



## **Redevelopment Agency**

### **Taxing Entity Committee**

May 25, 2016 at 1:00 p.m.

Management Service Conference Room

Municipal Building – Seventh Floor

2549 Washington Boulevard, Ogden, Utah 84401

1. Roll Call by Agency Secretary
2. Welcome by Brandon Cooper, Community & Economic Development Deputy Director
3. Election of Chair and Vice Chair, Taxing Entity Committee Members
4. Presentation of Ogden City Redevelopment Agency Fiscal Year 2015 Annual Report
5. Review of proposed Oak Den Urban Renewal Area
6. Review of proposed Adams Urban Renewal Area
7. New Business
8. Scheduling of next Taxing Entity Committee Meeting
9. Adjournment

Public meetings may be held electronically in accordance with Utah Code Annotated 52-4-207 to allow committee members to participate via teleconference. The anchor location for the meeting shall be the address listed at the top of this notice.

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the Management Services Department at 629-8701 (TDD # 629-8949) or by email: [ADACompliance@ci.ogden.ut.us](mailto:ADACompliance@ci.ogden.ut.us) at least 48 hours in advance of the meeting.

### **CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and/or agenda was posted in three public places within the Ogden City Limits on this 13th day of May, 2016. These public places being: 1) City Recorder's Office on the 2nd floor of the Municipal Building; 2) 2nd floor foyer of the Municipal Building; and 3) the Weber County Library. A copy was posted to the Utah State Public Notice Website.

TRACY HANSEN, MMC  
OGDEN CITY RECORDER



# ANNUAL REPORT

Ogden City Redevelopment Agency  
July 1, 2014 to June 30, 2015 (FY15)

SECURITY STATE BANK

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# Annual Report

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## Ogden City Redevelopment Agency Fiscal Year 2015 - Ending June 30, 2015

### RDA Governing Board

Richard Hyer, *Chair*  
Marcia White, *Vice-Chair*  
Caitlin Gochnour, *Board Member*  
Neil Garner, *Board Member*  
Doug Stephens, *Board Member*  
Bart Blair, *Board Member*  
Amy Wicks, *Board Member*

### Executive Director

Michael P. Caldwell, *Mayor – Ogden City*

### Board Administrator

Bill Cook, *City Council Executive Director – Ogden City*

### Taxing Entity Committee

Natalie Grange	<i>Utah Office of Education</i>
Zane Woolstenhulme	<i>Ogden City School District</i>
Jeffrey Heiner	<i>Ogden City School District</i>
Doug Larsen	<i>Weber County</i>
Dan Olsen	<i>Weber County</i>
Richard Hyer	<i>Ogden City</i>
Tom Christopoulos	<i>Ogden City</i>
Lance Wood	<i>Other Taxing Entities</i>

### Agency Secretary

Tracy Hansen, *Ogden City Recorder*

*This report is prepared in accordance with Title 17C-1-603 Utah Code Annotated, as amended. The report is for informational purposes and does not alter the amount of tax increment that the agency is entitled to collect from a project area.*

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# Redevelopment Agency Profile

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**ESTABLISHMENT.** On May 6, 1969 Ogden residents voted to establish a redevelopment agency (the “**RDA**”) to address deteriorating conditions that existed in the downtown area and inner city neighborhoods. The legislature granted certain powers to local government to create RDAs to facilitate redevelopment of targeted areas, including using a portion of the property tax revenues (known as tax increment) generated by the new investment in the area to finance eligible redevelopment activities.

**ORGANIZATIONAL STRUCTURE.** The RDA and its Board are separate and distinct entities from the City and the City Council. One entity cannot impose obligations on the other. The members of the City Council are designated as the governing board of the RDA. The mayor is designated as the Executive Director. The Council Executive Director acts as the RDA Board Administrator. The RDA contracts with Ogden City for project management and administrative services.

**AUTHORITY TO ADOPT AND IMPLEMENT PLANS.** The RDA adopts plans to guide development and investment activities in project areas. The RDA works closely with Ogden City and the private sector to implement the plans and facilitate improvements. The plans enable the RDA to partner with the private sector to buy, sell, and development property. Currently, the Agency has adopted three types of plans: RDAs, URAs, and EDAs. The state legislature recently amended the redevelopment legislation and changed the name of Redevelopment Areas (RDAs) to Urban Renewal Areas (URAs). URAs still function in much the same way in that the distinguishing characteristics are blight determination, the ability to use eminent domain, and tax increment financing. EDAs do not have eminent domain power, but they are still able to use tax increment financing. For the purpose of this report, RDAs and URAs are listed separately.

**TAX INCREMENT FINANCING.** Tax increment financing is a useful tool available in project areas to support redevelopment. Tax increment is the incremental difference in property tax revenue due to the increase in the assessed value of the property after the project area is created.

Example:

Assessed value of property pre-project	\$1,000,000
Assessed value of property post-project	\$8,000,000
Incremental difference	\$7,000,000

Tax increment is the property tax paid on the \$7,000,000 incremental difference in assessed value.

Tax increment revenue can be used by the RDA to offset certain costs incurred to implement the redevelopment plan, e.g., property acquisition, demolition, cost of improvements, etc. Thus, tax increment financing is generally considered a form of developer financing because the tax increment is generated by the investment and property taxes paid by the developer.

**TAXING ENTITY COMMITTEE.** The use of tax increment in EDA or URA project area plans adopted after June 30, 1993 must be approved by an eight-member taxing entity committee (“**TEC**”) comprised of two representatives from the city, two from the county, two from the school district, one from the state office of education, and one representing the other smaller taxing

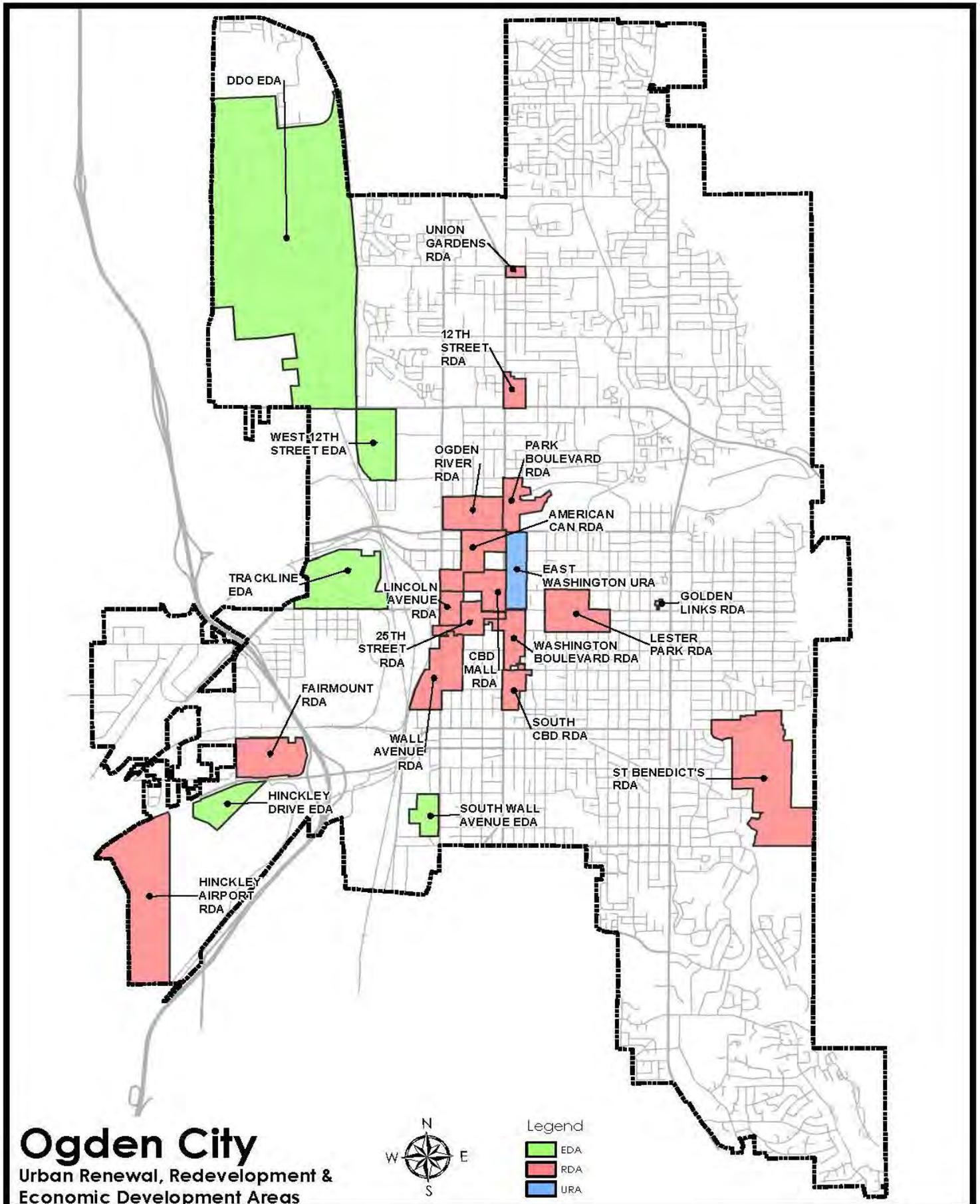
entities. The TEC has authority to bind their respective taxing entities in approving or disapproving commitments of tax increment.

**POWER OF EMINENT DOMAIN.** The Utah legislature has granted URAs (RDAs) the power of eminent domain for use in limited circumstances to eliminate blight in urban renewal areas if the agency chooses to include the power of eminent domain in its project area plan. In any event, the power of eminent domain expires five (5) years from the date the urban renewal project area plan is adopted.

**PROJECT AREAS.** The RDA has created seventeen (17) redevelopment project areas/urban renewal areas (RDA/URA) and five (5) economic development project areas (EDA) - *see map*. Within these various project areas, the RDA has used its resources to leverage private investment to construct hotels, encourage development on Historic 25<sup>th</sup> Street, construct downtown parking garages, develop destination recreation and entertainment centers, expand manufacturing facilities, and build residential developments.

**HOUSING FUND.** In 1997 the RDA established a Housing Fund for RDA purposes. The fund is used in support of qualified housing activities in the community. For urban renewal project area budgets adopted after May 1, 2000 that provide for more than \$100,000 of annual tax increment to be paid to the Agency, the Agency is required to allocate at least 20% of the tax increment for income targeted housing or for any housing-related costs in project areas where blight has been found to exist. An Agency may use up to 20% of tax increment outside of project areas for the purpose of increasing, improving and preserving generally the affordable housing supply of the community.

# Map of Project Areas



# List of Project Areas

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## REDEVELOPMENT PROJECT AREAS

**CBD MALL (1977).** Created to facilitate the development of the Ogden City Mall. Site was approved in 2004 for a new mixed-use development now known as The Junction. **The expiration date of the project area was extended by vote of the taxing entities committee from tax year 2014 to 2026.**

**25th STREET (1979).** Created to assist in the redevelopment of the 25<sup>th</sup> Street national historic district. This well-known project area has become a hub for downtown activity. **Expires 2015; except on Eccles Building (Hampton Inn) 2017.**

**ST. BENEDICT MANOR (1981).** Created to convert old hospital to a 100-unit apartment complex for seniors. **Tax increment may only be used for recreation center purposes until 2015.**

**UNION GARDENS (1981).** Created to facilitate development of low income housing for the disabled and elderly at 3<sup>rd</sup> Street and Adams Avenue. **Tax increment may only be used for recreation center purposes until 2015.**

**WASHINGTON BLVD. (1983).** Created to support redevelopment of the central downtown area, including construction of a 600-stall parking garage. **Tax increment may only be used for recreation center purposes until 2015.**

**LESTER PARK (1986).** Created in support of developing residential inner-city housing. **Beginning in 2012 tax increment may only be used for recreation center purposes until 2018.**

**GOLDEN LINKS (1986).** Created at the request of the Ogden Odd Fellows in support of a 1.4 acre not-for-profit housing project for the elderly and disabled. **Beginning in 2013 tax increment may only be used for recreation center purposes until 2019.**

**PARK BOULEVARD (1986).** Created to eliminate blight in and around Park Boulevard near the Ogden River. **Beginning in 2012 tax increment may only be used for recreation center purposes until 2018.**

**12th STREET (1987).** Created to assist with the demolition of the old Weber High School property at 12<sup>th</sup> Street and Washington Blvd. in preparation of development of a commercial center. **Beginning in 2016 tax increment may only be used for recreation center purposes until 2022.**

**SOUTH CBD (1987).** Created to facilitate improvement and expansion of an automobile dealership in the downtown area. **Beginning in 2016 tax increment may only be used for recreation center purposes until 2022.**

**LINCOLN AVENUE (1987).** Created to assist with redevelopment of a two-block industrial area in the northwest section of downtown. **Beginning in 2018 tax increment may only be used for recreation center purposes until 2024.**

**HINCKLEY AIRPORT (1989).** Created to encourage appropriate development on and around the Ogden Hinckley Airport. **Expires 2021.**

**FAIRMOUNT (1992).** Created to assist in the redevelopment of the closed Volvo White GMC heavy truck plant. **Beginning in 2018 tax increment may only be used for recreation center purposes until 2024.**

**AMERICAN CAN (1999).** Created to facilitate development of four blocks in the general vicinity between Washington and Wall near the American Can property. **Expires 2017.**

**WALL AVENUE (2000).** Created to assist with the redevelopment of vacant warehousing and manufacturing space and to facilitate improvement of the vacant parcel on the 100 block of 25<sup>th</sup> Street as well as the Wall Avenue corridor. **Expires 2018.**

**OGDEN RIVER (2002).** Created to facilitate redevelopment of the river neighborhood along the Ogden River between Washington Boulevard and Wall Avenue on the north boundary of the Central Business District. **Expires 2027.**

#### URBAN RENEWAL AREAS

**EAST WASHINGTON (2009).** Created to facilitate retail development on the east side of Washington Blvd. between 20<sup>th</sup> and 24<sup>th</sup> streets. Residential development may also be assisted as opportunities arise. **Expires 2029.**

#### ECONOMIC DEVELOPMENT PROJECT AREAS

**DEFENSE DEPOT OGDEN (1998).** Created to fund replacement of deteriorated infrastructure and construction of new infrastructure required to convert DDO to a manufacturing and business park. **Expires 2019.**

**WEST 12TH STREET (2001).** Created to facilitate a major expansion of the Fresenius Medical's manufacturing plant. **Expires 2016.**

**HINCKLEY DRIVE (2001).** Created to facilitate expansion of the Williams International's facility to manufacture jet engines. **Expires 2016.**

**SOUTH WALL (2012).** Created to facilitate the attraction of new and the expansion of existing automobile dealerships along Wall Avenue. **Expires 2022.**

**TRACKLINE (2013).** Created to facilitate the attraction of new commercial and manufacturing businesses to the otherwise blighted area known as the Ogden Stockyards. **Expires 2033.**

# Highlights

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<u>Project Name</u>	<u>Project Area</u>	<u>Activity</u>	<u>Potential Property Tax Increase</u>	<u>Potential Sales Tax Increase</u>	<u>Direct Job Creation</u>
Osprey Packs	DDO EDA	Opened new 108,000 square foot distribution center	\$20,198		9
Ogden Business Exchange	Trackline EDA	Construction commences on new lifestyle business park	\$190,000		500
PEC Engineers	East Washington URA	PEC opens new civil engineering office at 2324 Washington Blvd			5
Westland Hyundai	South Wall EDA	Construction commences on new Hyundai dealership	\$9,300	\$15,000	6
Berlin's Fine Meats and Deli	25th Street RDA	Marty Berlin opens 4,000 square deli and market			12
Kiesel Parking Project	25th Street RDA	RDA closes on property along Kiesel Avenue to make way for new parking structure			
Vasa Fitness	12th Street RDA	VASA Fitness announces new state of the art gym facility	\$1,926	\$2,815	18
Peg Development	Ogden River RDA	Construction commences on new downtown luxury apartment project	\$21,648		6

# Redevelopment Project Area – CBD Mall



The CBD Mall Redevelopment Project Area was established in 1977 and encompasses 48.45 acres of land in Ogden's core downtown area. The Area was established to facilitate the development of a \$56 million, 800,000 square foot regional mall by Ernest W. Hahn, Inc. The RDA issued \$8,795,000 of tax increment revenue bonds in 1977 for land acquisition, relocation assistance for displaced businesses and capitalized interest to cover initial debt service payments.

**RDA purchase of the mall.** The mall was largely successful until the mid-1990s when it entered into an extended period of decline. In December 2001 the RDA purchased the mall for \$6 million. Funding for the purchase came from a \$10 million loan to the RDA from the City's General Fund (source: BDO lease revenue funds). The RDA paid off the outstanding parking garage bonds, demolished the mall building, and prepared the overall site for new development.

**Reuse and master development guidelines adopted.** The Agency engaged Design Workshop, an urban planning firm, to assist the community in preparing reuse and master development guidelines for redeveloping the site. The proposed reuse and development guidelines generated through this process were approved by the Planning Commission and adopted by the Agency board.

**Site Development.** On December 27, 2005 the Agency approved a Development and Lease Agreement between the Agency and The Boyer Company. In accordance with the agreement, the Agency renovated the parking garage and developed a high adventure recreation center, thereafter named the Salomon Center, to anchor the development. Based upon the Agency's commitment, Boyer negotiated for the development of a multi-screen cinema complex and began construction of a 4 story office building as well as retail, restaurant, and urban residential space in accordance with the master plan.

### **Summary as of June 30, 2015.**

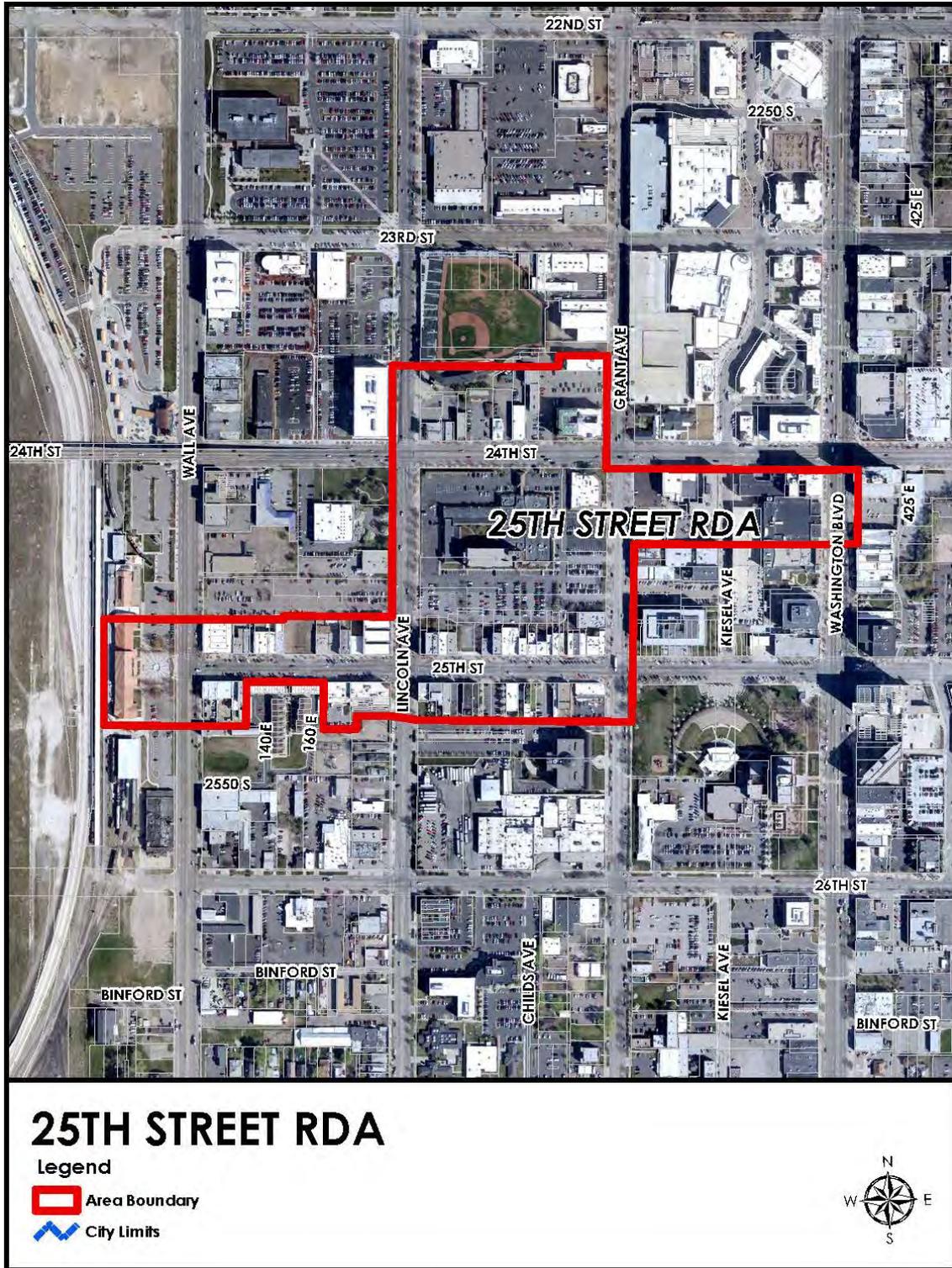
The City and the RDA have pledged certain revenues to cover debt service payments on the 2005 Series A, 2009A and 2009B bonds. Tax increment revenues from 10 identified RDA districts are pledged for debt service of the 2005 Series A bonds. Lease revenues from Salomon recreation center are pledged for debt service for the 2009 Series A bonds. The 2009 Series B bonds have three revenue sources pledged, which include, tax increment revenue from the CBD Mall RDA project area, and City franchise tax. In February 2011 the RDA issued a tax increment revenue bond in the amount of \$1.6 million to facilitate development of the Hilton Garden Inn. Total bonded indebtedness, including the HUD Section 108 Loan, is \$27,485,000.

### **How tax increment funds are being used:**

- The TIF is being used to satisfy bond debt service.
- The City advanced funds to the RDA to assist in demolition and relocation activities associated with the Ogden City Mall. The outstanding balance is \$1,751,601. There is insufficient tax increment cash flow to repay this advance and the City books an allowance against this entire amount.

**Last year to collect tax increment:** 2026

# Redevelopment Project Area – 25th Street



The RDA created the 25<sup>th</sup> Street Redevelopment Project Area in 1979 to assist development of projects in the 25<sup>th</sup> Street Historic District. The RDA Project Area encompasses 38.04 acres of land. The Project Area is anchored by the historic Union Station on the west end and the 287-room Marriott Hotel two blocks east. The RDA initiated development of the hotel project by assembling the hotel site and financing its acquisition with tax increment bonds.

Ogden City sold land it owned on the block to the RDA for \$348,971.70 and financed this sale with a note bearing interest at 8 percent annually. To obtain other privately owned parcels for the hotel and adjacent parking, the RDA borrowed \$2,300,000 from Commercial Security Bank (CSB), \$418,938.21 from Ogden City general funds, and \$160,000 from the City's CDBG funds.

In 1981 the RDA issued a \$1,000,000 tax exempt tax allocation bond and obtained a second conventional loan for \$552,000, secured by RDA property and anticipated taxed increment revenue. These two loans plus land sale proceeds and a \$265,000 loan from the City to the RDA were used to pay off the original \$2,300,000 CSB loan. In FY '82 and '83, the City loaned additional money to the RDA for payment of interest on outstanding loans. By FY '84 tax increment became sufficient to service the debt on these loans.

In June 1983 the City loaned the RDA \$578,679.87 to pay off the outstanding balance of principal and accrued interest on the \$552,000 CSB conventional loan, and this loan became an interest-bearing debt of the RDA.

The \$1,000,000 bond was paid off in 1995. In 2001 the RDA issued a bond in the amount of \$1,610,000 in support of an \$11 million renovation of the Eccles Building. The Taxing Entities Committee approved using tax increment in the 25th Street Project Area until 2015, with the exception that tax increment generated from the Eccles Building would be available for an additional two years (until 2017) to service the debt on the bonds issued to renovate the Eccles Building.

### **Summary as of June 30, 2015.**

Tax increment debt outstanding:

- RDA bonds issued for renovation of the Eccles Building; outstanding balance is \$475,000; maturity date is February 1, 2018.

How tax increment funds are being used:

- First priority is to pay debt service on bonds issued to renovate the Eccles Building.
- Secondary priority is to pay subordinated City debt. The City advanced funds to the RDA to assist in infrastructure and project development in the 25<sup>th</sup> Street Project Area. The outstanding balance is \$1,003,106. There is insufficient tax increment cash flow to repay this advance in its entirety. The City anticipates two more annual payments equaling \$340,000 and has an allowance for the remaining balance.

**Last year to collect tax increment:** 2015; except that tax increment generated by Eccles Building may be collected until 2017 for bond debt service.

# Redevelopment Project Area – St. Benedict Manor



The St. Benedict Manor Redevelopment Project Area was formed in October 1981 to encompass 250 acres. This project area was established to facilitate the completion of two projects: 1) the renovation of the vacant former St. Benedict's Hospital into a 100-unit apartment complex for the elderly and handicapped; and 2) the development of the Mt. Ogden Park and Golf Course. Both projects have become valuable assets on the eastern edge of the City.

To initiate the St. Benedict's project, Ogden City obtained a HUD Section 108 loan of \$644,772, secured by future years' CDBG funds. The City loaned this money to the RDA, which in turn provided it to Intermountain Development, the developer of St. Benedict's Manor.

In addition, in 1986 tax increment was also used to pay the City a one-time overhead and administration (O&A) fee of \$83,215.80.

In 2005 a portion of the tax increment revenue from 10 project areas, including St. Benedict Manor, was pledged to repay the bonds issued for construction of the Recreation Center at The Junction.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

- Pledge to use tax increment for Recreation Center.

How tax increment funds are being used:

- Collected for Recreation Center.

**Last year to collect tax increment:** Tax increment may only be used for recreation center purposes until 2015.

# Redevelopment Project Area – Union Gardens



The Union Gardens Redevelopment Project Area was established in October 1981 and covers 7.15 acres. This area, located at 3<sup>rd</sup> Street and Adams Avenue, was established to facilitate the development of low-income housing for the disabled and elderly.

To help the Union Gardens Project, the RDA borrowed \$147,449.65 of CDBG monies from Ogden City. In addition to this loan, the City assessed the RDA an overhead and administration charge of \$21,867.45. Both debts were structured to accrue interest at the City's inter-fund interest rate. The RDA in turn provided this money to the developer, Northern Utah Labor Council Housing Corporation (NULCHC) to assist with site preparation and other development costs of their housing project. It was intended that the City debts be repaid from future years' tax increment.

Although tax increment was collected from the Union Gardens Project Area in 1983 and 1984, in 1986 the Weber County Board of Equalization granted Union Gardens tax exempt status, retroactive to 1985. This action followed a 1985 Utah Supreme Court ruling which exempted non-profit housing projects from paying property taxes. When the RDA challenged the tax-exempt status, NULCHC maintained it did not realize the exemption of Union Gardens would affect the amount of tax increment that would be available to repay the CDBG loan. In connection with this, the City also agreed to cease accruing interest on its loan to the RDA so that the reduced amount of tax increment available in the Area could eventually amortize the debt. There is currently no debt in the project area.

In 1994 the Union Gardens housing project was acquired by Episcopal Management Corporation.

In 2005 a portion of the tax increment revenue from 10 project areas, including Union Gardens, was pledged to repay the bonds issued for construction of the recreation center at The Junction.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

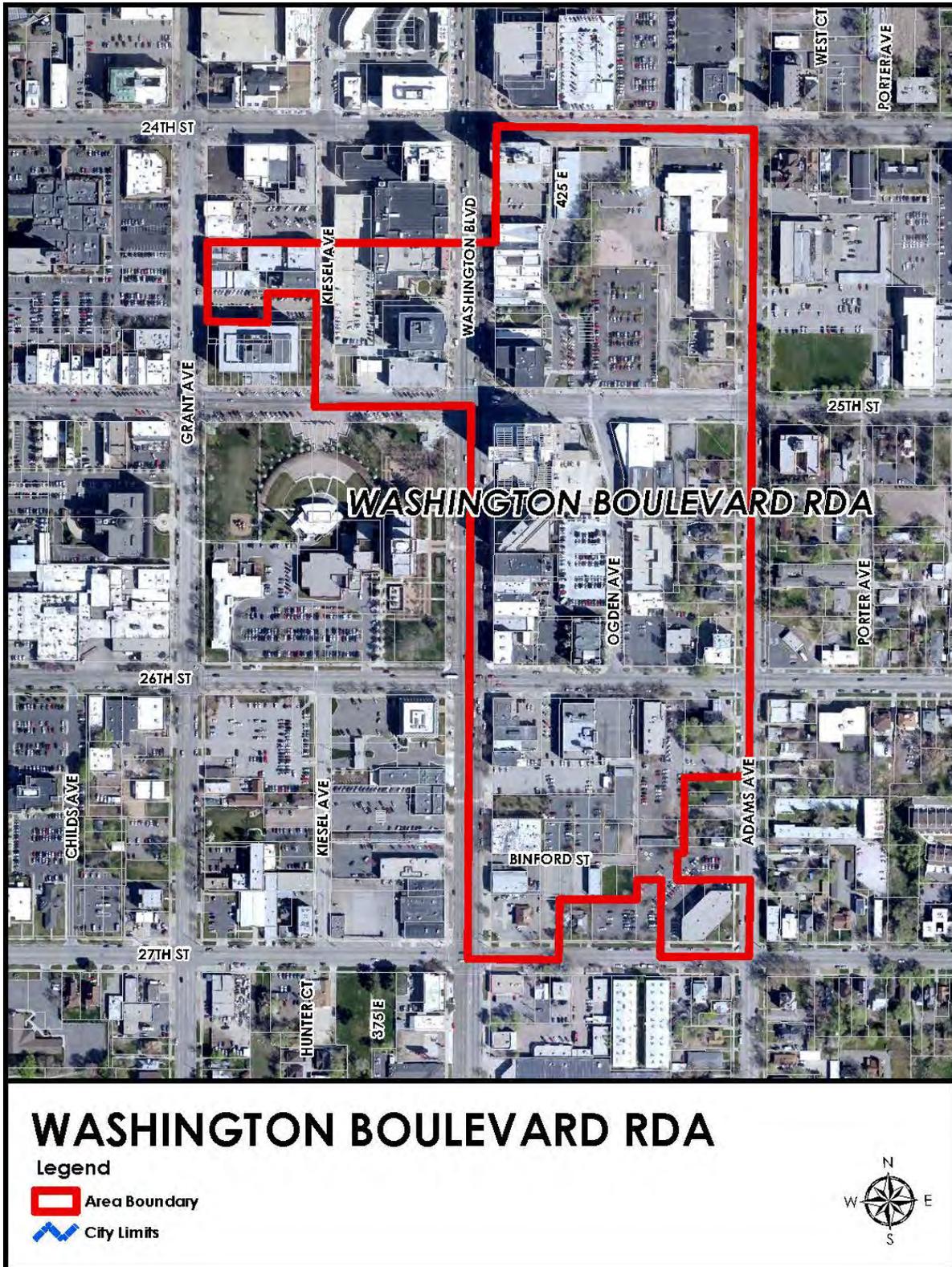
- Pledge to use tax increment for recreation center.

How tax increment funds are being used:

- Collected for recreation center.

**Last year to collect tax increment:** Tax increment may only be used for recreation center purposes until 2015.

# Redevelopment Project Area – Washington Boulevard



The Washington Boulevard Redevelopment Project Area was established in June 1983 and encompasses 38.04 acres in downtown Ogden. This area was established to facilitate new development in Ogden's central business district.

With assistance from several funding sources, the RDA has been involved in multiple revitalization projects including development of the State Regional Office Building and the Juvenile Courts Building. Funding for these projects included loans of \$750,000 from a group of local banks, \$250,000 from the Ogden Industrial Development Corporation (OIDC), and \$785,000 from Ogden City's CDBG funds.

In 1991 it was determined that the City's participation in various redevelopment activities within the project area since the project area was created in 1983 totaled \$3,021,617. This amount has been carried on the City's books as a commitment of the RDA to reimburse the City if there is sufficient tax increment generated from the project area.

The RDA issued tax increment revenue bonds in November 1991 in the amount of \$1,425,000 to construct the 657-stall parking garage on Kiesel Avenue. The bond was retired in December 2006.

In 2005 a portion of the tax increment revenue from 10 project areas, including Washington Blvd., was pledged to repay the bonds issued for construction of the recreation center at The Junction.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

- Pledged to use tax increment for Recreation Center.

How tax increment funds are being used:

- Collected for Recreation Center.
- The City advanced funds to the RDA to assist in various development activities associated with key projects on Washington Blvd. The outstanding balance is \$3,016,953. No tax increment is available to repay this obligation and the City books an allowance for the entire amount.

**Last year to collect tax increment:** Tax increment may only be used for recreation center purposes until 2015.

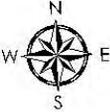
# Redevelopment Project Area – Lester Park



## LESTER PARK RDA

Legend

-  Area Boundary
-  City Limits



The Lester Park Redevelopment Project Area was established in 1986 and encompasses 76 acres. The Area was formed to undertake projects that would upgrade and support the residential character of the neighborhood and improve the quality of the commercial development in support of the neighborhood. The redevelopment of vacant/under-utilized land, especially interior block areas, is a key aspect of this revitalization effort. Improvements to public facilities and rehabilitation of existing buildings are also primary elements of the plan for this area.

As part of this effort, the Kier Corporation's renovation of the Fontanelle Apartments on Monroe Boulevard began shortly after the project area was formed. To assist Kier's efforts in renovating this vacant, seriously deteriorated building, the RDA loaned Kier \$80,000 of CDBG funds to assist with the purchase of the property.

Of this amount, \$45,000 was a loan to Kier and the other \$35,000 was a grant to be repaid from tax increment. The City loaned the RDA the \$35,000 at the inter-fund rate. With this loan, the City also assessed the RDA administrative costs of \$3,000, to be paid from tax increment. Other smaller amounts of debt have been incurred in this area in the demolition of buildings and related costs of maintaining the RDA-owned property.

In 2005 a portion of the tax increment revenue from 10 project areas, including Lester Park, was pledged to repay the bonds issued for construction of the Recreation Center at The Junction.

The RDA will collect 60% of the tax increment in the Lester Park Area until 2011.

### **Summary as of June 30, 2015.**

Tax increment debt outstanding:

- Pledge to use tax increment for recreation center.

How tax increment funds are being used:

- Collected for recreation Center project.
- Collected for RDA administrative and housing costs.

**Last year to collect tax increment:** Beginning with 2012 tax increment may only be used for recreation center purposes until 2018.

# Redevelopment Project Area – Golden Links



## GOLDEN LINKS RDA

Legend

-  Area Boundary
-  City Limits



The Golden Links Redevelopment Project Area was formed in 1986 and, at 1.44 acres, is the smallest of Ogden's redevelopment project areas. The area consists exclusively of property owned by the Independent Order of Odd Fellows, mostly at the center of a city block. The project area was established in response of a request by the Odd fellows for assistance in developing a not-for-profit housing project for the elderly and disabled.

The Odd fellows had already obtained most of the funding for the project from HUD. However, to help the Odd fellows with land costs that HUD would not cover and to pay for aesthetic changes that HUD refused to fund, but which the City felt were important to mitigate the impact of the project, the City loaned the RDA \$70,000. The RDA loaned this money to the Odd Fellows to assist with the development of the project. The interest rate was established at the inter-fund rate, and the City assessed the RDA O&A charges of \$10,500. The loan, interest and O&A were repaid through tax increment.

The Odd Fellows also agreed not to request tax exempt status for at least 15 years. They further agreed to try to acquire and develop other small contiguous parcels on the interior of the block that had no street frontage. They were able to obtain one such parcel as a donation from Smith's Management Company and developed it as a mini-park for the use of Golden Links tenants, thereby further enhancing the attractiveness of the project.

In 2005 a portion of the tax increment revenue from 10 project areas, including Golden Links, was pledged to repay the bonds issued for construction of the Recreation Center at The Junction.

