

RDA of Taylorsville Taxing Entity Committee

5400 South Bangerter Highway URA | December 4, 2025



Project Area: 5400 South Bangerter Hwy URA



Project Details

- 65.11 acres (average project area in SLCo is ~120 acres)
- Area approved by Taxing Entity Committee (TEC) in 2007
 - 25% pass through to Taxing Entities
- Budget Adjustment approved by TEC in 2012
 - Base year moved to 2011; Collection years 2012-2026
 - Increment collection capped at \$22,010,037
- COVID-related 2-yr extension adopted, 2027 – 2028

Current Conditions



Current Conditions – Northwest quadrant



Current Conditions – Southwest quadrant



Current Conditions – East 54th Corridor

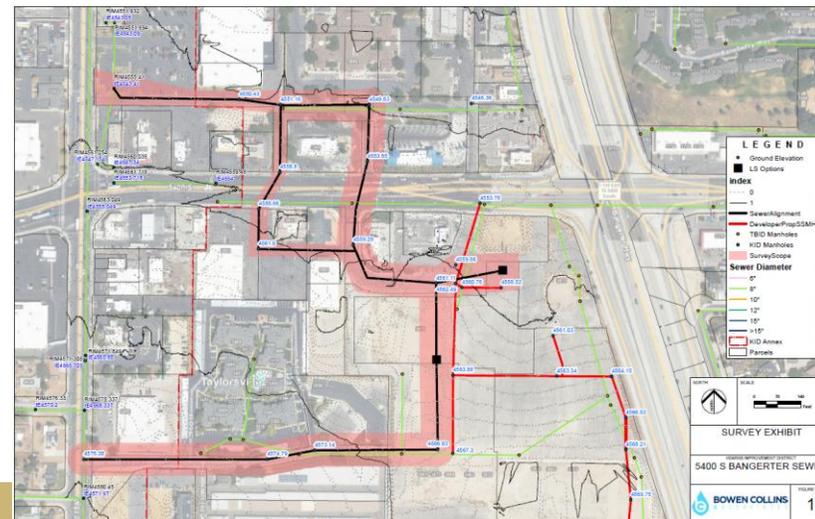
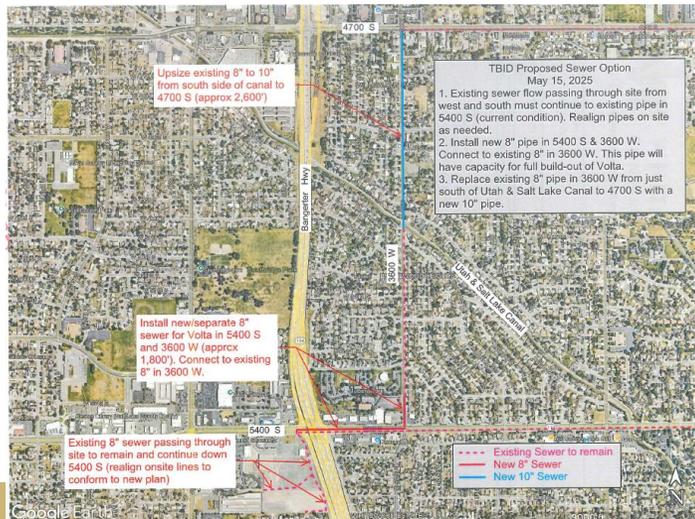


Current Conditions

- Stagnation in investment and property valuation
 - Between 2007 and 2015, \$9.9M loss in valuation (17% drop)
 - By 2018, valuation back to 2007 level
 - Average annual growth rate of 5.84% over the last 13 years
- Site cleared for anticipated development following:
 - Initial removal by UDOT of ramp to Bangerter Hwy in 2010
 - Loss of two anchor tenants – Kmart and Albertsons by 2011
- COVID and post-COVID market constraints

Current Conditions

- City restored functional access to site with signalized entry from 5400 South (2014-2015)
- City acquired 1.28 acres at Bangerter and 5400 South (2019)
- Infrastructure (sewer) upgrades required west of Bangerter to accommodate intensified development



What We Are Asking from TEC

- **Time only, no additional revenue**
 - Extend collection period from 2029 to 2038
 - Reaffirm tax increment cap of \$22,010,037, inclusive of what's been collected to date (\$2,226,903 collected through tax year 2024)

Our Plans for the Project Area

- Sewer system upgrade required for intensified redevelopment west of Bangerter
- Proposed residential development to address critical housing need
 - mix of market rate and affordable units on 16.5 acres
 - 526 market-rate units + 86 affordable units
- Property acquisition
- Building and façade improvements
- Improved internal circulation and public roadway
- Mixed-use development opportunities

Thank You

The City thanks Granite School District, Salt Lake County, Utah State Office of Education, and our Special Service Districts for their partnership and asks for your continued participation to help improve this important area in the City of Taylorsville.