



PUBLIC
FINANCE
ADVISORS

LEWIS | ROBERTSON | BURNINGHAM



COMMUNITY REINVESTMENT AGENCY OF DRAPER CITY, UTAH

ANNUAL CRA REPORT 2026

JUNE 30, 2026



PRESENTATION OUTLINE



- Overview of 2026 Community Reinvestment Agency of Draper Annual Report (17C-1-603)
- Historic Project Areas



PROJECT AREA TAX INCREMENT SUMMARY - 2026



- Draper CRA has 6 “Active Project Areas”
 - 3 Project Areas are Receiving Tax Increment (Collection Period) and have Fund Balances
 - 3 Project Areas with expired collection periods and unexpended Fund Balances*

COMBINED TAX INCREMENT BUDGET – ALL PROJECT AREAS

REVENUES	FY 2026 (TY 2025) ACTUAL TOTALS	REMAINING LIFE (EXCLUDES FY 2026 TOTALS)
Property Tax Increment		
Gateway CDA*	-	-
Sand Hills RDA*	-	-
East Bangerter EDA*	-	-
FrontRunner CDA	\$ 3,716,724	\$ 35,361,223
Crescent RDA	1,995,482	6,385,347
South Mountain CRA	1,466,761	25,656,442
Total Property Tax Increment	\$ 7,178,967	\$ 67,403,012



FRONTRUNNER CDA



OVERVIEW				
TYPE	ACREAGE	PURPOSE	TAXING DISTRICT	TAX RATE
CDA	299.13	Commercial Development/Mixed Use Development	55E	0.008973
CREATION YEAR	BASE YEAR	TERM	TRIGGER YEAR	EXPIRATION YEAR
2012	2012	20 Years	FY 2016	FY 2035
BASE VALUE	TY 2025 VALUE	VALUE INCREASE (%)	FY 2026 (TY 2025) INCREMENT	REMAINING LIFE
\$6,055,340	\$589,598,213	9,637%	\$3,716,724	9 Years

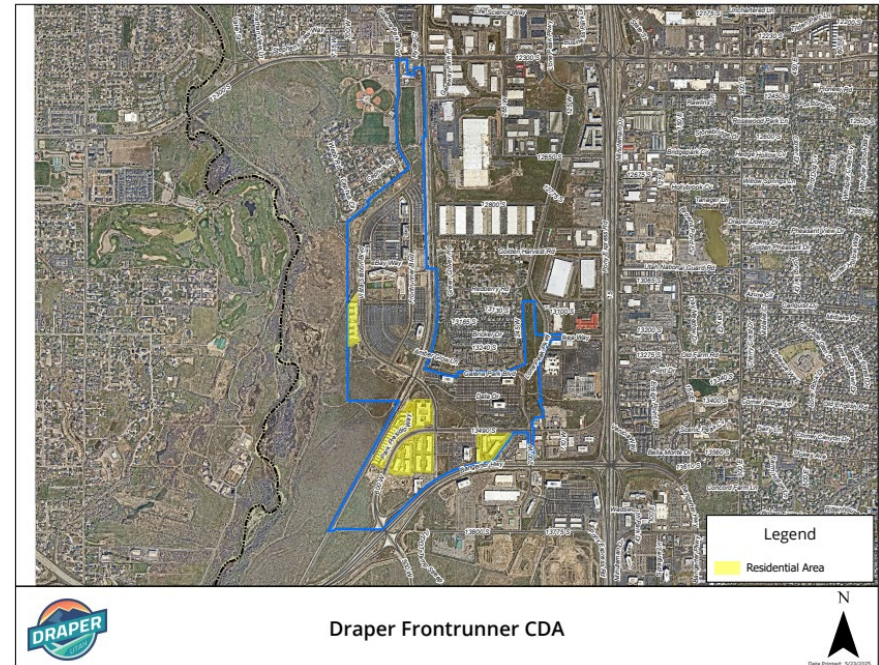
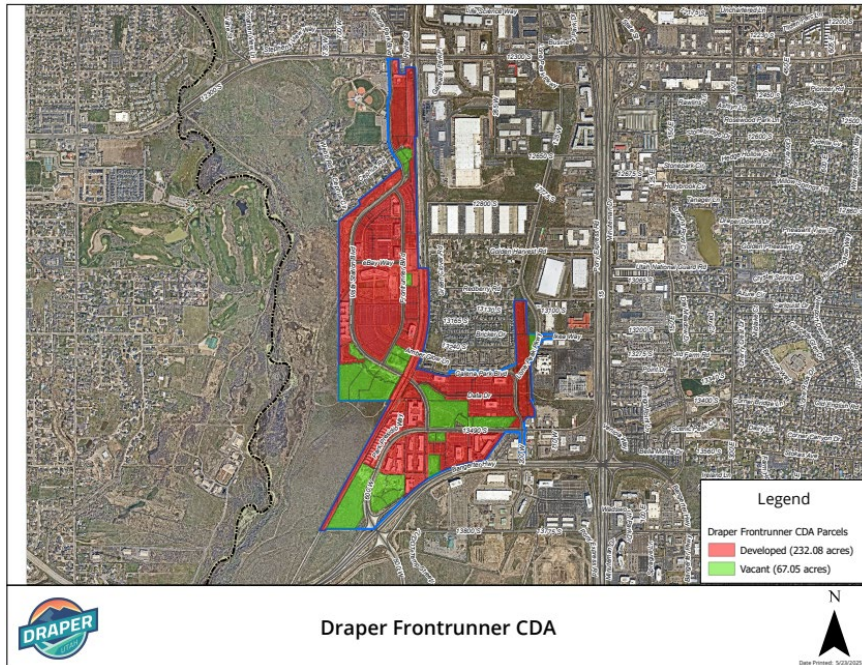