### **Summary as of June 30, 2015.**

Tax increment debt outstanding:

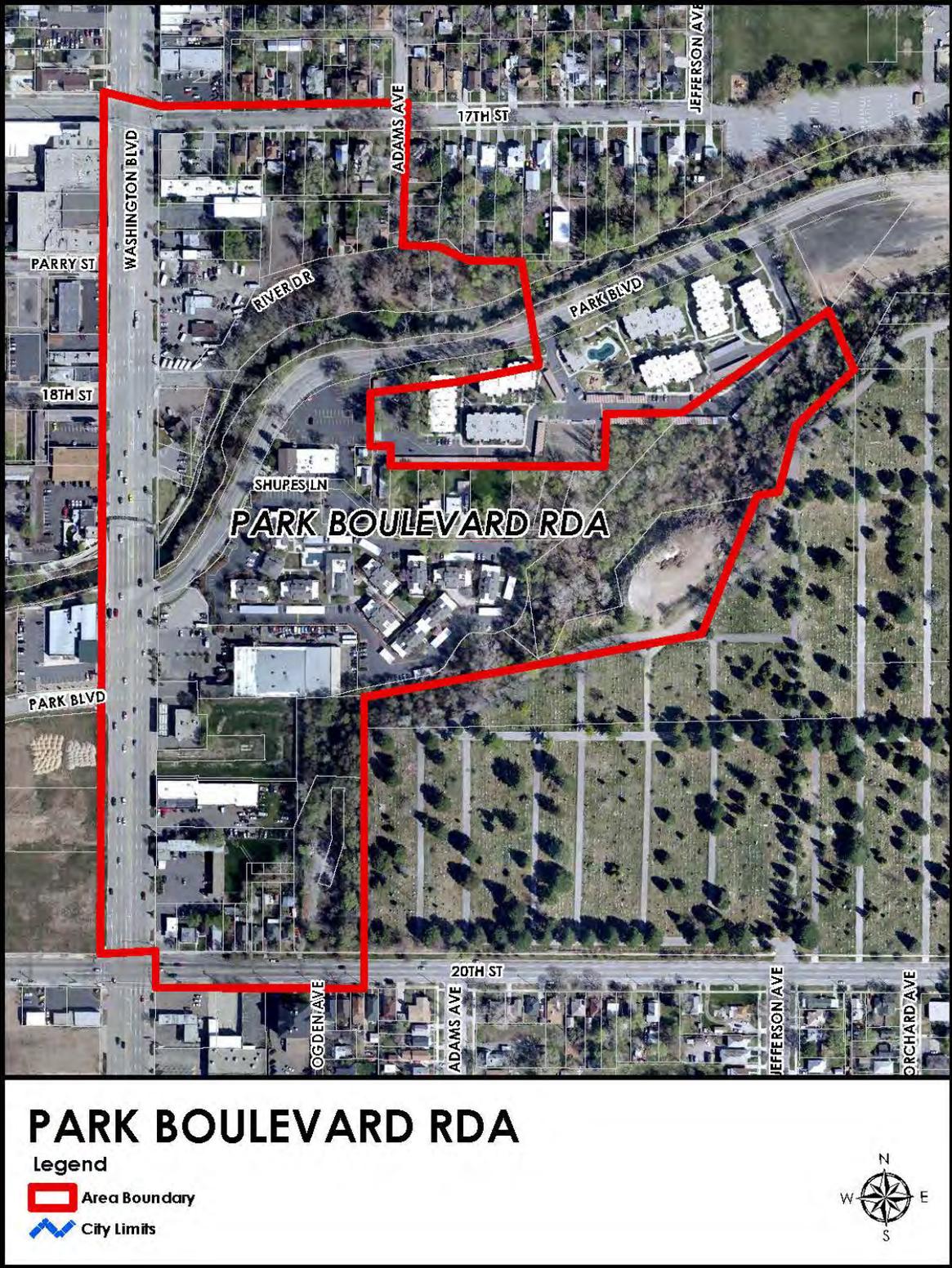
- Pledge to use tax increment for Recreation Center.

How tax increment funds are being used:

- Collected for Recreation Center project.
- Collected for RDA administration and housing eligible costs.

**Last year to collect tax increment:** Beginning in 2013, tax increment may only be used for recreation center purposes until 2019.

# Redevelopment Project Area – Park Boulevard



The Park Boulevard Redevelopment Project Area was established in 1986, covering 43.60 acres. This project area was established to eliminate and prevent the spread of blight through the clearance of blighted buildings, replacement of public infrastructure, and redevelopment of land for commercial and residential purposes.

In 2005 a portion of the tax increment revenue from 10 project areas, including Park Blvd., was pledged to repay the bonds issued for construction of the recreation center at The Junction.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

- Pledged for the recreation center project.

How tax increment funds are being used:

- Collected for the recreation center project.
- Collected for RDA administrative and housing purposes.

**Last year to collect tax increment:** Beginning in 2012, tax increment may only be used for recreation center purposes until 2018.

# Redevelopment Project Area – 12th Street



The 12<sup>th</sup> Street Redevelopment Project Area was established in 1987 and encompasses 23.64 acres. The area was formed to assist with the redevelopment of the old Weber High School property at 12<sup>th</sup> Street and Washington Boulevard, and also to refurbish the adjacent shopping center property. The developers for these projects were Shopko and Rayco.

To assist with this development, the RDA borrowed \$784,000, at no interest, from the developer. The RDA also agreed to pay the City O&A costs of \$117,660. The \$784,000 was used to assist the developers with demolition and infrastructure costs associated with preparing the site for development. The loan has been entirely paid.

In 2005 a portion of the tax increment revenue from 10 project areas, including 12<sup>th</sup> Street, was pledged to repay the bonds issued for construction of the Recreation Center at The Junction.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

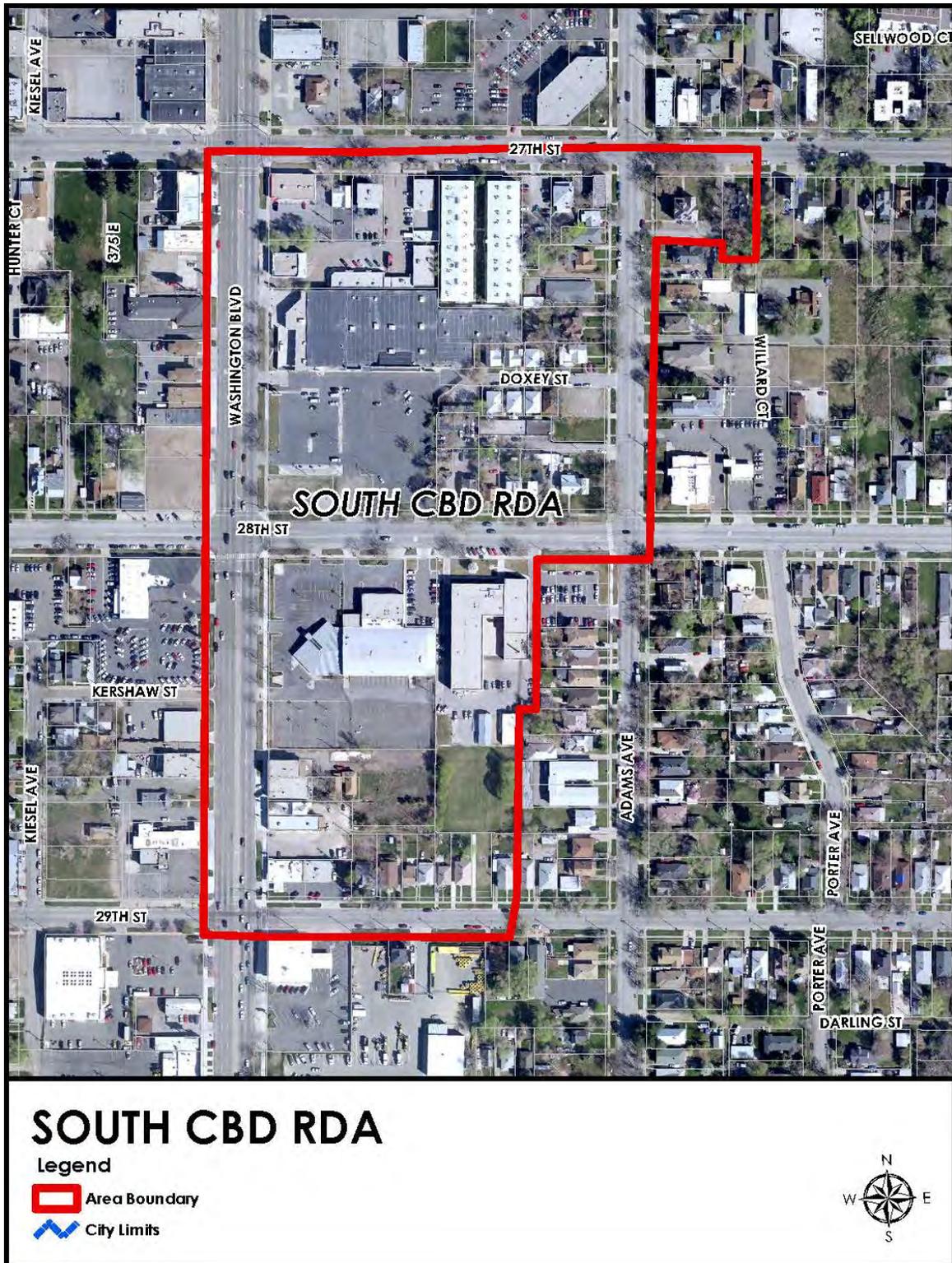
- Pledged for the recreation center project.

How tax increment funds are being used:

- Collected for the recreation center project.
- Collected for RDA administrative and housing purposes.

**Last year to collect tax increment:** Beginning in 2015 tax increment may only be used for recreation center purposes until 2022.

# Redevelopment Project Area – South CBD



The South CBD Redevelopment Area was established in 1987 and covers 28.54 acres. This project area was established to encourage Hinckley Dodge to construct new facilities in the downtown area for its automobile dealership. The project would act as an anchor for the south end of the central business district.

The RDA borrowed \$200,000 from the developer to assist with demolition, site improvements and streetscape at Hinckley Dodge. The obligation was paid off in FY2005.

In 2005 a portion of the tax increment revenue from 10 project areas, including South CBD, was pledged to repay the bonds issued for construction of the recreation center at The Junction.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

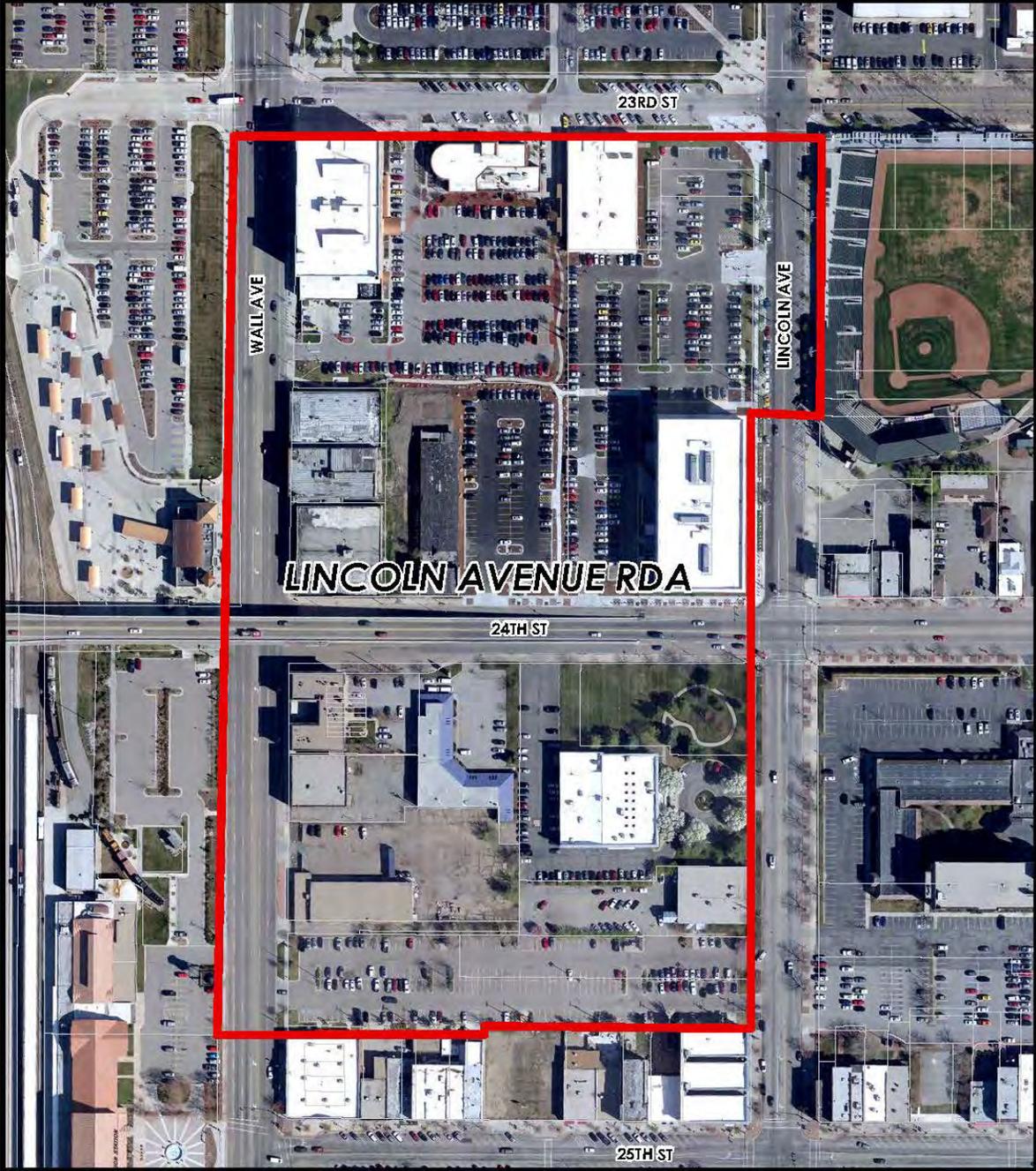
- Pledged for the recreation center project.

How tax increment funds are being used:

- Collected for the recreation center project.
- Collected for RDA administrative and housing purposes.

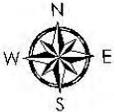
**Last year to collect tax increment:** Beginning in 2016 tax increment may only be used for recreation center purposes until 2022.

# Redevelopment Project Area – Lincoln Avenue



## LINCOLN AVENUE RDA

- Legend
-  Area Boundary
  -  City Limits



The Lincoln Avenue Redevelopment Project Area was established in 1987 and encompasses 25.54 acres between Lincoln and Wall Avenue and between 23<sup>rd</sup> and 25<sup>th</sup> Streets. This project area was formed to help with the redevelopment of the blighted area west of the Ogden Park Hotel and adjacent to Historic 25<sup>th</sup> Street. The City participated in the acquisition and improvements related to the redevelopment of the former Burton Walker Lumber Company site to accommodate Amalgamated Sugar's corporate headquarters and to develop parking for Historic 25<sup>th</sup> Street.

A significant addition to the project area has been the acquisition and renovation of the Scowcroft Building by Cottonwood Partners as lease space to GSA for IRS use. In 2012, The Agency, once again, worked closely with the General Services Administration to identify a site for a new IRS facility in downtown Ogden. The site selected for the new office building is on the NW corner of the intersection of Lincoln Avenue and 24<sup>th</sup> Street which is within the Lincoln Avenue Redevelopment Project Area. The Boyer Company was selected by GSA to be the developer for a 149,500 SF four story office building employing approximately 750 IRS workers.

In 2005 a portion of the tax increment revenue from 10 project areas, including Lincoln, was pledged to repay the bonds issued for construction of the recreation center at The Junction.

### **Summary as of June 30, 2015.**

Tax increment debt outstanding:

- Pledged for the recreation center project.

Tax increment commitments:

- RDA has entered into a Development Agreement with The Boyer Company pledging the tax increment generated from the Lincoln Center project, not to exceed \$500,000 before December 31, 2017. This amount has been satisfied.

How tax increment funds are being used:

- Collected for the recreation center project.
- Collected for distribution to The Boyer Company.
- Collected for RDA administrative and housing purposes.

**Last year to collect tax increment:** Beginning in 2018, tax increment may only be used for recreation center purposes until 2024.



The Airport Redevelopment Project Area was established in 1989 and encompasses 115 acres. The project area was formed to facilitate commercial and manufacturing development of the 26-plus acre privately owned parcel immediately adjacent to the south side of the airport and, as the market justifies, redevelopment of the west side of the airport.

In 2003, Kemp Development commenced development of the Ogden Gateway Center. The first phase of development included constructing an 80,000 square foot terminal/hangar building. Several airport-related tenants have leased space in Building One. Kemp constructed a second building containing 55,000 square feet of manufacturing/hangar space and 36,000 square feet of office/commercial space. The RDA has pledged the available tax increment from the project area to support development and implementation of the RDA plan.

The tax increment generated in this project area will be distributed according to a statutory schedule. Beginning with the first year that tax increment is collected, 100% is available for project development costs. Every five years thereafter, however, the percentage available to the project is reduced as indicated hereafter:

100%	2005-2009
80%	2010-2014
75%	2015-2019
70%	2020-2021

The project area expires in 2021.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

- None

Pass through (non-recourse) tax increment commitments:

- RDA has entered into a Development Agreement pledging the tax increment generated from Building One to facilitate the project.

How tax increment funds are being used:

- Tax increment is being collected pursuant to the Development Agreement.
- No tax increment is being collected for RDA administrative purposes.

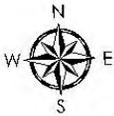
**Last year to collect tax increment: 2021**

# Redevelopment Project Area – Fairmount



## FAIRMOUNT RDA

- Legend
-  Area Boundary
  -  City Limits



The Fairmount Project Area was created by the RDA in 1992 and encompasses 87 acres generally located near Pennsylvania Avenue and the 31<sup>st</sup> Street Expressway. This project area was formed to assist in the redevelopment of the Volvo White GMC heavy truck plant.

In 1992 the RDA issued tax increment bonds in the amount of \$2,070,000 for the purpose of correcting detrimental conditions and deficiencies at the Volvo White facility in order to make the facility marketable and to reverse the regional economic hardship created with the closing of the truck manufacturing plant. The property was acquired by Autoliv and the bonds have been retired.

In 2005 a portion of the tax increment revenue from 10 project areas, including Fairmount, was pledged to repay the bonds issued for construction of the Recreation Center at The Junction.

In 2007 the RDA issued \$3,300,000 in bonds to acquire a portion of the Autoliv site for construction of a distribution center and warehouse for US Foods. The outstanding principal balance as of June 30, 2015 is \$825,000 and the maturity date is March 1, 2018.

### **Summary as of June 30, 2015.**

Tax increment debt outstanding:

- US Foods bonds

Pass through (non-recourse) tax increment commitments:

- US Foods. In the event that tax increment exceeds bond debt service, US Foods is entitled to the difference. If tax increment collections are less than bond debt service, US Foods is required to make up the difference.

How tax increment funds are being used:

- Collected for the recreation center project.
- Collected for US Foods bonds.
- Collected for distribution to US Foods, if available.
- Collected for RDA administrative and housing purposes.

**Last year to collect tax increment:** Beginning in 2018, tax increment may only be collected for recreation center purposes until 2024.

# Redevelopment Project Area – American Can



The American Can Redevelopment Project Area is a four-block area located in the NW section of the central business district. Among the opportunity parcels that were targeted for redevelopment were the vacant 250,000 square foot American Can complex and Block 37 which is located on the east side of Wall Avenue between 22<sup>nd</sup> and 23<sup>rd</sup> Streets. Block 37 was purchased by the RDA and sold to The Boyer Company who developed the property as the Twin Rivers IRS office complex.

The American Can property was acquired by a developer in 2007 who initiated renovation of the property. The total project cost, over a period of years, is estimated to be \$21.5 million. The project is currently anchored by Amer Sports. The RDA authorized using 75% of the tax increment from the American Can property for project development. This is a non-recourse commitment meaning that the tax increment will be passed through to the developer for project use if tax increment is generated from developer investment.

The RDA previously authorized \$4.1 million of tax increment from the American Can Project Area to be used for construction and operation of a 500-stall parking garage adjacent to the American Can complex. The RDA borrowed \$2.1 million to fund a portion of the cost of constructing the \$4 million parking garage. The \$2.1 million loan was repaid in FY2006 with bond proceeds from the Series 2005C-2 bonds which were issued in conjunction with redevelopment of the CBD Mall site.

### **Summary as of June 30, 2015.**

Tax increment debt outstanding:

- None. Though not formally pledged, the Agency is using tax increment to make debt service payments pertaining to the American Can parking garage.

Pass through (non-recourse) tax increment commitments:

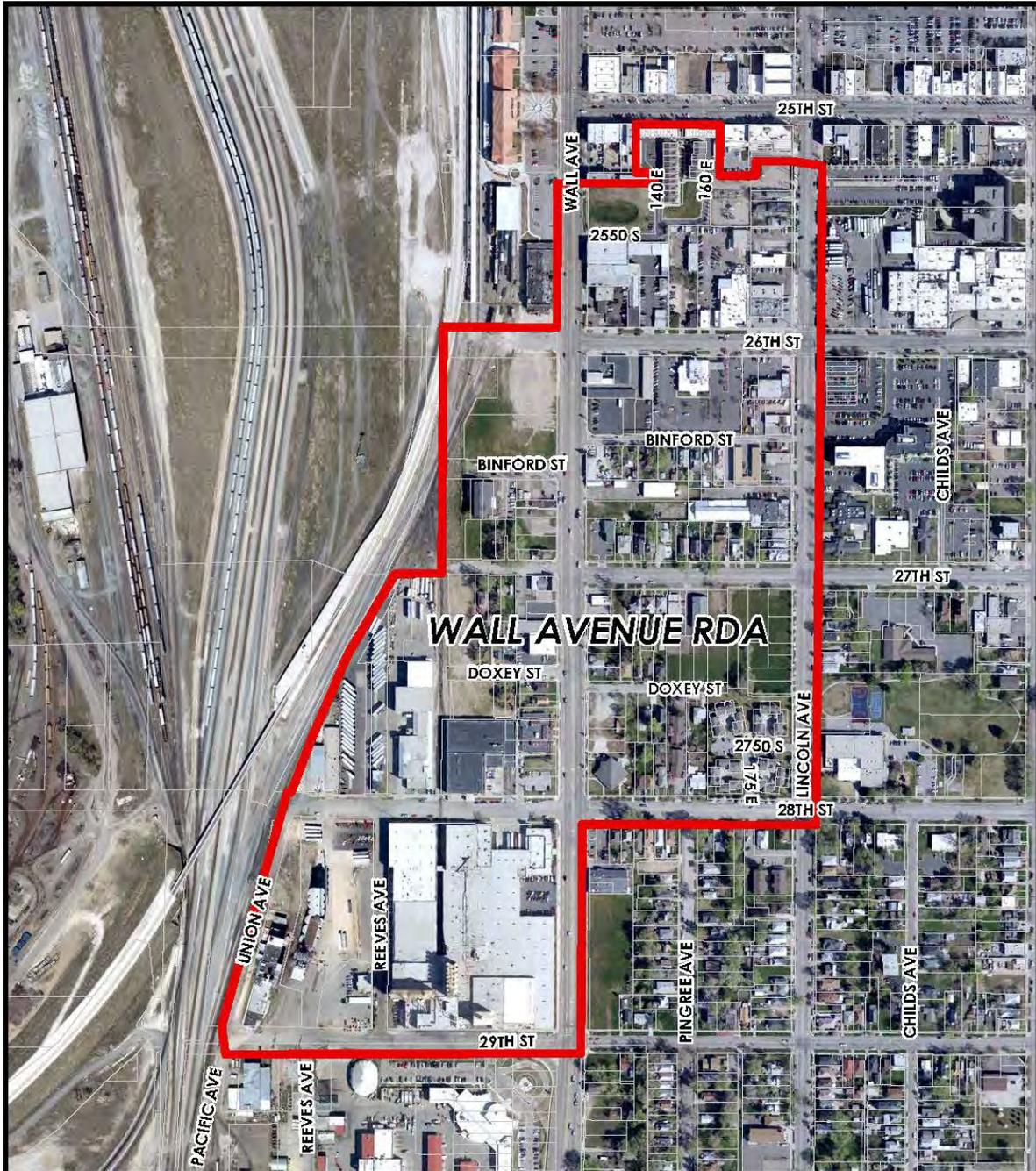
- Agreement with Amcan Properties, LLC to pass through to the project 75% of the tax increment.

How tax increment funds are being used:

- Tax increment being collected for pledge made to developer.
- Tax increment being collected for the purpose of paying debt service on bonds related to the parking garage - \$357,000 annually.
- Tax increment being collected to pay for operating and maintenance of the parking garage.
- Tax increment being collected for RDA administrative costs and housing.

**Last year to collect tax increment:** 2017

# Redevelopment Project Area – Wall Avenue

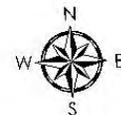


## WALL AVENUE RDA

Legend

 Area Boundary

 City Limits



The Wall Avenue Redevelopment Project Area was created in 2000 to facilitate and encourage development of (1) the former Shupe Williams Candy Company building located on the corner of 26<sup>th</sup> Street and Wall Avenue, (2) the Wall Avenue corridor between 25<sup>th</sup> and 29<sup>th</sup> Streets and (3) the undeveloped property on the south side of the 100 block of Historic 25<sup>th</sup> Street.

The RDA committed \$675,000 of tax increment in the form of a bond to the Union Square project on the 100 block of 25<sup>th</sup> Street. Union Square is a phased \$10.1 million mixed-use project consisting of 60 owner-occupied residential units and 14 retail/office spaces fronting 25<sup>th</sup> Street. The Union Square project is the largest private development to-date built on Historic 25<sup>th</sup> Street.

The Union Square project changed ownership in 2005 when it was acquired by 25th Street Associates, LC. All units in phase 1 have been sold. Additional phases may be constructed if the market justifies. Final payment of the \$675,000 RDA bond on Union Square is scheduled for February 2019.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

- The outstanding balance of the Union Square bond is \$285,000. The bond matures in February 2019.

How tax increment funds are being used:

- Bond debt service.
- RDA administrative costs and housing.

**Last year to collect tax increment: 2018**

# Redevelopment Project Area – Ogden River



The Ogden River Redevelopment Project Area was established on August 27, 2002 for the purpose of developing a mixed-use, mixed-income urban riverfront neighborhood on the northern edge of Ogden's downtown business district.

The RDA adopted a 15-year tax increment budget when the Project Area was established based on projected private investment of \$150 million in the Project Area. The tax increment generated from the development was budgeted as follows:

\$11,250,000 (53.59%); project expenses  
\$3,000,000 (14.29%); housing-related expenses  
\$750,000 (\$3.57%) RDA administrative costs  
\$5,991,224 (28.54%); pass-through to taxing entities.

The City entered into a \$3 million line-of-credit agreement with First National Bank in FY2006 to fund Ogden River Project property acquisitions and demolition activities. During FY 2011 the RDA approved a tax increment loan from the BDO Project Area to the Ogden River Project Area in the amount of \$1.7 million to retire the line-of-credit with First National Bank. The BDO loan carries a 0% interest rate and matures on June 30, 2014. Also in FY2006, the City authorized a \$2.5 million loan to the RDA to be used with the bank loan for the purpose of acquiring properties. The City loan was a five year, 0% interest loan to be repaid from land sale proceeds that are not part of development agreement incentives.

### **Summary as of June 30, 2015.**

Tax increment debt outstanding:

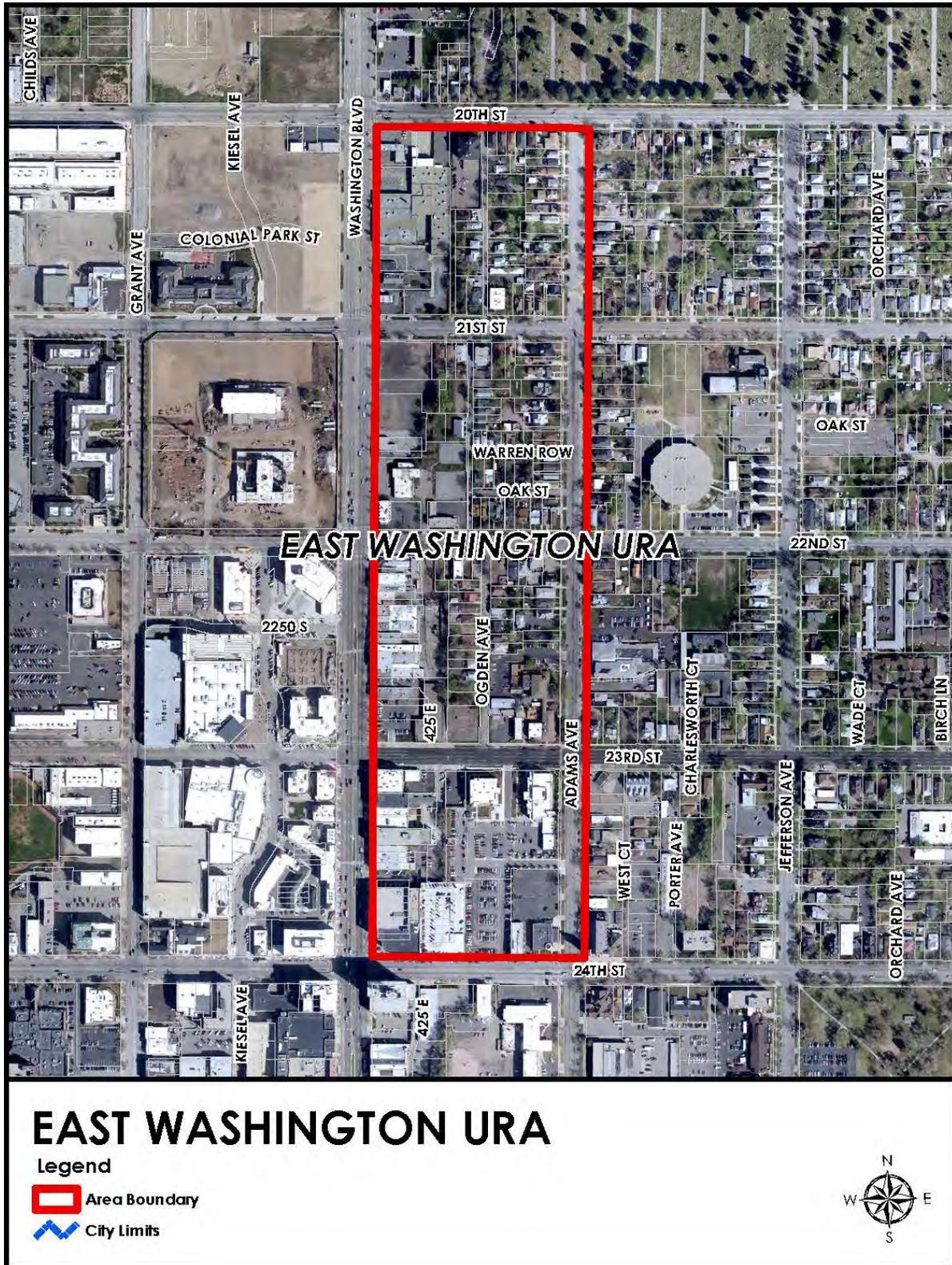
- BDO Project Area loan with a current principal balance of \$702,423. This loan paid a line-of-credit from First National Bank, carries a 0% interest rate and will mature on June 28, 2014. Of the \$2.5 million authorized by the City in FY 2006, the RDA has only drawn \$2 million.
- City loan from refuse fund with a principal balance of \$2,042,191 and will mature on June 30, 2016.

How tax increment funds are being used:

- Tax increment funds are being used for property acquisition and property maintenance.

**Last year to collect tax increment: 2027**

# Urban Renewal Project Area – East Washington



The East Washington Urban Renewal Project Area was established in 2010 and encompasses a four block area on the east side of Washington Blvd. between 20<sup>th</sup> and 24<sup>th</sup> streets. The Area was established to facilitate primarily retail development in Ogden's downtown business district. Residential development may be assisted as opportunities arise.

The provisions of the plan provide a framework to facilitate economic reinvestment, physical reconstruction and neighborhood resurgence in a four block area of downtown Ogden. The plan promotes a vision for a mixed-use neighborhood that will draw people downtown and incorporates land uses, urban design development strategies that are in harmony with Ogden's general plan. It is the expectation of the Agency that the renaissance occurring in downtown Ogden will continue through partnerships among land owners, developers, investors, business leaders, neighborhood groups, and local, state and federal government leaders. The role of the Agency in accomplish the objects of this urban renewal plan she be, to the maximum possible extent, to encourage and assist private enterprise to invest in downtown Ogden and pursue development activities that will support and sustain Ogden's downtown core as an attractive and vibrant urban district.

In 2013 the Agency entered into a Participation and Reimbursement Agreement with Tower Heights, LLC for the development of 128 market rate apartment units on the corner of 23<sup>rd</sup> and Washington Blvd. This agreement pledged 75% of the tax increment generated by the developer's project to the developer until 2031 or up to \$1 million, whichever comes first.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

- None

Pass through (non-recourse) tax increment commitments:

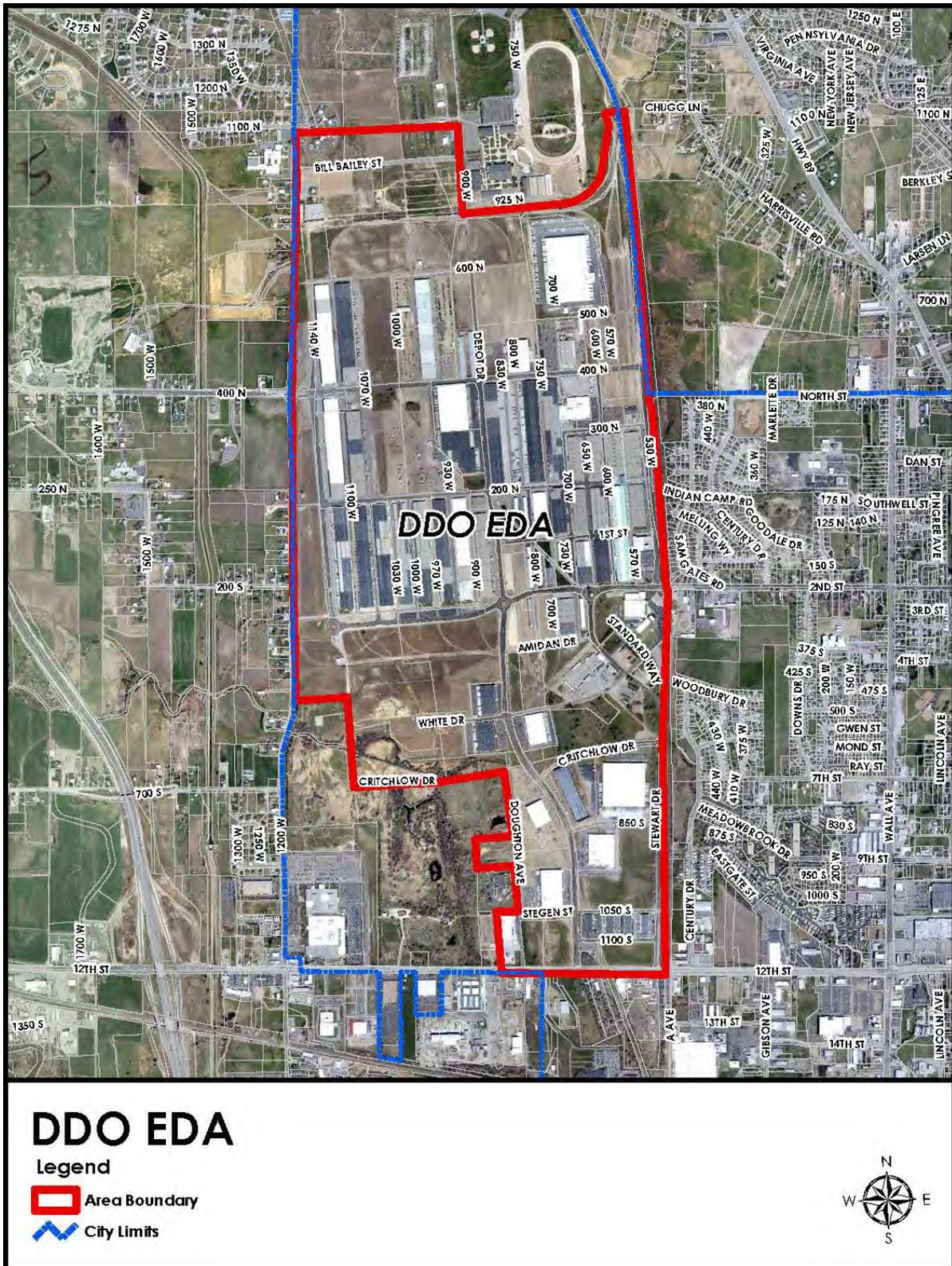
- Agreement with Tower Heights, LLC to pass through to the project 75% of the tax increment generated by the multi-family apartment project

How tax increment funds are being used:

- Pledge to developer via development agreement
- RDA administrative costs and housing.

**Last year to collect tax increment: 2031**

# Economic Development Project Area – Defense Depot Ogden



The 1995 Base Realignment and Closure Commission (BRAC) recommended closure of Defense Distribution Depot Ogden (DDO). Ogden City was recognized as the appropriate local entity to oversee acquisition and reuse of the DDO property and was designated as the Local Redevelopment Authority (LRA). A master development plan was adopted for the 1100-acre depot and The Boyer Company was competitively selected to work with the City to convert the depot into a commercial and business park.

In 1998 the RDA dedicated 75% of the tax increment revenue generated from new development to fund reconstruction of deteriorated infrastructure systems and construction of new infrastructure necessary to support commercial development.

The RDA issued 3 tax increment bonds in 2001 and 2002 for a total of \$12 million to fund infrastructure improvements. The Series 2002A bonds were retired 12/30/05. In 2011, the RDA re-funded the Series 2009A and 2009B to take advantage of low interest rates and shorten the term of the bond. The Series 2011 bonds expired in December 2013.

### **Summary as of June 30, 2015.**

Tax increment debt outstanding:

- Tax increment bonds totaling \$1,810,000 have been paid in full.

How tax increment funds being used:

- First priority -- tax increment is being used to satisfy bond debt service.
- Second priority -- tax increment is being used to fund other infrastructure improvements at BDO as funding is available.

**Last year to collect tax increment: 2019**

# Economic Development Project Area – West 12th Street



## WEST 12TH STREET EDA

Legend

-  Area Boundary
-  City Limits



The West 12<sup>th</sup> Street Economic Development Project Area was created in 2001 in support of an initial plant expansion by Fresenius Medical estimated at \$75 million. Fresenius' total taxable value in 2007 was an estimated \$115,000,000.

The RDA adopted a \$4,704,972 10-year cumulative tax increment budget when the Project Area was established. According to that budget, \$2,550,000 (54.2%) was pledged to Fresenius for its expansion, \$658,696 (14.0%) for RDA housing activities, \$84,784 (1.8%) for administration and the remaining \$1,411,492 (30%) would flow-through to the other taxing entities.

