



MURRAY CITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

NOTICE OF MEETING AND AGENDA

Tuesday, July 21, 2026

3:45 P.M. MDT

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

PUBLIC NOTICE IS HEREBY GIVEN that the Board of Directors of the Redevelopment Agency of Murray City, Utah will hold a regularly scheduled meeting beginning at 3:45 p.m. MDT, Tuesday, July 21, 2026, in the Murray City Council Chambers at 10 East 4800 South, Murray, UT.

Members of the public may view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. Emails may be submitted to: rda@murray.utah.gov.

All citizen comments are limited to 3 minutes or less and email comments will be entered into the meeting record.

1. **Approval of Minutes:** June 16, 2026
2. **Citizen Comments:** (see above for instructions)
3. **Discussion Item:** RDA Annual Report – Elvon Farrell presenting
4. **Discussion Item:** Future RDA project areas – Chad Wilkinson presenting
5. **Discussion Item:** Update on the Murray Chapel property renovation – Elvon Farrell presenting
6. **Discussion Item:** Update on the Old City Hall site – Chad Wilkinson presenting
7. **Board Member Requests for Future Agenda Items**

Special accommodations for the hearing or visually impaired will be made upon a request to the office of the Murray City Recorder (801-264-2660). We would appreciate notification two working days prior to the meeting. TTY is Relay Utah at #711.

On Wednesday, July 15, 2026, a copy of the Notice of Meeting was posted in accordance with Section 52-4-202(3).



MURRAY CITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS

MEETING MINUTES

June 16, 2026

5:30 P.M. MDT

Murray City Council Chambers, 10 East 4800 South, Murray, Utah

MEMBERS PRESENT

RDA Board Members

Diane Turner, Chair
Paul Pickett, Vice Chair
Pam Cotter
Adam Hock
Clark Bullen

Others in Attendance

Mayor Brett Hales, RDA Executive Director
Chad Wilkinson, RDA Deputy Executive Director
Jennifer Kennedy, Council Executive Director
G.L. Critchfield, City Attorney
Brooke Smith, City Recorder
Kim Sorensen, Mayor's Office
Crystal Brown, Council Office
Ryan Madsen, IT Department
Isaac Zenger, IT Department
Elvon Farrell, Community & Economic Development
Brenda Moore, Finance & Administration
Emily Barton, Finance & Administration
Members of the Public (per sign-in sheet)

Excused:

CALL MEETING TO ORDER

Chair Turner called the meeting to order at 5:30 P.M. MDT.

APPROVAL OF MINUTES

Board Member Cotter made a motion to approve minutes for May 19, 2026 Board Member Bullen seconded. A voice vote was taken with all in favor.

CITIZEN COMMENTS

There were no public comments for this meeting.

BUSINESS ITEM(S)

Public Hearing: Consider a resolution of the Redevelopment Agency of Murray City adopting its fiscal year 2026-2027 budget

Brenda Moore presented this agenda item. She briefly addressed the budget for the Redevelopment Agency (RDA). She shared the tax increment balances for each of the RDA's and discussed some of the expenditures for those funds. She said there are currently no scheduled projects to utilize the budget for the East Vine RDA. Ms. Moore said that the Cherry Street RDA is now closed. She said they will give Murray School District \$400,000 in tax increment in the Central Business District (CBD) project area.

Board Member Cotter asked Ms. Moore to explain why the RDA gives those funds to the school district. Ms. Moore said the school district gives the RDA approximately \$410,000 and then the RDA gives most of that back. The RDA would receive more funds if the CBD project area had developed earlier.

Chair Turner opened this agenda item for public comment. Seeing no comments, the public comment period was closed.

Vice Chair Pickett made a motion to adopt the Redevelopment Agency Budget for 2026-2027, as presented.

Board Member Hock seconded.

Y Diane Turner

Y Paul Pickett

Y Pam Cotter

Y Adam Hock

Y Clark Bullen

Motion passes: 5-0

DISCUSSION ITEM(S) - Project updates from RDA Staff

Block One Redevelopment

Chad Wilkinson provided an update on the Block One Redevelopment. He said one of the delays include dealing with property easements held by Lumen. They are working through issues to get the easements removed. Once removed, the developer can do a new plat with no encumbrances to bring to lenders. Staff are working with Utah Department of Transportation (UDOT), who also have jurisdiction over this property. The property has two accesses on State Street. When creating a development that changes the use of the property, a developer must get permission from UDOT to use the accesses. As addressed in a previous meeting, there are issues with the on-street parking that must be resolved. The application for the development access will still move forward with UDOT while city staff continues to work with UDOT regarding on-street parking.

Mr. Wilkinson said having some on-street parking is important to the project and staff are working with UDOT to maintain a portion of it. He said there is plenty of parking behind the businesses, but on-street parking is desired for easy access to businesses and for a better downtown aesthetic.

Board Member Cotter and Mr. Wilkinson discussed on-street parking for residents on the other surrounding streets including 4800 South. Mr. Wilkinson said that citations could be issued if there were residents parking on 4800 South, but it would not be convenient for residents to use.

Chair Turner asked what the issue with on-street parking is. Chad Wilkinson said UDOT has strict rules for access management with new development in a city. These rules are there to provide the safest conditions possible for roadways involving clear distance and sight distance that apply to the sight triangle. This applies to areas of redevelopment as well. When a development that has already been established is redeveloped the new access management standards become applicable. He discussed how these standards apply to the section of the street between Fifth Avenue and the proposed driveway for the development.

Mr. Wilkinson said staff have completed their first building permit review of the designs for the development. He said that Rockworth has requested to change the design of the on-street unit entrances so that they do not have direct street access. They have requested change to the form-based code to accomplish this. They will go before the Planning Commission, who would then forward approval or denial to the City Council. Staff are generally supportive of the changes proposed by Rockworth to have interior entrances to provide additional residential privacy and safety. He said staff will present the proposed changes to the RDA once the Architecture Review Committee has reviewed them. He said staff will also discuss the changes regarding the calculation for required bicycle parking for the form-based code at that time.

Board Member Bullen and Mr. Wilkinson discussed the ownership of the buildings that will be torn down for the Rockworth development. Mr. Wilkinson said the developer owns them and they have provided sufficient notice to the tenants who live there to vacate.

Board Member Requests for Future Agenda Items

Board Member Cotter said she would like more information on the old City Hall site. Mr. Wilkinson said they've entered into a contract with Jones Lange LaSalle Americas, Inc. (JLL), who will assist in reviewing the request for proposal (RFPs). He said they anticipate issuance of an RFP by the end of July.

Board Member Cotter asked about weeds on the Chapel property. Mr. Wilkinson said staff can address code enforcement issues at any time and they do not need to wait until a meeting to be addressed.

Board Member Hock requested an update on the development of the Chapel property for the next meeting.

ANNOUNCEMENTS AND QUESTIONS

The next scheduled meeting will be held on July 21, 2026, in the Murray City Council Chambers, 10 East 4800 South, Murray, Utah.

ADJOURNMENT

Chair Turner adjourned the meeting at 5:52 p.m. MDT.

A recording of this meeting is available for viewing at <http://www.murray.utah.gov> or in the Community and Economic Development office located at 10 East 4800 South, Suite 260.

The public was able to view the meeting via the live stream at <http://www.murraycitylive.com> or <https://www.facebook.com/Murraycityutah/>. Anyone who wanted to make a comment on an agenda item was able to submit comments via email at rda@murray.utah.gov.

Chad Wilkinson, Deputy Executive Director of the Redevelopment Agency
Community & Economic Development Department

Murray City Redevelopment Agency

2026 Annual Report



ZIONS PUBLIC FINANCE, INC.

July 2026

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Chapter 1 – Background and Overview

This report is prepared for the Murray City Redevelopment Agency (“Agency”) in accordance with the requirements of Utah Code Section 17C-1-603, which requires that an Agency submit project area data to a public database maintained by the Governor’s Office of Economic Opportunity (“GOED”) on or before June 30 of each year. Agencies are required to provide updated information on each of the project areas that are currently collecting funds.

The 2026 Utah Legislative Session amended the reporting requirements, now contained in Utah Code Section 59-36-3-301. However, the report for calendar year 2025 is required to follow the previous requirements.

The project areas that are actively collecting funds through calendar year 2025 are as follows:

- Central Business District Urban Renewal Area
- East Vine Street Redevelopment Area
- Fireclay Redevelopment Area

The project areas that have stopped collecting funds are as follows:

- Smelter Site Overlay District Redevelopment Area
- Cherry Street Redevelopment Area

The Agency has a sixth project area, which has not yet been triggered.

- Ore Sampling Mill Urban Renewal Area

The requirements for the report are listed specifically in the Utah Code 17C-1-603 as follows and must be addressed separately for each of the three active project areas whose project area funds collection period has not expired.

(a) An assessment of the **change in marginal value**, including:

- (i) The base year;
- (ii) The base taxable value;
- (iii) The prior year’s assessed value;
- (iv) The estimated current assessed value;
- (v) The percentage change in marginal value; and
- (vi) A narrative description of the relative growth in assessed value;

(b) The amount of **project area funds the agency received for each year of the project area funds collection period**, broken down by the applicable budget or funds analysis category including:

- (i) A comparison of the actual project area funds received for each year to the amount of project area funds forecasted for each year when the project area was created, if available;
- (ii)
 - (A) The Agency’s historical receipts and expenditures of project area funds, including the tax year for which the Agency first received project area funds from the project area; or
 - (B) If the Agency has not yet received project area funds from the project area, the year in which the Agency expects each project area funds collection period to begin;

- (iii) *A list of each taxing entity that levies or imposes a tax within the project area and a description of the benefits that each taxing entity receives from the project area; and*
- (iv) *The amount paid to other taxing entities under Section 17C-1-410, if applicable;*
- (c) **A description of current and anticipated project area development, including:**
 - (i) *A narrative of any significant project area development, including infrastructure development, site development, participation agreements, or vertical construction; and*
 - (ii) *Other details of development within the project area, including*
 - (A) *The total developed acreage;*
 - (B) *The total undeveloped acreage;*
 - (C) *The percentage of residential development; and*
 - (D) *The total number of housing units authorized, if applicable;*
- (d) **The project area budget, if applicable, or other project area funds analyses, with receipts and expenditures categorized by the type of receipt and expenditure related to the development performed or to be performed under the project area plan, including:**
 - (i) *Each project area funds collection period;*
 - (A) *The start and end date of the project area funds collection period; and*
 - (B) *The number of years remaining in each project area funds collection period;*
 - (ii) *The total amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity, including;*
 - (A) *The total dollar amount; and*
 - (B) *The percentage of the total amount of project area funds generated within the project area;*
 - (iii) *The remaining amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity; and*
 - (iv) *The amount of project area funds the agency is authorized to use to pay for the agency's administrative costs, as described in Subsection 17B-1-409(1), including:*
 - (A) *The total dollar amount; and*
 - (B) *The percentage of the total amount of all project area funds;*
- (e) **The estimated amount of project area funds that the Agency is authorized to receive from the project area for the current calendar year;**
- (f) **The estimated amount of project area funds to be paid to the Agency for the next calendar year;**
- (g) **A map of the project area;**
- (h) **A description of how the goals, policies, and purposes of the project area plan have been furthered during the preceding year; and**
- (i) **Any other relevant information the Agency elects to provide.**

This report, with separate database filing, meets all legal requirements and is organized as follows:

Chapter 1:	Overview
Chapter 2:	Central Business District Urban Renewal Area
Chapter 3:	East Vine Street Redevelopment Area

Chapter 4:	Fireclay Redevelopment Area
Chapter 5:	Ore Sampling Mill Urban Renewal Area
Chapter 6:	Cherry Street Redevelopment Area
Chapter 7:	Smelter Site Overlay District Redevelopment Area
Appendix A:	Multi-Year Budgets

Chapter 2 – Central Business District (CBD) Urban Renewal Area

Background Information

The Central Business District (CBD) Redevelopment Project Area was created in 1979 and increment was triggered in 1983. Increment was to be collected for a 32-year time period, thus initially expiring after 2014. In 2010, the Agency approached the members of the taxing entity committee to request a 20-year extension of the collection period, through 2034, and this request was granted. In addition, the tax increment collection area was expanded to include an additional 17.54 acres already in the Project Area, but not in the original tax increment collection area.

In 2016, the Agency again approached the taxing entities to include an additional 10.18 acres in the tax increment collection area – an area surrounding Murray City’s previous City Hall location and already located within the existing Project Area. This was done to facilitate implementation of the “Life on State Street Plan” and was approved by the taxing entities. No changes were made to the goals and objectives of the Project Area nor to the Project Area boundaries. The tax increment collection period for the area, including the additional 10.18 acres, extends through 2034.

The general boundaries of the Project Area’s increment collection area are fairly irregular but stretch from 5300 South at the southern end to 4700 South on the north; and from I-15 on the west to approximately 120 East. Although there are approximately 264 acres within the entire Project Area boundaries, roughly 44 of the acres are classified as roads; therefore, the combined parcel acreage totals roughly 220 acres.