DEVELOPED, UNDEVELOPED, AND RESIDENTIAL ACREAGE (FRONTRUNNER CDA)



ACREAGE			
	DEVELOPED	UNDEVELOPED	RESIDENTIAL
FrontRunner CDA	232.08	67.05	39.67

Total Acreage: 299.13



SOURCES AND USES OF TAX INCREMENT

(FRONTRUNNER CDA)



2026 SOURCES OF FUNDS

Additional Property Tax Increment	\$ 3,716,724
Total Sources of Funds	\$ 3,716,724

2026 USES OF FUNDS

CDA Administration	\$ 55,751
Professional and Technical	15,000
Redevelopment Activities: (Public Infrastructure, Contribution to Fund Balance)	3,645,973
Total Uses	\$ 3,716,724

TAX INCREMENT LEVELS

ENTITY	% OF TAX INCREMENT
Salt Lake County	70%
Canyons School District	70%
Draper City	75%
South Salt Lake Mosquito Abatement District	75%
Jordan Valley Water Conservancy District	75%
South Valley Sewer District	75%
Central Utah Water Conservancy District	75%
Salt Lake County Library	70%

PROJECT AREA REMAINING BUDGET



(FRONTRUNNER CDA)

REMAINING PROJECT AREA BUDGET		FY 2027-2035	
REVENUES		TOTALS	NPV @ 5%
Tax Increment		\$ 35,361,223	\$ 27,820,832
Total Revenue		\$ 35,361,223	\$ 27,820,832
EXPENDITURES		TOTALS	NPV @ 5%
Agency Administration		\$ 530,418	\$ 417,312
Professional & Technical		180,000	149,474
Affordable Housing		180,600	172,000
Infrastructure Reimbursement		34,470,205	27,082,046
Total Expenditures		\$ 35,361,223	\$ 27,820,832



FRONTRUNNER CDA GROWTH, PERFORMANCE, AND DEVELOPMENT



GROWTH IN TAX INCREMENT	ACTUAL REVENUE	BASE YEAR VALUE REVENUES	ACTUAL % ABOVE BASE
TAX INCREMENT FROM PROJECT AREA			
Fiscal Year 2026	\$3,716,724	\$54,335	6,740%
Lifetime Revenue (2017-2035)	73,944,586	1,462,425	4,956%
PASS THROUGH INCREMENT (ABOVE BASE)			
Fiscal Year 2026	1,518,120	54,335	2,694%
Lifetime Revenue (2017-2035)	29,351,901	1,462,425	1,907%