In FY 2007 the RDA, with approval of the taxing entities committee, adopted a percentage-based budget providing 70% of the tax increment for RDA-eligible costs and 30% being passed through to the taxing entities through tax year 2016. This percentage-based budget was adopted in lieu of a fixed amount budget. This arrangement would allow the RDA to meet periodically with Fresenius to discuss the level of RDA participation that may be available for expansion opportunities.

In 2006 the RDA agreed to relocate the Weber School District bus maintenance facilities to an alternative location in order to accommodate the acquisition of the bus maintenance property by Fresenius for expansion purposes. The RDA issued two series of bonds in FY 2007 to fund the replacement bus maintenance facilities – Series 2006A (tax-exempt) in the amount of \$3,500,000 and Series 2006B (taxable) in the amount of \$2,500,000. The Series 2006B was paid in full in 2011.

A third bond was issued in 2008 in the amount of \$3,000,000 to complete the relocation project.

### **Summary as of June 30, 2015.**

Tax increment debt outstanding:

- 2006 Series A bonds (tax-exempt) \$1,305,000
- 2008 Series A bonds (tax exempt) \$865,000

Pass through (non-recourse) tax increment commitments:

- None

How tax increment funds being used:

- |  |              |
|--|--------------|
| • Development obligations                      | 54.2%        |
| ○ First priority -- Debt service on bonds      |              |
| ○ Second priority -- Pass through to Fresenius |              |
| • RDA housing projects                         | 14.0%        |
| • RDA Administration                           | 1.8%         |
| • Pass through to taxing entities              | <u>30.0%</u> |
|  | 100.0%       |

**Last year to collect tax increment: 2016**

# Economic Development Project Area – Hinckley Drive



The Hinckley Drive Economic Development Project Area, located adjacent to the north end of the Ogden Hinckley Municipal Airport, was created in 2001 to facilitate expansion of Williams International’s jet engine manufacturing facility. Williams selected its Ogden plant for expansion following a nationwide competitive search. The expansion included construction of a 50,000 square foot production facility and in excess of \$137 million in new tools and machinery. An estimated 194 new positions will be created by the year 2015 as a result of the expansion project.

The RDA adopted a 15-year tax increment budget when the Project Area was established. The budget provides that 70% of the tax increment will be collected by the RDA and the remaining 30% will flow through to the taxing entities. Based upon company capital investment projections, the cumulative amount collected by the RDA will be approximately \$6.8 million and the amount passed through to the taxing entities will be approximately \$2.9 million through tax year 2016.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

- None

Pass through (non-recourse) tax increment commitments:

- 15 year non-recourse commitment to pass through 53.9% of the tax increment to Williams to facilitate an estimated \$137 million expansion.

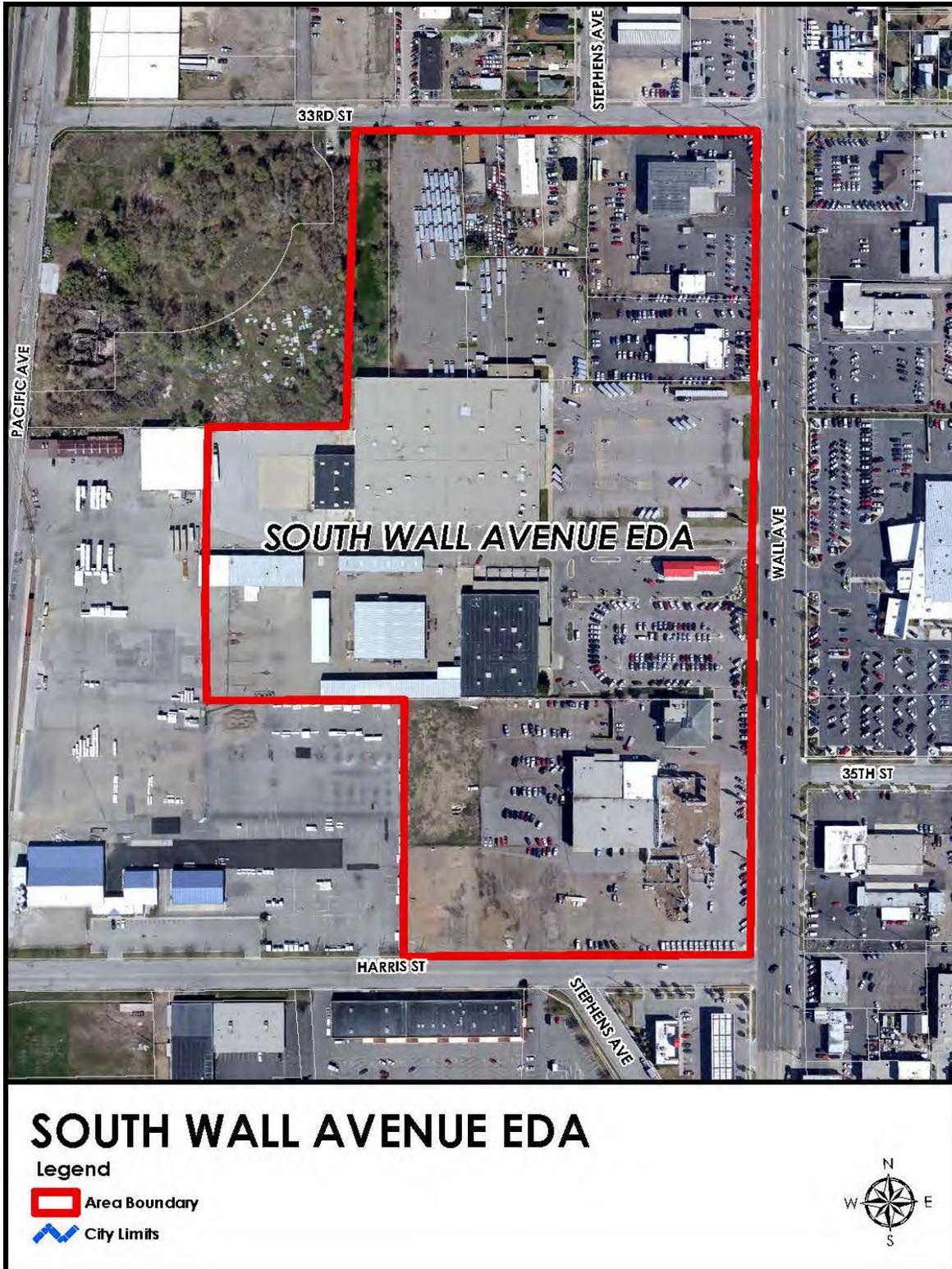
How tax increment funds are being used:

- Tax increment is being distributed in accordance with a development agreement with Williams:
 

Williams expansion	53.9%
RDA Administration	2.1%
RDA housing	14.0%
Flow-through to taxing entities	<u>30.0%</u>
Total	100.0%

**Last year to collect tax increment: 2016**

# Economic Development Project Area – South Wall Avenue



The Agency created the South Wall EDA Project Area in 2011. The project area was created to facilitate the retention and expansion of automobile dealerships and other existing and related businesses along that specific part of the Wall Avenue Corridor. As a result of the project area, the John Watson Chevrolet automobile dealership was able to develop plans to expand their existing facilities to include a new state-of-the-art showroom and service area. The new dealership opened in early 2013.

The RDA adopted a ten-year tax increment budget as part of the project area plan. The budget provides that 100 percent of the increment will be collected by the RDA with all of the increment flowing through to the Agency. Based on negotiations with John Watson, initial capital improvement investment for the John Watson expansion is estimated to be \$3.5 million. 100 percent of the increment derived from the Watson expansion will flow back to John Watson.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

- None

Pass through (non-recourse) tax increment commitments:

- 100 percent of the available increment from the \$3.5 million capital improvement investment made by John Watson will flow back through to John Watson. The Agency expects that this amount will range from \$250,000 to \$450,000.

**Last year to collect tax increment: 2022**

# Economic Development Project Area – **Trackline**



The Agency created the Trackline EDA Project Area in 2013 which encompasses approximately 122 acres in West Ogden. This new project area replaces the Golden Spike Project Area first adopted in 1989, comprising approximately the same geographic area. Historically, the project area was used primarily as a stockyard and livestock exchange. The stockyards and exchange building are no longer used for those purposes, with some of the buildings currently used as storage and some of the buildings sitting vacant. Land within the project area has been assembled by the Agency. A 51-acre master planned business park is underway that will accommodate multiple commercial and light industrial business and owners. It is intended that Section I (north of Exchange Road) of the Project Area will become the business park. It is intended that Section II (south of Exchange) will be developed into commercial and flex space.

The RDA adopted a 20-year tax increment budget when the Project Area was established based on projected private investment of \$52 million in the Project Area. The tax increment generated from the development was budgeted as follows:

\$7,000,000 (54%); project expenses  
\$2,602,780 (20%); housing-related expenses  
\$650,695 (5%) RDA administrative costs  
\$2,760,426 (21%); pass-through to taxing entities.

In 2014, the Agency approved a HUD Section 108 loan in the amount of \$3.34 million to be used for acquisition and development of the project. Also in 2014, the Agency approved the Master Land Transfer and Development Agreement with OBE Vision, LLC setting forth the terms and conditions of construction of the project and committing 100% of the \$7,000,000 tax increment available for project expenses to the developer.

**Summary as of June 30, 2015.**

Tax increment debt outstanding:

- None

Pass through (non-recourse) tax increment commitments:

- \$7,000,000 of tax increment pledged to OBE Vision, LLC to assist in the development of the Project.

**Last year to collect tax increment: 2033**

Overview Information

<u>Project</u>	<u>Amount of Bonded Debt</u>	<u>Interest on Bonded Debt</u>	<u>Tax Increment Committed but not borrowed against</u>	<u>Total Financial Commitment by RDA</u>	<u>Year Financing Approved by RDA Board</u>	<u>Source of Debt Repayment</u>	<u>Year of RDA Expiration</u>	<u>Year of Debt Payoff</u>	<u>Approximate Number of Jobs Created</u>	<u>Amount of Sales Tax Generated If Applicable</u>	<u>Amount of Property Tax Generated If Applicable</u>	<u>Amount of Haircut tax funds Generated</u>
CBD MALL DISTRICT	\$ 27,485,000	\$ 22,150,922	Undetermined	\$ 49,635,922	2004/2005	Various **	Not Known	2026	Unknown	Unknown	Unknown	Unknown

\*\* Debt repayment is committed to come from tax increment, lease revenues, fees and other sources.

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - CBD MALL  
June 30, 2015**

Inputs & Assumptions

Base year: 2001  
 Tax Year Expiration: 2026  
 Original tax base: \$ 3,161,208  
 Anticipated tax base increment: Undetermined  
 Year tax increment Available to RDA: 2009  
 Tax rate: 0.17465%  
 Anticipated annual rents / positive cash flow: \$ 27,485,000  
 Debt balance at June 30, 2015: Undetermined  
 Anticipated future debt / negative cash flows: Undetermined

Fiscal Year	Original TEC Increment Budget	County Assessed Property Value	Increment Value	Projected Tax Increment	Tax Increment	Haircut Taxes	Housing Money from Districts	Rec Center Lease Revenue	Other Cash Inflows	Starting 2008 Amer Can Transfers In	Debt Repayment	Property Purchases and Development	Demolition	Other Cash Outflows	Net Change	Cash Balance
Base	\$ -	\$ 3,161,208	\$ -													\$ -
pre-demo	2002	Unavailable	24,463,785	21,302,577	-	284,152	-	-	1,015,392	9,765,613	(5,569,735)	(5,995,000)	(651,887)	(76,400)	(1,227,865)	(174,796)
pre-demo	2003	Unavailable	24,463,785	21,302,577	284,152	12,222	-	-	1,460,511	770,563	-	(610,000)	(1,351,177)	(10,581,260)	(10,299,141)	126,183
pre-demo	2004	Unavailable	23,790,192	20,628,984	12,222	38,869	-	-	385,306	-	(717,844)	(393,000)	(69,910)	(162,997)	(919,576)	(348,707)
	2005	Unavailable	7,555,825	4,394,617	38,869	110,596	327,307	1,155,000	12,776,001	-	(518,380)	-	(61,692)	(871,351)	12,917,481	1,449,258
	2006	Unavailable	6,856,732	3,695,524	437,903	59,487	697,709	-	37,868,994	-	(18,810,705)	(6,998,066)	-	(884,176)	11,933,243	1,991,381
	2007	Unavailable	3,161,208	-	757,196	117,700	564,890	-	2,743,508	-	(2,839,102)	(16,400,600)	-	-	(15,813,604)	101,434
	2008	Unavailable	3,161,208	-	682,590	247,318	-	-	5,157,905	361,324	(2,474,411)	(665,140)	-	(247,411)	3,074,386	513,636
	2009	Unavailable	3,161,208	-	247,318	1,029,401	-	-	2,117,878	376,788	(3,187,385)	(301,101)	-	(891,241)	(160,860)	(54,402)
	2010	Unavailable	40,397,893	37,236,685	1,029,401	1,134,593	-	-	33,295,862	357,000	(33,705,470)	(407,277)	-	(1,364,931)	4,577	143,941
	2011	Unavailable	41,046,258	37,885,050	1,134,593	1,206,132	-	-	3,160,286	357,000	(3,232,610)	(1,526,185)	-	(740,620)	(81,197)	(38,600)
	2012	Unavailable	45,264,851	42,103,643	1,206,132	1,175,350	-	-	2,239,318	357,000	(3,665,124)	(17,248)	-	(720,112)	64,999	469,024
	2013	Unavailable	42,063,693	38,892,485	1,256,000	1,294,441	-	-	1,994,340	250,000	(3,669,204)	-	-	(572,653)	(7,336)	264,976
	2014	Unavailable	43,650,589	40,489,381	1,750,000	1,379,553	-	-	1,903,474	306,890	(3,692,998)	(125,000)	-	(289,713)	177,005	441,981
	2015	Unavailable	44,548,280	41,387,072	1,300,000	1,356,988	-	-	1,723,152	-	(3,489,686)	-	-	(217,599)	67,654	509,635
Projected	2016	1 Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(3,806,725)	-	-	-	-	509,635
"	2017	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(2,839,082)	-	-	-	-	509,635
"	2018	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(2,858,206)	-	-	-	-	509,635
"	2019	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(3,271,024)	-	-	-	-	509,635
"	2020	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(3,211,076)	-	-	-	-	509,635
"	2021	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(3,201,362)	-	-	-	-	509,635
"	2022	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(3,178,353)	-	-	-	-	509,635
"	2023	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(3,179,887)	-	-	-	-	509,635
"	2024	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(3,095,901)	-	-	-	-	509,635
"	2025	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(3,083,520)	-	-	-	-	509,635
"	2026	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(2,746,893)	-	-	-	-	509,635
"	2027	Unavailable	44,548,280	41,387,072	1,300,000	-	-	-	-	-	(776,059)	-	-	-	-	509,635
"	2028	Unavailable	44,548,280	41,387,072	-	-	-	-	-	-	(769,894)	-	-	-	-	509,635
"	2029	Unavailable	44,548,280	41,387,072	-	-	-	-	-	-	(671,010)	-	-	-	-	509,635
"	2030	Unavailable	44,548,280	41,387,072	-	-	-	-	-	-	(666,525)	-	-	-	-	509,635
"	2031	Unavailable	44,548,280	41,387,072	-	-	-	-	-	-	(672,273)	-	-	-	-	509,635
					\$ 25,736,376	Total Projected										
					\$ (9,446,802)	Less amount received through 2015				2,366,002	(97,983,770)					
					\$ 16,289,575	Projected vs. Actual										

1 The 2016 tax projection is based on the 2016 adopted budget

**RDA - CBD MALL DISTRICT - 3140**  
**Change in Equity**  
**July 1 - June 30**

2011		2011
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 1,206,132	Property taxes	Cash \$ (38,600)
\$ 16,263	Sale of Property	Investments \$ 483,650
\$ 1,114	Interest	Note receivable - Bloom
\$ -	Investment income	A/R
\$ -	Property Related Trans	Taxes Rec \$ 1,090,203
\$ 694,800	Rec Center Lease Revenue	Assets \$ 1,535,253
\$ 1,600,000	Bond Proceeds	
\$ 1,899,909	Tax Increment Revenue (transfer from 10 districts)	A/P \$ 119,067
\$ 5,418,218	(Trans from RDA General and Tax increment haircut)	Deferred Rev
		Deferred Rev - taxes \$ 1,090,203
<b>Expenditures</b>		Interfund Note (Gen), net
\$ 1,770,000	Debt Service - Principal - Includes payment from American Can	Bonded debt 2005A \$ 5,390,000
\$ 1,449,610	Debt Service - Interest	Bonded debt 2005B \$ 8,270,000
\$ 95,000	Issuance Costs	Bonded debt 2005C \$ 20,080,000
\$ 13,000	Annual Trustee fee	Equity \$ (33,414,017)
\$ -	Annual Remarketing fee	Liabilities & Equity \$ 1,535,253
\$ 1,526,185	Development of the Mall Site and Parking Structure	
\$ 645,620	Operating Expenses	Beg Equity \$ (35,003,414)
\$ 5,499,415		Change in Equity \$ (81,197)
		Ending Equity \$ (35,084,611)
\$ (81,197)	Rev - Exp	Debt service payments \$ 1,670,000
	Record of Note Payable	Ending Equity \$ (33,414,017)
\$ (81,197)	Change in Equity	
		Interfund Note \$ 1,751,603
		Allowance for doubtful \$ (1,751,603)
		\$ -

<b>2012</b>		<b>2012</b>	
<b>Revenue</b>		<b>Balance Sheet</b>	
\$ 1,175,350	Property taxes	Cash	\$ 469,024
\$ -	Sale of Property	Investments	\$ 125,644
\$ 24,133	Interest	Note receivable - Bloom	\$ 750,000
\$ -	Investment income	A/R	\$ 1,476
\$ 19,195	Property Related Trans	Interest Rec	\$ 25,644
\$ 695,814	Rec Center Lease Revenue	Taxes Rec	\$ 1,061,267
\$ -	Bond Proceeds	Assets	<u>\$ 2,433,055</u>
\$ 2,552,990	Tax Increment Revenue (transfer from 10 districts)		
<u>\$ 4,467,482</u>	(Trans from RDA General and Tax increment haircut)		
<b>Expenditures</b>		A/P	\$ 230,807
\$ 1,930,000	Debt Service - Principal - Includes payment from American Can	Deferred Rev	\$ 750,000
\$ 1,713,029	Debt Service - Interest	Deferred Rev - taxes	\$ 1,061,267
\$ -	Issuance Costs	Interfund Note (Gen), net	
\$ 16,000	Annual Trustee fee	Bonded debt 2005A	\$ 4,885,000
\$ 6,095	Annual Remarketing fee	Bonded debt 2009A	\$ 7,955,000
\$ 17,248	Development of the Mall Site and Parking Structure	Bonded debt 2009B	\$ 19,145,000
\$ 720,112	Operating Expenses	Bonded debt 2011	\$ 1,525,000
<u>\$ 4,402,484</u>		Equity	<u>\$ (33,119,018)</u>
		Liabilities & Equity	<u>\$ 2,433,055</u>
\$ 64,999	Rev - Exp	Beg Equity	\$ (33,414,017)
	Record of Note Payable	Change in Equity	\$ 64,999
<u>\$ 64,999</u>	Change in Equity	Ending Equity	<u>\$ (33,349,018)</u>
		Debt service payments	\$ 230,000
		Ending Equity	<u>\$ (33,119,018)</u>
		Interfund Note	\$ 1,751,603
		Allowance for doubtful	\$ (1,751,603)
			<u>\$ -</u>

<b>2013</b>		<b>2013</b>	
<b>Revenue</b>		<b>Balance Sheet</b>	
\$ 1,294,441	Property taxes	Cash	\$ 264,976
\$ -	Sale of Property	Investments	\$ 105,017
\$ (25,582)	Interest	Note receivable - Bloom	\$ 750,000
\$ -	Investment income	A/R	\$ 1,476
\$ 17,714	Property Related Trans	Interest Rec	\$ 55,644
\$ 695,740	Rec Center Lease Revenue	Taxes Rec	\$ 1,161,691
\$ -	Bond Proceeds	Assets	<u>\$ 2,338,804</u>
\$ 2,252,208	Tax Increment Revenue (transfer from 10 districts)		
<u>\$ 4,234,521</u>	(Trans from RDA General and Tax increment haircut)		
<b>Expenditures</b>		A/P	\$ 4,575
\$ 1,985,000	Debt Service - Principal - Includes payment from American Can	Deferred Rev	\$ 805,644
\$ 1,684,204	Debt Service - Interest	Deferred Rev - taxes	\$ 1,161,691
\$ -	Issuance Costs	Interfund Note (Gen), net	
\$ 16,750	Annual Trustee fee	Bonded debt 2005A	\$ 4,395,000
\$ -	Annual Remarketing fee	Bonded debt 2009A	\$ 7,625,000
\$ -	Development of the Mall Site and Parking Structure	Bonded debt 2009B	\$ 18,155,000
\$ -	Operating Expenses	Bonded debt 2011	\$ 1,450,000
\$ 572,653		Equity	<u>\$ (31,258,104)</u>
<u>\$ 4,258,607</u>		Liabilities & Equity	<u>\$ 2,338,804</u>
\$ (24,086)	Rev - Exp	Beg Equity	\$ (33,119,018)
	Record of Note Payable	Change in Equity	\$ (24,086)
<u>\$ (24,086)</u>	Change in Equity	Ending Equity	<u>\$ (33,143,104)</u>
		Debt service payments	\$ 1,885,000
		Ending Equity	<u>\$ (31,258,104)</u>
		Interfund Note	\$ 1,751,601
		Allowance for doubtful	\$ (1,751,601)
			<u>\$ -</u>



	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	
<b>REVENUE</b>																		
3140-2-11400-R PROPERTY TAX - TAX INCREMENT	(1,356,987.69)	(1,379,552.86)	(1,294,441.14)	(1,175,349.56)	(1,206,131.94)	(1,134,592.68)	(1,029,401.42)	(247,318.31)	(117,700.42)	(59,487.37)	(110,595.74)	(38,869.46)	(12,221.77)	(284,151.90)	(299,803.48)	(909,810.66)	(904,343.69)	
3140-2-46000-R LEASE REVENUE	0.00	(131,546.25)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(81,250.00)	(325,000.00)	(325,010.00)	(326,500.24)
3140-2-46001-R REC CENTER LEASE REVENUE	(694,800.00)	(694,800.00)	(695,740.20)	(695,814.18)	(694,800.00)	(694,800.00)	(694,800.00)	(694,800.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-61000-R INTEREST INCOME	(8,303.02)	(55.78)	25,582.24	(24,133.48)	(1,114.49)	(73.60)	(3,184.91)	(55,936.65)	(17,531.47)	(245,577.88)	(18,678.90)	(18.74)	94.67	(26,916.55)	(4,543.22)	(92,840.45)	(71,066.29)	
3140-2-62000-R INVESTMENT INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(614,990.02)	(122,761.34)	0.00	0.00	0.00	0.00	0.00	(31,724.50)	(80,822.31)	(79,187.12)	0.00
3140-2-71000-R SALE OF PROPERTY	0.00	(204,315.00)	0.00	0.00	0.00	0.00	(122,354.08)	(270,000.00)	(743,892.80)	(548,641.20)	(685,290.00)	0.00	(1,460,605.94)	0.00	0.00	0.00	0.00	0.00
3140-2-71010-R TREEHOUSE HAIRCUT REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(327,307.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-71100-R PROPERTY RELATED TRANSACTIONS	(17,713.80)	(17,713.80)	(17,713.80)	(19,194.95)	(16,262.65)	(17,725.80)	3,312.44	(14,808.50)	(45,666.99)	(16,339.85)	(386,296.50)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-72001-R MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(2,058,996.60)	(128,500.35)	(791,973.60)	0.00	(144,100.00)	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-72005-R HOUSING PROJECTS REV FR DISTRICTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-72010-R REC CENTER HAIRCUT REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	(641,453.00)	(800,635.00)	(564,890.00)	(697,709.12)	(1,155,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-82000-R LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(11,685,737.00)	0.00	(770,563.00)	(875,500.00)	0.00	0.00	0.00	0.00
3140-2-82001-R BOND PROCEEDS SERIES 2005C-1	0.00	0.00	0.00	0.00	(1,600,000.00)	(30,345,000.00)	0.00	0.00	0.00	(20,098,400.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-82002-R BOND SERIES 2005-A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(7,225,400.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-82003-R BOND SERIES 2005-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(8,819,900.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-83000-R PRIOR YEAR FUND BALANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-84000-R INTERFUND TRANSFERS	(1,697,135.00)	(1,856,733.00)	(2,252,208.00)	(2,552,990.00)	(1,899,909.00)	(3,290,062.00)	(1,730,987.60)	(2,318,850.00)	(1,292,926.40)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	(3,774,939.51)	(4,284,716.69)	(4,234,520.90)	(4,467,482.17)	(5,418,218.08)	(35,482,254.08)	(4,218,868.57)	(6,461,347.06)	(3,426,098.45)	(38,626,190.36)	(14,368,904.14)	(182,988.20)	(2,243,296.04)	(1,299,543.35)	(710,169.01)	(1,406,848.23)	(1,301,910.22)	
<b>EXPENDITURES</b>																		
3140-2-07-550801-14412-E CONTINGENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-14600-E OPERATING EXPENSES	217,599.18	289,712.85	572,653.40	720,111.79	645,620.06	1,364,930.75	252,513.44	0.00	57,070.00	269.26	4,368.56	0.00	6,399.71	305,812.94	62,185.52	4,857.00	0.00	0.00
3140-2-07-550801-14605-E LEGAL SETTLEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	76,164.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-22205-E INTEREST ON RETAINAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-31000-E PROPERTY PURCHASE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,359,100.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-33001-E REC CENTER CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	98,728.00	247,410.74	12,357,054.36	6,489,058.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-33000-E PROPERTY DEVELOPMENT	0.00	125,000.00	0.00	17,247.51	25,911.11	64,892.35	440,715.61	525,525.64	3,127,960.45	509,006.67	953,043.32	621,538.57	1,965,087.64	721,887.29	0.00	0.00	0.00	0.00
3140-2-07-550801-33001-E DEVELOPMENT COSTS	0.00	0.00	0.00	0.00	1,500,000.00	342,385.00	139,614.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-33002-E PROPERTY DEVELOPMENT - HOUSING FUNDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-33003-E PROPERTY DEVELOPMENT - RESERVED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-33004-E PROPERTY DEVELOPMENT - HOUSING RESERVED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-33005-E ISSUANCE COSTS - SERIES 2005C	0.00	0.00	0.00	0.00	95,000.00	0.00	0.00	0.00	0.00	567,709.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-33006-E ISSUANCE COSTS - SERIES 2005A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111,962.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-33007-E ISSUANCE COSTS - SERIES 2005B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128,069.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-07-550801-34001-E REC CENTER EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-08-550802-22100-E DEBT SERVICE - PRINCIPAL	2,175,682.96	2,120,000.00	1,985,000.00	1,930,000.00	1,770,000.00	30,960,000.00	275,000.00	1,105,000.00	225,000.00	215,000.00	0.00	0.00	3,770,612.82	1,451,387.18	766,262.53	704,000.00	667,000.00	0.00
3140-2-08-550802-22101-E BDO DEBT	0.00	0.00	0.00	0.00	0.00	0.00	900,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-08-550802-22102-E WOODBURY DEBT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-08-550802-22200-E DEBT SERVICE - INTEREST	1,313,993.44	1,591,242.21	1,700,953.62	1,735,124.27	1,462,610.32	1,600,776.98	2,012,387.07	1,369,411.49	2,614,101.63	837,947.45	518,380.00	476,657.00	447,636.48	347,734.84	338,441.75	379,541.00	421,209.28	0.00
3140-2-08-550802-22201-E FUTURE (CAPITALIZED) INT SERIES 2005C	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-08-550802-22202-E FUTURE (CAPITALIZED) INT SERIES 2005B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71,064.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-08-550802-22300-E BOND ISSUANCE COSTS	0.00	0.00	0.00	0.00	1,144,692.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3140-2-08-550802-41000-E INTERFUNDS TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	540,000.00	0.00	787,452.00	17,277,333.65	0.00	0.00	0.00	0.00	0.00	328,190.98	0.00	0.00
3140-2-08-550802-43000-E RETURN TO FUND BALANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3,707,285.48	4,125,955.06	4,258,607.02	4,402,483.57	5,498,821.49	35,477,677.59	4,379,729.74	3,386,962.25	19,239,702.69	26,692,945.48	1,471,423.32	1,102,564.13	12,642,436.94	2,527,409.02	1,410,517.22	1,473,917.50	1,093,066.28	
Net Change in Fund Balance (gain) loss	(67,654.03)	(158,761.63)	24,086.12	(64,998.60)	80,603.41	(4,576.49)	160,861.17	(3,074,364.81)	15,813,604.24	(11,933,244.88)	(12,897,480.82)	919,575.93	10,299,140.90	1,227,865.67	700,348.21	67,069.27	(208,843.94)	
Beginning Fund Balance	(525,656.71)	(366,895.08)	(390,981.20)	(325,982.60)	(406,586.01)	(402,009.52)	(562,870.69)	2,511,514.12	(13,302,090.12)	(1,368,845.24)	11,528,635.58	10,609,059.65	309,918.75	(917,946.92)	(1,618,295.13)	(1,685,364.40)	(1,476,520.46)	
Ending Fund Balance	(593,310.74)	(525,656.71)	(366,895.08)	(390,981.20)	(325,982.60)	(406,586.01)	(402,009.52)	(562,870.69)	2,511,514.12	(13,302,090.12)	(1,368,845.24)	11,528,635.58	10,609,059.65	309,918.75	(917,946.92)	(1,618,295.13)	(1,685,364.40)	
<b>BALANCE SHEET</b>																		
3140-2-11100-B CASH IN BANK	462,847.70	480,492.29	264,975.94	469,023.70	(38,600.34)	143,941.38	(54,401.87)	513,635.73	101,433.67	1,991,380.84	1,449,257.82	(348,706.88)	126,182.55	(174,796				

Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
25th Street	\$ 610,000	\$ -	1 \$ -	\$ -	2001/1991	TIFF	2015	2018				

<sup>1</sup> The original principal amount due from the RDA to the City was \$4,211,805. Over the course of the loan the City has received principal and interest payments totalling \$6,027,235. These payments have not kept up with the annual accrued interest resulting in the balance that is owed.

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - 25<sup>th</sup> Street  
June 30, 2015**

Inputs & Assumptions

Base year:	1979
Tax Year Expiration:	2017 (Tax increment from Eccles Bldg (2015 - 2017))
Original tax base:	\$ 3,538,684
Anticipated tax base increment:	Unknown
Year tax increment Available to RDA	N/A
Tax rate:	0.17465%
Anticipated annual rents / positive cash flow:	
Bonded Debt balance at June 30, 2015:	\$ 610,000
City Debt Balance at June 30,2015:	\$ 340,000

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Actual Tax Increment	Other Cash Inflows	Bond Principal & Interest	City Debt Repayment	Other Cash Outflows	Net Change in Equity	Cash Balance
Base (1979)	Unavailable	Unavailable	Unavailable								
1991-1998	Unavailable	Unavailable	Unavailable	1,400,000	1,366,300	-	-	(1,366,300)	-	-	unknown
1999	Unavailable	25,508,131	21,969,447	300,000	300,231	8,099	-	(300,000)	(15,767)	(7,438)	\$ 7,114
2000	Unavailable	32,511,351	28,972,667	300,231	387,046	16,311	-	(400,000)	(6,202)	(2,845)	\$ 3,437
2001	Unavailable	32,570,369	29,031,685	387,046	391,473	2,450	-	(390,000)	(7,058)	(3,135)	\$ 1,650
2002	Unavailable	31,497,627	31,209,220	391,473	510,458	1,618,716	-	(511,000)	(1,506,498)	111,676	\$ 820
2003	Unavailable	39,798,041	28,544,271	510,458	462,617	9,563	-	(465,000)	(86,244)	(79,064)	\$ (2,052)
2004	Unavailable	36,487,991	38,208,848	462,617	615,812	14,132	(60,738)	(560,000)	(27,265)	(18,059)	\$ 3,264
2005	Unavailable	35,089,661	37,229,098	615,812	610,036	15,862	(75,707)	(515,000)	(34,628)	563	\$ 3,544
2006	Unavailable	35,838,591	31,788,478	610,036	541,326	10,994	(74,427)	(396,628)	(81,265)	0	\$ 6,335
2007	Unavailable	36,631,960	33,740,751	541,326	601,024	12,532	(167,194)	(342,307)	(5,332)	98,723	\$ 104,496
2008	Unavailable	40,895,395	37,971,117	601,024	631,042	11,574	(160,727)	(465,000)	(121,641)	(104,752)	\$ 4,217
2009	Unavailable	43,185,830	39,019,005	631,042	611,818	4,148	(147,283)	(316,000)	(155,625)	(2,942)	\$ (3,985)
2010	Unavailable	41,451,940	37,536,091	611,818	607,897	632	(103,398)	(1,340,820)	841,394	5,705	\$ 1,637
2011	Unavailable	39,921,457	36,340,368	607,897	621,602	2,027	(106,382)	(340,000)	(177,280)	(33)	\$ 1,541
2012	Unavailable	41,464,244	38,043,853	621,602	658,463	1,103	(109,780)	(340,000)	(213,113)	(3,327)	\$ 11,506
2013	Unavailable	42,629,132	39,632,292	750,000	723,448	2,695	(120,089)	(340,000)	(160,680)	105,374	\$ 103,425
2014	Unavailable	40,242,574	36,703,890	750,000	640,069	2,173	(130,473)	(340,000)	(166,000)	5,769	\$ 105,217
2015	Unavailable	40,772,346	37,233,662	725,000	674,224	2,129	(143,017)	(328,500)	(203,321)	1,515	\$ 106,808
Projected	2016 3	Unavailable	40,772,346	37,233,662	2	-	-	-	(159,250)	-	\$ 106,808
"	2017	Unavailable	40,772,346	37,233,662	2	-	-	-	(169,900)	-	\$ 106,808
"	2018	Unavailable	40,772,346	37,233,662	-	-	-	-	(175,100)	-	\$ -
				Total Projected	\$ 10,817,382		(1,903,464)	(9,056,555)	Total paid		
				Less amount received through 2015	\$ (10,954,886)		1,610,000	4,211,805	Original Principal		
				Projected vs. Actual	\$ (137,504)		(293,464)	(4,844,750)	Interest		

ASSUMPTIONS:

- 1 If you take the balance due to the City as of June 30, 2009 and divide it by the 6 years remaining before the expiration of the District there will need to be an annual payment of \$477,724. Amounts available will not be sufficient to cover the total outstanding which justifies the allowance that has been reported in the CAFR
- 2 The District is allowed to collect tax increment through 2017 (two additional years) on the Hampton Inn Building exclusively to cover the bonded debt.
- 3 The 2016 projections are based on the 2016 budget and respective debt schedules.

**RDA - 25<sup>th</sup> Street - 3210**  
**Change in Equity**  
**July 1 - June 30**

<b>2011</b>		<b>2011</b>																																																																																						
<b>Revenue</b>		<b>Balance Sheet</b>																																																																																						
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2013		2013	
Revenue		Balance Sheet	
\$	723,448	Cash	\$ 103,425
\$	2,695	Investments	\$ 12,116
\$	-	A/R	\$ 647,678
\$	-	Assets	\$ 763,219
\$	726,143		
<b>Expenditure</b>		Accounts Payable	\$ -
\$	115,000	Interfund Note Payable (Gen)	\$ 680,000
\$	5,089	Bonded debt payable	\$ 735,000
\$	3,000	Deferred Rev	\$ 647,677
\$	1,103	Equity	\$ (1,299,458)
\$	340,000	Liabilities & Equity	\$ 763,219
\$	6,578		
\$	150,000	Beg Equity	\$ (1,859,833)
\$	620,769	End Equity	\$ (1,299,459)
\$	105,374	Change in Equity	\$ 560,374
\$	455,000		
\$	560,374	Interfund Note	\$ 1,671,606
		Allowance for doubtful	\$ (\$1,671,606)
			\$ -

2014		2014	
Revenue		Balance Sheet	
\$	640,069	Cash	\$ 105,217
\$	2,173	Investments	\$ 12,177
\$	-	A/R	\$ 576,857
\$	-	Assets	\$ 694,252
\$	642,242		
<b>Expenditure</b>		Accounts Payable	\$ -
\$	125,000	Interfund Note Payable (Gen)	\$ 340,000
\$	5,473	Bonded debt payable	\$ 610,000
\$	3,000	Deferred Rev	\$ 576,857
\$	915	Equity	\$ (832,604)
\$	340,000	Liabilities & Equity	\$ 694,252
\$	16,000		
\$	150,000	Beg Equity	\$ (1,299,459)
\$	640,388	End Equity	\$ (832,605)
\$	1,854	Change in Equity	\$ 466,854
\$	465,000		
\$	466,854	Interfund Note	\$ 1,671,606
		Allowance for doubtful	\$ (\$1,671,606)
			\$ -

2015	2015
Revenue	Balance Sheet



Overview Information

<u>Project</u>	<u>Amount of Bonded Debt</u>	<u>Debt from RDA to City</u>	<u>Tax Increment Committed but not borrowed against</u>	<u>Total Financial Commitment by RDA</u>	<u>Year Financing Approved by RDA Board</u>	<u>Source of Debt Repayment</u>	<u>Year of RDA Expiration</u>	<u>Year of Debt Payoff</u>	<u>Approximate Number of Jobs Created</u>	<u>Amount of Sales Tax Generated If Applicable</u>	<u>Amount of Property Tax Generated If Applicable</u>	<u>Amount of Haircut tax funds Generated</u>
St. Benedicts Project	\$ -	\$ -	\$ -	\$ -		TIFF	2008/2015	N/A			\$ - A	\$ -

A 100% of available tax increment has been pledged to the Recreation Center.