TABLE 2.1 PROJECT AREA DESCRIPTION

Project Area Data	
Year Established	1979
Initial Year of Tax Increment	1983
Time Frame for Tax Increment Collection	32 years
Time Frame Extension	20 years
Last Year of Tax Increment	2034

The Project Area was originally created to revitalize the downtown area of Murray, including demolishing buildings, removing substandard site improvements, preparing a Downtown Master Plan, developing historic renovation grants, and encouraging development projects that would generate increment. Over the years, major projects have included renovation of the Desert Star Theater, Day Murray Music, Vine Street extension and other downtown infrastructure.

A. Changes in Marginal Value (*Utah Code 17C-1-603(3)(a)*)

The base year was established in 1979. In 2017, the County Assessor’s Office increased the base year value to \$13,652,148.

TABLE 2.2: TAXABLE AND MARGINAL VALUES

Utah Code 17C-1-603(3)(a) Requirement		Value
(i)	Base Year	2017
(ii)	Base Taxable Value	\$13,652,148
(iii)	Prior Year (2024) Assessed Value	\$143,159,605
	Prior Year (2025) Assessed Value	\$154,514,029

Utah Code 17C-1-603(3)(a) Requirement		Value
(iv)	Estimated Current Year (2026) Assessed Value	\$159,149,450
(v)	Prior Year (2024) Marginal Value	\$129,507,457
	Prior Year (2025) Marginal Value	\$140,861,881
	% Change in Marginal Value (2024 to 2025)	8.77%
(vi)	The total taxable value in the project area has grown from \$13,652,148 at the inception of the area, to \$154,514,029 - an increase of 1,031.79 percent. The 2024 assessed value of the project area was \$143,159,605. The 2025 assessed value was \$154,514,029 - an increase of 7.93 percent over the one-year time period.	

B. Amount of Project Area Funds Received by Agency (*Utah Code 17C-1-603(3)(b)*)

In 2025, the CBD Project Area generated \$1,130,155 in tax increment funds. The original Project Area Plan dated June 1, 1982, projected tax increment revenues of \$700,028 in 2014 only (32 years).

The Agency's historical receipts of project area funds for which data could be obtained are as follows:

TABLE 2.3 HISTORICAL TAX INCREMENT

Year	Amount Received	Original Projection	Difference
2025	\$1,130,155	\$2,112,419	(\$982,264)
2024	\$1,053,520	\$2,093,822	(\$1,040,302)
2023	\$1,147,218	\$2,075,500	(\$928,282)
2022	\$1,229,223	\$2,057,449	(\$828,226)
2021	\$1,330,483	\$2,039,665	(\$709,182)
2020	\$1,340,122	\$2,022,143	(\$682,021)
2019	\$1,229,935	\$1,841,190	(\$611,255)
2018	\$936,308	\$1,506,514	(\$570,206)
2017	\$875,421	\$1,193,811	(\$318,390)
2016	\$956,959	\$954,882	\$2,077
2015	\$997,751	\$947,365	\$50,386
2014	\$957,044	No projection available	No projection available
2013	\$937,556	No projection available	No projection available
2012	\$909,736	No projection available	No projection available
2011	\$833,359	No projection available	No projection available
2010	\$724,331	No projection available	No projection available

In addition, the Agency received \$865,705 in 2009. Data for previous years is not available. The first year for which the Agency received project area funds was 1983.

Benefits received by each taxing entity are summarized as follows:

TABLE 2.4: BENEFITS TO TAXING ENTITIES

Taxing Entity	Benefits
Salt Lake County	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards; pass-through of 25% of additional increment beginning in 2016
Murray City	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards
Murray School District	Increased property taxable value; \$400,000 guaranteed annual payment; elimination of blighted properties; increased energy efficiency through sustainable building standards
South Salt Lake Mosquito Abatement District	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards; pass-through of 25% of additional increment beginning in 2016
Central Utah Water Conservancy District	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards pass-through of 25% of additional increment beginning in 2016
Murray City Library	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards

The Murray School District receives a pass-through amount of \$400,000 annually.

C. Description of Current and Anticipated Project Area Development (*Utah Code 17C-1-603(3)(c)*)

The Agency and project developer continued implementation of the Block One mixed-use redevelopment project during Tax Year 2025. Key milestones included submission of building permit applications and advancement toward construction of the approved mixed-use development.

The former Murray City Hall building was demolished during the reporting period, preparing a prominent downtown site for future redevelopment and investment.

Enbridge Gas completed the abandonment and relocation of a high-pressure gas transmission line that traversed a portion of the downtown core. Removal of this utility constraint eliminates a significant impediment to future redevelopment within the project area.

Renovation projects at the Murray Theater and Murray Museum were completed, resulting in improvements to two key cultural and community facilities located within the project area.

Agency staff continues to collaborate with developers to encourage private commercial growth and to increase the tax base in this area.

Based on property codes provided by the Salt Lake County Assessor's Office, the area has approximately 212.19 developed acres and approximately 4.37 undeveloped acres. Within the project area, 6 percent of the geographic area is developed as residential.

D. Project Area Budget (Utah Code 17C-1-603(3)(d))

A project area budget for the CBD Urban Renewal Area is included in Appendix A.

The collection period for the project area funds commenced in 1983 and with previously approved extensions the collection period concludes at the end of 2034, with 9 years remaining for collection of tax increment funds.

The Agency is authorized to receive the following percentages from each member of the taxing entity. There is a cap on County project area funds to collected by the Agency. Set by resolution in 2011, that cap is \$32,000,000 and no other caps are in place.

TABLE 2.5: PARTICIPATION RATE BY TAXING ENTITY

Taxing Entity	% of Increment (or amount) to Agency through 2014	% of Increment (or amount) to Agency 2015 - 2034
Salt Lake County	100%	75%
Murray City	100%	100%
Murray School District	100%	100%*
South Salt Lake Mosquito Abatement	100%	75%
Central Utah Water Conservancy	100%	75%
Murray City Library	100%	100%
*From the School District's portion, the Agency makes annual payments of \$400,000 in order to keep the School District constant with the amount it had been receiving from the expanded tax increment collection area before that area was included in the collection area.		

Through 2014, funds were distributed to the Agency, based on the following distribution formula: 100 percent of tax increment revenues from Salt Lake County, Murray City, South Salt Lake Valley Mosquito Abatement and Central Utah Water Conservancy.

After 2015, the percentage contribution to the Agency from Salt Lake County, South Salt Lake Valley Mosquito Abatement and Central Utah Water Conservancy is 75 percent through 2034. Murray City and Murray School District continue to contribute 100 percent of their tax increment revenues they generate through 2034. However, Murray School has a guaranteed annual payment of \$400,000 from the Agency.

Beginning in 2016, the Agency received tax increment from the expanded collection area, which included an additional 10.18 acres surrounding Murray City's previous City Hall location. The distribution percentages shown in Table 2.5 above have been applied to the expanded tax increment collection area.

The remaining amount of funds that the Agency is authorized to receive is based on the percentages of total increment shown in the preceding table. There is no future cap on project area funds to be received – rather, the cap is a percentage amount.

The Agency is authorized to receive four percent of Agency funds for administrative costs. There is no cap amount on administrative funds; rather, the cap is four percent of total funds received by the agency annually.

Project area funds are anticipated to be used for parking infrastructure associated with downtown redevelopment projects. Additional funds may be utilized for eligible infrastructure improvements and other redevelopment-related activities within the project area.

E. Tax Increment Receipts for Current Year (Utah Code 17C-1-603(3)(e))

The following table shows the tax increment that was received by the Agency in 2026 for tax receipts in 2025.

TABLE 2.6: TAX INCREMENT RECEIPTS FOR 2026

Taxing Entity	2026 Receipts
Salt Lake County	\$177,043
Murray City School District	\$637,983
Murray City	\$197,753
Murray City Library	\$41,470
South Salt Lake Valley Mosquito Abatement District	\$1,139
Central Utah Water Conservancy District	\$53,528
County Assessing & Collecting	\$19,256
Multi County Assessing & Collecting	\$1,984
Total	\$1,130,155

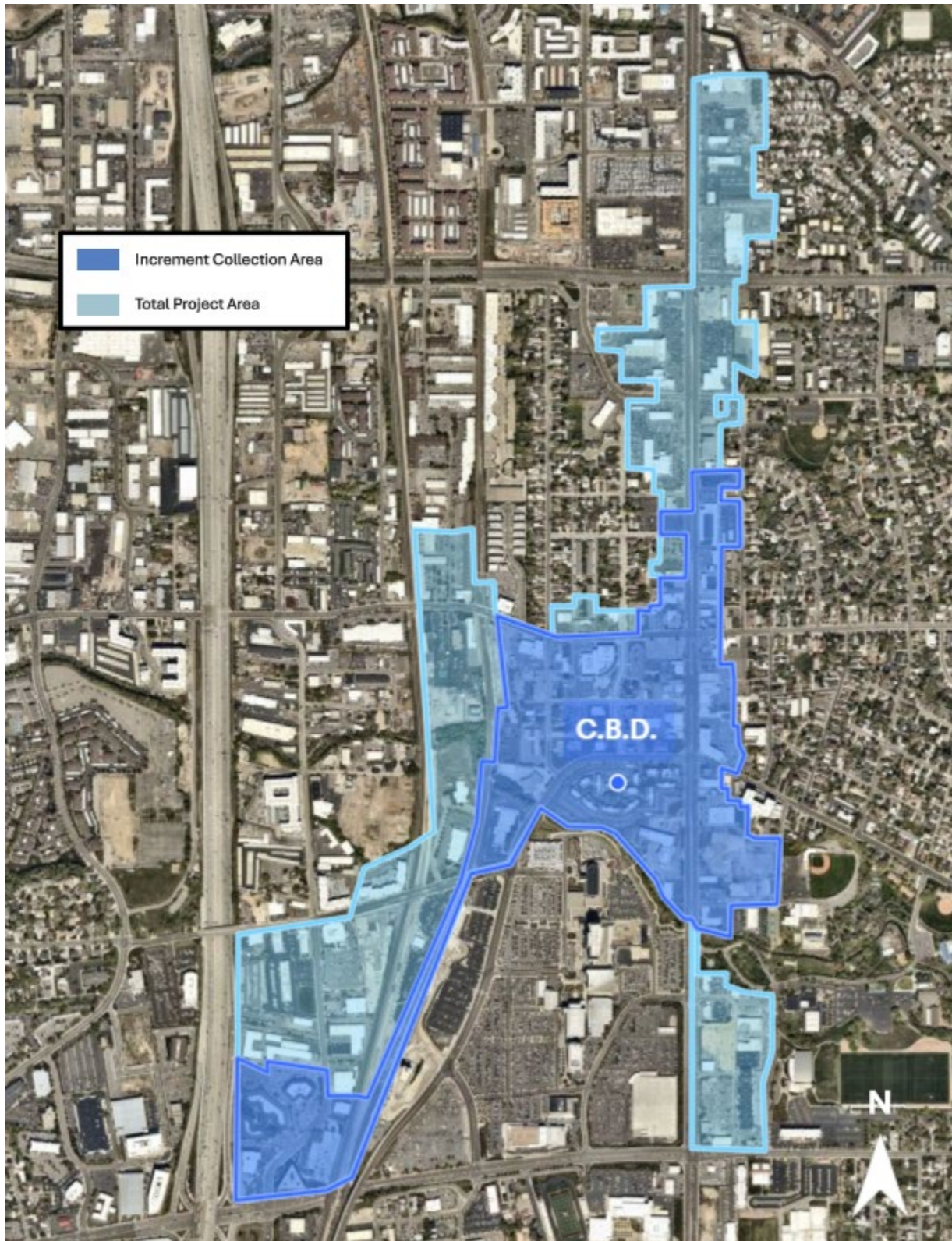
F. Projected Tax Increment Receipts for Next Calendar Year (Utah Code 17C-1-603(3)(f))

The following tax increment projections are for informational purposes only and are not meant to limit in any way the actual amount of tax increment to be received by the Agency.

TABLE 2.7: PROJECTED TAX INCREMENT RECEIPTS FOR 2027

Taxing Entity	Projected 2027 Receipts
Salt Lake County	\$182,868
Murray City School District	\$658,977
Murray City	\$204,260
Murray City Library	\$42,834
South Salt Lake Valley Mosquito Abatement District	\$1,177
Central Utah Water Conservancy District	\$55,289
County Assessing & Collecting	\$19,889
Multi County Assessing & Collecting	\$2,050
Total	\$1,167,344

G. Project Area Map (Utah Code 17C-1-603(3)(g))



H. Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

The Agency's efforts support goals of creating a vibrant, walkable, mixed-use downtown that integrates civic, retail, and housing uses; enhances urban design and public spaces; and promotes local economic growth. The strategic plan, plaza design, and property transactions are advancing objectives related to revitalization and support for small businesses.

Activities completed during Tax Year 2025 furthered several objectives identified in the CBD Project Area Plan. Demolition of the former City Hall building and relocation of the high-pressure gas transmission line removed impediments to redevelopment and improved opportunities for future investment on strategically located properties within the downtown core. These actions support project area goals related to reducing blight, improving the economics of real property, and facilitating redevelopment.

Completion of renovations to the Murray Theater and Murray Museum furthered project area objectives related to rehabilitation of existing buildings, promotion of cultural activities, and enhancement of community gathering spaces. Continued advancement of the Block One mixed-use redevelopment project supports project area goals related to mixed-use development, expanded housing opportunities, economic activity, quality urban design, and investment in supporting infrastructure and public improvements.

