reviewed the proposed budget with the Board. A copy is attached and incorporated by this reference.

Economic Development Consultant, Randy Sant, reminded the Board that they were able to get the Legislature to extend the .02 percent local sales tax option for thirty years. It produces about 2 million dollars a year. There are other capital improvement projects some of this money is being used for in the General Fund because they are economic development related. In the resolution that was adopted extending the local sales tax it indicated the money would be used for economic development.

Mr. Sant reviewed the Professional Services portion of the budget which covers approximately six items as follows:

\$150,000 for Contracted Services - he is an independent contractor, and they use some outside attorneys.

\$40,000 for a lobbyist.

\$40,000 for the South Salt Lake Chamber of Commerce contract funded through the RDA budget.

\$60,000 for an economic development strategic plan.

\$15,000 to do a retail leakage study to get a better feel for what kind of tenants they should be targeting to relocate into the community.

\$100,000 to cover expense related with the Central Pointe and Market Station projects.

\$8,000 for contingency in case something comes up they can't pay.

The Market Station Strategic Plan will cover some of the expenses. For example, one of the things they know they have to do at Central Pointe is an Alta Survey. It's about a \$15,000 expense. They also have to do some drawings and site planning so they have money budgeted there. So basically that estimated transfer of money coming over from the General Fund is going to be used to cover some of the shortfall that they experience in the operating budget to cover these costs.

In addition in the property management costs in rental income, they have a small shortfall there that they are also using some of the transfer for. So, the \$273,000 coming over from the City will be used for these items.

Mr. Sant also advised that the tax increment will be gone in four years. There will be no money from the redevelopment perspective to help with some of these costs which means they will be relying more on some of the \$2 million dollars to help fund economic development programs as they move forward. The hope, as they move forward, is to build that back up with increased sales and property tax so they will not have to depend on all of that. The Economic Development Strategic Plan will help put a financial guideline together of how to move forward.

Director Gold asked if the administrative salaries reflect on the City budget.

Mr. Kershaw answered yes, the City budget would be \$100,000 more if these salaries weren't allocated over to the RDA. They do an internal allocation for these.

Mr. Kershaw asked that the Board set a date and time for a public hearing regarding the Budget.

The Board determined to hold the Public Hearing on Wednesday, May 28, 2014 at 6:30 p.m.

Mr. Sant also informed the Council that he will be attending the International Council Conference for Shopping Centers (ICSC) in Las Vegas next week. This is where all of the big retail tenants come out and you get a little bit of time with them. They have a couple of major meetings set up . One is with the big tenant they have been working with for a long time. They are going to make a take it or leave it proposal to them. It's a good one. They told us to come back with a proposal. They're hoping it will be accepted and then they will move to get a letter of intent. Then they will start planning the date that they will be constructing. They also have a couple of other meetings with two other big tenants they have been working on.

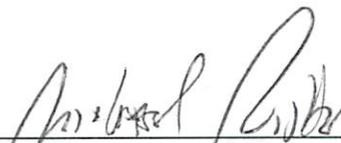
Director Jones moved to Adjourn.

MOTION: Irvin Jones
SECOND: Ryan Gold

Voice Vote:

Beverly	Aye
Gold	Aye
Jones	Absent
Rapp	Aye
Rutter	Aye
Snow	Aye
Turner	Aye

Redevelopment Agency adjourned at 7:01 p.m.



