TAYLORSVILLE REDEVELOPMENT AGENCY

5400 South Bangerter Community Development Project Area (CDA)

Proposed Development Tax Increment Analysis

Multi-year Tax Increment Forecast

Growth Rate	3.400%
Discount Rate	5.000%

		HISTORICAL												
Tax Year		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Payment Year		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Taxable Valuation Summary														
Value Summary														
Tax Area 61A														
Total Incremental		-	-	-	-	-	-	-	-	-	608,588	853,943	1,106,972	1,192,714
Tax Area 63A														
Total Incremental		-	-	-	-	-	-	-	-	-	24,253,001	31,239,995	36,946,593	39,287,999
Development (with Residential Exemption)														
Development Assesed Value		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Incremental		-	-	-	-	-	-	-	-	-	24,253,001	31,239,995	36,946,593	39,287,999
Tax Area 64A														
Total Incremental		-	-	-	-	-	-	-	-	-	4,020,936	5,936,009	6,645,545	8,379,507
Incremental Assessed Value (61A, 63A, + 64A)											28,882,525	38,029,947	44,699,110	48,860,220
Total Assessed Value (61A, 63A, + 64A)		46,896,414	46,452,318	48,806,351	47,769,635	52,868,807	57,158,897	61,529,638	65,760,744	70,864,599	73,688,876	82,836,298	89,505,461	93,666,571
Tax Rates														
Participation Rate		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Tax Increment														
Tax Area 61A														
Total		-	-	-	-	800	1,652	5,941	7,407	7,769	5,230	6,854	8,894	9,337
Tax Area 63A														
Total		-	(15,864)	37,919	26,590	58,822	57,414	103,493	188,205	226,764	222,745	266,354	320,276	333,715
Tax Area 64A														
Total		-	2,635	2,838	1,855	9,088	11,193	21,947	33,544	39,279	38,201	52,927	59,451	73,627
Total Increment for Budget		**-**	**(13,229)**	**40,757**	**28,445**	**68,710**	**70,259**	**131,381**	**229,156**	**273,812**	**266,176**	**326,135**	**388,622**	**416,679**
Expenditures														
CRA Project Expenditures (75%)		-	(9,922)	30,568	21,334	51,533	52,694	98,536	171,867	205,359	199,632	244,601	291,466	312,509
CRA Housing Requirement (20%)		-	(2,646)	8,151	5,689	13,742	14,052	26,276	45,831	54,762	53,235	65,227	77,724	83,336
CRA Administration (5%)		-	(661)	2,038	1,422	3,436	3,513	6,569	11,458	13,691	13,309	16,307	19,431	20,834
Total Uses		**-**	**(13,229)**	**40,757**	**28,445**	**68,710**	**70,259**	**131,381**	**229,156**	**273,812**	**266,176**	**326,135**	**388,622**	**416,679**
Pass Through Increment														
Salt Lake County		-	-	-	-	-	-	-	-	-	12,831	13,871	15,578	15,843
Granite School District		-	-	-	-	-	-	-	-	-	43,172	58,604	67,920	73,009
Taylorsville City		-	-	-	-	-	-	-	-	-	5,957	6,399	8,169	8,318
South Salt Lake Valley Mosquito Abatement District		-	-	-	-	-	-	-	-	-	87	86	101	110
Jordan Valley Water Conservancy District		-	-	-	-	-	-	-	-	-	2,433	2,814	3,487	3,921
Taylorsville - Bennion Improvement District		-	-	-	-	-	-	-	-	-	737	789	916	928
Oquirrh Recreation and Parks District		-	-	-	-	-	-	-	-	-	5,423	5,990	9,521	10,713
Central Utah Water Conservancy District		-	-	-	-	-	-	-	-	-	2,708	3,061	4,325	4,642
United Fire Service Area		-	-	-	-	-	-	-	-	-	11,495	12,550	14,963	15,330
Salt Lake County Library		-	-	-	-	-	-	-	-	-	3,423	3,670	4,258	5,448
Historic Data		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Pass Through Increment		**-**	**(4,410)**	**13,586**	**9,482**	**22,903**	**23,420**	**43,794**	**76,385**	**91,271**	**88,265**	**107,834**	**129,236**	**138,262**
Development Only Increment		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TIF Growth Assumption	**3.400%**													
Tax Incremement Financing Term Analysis - $22M Goal														
Year		**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
TIF		-	(13,229)	40,757	28,445	68,710	70,259	131,381	229,156	273,812	266,176	326,135	388,622	416,679
Cumulative TIF		-	(13,229)	27,528	55,973	124,683	194,942	326,323	555,479	829,291	1,095,467	1,421,602	1,810,224	2,226,903