NOTABLE DEVELOPMENT

- 1-800 Contacts
- Vista Station
- Vista 600 Apartments
- Tesla
- Progressive Leasing
- Tru Hearing
- Parc West Luxury Apartments
- Veranda Apartments
- Prosper Healthcare Lending
- Dell EMC



CRESCENT RDA



OVERVIEW				
TYPE	ACREAGE	PURPOSE	TAXING DISTRICT	TAX RATE
RDA	83.33	Commercial Development	51A 55B	0.008786 0.008765
CREATION YEAR	BASE YEAR	TERM	TRIGGER YEAR	EXPIRATION YEAR
1993	1993	32 Years	FY 2001	FY 2032
BASE VALUE	TY 2025 VALUE	VALUE INCREASE (%)	FY 2026 INCREMENT	REMAINING LIFE
\$776,052	\$294,492,057	37,847%	\$1,995,482	6 Years

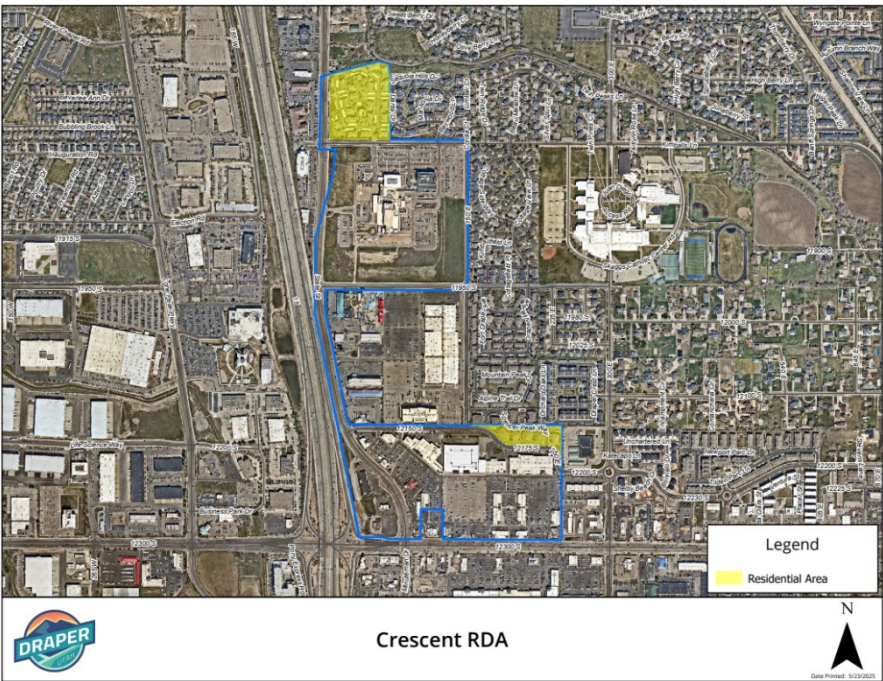
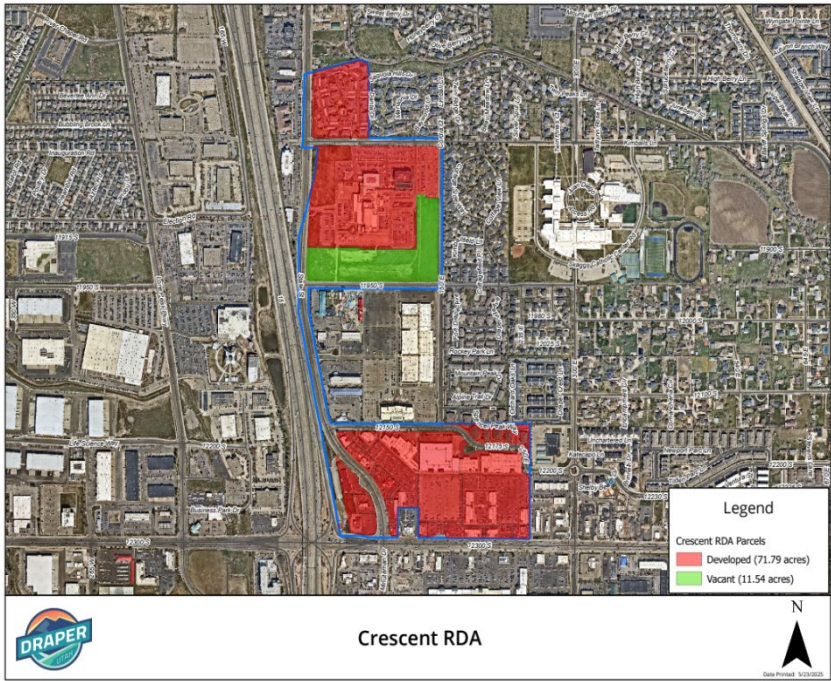