Chapter 3 – East Vine Street Redevelopment Area

Background Information

The East Vine Street Redevelopment Project Area was created in 1992; increment was triggered in 2009 and expires in 2028.

The general boundaries of the Project Area are fairly irregular, with the center section of the Project Area intersected by Vine Street and Woodoak Lane.

TABLE 3.1 PROJECT AREA DESCRIPTION

Project Area Data	
Year Established	1992
Initial Year of Tax Increment	2009
Time Frame for Tax Increment Collection	20 years
Last Year of Tax Increment	2028

The Project Area was originally created to improve blighted and abandoned properties, including the demolition, clearance, and disposition of the abandoned Hi-Land Dairy property. Road and infrastructure improvements have also been made to this area.

A. Changes in Marginal Value (*Utah Code 17C-1-603(3)(a)*)

The base year value as reflected by the County Auditor's Office is \$1,610,173.

TABLE 3.2: TAXABLE AND MARGINAL VALUES

Utah Code 17C-1-603(3)(a) Requirement		Value
(i)	Base Year	2009
(ii)	Base Taxable Value	\$1,610,173
(iii)	Prior Year (2024) Assessed Value	\$10,419,594
	Prior Year (2025) Assessed Value	\$10,731,321
(iv)	Estimated Current Year (2026) Assessed Value	\$11,053,261
(v)	Prior Year (2024) Marginal Value	\$8,809,421
	Prior Year (2025) Marginal Value	\$9,121,148
	% Change in Marginal Value (2024 to 2025)	3.54%
(vi)	The total taxable value in the project area has grown from \$1,610,173 at the inception of the area, to \$10,731,321 - an increase of 566.47 percent. The 2024 assessed value of the project area was \$10,419,594. The 2025 assessed value was \$10,731,321 - an increase of 2.99 percent over the one-year time period.	

B. Amount of Project Area Funds Received by Agency (*Utah Code 17C-1-603(3)(b)*)

In 2025, the East Vine Street Project Area generated \$50,221 in tax increment funds. The projected project area funds from when the project area was created are not available.

The Agency's historical receipts of East Vine Street project area funds for which data could be obtained are as follows:

TABLE 3.3 HISTORICAL TAX INCREMENT

Year	Amount Received	Original Projection	Difference
2025	\$50,221	\$26,791	\$23,430
2024	\$49,122	\$26,791	\$22,331
2023	\$58,078	\$28,704	\$29,374
2022	\$56,039	\$28,704	\$27,335
2021	\$55,664	\$28,704	\$26,960
2020	\$56,905	\$28,704	\$28,201
2019	\$53,149	\$28,704	\$24,445
2018	\$41,653	\$30,618	\$11,035
2017	\$28,554	\$30,618	(\$2,064)
2016	\$27,245	\$30,618	(\$3,373)
2015	\$30,096	\$30,096	\$0
2014	\$30,108	\$30,108	\$0
2013	\$39,282	\$42,384	\$(3,102)
2012	\$43,143	\$43,144	\$(1)
2011	\$50,166	No projection available	No projection available
2010	\$47,629	No projection available	No projection available

In addition, the Agency requested \$48,974 for 2009. The first year for which the Agency received project area funds was 2009.

Benefits received by each taxing entity are summarized as follows:

TABLE 3.4: BENEFITS TO TAXING ENTITIES

Taxing Entity	Benefits
Salt Lake County	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Murray City	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Murray City Library	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Murray School District	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
South Salt Lake Mosquito Abatement District	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Central Utah Water Conservancy District	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements

C. Description of Current and Anticipated Project Area Development (*Utah Code 17C-1-603(3)(c)*)

Major projects in the East Vine Street Redevelopment Area have been completed and involved the reimbursement of infrastructure that was previously paid for by Murray City. No new development projects or agreements are anticipated in this project area. Any remaining funds to improve Vine Street will be expended within the Project Area to improve access and infrastructure.

Based on property codes provided by the Salt Lake County Assessor's Office, the area has approximately 11.65 developed acres and no undeveloped acres, not including roadways. Approximately 9.29 percent of the area is residential development. There is no specific number of authorized housing units.

D. Project Area Budget (*Utah Code 17C-1-603(3)(d)*)

A project area budget for the East Vine Street RDA is included in Appendix A.

The collection period for the project area funds commenced in 2009 and extends through 2028. Therefore, there are 3 years remaining for collection of tax increment funds. The Agency is authorized to receive the following percentages from each member of the taxing entity. There is no cap on project area funds to be received; rather, the cap is a percentage amount as shown below and for the timeframe shown below.

TABLE 3.5: TAXING ENTITY CONTRIBUTION

Taxing Entity	Participation Rate
2013	100%
2014-2018	80%
2019-2023	75%
2024-2028	70%

The remaining amount of funds that the Agency is authorized to receive is based on the percentages of total increment shown in the preceding table. There is no future cap on project area funds to be received; rather, the cap is a percentage amount for the years shown.

The Agency is authorized to use five percent of Agency revenues for administrative expenses. There is no cap dollar amount of administrative funds; rather, the cap is five percent of Agency revenues per year.

The Redevelopment Agency is currently evaluating potential uses of remaining project area funds. Funds may be utilized for eligible redevelopment activities, public improvements, infrastructure improvements, property acquisition, or other project area purposes as determined by the Agency.

E. Tax Increment Receipts for Current Year (*Utah Code 17C-1-603(3)(e)*)

The following table shows the tax increment that was received by the Agency in 2026 for tax receipts in 2025.

TABLE 3.6: TAX INCREMENT RECEIPTS FOR 2026

Taxing Entity	2026 Receipts
Salt Lake County	\$8,002
Murray City School District	\$28,911
Murray City	\$8,958
Murray City Library	\$1,872
South Salt Lake Valley Mosquito Abatement District	\$51
Central Utah Water Conservancy District	\$2,426
Total	\$50,221

F. Projected Tax Increment Receipts for Next Calendar Year (Utah Code 17C-1-603(3)(f))

The following tax increment projections are for informational purposes only and are not meant to limit in any way the actual amount of tax increment to be received by the Agency.

TABLE 3.7: PROJECTED TAX INCREMENT RECEIPTS FOR 2027

Taxing Entity	Projected 2027 Receipts
Salt Lake County	\$8,285
Murray City School District	\$29,932
Murray City	\$9,275
Murray City Library	\$1,938
South Salt Lake Valley Mosquito Abatement District	\$53
Central Utah Water Conservancy District	\$2,512
Total	\$51,994


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H. Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

The Agency is working toward using the remaining funds through infrastructure improvements to Vine Street. These efforts are being conducted to accomplish the goal of improving infrastructure, which aids commercial development in the City. The street improvements help fulfill the goals of eliminating infrastructure deficiencies, enhancing pedestrian circulation, and supporting neighborhood connectivity.

The East Vine Project Area continues to function as a productive commercial area that contributes to Murray City's economic vitality and tax base. Existing development within the project area remains occupied and maintained, supporting the project's long-term objectives of promoting economic activity, strengthening the tax base, and ensuring compatible commercial development. The City and Agency continue to monitor opportunities for future reinvestment consistent with the project area plan objectives.

Chapter 4 – Fireclay Redevelopment Area

Background Information

The Fireclay Redevelopment Project Area was created in 2005 and increment was triggered in 2014. Increment is authorized for a 20-year time period and expires in 2033.

The general boundaries of the Project Area are State Street on the east, 4500 South on the south, the heavy rail line on the west and Big Cottonwood Creek on the north.

TABLE 4.1 PROJECT AREA DESCRIPTION

Project Area Data	
Year Established	2005
Initial Year of Tax Increment	2014
Time Frame for Tax Increment Collection	20 years
Last Year of Tax Increment	2033

The Project Area was originally created to facilitate a mixed-use development in this area, provide utility and transportation infrastructure; urban design and pedestrian amenities; environmental remediation; and site preparation.

A. Changes in Marginal Value (*Utah Code 17C-1-603(3)(a)*)

The base year value as reflected by the County Auditor's Office is \$22,908,320.

TABLE 4.2: TAXABLE AND MARGINAL VALUES

Utah Code 17C-1-603(3)(a) Requirement		Value
(i)	Base Year	2014
(ii)	Base Taxable Value	\$22,908,320
(iii)	Prior Year (2024) Assessed Value	\$268,137,768
	Prior Year (2025) Assessed Value	\$277,408,635
(iv)	Estimated Current Year (2026) Assessed Value	\$291,279,067
(v)	Prior Year (2024) Marginal Value	\$245,229,448
	Prior Year (2025) Marginal Value	\$254,500,315
	% Change in Marginal Value (2024 to 2025)	3.78%
(vi)	The total taxable value in the project area has grown from \$22,908,320 at the inception of the area, to \$277,408,635 - an increase of 1,110.95 percent. The 2024 assessed value of the project area was \$268,137,768. The 2025 assessed value was \$277,408,635 - an increase of 3.46 percent over the one-year time period.	

B. Amount of Project Area Funds Received by Agency (*Utah Code 17C-1-603(3)(b)*)

In 2025, Fireclay generated \$2,033,072 in tax increment funds. The original Project Area Plan dated July 2005, projected tax increment revenues of \$2,215,287 in 2025.

The Agency first received tax increment for the Fireclay area in 2014. Historical tax increment receipts are as follows, along with a comparison of the actual project area funds received for each year to the amount of project area funds forecasted for each year when the project area was created.

TABLE 4.3 HISTORICAL TAX INCREMENT

Year	Amount Received	Original Projection	Difference
2025	\$2,033,072	\$2,215,287	(\$182,215)
2024	\$1,981,466	\$2,141,170	(\$159,704)
2023	\$1,992,657	\$2,156,427	(\$163,770)
2022	\$1,928,015	\$2,170,952	(\$242,937)
2021	\$1,827,517	\$2,057,030	(\$229,513)
2020	\$1,776,513	\$1,971,690	(\$195,177)
2019	\$1,335,120	\$1,740,321	(\$405,201)
2018	\$958,720	\$1,617,034	(\$658,314)
2017	\$780,875	\$1,227,925	(\$447,050)
2016	\$730,781	\$794,864	(\$64,083)
2015	\$813,339	\$434,345	\$378,994
2014	\$844,924	\$119,070	\$725,854

Benefits received by each taxing entity are summarized as follows:

TABLE 4.4: BENEFITS TO TAXING ENTITIES

Taxing Entity	Benefits
Salt Lake County	Increased property values; infrastructure improvements
Murray City School District	Increased property values; infrastructure improvements
Murray City	Increased property values; infrastructure improvements
Murray City Library	Increased property values; infrastructure improvements
South Salt Lake Valley Mosquito Abatement District	Increased property values; infrastructure improvements
Jordan Valley Water Conservancy District	Increased property values; infrastructure improvements
Cottonwood Improvement District	Increased property values; infrastructure improvements
Central Utah Water Conservancy District	Increased property values; infrastructure improvements

C. Description of Current and Anticipated Project Area Development (*Utah Code 17C-1-603(3)(c)*)

Increment funds have been used for reimbursement of infrastructure improvements for three developments in Fireclay. Additionally, Murray City is being reimbursed for water, sewer, and power upgrades in the area.

Horizon Development's affordable housing complex, Murray Depot (4274 South Birchall Boulevard) was completed in 2020 and is bringing additional increment to the project area. The development has 93 residential units over ground floor commercial spaces. Though no RDA funds were used for this project, it brings affordable housing options to the area and increases property tax increment the RDA will capture. The development also constructed a trail providing connectivity to the rest of the trail system within the Fireclay neighborhood.

Since the creation of the Fireclay redevelopment area, the Redevelopment Agency of Murray has entered into three development agreements. The first is with Hamlet Development, which developed 41 condominium units, approximately 14,000 sf of commercial, and 10 townhome live/work units. Landmark Critical Care, which is a 34,897 square foot facility, was developed as part of this project and was completed during the summer of 2013. Additionally, a community park was developed adjacent to the walking trail and includes playground equipment and picnic areas. In 2026, Hamlet Development was paid \$260,862 based on tax increment generated in 2025 and a development agreement in place between the Murray City RDA and Hamlet Development. Including the 2026 payment, the parties to this agreement have been reimbursed a total of \$2,395,783.96.

The second development agreement began with Fireclay Investment Partners and was approved in January of 2009. Phase One consists of fifteen apartment buildings with 400 units and totals 381,180 square feet. Phase Two has ten buildings with 268 apartments and totals 283,416 square feet. Amenities in this area include a clubhouse and walking trails for the residents. Phase Three of the project was intended to bring substantial commercial space, office, and a parking structure to the area but substantial changes to existing uses will need to occur prior to construction of the development originally envisioned as part of phase three.

In June of 2017, the Redevelopment Agency approved a fourth amendment to the development agreement with the goal of addressing some of the parking issues created when Phase Three of the project was not completed. That amendment included committing \$200,000 of funding for parking remediation efforts. In 2018, a portion of the Fireclay Investment Partners development was sold to another entity called Murray TOD/Timberlane Partners. In 2019, the Timberlane portion of the project was subsequently sold to SREIT Avida, LLC.