	PROJECTIONS									
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Tax Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Payment Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Taxable Valuation Summary										
Value Summary										
Tax Area 61A										
Total Incremental	1,293,029	1,396,754	1,504,006	1,614,904	1,729,573	1,848,141	1,970,740	2,097,507	2,228,585	2,364,119
Tax Area 63A										
Total Incremental	41,924,535	44,650,712	47,469,580	90,852,404	134,334,328	179,145,028	182,367,260	189,868,491	197,624,763	205,644,748
Development (with Residential Exemption)										
Development Assesed Value	-	-	-	**40,468,115**	**80,936,229**	**122,630,650**	**122,630,650**	**126,800,093**	**131,111,296**	**135,569,080**
Total Incremental	41,924,535	44,650,712	47,469,580	90,852,404	134,334,328	179,145,028	182,367,260	189,868,491	197,624,763	205,644,748
Tax Area 64A										
Total Incremental	8,827,320	9,290,359	9,769,142	10,264,203	10,776,096	11,305,393	11,852,686	12,418,588	13,003,730	13,608,767
Incremental Assessed Value (61A, 63A, + 64A)	52,044,883	55,337,825	58,742,727	102,731,511	146,839,997	192,298,562	196,190,687	204,384,586	212,857,078	221,617,635
Total Assessed Value (61A, 63A, + 64A)	96,851,234	178,756,266	184,833,979	231,586,449	278,552,587	326,965,964	333,913,365	345,266,420	357,005,478	369,143,664
Tax Rates										
Participation Rate	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Tax Increment										
Tax Area 61A										
Total	10,126	10,939	11,779	12,647	13,545	14,474	15,434	16,427	17,453	18,515
Tax Area 63A										
Total	355,908	379,051	402,981	771,269	1,140,398	1,520,807	1,548,161	1,611,841	1,677,686	1,745,770
Tax Area 64A										
Total	77,274	81,328	85,519	89,853	94,334	98,967	103,758	108,712	113,835	119,131
Total Increment for Budget	**443,309**	**471,318**	**500,279**	**873,769**	**1,248,277**	**1,634,248**	**1,667,354**	**1,736,980**	**1,808,974**	**1,883,415**
Expenditures										
CRA Project Expenditures (75%)	332,481	353,488	375,209	655,327	936,208	1,225,686	1,250,515	1,302,735	1,356,730	1,412,562
CRA Housing Requirement (20%)	88,662	94,264	100,056	174,754	249,655	326,850	333,471	347,396	361,795	376,683
CRA Administration (5%)	22,165	23,566	25,014	43,688	62,414	81,712	83,368	86,849	90,449	94,171
Total Uses	**443,309**	**471,318**	**500,279**	**873,769**	**1,248,277**	**1,634,248**	**1,667,354**	**1,736,980**	**1,808,974**	**1,883,415**
Pass Through Increment										
Salt Lake County	16,876	17,943	19,047	33,311	47,613	62,353	63,615	66,272	69,019	71,860
Granite School District	77,768	82,689	87,776	153,507	219,416	287,342	293,158	305,402	318,062	331,152
Taylorsville City	8,861	9,421	10,001	17,490	25,000	32,739	33,401	34,796	36,239	37,730
South Salt Lake Valley Mosquito Abatement District	117	125	132	231	330	433	441	460	479	499
Jordan Valley Water Conservancy District	4,177	4,441	4,714	8,244	11,784	15,432	15,744	16,402	17,082	17,785
Taylorsville - Bennion Improvement District	989	1,051	1,116	1,952	2,790	3,654	3,728	3,883	4,044	4,211
Oquirrh Recreation and Parks District	11,411	12,133	12,879	22,524	32,195	42,161	43,015	44,811	46,669	48,590
Central Utah Water Conservancy District	4,944	5,257	5,581	9,759	13,950	18,268	18,638	19,417	20,221	21,054
United Fire Service Area	16,329	17,362	18,431	32,232	46,071	60,334	61,555	64,126	66,784	69,533
Salt Lake County Library	5,803	6,170	6,550	11,455	16,373	21,441	21,875	22,789	23,734	24,710
Historic Data	-	-	-	-	-	-	-	-	-	-
Total Pass Through Increment	**147,274**	**156,592**	**166,227**	**290,704**	**415,520**	**544,157**	**555,171**	**578,357**	**602,332**	**627,123**
Development Only Increment	**-**	**-**	**-**	**343,544**	**687,088**	**1,041,042**	**1,041,042**	**1,076,438**	**1,113,037**	**1,150,880**
Tax Incremement Financing Term Analysis - $22M Goal										
Year	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
TIF	443,309	471,318	500,279	873,769	1,248,277	1,634,248	1,667,354	1,736,980	1,808,974	1,883,415
Cumulative TIF	2,670,212	3,141,529	3,641,808	4,515,577	5,763,854	7,398,102	9,065,455	10,802,435	12,611,409	14,494,825