DEVELOPED, UNDEVELOPED, AND RESIDENTIAL ACREAGE (CRESCENT RDA)



ACREAGE			
	DEVELOPED	UNDEVELOPED	RESIDENTIAL
Crescent RDA	71.79	11.54	11.49

Total Acreage: 88.33



SOURCES AND USES OF TAX INCREMENT

(CRESCENT RDA)



2026 SOURCES OF FUNDS

Total Property Tax Increment	\$ 1,995,482
Total Sources of Funds	\$ 1,995,482

2026 USES OF FUNDS

RDA Administration	\$ 299,322
Professional & Technical	77,000
DS Series 2014 Bonds	419,100
DS Series 2015 Bonds	617,221
Contribution to Fund Balance	582,839
Total Uses	\$ 1,995,482

TAX INCREMENT LEVELS

ENTITY	% OF TAX INCREMENT	% OF ADDITIONAL TAX INCREMENT
2001-2005	100%	0%
2006-2010	80%	20%
2011-2015	75%	25%
2016-2020	70%	30%
2021-2025	60%	40%
2026-2032	0%	100%



PROJECT AREA REMAINING BUDGET

(CRESCENT RDA)



Remaining Project Area Budget	FY 2027-2032	
Revenues	Totals	NPV @ 5%
Tax Increment	\$6,385,347	\$5,394,021
Appropriated Fund Balance	\$2,337,139	\$2,225,847
Total Revenue	\$8,722,486	\$7,619,868
Expenditures	Totals	NPV @ 5%
Agency Administration	\$450,000	\$380,677
Professional & Technical	900,000	761,354
Contribution to Fund Balance	7,372,486	6,477,837
Total Expenditures	\$8,722,486	\$7,619,868

CRESCENT RDA GROWTH, PERFORMANCE, AND DEVELOPMENT



GROWTH IN ASSESSED VALUE	CURRENT YEAR	COMPARISON YEAR	GROWTH RATE	CAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2026 vs. 2025)	\$294,492,057	\$281,283,898	4.70%	4.70%
Lifetime Growth in Project Area (2026 vs. Base)	294,492,057	776,052	37,847%	25.66%

NOTABLE DEVELOPMENT

-  Lone Peak Hospital
-  Draper Peaks
-  Kohl's
-  Petco
-  Office Depot



SOUTH MOUNTAIN CRA



OVERVIEW				
TYPE	ACREAGE	PURPOSE	TAXING DISTRICT	TAX RATE
CRA	83.22	Tech Headquarters	55G	0.008973
CREATION YEAR	BASE YEAR	TERM	TRIGGER YEAR	EXPIRATION YEAR
2018	2017	20 Years	FY 2021 County FY 2022 Other Entities	FY 2041
BASE VALUE	TY 2025 VALUE	VALUE INCREASE (%)	FY 2026 (TY 2025) INCREMENT	REMAINING LIFE
\$7,382,700	\$175,754,752	2,281%	\$1,466,761	14 Years County 15 Years Other Entities