In early 2020, the City approved a subdivision of the property located at 106 West Fireclay Avenue, which created a 0.46-acre parcel (151 West 4250 South) which was subsequently developed into a surface parking lot, providing about 50 additional parking spaces. The RDA did not expend any funds for this improvement.

Further, per the fourth amendment of the agreement, the construction of the last portion of 4250 South was completed in 2020. Vacant buildings which had been an attractive nuisance for many years were removed by the property owner to clear the way for the road improvement project. The Public Works Department completed construction of 4250 South between 120 West and 175 West and was reimbursed \$124,821.33 for labor and construction costs. The remaining \$75,178.67 of the \$200,000.00 which was committed in 2017 was returned to SREIT AVIDA, LLC.

In 2026, SREIT AVIDA, LLC was paid \$173,058.27 based on tax increment generated in 2025 and a development agreement in place between the Murray City RDA and Fireclay Investment Partners which has since been assigned to SREIT Avida, LLC. The assignment of the development agreement ensures that future TIF payments will be made to SREIT Avida, LLC. Including the 2026 payment, the parties of this agreement have been reimbursed a total of \$3,566,614.94.

The third development agreement is with Parley's Partners. This project has four phases. The final phase of this project with 67 units was still under construction in 2025, but has since been completed. In 2026 this partner was paid \$141,774 based on tax increment generated in 2025 and a development agreement in place between the Murray City RDA and Parley's Partners. Including the 2026 payment Parley's Partners has been reimbursed a total of \$1,124,913.44.

Major Fireclay area developments in the past year include:

- Construction was completed on Fireclay Phase II, resulting in the delivery of 30 affordable housing units within the project area.
- A mixed-use development consisting of four residential units and two office units was also completed, adding both housing and commercial activity within the project area.

Based on property codes provided by the Salt Lake County Assessor's Office, the area has approximately 75.16 developed acres and 3.17 undeveloped acres, not including roadways. Approximately 36.26 percent of the area is in residential development and a substantial amount of that is dedicated to affordable housing.

D. Project Area Budget (Utah Code 17C-1-603(3)(d))

A project area budget for the Fireclay RDA is included in Appendix A.

The collection period for the project area funds commenced in 2014 and extends through 2033. Therefore, there are 8 years remaining for collection of tax increment funds. The Agency is authorized to receive 100 percent of tax increment funds for the 20-year period. There is no dollar amount cap on project area funds to be received; rather, the cap is the 20-year collection timeframe. However, there is a 12% education mitigation amount that is disbursed to the Murray School District.

The Agency is authorized to receive five percent of Agency funds for administrative costs for the duration of the collection period. There is no cap on the dollar amount; rather, the cap is five percent of total funds received by the Agency.

The Redevelopment Agency is currently evaluating potential uses of remaining project area funds. Funds may be utilized for eligible redevelopment activities, public improvements, infrastructure improvements, property acquisition, or other project area purposes as determined by the Agency.

E. Tax Increment Receipts for Current Year (Utah Code 17C-1-603(3)(e))

The following table shows the tax increment that was received by the Agency in 2026 for tax receipts in 2025.

TABLE 4.5: TAX INCREMENT RECEIPTS FOR 2026

Taxing Entity	2026 Receipts
Salt Lake County	\$318,963
Murray City School District	\$1,152,397
Murray City	\$357,080
South Salt Lake Valley Mosquito Abatement District	\$2,038
Central Utah Water Conservancy District	\$96,711
Cottonwood Improvement District	\$31,288
Murray City Library	\$74,595
Total	\$2,033,072

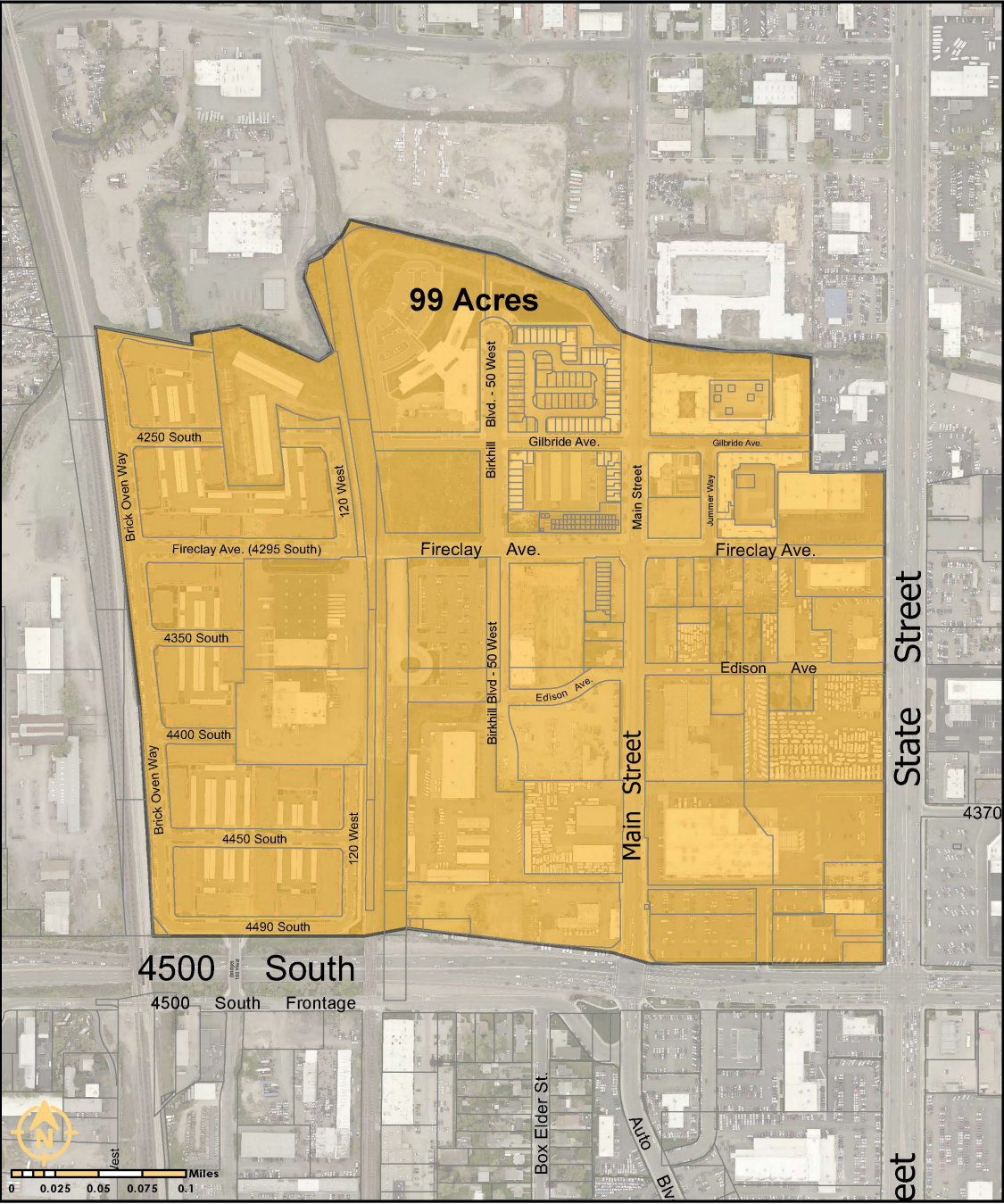
F. Projected Tax Increment Receipts for Next Calendar Year (Utah Code 17C-1-603(3)(f))

The following tax increment projections are for informational purposes only and are not meant to limit in any way the actual amount of tax increment to be received by the Agency.

TABLE 4.6: PROJECTED TAX INCREMENT RECEIPTS FOR 2027

Taxing Entity	Projected 2027 Receipts
Salt Lake County	\$336,347
Murray City School District	\$1,215,206
Murray City	\$376,542
South Salt Lake Valley Mosquito Abatement District	\$2,149
Central Utah Water Conservancy District	\$101,981
Cottonwood Improvement District	\$32,948
Murray City Library	\$78,661
Total	\$2,143,833

G. Project Area Map (Utah Code 17C-1-603(3)(g))



Fireclay
Murray City

Murray City
GIS Division
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Murray, Utah 84123
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H. Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

The Fireclay area continues to transition into a mixed-use, transit-oriented neighborhood. Completion of the final project of Fireclay Phase II and the mixed-use development during Tax Year 2025 furthered the project area's goals of encouraging residential, commercial, and mixed-use development. These projects contributed additional housing opportunities, supported continued reinvestment, and advanced the transition of the area from its historic industrial character to a more active mixed-use district.

Since the close of Tax Year 2025, the 67-unit affordable senior housing development has also been completed, and the 272-unit market-rate multifamily project is continuing construction. Although these milestones occurred after Tax Year 2025, they represent continued implementation of the project area's redevelopment objectives and further support long-term economic vitality, housing opportunities, and transit-oriented development.

Chapter 5 – Ore Sampling Mill Urban Renewal Area

Background Information

The Ore Sampling Mill Urban Renewal Area was created in 2017. Increment has not yet been triggered. Once triggered, increment is authorized for a 20-year time period.

The general boundaries of the Project Area are Commerce Drive on the east side. The northern boundary follows parcel boundaries along the southern side of 5300 South. The eastern boundary begins at 5300 South and runs south along the rail line to 5400 South, and then follows the parcel boundaries along the western side of 300 W to Anderson Ave (5560 South). The southern boundary follows parcel boundaries along the northern side of Anderson Ave and 5560 South, until meeting up with the west boundary along Commerce Drive.

TABLE 5.1 PROJECT AREA DESCRIPTION

Project Area Data	
Year Established	2017
Time Frame for Tax Increment Collection	20 years

It is anticipated that the project area will redevelop the deteriorating and unsightly ore sampling mill, which gives a blighted appearance to the entire area, but which also has great potential to become an office, retail, and entertainment destination for the larger, regional area. The mill is a significant historic structure and the plan for the project area encourages adaptive reuse of the property.

In August of 2020, the RDA Board approved a development and participation agreement with Jesse Knight Legacy Center, LLC, allowing for post-performance reimbursement of contamination and site cleanup costs in an amount up to \$2,500,000. The project plan for clean-up has been approved by the Utah State DEQ, with cleanup underway. Subdivision of the site related to the cleanup plan and the future construction of offices and commercial space was approved July 1, 2021.

The Agency does not anticipate triggering the collection of TIF until the project is completed.

A map of the project area is included on the following page.

Project Area Map



Ore Sampling Mill Urban Renewal Area Murray City

Murray City
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4646 South 500 West
Murray, Utah 84123
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Chapter 6 – Cherry Street Redevelopment Area

Background Information

The Cherry Street Redevelopment Project Area was created in 1991 with increment collection being triggered in 2009 and expired in 2023.

The general boundaries of the Project Area are fairly irregular but stretch from 4800 South at the southern end to Jensen Lane on the north and from Cherry Street on the west to Plum Street on the east.

TABLE 6.1 PROJECT AREA DESCRIPTION

Project Area Data	
Year Established	1991
Initial Year of Tax Increment	2009
Time Frame for Tax Increment Collection	15 years
Last Year of Tax Increment	2023

The Project Area was originally created to improve Cherry Street and other public infrastructure, such as water, sewer, and roads in the area.

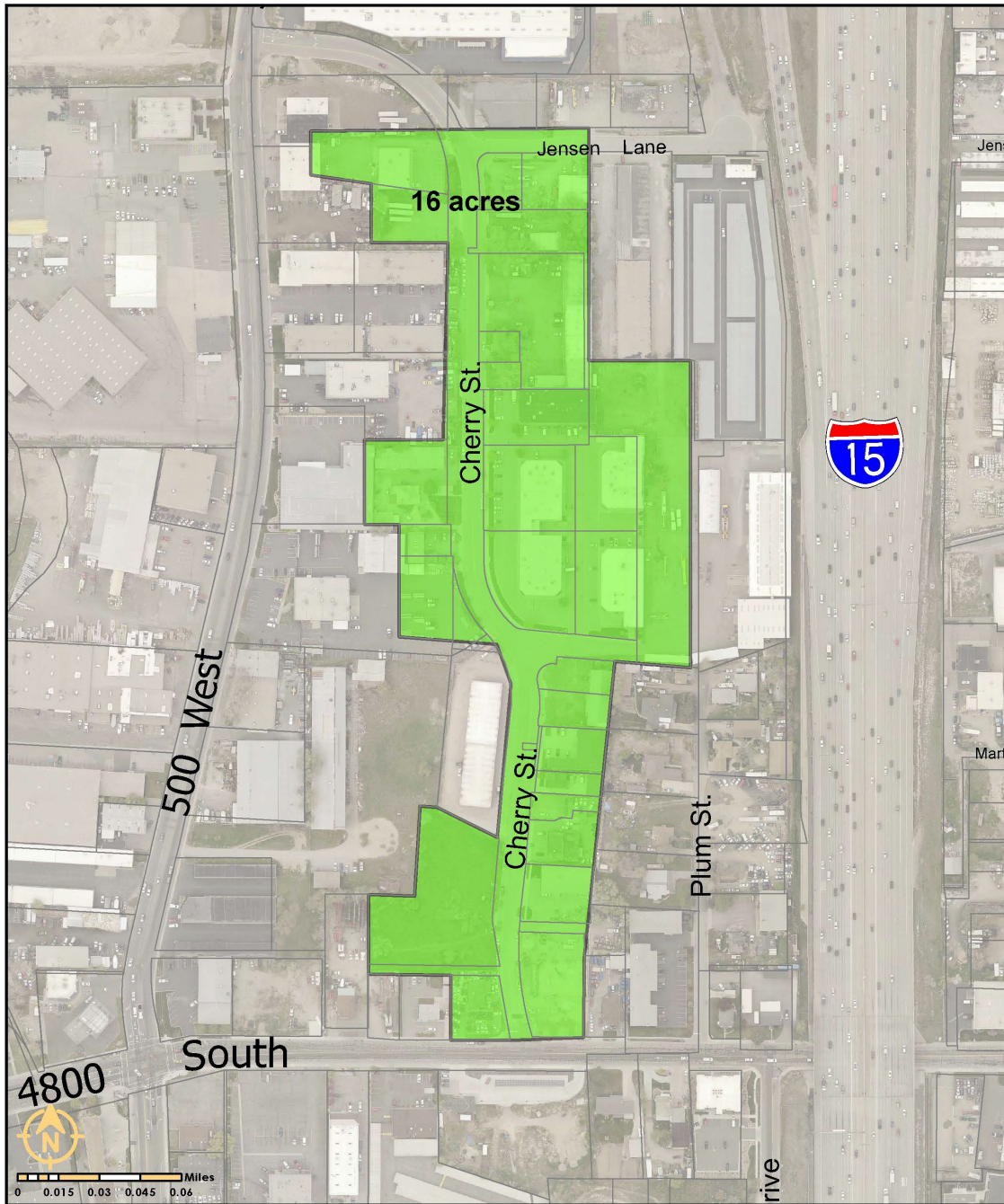
The Cherry Street Neighborhood Development Project Area has been dissolved per Ordinance No. 26-06.