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - St. Benedicts  
June 30, 2015**

Inputs & Assumptions

Range (if applicable)

Base year: 1981  
 Tax Year Expiration: 2015 (recreation center purposes till 2015)  
 Original tax base: \$ 426,616  
 Anticipated tax base increment: \$ -  
 Year tax increment Available to RDA N/A  
 Tax rate: N/A  
 Anticipated annual rents / positive cash flow:  
 Debt balance at June 30, 2015: \$ -  
 Anticipated future debt / negative cash flows: \$ -

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Projected Haircut Increment	Tax Increment	Haircut Increment	Other Cash Inflows	Other Cash Outflows	Net Change	Cash Balance
1999	Unavailable	\$ 2,783,388	\$ 2,356,772	\$ -	\$ -	\$ 47,060		\$ 2,696	\$ (76,600)	\$ (26,844)	\$ 24
2000	Unavailable	12,233,083	11,806,467	\$ 47,060	\$ -	\$ 252,210		\$ 10,540	(234,000)	\$ 28,751	28,656
2001	Unavailable	12,406,821	11,980,205	\$ 252,210	\$ -	\$ 229,047		\$ 2,389	(237,500)	\$ (6,065)	22,776
2002	Unavailable	12,874,142	12,447,526	\$ 229,047	\$ -	\$ 216,909		\$ 4,507	(221,416)	\$ (0)	22,776
2003	Unavailable	12,874,142	12,447,526	\$ 216,909	\$ -	\$ 129,419		\$ 2,610	(129,400)	\$ 2,629	25,406
2004	Unavailable	12,874,142	12,447,526	\$ 129,419	\$ -	\$ 132,151		\$ 3,921	(156,450)	\$ (20,378)	5,027
2005	Unavailable	13,475,936	13,049,320	\$ 132,151	\$ 100,000	\$ 195,625	\$ 117,215	\$ 8,245	(320,275)	\$ 809	5,837
2006	Unavailable	13,344,357	12,917,741	\$ 195,625	\$ 74,400	\$ 109,204	\$ 73,408	\$ 4,578	(187,108)	\$ 82	5,918
2007	Unavailable	14,253,478	13,826,862	\$ 109,204	\$ 80,000	\$ 129,340	\$ 86,227	\$ 11,069	(231,426)	\$ (4,791)	1,127
2008	Unavailable	15,128,667	14,702,051	\$ 129,340	\$ 87,375	\$ 124,060	\$ 82,706	\$ 3,031	(209,706)	\$ 91	1,218
2009	Unavailable	16,780,251	16,353,635	\$ 124,060	\$ 120,000	\$ 130,543	\$ 87,029	\$ 1,866	(219,628) *	\$ (190)	1,028
2010	Unavailable	15,018,575	14,591,959	\$ 130,543	\$ -	\$ 4,211	\$ 194,511	\$ 210	(199,932)	\$ (1,000)	28
2011	Unavailable	14,671,951	14,245,335	\$ 4,211	\$ -	\$ -	\$ 171,888	\$ 661	(172,549)	\$ -	28
2012	Unavailable	14,803,377	14,376,761	\$ -	\$ 225,000	\$ -	\$ 215,640	\$ 374	(216,014)	\$ (0)	28
2013	Unavailable	14,488,386	14,061,770	\$ -	\$ 225,000	\$ -	\$ 220,644	\$ 883	(221,524)	\$ 2	30
2014	Unavailable	15,185,922	14,759,306	\$ -	\$ 250,000	\$ -	\$ 220,921	\$ 648	(221,568)	\$ -	30
2015	Unavailable	14,971,102	14,544,486	\$ -	\$ 225,000	\$ -	\$ 200,370	\$ 471	(200,500)	\$ 341	371
2016	1 Unavailable	14,971,102	14,544,486	\$ -	\$ 221,000						371
				\$ 1,699,779	\$ 1,607,775	Total Projected					
				\$ (1,699,779)	\$ (1,670,558)	Less amount received through 2015					
				\$ -	\$ 62,783	Projected vs. Actual					

ASSUMPTIONS:

- \* RDA expires at the end of FY2008. Tax increment continues until tax year 2015, with all increment received going to Rec Center.
- 1 The 2016 projection is based on the 2016 adopted budget.

## ST. BENEDICTS - 3220 Change in Equity July 1 - June 30

<b>2011 Revenue</b>		<b>2011 Balance Sheet</b>
\$ -	Property Taxes	Cash <span style="float: right;">\$ 28</span>
\$ 171,888	Property Taxes - haircut	A/R <span style="float: right;">\$ 155,151</span>
\$ 661	Interest	Assets <span style="float: right;"><u>\$ 155,179</u></span>
<u>\$ 172,549</u>		
<b>Expenditure</b>		Deferred Rev <span style="float: right;">\$ 155,151</span>
\$ 172,549	Haircut to Rec Center	Equity <span style="float: right;">\$ 28</span>
\$ -	Interfund Transfer - Admin	Liabilities & Equity <span style="float: right;"><u>\$ 155,179</u></span>
<u>\$ 172,549</u>		
\$ -	Rev - Exp	Beg Equity <span style="float: right;">\$ 28</span>
\$ -	Record of Note Payable	End Equity <span style="float: right;">\$ 28</span>
<u>\$ -</u>	Change in Equity	Change in Equity <span style="float: right;"><u>\$ -</u></span>

<b>2012 Revenue</b>		<b>2012 Balance Sheet</b>
\$ -	Property Taxes	Cash <span style="float: right;">\$ 28</span>
\$ 215,640	Property Taxes - haircut	A/R <span style="float: right;">\$ 195,614</span>
\$ 374	Interest	Assets <span style="float: right;"><u>\$ 195,642</u></span>
<u>\$ 216,014</u>		
<b>Expenditure</b>		Deferred Rev <span style="float: right;">\$ 195,614</span>
\$ 216,014	Haircut to Rec Center	Equity <span style="float: right;">\$ 28</span>
\$ -	Interfund Transfer - Admin	Liabilities & Equity <span style="float: right;"><u>\$ 195,642</u></span>
<u>\$ 216,014</u>		
\$ (0)	Rev - Exp	Beg Equity <span style="float: right;">\$ 28</span>
\$ (0)	Record of Note Payable	End Equity <span style="float: right;">\$ 28</span>
<u>\$ (0)</u>	Change in Equity	Change in Equity <span style="float: right;"><u>\$ (0)</u></span>

<b>2013 Revenue</b>		<b>2013 Balance Sheet</b>
\$ -	Property Taxes	Cash <span style="float: right;">\$ 30</span>
\$ 220,644	Property Taxes - haircut	A/R <span style="float: right;">\$ 198,054</span>
\$ 883	Interest	Assets <span style="float: right;"><u>\$ 198,083</u></span>
<u>\$ 221,526</u>		
<b>Expenditure</b>		Deferred Rev <span style="float: right;">\$ 198,054</span>
\$ 221,524	Haircut to Rec Center	Equity <span style="float: right;">\$ 30</span>
\$ -	Interfund Transfer - Admin	Liabilities & Equity <span style="float: right;"><u>\$ 198,083</u></span>
<u>\$ 221,524</u>		
\$ 2	Rev - Exp	Beg Equity <span style="float: right;">\$ 28</span>
\$ 2	Record of Note Payable	End Equity <span style="float: right;">\$ 30</span>
<u>\$ 2</u>	Change in Equity	Change in Equity <span style="float: right;"><u>\$ 2</u></span>

**2014**  
**Revenue**

\$ -
\$ 220,921
\$ 648
<u>\$ 221,568</u>

**Expenditure**

\$ 221,568
\$ -
<u>\$ 221,568</u>

<u>\$ 0</u>
<u>\$ 0</u>

Property Taxes
Property Taxes - haircut
Interest
Haircut to Rec Center
Interfund Transfer - Admin
Rev - Exp
Record of Note Payable
Change in Equity

**2014**  
**Balance Sheet**

Cash	\$ 30
A/R	\$ 198,705
Assets	<u>\$ 198,735</u>

Deferred Rev	\$ 198,705
Equity	\$ 30
Liabilities & Equity	<u>\$ 198,735</u>

Beg Equity	\$ 30
End Equity	\$ 30
Change in Equity	<u>\$ 0</u>

**2015**  
**Revenue**

\$ -
\$ 200,370
\$ 471
<u>\$ 200,841</u>

**Expenditure**

\$ 200,500
\$ -
<u>\$ 200,500</u>

<u>\$ 341</u>
<u>\$ 341</u>

Property Taxes
Property Taxes - haircut
Interest
Haircut to Rec Center
Interfund Transfer - Admin
Rev - Exp
Record of Note Payable
Change in Equity

**2015**  
**Balance Sheet**

Cash	\$ 371
A/R	\$ 198,688
Assets	<u>\$ 199,059</u>

Deferred Rev	\$ 198,688
Equity	\$ 371
Liabilities & Equity	<u>\$ 199,059</u>

Beg Equity	\$ 30
End Equity	\$ 371
Change in Equity	<u>\$ 341</u>

	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	
<b>REVENUE</b>																		
3220-2-11400-R	0.00	0.00	0.00	0.00	0.00	(4,211.46)	(130,542.71)	(124,059.77)	(129,339.80)	(109,203.68)	(195,624.69)	(132,151.26)	(129,418.84)	(216,909.33)	(229,046.73)	(252,210.38)	(47,060.42)	
3220-2-11410-R	(200,370.18)	(220,920.76)	(220,643.53)	(215,639.77)	(171,888.50)	(194,510.88)	(87,028.49)	(82,706.51)	(86,226.52)	(73,407.75)	(117,215.44)	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-61000-R	(471.22)	(647.67)	(882.65)	(373.76)	(660.80)	(209.58)	(1,866.24)	(3,030.80)	(5,928.82)	(4,577.75)	(8,244.47)	(3,921.17)	(2,610.08)	(4,506.56)	(2,388.72)	(10,540.48)	(2,695.72)	
3220-2-72000-R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(5,140.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	(200,841.40)	(221,568.43)	(221,526.18)	(216,013.53)	(172,549.30)	(198,931.92)	(219,437.44)	(209,797.08)	(226,635.14)	(187,189.18)	(321,084.60)	(136,072.43)	(132,028.92)	(221,415.89)	(231,435.45)	(262,750.86)	(49,756.14)	
<b>EXPENDITURES</b>																		
3220-2-07-550801-14412-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-07-550801-14611-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,000.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-07-550801-14612-E	0.00	221,568.00	220,644.00	216,014.00	172,549.00	198,722.00	87,028.00	84,706.00	86,226.00	73,407.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-07-550801-14613-E	0.00	0.00	880.00	0.00	0.00	1,210.00	96,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-07-550801-14615-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,599.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-08-550802-22200-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,676.43	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-09-550802-41000-E	200,500.00	0.00	0.00	0.00	0.00	0.00	35,800.00	125,000.00	145,200.00	113,700.00	195,000.00	156,450.00	129,400.00	221,416.00	237,500.00	234,000.00	76,600.00	
	200,500.00	221,568.00	221,524.00	216,014.00	172,549.00	199,932.00	219,628.00	209,706.00	231,426.00	187,107.75	320,275.43	156,450.00	129,400.00	221,416.00	237,500.00	234,000.00	76,600.00	
Net Change in Fund Balance (gain) loss	(341.40)	(0.43)	(2.18)	0.47	(0.30)	1,000.08	190.56	(91.08)	4,790.86	(81.43)	(809.17)	20,377.57	(2,628.92)	0.11	6,064.55	(28,750.86)	26,843.86	
Beginning Fund Balance	(30.03)	(28.60)	(27.42)	(27.89)	(27.59)	(1,027.67)	(1,218.23)	(1,127.15)	(5,918.01)	(5,836.58)	(5,027.41)	(25,404.98)	(22,776.06)	(22,776.17)	(28,840.72)	(89.86)	(26,933.72)	
Ending Fund Balance	(371.43)	(30.03)	(29.60)	(27.42)	(27.89)	(27.59)	(1,027.67)	(1,218.23)	(1,127.15)	(5,918.01)	(5,836.58)	(5,027.41)	(25,404.98)	(22,776.06)	(22,776.17)	(28,840.72)	(89.86)	
<b>BALANCE SHEET</b>																		
3220-2-11100-B	371.43	30.03	29.60	27.42	27.89	27.59	1,027.67	1,218.23	1,127.15	5,918.01	5,836.58	5,027.41	25,404.98	22,776.06	22,776.17	28,655.81	23.62	
3220-2-12200-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-13600-B	198,688.02	198,704.65	198,053.53	195,614.44	155,150.52	179,750.86	195,948.74	184,262.00	191,952.86	163,176.98	282,078.31	117,533.69	172,950.25	221,175.43	0.00	184.91	66.24	
3220-2-21100-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-24004-B	(198,688.02)	(198,704.65)	(198,053.53)	(195,614.44)	(155,150.52)	(179,750.86)	(195,948.74)	(184,262.00)	(191,952.86)	(163,176.98)	(282,078.31)	(117,533.69)	(172,950.25)	(221,175.43)	0.00	0.00	0.00	
3220-2-31000-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-32000-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-33001-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-33002-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3220-2-34000-B	(371.43)	(30.03)	(29.60)	(27.42)	(27.89)	(27.59)	(1,027.67)	(1,218.23)	(1,127.15)	(5,918.01)	(5,836.58)	(5,027.41)	(25,404.98)	(22,776.06)	(22,776.17)	(28,840.72)	(89.86)	
3220-2-39100-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(253,000.00)	0.00	
3220-2-39200-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	253,000.00	0.00	
3220-2-39300-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	(0.00)	(0.00)	0.00	0.00	0.00	(0.00)	0.00	0.00	(0.00)	0.00	0.00	0.00	0.00	(0.00)	0.00	0.00	0.00	
	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	0.00	0.00	0.00	

Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
Union Gardens Project	\$ -	\$ -	\$ -	\$ -	1981	TIFF	2008/2015	2005			\$ 116,042	\$ 77,000

# Union Gardens

## OGDEN CITY CORPORATION RDA Cash Flow Forecast RDA District - Union Gardens June 30, 2015

Inputs & Assumptions

Base year:	1981
Tax Year Expiration:	2015 (recreation center purposes until 2015)
Original tax base:	\$ 538,585
Anticipated tax base increment:	\$ 600,000
Year tax increment Available to RDA	1983
Tax rate:	0.17465%

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Projected Haircut Increment	Tax Increment	Haircut Increment	Other Cash Inflows	Other Cash Outflows	Net Change	Cash Balance
1998	Unavailable	\$ 1,147,851	\$ 609,266	\$ 10,800	\$ -	\$ 10,777	\$ -	\$ -	\$ -	\$ 10,777	\$ 214
1999	Unavailable	1,215,655	\$ 677,070	10,777	-	11,198	-	287	(11,500)	(15)	199
2000	Unavailable	1,213,748	\$ 675,163	10,451	-	10,416	-	444	(11,000)	(140)	65
2001	Unavailable	1,243,607	\$ 705,022	10,416	-	18,672	-	64	(17,322)	1,414	1,489
2002	Unavailable	1,224,668	\$ 686,083	18,672	-	11,828	-	250	(12,078)	-	1,490
2003	Unavailable	1,275,224	\$ 736,639	11,828	-	7,101	-	147	(7,100)	148	1,638
2004	Unavailable	1,248,894	\$ 710,309	7,101	-	7,279	-	222	(7,300)	201	1,840
2005	Unavailable	1,312,829	\$ 774,244	6,239	9,000	12,183	7,273	589	(19,273)	772	2,611
2006	Unavailable	1,305,189	\$ 766,604	12,183	2,975	4,397	2,931	283	(7,531)	80	2,691
2007	Unavailable	1,303,099	\$ 764,514	4,397	7,600	7,295	4,863	431	(13,838)	(1,249)	1,441
2008	Unavailable	1,306,243	\$ 767,658	7,295	4,400	6,503	4,335	222	(11,436)	(376)	1,065
2009	Unavailable	1,473,653	\$ 935,068	6,503	6,000	7,537	5,025	132	(12,674)	20	1,085
2010	Unavailable	1,571,287	\$ 1,032,702	12,562	-	292	13,910	23	(15,225)	(1,000)	85
2011	Unavailable	2,086,285	\$ 1,547,700	292	-	-	9,624	38	(9,662)	-	85
2012	Unavailable	2,054,587	\$ 1,516,002	-	15,000	-	15,467	27	(15,494)	(0)	85
2013	Unavailable	2,047,515	\$ 1,508,930	-	15,000	-	23,768	79	(23,768)	79	164
2014	Unavailable	2,111,053	\$ 1,572,468	-	20,000	-	23,758	70	(23,828)	(0)	163
2015	Unavailable	2,287,714	\$ 1,749,129	-	20,000	-	23,762	56	(23,750)	68	231
2016 1	Unavailable	2,287,714	\$ 1,749,129	-	24,000	-	-	-	-	-	231
				\$ 129,516	\$ 123,975	Total Projected					
				\$ (115,478)	\$ (134,716)	Less amount received through 2015					
				\$ 14,038	\$ (10,741)	Projected vs. Actual					

1 The 2016 projection is based on the 2016 adopted budget.

**UNION GARDENS - 3230**  
**Change in Equity**  
**July 1 - June 30**

<b>2011</b>		<b>2011</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ -	Property Taxes	Cash <b>\$ 85</b>
\$ 9,624	Property Taxes - Haircut	A/R <b>\$ 8,674</b>
\$ 38	Interest	Assets <b>\$ 8,759</b>
\$ -	Bond Proceeds	
<u>\$ 9,662</u>		Deferred Rev \$ 8,674
		Change in Equity \$ 85
		Liabilities & Equity <b>\$ 8,759</b>
<b>Expenditure</b>		
\$ 9,662	Haircut to Rec Center	Beg Equity \$ 85
\$ -	Interfund Transfer - Admin	End Equity \$ 85
<u>\$ 9,662</u>		Change in Equity <b>\$ -</b>
<b>\$ -</b>	Rev - Exp	
\$ -	Record of Note Payable	
<u>\$ -</u>	Change in Equity	

<b>2012</b>		<b>2012</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ -	Property Taxes	Cash <b>\$ 85</b>
\$ 15,467	Property Taxes - Haircut	A/R <b>\$ 14,052</b>
\$ 27	Interest	Assets <b>\$ 14,136</b>
\$ -	Bond Proceeds	
<u>\$ 15,494</u>		Deferred Rev \$ 14,052
		Change in Equity \$ 84
		Liabilities & Equity <b>\$ 14,136</b>
<b>Expenditure</b>		
\$ 15,494	Haircut to Rec Center	Beg Equity \$ 85
\$ -	Interfund Transfer - Admin	End Equity \$ 84
<u>\$ 15,494</u>		Change in Equity <b>\$ (0)</b>
<b>\$ (0)</b>	Rev - Exp	
\$ (0)	Record of Note Payable	
<u>\$ (0)</u>	Change in Equity	

<b>2013</b>		<b>2013</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ -	Property Taxes	Cash <b>\$ 164</b>
\$ 23,768	Property Taxes - Haircut	A/R <b>\$ 21,406</b>
\$ 79	Interest	Assets <b>\$ 21,570</b>
\$ -	Bond Proceeds	
<u>\$ 23,847</u>		Deferred Rev \$ 21,406
		Change in Equity \$ 163
		Liabilities & Equity <b>\$ 21,570</b>
<b>Expenditure</b>		
\$ 23,768	Haircut to Rec Center	Beg Equity \$ 84
\$ -	Interfund Transfer - Admin	End Equity \$ 163
<u>\$ 23,768</u>		Change in Equity <b>\$ 79</b>
<b>\$ 79</b>	Rev - Exp	
\$ 79	Record of Note Payable	
<u>\$ 79</u>	Change in Equity	

**2014**  
**Revenue**

\$	-
\$	23,758
\$	70
\$	-
<u>\$</u>	<u>23,828</u>

**Expenditure**

\$	23,828
\$	-
<u>\$</u>	<u>23,828</u>

<u>\$</u>	<u>(0)</u>
<u>\$</u>	<u>(0)</u>

Property Taxes  
Property Taxes - Haircut  
Interest  
Bond Proceeds

Haircut to Rec Center  
Interfund Transfer - Admin

Rev - Exp  
Record of Note Payable  
Change in Equity

**2014**  
**Balance Sheet**

Cash	<u>\$ 163</u>
A/R	<u>\$ 21,455</u>
Assets	<u>\$ 21,618</u>
Deferred Rev	\$ 21,455
Change in Equity	\$ 163
Liabilities & Equity	<u>\$ 21,618</u>

Beg Equity	\$ 163
End Equity	\$ 163
Change in Equity	<u>\$ (0)</u>

	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999
<b>REVENUE</b>																	
3230-2-11400-R	0.00	0.00	0.00	0.00	0.00	(291.98)	(7,536.37)	(6,503.58)	(7,294.89)	(4,396.70)	(12,182.62)	(7,279.37)	(7,101.08)	(11,828.02)	(18,671.63)	(10,416.14)	(11,197.93)
3230-2-11410-R	(23,762.15)	(23,757.81)	(23,768.20)	(15,466.65)	(9,623.81)	(13,910.27)	(5,024.24)	(4,335.69)	(4,863.30)	(2,931.15)	(7,273.13)	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-61000-R	(55.60)	(69.72)	(78.90)	(27.26)	(37.84)	(22.97)	(131.51)	(221.94)	(430.52)	(282.72)	(588.94)	(221.94)	(147.33)	(250.39)	(64.45)	(444.05)	(286.64)
3230-2-72000-R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	(23,817.75)	(23,827.53)	(23,847.10)	(15,493.91)	(9,661.65)	(14,225.22)	(12,692.12)	(11,061.21)	(12,588.71)	(7,610.57)	(20,044.69)	(7,501.31)	(7,248.41)	(12,078.41)	(18,736.08)	(10,880.19)	(11,484.57)
<b>EXPENDITURES</b>																	
3230-2-07-550801-14412-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-07-550801-14611-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-07-550801-14612-E	0.00	23,828.00	23,768.00	15,494.00	9,662.00	14,202.00	5,024.00	4,436.00	4,863.00	2,931.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-07-550801-14613-E	0.00	0.00	0.00	0.00	0.00	1,023.00	7,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-07-550801-14615-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,273.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-08-550802-22100-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-08-550802-22200-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-09-550802-41000-E	23,750.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	8,975.00	4,600.00	12,000.00	7,300.00	7,100.00	12,078.00	17,321.87	11,000.00	11,500.00
	23,750.00	23,828.00	23,768.00	15,494.00	9,662.00	15,225.00	12,674.00	11,436.00	13,838.00	7,531.15	19,273.00	7,300.00	7,100.00	12,078.00	17,321.87	11,000.00	11,500.00
Net Change in Fund Balance (gain) loss	(67.75)	0.47	(79.10)	0.09	0.35	999.78	(18.12)	374.79	1,249.29	(79.42)	(771.69)	(201.31)	(148.41)	(0.41)	(1,414.21)	139.81	15.43
Beginning Fund Balance	(163.06)	(163.53)	(84.43)	(84.52)	(84.87)	(1,084.65)	(1,066.53)	(1,441.32)	(2,690.61)	(2,611.19)	(1,839.50)	(1,638.19)	(1,489.78)	(1,489.37)	(75.16)	(214.97)	(230.40)
Ending Fund Balance	(230.81)	(163.06)	(163.53)	(84.43)	(84.52)	(84.87)	(1,084.65)	(1,066.53)	(1,441.32)	(2,690.61)	(2,611.19)	(1,839.50)	(1,638.19)	(1,489.78)	(1,489.37)	(75.16)	(214.97)
<b>BALANCE SHEET</b>																	
3230-2-11100-B	230.81	163.06	163.53	84.43	84.52	84.87	1,084.65	1,066.53	1,441.32	2,690.61	2,611.19	1,839.50	1,638.19	1,489.78	1,489.37	65.05	199.03
3230-2-12200-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-13600-B	23,565.55	21,455.23	21,406.47	14,051.72	8,673.80	12,866.90	11,325.56	9,652.36	10,887.72	6,452.11	17,604.90	6,526.72	9,379.60	11,994.99	0.00	10.11	15.94
3230-2-21100-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-24004-B	(23,565.55)	(21,455.23)	(21,406.47)	(14,051.72)	(8,673.80)	(12,866.90)	(11,325.56)	(9,652.36)	(10,887.72)	(6,452.11)	(17,604.90)	(6,526.72)	(9,379.60)	(11,994.99)	0.00	0.00	0.00
3230-2-31000-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-32000-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-33001-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-33002-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3230-2-34000-B	(230.81)	(163.06)	(163.53)	(84.43)	(84.52)	(84.87)	(1,084.65)	(1,066.53)	(1,441.32)	(2,690.61)	(2,611.19)	(1,839.50)	(1,638.19)	(1,489.78)	(1,489.37)	(75.16)	(214.97)
3230-2-39100-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(12,500.00)	0.00
3230-2-39200-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00	0.00
3230-2-39300-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	(0.00)	0.00	0.00	0.00	(0.00)	0.00	(0.00)	(0.00)	(0.00)	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.00)	(0.00)

Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
Washington Blvd (Entire Project)	\$ 320,000	\$ 3,479,453	All	\$ -	2001/1991	TIFF	2008/2015	2007	unavailable	unavailable		

Note: With the expiration of the district in 2008, all tax increment has been committed to debt service.  
 From 2008 to 2015, the law provides that additional tax increment can be collected to fund the recreation center.

# Washington Boulevard

## OGDEN CITY CORPORATION RDA Cash Flow Forecast RDA District - Washington Blvd June 30, 2015

### Inputs & Assumptions

Base year:	1983
Tax Year Expiration:	2015 (Use for recreation center until 2015)
Original tax base:	\$ 26,228,369
Anticipated tax base increment:	N/A
Year tax increment Available to RDA	N/A
Tax rate:	N/A
Anticipated annual rents / positive cash flow:	
Debt balance at June 30, 2015:	\$ -

Fiscal Year	Original TEC Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Projected Haircut Increment	Tax Increment	Haircut Increment	Other Cash Inflows	Debt Repayment	Other Cash Outflows	Net Change	Cash Balance
Prior Years	Unavailable	Unavailable	Unavailable	Unavailable		1,124,765		-	-	-	-	-
1999	Unavailable	Unavailable	Unavailable	Unavailable		415,690		84,775	(195,000)	(353,502)	(48,036)	1,450
2000	Unavailable	Unavailable	Unavailable	Unavailable		428,564		21,738	(190,000)	(356,079)	(95,777)	1,042
2001	Unavailable	Unavailable	Unavailable	Unavailable		417,847		20,148	(210,000)	(352,711)	(124,716)	596
2002	Unavailable	80,023,038	53,794,669	417,847		515,000		1,427,995	(1,645,000)	(378,131)	(80,135)	1,279
2003	Unavailable	77,646,220	51,417,851	515,000		571,588		83,778	(225,000)	(297,867)	132,500	(3,737)
2004	Unavailable	77,997,791	51,769,422	581,588		490,512		189,034	(230,000)	(305,327)	144,219	3,461
2005	Unavailable	68,277,684	42,049,315	420,439	180,000	359,821	219,336	9,822	(215,000)	(492,680)	(118,703)	3,377
2006	Unavailable	64,021,958	37,793,589	359,821	130,500	185,652	126,551	8,090	(225,000)	(156,251)	(60,958)	(67,295)
2007	Unavailable	59,840,415	33,612,046	185,652	232,000	263,918	175,945	9,958	(320,000)	(192,181)	(62,359)	13,852
2008	Unavailable	59,763,281	33,534,912	263,918	195,000	269,668	179,778	7,622	-	(252,932)	204,136	3,988
2009	Unavailable	61,819,325	35,590,956	** 269,668	240,000	241,281	210,482	3,522	-	(183,209)	272,076	27,564
2010	Unavailable	62,545,192	36,316,823	** 402,135	-	(86)	477,323	705	-	(505,443)	(27,501)	63
2011	Unavailable	60,924,132	34,695,763	** (86)	-	-	365,470	1,401	-	(366,870)	1	64
2012	Unavailable	59,463,452	33,235,083	** -	500,000	-	475,817	797	-	(476,614)	(0)	63
2013	Unavailable	51,773,568	25,545,199	** -	500,000	-	376,053	1,606	-	(376,053)	1,605	1,669
2014	Unavailable	51,064,589	24,836,220	** -	550,000	-	345,931	1,020	-	(346,951)	(1)	1,668
2015	Unavailable	52,224,211	25,995,842	** -	385,000	-	344,949	816	-	(345,200)	565	2,233
2016 1	Unavailable	52,224,211	25,995,842				345,000					2,233

\$ 3,415,981	\$ 3,257,500	Total Projected
\$ (5,284,219)	\$ (3,297,635)	Less Amount Received through 2015
\$ (1,868,238)	\$ (40,135)	Projected vs. Actual

### ASSUMPTIONS:

\*\* The tax increment received after the RDA has expired is available due to the construction of the Recreation Center and is committed to that specific project, through tax year 2015

1 The 2016 projection is based on the 2016 adopted budget.

**RDA - WASHINGTON BLVD - 3170**  
**Change in Equity**  
**July 1 through June 30**

2011 Revenue	
\$	-
\$	365,470
\$	-
\$	1,401
<u>\$</u>	<u>366,871</u>
Expenditure	
\$	-
\$	-
\$	-
\$	366,870
\$	-
\$	-
<u>\$</u>	<u>366,870</u>
<u>\$</u>	<u>1</u>
\$	-
<u>\$</u>	<u>1</u>

Property Taxes	
Property Taxes- Haircut	
Parking Terrace Rev	
Interest Income	
Parking Structure - Operating	
Debt service - Prin - Bonds	
Debt service - Int	
Haircut Allocation	
Annual Bond Paying Agent Fee	
Debt service - Interfund Principal (\$248,500 in current year)	
Rev minus Exp	
Record of Note Payable	
Change in Equity	

2011 Balance Sheet	
Cash	\$ 64
Bond Reserve	\$ -
A/R	\$ 329,825
Assets	<u>\$ 329,889</u>
Deferred Revenue	\$ 329,825
Interfund Note (Gen)	\$ -
Equity	\$ 64
Liabilities & Equity	<u>\$ 329,889</u>
Beg Equity	\$ 63
End Equity	\$ 64
Change in Equity	<u>\$ 1</u>
Interfund Note	\$ 3,016,953
Allowance for doubtful	\$ (3,016,953)
\$	-

2012 Revenue	
\$	-
\$	475,817
\$	-
\$	797
<u>\$</u>	<u>476,614</u>
Expenditure	
\$	-
\$	-
\$	-
\$	476,614
\$	-
\$	-
<u>\$</u>	<u>476,614</u>
<u>\$</u>	<u>(0)</u>
\$	-
<u>\$</u>	<u>(0)</u>

Property Taxes	
Property Taxes- Haircut	
Parking Terrace Rev	
Interest Income	
Parking Structure - Operating	
Debt service - Prin - Bonds	
Debt service - Int	
Haircut Allocation	
Annual Bond Paying Agent Fee	
Debt service - Interfund Principal (\$248,500 in current year)	
Rev minus Exp	
Record of Note Payable	
Change in Equity	

2012 Balance Sheet	
Cash	\$ 63
Bond Reserve	\$ -
A/R	\$ 431,717
Assets	<u>\$ 431,780</u>
Deferred Revenue	\$ 431,717
Interfund Note (Gen)	\$ -
Equity	\$ 64
Liabilities & Equity	<u>\$ 431,780</u>
Beg Equity	\$ 64
End Equity	\$ 64
Change in Equity	<u>\$ (0)</u>
Interfund Note	\$ 3,016,953
Allowance for doubtful	\$ (3,016,953)
\$	-

2013 Revenue	
\$	-
\$	376,053
\$	-
\$	1,606
<u>\$</u>	<u>377,658</u>
Expenditure	
\$	-
\$	-
\$	-
\$	376,053
\$	-
\$	-
<u>\$</u>	<u>376,053</u>
<u>\$</u>	<u>1,605</u>
\$	-
<u>\$</u>	<u>1,605</u>

Property Taxes	
Property Taxes- Haircut	
Parking Terrace Rev	
Interest Income	
Parking Structure - Operating	
Debt service - Prin - Bonds	
Debt service - Int	
Haircut Allocation	
Annual Bond Paying Agent Fee	
Debt service - Interfund Principal (\$248,500 in current year)	
Rev minus Exp	
Record of Note Payable	
Change in Equity	

2013 Balance Sheet	
Cash	\$ 1,669
Bond Reserve	\$ -
A/R	\$ 333,425
Assets	<u>\$ 335,093</u>
Deferred Revenue	\$ 333,425
Interfund Note (Gen)	\$ -
Equity	\$ 1,669
Liabilities & Equity	<u>\$ 335,093</u>
Beg Equity	\$ 64
End Equity	\$ 1,669
Change in Equity	<u>\$ 1,605</u>
Interfund Note	\$ 3,016,953
Allowance for doubtful	\$ (3,016,953)
\$	-

2014				2014	
Revenue				Balance Sheet	
\$	-	Property Taxes		Cash	\$ 1,668
\$	345,931	Property Taxes- Haircut		Bond Reserve	\$ -
\$	-	Parking Terrace Rev		A/R	\$ 311,715
\$	1,020	Interest Income		Assets	<u>\$ 313,383</u>
\$	<u>346,951</u>				
Expenditure				Deferred Revenue	\$ 311,715
\$	-	Parking Structure - Operating		Interfund Note (Gen)	\$ -
\$	-	Debt service - Prin - Bonds		Equity	<u>\$ 1,668</u>
\$	-	Debt service - Int		Liabilities & Equity	<u>\$ 313,383</u>
\$	346,951	Haircut Allocation			
\$	-	Annual Bond Paying Agent Fee		Beg Equity	\$ 1,669
\$	-	Debt service - Interfund Principal (\$248,500 in current year)		End Equity	<u>\$ 1,668</u>
\$	<u>346,951</u>			Change in Equity	<u>\$ (0)</u>
\$	<u>(0)</u>	Rev minus Exp			
\$	<u>(0)</u>	Record of Note Payable		Interfund Note	\$ 3,016,953
\$	<u>(0)</u>	Change in Equity		Allowance for doubtful	<u>\$ (3,016,953)</u>
					<u>\$ -</u>

	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999
<b>REVENUE</b>																	
3170-2-11400-R	0.00	0.00	0.00	0.00	0.00	86.14	(241,280.86)	(269,667.80)	(263,918.16)	(185,651.54)	(359,820.58)	(667,595.48)	(590,288.99)	(512,926.08)	(417,846.62)	(428,563.91)	(415,689.86)
3170-2-11410-R	(344,948.93)	(345,930.80)	(376,052.69)	(475,816.86)	(365,470.23)	(477,323.09)	(210,482.91)	(179,778.01)	(175,945.46)	(126,551.33)	(219,335.89)	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-46000-R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,200.00)	(1,200.00)	(1,200.00)	0.00	(2,400.00)	(57,609.07)	0.00	(6,826.63)	(3,702.63)	(66,651.68)
3170-2-61000-R	(815.97)	(1,019.80)	(1,605.52)	(796.70)	(1,400.29)	(705.57)	(3,522.04)	(6,422.64)	(8,758.32)	(6,890.26)	(9,821.25)	(9,550.24)	(7,468.43)	(5,068.55)	(13,321.58)	(18,035.51)	(18,122.66)
3170-2-82000-R	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,425,000.00)	0.00	0.00	0.00
	<u>(345,764.90)</u>	<u>(346,950.60)</u>	<u>(377,658.21)</u>	<u>(476,613.56)</u>	<u>(366,870.52)</u>	<u>(477,942.52)</u>	<u>(455,285.81)</u>	<u>(457,068.45)</u>	<u>(449,821.94)</u>	<u>(320,293.13)</u>	<u>(588,977.72)</u>	<u>(679,545.72)</u>	<u>(655,366.49)</u>	<u>(1,942,994.63)</u>	<u>(437,994.83)</u>	<u>(450,302.05)</u>	<u>(500,464.20)</u>
<b>EXPENDITURES</b>																	
3170-2-07-550801-14101-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,719.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-07-550801-14412-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-07-550801-14601-E	0.00	0.00	0.00	0.00	0.00	0.00	29,022.27	69,694.46	7,344.12	58.96	0.00	28,620.88	41,439.63	38,209.09	25,786.48	23,313.44	12,363.63
3170-2-07-550801-14611-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	141,000.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-07-550801-14612-E	0.00	346,951.00	376,053.00	476,614.00	366,870.00	0.00	180,706.00	179,778.00	175,946.00	126,551.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-07-550801-14613-E	0.00	0.00	0.00	0.00	0.00	505,443.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-07-550801-14615-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,340.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-08-550802-22100-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320,000.00	225,000.00	215,000.00	230,000.00	225,000.00	1,645,000.00	200,000.00	190,000.00	195,000.00
3170-2-08-550802-22101-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-08-550802-22200-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	8,890.87	29,640.94	38,712.50	53,185.00	22,781.25	71,498.27	94,875.40	103,150.00	113,712.50
3170-2-08-550802-22201-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-08-550802-22300-E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,250.00	0.00	0.00	0.00
3170-2-09-550802-41000-E	345,200.00	0.00	0.00	0.00	0.00	0.00	218,722.60	214,000.00	0.00	0.00	119,000.00	363,000.00	364,000.00	230,000.00	119,000.00	135,000.00	204,000.00
	<u>345,200.00</u>	<u>346,951.00</u>	<u>376,053.00</u>	<u>476,614.00</u>	<u>366,870.00</u>	<u>505,443.00</u>	<u>428,450.87</u>	<u>470,191.56</u>	<u>512,180.99</u>	<u>381,251.23</u>	<u>599,052.50</u>	<u>674,805.88</u>	<u>653,220.88</u>	<u>2,014,957.36</u>	<u>440,071.50</u>	<u>451,463.44</u>	<u>525,076.13</u>
Net Change in Fund Balance (gain) loss	(564.90)	0.40	(1,605.21)	0.44	(0.52)	27,500.48	(26,834.94)	13,123.11	62,359.05	60,958.10	10,074.78	(4,739.84)	(2,145.61)	71,962.73	2,076.67	1,161.39	24,611.93
Beginning Fund Balance	(1,668.19)	(1,668.59)	(63.38)	(63.82)	(63.30)	(27,563.78)	(728.84)	(13,851.95)	(76,211.00)	(137,169.10)	(147,243.88)	(142,504.04)	(140,358.43)	(212,321.16)	(214,397.83)	(215,559.22)	(240,171.15)
Ending Fund Balance	(2,233.09)	(1,668.19)	(1,668.59)	(63.38)	(63.82)	(63.30)	(27,563.78)	(728.84)	(13,851.95)	(76,211.00)	(137,169.10)	(147,243.88)	(142,504.04)	(140,358.43)	(212,321.16)	(214,397.83)	(215,559.22)
<b>BALANCE SHEET</b>																	
3170-2-11100-B	2,233.09	1,668.19	1,668.59	63.38	63.82	63.30	27,563.78	3,987.95	13,851.95	(67,295.49)	3,377.35	3,461.27	(3,737.21)	1,278.94	596.01	1,042.14	1,450.16
3170-2-12200-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	143,565.45	144,010.50	142,582.61	143,058.15	143,560.09	211,725.15	212,463.92	210,774.90
3170-2-13100-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	3,183.10	0.00	0.00	0.00	0.00
3170-2-13600-B	342,060.59	311,714.69	333,424.59	431,716.83	329,825.48	431,805.02	406,245.26	397,568.69	387,472.68	260,233.88	503,971.29	423,574.59	415,782.65	531,718.83	0.00	891.77	3,334.16
3170-2-21100-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(3,259.11)	0.00	(58.96)	(10,218.75)	0.00	0.00	(4,480.60)	0.00	0.00	0.00
3170-2-24004-B	(342,060.59)	(311,714.69)	(333,424.59)	(431,716.83)	(329,825.48)	(431,805.02)	(406,245.26)	(397,568.69)	(387,472.68)	(260,233.88)	(503,971.29)	(423,574.59)	(415,782.65)	(531,718.83)	0.00	0.00	0.00
3170-2-31000-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-32000-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-33001-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-33002-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3170-2-34000-B	(2,233.09)	(1,668.19)	(1,668.59)	(63.38)	(63.82)	(63.30)	(27,563.78)	(728.84)	(13,851.95)	(76,211.00)	(137,169.10)	(147,243.88)	(142,504.04)	(140,358.43)	(212,321.16)	(214,397.83)	(215,559.22)
3170-2-39100-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(530,000.00)	0.00
3170-2-39200-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	530,000.00	0.00
3170-2-39300-B	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(0.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(0.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	<u>(0.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>													

Overview Information

<u>Project</u>	<u>Amount of Bonded Debt</u>	<u>Debt from RDA to City</u>	<u>Tax Increment Committed but not borrowed against</u>		<u>Total Financial Commitment by RDA</u>	<u>Year Financing Approved by RDA Board</u>	<u>Source of Debt Repayment</u>	<u>Year of RDA Expiration</u>	<u>Year of Debt Payoff</u>	<u>Approximate Number of Jobs Created</u>	<u>Amount of Sales Tax Generated If Applicable</u>	<u>Amount of Property Tax Generated If Applicable</u>	<u>Amount of Haircut tax funds Generated</u>
Lester Park Project	\$ -	\$ -	100%	A	\$ -	None	TIFF	2011/2018	None		\$ -	\$ -	\$ -

A 100% of available tax increment has been pledged to the Recreation Center.