Michael Rutter, RDA Chair



Craig D. Burton, RDA Secretary

Account Number	Account Title	2010-11 Pri Year 3 Actual	2011-12 Pri Year 2 Actual	2012-13 Pri Year Actual	05/14 Cur YTD Actual	2013-14 Cur Year Budget	2014-15 Fut Year Budget	2014-15 Fut Year Budget
REDEVELOPMENT AGENCY FUND								
TAXES								
71-3111-000	PROPERTY TAX INCREMENT	666,651	615,111	665,379	644,888	666,000	640,000	
Total TAXES:		666,651	615,111	665,379	644,888	666,000	640,000	
MISCELLANEOUS REVENUE								
71-3810-000	INTEREST EARNINGS	15,759	26,781	20,864	7,641	12,000	.00	
71-3815-000	RENTAL INCOME	16,000	86,838	144,185	101,677	66,500	105,000	
71-3847-000	INCREASE (DECREASE) IN CASH	.00	.00	.00	.00	.00	.00	
71-3851-000	PROCEEDS FROM LAND SALES	.00	.00	.00	.00	.00	.00	
71-3875-000	PROCEEDS FROM DEBT ACQUISITIO	.00	.00	.00	.00	.00	.00	
71-3880-000	PROCEEDS FROM INTERFUND LOAN	.00	.00	.00	.00	.00	.00	
71-3885-000	LOAN PROCEEDS	.00	.00	.00	.00	.00	.00	
Total MISCELLANEOUS REVENUE:		31,759	113,619	164,850	109,318	78,500	105,000	
REVENUE								
71-3771-000	REIMBURSEMENT-2100 S PROJECT	.00	.00	.00	.00	.00	.00	
Total REVENUE:		.00	.00	.00	.00	.00	.00	
OTHER SOURCES OF FUNDS								
71-3810-000	BOND PROCEEDS	15,000,000	.00	.00	.00	2,540,000	.00	
71-3850-000	TRANSFER FROM GENERAL FUND	.00	.00	920,000	600,754	921,000	1,221,000	
71-3860-000	TRANSFER FROM CAPITAL FUND	.00	.00	.00	1,000,000	1,000,000	.00	
71-3890-000	APPROPRIATION FRM FUND BALANC	.00	.00	.00	.00	.00	.00	
Total OTHER SOURCES OF FUNDS:		15,000,000	.00	920,000	1,600,754	4,461,000	1,221,000	
OPERATING EXPENSES								
71-70-111-00	ADMINISTRATIVE SALARIES	70,781	89,812	82,944	73,920	95,000	100,000	
71-70-150-00	EMPLOYEE BENEFITS	20,807	23,551	24,514	23,075	20,000	25,000	
71-70-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	395	.00	.00	1,500	1,500	2,500	
71-70-220-00	PUBLIC NOTICES	.00	.00	.00	.00	.00	.00	
71-70-237-00	CONFERENCES	18,680	1,702	.00	6,153	15,000	19,000	
71-70-243-00	OFFICE EXPENSE	4,895	2,918	.00	.00	2,500	2,500	
71-70-247-00	STATIONERY AND SUPPLIES	.00	.00	.00	.00	.00	.00	
71-70-280-00	BLDGS & GRNDS SUPPLIES & MAINT	.00	.00	.00	.00	.00	.00	
71-70-270-00	UTILITIES	269	5,691	10	.00	.00	.00	
71-70-310-00	PROFESSIONAL SERVICES	549,521	166,046	255,776	164,208	265,000	398,000	
71-70-540-00	INTEREST EXPENSE	.00	.00	94,783	.00	.00	.00	
71-70-600-00	SUNDRY EXPENSE	3,184	5,078	2,128	1,365	10,500	11,000	
71-70-797-00	EQUIPMNT/FURNITURE ACQUISITION	.00	.00	199	.00	.00	.00	
Total OPERATING EXPENSES:		668,532	294,797	460,353	270,220	409,500	558,000	
OTHER								
71-76-549-00	AMORTIZATION OF BOND COSTS	.00	.00	.00	.00	.00	.00	
71-76-701-00	LAND WRITE-DOWNS	393,297	.00	.00	.00	.00	.00	
71-76-722-00	HOUSING WRITE-DOWNS	.00	.00	.00	.00	.00	.00	
71-76-780-00	RELOCATION COSTS	.00	.00	.00	.00	.00	.00	
71-76-791-00	DEMOLITION COSTS	.00	.00	.00	.00	.00	.00	
71-76-795-00	INCREMENT DISTRIBUTIONS	.00	.00	.00	.00	.00	.00	
71-76-795-10	INCREMENT DISTRIBUTIONS-BOYER	32,389	33,023	32,056	.00	40,000	40,000	