Remaining funds have all been used in the ongoing construction of a detention basin that services the project area.

Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

Although the project area is no longer active in increment collection, the planned infrastructure projects align with original goals to improve circulation and utility systems, support industrial uses, and stimulate economic reinvestment. This project area has been dissolved, and the last remaining funds were used for the ongoing construction of a detention basin. The detention basin advances the project area goals of eliminating environmental deficiencies that include improper drainage and flooding.

Project Area Map (Utah Code 17C-1-603(3)(g))



Cherry Street
Murray City

Murray City
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Chapter 7 – Smelter Site Overlay District Redevelopment Area

Background Information

The Smelter Site Overlay District (SSOD) Redevelopment Project Area was created in 1999; increment was triggered in 2009 and expired in 2023.

The general boundaries of the Project Area are State Street on the east, 5300 South on the south, the rail line on the west and Little Cottonwood Creek on the north.

TABLE 7.1 PROJECT AREA DESCRIPTION

Project Area Data	
Year Established	1999
Initial Year of Tax Increment	2009
Time Frame for Tax Increment Collection	15 years
Last Year of Tax Increment	2023

The Project Area was originally created to improve blighted properties, including the demolition of smelter stacks, to construct infrastructure and to attract major developments including Costco Wholesale Warehouse and Intermountain Healthcare.

This project area is no longer collecting tax increment. However, remaining funds will be used to support infrastructure development in the project area.

Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

The project area plan lists infrastructure improvements and improvements to walkability as a goal within the area. The Agency assisted in funding additional improvements in the past year, and even with the project area no longer collecting tax increment, is still exploring ways to increase walkability in the area.

The Smelter Site Project Area continues to benefit from redevelopment activities completed during the life of the project area. No new redevelopment activities were undertaken during Tax Year 2025. The project area remains in productive use and continues to contribute to the economic vitality and tax base of Murray City. The Agency continued discussions with property owners, developers, and other stakeholders regarding future redevelopment opportunities within the project area and potential use of remaining project area funds to support redevelopment objectives.

The Agency's efforts in the Smelter Site project area have directly supported several key redevelopment goals:

- Traffic safety and access are being addressed through the planning of a potential grade-separated pedestrian crossing over State Street, which will enhance safe connectivity for pedestrians and cyclists traveling to and from the Murray Central TRAX and FrontRunner stations.
- Recreation and trail connectivity are being encouraged as the proposed pedestrian crossing is designed to tie into existing and planned trail networks, improving regional active transportation infrastructure.

- The area's use of mass transit is being strengthened through Murray City's partnership with UTA to update the Murray Central Station Area Plan and by the groundbreaking of the Midvalley Express BRT line, which will expand high-capacity transit options in the project area.

These investments represent critical public infrastructure improvements that make future private development in the area more feasible, by resolving longstanding access barriers and supporting transit-oriented growth.



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Appendix A: Multi-Year Budgets

Tax Increment Calculations																					
Fiscal Year for Budget	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Calendar Year for Increment	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Incremental Tax Revenues to Taxing Entities																					
Salt Lake County	\$61,229	\$54,112	\$50,002	\$51,665	\$56,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City School District	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City Library																					
South Salt Lake Valley Mosquito Abatement District	\$413	\$411	\$380	\$383	\$413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central Utah Water Conservancy District	\$8,797	\$9,129	\$8,937	\$10,206	\$11,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Assessing & Collecting						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multi County Assessing & Collecting						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$470,438	\$463,652	\$459,318	\$462,254	\$469,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Tax Revenues to Taxing Entities - Personal Property																					
Salt Lake County						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City School District						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City Library																					
South Salt Lake Valley Mosquito Abatement District						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central Utah Water Conservancy District						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Assessing & Collecting						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multi County Assessing & Collecting						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Tax Revenues to Agency - Real & Central Property																					
Salt Lake County	\$183,687	\$162,336	\$150,005	\$154,996	\$170,873	\$218,319	\$220,909	\$196,377	\$167,019	\$156,484	\$161,687	\$167,046	\$172,565	\$178,250	\$184,106	\$190,137	\$196,350	\$202,748	\$209,339	\$216,127	\$223,119
Murray City School District	\$615,634	\$574,302	\$552,743	\$600,595	\$747,845	\$730,054	\$719,167	\$687,119	\$568,152	\$547,876	\$566,091	\$584,853	\$604,178	\$624,083	\$644,584	\$665,701	\$687,451	\$709,854	\$732,929	\$756,696	\$781,176
Murray City	\$178,018	\$172,720	\$157,199	\$243,198	\$265,075	\$255,687	\$251,864	\$177,265	\$175,765	\$170,480	\$176,148	\$181,986	\$187,999	\$194,193	\$200,572	\$207,143	\$213,911	\$220,882	\$228,062	\$235,457	\$243,075
Murray City Library						\$46,032	\$39,658	\$37,281	\$38,521	\$39,797	\$46,032	\$43,862	\$44,112	\$42,467	\$43,862	\$45,299	\$46,779	\$48,303	\$49,873	\$51,491	\$53,156
South Salt Lake Valley Mosquito Abatement District	\$1,238	\$1,232	\$1,139	\$1,148	\$1,238	\$1,562	\$1,492	\$1,211	\$1,078	\$1,086	\$1,122	\$1,159	\$1,197	\$1,237	\$1,278	\$1,319	\$1,362	\$1,407	\$1,453	\$1,500	\$1,548
Central Utah Water Conservancy District	\$26,390	\$27,387	\$26,811	\$30,617	\$35,359	\$45,899	\$46,618	\$43,340	\$46,368	\$45,847	\$47,372	\$48,942	\$50,559	\$52,224	\$53,940	\$55,707	\$57,527	\$59,402	\$61,333	\$63,322	\$65,370
County Assessing & Collecting						\$24,391	\$24,366	\$21,536	\$18,571	\$17,374	\$17,951	\$18,546	\$19,159	\$19,790	\$20,440	\$21,110	\$21,800	\$22,510	\$23,242	\$23,996	\$24,772
Multi County Assessing & Collecting						\$1,442	\$1,492	\$2,019	\$1,996	\$1,797	\$1,870	\$1,932	\$2,061	\$2,129	\$2,261	\$2,199	\$2,271	\$2,345	\$2,421	\$2,500	\$2,580
Total						\$1,277,354	\$1,265,908	\$1,174,900	\$1,018,409	\$978,238	\$1,010,762	\$1,044,261	\$1,078,766	\$1,114,306	\$1,150,912	\$1,188,616	\$1,227,451	\$1,267,451	\$1,308,652	\$1,351,088	\$1,394,797
Incremental Tax Revenues to Agency - Personal Property																					
Salt Lake County						\$11,611	\$11,037	\$9,689	\$21,530	\$12,346	\$12,741	\$13,148	\$13,567	\$13,999	\$14,444	\$14,902	\$15,374	\$15,860	\$16,360	\$16,876	\$17,407
Murray City School District						\$33,943	\$36,906	\$31,544	\$75,331	\$41,998	\$43,342	\$44,726	\$46,152	\$47,621	\$49,134	\$50,692	\$52,297	\$53,950	\$55,653	\$57,407	\$59,213
Murray City						\$13,509	\$12,926	\$8,768	\$19,434	\$12,993	\$13,408	\$13,837	\$14,278	\$14,732	\$15,200	\$15,682	\$16,179	\$16,690	\$17,217	\$17,760	\$18,318
Murray City Library							\$2,279	\$2,932	\$5,047	\$2,932	\$3,025	\$3,122	\$3,222	\$3,324	\$3,430	\$3,538	\$3,650	\$3,766	\$3,885	\$4,007	\$4,133
South Salt Lake Valley Mosquito Abatement District						\$84	\$79	\$65	\$133	\$80	\$82	\$85	\$88	\$90	\$93	\$96	\$99	\$102	\$106	\$109	\$112
Central Utah Water Conservancy District						\$2,270	\$2,320	\$2,045	\$4,752	\$3,427	\$3,537	\$3,650	\$3,767	\$3,886	\$4,010	\$4,137	\$4,268	\$4,403	\$4,542	\$4,685	\$4,832
County Assessing & Collecting						\$1,297	\$1,233	\$1,069	\$2,361	\$1,373	\$1,417	\$1,462	\$1,509	\$1,557	\$1,606	\$1,657	\$1,709	\$1,763	\$1,819	\$1,876	\$1,935
Multi County Assessing & Collecting						\$54	\$73	\$65	\$221	\$133	\$137	\$141	\$145	\$151	\$155	\$160	\$165	\$171	\$176	\$182	\$187
Total						\$62,768	\$64,574	\$55,525	\$128,809	\$75,280	\$77,690	\$80,171	\$82,728	\$85,360	\$88,072	\$90,865	\$93,742	\$96,705	\$99,757	\$102,901	\$106,139
Adjustments to Tax Increment																					
Salt Lake County								(\$200)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City School District								(\$700)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City								(\$181)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Murray City Library								(\$47)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
South Salt Lake Valley Mosquito Abatement District								(\$1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central Utah Water Conservancy District								(\$44)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Assessing & Collecting								(\$22)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multi County Assessing & Collecting								(\$2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	(\$77,654)	\$18,982	(\$12,476)	(\$94,246)	\$9,545	(\$46)	\$0	(\$1,197)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Agency Budget																					
Fiscal Year for Budget	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Calendar Year for Increment	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Final Taxing Entity Contribution																					
Salt Lake County								\$205,865	\$188,549	\$168,830	\$174,428	\$180,194	\$186,133	\$192,250	\$198,550	\$205,039	\$211,723	\$218,608	\$225,699	\$233,003	\$240,526
Murray City School District								\$717,961	\$643,484	\$589,873	\$609,433	\$629,580	\$650,330	\$671,704	\$693,718	\$716,393	\$739,748	\$763,804	\$788,582	\$814,102	\$840,389
Murray City								\$185,851	\$195,200	\$183,473	\$189,556	\$195,822	\$202,277	\$208,925	\$215,772	\$222,825	\$230,089	\$237,572	\$245,279	\$253,217	\$261,393
Murray City Library								\$48,264	\$44,705	\$40,214	\$41,546	\$42,919	\$44,334	\$45,791	\$47,291	\$48,837	\$50,429	\$52,069	\$53,758	\$55,498	\$57,290
South Salt Lake Valley Mosquito Abatement District								\$1,276	\$1,211	\$1,166	\$1,204	\$1,244	\$1,285	\$1,327	\$1,371	\$1,416	\$1,462	\$1,509	\$1,558	\$1,609	\$1,661
Central Utah Water Conservancy District								\$45,341	\$51,119	\$49,275	\$50,909	\$52,592	\$54,325	\$56,111	\$57,950	\$59,844	\$61,795	\$63,805	\$65,875	\$68,007	\$70,203
County Assessing & Collecting								\$22,583	\$20,932	\$18,747	\$19,368	\$20,008	\$20,668	\$21,347	\$22,046	\$22,767	\$23,509	\$24,274	\$25,061	\$25,872	\$26,707
Multi County Assesing & Collecting								\$2,082	\$2,019	\$1,942	\$2,007	\$2,073	\$2,142	\$2,212	\$2,285	\$2,359	\$2,436	\$2,515	\$2,597	\$2,681	\$2,768
TOTAL	\$927,313	\$956,959	\$875,421	\$936,308	\$1,229,935	\$1,340,076	\$1,330,482	\$1,229,223	\$1,147,218	\$1,053,520	\$1,088,451	\$1,124,433	\$1,161,493	\$1,199,666	\$1,238,984	\$1,279,481	\$1,321,193	\$1,364,156	\$1,408,409	\$1,453,989	\$1,500,936
Additional Revenues																					
Land Reimbursement										\$325,000											
Investment Earnings										\$198,298											
Rent										\$21,996											
TOTAL REVENUES								\$1,692,512	\$1,615,311		\$1,088,451	\$1,124,433	\$1,161,493	\$1,199,666	\$1,238,984	\$1,279,481	\$1,321,193	\$1,364,156	\$1,408,409	\$1,453,989	\$1,500,936
Expenditures																					
Administrative	(\$37,093)	(\$38,278)	(\$35,017)	(\$37,452)	(\$49,197)	(\$53,603)	(\$53,219)	(\$49,169)													
Murray School District Pass-Through	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)
Housing Allocation	(\$185,463)	(\$191,392)	(\$175,084)	(\$187,262)	(\$245,987)	(\$268,015)	(\$266,096)	(\$245,845)													
Downtown Acquisition Sales Tax Bond	(\$282,534)	(\$279,269)	(\$278,771)	(\$279,234)	(\$279,643)																
Administrative Costs									(\$54,879)	(\$56,539)	(\$58,250)	(\$60,012)	(\$61,828)	(\$63,698)	(\$65,625)	(\$67,611)	(\$69,656)	(\$71,763)	(\$73,934)	(\$76,171)	(\$78,476)
Program Expenses									(\$81,252)	(\$83,710)	(\$86,243)	(\$88,852)	(\$91,540)	(\$94,309)	(\$97,162)	(\$100,102)	(\$103,130)	(\$106,250)	(\$109,465)	(\$112,776)	(\$116,188)
Debt Service									(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)
Additional Expenditures									(\$81,824)	(\$84,299)	(\$86,850)	(\$89,477)	(\$92,184)	(\$94,973)	(\$97,846)	(\$100,807)	(\$103,856)	(\$106,998)	(\$110,235)	(\$113,570)	(\$117,006)
Remaining Increment for Additional Projects	\$22,224	\$48,020	(\$13,451)	\$32,360	\$255,107	\$618,458	\$611,167	\$534,209	\$511,057	\$427,262	(\$106,391)	(\$77,408)	(\$47,558)	(\$16,815)	\$14,850	\$47,462	\$81,050	\$115,644	\$151,274	\$187,971	\$225,766