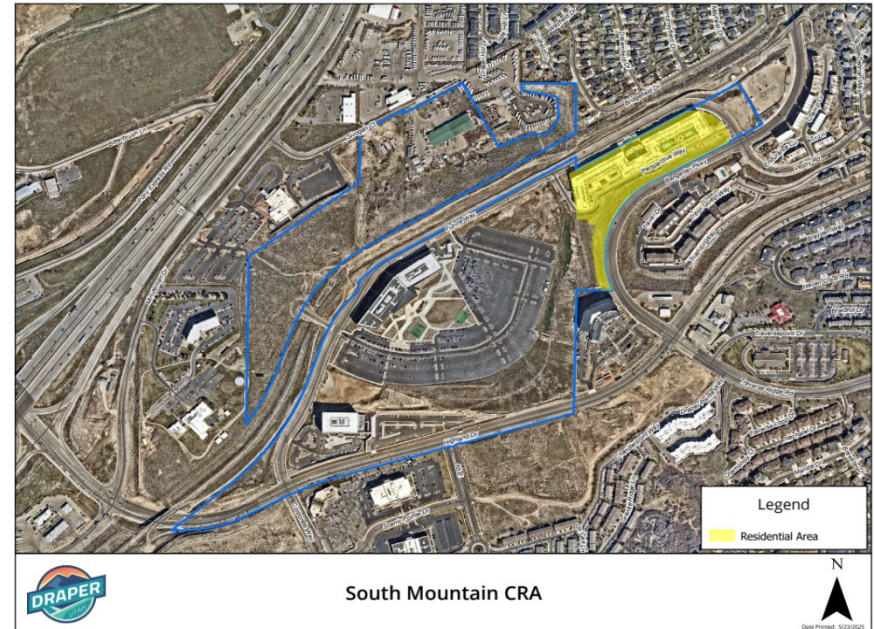
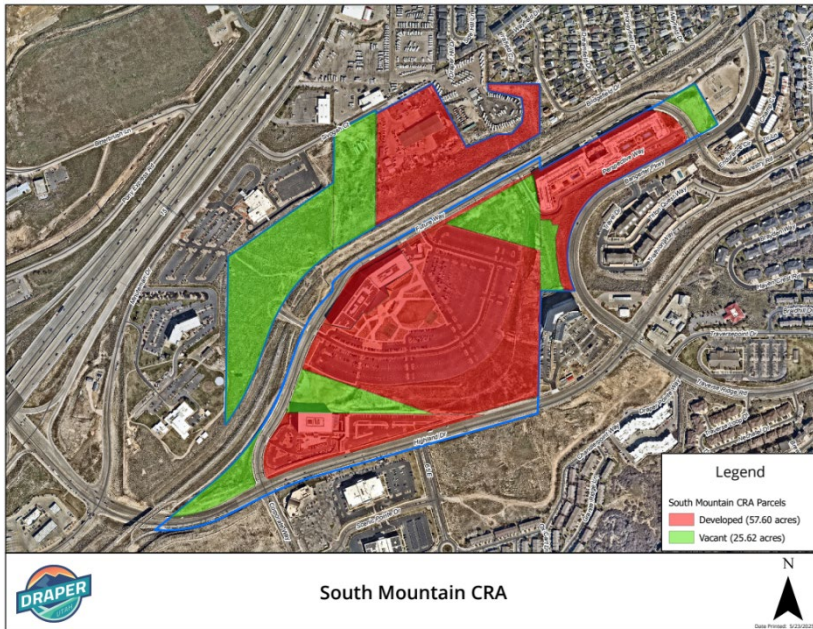


DEVELOPED, UNDEVELOPED, AND RESIDENTIAL ACREAGE (SOUTH MOUNTAIN CRA)



ACREAGE			
	DEVELOPED	UNDEVELOPED	RESIDENTIAL
South Mountain CRA	57.60	25.62	8.08

Total Acreage: 83.23



SOURCES AND USES OF TAX INCREMENT (SOUTH MOUNTAIN CRA)



2026 SOURCES OF FUNDS	
Property Tax Increment	\$ 1,466,761
Total Sources of Funds	\$ 1,466,761

2026 USES OF FUNDS	
CRA Administration @ 5%	\$ 73,338
Taxing Entity Mitigation Payments	408,762
County Administration	9,924
Housing	105,800
Public Infrastructure	665,238
Intersection Improvements	126,471
Performance-Based Education Program	77,228
Total Uses	\$ 1,466,761