	PROJECTIONS											
	11	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**		
Tax Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044		
Payment Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
Taxable Valuation Summary												
Value Summary												
Tax Area 61A												
Total Incremental	2,504,261	2,649,169	2,799,003	2,953,931	3,114,127	3,279,770	3,451,044	3,628,142	3,811,261	4,000,606		
Tax Area 63A												
Total Incremental	213,937,413	222,512,029	231,378,182	240,545,783	250,025,083	259,826,680	269,961,530	280,440,966	291,276,702	302,480,854		
Development (with Residential Exemption)												
Development Assesed Value	**140,178,428**	**144,944,495**	**149,872,608**	**154,968,276**	**160,237,198**	**165,685,263**	**171,318,562**	**177,143,393**	**183,166,268**	**189,393,921**		
Total Incremental	213,937,413	222,512,029	231,378,182	240,545,783	250,025,083	259,826,680	269,961,530	280,440,966	291,276,702	302,480,854		
Tax Area 64A												
Total Incremental	14,234,375	14,881,254	15,550,127	16,241,741	16,956,871	17,696,314	18,460,899	19,251,480	20,068,940	20,914,194		
Incremental Assessed Value (61A, 63A, + 64A)	230,676,050	240,042,452	249,727,311	259,741,455	270,096,081	280,802,764	291,873,473	303,320,588	315,156,903	327,395,654		
Total Assessed Value (61A, 63A, + 64A)	381,694,549	394,672,163	408,091,017	421,966,111	436,312,959	451,147,600	466,486,618	482,347,163	498,746,967	515,704,364		
Tax Rates												
Participation Rate	75%	75%	75%	47%	0%	0%	0%	0%	0%	0%		
Tax Increment				Goal Seek ^^^							**Totals**	**NPV@5%**
Tax Area 61A												
Total	19,612	20,747	21,920	14,489	-	-	-	-	-	-	271,992	209,521
Tax Area 63A												
Total	1,816,168	1,888,960	1,964,227	1,278,996	-	-	-	-	-	-	19,928,656	14,257,978
Tax Area 64A												
Total	124,608	130,270	136,126	89,051	-	-	-	-	-	-	1,799,352	1,395,871
Total Increment for Budget	**1,960,388**	**2,039,978**	**2,122,273**	**1,382,536**	**-**	**-**	**-**	**-**	**-**	**-**	**22,000,000**	**15,863,370**
Expenditures											**Totals**	**NPV@5%**
CRA Project Expenditures (75%)	1,470,291	1,529,983	1,591,705	1,036,902	-	-	-	-	-	-	16,500,000	11,897,527
CRA Housing Requirement (20%)	392,078	407,996	424,455	276,507	-	-	-	-	-	-	4,400,000	3,172,674
CRA Administration (5%)	98,019	101,999	106,114	69,127	-	-	-	-	-	-	1,100,000	793,168
Total Uses	**1,960,388**	**2,039,978**	**2,122,273**	**1,382,536**	**-**	**-**	**-**	**-**	**-**	**-**	**22,000,000**	**15,863,370**
Pass Through Increment											**Totals**	**NPV@5%**
Salt Lake County	74,797	77,834	80,974	178,634	350,315	364,201	378,560	393,407	408,759	424,632	3,258,143	1,680,093
Granite School District	344,688	358,683	373,155	823,206	1,614,364	1,678,358	1,744,528	1,812,947	1,883,693	1,956,844	14,989,442	7,717,272
Taylorsville City	39,273	40,867	42,516	93,793	183,935	191,227	198,766	206,561	214,622	222,956	1,709,038	880,471
South Salt Lake Valley Mosquito Abatement District	519	540	562	1,240	2,431	2,527	2,627	2,730	2,836	2,947	22,588	11,638
Jordan Valley Water Conservancy District	18,512	19,263	20,041	44,211	86,701	90,138	93,691	97,366	101,165	105,094	804,641	414,083
Taylorsville - Bennion Improvement District	4,383	4,561	4,745	10,467	20,527	21,341	22,182	23,052	23,952	24,882	190,881	98,412
Oquirrh Recreation and Parks District	50,576	52,629	54,753	120,788	236,874	246,264	255,973	266,012	276,393	287,126	2,195,422	1,128,382
Central Utah Water Conservancy District	21,914	22,804	23,724	52,337	102,637	106,705	110,912	115,262	119,760	124,410	952,289	489,946
United Fire Service Area	72,375	75,313	78,352	172,850	338,971	352,407	366,301	380,667	395,522	410,882	3,150,733	1,623,784
Salt Lake County Library	25,720	26,765	27,845	61,427	120,463	125,238	130,176	135,281	140,560	146,018	1,117,190	574,545
Historic Data	-	-	-	-	-	-	-	-	-	-	-	-
Total Pass Through Increment	**652,756**	**679,260**	**706,666**	**1,558,954**	**3,057,218**	**3,178,406**	**3,303,716**	**3,433,286**	**3,567,261**	**3,705,791**	**28,666,799**	**14,895,057**
Development Only Increment	**1,190,010**	**1,230,470**	**1,272,306**	**823,975**	**-**	**-**	**-**	**-**	**-**	**-**	**10,969,831**	**7,310,211**
Tax Incremement Financing Term Analysis - $22M Goal												
Year	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**		
TIF	1,960,388	2,039,978	2,122,273	1,382,536	-	-	-	-	-	-		
Cumulative TIF	16,455,213	18,495,190	20,617,464	22,000,000	22,000,000	22,000,000	22,000,000	22,000,000	22,000,000	22,000,000		