## OGDEN CITY CORPORATION RDA Cash Flow Forecast RDA District - Lester Park Project June 30, 2015

### Inputs & Assumptions

Base year:	1986
Tax Year Expiration:	2018 (recreation center purposes 2012-2018)
Original tax base:	\$ 8,645,756
Anticipated tax base increment:	Unknown
Year tax increment Available to RDA	N/A
Tax rate:	0.17465%
Anticipated annual rents / positive cash flow:	N/A
Debt balance at June 30, 2015:	\$ -
Anticipated future debt / negative cash flows:	\$ -

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Projected Haircut Increment	Tax Increment	Haircut Increment	Other Cash Inflows	Transfer to Rec Center	Other Cash Outflows	Net Change	Cash Balance
Base	Unavailable	\$ 8,645,756	-									
1999	Unavailable	11,629,288	2,983,532	7,500	-	16,360		964		(25,000)	\$ (7,676)	\$ 4,036
2000	Unavailable	12,038,489	3,392,733	39,500	-	46,813		2,175		(39,500)	9,488	14,695
2001	Unavailable	12,875,138	4,229,382	46,813	-	48,309		775		(41,000)	8,084	22,780
2002	Unavailable	12,875,138	4,229,382	48,309	-	45,100		1,276		(46,376)	-	22,779
2003	Unavailable	12,875,138	4,229,382	45,100	-	78,505		1,737		(78,500)	1,742	24,521
2004	Unavailable	13,492,695	4,846,939	78,505	-	93,592		2,940		(117,600)	(21,068)	3,453
2005	Unavailable	13,267,161	4,621,405	93,592	25,000	119,856	25,817	4,317	(14,339)	(135,000)	651	4,103
2006	Unavailable	13,750,982	5,105,226	119,856	32,925	22,777	30,425	1,398	(30,425)	(24,100)	75	4,178
2007	Unavailable	14,430,563	5,784,807	22,777	43,500	63,394	27,246	2,473	(27,192)	(68,000)	(2,079)	2,099
2008	Unavailable	15,451,566	6,805,810	63,394	36,000	55,075	36,718	1,417	(39,218)	(55,000)	(1,008)	1,091
2009	Unavailable	15,575,908	6,930,152	55,075	60,000	52,630	35,086	550	(39,086)	(49,175)	5	1,096
2010	Unavailable	16,613,830	7,968,074	52,630	36,000	63,089	42,060	117	(49,266)	(56,000)	-	1,096
2011	Unavailable	15,127,917	6,482,161	63,089	41,600	52,581	35,054	345	(35,054)	(52,928)	(2)	1,094
2012	Unavailable	15,169,731	6,523,975	52,581	50,000	54,125	37,295	167	(37,295)	(54,292) *	0	1,094
2013	Unavailable	14,538,495	5,892,739	-	132,000	-	86,448	353	(86,448)	-	352	1,447
2014	Unavailable	14,488,257	5,842,501	-	132,000	-	89,984	269	(90,253)	-	-	1,447
2015	Unavailable	15,098,204	6,452,448	-	90,000	438	92,975	208	(93,500)	-	121	1,568
Projected	2016 <sup>1</sup>	Unavailable	15,098,204	6,452,448	-	90,000	-	-	-	-	90,000	91,568
"	2017	Unavailable	15,098,204	6,452,448	-	-	-	-	-	-	-	91,568
"	2018	Unavailable	15,098,204	6,452,448	-	-	-	-	-	-	-	91,568
	2019	Unavailable	15,098,204	6,452,448	-	-	-	-	-	-	#	91,568
				\$ 788,721	\$ 769,025	Total Projected						
				\$ (812,644)	\$ (539,108)	Less amount received through 2015						
				<u>\$ (23,923)</u>	<u>\$ 229,917</u>	Projected vs. Actual						

ASSUMPTIONS:

\* RDA expires at the end of FY2011. Tax increment continues until tax year 2018, with all increment received going to Rec Center.

<sup>1</sup> The 2016 projection is based on the 2016 adopted budget.

**LESTER - 3180**  
**Change in Equity**  
**July 1 through June 30**

2011 Revenue		2011 Balance Sheet
\$ 52,581	Property Taxes	Cash \$ 1,094
\$ 35,054	Property Taxes - Haircut	A/R \$ 79,159
\$ 345	Interest	Assets \$ 80,253
\$ 87,980		
<b>Expenditure</b>		Deferred Rev \$ 79,159
\$ 35,054	Haircut to Rec Center	Equity \$ 1,094
\$ 52,928	Interfund Transfer - Admin	Liabilities & Equity \$ 80,253
\$ 87,982	Operating expenses	
\$ (2)	Rev - Exp	Beg Equity \$ 1,096
\$ -	Record of Note Payable	End Equity \$ 1,094
\$ (2)	Change in Equity	Change in Equity \$ (2)

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2012 Revenue		2012 Balance Sheet
\$ 54,125	Property Taxes	Cash \$ 1,094
\$ 37,295	Property Taxes - Haircut	A/R \$ 82,828
\$ 167	Interest	Assets \$ 83,922
\$ 91,587		
<b>Expenditure</b>		Deferred Rev \$ 82,828
\$ 37,295	Haircut to Rec Center	Equity \$ 1,094
\$ 54,292	Interfund Transfer - Admin	Liabilities & Equity \$ 83,922
\$ 91,587	Operating expenses	
\$ 0	Rev - Exp	Beg Equity \$ 1,094
\$ -	Record of Note Payable	End Equity \$ 1,094
\$ 0	Change in Equity	Change in Equity \$ 0

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2013 Revenue		2013 Balance Sheet
\$ -	Property Taxes	Cash \$ 1,447
\$ 86,448	Property Taxes - Haircut	A/R \$ 77,622
\$ 353	Interest	Assets \$ 79,069
\$ 86,800		
<b>Expenditure</b>		Deferred Rev \$ 77,622
\$ 86,448	Haircut to Rec Center	Equity \$ 1,446
\$ -	Interfund Transfer	Liabilities & Equity \$ 79,068
\$ -	Operating expenses	
\$ 86,448		
\$ 352	Rev - Exp	Beg Equity \$ 1,094
\$ -	Record of Note Payable	End Equity \$ 1,446
\$ 352	Change in Equity	Change in Equity \$ 352

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2014			2014	
Revenue			Balance Sheet	
\$	-	Property Taxes	Cash	\$ 1,447
\$	89,984	Property Taxes - Haircut	A/R	\$ 81,278
\$	269	Interest	Assets	<u>\$ 82,725</u>
\$	<u>90,253</u>			
Expenditure			Deferred Rev	\$ 81,278
\$	90,253	Haircut to Rec Center	Equity	\$ 1,446
\$	-	Interfund Transfer	Liabilities & Equity	<u>\$ 82,724</u>
\$	-	Operating expenses		
\$	<u>90,253</u>		Beg Equity	\$ 1,446
\$	(0)	Rev - Exp	End Equity	\$ 1,446
\$	(0)	Record of Note Payable	Change in Equity	<u>\$ (0)</u>
\$	<u>(0)</u>	Change in Equity		

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Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
Golden Links (ENTIRE PROJ)	\$ -	\$ -	\$ -	\$ -	2003/2004	TIFF	2012/2019	2026			\$ -	A \$ -

A 100% of available tax increment has been pledged to the Recreation Center.

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - Golden Links Project  
June 30, 2015**

Inputs & Assumptions

	<u>Range (if applicable)</u>
Base year:	1986
Tax Year Expiration:	2019 (recreation center purposes 2013 - 2019)
Original tax base:	\$ -
Anticipated tax base increment:	\$ -
Year tax increment Available to RDA	N/A
Tax rate:	0.17465%
Anticipated annual rents / positive cash flow:	
Debt balance at June 30, 2015:	\$ -
Anticipated future debt / negative cash flows:	\$ -
Discount factor for net present value:	0%
Inflation factor for rents and future cash flows:	

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Projected Haircut Increment	Tax Increment	Haircut Increment	Other Cash Inflows	Transfer to Rec Center	Other Cash Outflows	Net Change	Cash Balance
Base		0										
1999	Unavailable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ 225
2000	Unavailable	578,304	578,304	620,814	-	8,665	-	372		(9,000)	37	265
2001	Unavailable	581,516	581,516	8,053	-	7,708	-	61		(8,000)	(231)	43
2002	Unavailable		-	-	-	7,655	-	94		(5,000)	2,749	2,792
2003	Unavailable		-	-	-	7,081	-	169		(7,000)	250	3,043
2004	Unavailable	9,133	11,975	580	-	193	-	71		(372)	(108)	2,935
2005	Unavailable	7,466	26,669	193	250	437	278	110	(151)	(57)	617	3,552
2006	Unavailable	6,977	24,723	437	325	421	281	165	(281)	(500)	86	3,639
2007	Unavailable	6,275	29,080	421	150	518	222	196	(222)	(2,586)	(1,872)	1,767
2008	Unavailable	6,272	27,017	518	200	449	192	91	(692)	(718)	(678)	1,089
2009	Unavailable	7,133	23,597	449	1,500	370	249	31	(649)	-	1	1,090
2010	Unavailable	7,314	23,835	370	250	386	257	10	(1,611)	-	(958)	132
2011	Unavailable	5,811	23,093	386	250	395	263	4	(263)	(399)	-	132
2012	Unavailable	9,610	25,306	395	275	438	292	2	(292)	(440)	0	132
2013	Unavailable	8,997	24,610	1,800	300	449	300	4	(300)	(453) *	(0)	132
2014	Unavailable	8,887	8,887	1,800	300	-	727	3	(730)	-	-	132
2015	Unavailable	7,582	7,582	-	750	9	705	1	(710)	-	4	136
Projected	2016 1	Unavailable	-	-	-	725	-	-	-	-	725	861
"	2017	Unavailable	-	-	-	-	-	-	-	-	-	861
"	2018	Unavailable	-	-	-	-	-	-	-	-	-	861
"	2019	Unavailable	-	-	-	-	-	-	-	-	-	861
"	2020	Unavailable	-	-	-	-	-	-	-	-	-	861
				\$ 636,216	\$ 5,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ (35,173.78)	\$ (3,765)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ 601,042	\$ 1,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\* RDA expires at the end of FY2012. Tax increment continues until 2019, with all increment received going to Rec Center.  
1 The 2016 projection is based on the 2016 adopted budget.

**GOLDEN LINKS - 3190**  
**Change in Equity**  
**July 1 through June 30**

2011 Revenue			2011 Balance Sheet	
\$	395	Property Taxes	Cash	\$ 132
\$	263	Property Taxes - haircut	A/R	\$ 1,179
\$	4	Interest	Assets	\$ 1,311
<u>\$</u>	<u>662</u>			
 			Deferred Rev	\$ 1,179
Expenditure			Equity	\$ 132
\$	263	Haircut to Rec Center	Liabilities & Equity	\$ 1,311
\$	399	Interfund Transfer - Admin		
\$	-			
<u>\$</u>	<u>662</u>			
 			Beg Equity	\$ 132
\$	-	Rev - Exp	End Equity	\$ 132
\$	-	Record of Note Payable	Change in Equity	\$ -
<u>\$</u>	<u>-</u>	Change in Equity		

2012 Revenue			2012 Balance Sheet	
\$	438	Property Taxes	Cash	\$ 132
\$	292	Property Taxes - haircut	A/R	\$ 1,245
\$	2	Interest	Assets	\$ 1,377
<u>\$</u>	<u>732</u>			
 			Deferred Rev	\$ 1,245
Expenditure			Equity	\$ 132
\$	292	Haircut to Rec Center	Liabilities & Equity	\$ 1,377
\$	440	Interfund Transfer - Admin		
\$	-			
<u>\$</u>	<u>732</u>			
 			Beg Equity	\$ 132
\$	0	Rev - Exp	End Equity	\$ 132
\$	0	Record of Note Payable	Change in Equity	\$ 0
<u>\$</u>	<u>0</u>	Change in Equity		

2013 Revenue			2013 Balance Sheet	
\$	449	Property Taxes	Cash	\$ 132
\$	300	Property Taxes - haircut	A/R	\$ 1,252
\$	4	Interest	Assets	\$ 1,384
<u>\$</u>	<u>753</u>			
 			Deferred Rev	\$ 1,252
Expenditure			Equity	\$ 132
\$	300	Haircut to Rec Center	Liabilities & Equity	\$ 1,384
\$	453	Interfund Transfer - Admin		
\$	-			
<u>\$</u>	<u>753</u>			
 			Beg Equity	\$ 132
\$	(0)	Rev - Exp	End Equity	\$ 132
\$	(0)	Record of Note Payable	Change in Equity	\$ (0)
<u>\$</u>	<u>(0)</u>	Change in Equity		

2014 Revenue	
\$	-
\$	727
\$	3
<u>\$</u>	<u>730</u>

Expenditure	
\$	730
\$	-
<u>\$</u>	<u>730</u>

<u>\$</u>	<u>0</u>
<u>\$</u>	<u>0</u>

Property Taxes  
Property Taxes - haircut  
Interest

Haircut to Rec Center  
Interfund Transfer

Rev - Exp  
Record of Note Payable  
Change in Equity

### 2014 Balance Sheet

Cash	<u>\$ 132</u>
A/R	<u>\$ 647</u>
Assets	<u>\$ 779</u>

Deferred Rev	\$ 647
Equity	<u>\$ 132</u>
Liabilities & Equity	<u>\$ 779</u>

Beg Equity	\$ 132
End Equity	<u>\$ 132</u>
Change in Equity	<u>\$ 0</u>

	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	
<b>REVENUE</b>																		
3190-2-11400-R	PROPERTY TAX - TAX INCREMENT	(8.54)	0.00	(449.24)	(438.13)	(394.71)	(386.27)	(370.13)	(448.50)	(518.53)	(421.36)	(437.40)	179.42	(7,081.40)	(7,655.35)	(7,707.80)	(8,664.80)	(8,964.51)
3190-2-11410-R	PROPERTY TAX - HAIRCUT - TAX INC	(704.72)	(727.44)	(299.50)	(292.07)	(263.17)	(257.51)	(249.01)	(192.23)	(221.81)	(280.87)	(277.69)	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-61000-R	INTEREST INCOME	(1.16)	(2.89)	(3.87)	(2.15)	(3.55)	(9.55)	(31.51)	(90.73)	(195.80)	(165.35)	(110.16)	(71.26)	(169.33)	(93.60)	(60.96)	(371.84)	(227.73)
3190-2-72000-R	MISCELLANEOUS INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		(714.42)	(730.33)	(752.61)	(732.35)	(661.43)	(653.33)	(650.65)	(731.46)	(936.14)	(867.58)	(825.25)	108.16	(7,250.73)	(7,748.95)	(7,768.76)	(9,036.64)	(9,192.24)
<b>EXPENDITURES</b>																		
3190-2-07-550801-14412-E	CONTINGENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-07-550801-14611-E	HAIRCUT ALLOCATION TO TREE HOUSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-07-550801-14612-E	HAIRCUT ALLOCATION TO REC CENTER	0.00	730.00	300.00	292.00	263.00	258.00	249.00	692.00	222.00	280.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-07-550801-14613-E	ADD'L ALLOCATION TO REC CENTER	0.00	0.00	0.00	0.00	0.00	1,353.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-07-550801-14615-E	HAIRCUT TO RESERVED FUND BALANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	58.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-08-550802-22100-E	DEBT SERVICE - PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-08-550802-22200-E	DEBT SERVICE - INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-09-550802-41000-E	INTERFUND TRANSFERS	710.00	0.00	453.00	440.00	399.00	0.00	0.00	718.00	2,586.00	500.00	0.00	0.00	7,000.00	5,000.09	8,000.00	9,000.00	9,200.00
		710.00	730.00	753.00	732.00	662.00	1,611.00	649.00	1,410.00	2,808.00	780.87	208.00	0.00	7,000.00	5,000.09	8,000.00	9,000.00	9,200.00
	Net Change in Fund Balance (gain) loss	(4.42)	(0.33)	0.39	(0.35)	0.57	957.67	(1.65)	678.54	1,871.86	(86.71)	(617.25)	108.16	(250.73)	(2,748.86)	231.24	(36.64)	7.76
	Beginning Fund Balance	(131.87)	(131.54)	(131.93)	(131.58)	(132.15)	(1,089.82)	(1,088.17)	(1,766.71)	(3,638.57)	(3,551.86)	(2,934.61)	(3,042.77)	(2,792.04)	(43.18)	(274.42)	(237.78)	(245.54)
	Ending Fund Balance	(136.29)	(131.87)	(131.54)	(131.93)	(131.58)	(132.15)	(1,089.82)	(1,088.17)	(1,766.71)	(3,638.57)	(3,551.86)	(2,934.61)	(3,042.77)	(2,792.04)	(43.18)	(274.42)	(237.78)
<b>BALANCE SHEET</b>																		
3190-2-11100-B	CASH IN BANK	136.29	131.87	131.54	131.93	131.58	132.15	1,089.82	1,088.17	1,766.71	3,638.57	3,551.86	2,934.61	3,042.77	2,792.04	43.18	265.34	224.95
3190-2-13600-B	TAXES RECEIVABLE	583.02	646.99	1,252.48	1,244.96	1,178.63	583.02	557.26	570.33	659.93	625.48	649.27	0.00	6,075.71	7,769.85	0.00	9.08	12.83
3190-2-21100-B	ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-24004-B	DEFERRED REVENUE TAXES	(583.02)	(646.99)	(1,252.48)	(1,244.96)	(1,178.63)	(583.02)	(557.26)	(570.33)	(659.93)	(625.48)	(649.27)	0.00	(6,075.71)	(7,769.85)	0.00	0.00	0.00
3190-2-31000-B	REVENUE CONTROL ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-32000-B	EXPENSE CONTROL ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-33001-B	RES FOR CURRENT YR ENCUMBRANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-33002-B	ENCUMBRANCE CONTROL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190-2-34000-B	FUND BALANCE RESV DEBT SERVICE	(136.29)	(131.87)	(131.54)	(131.93)	(131.58)	(132.15)	(1,089.82)	(1,088.17)	(1,766.71)	(3,638.57)	(3,551.86)	(2,934.61)	(3,042.77)	(2,792.04)	(43.18)	(274.42)	(237.78)
3190-2-39100-B	APPROPRIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(11,250.00)	0.00
3190-2-39200-B	ESTIMATED REVENUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,250.00	0.00
3190-2-39300-B	BUDGETARY - FUND BALANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		(0.00)	0.00	(0.00)	0.00	(0.00)	(0.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.00)	(0.00)	0.00	0.00
		(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.00)	(0.00)	(0.00)

Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
Park Blvd Project	\$ -	\$ -	\$ -	\$ -	2003/2004	TIFF	2011/2018	2011/2018			\$ -	A \$ -

A 100% of available tax increment has been pledged to the Recreation Center.

# Park Boulevard

## OGDEN CITY CORPORATION RDA Cash Flow Forecast RDA District - Park Blvd Project June 30, 2015

### Inputs & Assumptions

	<u>Range (if applicable)</u>
Base year:	1986
Tax Year Expiration:	2018 (recreation center purposes 2012-2018)
Original tax base:	\$ 4,122,203
Anticipated tax base increment:	\$ -
Year tax increment Available to RDA	N/A
Tax rate:	0.17465%
Anticipated annual rents / positive cash flow:	
Debt balance at June 30, 2015:	\$ -
Anticipated future debt / negative cash flows:	\$ -

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Projected Haircut Increment	Tax Increment	Haircut Increment	Other Cash Inflows	Transfer to Rec Center	Other Cash Outflows	Net Change	Cash Balance
1999	Unavailable	\$ 4,122,203	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
2000	Unavailable	7,338,343	3,216,140	41,700		46,943		1,927	-	(48,000)	870	26
2001	Unavailable	7,802,672	3,680,469	46,943		50,682		271	-	(47,000)	3,953	5,136
2002	Unavailable	7,802,673	3,680,470	50,682		43,224		909	-	(44,133)	-	5,136
2003	Unavailable	7,802,674	3,680,471	43,224		49,425		936	-	(49,400)	961	6,097
2004	Unavailable	7,900,446	3,778,243	49,425		41,722		1,190	(8,350)	(38,375)	(3,813)	2,284
2005	Unavailable	7,116,580	2,994,377	41,722	25,000	67,617	16,783	2,504	(9,144)	(77,000)	759	3,043
2006	Unavailable	7,507,832	3,385,629	67,617	19,850	23,416	19,909	1,157	(19,909)	(24,500)	72	3,115
2007	Unavailable	7,369,748	3,247,545	23,416	24,000	43,693	14,962	1,673	(17,597)	(44,500)	(1,768)	1,347
2008	Unavailable	7,623,497	3,501,294	43,693	21,000	27,649	18,433	727	(21,933)	(25,000)	(124)	1,223
2009	Unavailable	7,682,689	3,560,486	27,649	32,000	26,785	17,857	408	(20,156)	(25,100)	(206)	1,017
2010	Unavailable	7,412,110	3,289,907	26,785	18,000	25,877	17,252	54	(19,183)	(25,000)	(1,000)	17
2011	Unavailable	7,028,203	2,906,000	25,877	17,325	24,191	16,127	155	(16,127)	(24,345)	1	18
2012	Unavailable	7,137,914	3,015,711	24,191	18,000	25,087	17,282	74	(17,282)	(25,160)	1	18
2013	Unavailable	6,115,674	1,993,471	-	55,000	-	28,863	119	(28,863)	-	119	137
2014	Unavailable	8,059,101	3,936,898	-	65,000	-	59,940	172	(60,112)	-	0	137
2015	Unavailable	8,494,422	4,372,219	-	30,000	287	63,188	135	(63,500)	-	109	247
Projected	2016 <sup>1</sup>	Unavailable	8,494,422	4,372,219	-	60,000	-	-	-	-	-	247
"	2017	Unavailable	8,494,422	4,372,219	-	-	-	-	-	-	-	247
"	2018	Unavailable	8,494,422	4,372,219	-	-	-	-	-	-	-	247
"	2019	Unavailable	8,494,422	4,372,219	-	-	-	-	-	-	#	247
				\$ 512,924	\$ 385,175	Total Projected						
				\$ (496,597)	\$ (290,597)	Less amount received through 2015						
				\$ 16,327	\$ 94,578	Projected vs. Actual						

### ASSUMPTIONS:

- \* RDA expires at the end of FY2011. Tax increment continues until tax year 2018, with all increment received going to Rec Center.
- 1 The 2016 projection is based on the 2016 adopted budget

**PARK BLVD - 3200**  
**Change in Equity**  
**July 1 through June 30**

<b>2011</b>		<b>2011</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 24,191	Property Taxes	Cash \$ 18
\$ 16,127	Property Taxes - Haircut	A/R \$ 34,436
\$ 155	Interest	Assets \$ 34,454
<u>\$ 40,473</u>		
		Deferred Rev \$ 34,436
<b>Expenditure</b>		Equity \$ 18
\$ 16,127	Haircut to Rec Center	expenditure Control \$ -
\$ 24,345	Interfund Transfer - Admin	Liabilities & Equity \$ 34,454
<u>\$ 40,472</u>		
\$ 1	Rev - Exp	Beg Equity \$ 17
\$ -	Record of Note Payable	End Equity \$ 18
<u>\$ 1</u>	Change in Equity	Change in Equity \$ 1

<b>2012</b>		<b>2012</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 25,087	Property Taxes	Cash \$ 18
\$ 17,282	Property Taxes - Haircut	A/R \$ 38,413
\$ 74	Interest	Assets \$ 38,432
<u>\$ 42,443</u>		
		Deferred Rev \$ 38,413
<b>Expenditure</b>		Equity \$ 19
\$ 17,282	Haircut to Rec Center	expenditure Control \$ -
\$ 25,160	Interfund Transfer - Admin	Liabilities & Equity \$ 38,432
<u>\$ 42,442</u>		
\$ 1	Rev - Exp	Beg Equity \$ 18
\$ -	Record of Note Payable	End Equity \$ 19
<u>\$ 1</u>	Change in Equity	Change in Equity \$ 1

<b>2013</b>		<b>2013</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ -	Property Taxes	Cash \$ 137
\$ 28,863	Property Taxes - Haircut	A/R \$ 25,786
\$ 119	Interest	Assets \$ 25,922
<u>\$ 28,982</u>		
		Deferred Rev \$ 25,786
<b>Expenditure</b>		Equity \$ 137
\$ 28,863	Haircut to Rec Center	expenditure Control \$ -
\$ -	Interfund Transfer - Admin	Liabilities & Equity \$ 25,922
<u>\$ 28,863</u>		
\$ 119	Rev - Exp	Beg Equity \$ 19
\$ -	Record of Note Payable	End Equity \$ 137
<u>\$ 119</u>	Change in Equity	Change in Equity \$ 119

<b>2014</b>		<b>2014</b>	
<b>Revenue</b>		<b>Balance Sheet</b>	
\$ -	Property Taxes	Cash	\$ 138
\$ 59,940	Property Taxes - Haircut	A/R	\$ 54,291
\$ 172	Interest	Assets	<u>\$ 54,429</u>
<u>\$ 60,112</u>			
<b>Expenditure</b>		Deferred Rev	\$ 54,291
\$ 60,112	Haircut to Rec Center	Equity	\$ 137
\$ -	Interfund Transfer - Admin	expenditure Control	
<u>\$ 60,112</u>		Liabilities & Equity	<u>\$ 54,428</u>
<u>\$ 0</u>	Rev - Exp	Beg Equity	\$ 137
<u>\$ 0</u>	Record of Note Payable	End Equity	\$ 137
	Change in Equity	Change in Equity	<u>\$ 0</u>

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	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999
<b>REVENUE</b>																	
3200-2-11400-R																	
3200-2-11410-R																	
3200-2-61000-R																	
3200-2-72000-R																	
PROPERTY TAX - TAX INCREMENT	(286.53)	0.00	0.00	(25,086.66)	(24,190.63)	(25,877.48)	(26,784.33)	(27,649.73)	(43,693.49)	(23,415.53)	(67,616.57)	(41,722.26)	(49,425.20)	(43,223.93)	(50,682.05)	(46,943.13)	(10,963.62)
PROPERTY TAX - HAIRCUT - TAX INC	(63,188.13)	(59,940.16)	(28,862.81)	(17,282.42)	(16,127.10)	(17,251.65)	(17,856.21)	(18,433.16)	(14,962.29)	(19,909.47)	(16,782.83)	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME	(134.62)	(172.07)	(119.06)	(73.72)	(154.62)	(54.15)	(408.01)	(727.24)	(1,672.53)	(1,156.91)	(2,504.18)	(1,190.09)	(935.70)	(909.25)	(270.73)	(1,927.32)	(640.05)
MISCELLANEOUS INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	(63,609.28)	(60,112.23)	(28,981.87)	(42,442.80)	(40,472.35)	(43,183.28)	(45,048.55)	(46,810.13)	(60,328.31)	(44,481.91)	(86,903.58)	(42,912.35)	(50,360.90)	(44,133.18)	(50,952.78)	(48,870.45)	(11,603.67)
<b>EXPENDITURES</b>																	
3200-2-07-550801-14412-E																	
3200-2-07-550801-14611-E																	
3200-2-07-550801-14612-E																	
3200-2-07-550801-14613-E																	
3200-2-07-550801-14615-E																	
3200-2-08-550802-22100-E																	
3200-2-08-550802-22200-E																	
3200-2-09-550802-41000-E																	
CONTINGENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HAIRCUT ALLOCATION TO TREE HOUSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00
HAIRCUT ALLOCATION TO REC CENTER	0.00	60,112.00	28,863.00	17,282.00	16,127.00	17,252.00	17,856.00	21,933.00	17,597.00	19,909.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ADD'L ALLOCATION TO REC CENTER	0.00	0.00	0.00	0.00	0.00	1,931.00	2,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HAIRCUT RESERVED FUND BALANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,144.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE - PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE - INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTERFUND TRANSFERS	63,500.00	0.00	0.00	25,160.00	24,345.00	25,000.00	25,100.00	25,000.00	44,500.00	24,500.00	62,000.00	46,725.00	49,400.00	44,133.00	47,000.00	48,000.00	18,300.00
	63,500.00	60,112.00	28,863.00	42,442.00	40,472.00	44,183.00	45,256.00	46,933.00	62,097.00	44,409.47	86,144.00	46,725.00	49,400.00	44,133.00	47,000.00	48,000.00	18,300.00
Net Change in Fund Balance (gain) loss	(109.28)	(0.23)	(118.87)	(0.80)	(0.35)	999.72	207.45	122.87	1,768.69	(72.44)	(759.58)	3,812.65	(960.90)	(0.18)	(3,952.78)	(870.45)	6,696.33
Beginning Fund Balance	(137.50)	(137.27)	(18.40)	(17.60)	(17.25)	(1,016.97)	(1,224.42)	(1,347.29)	(3,115.98)	(3,043.54)	(2,283.96)	(6,096.61)	(5,135.71)	(5,135.53)	(1,182.75)	(312.30)	(7,008.63)
Ending Fund Balance	(246.78)	(137.50)	(137.27)	(18.40)	(17.60)	(17.25)	(1,016.97)	(1,224.42)	(1,347.29)	(3,115.98)	(3,043.54)	(2,283.96)	(6,096.61)	(5,135.71)	(5,135.53)	(1,182.75)	(312.30)
<b>BALANCE SHEET</b>																	
3200-2-11100-B																	
3200-2-13600-B																	
3200-2-21100-B																	
3200-2-24004-B																	
3200-2-31000-B																	
3200-2-32000-B																	
3200-2-33001-B																	
3200-2-33002-B																	
3200-2-34000-B																	
3200-2-39100-B																	
3200-2-39200-B																	
3200-2-39300-B																	
CASH IN BANK	246.78	137.50	137.27	18.40	17.60	17.25	1,016.97	1,224.42	1,347.29	3,115.98	3,043.54	2,283.96	6,096.61	5,135.71	5,135.53	25.87	301.54
TAXES RECEIVABLE	57,420.52	54,291.28	25,785.51	38,412.58	34,436.10	38,808.76	40,118.48	40,993.79	44,039.25	44,485.87	38,014.67	26,672.94	34,374.17	43,959.01	0.00	1,156.88	10.76
ACCOUNTS PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEFERRED REVENUE TAXES	(57,420.52)	(54,291.28)	(25,785.51)	(38,412.58)	(34,436.10)	(38,808.76)	(40,118.48)	(40,993.79)	(44,039.28)	(44,485.87)	(38,014.67)	(26,672.94)	(34,374.17)	(43,959.01)	0.00	0.00	0.00
REVENUE CONTROL ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXPENSE CONTROL ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RES FOR CURRENT YR ENCUMBRANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ENCUMBRANCE CONTROL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FUND BALANCE RESV DEBT SERVICE	(246.78)	(137.50)	(137.27)	(18.40)	(17.60)	(17.25)	(1,016.97)	(1,224.42)	(1,347.29)	(3,115.98)	(3,043.54)	(2,283.96)	(6,096.61)	(5,135.71)	(5,135.53)	(1,182.75)	(312.30)
BUDGETARY - APPROPRIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,000.00	0.00	0.00	0.00
BUDGETARY - ESTIMATED REVENUES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BUDGETARY - FUND BALANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	(0.00)	0.00	0.00	0.00	(0.00)	0.00	0.00	(0.00)	(0.03)	0.00	0.00	(0.00)	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	(0.00)	(0.00)	(0.00)	0.00	0.00	(0.00)	0.00	0.00	0.00	(0.00)	0.00

Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
12th Street (ENTIRE PROJ)	\$ -	\$ -	\$ -	100%	A 1987	TIFF	2015/2022	2000		\$ 1,640,084	\$ 471,689	

A Committed to the Recreation Center Development

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - 12th Street Project  
June 30, 2015**

Inputs & Assumptions

Base year:	1987
Tax Year Expiration:	2022 (recreation purposes 2016 - 2022)
Original tax base:	\$ 2,797,124
Anticipated tax base increment:	\$ 9,100,000
Year tax increment Available to RDA	1989
Tax rate:	1.74650%
Anticipated annual rents / positive cash flow:	\$ -
Debt balance at June 30, 2015:	\$ -
Anticipated future debt / negative cash flows:	\$ -