Account Number	Account Title	2010-11 Pri Year 3 Actual	2011-12 Pri Year 2 Actual	2012-13 Pri Year Actual	05/14 Cur YTD Actual	2013-14 Cur Year Budget	2014-15 Fut Year Budget	2014-15 Fut Year Budget
71-78-795-20	INCREMENT DISTRIBU-RC WILLEY	222,890	198,544	206,925	202,246	210,000	210,000	
71-78-795-30	INCREMENT DISTRIBU-WEST TECH	.00	.00	74,835	.00	85,000	85,000	
71-78-795-40	INCREMENT DISTRIBUTIONS-2100 S	.00	.00	.00	.00	.00	.00	
Total OTHER:		648,576	231,567	313,816	202,246	335,000	335,000	
DEBT SERVICE								
71-78-585-00	INTEREST WRITE OFF	.00	.00	.00	.00	.00	.00	
71-78-816-00	PRINCIPAL ON INTERFUND LOAN	.00	.00	.00	.00	.00	.00	
71-78-820-00	INTEREST ON INTERFUND BOND	.00	.00	.00	.00	.00	.00	
71-78-825-00	PRINCIPAL PMT-LINE OF CREDIT	100,000	300,000	.00	.00	.00	.00	
71-78-826-00	INTEREST PMT-LINE OF CREDIT	17,299	1,748	.00	.00	.00	.00	
71-78-835-00	EXCISE TAX BOND PRINCIPAL	.00	.00	260,000	275,000	275,000	315,000	
71-78-836-00	EXCISE TAX BOND INTEREST	.00	1,211,863	657,254	645,431	646,000	633,000	
71-78-838-00	BOND TRUST FEES	.00	1,250	1,250	1,350	.00	.00	
71-78-840-00	COST OF BOND ISSUANCE	178,458	69,100	.00	.00	.00	.00	
71-78-845-00	BOND TRUSTEE FEES	2,500	500	.00	.00	.00	.00	
Total DEBT SERVICE:		298,257	1,584,460	918,504	921,781	921,000	948,000	
CAPITAL EXPENDITURES								
71-80-711-00	LANDS AND RIGHTS-OF-WAY	.00	.00	.00	.00	.00	.00	
71-80-711-05	LAND/RIGHT OF WAY - RITZ PARCL	.00	.00	.00	.00	.00	.00	
71-80-711-07	LAND/RIGHT OF WAY-AMERICA 1ST	.00	.00	.00	.00	.00	.00	
71-80-711-09	LAND/RIGHT OF WAY-FITTS PARCEL	.00	.00	.00	.00	.00	.00	
71-80-711-11	LAND/RIGHT OF WAY-RITTA PARCL	.00	.00	.00	.00	.00	.00	
71-80-711-13	LAND/RIGHT OF WAY-BELLO TERRA	.00	755,374	.00	3,509,194	3,000,000	.00	
71-80-860-00	INFRASTRUCTURE	.00	.00	.00	.00	.00	.00	
71-80-860-01	MARKET STATION INFRASTRUCTURE	.00	.00	.00	.00	.00	.00	
71-80-860-02	EDISON PROJECT INFRASTRUCTURE	.00	.00	.00	.00	.00	.00	
71-80-860-03	THIRD EAST PROJECT INFRASTRUCT	.00	.00	.00	.00	.00	.00	
71-80-860-04	UPPER MILLCREEK INFRASTRUCTUR	.00	.00	.00	.00	.00	.00	
71-80-860-05	SOUTH STATE INFRASTRUCTURE	.00	.00	.00	.00	.00	.00	
71-80-860-06	MADISON PROJECT INFRASTRUCTU	.00	41,191	.00	.00	.00	.00	
71-80-860-07	POST OFFICE PROJECT INFRASTRU	.00	.00	.00	.00	.00	.00	
71-80-860-08	300 WEST PROJECT INFRASTRUCTU	.00	.00	.00	.00	.00	.00	
71-80-860-09	2100 SOUTH INFRASTRUCTURE	.00	.00	.00	.00	.00	.00	
71-80-860-10	METRO PROJECT INFRASTRUCTURE	.00	132,902	.00	.00	.00	.00	
71-80-860-11	HOUSING PROJECTS	10,000	.00	.00	.00	.00	.00	
71-80-865-00	INFRASTRUCTURE-MARKET STATION	.00	.00	.00	.00	.00	.00	
71-80-865-01	MARKET STATION-DEMOLITION	.00	351,922	56,000	.00	100,000	.00	
71-80-865-02	MARKET STATION-ENGINEERING	.00	21,711	6,062	.00	35,000	.00	
71-80-865-03	MARKET STATION-PROFESSIONAL	.00	254,138	87,826	12,357	300,000	.00	
71-80-865-04	MARKET STATION-PROP MGT	.00	1,392	5,488	84,260	15,000	85,000	
71-80-865-05	MARKET STATION-REPAIR/MAINT	.00	305	663	.00	25,000	25,000	
71-80-865-06	MARKET STATION-INSURANCE	.00	.00	.00	.00	15,000	15,000	
71-80-865-07	MARKET STATION-CONTINGENCY	.00	12,944	17,691	.00	50,000	.00	
Total CAPITAL EXPENDITURES:		10,000	1,571,879	173,730	3,605,811	3,540,000	125,000	
TRANSFERS								
71-95-912-00	TRANSFER FROM GENERAL FUND	170,684	1,356,000	.00	.00	.00	.00	
71-95-975-00	TRAN TO (FROM) RESERVE	.00	.00	.00	.00	.00	.00	
Total TRANSFERS:		170,684	1,356,000	.00	.00	.00	.00	
REDEVELOPMENT AGENCY FUND Revenue Total:		15,698,410	728,730	1,750,229	2,354,960	5,205,500	1,966,000	