*The Agency will pay Murray School District \$400,000 annually, from tax increment funds generated by the School District and received by the Agency, as part of the Project Area Plan agreement.

Comparison to Original Budget																					
Originally Budgeted Tax Increment	\$947,365	\$954,882	\$1,193,811	\$1,506,514	\$1,841,190	\$2,022,143	\$2,039,665	\$2,057,449	\$2,075,500	\$2,093,822	\$2,112,419	\$2,131,295	\$2,150,453	\$2,169,900	\$2,189,638	\$2,209,671	\$2,230,006	\$2,250,645	\$2,271,594	\$2,292,858	\$2,292,858
Actual Tax Increment	\$927,313	\$956,959	\$875,421	\$936,308	\$1,229,935	\$1,340,076	\$1,330,482	\$1,229,223	\$1,147,218	\$1,053,520	\$1,088,451	\$1,124,433	\$1,161,493	\$1,199,666	\$1,238,984	\$1,279,481	\$1,321,193	\$1,364,156	\$1,408,409	\$1,453,989	\$1,500,936
Difference	(\$20,052)	\$2,077	(\$318,390)	(\$570,206)	(\$611,255)	(\$682,067)	(\$709,183)	(\$828,226)	(\$928,282)	(\$1,040,302)	(\$1,023,968)	(\$1,006,862)	(\$988,960)	(\$970,234)	(\$950,654)	(\$930,190)	(\$908,813)	(\$886,489)	(\$863,185)	(\$838,869)	(\$791,922)

Murray City Redevelopment Agency

Fireclay Redevelopment Area

Multi-Year Budget

Valuation Analysis	Year 0	Year 0	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	Year 16	Year 17	Year 18	Year 19	Year 20
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Base Year Value																						
Tax District AAO																						
Real & Centrally Assessed Property	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164
Total Base Year Value	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314
Tax District AAP																						
Real & Centrally Assessed Property	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$0	\$0												
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0												
Total Base Year Value	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$0	\$0												
Tax District AAQ																						
Real & Centrally Assessed Property	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$12,065,006	\$12,065,006	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225
Total Base Year Value	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006	\$12,065,006
Assessed Value																						
Tax District AAO																						
Real & Centrally Assessed Property	\$9,055,121	\$18,158,770	\$19,066,709	\$25,272,614	\$25,684,012	\$26,972,012	\$30,505,978	\$38,443,470	\$48,746,597	\$51,126,119	\$57,922,922	\$64,088,531	\$67,418,114	\$70,789,020	\$74,328,471	\$78,044,894	\$81,947,139	\$86,044,496	\$90,346,721	\$94,864,057	\$99,607,260	\$104,587,623
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$277,238	\$301,788	\$345,525	\$358,776	\$376,715	\$395,551	\$415,328	\$436,094	\$457,899	\$480,794	\$504,834	\$530,076	\$556,579
Total Assessed Value	\$9,055,121	\$18,158,770	\$19,066,709	\$25,272,614	\$25,684,012	\$26,972,012	\$30,505,978	\$38,443,470	\$48,746,597	\$51,403,357	\$58,224,710	\$64,434,056	\$67,776,890	\$71,165,735	\$74,724,021	\$78,460,222	\$82,383,233	\$86,502,395	\$90,827,515	\$95,368,891	\$100,137,335	\$105,144,202
Tax District AAP																						
Real & Centrally Assessed Property	\$1,215,100	\$1,215,100	\$1,275,855	\$1,148,338	\$1,148,313	\$1,171,395	\$1,272,294	\$0	\$0													
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0													
Total Assessed Value	\$1,215,100	\$1,215,100	\$1,275,855	\$1,148,338	\$1,148,313	\$1,171,395	\$1,272,294	\$0	\$0													
Tax District AAQ																						
Real & Centrally Assessed Property	\$25,174,041	\$40,170,652	\$53,363,624	\$66,641,164	\$70,523,806	\$73,103,057	\$93,132,643	\$113,390,718	\$142,708,547	\$150,496,481	\$186,619,387	\$192,728,471	\$196,760,113	\$206,598,119	\$216,928,025	\$227,774,426	\$239,163,147	\$251,121,304	\$263,677,370	\$276,861,238	\$290,704,300	\$305,239,515
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100,451	\$2,137,760	\$2,332,821	\$3,600,765	\$3,780,803	\$3,969,843	\$4,168,336	\$4,376,752	\$4,595,590	\$4,825,369	\$5,066,638	\$5,319,970	\$5,585,968
Total Assessed Value	\$25,174,041	\$40,170,652	\$53,363,624	\$66,641,164	\$70,523,806	\$73,103,057	\$93,132,643	\$113,390,718	\$142,708,547	\$152,596,932	\$188,757,147	\$195,061,292	\$200,360,878	\$210,378,922	\$220,897,868	\$231,942,761	\$243,539,899	\$255,716,894	\$268,502,739	\$281,927,876	\$296,024,270	\$310,825,483
Incremental Value																						
Tax District AAO																						
Real & Centrally Assessed Property									\$37,802,760	\$40,365,969	\$47,162,772	\$53,328,381	\$56,657,964	\$60,028,870	\$63,568,321	\$67,284,744	\$71,186,989	\$75,284,346	\$79,586,571	\$84,103,907	\$88,847,110	\$93,827,473
Personal Property									\$100,523	\$194,074	\$218,624	\$262,361	\$275,612	\$293,551	\$312,387	\$332,164	\$352,930	\$374,735	\$397,630	\$421,670	\$446,912	\$473,415
Total Incremental Value	(\$1,788,193)	\$7,315,456	\$8,223,395	\$14,429,300	\$14,840,698	\$16,128,698	\$19,662,664	\$27,600,156	\$37,903,283	\$40,560,043	\$47,381,396	\$53,590,742	\$56,933,576	\$60,322,421	\$63,880,707	\$67,616,908	\$71,539,919	\$75,659,081	\$79,984,201	\$84,525,577	\$89,294,021	\$94,300,888
Tax District AAP																						
Real & Centrally Assessed Property								\$0	\$0													
Personal Property								\$0	\$0													
Total Incremental Value	(\$453,797)	(\$453,797)	(\$393,042)	(\$520,559)	(\$520,584)	(\$497,502)	(\$396,603)	\$0	\$0													
Tax District AAQ																						
Real & Centrally Assessed Property								\$130,186,880	\$139,701,700	\$175,824,606	\$181,933,690	\$185,965,332	\$195,803,338	\$206,133,244	\$216,979,645	\$228,368,366	\$240,326,523	\$252,882,589	\$266,066,457	\$279,909,519	\$294,444,734	
Personal Property								\$456,661	\$830,226	\$867,535	\$1,062,596	\$2,330,540	\$2,510,578	\$2,699,618	\$2,898,111	\$3,106,527	\$3,325,365	\$3,555,144	\$3,796,413	\$4,049,745	\$4,315,743	
Total Incremental Value	\$14,777,932	\$29,774,543	\$42,967,515	\$56,245,055	\$60,127,697	\$62,706,948	\$82,736,534	\$101,325,712	\$130,643,541	\$140,531,926	\$176,692,141	\$182,996,286	\$188,295,872	\$198,313,916	\$208,832,862	\$219,877,755	\$231,474,893	\$243,651,888	\$256,437,733	\$269,862,870	\$283,959,264	\$298,760,477
All Districts																						
Total Base Value	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320	\$22,908,320
Total Assessed Value	\$35,444,262	\$59,544,522	\$73,706,188	\$93,062,116	\$97,356,131	\$101,246,464	\$124,910,915	\$151,834,188	\$191,455,144	\$204,000,289	\$246,981,857	\$259,495,348	\$268,137,768	\$281,544,656	\$295,621,889	\$310,402,984	\$325,923,133	\$342,219,290	\$359,330,254	\$377,296,767	\$396,161,605	\$415,969,685
Total Incremental Value	\$12,535,942	\$36,636,202	\$50,797,868	\$70,153,796	\$74,447,811	\$78,338,144	\$102,002,595	\$128,925,868	\$168,546,824	\$181,091,969	\$224,073,537	\$236,587,028	\$245,229,448	\$258,636,336	\$272,713,569	\$287,494,664	\$303,014,813	\$319,310,970	\$336,421,934	\$354,388,447	\$373,253,285	\$393,061,365