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Projected Haircut Increment	Projected Tax Increment	"Haircut" Tax Increment	Other Cash Inflows	Transfer to Recreation Center	Transfer to Admin, Housing, etc.	Net Change	Cash Balance
BASE		\$ 2,131,068										\$ 21,052
1999	Unavailable	\$ 11,701,212	9,570,144	\$ 26,400		\$ 30,444		\$ 1,939	\$ -	\$ (53,144)	\$ (20,761)	\$ 435
2000	Unavailable	11,538,556	9,407,488	136,000		147,652		6,188	-	(153,000)	840	1,208
2001	Unavailable	10,692,305	6,848,990	147,652		116,142		801	-	(142,000)	(25,057)	(23,739)
2002	Unavailable	10,581,182	6,201,639	108,883		101,434		1,461	-	(79,100)	23,795	56
2003	Unavailable	10,382,152	6,202,875	101,434		100,530		1,725	-	(100,500)	1,755	1,811
2004	Unavailable	10,423,431	5,470,001	100,530		88,160		2,239	-	(87,650)	2,749	4,560
2005	Unavailable	11,238,179	6,088,814	88,160	35,057	99,613		62,259	-	(161,190)	682	5,242
2006	Unavailable	11,289,788	8,140,055	99,613	58,450	83,006	55,611	3,211	(55,611)	(86,200)	17	5,259
2007	Unavailable	11,250,239	7,878,909	77,472	46,500	98,297	42,050	3,756	(42,104)	(101,000)	999	6,258
2008	Unavailable	11,394,818	7,875,624	98,297	41,750	91,620	39,265	2,383	(43,266)	(95,000)	(4,998)	1,260
2009	Unavailable	11,870,094	8,302,487	91,620	60,000	91,128	39,055	1,130	(84,955)	(46,325)	33	1,293
2010	Unavailable	11,886,001	8,321,334	91,128	39,000	94,335	40,429	145	(81,687)	(54,423)	(1,201)	92
2011	Unavailable	11,221,336	7,841,976	94,335	40,475	92,547	41,590	524	(41,590)	(93,071)	-	92
2012	Unavailable	11,028,447	7,513,635	92,547	45,000	78,985	51,061	228	(51,061)	(79,213)	-	92
2013	Unavailable	12,799,881	8,767,586	115,000	45,000	96,026	64,017	639	(90,432)	(70,250)	1	93
2014	Unavailable	13,439,849	6,785,269	115,000	45,000	112,428	48,183	466	(48,183)	(112,893)	0	93
2015	Unavailable	13,774,232	6,985,898	112,000	48,000	117,737	50,428	400	(50,500)	(80,000)	38,065	38,157
Projected	2016 <sup>1</sup>	Unavailable	13,774,232	6,985,898	96,300	64,200	-	-	-	-	-	38,157
"	2017	Unavailable	13,774,232	11,643,164	-	-	-	-	-	-	-	38,157
"	2018	Unavailable	13,774,232	11,643,164	-	-	-	-	-	-	-	38,157
"	2019	Unavailable	13,774,232	11,643,164	-	-	-	-	-	-	-	38,157
"	2020	Unavailable	13,774,232	11,643,164	-	-	-	-	-	-	-	38,157
"	2021	Unavailable	13,774,232	11,643,164	-	-	-	-	-	-	-	38,157
"	2022	Unavailable	13,774,232	11,643,164	-	-	-	-	-	-	-	38,157
"	2023	Unavailable	13,774,232	11,643,164	-	-	-	-	-	-	-	38,157
				\$ 2,360,803	\$ 568,432	Total Projected						
				\$ (1,640,084)	\$ (471,689)	Less amount received through 2015						
				<u>\$ 720,720</u>	<u>\$ 96,743</u>	Projected vs. Actual						

1 The 2016 projection is based on the 2016 adopted budget.

**RDA - 12 th Street - 3240**  
**Change in Equity**  
**July 1 - June 30**

<b>2011</b>		<b>2011</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 92,547	Property Taxes	Cash \$ 92
\$ 41,589	Property Taxes - Haircut	A/R \$ 119,884
\$ -	Misc Revenue	Assets \$ 119,976
\$ 524	Interest Income	
<u>\$ 134,660</u>		
		Deferred Rev \$ 119,884
<b>Expenditure</b>		Equity \$ 92
\$ 41,590	Haircut Allocation to Rec Center	Liabilities & Equity \$ 119,976
\$ 93,071	Interfund transfer - Admin	
<u>\$ 134,661</u>		
<b>\$ (1)</b>	Rev - Exp	Beg Equity \$ 92
	Record of Note Payable	End Equity \$ 92
<u><b>\$ (1)</b></u>	Change in Equity	Change in Equity \$ (1)

<b>2012</b>		<b>2012</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 78,985	Property Taxes	Cash \$ 92
\$ 51,061	Property Taxes - Haircut	A/R \$ 117,625
\$ -	Misc Revenue	Assets \$ 117,717
\$ 228	Interest Income	
<u>\$ 130,274</u>		
		Deferred Rev \$ 117,625
<b>Expenditure</b>		Equity \$ 92
\$ 51,061	Haircut Allocation to Rec Center	Liabilities & Equity \$ 117,717
\$ 79,213	Interfund transfer - Admin	
<u>\$ 130,274</u>		
<b>\$ 0</b>	Rev - Exp	Beg Equity \$ 92
	Record of Note Payable	End Equity \$ 92
<u><b>\$ 0</b></u>	Change in Equity	Change in Equity \$ 0

<b>2013</b>		<b>2013</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 96,026	Property Taxes	Cash \$ 93
\$ 64,017	Property Taxes - Haircut	A/R \$ 143,663
\$ -	Misc Revenue	Assets \$ 143,755
\$ 639	Interest Income	
<u>\$ 160,683</u>		
		Deferred Rev \$ 143,663
<b>Expenditure</b>		Equity \$ 93
\$ 90,432	Haircut Allocation to Rec Center	Liabilities & Equity \$ 143,755
\$ 70,250	Interfund transfer - Admin	
<u>\$ 160,682</u>		
<b>\$ 1</b>	Rev - Exp	Beg Equity \$ 92
	Record of Note Payable	End Equity \$ 93
<u><b>\$ 1</b></u>	Change in Equity	Change in Equity \$ 1

**2014**  
**Revenue**

\$	112,428
\$	48,183
\$	-
\$	466
<u>\$</u>	<u>161,076</u>

**Expenditure**

\$	48,183
\$	112,893
<u>\$</u>	<u>161,076</u>

<u>\$</u>	<u>0</u>
<u>\$</u>	<u>0</u>

Property Taxes
Property Taxes - Haircut
Misc Revenue
Interest Income
Haircut Allocation to Rec Center
Interfund transfer - Admin
Rev - Exp
Record of Note Payable
Change in Equity

**2014**  
**Balance Sheet**

Cash	\$ 93
A/R	\$ 145,004
Assets	<u>\$ 145,097</u>

Deferred Rev	\$ 145,004
Equity	\$ 93
Liabilities & Equity	<u>\$ 145,097</u>

Beg Equity	\$ 93
End Equity	\$ 93
Change in Equity	<u>\$ 0</u>

**2015**  
**Revenue**

\$	117,737
\$	50,428
\$	-

Property Taxes
Property Taxes - Haircut
Misc Revenue

**2015**  
**Balance Sheet**

Cash	\$ 38,157
A/R	\$ 152,067
Assets	<u>\$ 190,225</u>



Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
South CBD District	\$ -	\$ -	100%	<b>A</b> \$ -	None	TIFF	2015/2022	2005				

A 100% of available tax increment is committed to the Recreation Center

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - South CBD District  
June 30, 2015**

Inputs & Assumptions

Base year:	1987
Tax Year Expiration:	2022 (recreation center purposes 2016 - 2022)
Original tax base:	\$ 5,837,508
Anticipated tax base increment:	\$ 1,875,000
Year tax increment Available to RDA	N/A
Tax rate:	N/A
Anticipated annual rents / positive cash flow:	
Debt balance at June 30, 2015:	\$ -
Anticipated future debt / negative cash flows:	\$ -

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Projected Haircut Increment	Tax Increment	Haircut Increment	Other Cash Inflows	Debt Repayment	Other Cash Outflows	Net Change	Cash Balance
												\$ 51,043
1999	Unavailable	\$ 6,166,458	\$ 328,950	\$ 7,200		\$ 5,584	\$ -	\$ 2,817	\$ -	\$ (3,001)	\$ 5,400	56,443
2000	Unavailable	7,356,406	\$ 1,518,898	5,584		22,561	-	3,310	-	-	25,871	82,490
2001	Unavailable	8,436,681	\$ 2,599,173	22,561		26,699	-	2,786	-	-	29,485	112,007
2002	Unavailable	8,680,596	\$ 2,843,088	25,030		55,221	-	3,144	-	-	58,365	110,715
2003	Unavailable	8,843,846	\$ 3,006,338	55,221		69,532	-	4,114	-	-	73,646	244,018
2004	Unavailable	8,790,233	\$ 2,952,725	69,532		171,346	-	10,337	-	-	181,683	425,701
2005	Unavailable	6,564,815	\$ 727,307	171,346	5,000	28,008	-	7,670	(200,000)	(240,640)	(404,962)	20,739
2006	Unavailable	7,712,605	\$ 1,875,097	28,008	10,575	21,909	-	1,376	-	(23,195)	90	20,829
2007	Unavailable	6,966,193	\$ 1,128,685	20,448	6,000	11,499	4,912	1,454	-	(29,923)	(12,058)	8,771
2008	Unavailable	7,153,072	\$ 1,315,564	11,499	5,500	13,017	5,579	697	-	(26,978)	(7,685)	1,086
2009	Unavailable	8,062,932	\$ 2,225,424	13,017	15,000	21,640	9,274	285	-	(31,199)	-	1,086
2010	Unavailable	8,728,601	\$ 2,891,093	21,640	9,000	28,746	12,320	49	-	(42,115)	(1,000)	86
2011	Unavailable	8,760,267	\$ 2,922,759	28,746	13,550	29,766	13,853	168	-	(43,787)	-	86
2012	Unavailable	7,813,782	\$ 1,976,274	29,766	14,000	16,924	10,928	51	-	(27,903)	(0)	86
2013	Unavailable	7,980,447	\$ 2,142,939	43,000	14,000	19,468	12,978	131	-	(32,498)	79	165
2014	Unavailable	8,767,749	\$ 2,930,241	43,000	14,000	42,432	18,185	173	-	(60,790)	0	165
2015	Unavailable	10,456,514	\$ 4,619,006	20,000	12,000	47,016	20,138	142	-	(67,000)	296	461
Projected	2016 <sup>1</sup>	Unavailable	10,456,514	\$ 4,619,006	-	60,900	-	-	-	-	-	461
"	2017	Unavailable	10,456,514	\$ 4,619,006	-	-	-	-	-	-	-	461
"	2018	Unavailable	10,456,514	\$ 4,619,006	-	-	-	-	-	-	-	461
"	2019	Unavailable	10,456,514	\$ 4,619,006	-	-	-	-	-	-	-	461
"	2020	Unavailable	10,456,514	\$ 4,619,006	-	-	-	-	-	-	-	461
"	2021	Unavailable	10,456,514	\$ 4,619,006	-	-	-	-	-	-	-	461
"	2022	Unavailable	10,456,514	\$ 4,619,006	-	-	-	-	-	-	-	461
						\$ 615,599	\$ 179,525	Total Projected				
						\$ (631,367)	\$ (108,166)	Less amount received through 2015				
						\$ (15,769)	\$ 71,359	Projected vs. Actual				

1 The 2016 Projection is based on the 2016 adopted budget.

**SOUTH CBD - 3150**  
**Change in Equity**  
**July 1 through June 30**

<b>2011</b>		<b>2011</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 29,766	Property Taxes	Cash \$ 86
\$ 13,853	Property Taxes - Haircut	A/R \$ 39,369
\$ 168	Interest	Assets \$ 39,455
<u>\$ 43,787</u>		
		Deferred Rev \$ 39,369
<b>Expenditure</b>		Equity \$ 86
\$ 13,853	Haircut to Rec Center	Liabilities & Equity \$ 39,455
\$ 29,934	Interfund Transfer - Admin	
<u>\$ 43,787</u>		
\$ -	Rev minus Exp	Beg Equity \$ 86
\$ -	Record of Note Payable	End Equity \$ 86
<u>\$ -</u>	Change in Equity	Change in Equity \$ -

<b>2012</b>		<b>2012</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 16,924	Property Taxes	Cash \$ 86
\$ 10,928	Property Taxes - Haircut	A/R \$ 25,089
\$ 51	Interest	Assets \$ 25,174
<u>\$ 27,903</u>		
		Deferred Rev \$ 25,089
<b>Expenditure</b>		Equity \$ 86
\$ 10,928	Haircut to Rec Center	Liabilities & Equity \$ 25,174
\$ 16,975	Interfund Transfer - Admin	
<u>\$ 27,903</u>		
\$ (0)	Rev minus Exp	Beg Equity \$ 86
\$ (0)	Record of Note Payable	End Equity \$ 86
<u>\$ (0)</u>	Change in Equity	Change in Equity \$ (0)

<b>2013</b>		<b>2013</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 19,468	Property Taxes	Cash \$ 165
\$ 12,978	Property Taxes - Haircut	A/R \$ 26,936
\$ 131	Interest	Assets \$ 27,101
<u>\$ 32,577</u>		
		Deferred Rev \$ (26,936)
<b>Expenditure</b>		Equity \$ 165
\$ 12,978	Haircut to Rec Center	Liabilities & Equity \$ (26,771)
\$ 19,520	Interfund Transfer - Admin	
<u>\$ 32,498</u>		
\$ 79	Rev minus Exp	Beg Equity \$ 86
\$ 79	Record of Note Payable	End Equity \$ 165
<u>\$ 79</u>	Change in Equity	Change in Equity \$ 79

2014 Revenue			2014 Balance Sheet	
\$	42,432	Property Taxes	Cash	\$ 165
\$	18,185	Property Taxes - Haircut	A/R	\$ 54,980
\$	173	Interest	Assets	<u>\$ 55,145</u>
<u>\$</u>	<u>60,790</u>		Deferred Rev	\$ 54,980
Expenditure		Haircut to Rec Center	Equity	\$ 165
\$	18,185	Interfund Transfer - Admin	Liabilities & Equity	<u>\$ 55,145</u>
\$	42,605			
<u>\$</u>	<u>60,790</u>			
<u>\$</u>	<u>0</u>	Rev minus Exp	Beg Equity	\$ 165
		Record of Note Payable	End Equity	\$ 165
		Change in Equity	Change in Equity	<u>\$ 0</u>

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Overview Information

<u>Project</u>	<u>Amount of Bonded Debt</u>	<u>Debt from RDA to City</u>	<u>Tax Increment Committed but not borrowed against</u>	<u>Total Financial Commitment by RDA</u>	<u>Year Financing Approved by RDA Board</u>	<u>Source of Debt Repayment</u>	<u>Year of RDA Expiration</u>	<u>Year of Debt Payoff</u>	<u>Approximate Number of Jobs Created</u>	<u>Amount of Sales Tax Generated If Applicable</u>	<u>Amount of Property Tax Generated If Applicable</u>	<u>Amount of Haircut tax funds Generated</u>
Lincoln Project	\$ -	\$ -	100%	A \$ -	None	TIFF	2017/2024	None			\$ 379,863	\$ 3,730,522

A 100% of the available tax increment is committed to the Recreation Center.

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - Lincoln  
June 30, 2015**

Inputs & Assumptions

Base year:	1987
Tax Year Expiration:	2024 (recreation center purposes 2018-2024)
Original tax base:	\$ 5,032,087
Anticipated tax base increment:	\$ 15,000,000
Year tax increment Available to RDA	1988
Tax rate:	N/A
Anticipated annual rents / positive cash flow:	\$ -
Debt balance at June 30, 2015:	\$ -
Anticipated future debt / negative cash flows:	\$ -

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Projected Haircut Increment	Tax Increment	Haircut Increment	Other Cash Inflows	Debt Repayment	Other Cash Outflows	Net Change	Cash Balance
BASE	Unavailable	\$ 5,032,087	\$ -									
1999	Unavailable	5,500,000	467,913	\$ 10,000	\$ -	\$ 9,476	\$ 2,369	\$ 2,444	\$ (1,643)	\$ -	\$ 12,646	\$ 52,420
2000	Unavailable	5,995,953	963,866	11,845	-	\$ 17,643	\$ 4,411	2,798	-	(7,545)	17,307	69,727
2001	Unavailable	5,857,451	825,364	22,054	-	\$ 28,730	\$ 7,183	2,299	-	(1,600)	36,612	107,159
2002	Unavailable	5,297,303	265,216	35,913	-	\$ 19,805	\$ 4,951	2,442	-	(27,198)	-	106,759
Scowcroft 2003	Unavailable	6,884,212	1,852,125	24,756	-	\$ 27,761	\$ 6,940	2,392	-	(1,953)	35,140	141,899
2004	Unavailable	7,607,173	2,575,086	34,701	-	\$ 33,865	\$ 11,288	4,577	-	(182,295)	(132,565)	9,334
2005	Unavailable	17,505,027	12,472,940	45,153	48,000	\$ 159,850	\$ 80,368	7,082	-	(246,848)	452	9,786
2006	Unavailable	19,707,056	14,674,969	240,218	94,950	\$ 156,750	\$ 92,814	7,148	-	(256,701)	11	9,841
2007	Unavailable	19,186,523	14,154,436	249,564	60,000	\$ 163,506	\$ 54,277	5,973	-	(230,446)	(6,690)	3,108
2008	Unavailable	17,616,186	12,584,099	217,783	55,000	\$ 130,758	\$ 43,586	257,121	-	(44,526)	386,939	134,823
2009	Unavailable	18,022,866	12,990,779	174,344	75,000	\$ 121,188	\$ 52,139	4,701	-	(311,784)	(133,756)	1,047
2010	Unavailable	18,275,932	13,243,845	173,327	52,500	\$ 128,938	\$ 55,205	-	-	(185,333)	(1,190)	(143)
2011	Unavailable	19,167,654	14,135,567	184,143	55,175	\$ 147,163	\$ 62,922	-	-	(210,085)	-	(143)
2012	Unavailable	18,716,822	13,684,735	210,085	65,000	\$ 141,810	\$ 60,713	245,536	-	(442,508)	5,552	5,409
2013	Unavailable	35,588,221	30,556,134	370,000	65,000	\$ 333,715	\$ 142,817	2,857	-	(478,559)	831	227,409
2014	Unavailable	37,584,931	32,552,844	370,000	65,000	\$ 326,879	\$ 140,091	1,527	-	(340,176)	128,321	134,581
2015	Unavailable	39,537,035	34,504,948	332,500	142,500	\$ 350,596	\$ 149,287	1,192	-	(500,424)	650	135,231
Projected 2016 1	Unavailable	39,537,035	34,504,948	279,000	186,000	-	-	-	-	-	-	135,231
" 2017	Unavailable	39,537,035	34,504,948	-	-	-	-	-	-	-	-	135,231
" 2018	Unavailable	39,537,035	34,504,948	-	-	-	-	-	-	-	-	135,231
" 2019	Unavailable	39,537,035	34,504,948	-	-	-	-	-	-	-	-	135,231
" 2020	Unavailable	39,537,035	34,504,948	-	-	-	-	-	-	-	-	135,231
" 2021	Unavailable	39,537,035	34,504,948	-	-	-	-	-	-	-	-	135,231
" 2022	Unavailable	39,537,035	34,504,948	-	-	-	-	-	-	-	-	135,231
" 2023	Unavailable	39,537,035	34,504,948	-	-	-	-	-	-	-	-	135,231
" 2024	Unavailable	39,537,035	34,504,948	-	-	-	-	-	-	-	-	135,231
" 2025	Unavailable	39,537,035	34,504,948	-	-	-	-	-	-	-	-	135,231
				\$ 2,985,386	\$ 964,125	Total Projected						
				\$ (2,298,433)	\$ (971,361)	Less amount received through 2015						
				\$ 686,953	\$ (7,236)	Projected vs. Actual						

1 The 2016 projection is based on the 2016 adopted budget.

**LINCOLN - 3160**  
**Change in Equity**  
**July 1 through June 30**

<b>2011</b>			<b>2011</b>	
<b>Revenue</b>			<b>Balance Sheet</b>	
\$	147,163	Property Taxes	Cash	\$ (143)
\$	62,922	Property Taxes - Haircut	Investment (185 23rd)	\$ 255,244
\$	-	Interest	A/R	\$ 190,354
<u>\$</u>	<u>210,085</u>		Assets	<u>\$ 445,455</u>
			Deferred Rev	\$ 190,354
<b>Expenditure</b>			Equity	\$ 255,101
\$	3,356	Operating expenses	Liabilities & Equity	<u>\$ 445,455</u>
\$	62,922	Haircut to Rec Center		
\$	(789)	Debt Service - Interest		
\$	144,596	Interfund Transfer - Admin		
<u>\$</u>	<u>210,085</u>			
<u>\$</u>	<u>-</u>	Rev - Exp	Beg Equity	\$ 255,101
\$	-	Record of Note Payable	End Equity	\$ 255,101
<u>\$</u>	<u>-</u>	Change in Equity	Change in Equity	<u>\$ -</u>

<b>2012</b>			<b>2012</b>	
<b>Revenue</b>			<b>Balance Sheet</b>	
\$	141,810	Property Taxes	Cash	\$ 5,409
\$	60,713	Property Taxes - Haircut	Investment (185 23rd)	\$ 20
\$	2,002	Interest	A/R	\$ 183,385
\$	-	Miscellaneous Revenue	Assets	<u>\$ 188,814</u>
<u>\$</u>	<u>204,526</u>		Deferred Rev	\$ 183,385
			Equity	\$ 5,429
<b>Expenditure</b>			Liabilities & Equity	<u>\$ 188,814</u>
\$	36,295	Operating expenses		
\$	80,713	Haircut to Rec Center		
\$	244,000	Construction Transfer to BDO		
\$	-	Debt Service - Interest		
\$	11,690	Property for Resale		
\$	81,500	Interfund Transfer - Admin		
<u>\$</u>	<u>454,197</u>			
<u>\$</u>	<u>(249,672)</u>	Rev - Exp	Beg Equity	\$ 255,101
\$	(249,672)	Record of Note Payable	End Equity	\$ 5,429
<u>\$</u>	<u>(249,672)</u>	Change in Equity	Change in Equity	<u>\$ (249,672)</u>

<b>2013</b>			<b>2013</b>	
<b>Revenue</b>			<b>Balance Sheet</b>	
\$	333,715	Property Taxes	Cash	\$ 227,409
\$	142,817	Property Taxes - Haircut	Investment (185 23rd)	\$ 20
\$	2,857	Interest	A/R	\$ 430,040
\$	-	Miscellaneous Revenue	Assets	<u>\$ 657,470</u>
<u>\$</u>	<u>479,390</u>		Accounts Payable	\$ 221,169
			Deferred Rev	\$ 430,040
<b>Expenditure</b>			Equity	\$ 6,260
\$	223,664	Operating expenses	Liabilities & Equity	<u>\$ 657,470</u>
\$	142,817	Haircut to Rec Center		
\$	-	Construction Transfer to BDO		
\$	-	Debt Service - Interest		
\$	112,078	Interfund Transfer - Admin		
<u>\$</u>	<u>478,559</u>			
<u>\$</u>	<u>831</u>	Rev - Exp	Beg Equity	\$ 5,429
\$	831	Record of Note Payable	End Equity	\$ 6,260
<u>\$</u>	<u>831</u>	Change in Equity	Change in Equity	<u>\$ 831</u>

2014				2014	
Revenue				Balance Sheet	
\$	326,879	Property Taxes		Cash	\$ 134,581
\$	140,091	Property Taxes - Haircut		Investment (185 23rd)	\$ -
\$	1,527	Interest		A/R	\$ 421,708
\$	-	Miscellaneous Revenue		Assets	<u>\$ 556,289</u>
	<u>\$ 468,497</u>				
Expenditure				Accounts Payable	\$ -
\$	85	Operating expenses		Deferred Rev	\$ 421,708
\$	190,091	Haircut to Rec Center		Equity	\$ 134,581
\$	-	Construction Transfer to BDO		Liabilities & Equity	<u>\$ 556,290</u>
\$	-	Debt Service - Interest			
\$	150,000	Interfund Transfer - Admin			
\$	<u>340,176</u>				
	<u>\$ 128,321</u>	Rev - Exp		Beg Equity	\$ 6,260
		Record of Note Payable		End Equity	\$ 134,581
		Change in Equity		Change in Equity	<u>\$ 128,321</u>
	<u>\$ 128,321</u>				

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Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
Hinckley Airport Project	\$ -	\$ -	\$ 2,343,712	\$ 2,343,712	None	TIFF	2021	None			\$ 105,353	

Tax Increment is available in the following manner:

100%	2005-2009
80%	2010-2014
75%	2015-2019
70%	2020-2021

The remaining percentage is to be distributed to the taxing entities

# Hinckley Airport

## OGDEN CITY CORPORATION RDA Cash Flow Forecast RDA District - Hinckley Airport Project June 30, 2015

### Inputs & Assumptions

Base year:	1989
Tax Year Expiration:	2021
Original tax base:	\$ 82,506
Anticipated tax base increment:	\$ -
Year tax increment Available to RDA	2006
Tax rate:	0.17465%
Anticipated annual rents / positive cash flow:	
Debt balance at June 30, 2015:	\$ -
Anticipated future debt / negative cash flows:	\$ -

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Tax Increment	Other Cash Inflows	Other Cash Outflows	Net Change	Cash Balance
1989	\$ 82,506	\$ 82,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2006	4,736,407	4,736,407	5,143,872	150,000	87,595	2,206	-	89,801	89,801
2007	4,736,407	5,093,069	5,254,213	87,595	89,474	5,036	(182,147)	(87,637)	2,164
2008 <b>A</b>	13,364,407	6,151,946	5,952,140	89,474	101,359	1,239	(80,096)	22,502	24,666
2009	13,364,407	13,166,111	12,560,397	101,359	213,891	1,367	(204,379)	10,879	35,545
2010	13,364,407	13,269,631	12,666,686	213,891	215,701	536	(216,236)	1	35,546
2011	13,364,407	11,474,724	11,255,799	215,701	191,675	1,029	(190,000)	2,704	38,250
2012	13,364,407	11,454,022	11,144,095	191,675	192,882	568	(121,964)	71,486	109,736
2013	13,364,407	11,447,367	8,962,430	265,000	163,600	1,365	(164,887)	78	109,814
2014	13,364,407	11,319,075	8,962,430	265,000	158,139	1,104	(159,699)	(456)	269,057
2015	13,364,407	11,348,287	8,962,430	175,000	162,172	1,408	(161,990)	1,590	110,948
Projected	2016 <sup>1</sup>	13,364,407	11,348,287	8,402,278	160,000	-	-	160,000	110,948
"	2017	13,364,407	11,348,287	8,402,278	160,000	-	-	160,000	110,948
"	2018	13,364,407	11,348,287	8,402,278	160,000	-	-	160,000	110,948
"	2019	13,364,407	11,348,287	8,402,278	160,000	-	-	160,000	110,948
"	2020	13,364,407	11,348,287	7,842,123	149,333	-	-	149,333	110,948
"	2021	13,364,407	11,348,287	7,842,123	149,333	-	-	149,333	110,948
"	2022	13,364,407	11,348,287	7,842,123	149,333	-	-	149,333	110,948
					\$ 2,693,362	Total Projected			
					\$ (1,576,488)	Less amount received through 2015			
					<u>\$ 1,116,874</u>	Projected vs. Actual			

**A** The increase is the estimated amount added for the completion of the Adams Aircraft Building and parking and is based on the filed building permit values.

**1** The 2016 projection is based on the 2016 adopted budget

**HINCKLEY AIRPORT - 3330**  
**Change in Equity**  
**July 1 through June 30**

<b>2011</b>		<b>2011</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 191,675	Property Taxes	Cash \$ 38,250
\$ 1,029	Interest Income	A/R \$ 170,426
\$ -	Misc Revenue	Assets \$ 208,676
<u>\$ 192,704</u>		
		Deferred Rev \$ 170,426
<b>Expenditure</b>		Equity \$ 38,250
\$ 190,000	Paid accrued tax increment to Kemp Dev.	Liabilities & Equity \$ 208,676
\$ -	Debt Service - Principal	
<u>\$ 190,000</u>		Beg Equity \$ 35,546
		End Equity \$ 38,250
<b>\$ 2,704</b>	Rev - Exp	Change in Equity \$ 2,704
\$ -	Record of Note Payable	
<u>\$ 2,704</u>	Change in Equity	

<b>2012</b>		<b>2012</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 192,882	Property Taxes	Cash \$ 109,736
\$ 568	Interest Income	A/R \$ 174,430
\$ -	Misc Revenue	Assets \$ 284,166
<u>\$ 193,450</u>		
		Deferred Rev \$ 174,430
<b>Expenditure</b>		Equity \$ 109,736
\$ 121,964	Paid accrued tax increment to Kemp Dev.	Liabilities & Equity \$ 284,166
\$ -	Debt Service - Principal	
<u>\$ 121,964</u>		Beg Equity \$ 38,250
		End Equity \$ 109,736
<b>\$ 71,486</b>	Rev - Exp	Change in Equity \$ 71,486
\$ -	Record of Note Payable	
<u>\$ 71,486</u>	Change in Equity	

<b>2013</b>		<b>2013</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 163,600	Property Taxes	Cash \$ 109,814
\$ 1,365	Interest Income	A/R \$ 145,829
\$ -	Misc Revenue	Assets \$ 255,642
<u>\$ 164,965</u>		
		Deferred Rev \$ 145,829
<b>Expenditure</b>		Equity \$ 109,813
\$ 164,887	Paid accrued tax increment to Kemp Dev.	Liabilities & Equity \$ 255,642
\$ -	Debt Service - Principal	
<u>\$ 164,887</u>		Beg Equity \$ 109,736
		End Equity \$ 109,813
<b>\$ 78</b>	Rev - Exp	Change in Equity \$ 78
\$ -	Record of Note Payable	
<u>\$ 78</u>	Change in Equity	

<b>2014</b>			<b>2014</b>	
<b>Revenue</b>			<b>Balance Sheet</b>	
\$	158,139	Property Taxes	Cash	\$ 269,057
\$	1,104	Interest Income	A/R	\$ 142,694
\$	-	Misc Revenue	Assets	<u>\$ 411,751</u>
<u>\$</u>	<u>159,243</u>		Accounts Payable	\$ 159,699
			Deferred Rev	\$ 142,694
<b>Expenditure</b>			Equity	\$ 109,356
\$	159,699	Paid accrued tax increment to Kemp Dev.	Liabilities & Equity	<u>\$ 411,751</u>
\$	-	Debt Service - Principal		
<u>\$</u>	<u>159,699</u>		Beg Equity	\$ 109,813
\$	(456)	Rev - Exp	End Equity	\$ 109,356
<u>\$</u>	<u>(456)</u>	Record of Note Payable	Change in Equity	<u>\$ (456)</u>
		Change in Equity		

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		<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
<b>REVENUE</b>											
3330-2-11400-R	PROPERTY TAX - TAX INCREMENT	(162,171.59)	(158,138.94)	(163,600.19)	(192,882.07)	(191,675.08)	(215,700.51)	(213,891.64)	(101,358.77)	(89,474.01)	(87,594.53)
3330-2-61000-R	INTEREST INCOME	(1,407.62)	(1,104.29)	(1,364.58)	(568.20)	(1,028.93)	(535.84)	(1,367.90)	(1,238.74)	(5,036.25)	(2,206.35)
3330-2-72000-R	MISCELLANEOUS INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330-2-83000-R	PRIOR YEAR FUND BALANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		<u>(163,579.21)</u>	<u>(159,243.23)</u>	<u>(164,964.77)</u>	<u>(193,450.27)</u>	<u>(192,704.01)</u>	<u>(216,236.35)</u>	<u>(215,259.54)</u>	<u>(102,597.51)</u>	<u>(94,510.26)</u>	<u>(89,800.88)</u>
<b>EXPENDITURES</b>											
3330-2-07-550801-13410-E	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330-2-07-550801-14412-E	CONTINGENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330-2-07-550801-14601-E	OPERATING EXPENSES	161,989.50	159,699.16	164,887.00	121,964.00	190,000.00	211,886.12	0.00	80,096.00	182,147.00	0.00
3330-2-08-550802-22100-E	DEBT SERVICE PRINCIPAL	0.00	0.00	0.00	0.00	0.00	(20.00)	204,379.00	0.00	0.14	0.00
3330-2-08-550802-22200-E	DEBT SERVICE - INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330-2-09-550802-41000-E	INTERFUND TRANSFERS	0.00	0.00	0.00	0.00	0.00	4,370.00	0.00	0.00	0.00	0.00
		<u>161,989.50</u>	<u>159,699.16</u>	<u>164,887.00</u>	<u>121,964.00</u>	<u>190,000.00</u>	<u>216,236.12</u>	<u>204,379.00</u>	<u>80,096.00</u>	<u>182,147.14</u>	<u>0.00</u>
	Net Change in Fund Balance (gain) loss	(1,589.71)	455.93	(77.77)	(71,486.27)	(2,704.01)	(0.23)	(10,880.54)	(22,501.51)	87,636.88	(89,800.88)
	Beginning Fund Balance	(109,358.40)	(109,814.33)	(109,736.56)	(38,250.29)	(35,546.28)	(35,546.05)	(24,665.51)	(2,164.00)	(89,800.88)	0.00
	Ending Fund Balance	(110,948.11)	(109,358.40)	(109,814.33)	(109,736.56)	(38,250.29)	(35,546.28)	(35,546.05)	(24,665.51)	(2,164.00)	(89,800.88)
<b>BALANCE SHEET</b>											
3330-2-11100-B	CASH IN BANK	110,947.51	269,056.96	109,813.73	109,735.96	38,250.29	35,546.28	35,546.05	24,665.51	2,164.00	89,800.88
3330-2-13600-B	TAXES RECEIVABLE	146,616.10	142,694.37	145,828.67	174,430.03	170,426.35	192,450.74	193,674.51	22,540.60	79,945.85	79,249.00
3330-2-21100-B	ACCOUNTS PAYABLE	0.00	(159,699.16)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330-2-24004-B	DEFERRED REVENUE TAXES	(146,616.10)	(142,694.37)	(145,828.67)	(174,430.03)	(170,426.35)	(192,450.74)	(193,674.51)	(22,540.60)	(79,945.85)	(79,249.00)
3330-2-31000-B	REVENUE CONTROL ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330-2-32000-B	EXPENSE CONTROL ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330-2-33001-B	RES FOR CURRENT YR ENCUMBRANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330-2-33002-B	ENCUMBRANCE CONTROL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330-2-34000-B	FUND BALANCE RESV DEBT SERVICE	(110,947.51)	(109,357.80)	(109,813.73)	(109,735.96)	(38,250.29)	(35,546.28)	(35,546.05)	(24,665.51)	(2,164.00)	(89,800.88)
3330-2-39100-B	BUDGETARY - APPROPRIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330-2-39200-B	BUDGETARY - ESTIMATED REVENUES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		(0.00)	0.00	0.00	(0.00)	0.00	0.00	(0.00)	0.00	0.00	0.00
		0.60	0.60	0.60	0.60	0.00	0.00	0.00	0.00	(0.00)	0.00

Overview Information

<u>Project</u>	<u>Amount of Bonded Debt</u>	<u>Debt from RDA to City</u>	<u>Tax Increment Committed but not borrowed against</u>	<u>Total Financial Commitment by RDA</u>	<u>Year Financing Approved by RDA Board</u>	<u>Source of Debt Repayment</u>	<u>Year of RDA Expiration</u>	<u>Year of Debt Payoff</u>	<u>Approximate Number of Jobs Created</u>	<u>Amount of Sales Tax Generated If Applicable</u>	<u>Amount of Property Tax Generated If Applicable</u>	<u>Amount of Haircut tax funds Generated</u>
Fairmount District	\$ 1,075,000	\$ -	100%	\$ -	1992	TIFF	2017/2024	2018			Total Projected	\$ 12,150,000



**FAIRMOUNT - 3130**  
**Change in Equity**  
**July 1 through June 30**

<b>2011</b>		<b>2011</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 864,230	Property Taxes	Cash <span style="float: right;">\$ (123)</span>
\$ 301,298	Property Taxes - Haircut	Investments <span style="float: right;">\$ 88</span>
\$ 2,661	Interest	A/R <span style="float: right;">\$ 1,070,748</span>
<u>\$ 1,168,189</u>		Assets <span style="float: right;"><u>\$ 1,070,713</u></span>
		Deferred Rev <span style="float: right;">\$ 911,211</span>
<b>Expenditure</b>		Bonded Debt <span style="float: right;">\$ 1,835,000</span>
\$ 447,966	Haircut to Rec Center	Equity <span style="float: right;"><u>\$ (1,675,498)</u></span>
\$ 240,000	Debt Service	Liabilities & Equity <span style="float: right;"><u>\$ 1,070,713</u></span>
\$ 142,813	Debt Service - Interest	
\$ 1,500	Annual Trustee fee	Beg Equity <span style="float: right;">\$ (66)</span>
\$ 176,342	Interfund Transfer - Admin	End Equity <span style="float: right;"><u>\$ 159,502</u></span>
<u>\$ 1,008,621</u>		Change in Equity <span style="float: right;"><u>\$ 159,568</u></span>
\$ 159,568	Rev - Exp	
\$ -	Record of Note Payable	
<u>\$ 159,568</u>	Change in Equity	

<b>2012</b>		<b>2012</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 892,938	Property Taxes	Cash <span style="float: right;">\$ 20,479</span>
\$ 325,297	Property Taxes - Haircut	Investments <span style="float: right;">\$ 135</span>
\$ 2,345	Interest	A/R <span style="float: right;">\$ 1,119,043</span>
<u>\$ 1,220,580</u>		Assets <span style="float: right;"><u>\$ 1,139,657</u></span>
		Deferred Rev <span style="float: right;">\$ 985,888</span>
<b>Expenditure</b>		Bonded Debt <span style="float: right;">\$ 1,580,000</span>
\$ 600,297	Haircut to Rec Center	Equity <span style="float: right;"><u>\$ (1,426,231)</u></span>
\$ 255,000	Debt Service	Liabilities & Equity <span style="float: right;"><u>\$ 1,139,657</u></span>
\$ 123,769	Debt Service - Interest	
\$ 4,255	Annual Trustee fee	Beg Equity <span style="float: right;">\$ 159,502</span>
\$ 242,992	Interfund Transfer - Admin	End Equity <span style="float: right;"><u>\$ 153,769</u></span>
<u>\$ 1,226,313</u>		Change in Equity <span style="float: right;"><u>\$ (5,733)</u></span>
\$ (5,733)	Rev - Exp	
<u>\$ (5,733)</u>	Record of Note Payable	
	Change in Equity	

<b>2013</b>		<b>2013</b>
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 892,557	Property Taxes	Cash <span style="float: right;">\$ 35,318</span>
\$ 331,927	Property Taxes - Haircut	Investments <span style="float: right;">\$ 57</span>
\$ 4,732	Interest	A/R <span style="float: right;">\$ 1,111,317</span>
<u>\$ 1,229,217</u>		Assets <span style="float: right;"><u>\$ 1,146,692</u></span>
		Deferred Rev <span style="float: right;">\$ 994,414</span>
<b>Expenditure</b>		Bonded Debt <span style="float: right;">\$ 1,310,000</span>
\$ 569,025	Haircut to Rec Center	Equity <span style="float: right;"><u>\$ (1,157,722)</u></span>
\$ 270,000	Debt Service	Liabilities & Equity <span style="float: right;"><u>\$ 1,146,692</u></span>
\$ 106,741	Debt Service - Interest	
\$ 2,250	Annual Trustee fee	Beg Equity <span style="float: right;">\$ 153,769</span>
\$ 282,691	Interfund Transfer - Admin	End Equity <span style="float: right;"><u>\$ 152,278</u></span>
<u>\$ 1,230,707</u>		Change in Equity <span style="float: right;"><u>\$ (1,491)</u></span>
\$ (1,491)	Rev - Exp	
<u>\$ (1,491)</u>	Record of Note Payable	
	Change in Equity	

<b>2014</b>	
<b>Revenue</b>	
\$	900,365
\$	385,870
\$	3,431
\$	<u>1,289,665</u>

<b>Expenditure</b>	
\$	549,942
\$	235,000
\$	88,368
\$	2,250
\$	64,105
\$	350,000
\$	<u>1,289,665</u>

\$	1
\$	<u>1</u>

Property Taxes  
Property Taxes - Haircut  
Interest

Haircut to Rec Center  
Debt Service  
Debt Service - Interest  
Annual Trustee fee  
Operating Expenses  
Interfund Transfer - Admin

Rev - Exp  
Record of Note Payable  
Change in Equity

**2014**  
**Balance Sheet**

Cash	\$ 60,760
Investments	\$ 41
A/R	\$ 1,171,131
Assets	<u>\$ 1,231,932</u>

Deferred Rev	\$ 1,079,653
Bonded Debt	\$ 1,075,000
Equity	\$ (922,722)
Liabilities & Equity	<u>\$ 1,231,932</u>

Beg Equity	\$ 152,278
End Equity	\$ 152,278
Change in Equity	<u>\$ 1</u>

<b>2015</b>	
<b>Revenue</b>	
\$	873,254
\$	371,780
\$	3,111
\$	67,547
\$	<u>1,315,692</u>

<b>Expenditure</b>	
\$	548,975
\$	250,000

Property Taxes  
Property Taxes - Haircut  
Interest  
Miscellaneous Rev.