Period: 05/14

May 13, 2014 02:25PM

Account Number	Account Title	2010-11 Pri Year 3 Actual	2011-12 Pri Year 2 Actual	2012-13 Pri Year Actual	05/14 Cur YTD Actual	2013-14 Cur Year Budget	2014-15 Fut Year Budget	2014-15 Fut Year Budget
	REDEVELOPMENT AGENCY FUND Expenditure Total:	1,454,681	2,326,704	1,866,403	5,000,057	5,205,500	1,966,000	
	Net Total REDEVELOPMENT AGENCY FUND:	14,243,729	1,597,975-	116,174-	2,645,098-	.00	.00	

Report Criteria:

Exclude Funds: 31,32,34,53,61,80-99

Print Fund Titles

Page and Total by Fund

Print Source Titles

Total by Source

Print Department Titles

Total by Department

All Segments Tested for Total Breaks

20-Mar-14



Redevelopment Agency of South Salt Lake City
Attn: Kyle Kershaw, Finance Director
220 East Morris Avenue
Salt Lake City, UT 84115

Re: Distribution of 2013 Tax Collections for
South Salt Lake City Redevelopment Agency

Dear Mr. Kershaw:

Please see schedule below for a tabulation of 2013 Redevelopment Agency Tax Increment Financing funds due to South Salt Lake City. Final funding was deposited into your account on 3/17/2014.

Direct all inquiries relating to amount of final Tax Increment financing to Anna Borres in Salt Lake County Auditor's Office, phone number is (385)-468-7233. Inquiries regarding cash disbursement should be directed to Ben Umeadi with Salt Lake County Treasurer at (385) 468-8331.

PROJECT AREA	TD	INITIAL DISTRIBUTION 12/6/2013	FINAL DISTRIBUTION 3/17/2014
- POST OFFICE PLACE NEIGHBORHOOD DEVELOPMENT - S S/ 14H		61,744	27,538
- UPPER MILCREEK NEIGHBORHOOD DEVELOPMENT - S SALT 14I		15,807	6,990
- UPPER MILCREEK NEIGHBORHOOD DEVELOPMENT - S SALT 14J		23,761	10,499
- METRO CENTER NEIGHBORHOOD DEVELOPMENT - S SALT L 14M		21,369	14,564
- AMENDED SOUTH STATE ST NEIGHBORHOOD DEVELOPMENT - S SALT L 14N		31,140	8,930
- MADISON SCHOOL NEIGHBORHOOD DEVELOPMENT - S SALT L 14P		73,651	36,840
- THIRD WEST NEIGHBORHOOD DEVELOPMENT - S SALT LAKI 14Q		154,508	66,304
- MARKET STATION URBAN RENEWAL PROJECT - S SALT LAK 14S		0	0
- WESTECH ENGINEERING ECONOMIC DEVELOPMENT PROJE 14T		55,142	36,101
- CENTRAL POINTE URBAN RENEWAL PROJECT - S SALT LAKI 14U		0	0

\$ 437,122.00 \$ 207,766.00

Total: 644,888

Prepared by:
Ben Umeadi

For:
K. Wayne Cushing, C.P.A.
Salt Lake County Treasurer

**SALT LAKE COUNTY
TREASURER**

K. Wayne Cushing
Salt Lake County Treasurer

Randel Wightman
Deputy County Treasurer

Benjamin I. Umeadi
Accounting Director

Anna F. Gallagher
Collections Director

SALT LAKE COUNTY
GOVERNMENT CENTER
2001 South State Street
Suite N-1200
PO Box 144575
Salt Lake City
Utah 84114-4575
Phone: (385) 468-8302
Fax: (385) 468-8301