TAX INCREMENT LEVELS	
ENTITY	% OF TAX INCREMENT
Salt Lake County	100%
Canyons School District	100%
Draper City	100%
South Salt Lake Mosquito Abatement District	70%
Jordan Valley Water Conservancy District	70%
South Valley Sewer District	70%
Central Utah Water Conservancy District	70%
Salt Lake County Library	100%



PROJECT AREA REMAINING BUDGET

(SOUTH MOUNTAIN CRA)



Project Area Budget	FY 2027-2041	
Revenues	Totals	NPV @ 5%
Tax Increment	\$25,656,442	\$17,194,514
Appropriation of Fund Balance	2,531,035	\$2,410,510
Total Revenues	\$28,187,477	\$19,605,023
Expenditures	Totals	NPV @ 5%
CRA Administration	\$1,768,857	\$1,322,616
Taxing Entity Mitigation Payments	7,156,341	4,796,059
County Administration	197,989	139,746
Housing	1,850,010	1,239,845
Intersection Improvements	3,942,059	3,197,830
Public Infrastructure	12,886,080	8,574,570
Performace-Based Education Program	386,140	334,357
Total Expenditures	\$28,187,477	\$19,605,023

SOUTH MOUNTAIN CRA GROWTH, PERFORMANCE, & DEVELOPMENT

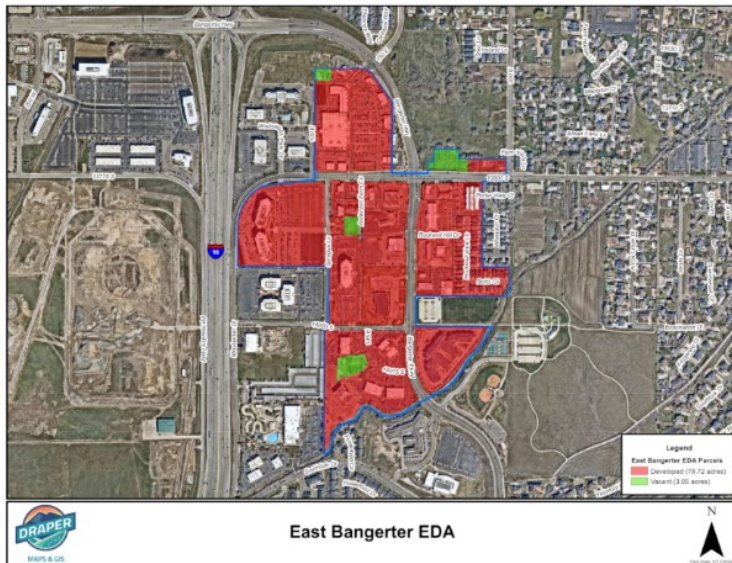
GROWTH IN ASSESSED VALUES				
ASSESSED RANGE BY AREA	CURRENT YEAR	PRIOR YEAR/BASE YEAR	GROWTH RATE	CAGR
Annual Growth in the Project Area (2025 vs. 2024)	\$175,754,752	\$169,551,419	3.66%	3.66%
Lifetime Growth in Project Area Since Base Year (2025 vs. 2017)	175,754,752	7,382,700	2,281%	48.62%

HISTORIC PROJECT AREAS ("ACTIVE")



- 17C-1-603 Requires Reporting Relative to Unused Fund Balances within "Active Project Areas"
- Once Fund Balances are Expended → Need to Dissolve Project Area

EAST BANGERTER EDA



SAND HILLS RDA





QUESTIONS

Jason W. Burningham | Principal / Owner
LRB Public Finance Advisors
O 801.456.3930 | C 801.201.6839
lrbfinance.com

Jack Druyon | Analyst
LRB Public Finance Advisors
C 385.267.8090
lrbfinance.com

Lewis Young Robertson & Burningham is now **LRB Public Finance Advisors**