Haircut to Rec Center  
Debt Service

**2015**  
**Balance Sheet**

Cash	\$ 153,329
Investments	\$ 41
A/R	\$ 1,123,214
Assets	<u>\$ 1,276,585</u>

Deferred Rev	\$ 1,123,152
Bonded Debt	\$ 825,000
Equity	\$ (671,568)
Liabilities & Equity	<u>\$ 1,276,585</u>



Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	(F) Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
AMERICAN CAN (ENTIRE PROJ)	\$ 2,100,000	\$ -	\$ 12,918,648	\$ 12,918,648	2003/2004	TIFF	2017	2026	(see below)	(see below) <b>E</b> \$	841,136	(see below)
AMERICAN CAN (BUILDING)	\$ -	\$ -	\$ -	\$ -	2004	N/A	2017	N/A	<b>A</b> 22	\$ -		\$ -
AMERICAN CAN (PARKING)	** \$ 2,100,000	\$ -	\$ 4,100,000	\$ 4,100,000	2004	TIFF	2017	** 2026	0	\$ -		\$ -
AMERICAN CAN (IRS)	\$ -	\$ -	\$ -	\$ -	N/A	N/A	2017	N/A	<b>B</b> 800	\$ -		\$ -
AMERICAN CAN (CAFÉ)	\$ -	\$ -	\$ -	\$ -	N/A	N/A	2017	N/A	<b>C</b> 12	\$ -		\$ -
AMERICAN CAN (Temple housing)	\$ -	\$ -	\$ -	\$ -	N/A	N/A	2017	N/A	<b>D</b> 3	\$ -		\$ -
									<u>837</u>	<u>\$ -</u>		<u>\$ -</u>

\*\* Bonded debt is part of a larger bond that was used to payoff various obligations of the City, one of which was the American Can Bridge loan. In the bond document the security pledged is the City's portion of BDO lease payment revenue. The Understanding of those involved was that Tax increment from the Mall and American Can Districts could be used to cover the debt payments.

**A** Divinci Academy Staff

**B** Approximately half (400) jobs at the IRS facility were brought into the City from the surrounding area. Approximately half (400) jobs at the IRS facility were relocated from other leases in the City.

**C** Approximately 12 jobs created at the Café next to the IRS facility.

**D** Colonial Court apartments has the equivalent of 3 full time positions to manage and maintain the facility.

**E** This is the amount received to date. Under current assumptions the project will generate a total of \$5,173,072

**F** This is referring to Sales Taxes generated by Companies that received direct assistance from the City.

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - American Can  
June 30, 2015**

**American Can**

Inputs & Assumptions

	<u>Range (if applicable)</u>
Base year:	1999
Tax Year Expiration:	2017
Original tax base:	\$ 8,697,097
Anticipated tax base increment:	\$ 12,544,490
Year tax increment Available to RDA	2003
Tax rate:	0.17465%
Anticipated annual rents / positive cash flow:	
Debt balance at June 30, 2015:	\$ 1,003,636
Anticipated future debt / negative cash flows:	\$ -
Discount factor for net present value:	5%
Inflation factor for rents and future cash flows:	

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Original Projected Tax Increment	Original Projected Parking Revenue	Current Projected Tax Increment	Debt Repayment	Other Projected Commitments	Projected Net Cash After Debt	Actual Tax Increment	Other Cash Inflows	Parking Structure Inflows	Debt Repayment	Other Cash Outflows	Net Change	Cash Balance
1999	Unavailable	\$ 8,697,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2000	Unavailable	8,697,097	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2001	Unavailable	8,135,288	(561,809)	-	-	-	-	-	-	-	1,467,745	-	-	(870,000)	597,745	600,616
2002	Unavailable	12,640,538	3,943,441	-	-	-	-	-	-	-	1,158,034	-	-	(875,266)	282,768	883,384
2003	Unavailable	14,323,016	5,625,919	489,832	-	-	-	-	883,383	-	98,607	-	-	(46,506)	52,101	935,485
2004	Unavailable	23,790,192	16,513,557	489,832	-	-	-	-	935,485	266,149	948,179	-	-	(1,143,556)	70,772	1,006,257
2005	Unavailable	24,595,592	16,376,602	905,455	44,000	-	-	-	1,006,257	268,347	20,260	-	(659,427)	(71,859)	(442,679)	563,578
2006	Unavailable	31,218,447	18,149,275	888,281	115,000	-	-	-	563,578	309,064	2,136,063	-	(2,155,067)	(78,258)	211,802	775,380
2007	Unavailable	31,218,447	21,639,701	888,281	115,000	-	-	-	1,958,535	385,468	991,365	-	-	(193,678)	1,183,155	1,958,535
2008	Unavailable	27,669,446	18,672,303	888,281	115,000	385,468	(356,765)	(156,486)	3,013,907	310,315	87,354	-	(361,324)	(444,395)	(408,050)	1,550,485
2009	Unavailable	32,447,184	25,539,605	888,281	115,000	310,315	(356,765)	(298,015)	2,669,442	400,461	39,286	-	(376,788)	(291,405)	(228,446)	1,322,039
2010	Unavailable	32,465,827	24,043,223	888,281	115,000	400,461	(356,765)	(275,000)	2,438,138	389,380	11,198	-	(357,000)	(660,074)	(616,496)	705,543
2011	Unavailable	37,601,302	28,000,994	888,281	115,000	389,380	(356,765)	(275,000)	2,195,753	478,957	7,108	-	(357,000)	(225,236)	(96,171)	609,372
2012	Unavailable	36,499,899	26,357,730	888,281	115,000	478,957	(356,765)	(275,000)	2,042,945	481,134	6,960	-	(357,000)	(278,506)	(147,412)	461,960
2013	Unavailable	35,381,854	27,101,403	888,281	115,000	550,000	(356,765)	(275,000)	1,961,180	494,709	4,732	-	(250,000)	(239,845)	9,595	471,556
2014	Unavailable	35,404,470	26,707,373	888,281	115,000	600,000	(356,765)	(275,000)	1,929,415	466,532	3,774	-	(306,890)	(163,408)	8	459,466
2015	Unavailable	36,504,776	27,807,679	888,281	115,000	500,000	(356,765)	(275,000)	1,797,650	495,558	5,194	-	(198,000)	(299,230)	3,522	490,368
Projected	2016 7 Unavailable	36,504,776	27,807,679	888,281	115,000	466,500	(356,765)	(275,000)	1,632,385	-	-	-	-	-	-	490,368
*	2017 Unavailable	36,504,776	27,807,679	888,281	115,000	-	(356,765)	(275,000)	1,000,620	-	-	-	-	-	-	490,368
	2018 Unavailable	36,504,776	27,807,679	888,281	115,000	-	(356,765)	(275,000)	-	-	-	-	-	-	-	490,368
						12,544,491	1,424,000	4,081,081	(3,567,650)	(2,654,501)	368,855	\$ 4,746,073				

ASSUMPTIONS:

- County assessed property value is assumed to increase \$888,281 per year from 2006-2017 for a total increase of \$10.6 million. This increase assumes that generated tax increment is reinvested in the project area. PRI is expected to build another apartment complex within the development. (This amount was part of the original projection. )
- Assumed tax rate is the 2006 rate of 0.017813 for years 2007 to 2017
- Tax increment for 2004 - 2006 represent actual amounts received

	Commitment	Estimate
4 The RDA Board has committed by resolution: Housing	20%	\$ 1,765,431
RDA Admin.	5%	\$ 441,358
American Can Developer (2004-3)	\$ -	\$ -
Ogden City - Reimbursement for Parking Structure (2004-3)	\$ 4,100,000	\$ 4,100,000
Excess commitment on Parking Structure	\$ (300,000)	\$ (532,350)
Proposed AMCAN Development Agreement (2007)	\$ 2,545,032	\$ 2,545,032
		<u>\$ 8,319,471</u>

- The parking structure is not leased and is currently undergoing a rate study. There are 500 spaces, however, 150 of those are dedicated to Davinci at no charge. Thus, 350 spaces at a local rate of \$30/month is a maximum of \$126,000 per year. Assuming 50% occupancy the garage will generate \$63,000 per year. Cost to operate a pay garage are estimated at \$22 per stall which calculates to a range of \$92,400 to \$132,000, depending on the number of stalls considered (350 or 500). The above mentioned study is being performed to determine factors necessary for the garage to pay for itself, etc.
- The AMCAN agreement requires that AMCAN be responsible for collection of all revenue and payment of all expenses. Whether or not the revenue is sufficient to cover the expenses. Amcan shall be entitled to retain a net income from the operation, management and maintenance of the Parking Facility up to twenty-five percent of gross revenue. The Amcan profit shall be calculated annually.
- The 2016 projection is based on the 2016 adopted budget.

**RDA - AMERICAN CAN PROJECT - 3270**  
**Change in Equity**  
**July 1 - June 30**

<b>2011</b>				<b>2011</b>	
<b>Revenue</b>				<b>Balance Sheet</b>	
\$	478,957	Property tax increment		Cash	\$ 609,371
\$	7,108	Interest		Investments	\$ -
\$	-	Interfund transfer		A/R	\$ 433,807
<u>\$</u>	<u>486,065</u>	Total revenue		Assets	<u>\$ 1,043,178</u>
Expenditure				AP	\$ -
\$	357,000	Debt Service		Deferred Rev	\$ 433,807
\$	61,375	Parking operating costs		Debt	\$ 2,115,526
\$	65,968	Security Camera System		Equity	\$ (1,506,154)
\$	95,792	Interfund transfers - Housing		Expenditure Control	\$ -
<u>\$</u>	<u>580,135</u>	Total expense		Liabilities & Equity	<u>\$ 1,043,178</u>
<u>\$</u>	<u>(94,070)</u>	Rev - Exp		Beg Equity	\$ (1,769,084)
\$	357,000	Record of Note Payable		End Equity	\$ (1,506,154)
<u>\$</u>	<u>262,930</u>	Change in Equity		Change in Equity	<u>\$ 262,930</u>

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<b>2012</b>				<b>2012</b>	
<b>Revenue</b>				<b>Balance Sheet</b>	
\$	481,134	Property tax increment		Cash	\$ 461,960
\$	6,960	Interest		Investments	\$ -
\$	-	Interfund transfer		A/R	\$ 436,116
<u>\$</u>	<u>488,094</u>	Total revenue		Assets	<u>\$ 898,076</u>
Expenditure				AP	
\$	357,000	Debt Service		Deferred Rev	\$ 436,116
\$	77,718	Parking operating costs		Debt	\$ 1,758,526
\$	80,504	Security Camera System		Equity	\$ (1,296,566)
\$	24,057	Interfund transfers - Admin		Liabilities & Equity	<u>\$ 898,076</u>
\$	96,227	Interfund transfers - Housing			
<u>\$</u>	<u>635,506</u>	Total expense			
<u>\$</u>	<u>(147,411)</u>	Rev - Exp		Beg Equity	\$ (1,506,154)
\$	357,000	Record of Note Payable		End Equity	\$ (1,296,566)
<u>\$</u>	<u>209,589</u>	Change in Equity		Change in Equity	<u>\$ 209,589</u>

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<b>2013</b>				<b>2013</b>	
<b>Revenue</b>				<b>Balance Sheet</b>	
\$	494,709	Property tax increment		Cash	\$ 446,821
\$	4,732	Interest		Investments	\$ -
\$	-	Interfund transfer		A/R	\$ 442,231
<u>\$</u>	<u>499,441</u>	Total revenue		Assets	<u>\$ 889,052</u>
Expenditure				AP	
\$	250,000	Debt Service		Deferred Rev	\$ 442,231
\$	70,272	Parking operating costs		Debt	\$ 1,508,526
\$	70,630	Security Camera System		Equity	\$ (1,061,704)
\$	24,735	Interfund transfers - Admin		Liabilities & Equity	<u>\$ 889,052</u>
\$	98,942	Interfund transfers - Housing			
<u>\$</u>	<u>514,579</u>	Total expense			
<u>\$</u>	<u>(15,139)</u>	Rev - Exp		Beg Equity	\$ (1,296,566)
\$	250,000	Record of Note Payable		End Equity	\$ (1,061,704)
<u>\$</u>	<u>234,861</u>	Change in Equity		Change in Equity	<u>\$ 234,861</u>

2014 Revenue	
\$ 466,532	Property tax increment
\$ 3,774	Interest
\$ -	Interfund transfer
<u>\$ 470,306</u>	Total revenue
Expenditure	
\$ 306,890	Debt Service
\$ 70,102	Parking operating costs
\$ -	Security Camera System
\$ -	Interfund transfers - Admin
\$ 93,306	Interfund transfers - Housing
<u>\$ 470,298</u>	Total expense
<u>\$ 8</u>	Rev - Exp
\$ 306,890	Record of Note Payable
<u>\$ 306,898</u>	Change in Equity

2014 Balance Sheet	
Cash	<u>\$ 459,466</u>
Investments	\$ -
A/R	\$ 420,776
Assets	<u>\$ 880,242</u>
AP	\$ 12,637
Deferred Rev	\$ 420,776
Debt	\$ 1,201,636
Equity	\$ (754,806)
Liabilities & Equity	<u>\$ 880,242</u>
Beg Equity	\$ (1,061,704)
End Equity	\$ (754,806)
Change in Equity	<u>\$ 306,898</u>

American Can Prorata Share of Mall Bonds 2005C1 &C2 (Now refunded as CBD 2009 B-1 and B-2 Refunding

	<b>Total Debt Service 2005 C Bonds</b>		<b>American Can Portion 2005 C Bond Debt Service</b>
2006	469,069	0.0938	43,998.67
2007	1,233,568	0.0938	115,708.68
2008	1,856,083	0.0938	174,100.59
2009	1,864,668	0.0938	174,905.86
2010	1,870,637	0.0938	175,465.75
2011	1,874,266	0.0938	175,806.15
2012	1,880,210	0.0938	176,363.70
2013	1,883,400	0.0938	176,662.92
2014	1,888,634	0.0938	177,153.87
2015	1,890,970	0.0938	177,372.99
2016	1,900,005	0.0938	178,220.47
<b>2017</b>	<b>1,905,323</b>	<b>0.0938</b>	<b>178,719.30</b>
2018	1,911,992	0.0938	179,344.85
2019	1,919,738	0.0938	180,071.42
2020	1,928,147	0.0938	180,860.19
2021	1,937,082	0.0938	181,698.29
2022	1,946,129	0.0938	182,546.90
2023	1,950,220	0.0938	182,930.64
2024	1,964,010	0.0938	184,224.14
2025	1,976,811	0.0938	185,424.87
2026	1,983,555	0.0938	186,057.46
			<u><u>3,567,637.69</u></u>

Annual commitment thru life of District 10 years to 2017	356,763.77
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	Original Principal			
C1 & C2	\$ 22,400,000	0.0938	\$ 2,101,120	American Can Portion of Principal
			1,466,518	American Can Portion of Interest
			<u><u>\$ 3,567,638</u></u>	American Can debt to CBD Mall

**History:**

When the RDA issued the CBD Mall District 2005 C1 and C2 bonds, the RDA refinanced the outstanding Ameri  
The bond issuance paid off the debt owed by American Can. For this reason, American Can is required to pay

Bonds)

can Can Short Term loan on the Parking Structure as part of the bonding.  
9.375% of the CBD mall debt service on the mentioned bonds.



Overview Information

<u>Project</u>	<u>Amount of Bonded Debt</u>	<u>Debt from RDA to City</u>	<u>Tax Increment Committed but not borrowed against</u>	<u>Total Financial Commitment by RDA</u>	<u>Year Financing Approved by RDA Board</u>	<u>Source of Debt Repayment</u>	<u>Year of RDA Expiration</u>	<u>Year of Debt Payoff</u>	<u>Approximate Number of Jobs Created</u>	<u>Amount of Sales Tax Generated If Applicable</u>	<u>Amount of Property Tax Generated If Applicable</u>	<u>Amount of Haircut tax funds Generated</u>
Wall Ave (Union Square)	\$ 675,000	\$ -	\$ -	\$ 754,315	2002	TIFF	2020	2019				

## OGDEN CITY CORPORATION RDA Cash Flow Forecast RDA District - Wall Avenue / Union Square Project June 30, 2015

### Inputs & Assumptions

Base year:	2002
Tax Year Expiration:	2018
Original tax base:	\$ 19,178,249
Anticipated tax base increment:	\$ -
Year tax increment Available to RDA	N/A
Tax rate:	0.17465%
Anticipated annual rents / positive cash flow:	
Debt balance at June 30, 2015:	\$ 285,000

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Tax Increment	Other Cash Inflows	Debt Repayment	Other Cash Outflows	Net Change	Cash Balance
2002	Unavailable	\$ 19,178,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2003	Unavailable	19,178,249	-	-	-	662,305	(27,500)	(524,274)	110,531	-
2004	Unavailable	19,178,249	-	-	1,534	1,145	(69,917)	(1,575)	(68,813)	(6,708)
2005	Unavailable	25,178,249	6,000,000	86,420	27,621	7,738	(16,261)	(4,768)	14,330	6,500
2006	Unavailable	29,184,951	10,006,702	150,000	150,253	4,822	(25,531)	(38,576)	90,968	95,410
2007	Unavailable	29,184,951	10,006,702	150,253	79,489	7,728	(84,337)	(3,975)	(1,095)	91,533
2008	Unavailable	29,250,775	10,072,526	79,489	178,343	9,008	(77,310)	(8,917)	101,124	190,053
2009	Unavailable	31,050,147	11,871,898	178,343	187,009	6,772	(66,554)	(54,371)	72,856	261,621
2010	Unavailable	29,743,066	10,564,817	187,009	165,094	2,686	(49,618)	(117,406)	756	261,969
2011	Unavailable	28,577,578	9,399,329	165,094	154,250	2,767	(48,408)	(104,436)	4,173	265,827
2012	Unavailable	28,322,947	9,144,698	154,250	157,025	1,655	(58,507)	(39,811)	60,362	322,221
2013	Unavailable	27,294,527	8,116,278	240,000	144,683	3,012	(62,346)	(29,772)	55,577	366,658
2014	Unavailable	25,659,789	6,481,540	240,000	113,966	2,603	(66,387)	(41,246)	8,935	371,859
2015	Unavailable	26,941,178	7,762,929	160,000	136,371	2,255	(69,895)	(37,700)	31,031	402,586
Projected	2016 1	Unavailable	26,941,178	7,762,929	125,000	-	(69,132)	-	-	402,586
"	2017	Unavailable	26,941,178	7,762,929	-	-	(68,190)	-	-	402,586
"	2018	Unavailable	26,941,178	7,762,929	-	-	(77,247)	-	-	402,586
"	2019	Unavailable	26,941,178	7,762,929	-	-	(81,160)	-	-	402,586
Total Projected					\$ 1,915,858	(879,091)				
Less amount received through 2015					\$ (1,495,638)					
Projected vs. Actual					\$ 420,220					

1 The 2016 projection is based on the 2016 adopted budget.

**RDA - Wall Avenue - 3290**  
**Change in Equity**  
**July 1 - June 30**

2011 Revenue		2011 Balance Sheet
\$ 154,250	Property Taxes	Cash \$ 265,827
\$ 2,767	Interest Income	Bond - Trust \$ 59,003
\$ -	Misc Revenue	Taxes Receivable \$ 139,436
\$ -	Bond Proceeds	Assets \$ 464,266
<u>\$ 157,017</u>		
		Deferred Rev \$ 139,436
<b>Expenditure</b>		Debt \$ 495,000
\$ 873	Operating expenses	Equity \$ (170,170)
\$ 3,000	Annual Trust Fee	Liabilities & Equity \$ 464,266
\$ 619	Annual Remarketing Fee	
\$ 40,000	25th & Wall Bonds	
\$ 4,790	Debt Interest	Beg Equity \$ (214,343)
\$ 7,713	Interfund Transfer - Admin	End Equity \$ (170,170)
\$ 95,850	Interfund Transfer - Housing	Change in Equity \$ 44,173
<u>\$ 152,844</u>		
<u>\$ 4,173</u>	Rev - Exp	
\$ 40,000	Record of Note Payable	
<u>\$ 44,173</u>	Change in Equity	

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2012 Revenue		2012 Balance Sheet
\$ 157,025	Property Taxes	Cash \$ 322,221
\$ 1,655	Interest Income	Bond - Trust \$ 59,408
\$ -	Misc Revenue	Taxes Receivable \$ 142,331
\$ -	Bond Proceeds	Assets \$ 523,960
<u>\$ 158,680</u>		
		Deferred Rev \$ 142,331
<b>Expenditure</b>		Debt \$ 450,000
\$ 555	Operating expenses	Equity \$ (68,371)
\$ 3,000	Annual Trust Fee	Liabilities & Equity \$ 523,960
\$ 563	Annual Remarketing Fee	
\$ 45,000	25th & Wall Bonds	
\$ 13,507	Debt Interest	Beg Equity \$ (170,170)
\$ 7,851	Interfund Transfer - Admin	End Equity \$ (68,371)
\$ 31,405	Interfund Transfer - Housing	Change in Equity \$ 101,799
<u>\$ 101,881</u>		
<u>\$ 56,799</u>	Rev - Exp	
\$ 45,000	Record of Note Payable	
<u>\$ 101,799</u>	Change in Equity	

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<b>2013 Revenue</b>			<b>2013 Balance Sheet</b>	
\$	144,683	Property Taxes	Cash	\$ 366,658
\$	3,012	Interest Income	Bond - Trust	\$ 59,814
\$	-	Misc Revenue	Taxes Receivable	\$ 128,475
\$	-	Bond Proceeds	Assets	<u>\$ 554,947</u>
\$	<u>147,695</u>			
			Deferred Rev	\$ 128,475
<b>Expenditure</b>			Debt	\$ 400,000
\$	835	Operating expenses	Equity	\$ 26,472
\$	3,000	Annual Trust Fee	Liabilities & Equity	<u>\$ 554,947</u>
\$	500	Annual Remarketing Fee		
\$	50,000	25th & Wall Bonds	Beg Equity	\$ (68,371)
\$	12,346	Debt Interest	End Equity	\$ 26,472
\$	7,234	Interfund Transfer - Admin	Change in Equity	<u>\$ 94,843</u>
\$	28,937	Interfund Transfer - Housing		
\$	<u>102,852</u>			
\$	44,843	Rev - Exp		
\$	50,000	Record of Note Payable		
\$	<u>94,843</u>	Change in Equity		

<b>2014 Revenue</b>			<b>2014 Balance Sheet</b>	
\$	113,966	Property Taxes	Cash	\$ 371,859
\$	2,603	Interest Income	Bond - Trust	\$ 60,117
\$	-	Misc Revenue	Taxes Receivable	\$ 101,680
\$	-	Bond Proceeds	Assets	<u>\$ 533,656</u>
\$	<u>116,569</u>			
			Deferred Rev	\$ 101,680
<b>Expenditure</b>			Debt	\$ 345,000
\$	12,755	Operating expenses	Equity	\$ 86,976
\$	3,000	Annual Trust Fee	Liabilities & Equity	<u>\$ 533,657</u>
\$	431	Annual Remarketing Fee		
\$	55,000	25th & Wall Bonds	Beg Equity	\$ 26,472
\$	11,387	Debt Interest	End Equity	\$ 86,976
\$	22,793	Interfund Transfer - Housing	Change in Equity	<u>\$ 60,504</u>
\$	5,698	Interfund Transfer - Admin		
\$	<u>111,064</u>			
\$	5,504	Rev - Exp		
\$	55,000	Record of Note Payable		
\$	<u>60,504</u>	Change in Equity		

<b>2015 Revenue</b>			<b>2015 Balance Sheet</b>	
\$	136,371	Property Taxes	Cash	\$ 402,586
\$	2,255	Interest Income	Bond - Trust	\$ 60,421
\$	-	Misc Revenue	Taxes Receivable	\$ 123,082
\$	-	Bond Proceeds	Assets	<u>\$ 586,089</u>
\$	<u>138,625</u>			
			Deferred Rev	\$ 123,082
<b>Expenditure</b>			Debt	\$ 285,000
\$	600	Operating expenses	Equity	\$ 178,007
\$	3,000	Annual Trust Fee	Liabilities & Equity	<u>\$ 586,089</u>
\$	60,000	25th & Wall Bonds		
\$	9,895	Debt Interest	Beg Equity	\$ 86,976
\$	27,300	Interfund Transfer - Housing	End Equity	\$ 178,007
\$	6,800	Interfund Transfer - Admin	Change in Equity	<u>\$ 91,031</u>
\$	<u>107,595</u>			
\$	31,031	Rev - Exp		
\$	60,000	Record of Note Payable		
\$	<u>91,031</u>	Change in Equity		



Overview Information

<u>Project</u>	<u>Amount of Bonded Debt</u>	<u>RDA Line-of-Credit</u>	<u>Loan Refuse to RDA</u>	<u>Tax Increment Committed but not borrowed against</u>	<u>Total Financial Commitment by RDA</u>	<u>Year Financing Approved by RDA Board</u>	<u>Source of Debt Repayment</u>	<u>Year of RDA Expiration</u>	<u>Year of Debt Payoff</u>	<u>Approximate Number of Jobs Created</u>	<u>Amount of Sales Tax Generated If Applicable</u>	<u>Amount of Property Tax Generated If Applicable</u>	<u>Amount of Haircut tax funds Generated</u>
Ogden River Project (ENTIRE PROJ)	\$ -	\$ 1,725,066	\$ 2,000,000	\$ -	\$ 3,725,066	2003/2004	TIFF	2019	N/A				
Ogden River Project (LAND ACQUISITION)	\$ -	\$ 1,725,066	\$ 2,000,000	\$ -	\$ 3,725,066	2004	TIFF	2019	2011				
Ogden River Project (BUILDING)	\$ -	\$ -	\$ -	\$ -	\$ -	2004	TIFF	2019	N/A				

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - Ogden River Project  
June 30, 2015**

Inputs & Assumptions

Base year:	2002
Tax Year Expiration:	2027
Original tax base:	\$ 10,272,959
Anticipated tax base increment:	\$ 15,000,000
Year tax increment Available to RDA	2005
Tax rate:	0.17465%
Anticipated annual rents / positive cash flow:	
Debt balance to BDO & Refuse at June 30, 2015:	\$ 3,744,614
Required Housing Contribution	20%
Required Admin Contribution	5%

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Tax Increment	Other Cash Inflows	Debt Repayment	Other Cash Outflows	Net Change	Cash Balance
2002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2003	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	20,498	-	-	20,498	20,498
2005	198,495	-	-	198,495	-	635	-	-	635	21,133
2006	278,109	-	-	278,109	-	3,053,219	-	(2,514,162)	539,057	540,525
2007	625,359	11,695,474	1,422,515	22,760	-	355,649	(240,182)	(210,745)	(95,278)	190,465
2008	656,096	11,766,207	1,493,248	16,963	561	817,300	(122,708)	(83,521)	611,632	281,913
2009	905,191	16,193,865	5,920,906	67,261	98,590	1,203,594	(68,570)	(963,038)	270,576	552,489
2010	1,074,170	15,496,076	5,223,117	4 59,335	54,250	628,387	(51,685)	(982,621)	(351,669)	31,816
2011	1,168,932	15,297,848	5,024,889	4 57,083	58,575	655,508	(98,428)	(289,606)	326,049	394,794
2012	1,254,668	14,316,911	4,043,952	4 45,939	47,054	549,917	(39,978)	(289,682)	267,310	662,104
2013	1,252,390	14,903,170	4,630,211	4 130,000	55,922	669,393	(38,064)	(3,754,764)	(3,067,513)	494,070
2014	1,264,807	15,025,187	4,752,228	4 130,000	98,253	625,307	(38,065)	(705,030)	(19,535)	649,679
2015	1,267,134	19,053,360	8,780,401	4 60,000	189,193	113,505	(38,064)	(360,458)	(175,823)	436,933
Projected	2016 5	1,280,417	19,053,360	8,780,401	4 99,000	99,000	-	-	-	436,933
"	2017	1,294,136	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2018	1,310,851	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2019	1,169,249	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2020	Unavailable	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2021	Unavailable	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2022	Unavailable	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2023	Unavailable	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2024	Unavailable	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2025	Unavailable	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2026	Unavailable	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2027	Unavailable	19,053,360	8,780,401	4 -	-	-	-	-	436,933
"	2028	Unavailable	19,053,360	8,780,401	4 -	-	-	-	-	436,933

\$ 15,000,004 Original TEC Increment Budget  
\$ (522,397) Less amount received through 2015  
\$ 14,477,607 Projected vs. Budget

ASSUMPTIONS:

1 The Agency has selected the option of collecting 100% of the annual tax increment from the Ogden River Redevelopment Project Area for tax years 2005 through 2007, and 71% of the annual tax increment for tax years 2008 through 2018, and 62.36% of the annual tax increment for tax year 2019, up to a maximum total of tax increment received by the Agency of \$15,000,000.

2 The RDA Board has committed by resolution:

	Commitment	Estimate
Housing	20%	\$ 3,000,001
RDA Admin.	5%	\$ 750,000
		<u>\$ 3,750,001</u>
	Capped	\$ 15,000,000
	Remaining	\$ 11,249,999

3 The County does not provide an assessment on the District until it is determined that a tax increment payment is going to be taken. Information on assess value was not readily available. Given that there have been no improvements, the assumptions would be that there is no incremental value. The City's purchase of property and demolition of existing structures would actually cause property taxes to decrease due to decreased value and taxable land.

4 The amount of tax increment is not accurately projected, because at the present time the status of the project is undeterminable for estimating purposes.