Valuation Analysis	Year 0	Year 0	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	Year 16	Year 17	Year 18	Year 19	Year 20
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Participation Rates																						
Tax District AAO																						
Salt Lake County	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Murray City School District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Murray City	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
South Salt Lake Valley Mosquito Abatement District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Central Utah Water Conservancy District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Murray City Library										100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Tax District AAP																						
Salt Lake County	0%	0%	100%	100%	100%	100%	100%	100%	100%													
Murray City School District	0%	0%	100%	100%	100%	100%	100%	100%	100%													
Murray City	0%	0%	100%	100%	100%	100%	100%	100%	100%													
South Salt Lake Valley Mosquito Abatement District	0%	0%	100%	100%	100%	100%	100%	100%	100%													
Jordan Valley Water Conservancy	0%	0%	100%	100%	100%	100%	100%	100%	100%													
Cottonwood Improvement District	0%	0%	100%	100%	100%	100%	100%	100%	100%													
Central Utah Water Conservancy	0%	0%	100%	100%	100%	100%	100%	100%	100%													
Murray City Library																						
Tax District AAQ																						
Salt Lake County	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Murray City School District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Murray City	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
South Salt Lake Valley Mosquito Abatement District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Cottonwood Improvement District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Central Utah Water Conservancy	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Murray City Library										100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Increment Calculations	Year 0	Year 0	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	Year 16	Year 17	Year 18	Year 19	Year 20	
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Incremental Tax Revenues to Taxing Entities	Totals																						
Tax District AAO																							
Salt Lake County	\$1,487,027	\$0	\$0	\$24,966	\$40,676	\$41,836	\$36,096	\$39,817	\$53,351	\$68,882	\$72,083	\$69,199	\$74,721	\$73,870	\$78,267	\$82,884	\$87,731	\$92,822	\$98,166	\$103,778	\$109,671	\$115,858	\$122,354
Murray City School District	\$4,995,008	\$0	\$0	\$56,297	\$102,246	\$105,161	\$99,756	\$115,715	\$175,123	\$230,257	\$234,696	\$242,030	\$254,222	\$258,591	\$273,983	\$290,145	\$307,115	\$324,934	\$343,643	\$363,288	\$383,915	\$405,574	\$428,315
Murray City	\$1,553,505	\$0	\$0	\$17,730	\$29,566	\$30,409	\$28,370	\$46,856	\$62,073	\$80,670	\$65,236	\$62,465	\$78,578	\$80,462	\$85,251	\$90,280	\$95,561	\$101,105	\$106,927	\$113,039	\$119,457	\$126,197	\$133,273
South Salt Lake Valley Mosquito Abatement District	\$10,262	\$0	\$0	\$164	\$274	\$282	\$274	\$295	\$386	\$493	\$487	\$427	\$482	\$512	\$543	\$575	\$609	\$644	\$681	\$720	\$761	\$804	\$849
Central Utah Water Conservancy District	\$389,130	\$0	\$0	\$3,470	\$5,844	\$6,010	\$6,451	\$7,865	\$11,040	\$14,479	\$15,211	\$15,268	\$20,722	\$21,637	\$22,925	\$24,277	\$25,697	\$27,188	\$28,753	\$30,397	\$32,123	\$33,935	\$35,838
Murray City Library	\$280,915								\$16,958	\$16,221	\$17,742	\$17,599			\$18,646	\$19,746	\$20,901	\$22,114	\$23,387	\$24,724	\$26,128	\$27,602	\$29,149
Total	\$8,715,847				\$178,606	\$183,698	\$170,948	\$210,548	\$301,973	\$394,781	\$404,672	\$405,610	\$446,467	\$452,670	\$479,615	\$507,907	\$537,613	\$568,805	\$601,557	\$635,946	\$672,054	\$709,968	\$749,778
Adjustments to Tax Increment**																							
County Adjustment (Prior to TY2020)				(\$20,406)		\$0	\$0	\$0	\$0														
Salt Lake County										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Murray City School District										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Murray City										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
South Salt Lake Valley Mosquito Abatement District										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central Utah Water Conservancy District										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Murray City Library										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total				(\$20,406)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Tax District AAP																							
Salt Lake County	(\$6,045)	\$0	\$0	(\$1,193)	(\$1,467)	(\$1,468)	(\$1,113)	(\$803)	\$0	\$0													
Murray City School District	(\$15,479)	\$0	\$0	(\$2,691)	(\$3,689)	(\$3,689)	(\$3,077)	(\$2,334)	\$0	\$0													
Murray City	(\$4,801)	\$0	\$0	(\$847)	(\$1,067)	(\$1,067)	(\$875)	(\$945)	\$0	\$0													
South Salt Lake Valley Mosquito Abatement District	(\$42)	\$0	\$0	(\$8)	(\$10)	(\$10)	(\$8)	(\$6)	\$0	\$0													
Jordan Valley Water Conservancy	(\$931)	\$0	\$0	(\$157)	(\$208)	(\$208)	(\$199)	(\$159)	\$0	\$0													
Cottonwood Improvement District	(\$477)	\$0	\$0	(\$89)	(\$112)	(\$112)	(\$94)	(\$70)	\$0	\$0													
Central Utah Water Conservancy	(\$945)	\$0	\$0	(\$166)	(\$211)	(\$211)	(\$199)	(\$159)	\$0	\$0													
Total	(\$28,720)				(\$6,764)	(\$6,764)	(\$5,566)	(\$4,475)	\$0	\$0													
County Adjustment					\$6,764	\$6,764																	
Total				\$0	\$0	\$0	\$0	\$0	\$0														
Tax District AAQ																							
Salt Lake County	\$5,090,742	\$0	\$0	\$130,449	\$158,555	\$169,500	\$140,338	\$167,541	\$195,863	\$237,432	\$249,758	\$258,071	\$255,164	\$244,446	\$258,519	\$272,260	\$286,688	\$301,838	\$317,746	\$334,448	\$351,986	\$370,401	\$389,737
Murray City School District	\$16,956,901	\$0	\$0	\$294,156	\$398,552	\$426,065	\$387,842	\$486,905	\$642,912	\$793,596	\$813,219	\$902,604	\$868,155	\$855,520	\$904,397	\$952,454	\$1,002,913	\$1,055,896	\$1,111,528	\$1,169,941	\$1,231,275	\$1,295,675	\$1,363,296
Murray City	\$5,270,714	\$0	\$0	\$92,638	\$115,246	\$123,202	\$110,302	\$197,161	\$227,882	\$278,065	\$226,043	\$232,956	\$268,296	\$266,188	\$280,910	\$295,826	\$311,487	\$327,931	\$345,198	\$363,328	\$382,364	\$402,352	\$423,340
South Salt Lake Valley Mosquito Abatement District	\$35,137	\$0	\$0	\$859	\$1,069	\$1,142	\$1,066	\$1,241	\$1,419	\$1,698	\$1,687	\$1,593	\$1,648	\$1,695	\$1,795	\$1,890	\$1,990	\$2,096	\$2,206	\$2,322	\$2,444	\$2,572	\$2,706
Cottonwood Improvement District	\$560,669	\$0	\$0	\$9,711	\$12,093	\$12,927	\$11,852	\$14,562	\$17,124	\$21,037	\$20,670	\$21,051	\$21,594	\$31,145	\$32,908	\$34,653	\$36,485	\$38,409	\$40,430	\$42,551	\$44,778	\$47,117	\$49,573
Central Utah Water Conservancy	\$1,306,146	\$0	\$0	\$18,132	\$22,779	\$24,352	\$25,083	\$33,095	\$40,530	\$49,904	\$52,705	\$56,941	\$70,750	\$71,569	\$75,364	\$79,362	\$83,559	\$87,967	\$92,594	\$97,453	\$102,555	\$107,913	\$113,538
Murray City Library	\$925,258								\$58,760	\$60,495	\$60,583	\$58,235			\$61,605	\$64,880	\$68,319	\$71,930	\$75,721	\$79,701	\$83,881	\$88,270	\$92,878
Total	\$30,145,566				\$708,294	\$757,188	\$676,483	\$900,504	\$1,125,729	\$1,381,732	\$1,422,842	\$1,533,710	\$1,546,190	\$1,528,797	\$1,615,498	\$1,701,325	\$1,791,443	\$1,886,067	\$1,985,422	\$2,089,745	\$2,199,284	\$2,314,300	\$2,435,067
Adjustments to Tax Increment**																							
County Adjustment (Prior to TY2020)				(\$53,155)		\$0	\$0	\$0	\$0														
Salt Lake County										\$0	\$0	(\$1,902)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Murray City School District										\$0	\$0	(\$6,654)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Murray City										\$0	\$0	(\$1,717)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
South Salt Lake Valley Mosquito Abatement District										\$0	\$0	(\$12)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cottonwood Improvement District										\$0	\$0	(\$155)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central Utah Water Conservancy										\$0	\$0	(\$420)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Murray City Library										\$0	\$0	(\$446)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total				(\$53,155)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$11,305)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Valuation Analysis		Year 0	Year 0	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	Year 16	Year 17	Year 18	Year 19	Year 20	
Fiscal Year for Budget		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Calendar Year for Increment		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Agency Budget		Year 0	Year 0	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	Year 16	Year 17	Year 18	Year 19	Year 20	
Fiscal Year for Budget		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Calendar Year for Increment		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Revenues		Totals																						
Salt Lake County		\$0	\$0	\$154,222	\$197,764	\$209,868	\$175,321	\$206,555	\$249,214	\$306,314	\$321,841	\$325,368	\$329,886	\$318,315	\$336,785	\$355,144	\$374,420	\$394,660	\$415,912	\$438,226	\$461,657	\$486,259	\$512,091	
Murray City School District		\$0	\$0	\$347,762	\$497,110	\$527,537	\$484,521	\$600,285	\$818,035	\$1,023,853	\$1,047,915	\$1,137,980	\$1,122,377	\$1,114,111	\$1,178,380	\$1,242,599	\$1,310,029	\$1,380,830	\$1,455,171	\$1,533,229	\$1,615,190	\$1,701,249	\$1,791,611	
Murray City		\$0	\$0	\$109,520	\$143,745	\$152,544	\$137,797	\$243,072	\$289,954	\$358,735	\$291,279	\$293,704	\$346,874	\$346,649	\$366,162	\$386,106	\$407,048	\$429,036	\$452,124	\$476,367	\$501,821	\$528,549	\$556,612	
South Salt Lake Valley Mosquito Abatement District		\$0	\$0	\$1,016	\$1,333	\$1,415	\$1,332	\$1,530	\$1,805	\$2,190	\$2,174	\$2,008	\$2,130	\$2,207	\$2,338	\$2,465	\$2,599	\$2,740	\$2,887	\$3,042	\$3,205	\$3,375	\$3,555	
Central Utah Water Conservancy District		\$0	\$0	\$21,437	\$28,412	\$30,151	\$31,335	\$40,801	\$51,570	\$64,383	\$67,917	\$71,790	\$91,473	\$93,206	\$98,289	\$103,639	\$109,256	\$115,154	\$121,347	\$127,850	\$134,678	\$141,847	\$149,375	
Jordan Valley Water Conservancy		\$0	\$0	(\$157)	(\$208)		(\$199)	(\$159)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cottonwood Improvement District		\$0	\$0	\$9,622	\$11,981	\$12,816	\$11,758	\$14,492	\$17,124	\$21,037	\$20,670	\$20,896	\$21,594	\$31,146	\$32,908	\$34,653	\$36,485	\$38,409	\$40,430	\$42,551	\$44,778	\$47,117	\$49,573	
Murray City Library		\$0	\$0								\$75,718	\$76,270	\$78,325	\$75,832	\$80,251	\$84,626	\$89,220	\$94,043	\$99,108	\$104,425	\$110,009	\$115,872	\$122,027	
Total Increment Available		\$0	\$0	\$643,422	\$880,136	\$934,331	\$841,865	\$1,106,577	\$1,427,702	\$1,776,513	\$1,827,514	\$1,928,015	\$1,992,657	\$1,981,466	\$2,095,113	\$2,209,232	\$2,329,056	\$2,454,872	\$2,586,979	\$2,725,691	\$2,871,338	\$3,024,268	\$3,184,845	
Less: County Adjustments (Prior to TY2020)			(\$34,133)	(\$47,039)	(\$66,797)	(\$203,550)	(\$60,990)	(\$147,857)	(\$92,582)	\$0														
Total Increment to Agency			(\$34,133)	\$596,384	\$813,339	\$730,781	\$780,875	\$958,720	\$1,335,120	\$1,776,513	\$1,827,514	\$1,928,015	\$1,992,657	\$1,981,466	\$2,095,113	\$2,209,232	\$2,329,056	\$2,454,872	\$2,586,979	\$2,725,691	\$2,871,338	\$3,024,268	\$3,184,845	
Additional Revenues																								
Investment Earnings													\$143,317	\$147,617	\$152,045	\$156,606	\$161,305	\$166,144	\$171,128	\$176,262	\$181,550	\$186,996	\$192,606	
Total Revenue													\$2,135,974	\$2,129,083	\$2,247,158	\$2,365,838	\$2,490,361	\$2,621,016	\$2,758,107	\$2,901,953	\$3,052,888	\$3,211,265	\$3,377,451	
Expenditures																								
Administrative	5%	\$0	\$1,707	(\$29,819)	(\$40,667)	(\$36,539)	(\$39,044)	(\$47,936)	(\$66,756)	(\$88,826)	(\$91,376)	(\$96,401)												
Housing	20%	\$0	\$6,827	(\$119,277)	(\$162,668)	(\$146,156)	(\$156,175)	(\$191,744)	(\$267,024)	(\$355,303)	(\$365,503)	(\$385,603)												
Education Mitigation	12%	\$0	\$4,096	(\$71,566)	(\$97,601)	(\$87,694)	(\$93,705)	(\$115,046)	(\$160,214)	(\$213,182)	(\$219,302)	(\$231,362)	(\$239,119)	(\$237,776)	(\$251,414)	(\$265,108)	(\$279,487)	(\$294,585)	(\$310,437)	(\$327,083)	(\$344,561)	(\$362,912)	(\$382,181)	
City Infrastructure Reimbursement	5%	\$0	\$1,707	(\$29,819)	(\$40,667)	(\$36,539)	(\$39,044)	(\$47,936)	(\$66,756)	(\$88,826)	(\$91,376)	(\$96,401)												
Low Income Housing													(\$92,800)	(\$95,584)	(\$98,452)	(\$101,405)	(\$104,447)	(\$107,581)	(\$110,808)	(\$114,132)	(\$117,556)	(\$121,083)	(\$124,715)	
Development Agreement Reimbursement													(\$756,183)	(\$778,868)	(\$802,235)	(\$826,302)	(\$851,091)	(\$876,623)	(\$902,922)	(\$930,010)	(\$957,910)	(\$986,647)	(\$1,016,247)	
Professional Services													(\$6,083)	(\$6,265)	(\$6,453)	(\$6,647)	(\$6,846)	(\$7,052)	(\$7,263)	(\$7,481)	(\$7,706)	(\$7,937)	(\$8,175)	
Program Costs													(\$72,192)	(\$74,358)	(\$76,588)	(\$78,886)	(\$81,253)	(\$83,690)	(\$86,201)	(\$88,787)	(\$91,451)	(\$94,194)	(\$97,020)	
Admin Costs													(\$29,491)	(\$30,376)	(\$31,287)	(\$32,226)	(\$33,192)	(\$34,188)	(\$35,214)	(\$36,270)	(\$37,358)	(\$38,479)	(\$39,633)	
Remaining Amount for Projects		\$0	(\$19,797)	\$345,902	\$471,737	\$423,853	\$452,907	\$556,058	\$774,370	\$1,030,377	\$1,059,958	\$1,118,249	\$940,106	\$905,855	\$980,730	\$1,055,265	\$1,134,045	\$1,217,297	\$1,305,261	\$1,398,189	\$1,496,346	\$1,600,012	\$1,709,479	
Comparison to Original Budget																								
Originally Budgeted Tax Increment				\$119,070	\$434,345	\$794,864	\$1,227,925	\$1,617,034	\$1,740,321	\$1,971,690	\$2,057,030	\$2,170,952	\$2,156,427	\$2,141,170	\$2,215,287	\$2,114,230	\$2,105,673	\$2,100,966	\$2,098,753	\$2,097,458	\$2,097,080	\$2,094,133	\$2,094,133	
Actual Tax Increment				\$596,384	\$813,339	\$730,781	\$780,875	\$958,720	\$1,335,120	\$1,776,513	\$1,827,514	\$1,928,015	\$1,992,657	\$1,981,466	\$2,095,113	\$2,209,232	\$2,329,056	\$2,454,872	\$2,586,979	\$2,725,691	\$2,871,338	\$3,024,268	\$3,184,845	
Difference				\$477,314	\$378,994	(\$64,083)	(\$447,050)	(\$658,314)	(\$405,201)	(\$195,177)	(\$229,516)	(\$242,937)	(\$163,770)	(\$159,704)	(\$120,174)	\$95,002	\$223,383	\$353,906	\$488,226	\$628,233	\$774,258	\$930,135	\$1,090,712	

