

# Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: May 1, 2026

Re: Agenda Item 6d Woods Cross Budget Officer Presenting FY27 Property Tax Impact Schedule



---

In accordance with Utah State Code 59-2-919 (4) and Utah Code 59-2-924, this memo and associated discussion during this city council meeting is to for me as the Budget Officer, to present the FY27 Property Tax Impact Schedule.

In summary, this schedule identifies the City's intent to propose a property tax increase to the citizens of Woods Cross to generate an additional \$994,249 in revenue to go towards the anticipated bond payments for City Hall/Hogan Park project. Additional information on this proposed property tax increase will be presented later in this meeting.

**Woods Cross City**

**Fiscal Year 2026-2027 Proposed Property Tax Impact Schedule**

**May 1, 2026**

Woods Cross City will consider an increase to its property tax rate from .001392 to .002079 (estimated) to generate an additional \$994,249 in revenue. If the property tax rate is increased, this revenue would be used to pay a portion of the bond payments towards the City Hall/Hogan Park project. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the property tax increase is adopted.

Woods Cross City's Current Property Tax Rate (based on 2025 Tax Year, will be updated as soon as available)	0.001392	
Woods Cross City's Current Property Tax Revenue (based on Utah State Tax Commission information dated 4/30/2026)	\$2,140,630	
Proposed Total Property Tax Revenue with Tax Change	\$3,134,879	
<b>New Property Tax Revenue to Woods Cross City</b>	<b>\$994,249</b>	
Estimated Approximate Percentage Increase in Tax Revenue	46.45%	
	Monthly	Annual
Estimated Increase to a Primary Residence of \$513,000 (based on 2025 Tax Year Average Value)	\$15.20	\$182.42
Estimated Increase to a Business Valued at \$969,000 (based on 2025 Tax Year Average Value)	\$26.91	\$626.49

**Departments Affected by Tax Increase:**

The City did not receive a property tax increase in FY 2026. The proposed FY 2027 budget does not include a targeted revenue increase to address prior-year funding needs and support ongoing operations.

	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
<b>GENERAL GOVERNMENT</b>			
<b>TOTAL GENERAL GOVERNMENT</b>	<b>\$1,890,908</b>	<b>\$1,890,908</b>	<b>\$0</b>
<b>Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.</b>			
<b>PUBLIC SAFETY</b>			
<b>TOTAL PUBLIC SAFETY</b>	<b>\$4,522,159</b>	<b>\$4,522,159</b>	<b>\$0</b>
<b>Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.</b>			
<b>COMMUNITY DEVELOPMENT</b>			
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>\$437,014</b>	<b>\$437,014</b>	<b>\$0</b>
<b>Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.</b>			
<b>STREETS AND PUBLIC WORKS</b>			
<b>TOTAL STREETS AND PUBLIC WORKS</b>	<b>\$481,461</b>	<b>\$481,461</b>	<b>\$0</b>
<b>Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.</b>			
<b>PARKS, RECREATION, AND CULTURE</b>			
<b>TOTAL PARKS, RECREATION, AND CULTURE</b>	<b>\$874,735</b>	<b>\$874,735</b>	<b>\$0</b>
<b>Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.</b>			
<b>TRANSFERS AND DEBT SERVICES</b>			
DEBT SERVICE- PW FACILITIES 2017 BOND	\$203,538	\$203,538	\$0
TRANSFERS- INTERFUND, OTHER	\$655,228	\$655,228	\$0
<b>TRANSFERS TO DEBT SERVICES- NEW CITY HALL (PROPOSED 2027 BOND)</b>	<b>\$0</b>	<b>\$994,249</b>	<b>\$994,249</b>
<b>TOTAL TRANSFER TO DEBT SERVICES</b>	<b>\$858,766</b>	<b>\$1,853,015</b>	<b>\$994,249</b>
<b>Impact of Tax Increase - Absent the proposed revenue increase, General Fund transfers supporting proposed debt service obligations for the Woods Cross City Hall and adjacent Hogan Park would not be funded. City Hall is 50-plus years old, undersized, and subject to seismic and subsidence hazards.</b>			
<b>Total Budget Impact</b>	<b>\$9,065,043</b>	<b>\$10,059,292</b>	<b>\$994,249</b>