**REDEVELOPMENT AGENCY OF SOUTH SALT LAKE
TAX INCREMENT HISTORY & ESTIMATED FUTURE RECEIPTS**

YEAR	14E	14F	14H	14L,14J UPPER	14K,14L	14M	14N	14P	14Q	14R	14S	14T	14U	TOTAL
	BURTON PLACE	EDISON PLACE	POST OFFICE	MILLCREEK SOUTHBROOK	THIRD EAST PARK CREEK	METRO FHP*	SOUTH STATE	MADISON	RC WILLEY 300 WEST	2100 SOUTH	MARKET STATION	WESTECH	CENTRAL POINT	
1985	21,568	19,034	0	0	0	0	0	0	0	0	0	0	0	40,602
1986	32,397	19,034	0	0	0	0	0	0	0	0	0	0	0	51,431
1987	34,258	19,034	0	0	12,354	0	0	0	0	0	0	0	0	65,646
1988	31,956	19,034	0	0	16,520	0	0	0	0	0	0	0	0	67,510
1989	24,858	19,215	0	0	19,377	0	0	11,247	0	0	0	0	0	74,697
1990	24,858	23,399	0	0	19,377	0	4,434	22,494	0	0	0	0	0	94,562
1991	27,203	26,500	0	0	21,241	0	8,906	87,543	84,826	0	0	0	0	256,219
1992	27,203	20,118	0	25,000	22,388	0	8,906	89,379	86,800	0	0	0	0	279,794
1993	21,479	7,385	2,504	25,186	29,930	0	18,684	110,000	172,729	0	0	0	0	387,897
1994	14,877	7,334	6,169	33,868	27,646	658,017	20,954	173,039	161,191	0	0	0	0	1,103,095
1995	30,892	14,000	20,000	35,360	31,000	758,475	17,739	133,673	188,090	0	0	0	0	1,229,229
1996	35,398	16,427	36,444	53,897	46,398	712,599	19,870	122,513	157,810	0	0	0	0	1,201,356
1997	35,398	16,427	36,444	53,897	46,398	712,599	19,870	122,513	312,212	0	0	0	0	1,355,758
1998	40,049	19,292	43,217	40,797	44,579	0	23,561	127,516	197,614	0	0	0	0	536,625
1999	38,096	18,076	38,008	38,750	52,995	216,311	24,746	121,611	174,276	0	0	0	0	722,869
2000	44,420	23,604	44,247	43,460	58,267	152,947	32,039	129,007	218,960	78,060	0	0	0	825,011
2001	50,485	21,459	45,508	43,092	53,328	217,193	27,589	112,682	200,694	80,969	0	0	0	852,999
2002	51,957	24,308	50,146	46,298	53,841	140,931	32,222	116,735	197,336	81,293	0	0	0	795,067
2003	48,556	24,713	53,137	39,539	45,660	113,574	33,270	102,347	232,388	127,199	0	0	0	820,383
2004	51,080	25,985	60,000	44,737	42,062	37,348	37,500	93,769	225,711	142,414	0	0	0	760,606
2005	49,668	22,786	72,595	47,136	41,197	24,001	38,592	88,203	215,313	139,421	0	0	0	738,912
2006	53,854	27,690	77,648	49,319	44,909	22,497	42,178	98,811	260,603	177,107	0	0	0	854,616
2007	47,980	23,990	70,482	50,784	50,980	25,209	48,723	93,295	216,557	177,704	0	0	0	805,704
2008	74,819	28,524	101,500	59,620	58,744	25,703	51,287	112,869	232,806	183,429	0	0	0	929,301
2009	68,895	29,998	110,870	65,648	61,689	23,311	57,083	92,004	231,225	0	0	0	0	740,723
2010	0	0	113,229	67,385	62,593	24,207	50,435	94,064	242,177	0	0	0	0	654,090
2011	0	0	113,072	66,946	62,201	28,305	43,150	99,223	214,787	0	0	0	0	627,684
2012	0	0	117,835	58,256	0	30,527	46,451	105,216	228,320	0	0	78,774	0	665,379
2013	0	0	89,282	57,057	0	35,933	40,070	110,491	220,812	0	0	91,243	0	644,888
est 2014	0	0	89,000	57,000	0	28,000	52,000	110,000	216,000	0	0	91,000	0	643,000
2015	0	0	89,000	57,000	0	28,000	0	0	216,000	0	0	91,000	0	481,000
2016	0	0	89,000	57,000	0	28,000	0	0	0	0	0	91,000	0	265,000
2017	0	0	89,000	0	0	28,000	0	0	0	0	0	91,000	0	208,000
2018	0	0	0	0	0	28,000	0	0	0	0	0	91,000	0	119,000
	0	0	0	0	0	0	0	0	0	0	0	91,000	0	91,000
Total	982,204	517,366	1,658,337	1,217,032	1,025,674	4,099,687	800,259	2,680,244	5,105,237	1,187,596	0	716,017	0	19,989,653