Murray City Redevelopment Agency
East Vine Street Redevelopment Area
Multi-Year Budget

Valuation Analysis	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Base Year Value																	
Real Property										\$1,416,775	\$1,416,775	\$1,416,775	\$1,416,775	\$1,416,775	\$1,416,775	\$1,416,775	\$1,416,775
Centrally Assessed Property										\$35,775	\$35,775	\$35,775	\$35,775	\$35,775	\$35,775	\$35,775	\$35,775
Personal Property										\$157,623	\$157,623	\$157,623	\$157,623	\$157,623	\$157,623	\$157,623	\$157,623
Total Base Year Value	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173
Assessed Value																	
Real Property										\$8,741,055	\$9,622,825	\$10,126,645	\$9,845,140	\$10,140,494	\$10,444,709	\$10,758,050	\$11,080,792
Centrally Assessed Property										\$51,811	\$47,095	\$28,343	\$31,150	\$32,085	\$33,047	\$34,038	\$35,060
Personal Property										\$253,183	\$684,307	\$735,428	\$543,304	\$559,603	\$576,391	\$593,683	\$611,493
Total Taxable Value	\$5,291,675	\$4,904,473	\$4,910,245	\$4,988,947	\$5,051,940	\$5,345,764	\$7,292,928	\$8,545,267	\$8,932,538	\$9,046,049	\$10,354,227	\$10,890,416	\$10,419,594	\$10,732,182	\$11,054,147	\$11,385,772	\$11,727,345
Incremental Value																	
Real Property									\$7,187,158	\$7,340,316	\$8,206,050	\$8,709,870	\$8,428,365	\$8,723,719	\$9,027,934	\$9,341,275	\$9,664,017
Centrally Assessed Property										\$11,320	-\$7,432	-\$4,625		-\$3,691	-\$2,728	-\$1,737	-\$715
Personal Property									\$135,207	\$95,560	\$526,684	\$577,805	\$385,681	\$401,980	\$418,768	\$436,060	\$453,870
Total Incremental Value	\$3,681,502	\$3,294,300	\$3,300,072	\$3,378,774	\$3,441,767	\$3,735,591	\$5,682,755	\$6,935,094	\$7,322,365	\$7,435,876	\$8,744,054	\$9,280,243	\$8,809,421	\$9,122,009	\$9,443,974	\$9,775,599	\$10,117,172

Tax Rates																	
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Real & Centrally Assessed Property																	
Salt Lake County		0.003036	0.003036	0.002819	0.002371	0.002238	0.002025	0.001933	0.001820	0.001777	0.001459	0.001394	0.001297	0.001297	0.001297	0.001297	0.001297
Murray City School District		0.006846	0.006846	0.007086	0.006291	0.006185	0.005885	0.006345	0.006068	0.005785	0.005105	0.004742	0.004541	0.004541	0.004541	0.004541	0.004541
Murray City*		0.002156	0.002156	0.002049	0.001892	0.001759	0.002383	0.002249	0.002130	0.002026	0.001317	0.001467	0.001413	0.001413	0.001413	0.001413	0.001413
Murray City Library											0.000342	0.000331	0.000309	0.000309	0.000309	0.000309	0.000309
South Salt Lake Valley Mosquito Abatement District		0.000020	0.000020	0.000019	0.000018	0.000017	0.000015	0.000014	0.000382	0.000012	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009
Central Utah Water Conservancy District		0.000422	0.000422	0.000405	0.000400	0.000400	0.000400	0.000400	-	0.000375	0.000322	0.000387	0.000380	0.000380	0.000380	0.000380	0.000380
TOTAL	0.011719	0.012480	0.012480	0.012378	0.010972	0.010599	0.010708	0.010941	0.010400	0.009975	0.008554	0.008330	0.007949	0.007949	0.007949	0.007640	0.007640
Personal Property																	
Salt Lake County										0.001817	0.001777	0.001459	0.001394	0.001394	0.001394	0.001394	0.001394
Murray City School District										0.006076	0.005785	0.005105	0.004742	0.004742	0.004742	0.004742	0.004742
Murray City*										0.002128	0.001608	0.001317	0.001467	0.001467	0.001467	0.001467	0.001467
Murray City Library											0.000418	0.000342	0.000331	0.000331	0.000331	0.000331	0.000331
South Salt Lake Valley Mosquito Abatement District										0.000013	0.000012	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009
Central Utah Water Conservancy District										0.000382	0.000375	0.000322	0.000387	0.000387	0.000387	0.000387	0.000387
TOTAL										0.010416	0.010416	0.010416	0.010416	0.010416	0.010416	0.010416	0.010416
Participation Rates																	
Salt Lake County	100%	100%	80%	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%
Murray City School District	100%	100%	80%	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%
Murray City*	100%	100%	80%	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%
Murray City Library														70%	70%	70%	70%
South Salt Lake Valley Mosquito Abatement District	100%	100%	80%	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%
Central Utah Water Conservancy District	100%	100%	80%	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%

Tax Increment Calculations																			
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029		
Calendar Year for Increment	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Incremental Tax Revenues to Taxing Entities																			
Salt Lake County		\$0	\$0	\$1,831	\$1,714	\$1,472	\$1,507	\$1,969	\$3,130	\$3,332	\$3,304	\$3,231	\$3,244	\$3,439		\$3,561	\$3,687	\$3,816	\$3,950
Murray City School District		\$0	\$0	\$4,129	\$4,307	\$3,905	\$4,166	\$5,723	\$10,274	\$11,108	\$10,761	\$11,249	\$11,054	\$12,024		\$12,451	\$12,891	\$13,344	\$13,810
Murray City*		\$0	\$0	\$1,300	\$1,246	\$1,175	\$1,185	\$2,317	\$3,642	\$3,899	\$3,769	\$2,917	\$3,382	\$3,741		\$3,873	\$4,010	\$4,151	\$4,296
Murray City Library												\$758	\$770	\$819		\$848	\$878	\$43	\$45
South Salt Lake Valley Mosquito Abatement District		\$0	\$0	\$12	\$12	\$11	\$11	\$15	\$23	\$699	\$22	\$20	\$21	\$24		\$25	\$25	\$26	\$27
Central Utah Water Conservancy District		\$0	\$0	\$255	\$246	\$248	\$269	\$389	\$648	\$0	\$697	\$711	\$888	\$1,005		\$1,041	\$1,077	\$1,115	\$1,154
Total	\$198,387	\$0	\$0	\$7,527	\$7,524	\$6,811	\$7,139	\$10,413	\$17,716	\$19,038	\$18,554	\$18,886	\$19,358	\$21,052		\$21,799	\$22,569	\$22,496	\$23,283
Incremental Tax Revenues to Agency																			
Salt Lake County				\$7,324	\$6,854	\$5,887	\$6,029	\$7,877	\$9,390	\$9,995	\$9,913	\$9,694	\$9,733	\$8,024		\$8,309	\$8,603	\$8,905	\$9,216
Murray City School District				\$16,516	\$17,229	\$15,621	\$16,663	\$22,892	\$30,823	\$33,324	\$32,283	\$33,747	\$33,163	\$28,057		\$29,053	\$30,078	\$31,135	\$32,223
Murray City*				\$5,201	\$4,982	\$4,698	\$4,739	\$9,270	\$10,925	\$11,697	\$11,306	\$8,752	\$10,145	\$8,728		\$9,038	\$9,357	\$9,686	\$10,024
Murray City Library												\$2,273	\$2,309	\$1,911		\$1,979	\$2,049	\$101	\$105
South Salt Lake Valley Mosquito Abatement District				\$48	\$46	\$45	\$46	\$58	\$68	\$2,098	\$67	\$60	\$62	\$55		\$57	\$59	\$62	\$64
Central Utah Water Conservancy District				\$1,018	\$985	\$993	\$1,078	\$1,556	\$1,943	\$0	\$2,092	\$2,133	\$2,666	\$2,345		\$2,428	\$2,514	\$2,602	\$2,693
Total	\$783,308	\$43,144	\$42,384	\$30,108	\$30,096	\$27,245	\$28,554	\$41,653	\$53,149	\$57,114	\$55,661	\$56,659	\$58,078	\$49,121		\$50,865	\$52,661	\$52,491	\$54,326
Adjustments to Tax Increment**																			
Salt Lake County											\$0	(\$105)	\$0	\$0		\$0	\$0	\$0	\$0
Murray City School District											\$0	(\$370)	\$0	\$0		\$0	\$0	\$0	\$0
Murray City*											\$0	(\$95)	\$0	\$0		\$0	\$0	\$0	\$0
Murray City Library											\$0	(\$25)	\$0	\$0		\$0	\$0	\$0	\$0
South Salt Lake Valley Mosquito Abatement District											\$0	(\$1)	\$0	\$0		\$0	\$0	\$0	\$0
Central Utah Water Conservancy District											\$0	(\$23)	\$0	\$0		\$0	\$0	\$0	\$0
Total	(\$901)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$281)	\$0	(\$620)	\$0	\$0		\$0	\$0	\$0	\$0

Agency Budget																			
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		2026	2027	2028	2029	
Calendar Year for Increment	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Final Taxing Entity Contribution																			
Salt Lake County				\$7,324	\$6,854	\$5,887	\$6,029	\$7,877	\$9,390	\$9,995	\$9,913	\$9,587	\$9,733	\$8,027		\$8,309	\$8,603	\$8,905	\$9,216
Murray City School District				\$16,516	\$17,229	\$15,621	\$16,663	\$22,892	\$30,823	\$33,324	\$32,283	\$33,378	\$33,163	\$28,055		\$29,053	\$30,078	\$31,135	\$32,223
Murray City*				\$5,201	\$4,982	\$4,698	\$4,739	\$9,270	\$10,925	\$11,697	\$11,306	\$8,657	\$10,145	\$8,728		\$9,038	\$9,357	\$9,686	\$10,024
Murray City Library				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,248	\$2,309	\$1,912		\$1,979	\$2,049	\$101	\$105
South Salt Lake Valley Mosquito Abatement District				\$48	\$46	\$45	\$46	\$58	\$68	\$2,098	\$67	\$59	\$62	\$55		\$57	\$59	\$62	\$64
Central Utah Water Conservancy District				\$1,018	\$985	\$993	\$1,078	\$1,556	\$1,943	\$0	\$2,092	\$2,110	\$2,666	\$2,345		\$2,428	\$2,514	\$2,602	\$2,693
Total	\$782,409	\$43,144	\$42,384	\$30,108	\$30,096	\$27,245	\$28,554	\$41,653	\$53,149	\$56,833	\$55,661	\$56,039	\$58,078	\$49,122		\$50,865	\$52,661	\$52,491	\$54,326
Additional Revenues																			
Investment Earnings													\$8,452						
Total Revenue		\$43,144	\$42,384	\$30,108	\$30,096	\$27,245	\$28,554	\$41,653	\$53,149	\$56,833	\$55,661	\$56,039	\$66,530	\$49,122		\$50,865	\$52,661	\$52,491	\$54,326
Expenditures																			
Administrative	(\$218,732)	(\$2,157)	(\$2,119)	(\$1,505)	(\$1,505)	(\$1,362)	(\$1,428)	(\$2,083)	(\$2,657)	(\$2,842)	(\$2,783)	(\$2,802)	(\$30,222)	(\$31,129)		(\$32,063)	(\$33,024)	(\$34,015)	(\$35,036)
Area Projects													(\$20,033)	(\$20,634)		(\$21,253)	(\$21,891)	(\$22,547)	(\$23,224)
Remaining Increment for Projects	\$552,096	\$40,986	\$40,265	\$28,603	\$28,592	\$25,883	\$27,126	\$39,570	\$50,492	\$53,992	\$52,878	\$53,237	\$16,275	\$17,994		\$18,802	\$19,636	\$18,475	\$19,290