5 The 2016 Projections are based on the 2016 adopted budget.

**RDA - OGDEN RIVER PROJECT - 3320**  
**Change in Equity**  
**July 1 - June 30**

<b>2011</b>	
<b>Revenue</b>	
\$ 58,575	Property Tax
\$ -	Interest
\$ 655,508	Housing Funds to River Project
\$ -	Loan proceeds - Line of Credit
<u>\$ 714,083</u>	
<b>Expenditure</b>	
\$ 274,962	Property Development costs
\$ 98,428	Debt Service - Interest
\$ 2,929	Interfund transfers - Admin
\$ 11,715	Interfund transfers - Housing
<u>\$ 388,034</u>	
<u>\$ 326,049</u>	Rev - Exp
<u>\$ (2,601,959)</u>	Net of Investment for resale activity
<u>\$ (2,275,910)</u>	Change in Equity

<b>2011</b>	
<b>Balance Sheet</b>	
Cash	<u>\$ 394,794</u>
Investment for resale	\$ 3,690,441
A/R	\$ 52,214
Assets	<u>\$ 4,137,449</u>
A/P	\$ 3,954
Deferred Rev	\$ 52,214
Notes pay. - Refuse	\$ 2,042,191
Notes payable - LOC	\$ 1,700,000
Equity	\$ 339,091
Liabilities & Equity	<u>\$ 4,137,449</u>
Beg Equity	\$ 2,615,001
End Equity	\$ 339,091
Change in Equity	<u>\$ (2,275,910)</u>

<b>2012</b>	
<b>Revenue</b>	
\$ 47,054	Property Tax
\$ 810	Interest
\$ 549,107	Housing Funds to River Project
<u>\$ 596,971</u>	Loan proceeds - Line of Credit
<b>Expenditure</b>	
\$ 1,080,777	Property Development costs
\$ 39,978	Debt Service - Interest
\$ 2,353	Interfund transfers - Admin
\$ 9,411	Interfund transfers - Housing
<u>\$ 1,132,519</u>	
<u>\$ (535,549)</u>	Rev - Exp
<u>\$ (535,549)</u>	Net of Investment for resale activity
<u>\$ (535,549)</u>	Change in Equity

<b>2012</b>	
<b>Balance Sheet</b>	
Cash	<u>\$ 659,751</u>
Investment for resale	\$ 2,800,394
A/R	\$ 40,964
Assets	<u>\$ 3,501,110</u>
A/P	\$ 26,183
Deferred Rev	\$ 40,964
Notes pay. - Refuse	\$ 2,042,191
Notes payable - LOC	\$ 1,588,230
Equity	\$ (196,458)
Liabilities & Equity	<u>\$ 3,501,110</u>
Beg Equity	\$ 339,091
End Equity	\$ (196,458)
Change in Equity	<u>\$ (535,549)</u>

<b>2013</b>	
<b>Revenue</b>	
\$ 55,922	Property Tax
\$ 2,269	Interest
\$ 111,401	Sale of Property
\$ 555,723	Inter Fund Tax Increment Transfer
\$ -	Housing Funds to River Project
\$ -	Loan proceeds - Line of Credit
<u>\$ 725,315</u>	
<b>Expenditure</b>	
\$ 20,375	Property Purchase
\$ 3,723,205	Property Development costs
\$ 38,064	Debt Service - Interest
\$ 2,796	Interfund transfers - Admin
\$ 11,184	Interfund transfers - Housing
<u>\$ 3,795,624</u>	
<u>\$ (3,070,309)</u>	Rev - Exp
<u>\$ (3,070,309)</u>	Net of Investment for resale activity
<u>\$ (3,070,309)</u>	Change in Equity

<b>2013</b>	
<b>Balance Sheet</b>	
Cash	<u>\$ 494,070</u>
Investment for resale	\$ -
A/R	\$ 50,535
Assets	<u>\$ 544,605</u>
A/P	\$ 91,651
Deferred Rev	\$ 51,235
Notes pay. - Refuse	\$ 2,042,191
Notes Pay -BDO Tax Dist	\$ 1,626,294
Notes payable - LOC	\$ -
Equity	\$ (3,266,767)
Liabilities & Equity	<u>\$ 544,605</u>
Beg Equity	\$ (196,458)
End Equity	\$ (3,266,767)
Change in Equity	<u>\$ (3,070,309)</u>

<b>2014</b>	
<b>Revenue</b>	
\$ 98,253	Property Tax
\$ 920	Interest
\$ -	Sale of Property
\$ 624,387	Inter Fund Tax Increment Transfer
\$ -	Housing Funds to River Project
\$ -	Loan proceeds - Line of Credit
<u>\$ 723,560</u>	
<b>Expenditure</b>	
\$ -	Property Purchase
\$ 28,694	Operating Expenses
\$ 656,684	Property Development costs
\$ 38,065	Debt Service - Interest
\$ 4,913	Interfund transfers - Admin
\$ 19,651	Interfund transfers - Housing
<u>\$ 748,008</u>	
<u>\$ (24,448)</u>	Rev - Exp
<u>\$ (24,448)</u>	Net of Investment for resale activity
	Change in Equity

<b>2014</b>	
<b>Balance Sheet</b>	
Cash	<u>\$ 649,679</u>
Investment for resale	\$ -
A/R	<u>\$ 101,022</u>
Assets	<u>\$ 750,701</u>
A/P	\$ 247,961
Deferred Rev	\$ 87,405
Notes pay. - Refuse	\$ 2,042,191
Notes Pay -BDO Tax Dist	\$ 1,664,359
Notes payable - LOC	\$ -
Equity	<u>\$ (3,291,215)</u>
Liabilities & Equity	<u>\$ 750,701</u>
Beg Equity	\$ (3,266,767)
End Equity	<u>\$ (3,291,215)</u>
Change in Equity	<u>\$ (24,448)</u>

<b>2015</b>	
<b>Revenue</b>	
\$ 109,193	Property Tax
\$ 2,129	Interest
\$ 111,376	Sale of Property
\$ -	Inter Fund Tax Increment Transfer
\$ -	Housing Funds to River Project
\$ -	Loan proceeds - Line of Credit
<u>\$ 222,698</u>	
<b>Expenditure</b>	
\$ 43,359	Property Purchase
\$ 311,648	Operating Expenses
\$ 38,064	Property Development costs
\$ 5,450	Debt Service - Interest
\$ -	Interfund transfers - Admin
<u>\$ 398,522</u>	Interfund transfers - Housing
<u>\$ (175,823)</u>	Rev - Exp
<u>\$ (175,823)</u>	Net of Investment for resale activity
	Change in Equity

<b>2015</b>	
<b>Balance Sheet</b>	
Cash	<u>\$ 436,933</u>
Investment for resale	\$ -
A/R	<u>\$ 112,165</u>
Assets	<u>\$ 549,097</u>
A/P	\$ 172,974
Deferred Rev	\$ 98,547
Notes pay. - Refuse	\$ 2,042,191
Notes Pay -BDO Tax Dist	\$ 1,702,423
Notes payable - LOC	\$ -
Equity	<u>\$ (3,467,038)</u>
Liabilities & Equity	<u>\$ 549,097</u>
Beg Equity	\$ (3,291,215)
End Equity	<u>\$ (3,467,038)</u>
Change in Equity	<u>\$ (175,823)</u>



Overview Information

<u>Project</u>	<u>Amount of Bonded Debt</u>	<u>Debt from RDA to City</u>	<u>Tax Increment Committed but not borrowed against</u>	<u>Total Financial Commitment by RDA</u>	<u>Year Financing Approved by RDA Board</u>	<u>Source of Debt Repayment</u>	<u>Year of RDA Expiration</u>	<u>Year of Debt Payoff</u>	<u>Approximate Number of Jobs Created</u>	<u>Amount of Sales Tax Generated If Applicable</u>	<u>Amount of Property Tax Generated If Applicable</u>	<u>Amount of Haircut tax funds Generated</u>
East Washington (ENTIRE PROJ)	\$ -	\$ -	\$ -	100%	0		2034				\$ 53,656	

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - East Washington URA  
June 30, 2015**

Inputs & Assumptions

Base year: 2009  
Tax Year Expiration: 2033  
Original tax base: \$ 21,109,401  
Anticipated tax base increment: \$ 338,869  
Year tax increment Available to RDA 2012  
Tax rate: 0.17465%  
Anticipated annual rents / positive cash flow: \$ -  
Anticipated future debt / negative cash flows: \$ -  
Required Housing Contribution 20%  
Required Admin Contribution 2.5% or \$22,000 whichever is greater

	Fiscal Year	Original TEC Budget	County Assessed Property Values	Increment Value	Projected Tax Increment <sup>1</sup>	Tax Increment	Other Cash Flows	Cash	Transfer to Admin	Transfer to Housing	Other Cash Outflows	Net Change	Cash Balance	
	BASE		\$ 21,109,401	-									\$ -	
	2015	-	\$ 22,757,086	1,647,685	\$ 35,000	\$ 53,656	\$ 160	\$ (10,800)	\$ (1,300)	\$ (30,000)	\$ 11,716		41,716	
Projected	2016	-	-	-	50,000	-	-	-	-	-	-	50,000	41,716	
"	2017	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2018	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2019	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2020	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2021	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2022	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2023	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2024	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2025	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2026	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2027	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2028	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2029	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2030	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2031	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2032	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2033	-	-	-	-	-	-	-	-	-	-	-	41,716	
"	2034	-	-	-	-	-	-	-	-	-	-	-	41,716	
Total Increment														
TEC Budget		\$ 16,835,550			\$ 16,835,550	Total Projected in TEC Budget								
					\$ (53,656)	Less amount received through 2015								
					<u>\$ 16,781,894</u>	Projected vs. Actual								

<sup>1</sup> The projection is based on the 2016 adopted budget

**RDA - 12 th Street - 3240**  
**Change in Equity**  
**July 1 - June 30**

2015			2015	
Revenue			Balance Sheet	
\$	53,656	Property Taxes	Cash	\$ 41,716
\$	160	Interest Income	Taxes Receivable	\$ 56,403
\$	-	Misc Revenue	Assets	<u>\$ 98,119</u>
<u>\$</u>	<u>53,816</u>			
Expenditure			Accounts Payable	\$ 30,000
\$	30,000	Contractual Expenses	Deferred Revenue	\$ 56,403
\$	1,300	Transfer to Housing	Equity	\$ 11,716
\$	10,800	Transfer to Admin	Liabilities & Equity	<u>\$ 98,119</u>
<u>\$</u>	<u>42,100</u>			
<u>\$</u>	<u>11,716</u>	Rev - Exp	Beg Equity	\$ -
\$	-	Record of Note Payable	End Equity	\$ 11,716
<u>\$</u>	<u>11,716</u>	Change in Equity	Change in Equity	<u>\$ 11,716</u>

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**2015**

**REVENUE**

3360-2-11400-R	PROPERTY TAX - TAX INCREMENT	(53,655.79)
3360-2-61000-R	INTEREST INCOME	(160.35)
3360-2-72000-R	MISCELLANEOUS INCOME	0.00
		<u>(53,816.14)</u>

**EXPENDITURES**

3360-2-07-550801-13410-E	CONTRACTUAL SERVICES	30,000.00
3360-2-07-550801-14412-E	CONTINGENT	0.00
3360-2-07-550801-14601-E	OPERATING EXPENSES	0.00
3360-2-08-550802-22100-E	DEBT SERVICE - PRINCIPAL	0.00
3360-2-08-550802-22200-E	DEBT SERVICE - INTEREST	0.00
3360-2-09-550802-41000-E	INTERFUND TRANSFERS	12,100.00
		<u>42,100.00</u>

Net Change in Fund Balance (gain) loss (11,716.14)

Beginning Fund Balance 0.00  
Ending Fund Balance (11,716.14)

**BALANCE SHEET**

3240-2-11100-B	CASH IN BANK	41,716.14
3240-2-12200-B	INVESTMENTS	0.00
3240-2-13601-B	TAXES RECEIVABLE	56,402.77
3240-2-21100-B	ACCOUNTS PAYABLE	(30,000.00)
3240-2-22500-B	DUE TO WEBER CO-COLLECTION	0.00
3240-2-24004-B	DEFERRED REVENUE TAXES	(56,402.77)
3240-2-31000-B	REVENUE CONTROL ACCOUNTS	0.00
3240-2-32000-B	EXPENSE CONTROL ACCOUNTS	0.00
3240-2-33001-B	RES FOR CURRENT YR ENCUMBRANCE	0.00
3240-2-33002-B	ENCUMBRANCE CONTROL	0.00
3240-2-34000-B	FUND BALANCE TO RESV DEBT SRVC	(11,716.14)
3270-2-39100-B	BUDGETARY - APPROPRIATIONS	0.00
3240-2-39300-B	BUDGETARY - ESTIMATED REVENUE	0.00
3270-2-39300-B	BUDGETARY - FUND BALANCE	0.00

0.00

0.00

Overview Information

<u>Project</u>	<u>Amount of Bonded Debt</u>	<u>Debt from RDA to City</u>	<u>Tax Increment Committed but not borrowed against</u>	<u>Total Financial Commitment by RDA</u>	<u>Year Financing Approved by RDA Board</u>	<u>Source of Debt Repayment</u>	<u>Year of RDA Expiration</u>	<u>Year of Debt Payoff</u>	<u>Approximate Number of Jobs Created</u>	<u>Amount of Sales Tax Generated If Applicable</u>	<u>Amount of Property Tax Generated If Applicable</u>	<u>Amount of Haircut tax funds Generated</u>
Business Depot Ogden	\$ -	\$ -	(A)	(A)	2001/2002	TIFF	2019	2017	(B)	NA	\$ 47,373,212	NA

(A) All available tax increment is committed to the BDO project area. Under the master lease agreement with Boyer the City has committed to support the master development plan.

(B) A large number of jobs have been created since the facility was turned over to the City. Major employers include, Lofthouse, Fresenius, Petersen, Boyer, and Scott.

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - Business Depot Ogden (formerly DDO)  
June 30, 2015**

Inputs & Assumptions

Range (if applicable)

Base year: 1997  
 Tax Year Expiration: 2019  
 Original tax base: \$ -  
 Anticipated tax base increment: \$ -  
 Year tax increment Available to RDA: N/A  
 Tax rate: 0.17465%  
 Anticipated annual rents / positive cash flow:  
 Debt balance at June 30, 2015: \$ -  
 Anticipated future debt / negative cash flows: \$ -  
 Discount factor for net present value: 5%  
 Inflation factor for rents and future cash flows:

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Originally Projected Tax Increment	Tax Increment	Other Cash Inflows	Actual Principal & Interest	Transfer to BDO (5180)	Other Cash Outflows	Net Change	Cash Balance
1997	Unavailable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1998	Unavailable	-	-	-	-	-	-	-	-	-	-
1999	Unavailable	-	-	-	-	-	-	-	-	-	-
2000	Unavailable	48,248,836	36,186,627	867,372	-	-	-	-	-	-	-
2001	Unavailable	48,248,836	36,186,627	1,322,116	720,699	3,778	-	-	-	724,477	724,477
2002	Unavailable	93,536,615	71,225,911	1,498,872	1,164,971	35,525	-	-	-	1,200,496	1,924,973
2003	Unavailable	147,095,728	111,689,393	1,624,116	1,810,150	2,448,685	(1,098,961)	(5,081,000)	(3,700)	(1,924,826)	147
2004	Unavailable	177,401,925	114,590,370	1,785,374	1,846,853	18,064	(1,121,154)	(732,827)	-	10,936	11,085
2005	Unavailable	174,522,373	128,681,130	1,912,675	2,108,569	8,773	(1,109,214)	(997,155)	(2,200)	8,773	19,857
2006	Unavailable	189,368,014	131,564,566	2,094,598	2,240,413	25,451	(1,069,916)	(1,026,650)	(84,218)	85,081	104,938
2007	Unavailable	212,911,341	138,078,819	2,242,619	2,459,598	48,762	(1,140,684)	(1,400,000)	-	(32,325)	72,614
2008	Unavailable	240,001,770	180,992,057	2,426,771	3,007,907	39,412	(1,136,895)	(1,975,000)	-	(64,576)	8,038
2009	Unavailable	259,994,396	189,525,128	2,577,082	2,971,754	14,734	(1,138,199)	(1,845,000)	-	3,289	11,327
2010	Unavailable	334,198,214	248,420,685	2,521,727	4,023,173	4,063	(786,545)	(2,900,000)	-	340,691	352,017
2011	Unavailable	349,621,744	266,060,567	2,687,795	4,550,966	10,778	(1,129,582)	(1,169,000)	(41,803)	2,221,359	553,384
2012	Unavailable	361,111,692	268,486,018	4,550,966	4,646,956	5,422,371	(7,817,461)	(2,600,000)	(125,249)	(473,381)	169,894
2013	Unavailable	364,284,822	289,440,401	6,100,000	5,283,445	53,601	(1,847,822)	(3,298,000)	(53,804)	137,420	251,014
2014	Unavailable	392,320,205	289,440,401	6,300,000	5,294,718	49,914	(1,855,476)	(3,385,590)	(65,501)	38,065	272,853
2015	Unavailable	398,045,593	289,440,401	5,500,000	5,243,040	48,962	-	(5,180,000)	(59,972)	52,030	290,481
Projected	2016	2 Unavailable	398,045,593	289,440,401	5,300,000	5,300,000	-	-	(5,300,000)	-	290,481
"	2017	Unavailable	398,045,593	289,440,401	5,300,000	5,300,000	-	-	(5,300,000)	-	290,481
"	2018	Unavailable	398,045,593	289,440,401	5,300,000	5,300,000	-	-	(5,300,000)	-	290,481
"	2019	Unavailable	398,045,593	289,440,401	5,300,000	5,300,000	-	-	(5,300,000)	-	290,481
"	2020	Unavailable	398,045,593	289,440,401	5,300,000	5,300,000	-	-	(5,300,000)	-	290,481
				\$ 67,212,083	Total Projected						
				\$ 47,373,212	Less amount received through 2015						
				\$ 19,838,872	Projected vs. Actual						

COMMITMENTS AND ASSUMPTIONS:

1 The RDA is to receive 75% of tax increment for 20 years from the date of first acceptance.

Excess lease revenue must be used to make bond payments, before the City can use any portion of the additional 25% (Released in 2005 restructure of debt)

The additional 25% is committed to the remaining taxing agencies and as collateral on the bonds in the event the City does not have excess lease revenue.

2 The 2016 projection is based on the 2016 adopted budget.

**BDO - DDO TAX INCREMENT - 3260**  
**Change in Equity**  
**July 1 through June 30**

<b>2011</b>			<b>2011</b>	
<b>Revenue</b>			<b>Balance Sheet</b>	
\$	4,550,966	Property Taxes	Cash	\$ 553,384
\$	10,778	Interest Income	A/R	\$ 5,715,938
\$	-	Haircut	Assets	\$ 6,269,321
\$	<u>4,561,744</u>			
			A/P	\$ 31,327
<b>Expenditure</b>			Deferred Rev	\$ 4,015,938
\$	1,169,000	Tax increment transfer from RDA to City BDO Fund	Bonded debt	\$ 5,790,000
\$	825,000	Annual Principal bonded debt	Equity	\$ (3,567,943)
\$	304,582	Annual Interest bonded debt	Liabilities & Equity	\$ 6,269,321
\$	5,000	Annual Trustee fee		
\$	41,802	Operating Expenses	Beg Equity (restated)	\$ (6,609,302)
\$	<u>2,345,384</u>		End Equity	\$ (3,567,943)
\$	2,216,359	Rev minus Exp	Change in Equity	\$ 3,041,359
\$	825,000	Record of Note Payable		
\$	<u>3,041,359</u>	Change in Equity		

<b>2012</b>			<b>2012</b>	
<b>Revenue</b>			<b>Balance Sheet</b>	
\$	4,646,956	Property Taxes	Cash	\$ 169,894
\$	47,371	Interest Income	A/R	\$ 5,799,147
\$	5,375,000	Bond Proceeds	Assets	\$ 5,969,042
\$	<u>10,069,328</u>			
			A/P	\$ 10,994
<b>Expenditure</b>			Deferred Rev	\$ 4,210,917
\$	2,600,000	Tax increment transfer from RDA to City BDO Fund	Bonded debt	\$ 3,570,000
\$	7,595,000	Annual Principal bonded debt	Equity	\$ (1,822,869)
\$	222,461	Annual Interest bonded debt	Liabilities & Equity	\$ 5,969,042
\$	1,545	Annual Trustee fee		
\$	70,750	Bond Issuance Costs	Beg Equity (restated)	\$ (3,567,943)
\$	54,499	Operating Expenses	End Equity	\$ (1,822,869)
\$	<u>10,544,254</u>		Change in Equity	\$ 1,745,074
\$	(474,926)	Rev minus Exp		
\$	2,220,000	Record of Note Payable		
\$	<u>1,745,074</u>	Change in Equity		



	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	
<b>REVENUE</b>																		
3260-2-11400-R	PROPERTY TAX - TAX INCREMENT	(5,243,039.64)	(5,294,717.78)	(5,283,445.08)	(4,646,956.45)	(4,550,965.62)	(4,023,173.09)	(2,971,752.58)	(3,007,906.87)	(2,459,598.03)	(2,240,413.41)	(2,108,569.16)	(1,846,853.02)	(1,810,149.67)	(1,164,971.43)	(720,698.82)	0.00	0.00
3260-2-61000-R	INTEREST INCOME	(48,962.29)	(49,914.12)	(53,600.80)	(47,371.36)	(10,778.05)	(4,062.53)	(14,734.45)	(39,412.94)	(48,761.72)	(25,451.18)	(8,772.50)	(18,064.49)	(85,670.47)	(35,525.34)	(3,778.21)	0.00	0.00
3260-2-82000-R	BOND PROCEEDS	0.00	0.00	0.00	(5,375,000.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-84000-R	BDO MALL BOND DRAW INTERFUND TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		(5,292,001.93)	(5,344,631.90)	(5,337,045.88)	(10,069,327.81)	(4,561,743.67)	(4,027,235.62)	(2,986,487.03)	(3,047,319.81)	(2,508,359.75)	(2,265,864.59)	(2,117,341.66)	(1,864,917.51)	(4,258,835.14)	(1,200,496.77)	(724,477.03)	0.00	0.00
<b>EXPENDITURES</b>																		
3260-2-07-550801-14412-E	CONTINGENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-07-550801-14600-E	OPERATING EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	997,155.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-07-550801-14601-E	OPERATING EXPENSES	59,971.91	65,501.12	53,803.88	54,498.75	41,802.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-07-550801-52001-E	CONSTRUCTION TRANSFER TO BDO	5,180,000.00	3,385,590.00	3,298,000.00	2,600,000.00	1,169,000.00	2,900,000.00	1,845,000.00	1,975,000.00	1,400,000.00	1,026,650.00	0.00	732,827.00	5,081,000.00	0.00	0.00	0.00	0.00
3260-2-08-600402-22100-E	DEBT SERVICE - PRINCIPAL	0.00	1,810,000.00	1,760,000.00	7,595,000.00	825,000.00	785,000.00	755,000.00	720,000.00	690,000.00	645,000.00	620,000.00	600,000.00	600,000.00	570,000.00	0.00	0.00	0.00
3260-2-08-600402-22200-E	DEBT SERVICE - INTEREST	0.00	45,476.00	87,822.00	224,005.55	309,582.00	347,864.79	383,199.00	416,895.00	450,684.37	471,975.36	491,414.00	521,154.40	532,660.51	0.00	0.00	0.00	0.00
3260-2-08-600402-22300-E	BOND ISSUANCE COSTS	0.00	0.00	0.00	70,750.00	0.00	0.00	0.00	0.00	0.00	37,158.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		5,239,971.91	5,306,567.12	5,199,625.88	10,544,254.30	2,345,384.41	4,032,864.79	2,983,199.00	3,111,895.00	2,540,684.37	2,180,783.36	2,108,569.00	1,853,961.40	6,183,660.51	0.00	0.00	0.00	0.00
	Net Change in Fund Balance (gain) loss	(52,030.02)	(38,064.78)	(137,420.00)	474,926.49	(2,216,359.26)	5,629.17	(3,288.03)	64,575.19	32,324.62	(85,081.23)	(8,772.66)	(10,936.11)	1,924,825.37	(1,200,496.77)	(724,477.03)	0.00	0.00
	Beginning Fund Balance	(1,922,615.03)	(1,884,550.25)	(1,747,130.25)	(2,222,056.74)	(5,697.48)	(11,326.65)	(8,038.62)	(72,613.81)	(104,938.43)	(19,857.20)	(11,084.54)	(148.43)	(1,924,973.80)	(724,477.03)	0.00	0.00	0.00
	Ending Fund Balance	(1,974,645.05)	(1,922,615.03)	(1,884,550.25)	(1,747,130.25)	(2,222,056.74)	(5,697.48)	(11,326.65)	(8,038.62)	(72,613.81)	(104,938.43)	(19,857.20)	(11,084.54)	(148.43)	(1,924,973.80)	(724,477.03)	0.00	0.00
<b>BALANCE SHEET</b>																		
3260-2-11100-B	CASH IN BANK	290,480.56	272,852.76	251,014.35	169,894.46	553,383.79	5,697.48	11,326.65	8,038.62	72,613.81	104,938.43	19,857.20	11,084.54	148.43	1,924,973.80	724,477.03	0.00	0.00
3260-2-12201-B	RESTRICTED INVESTMENT	0.00	0.00	22,263.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-13500-B	BDO PROP MGMT - MALL TRANSFER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-13501-B	LOAN RECEIVABLE OGDEN RIVER PROJECT	1,702,423.00	1,664,359.00	1,626,294.00	1,588,230.00	1,700,000.00												
3260-2-13600-B	TAXES RECEIVABLE	4,728,234.11	4,771,223.96	4,451,158.65	4,210,917.25	4,015,937.61	3,645,052.32	2,669,638.30	2,686,323.96	1,891,585.14	2,200,358.99	1,673,408.81	1,650,226.31	951,365.58	1,216,642.87	0.00	0.00	0.00
3260-2-21100-B	ACCOUNTS PAYABLE	(18,258.51)	(14,596.73)	(15,021.10)	(10,994.21)	(31,327.05)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-24000-B	DEFERRED REVENUE TAXES	(4,728,234.11)	(4,771,223.86)	(4,451,158.65)	(4,210,917.25)	(4,015,937.61)	(3,645,052.32)	(2,669,638.30)	(2,686,323.96)	(1,891,585.14)	(2,200,358.99)	(1,673,408.81)	(1,650,226.31)	(951,365.58)	(1,216,642.87)	0.00	0.00	0.00
3260-2-31000-B	REVENUE CONTROL ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-32000-B	EXPENSE CONTROL ACCOUNTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-33001-B	RES FOR CURRENT YR ENCUMBRANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-33002-B	ENCUMBRANCE CONTROL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-34000-B	FUND BALANCE RESV DEBT SERVICE	(1,974,645.05)	(1,922,615.03)	(1,884,550.25)	(1,747,130.25)	(2,222,056.74)	(5,697.48)	(11,326.65)	(8,038.62)	(72,613.81)	(104,938.43)	(19,857.20)	(11,084.54)	(148.43)	(1,924,973.80)	(724,477.03)	0.00	0.00
3260-2-39100-B	BUDGETARY - APPROPRIATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-39200-B	BUDGETARY - ESTIMATED REVENUES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3260-2-39300-B	BUDGETARY - FUND BALANCE																	
		(0.00)	(0.00)	0.00	0.00	0.00	(0.00)	(0.00)	0.00	0.00	(0.00)	0.00	0.00	(0.00)	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.00)	(0.00)	(0.00)	0.00	0.00	0.00	0.00

Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
12th Street (ENTIRE PROJ)	<b>B</b> \$ 6,000,000	\$ -	100%	<b>A</b> \$ -	None	TIFF	2016	None			\$ 2,325,000	

**A** Tax increment has been committed as follows:

Fresenius expansion -	54.2%
RDA Administration -	1.8%
RDA Housing -	14.0%
Other Taxing Entities -	30.0%
	<u>100.0%</u>

**B** In December 2006, the RDA issued \$6,000,000 in bonds to financing the construction of a Bus Maintenance Facility for Weber School District in exchange for the District's current facility on Gibson Ave. This will allow for future Fresenius expansion. The bonds are secured by tax increment.

## OGDEN CITY CORPORATION RDA Cash Flow Forecast RDA District - West 12th Street Project June 30, 2015

### Inputs & Assumptions

Base year: 2001  
 Tax Year Expiration: 2016  
 Original tax base: \$ 8,743,455  
 Anticipated tax base increment: \$ 180,000,000  
 Year tax increment Available to RDA: 2003  
 Tax rate: N/A  
 Anticipated annual rents / positive cash flow:  
 Debt balance at June 30, 2015: \$ 2,170,000

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Tax Increment	Other Cash Inflows	Debt Repayment	Other Cash Outflows	Net Change	Cash Balance
2001	\$ -	\$ 8,743,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2002	-	8,743,455	-	-	-	-	-	-	-	-
2003	667,620	67,591,043	\$ 58,847,588	300,000	336,446	2,924	-	(336,445)	2,925	2,925
2004	799,262	79,588,066	\$ 70,844,611	336,446	627,102	4,684	-	(458,727)	173,059	175,984
2005	888,788	86,230,169	\$ 77,486,714	627,102	599,311	9,623	-	(602,626)	6,308	182,292
2006	1,302,913	118,045,483	\$ 109,302,028	599,311	854,178	25,422	-	(832,697)	46,903	229,196
2007	1,212,708	105,765,810	\$ 97,022,355	854,178	740,929	6,158,638	(433,038)	(576,207)	5,890,322	37,863
2008	1,207,911	114,614,798	\$ 105,871,343	740,929	886,800	2,451,853	(438,242)	(5,144,289)	(2,243,878)	141,965
2009	1,619,365	190,947,263	\$ 182,203,808	886,800	1,734,045	3,434,740	(801,465)	(7,395,123)	(3,027,803)	868,913
2010	1,956,855	184,889,405	\$ 176,145,950	1,734,045	1,590,290	7,543	(1,320,922)	(512,607)	(235,696)	734,426
2011	1,757,089	181,907,652	\$ 173,164,197	1,590,290	1,634,061	8,082	(1,343,394)	(501,052)	(202,303)	409,536
2012	1,561,290	166,839,964	\$ 158,096,509	1,634,061	1,537,258	4,162	(1,322,323)	(181,720)	37,377	134,393
2013	1,482,481	176,512,091	\$ 167,768,636	3,000,000	1,687,469	6,026	(1,277,677)	(175,613)	240,205	32,945
2014	1,403,674	212,463,074	\$ 203,719,619	3,000,000	2,243,690	4,991	(1,234,504)	(574,548)	439,630	537,909
2015	1,324,870	199,572,134	\$ 190,828,679	1,700,000	1,928,645	4,544	(1,182,133)	(702,868)	48,188	517,939
Projected	2016 1,281,770	199,572,134	\$ 190,828,679	2,240,000	-	-	(1,163,224)	-	-	517,939
"	2017 1,282,631	199,572,134	\$ 190,828,679	Expired	-	-	(1,162,822)	-	-	517,939
				\$ 19,749,229	Total Original TEC Budget					
				\$ (16,400,224)	Less amount received through 2015					
				<u>\$ 3,349,005</u>	<u>Projected vs. Actual</u>					

#### ASSUMPTIONS:

A During the 2006-2007 fiscal year, the RDA issued tax increment bonds in this District to finance a property exchange with Weber School District. Payment on these bonds began in FY2007, and the final balloon payment is due in FY2014

B During the 2008-2009 fiscal year, the RDA issued additional tax-increment bonds. Payment on these bonds began in FY 2010.

1 The 2016 Projection is based on the 2016 adopted budget

**WEST 12TH - 3300**  
**Change in Equity**  
**July 1 - June 30**

2011 Revenue		2011 Balance Sheet
\$ 1,634,061	Property Taxes	Cash <b>\$ 409,536</b>
\$ 8,082	Interest Income	Bond Trust \$ 302
\$ -	Misc Revenue	A/R \$ 1,479,363
\$ -	Bond Proceeds	Assets <u>\$ 1,889,201</u>
<u>\$ 1,642,143</u>		
		A/P \$ -
Expenditure		Deferred Rev \$ 1,479,363
\$ 975,000	Debt Service- Principal	Bonded Debt \$ 6,280,000
\$ 366,394	Debt Service - Interest	Equity <u>\$ (5,870,162)</u>
\$ 2,000	Annual Trustee Fee	Liabilities & Equity <u>\$ 1,889,201</u>
\$ -	Improvements - Non Exempt 2006B	
\$ -	Improvements - Exempt 2006A	Beg Equity \$ (6,642,859)
\$ 132,245	Operating Exp.	End Equity <u>\$ (5,870,162)</u>
\$ 41,995	Interfund transfer - Admin	Change in Equity <u>\$ 772,697</u>
\$ 326,812	Interfund transfer - Housing	
<u>\$ 1,844,446</u>		
<b>\$ (202,303)</b>	Rev - Exp	
\$ 975,000	Record of Note Payable	
<u>\$ 772,697</u>	Change in Equity	

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2012 Revenue		2012 Balance Sheet
\$ 1,537,258	Property Taxes	Cash <b>\$ 134,393</b>
\$ 4,162	Interest Income	Bond Trust \$ 115
\$ -	Misc Revenue	A/R \$ 1,374,507
\$ -	Bond Proceeds	Assets <u>\$ 1,509,015</u>
<u>\$ 1,541,420</u>		
		A/P \$ -
Expenditure		Deferred Rev \$ 1,374,507
\$ 1,020,000	Debt Service- Principal	Bonded Debt \$ 5,260,000
\$ 302,323	Debt Service - Interest	Equity <u>\$ (5,125,492)</u>
\$ 5,255	Annual Trustee Fee	Liabilities & Equity <u>\$ 1,509,015</u>
\$ -	Improvements - Non Exempt 2006B	
\$ -	Improvements - Exempt 2006A	Beg Equity \$ (5,870,162)
\$ 132,245	Operating Exp.	End Equity <u>\$ (5,125,492)</u>
\$ 49,475	Interfund transfer - Admin	Change in Equity <u>\$ 744,669</u>
\$ 307,452	Interfund transfer - Housing	
<u>\$ 1,816,751</u>		
<b>\$ (275,331)</b>	Rev - Exp	
\$ 1,020,000	Record of Note Payable	
<u>\$ 744,669</u>	Change in Equity	

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<b>2013</b>			<b>2013</b>	
<b>Revenue</b>			<b>Balance Sheet</b>	
\$	1,687,469	Property Taxes	Cash	\$ 32,945
\$	6,026	Interest Income	Bond Trust	\$ 74
\$	-	Misc Revenue	A/R	\$ 1,514,361
\$	-	Bond Proceeds	Assets	<u>\$ 1,547,379</u>
\$	<u>1,693,495</u>			
<b>Expenditure</b>			A/P	\$ -
\$	1,030,000	Debt Service- Principal	Deferred Rev	\$ 1,513,661
\$	247,677	Debt Service - Interest	Bonded Debt	\$ 4,230,000
\$	3,500	Annual Trustee Fee	Equity	<u>\$ (4,196,281)</u>
\$	-	Improvements - Non Exempt 2006B	Liabilities & Equity	<u>\$ 1,547,380</u>
\$	-	Improvements - Exempt 2006A		
\$	132,245	Operating Exp.	Beg Equity	\$ (5,125,492)
\$	43,368	Interfund transfer - Admin	End Equity	<u>\$ (4,196,281)</u>
\$	337,494	Interfund transfer - Housing	Change in Equity	<u>\$ 929,211</u>
\$	<u>1,794,284</u>			
\$	(100,789)	Rev - Exp		
\$	<u>1,030,000</u>	Record of Note Payable		
\$	<u>929,211</u>	Change in Equity		

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<b>2014</b>			<b>2014</b>	
<b>Revenue</b>			<b>Balance Sheet</b>	
\$	2,243,690	Property Taxes	Cash	\$ 537,909
\$	4,991	Interest Income	Bond Trust	\$ -
\$	-	Misc Revenue	A/R	\$ 2,030,554
\$	-	Bond Proceeds	Assets	<u>\$ 2,568,463</u>
\$	<u>2,248,682</u>			
<b>Expenditure</b>			A/P	\$ 68,147
\$	1,030,000	Debt Service- Principal	Deferred Rev	\$ 2,030,554
\$	204,504	Debt Service - Interest	Bonded Debt	\$ 3,200,000
\$	3,500	Annual Trustee Fee	Equity	<u>\$ (2,730,151)</u>
\$	-	Improvements - Non Exempt 2006B	Liabilities & Equity	<u>\$ 2,568,550</u>
\$	-	Improvements - Exempt 2006A		
\$	68,147	Operating Exp.	Beg Equity	\$ (4,196,281)
\$	57,663	Interfund transfer - Admin	End Equity	<u>\$ (2,730,151)</u>
\$	448,738	Interfund transfer - Housing	Change in Equity	<u>\$ 1,466,130</u>
\$	<u>1,812,552</u>			
\$	436,130	Rev - Exp		
\$	<u>1,030,000</u>	Record of Note Payable		
\$	<u>1,466,130</u>	Change in Equity		

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Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
Hinckley Drive Project	\$ -	\$ -	\$ -	100%	<sup>A</sup> None	TIFF	2016	None	194		\$ 4,597,203	

<sup>A</sup> Tax increment is committed in the following manner:

Williams Expansion	53.9%
RDA Administration	2.1%
RDA Housing	14.0%
Flow-through to taxing entities	30.0%
	<u>100.0%</u>

## OGDEN CITY CORPORATION RDA Cash Flow Forecast RDA District - Hinckley Drive Project June 30, 2015

### Inputs & Assumptions

Base year: 2001  
Tax Year Expiration: 2016  
Original tax base: \$ 22,045,796  
Anticipated tax base increment: \$ -  
Year tax increment Available to RDA: 2004  
Tax rate: 0.17465%  
Anticipated annual rents / positive cash flow:  
Debt balance at June 30, 2015: \$ -  
Anticipated future debt / negative cash flows: \$ -

Fiscal Year	Original TEC Increment Budget	County Assessed Property Values	Increment Value	Projected Tax Increment	Tax Increment	Other Cash Inflows	Debt Repayment	Other Cash Outflows	Net Change	Cash Balance	
2001	Unavailable	\$ 22,045,796	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2002	Unavailable	22,045,796	-	-	-	-	-	-	-	-	
2003	Unavailable	22,045,796	-	-	58,281	1,000	(58,200)	-	1,081	1,081	
2004	Unavailable	42,184,508	20,138,712	300,000	244,684	6,116	(7,350)	-	243,450	244,531	
2005	Unavailable	60,863,271	38,817,475	244,684	306,959	3,257	(62,043)	(455,652)	(207,479)	37,052	
2006	Unavailable	62,717,373	40,671,577	306,959	379,162	7,201	(87,207)	(285,832)	13,324	50,376	
2007	Unavailable	62,717,373	40,671,577	379,162	516,356	9,216	-	(418,056)	107,516	157,892	
2008	Unavailable	69,526,362	47,480,566	516,356	560,024	14,984	(35,800)	(539,057)	151	158,043	
2009	Unavailable	78,314,954	56,269,158	560,024	621,027	6,663	-	(619,058)	8,632	166,675	
2010	Unavailable	94,922,165	72,876,369	621,027	817,921	2,153	-	(798,605)	21,469	330,429	
2011	Unavailable	86,278,588	64,232,792	817,921	726,698	4,076	-	(731,238)	(464)	187,680	
2012	Unavailable	67,197,065	45,151,269	726,698	523,062	2,115	-	(537,146)	(11,970)	175,711	
2013	Unavailable	55,172,778	33,126,982	1,030,000	395,831	2,738	-	(402,715)	(4,146)	171,565	
2014	Unavailable	49,667,978	27,622,182	1,035,000	343,263	2,010	-	(34,518)	310,755	482,320	
2015	Unavailable	47,635,351	25,589,555	400,000	309,869	2,746	-	(71,275)	241,340	637,097	
Projected	2016 1	Unavailable	47,635,351	25,589,555	350,000	-	-	-	-	637,097	
"	2017 1	Unavailable	47,635,351	25,589,555	350,000	-	-	-	-	637,097	
Total Original TEC Increment Budget					\$ 6,878,372	Original TEC Increment Budget					
					\$ (5,803,137)	Less amount received through 2015					
					\$ 1,075,235	Projected vs. Actual					

1 The 2016 Projection is based on the 2016 adopted budget.

**HINCKLEY DR - 3310**  
**Change in Equity**  
**July 1 - June 30**

2011 Revenue		2011 Balance Sheet
\$ 726,698	Property Taxes	Cash \$ 187,680
\$ 4,076	Interest Income	A/R \$ 657,086
\$ -	Misc Revenue	Assets \$ 844,766
\$ -	Bond Proceeds	
<u>\$ 730,774</u>		Deferred Rev \$ 657,086
		Equity \$ 187,680
		Liabilities & Equity \$ 844,766
<b>Expenditure</b>		Beg Equity \$ 188,144
\$ 564,098	Tax Increment - Williams International	End Equity \$ 187,680
\$ 145,340	Housing Funds to River Project	Change in Equity \$ (464)
\$ 21,800	Interfund Trans - Admin	
<u>\$ 731,238</u>		
\$ (464)	Rev - Exp	
\$ -	Record of Note Payable	
<u>\$ (464)</u>	Change in Equity	

2012 Revenue		2012 Balance Sheet
\$ 523,062	Property Taxes	Cash \$ 175,711
\$ 2,115	Interest Income	A/R \$ 471,979
	Misc Revenue	Assets \$ 647,690
	Bond Proceeds	
<u>\$ 525,177</u>		Deferred Rev \$ 471,979
		Equity \$ 175,711
		Liabilities & Equity \$ 647,690
<b>Expenditure</b>		Beg Equity \$ 187,680
\$ 416,842	Tax Increment - Williams International	End Equity \$ 175,711
\$ 104,612	Housing Funds to River Project	Change in Equity \$ (11,970)
\$ 15,692	Interfund Trans - Admin	
<u>\$ 537,146</u>		
\$ (11,970)	Rev - Exp	
\$ -	Record of Note Payable	
<u>\$ (11,970)</u>	Change in Equity	

2013 Revenue		2013 Balance Sheet
\$ 395,831	Property Taxes	Cash \$ 171,565
\$ 2,738	Interest Income	A/R \$ 353,927
	Misc Revenue	Assets \$ 525,491
	Bond Proceeds	
<u>\$ 398,570</u>		Deferred Rev \$ 353,927
		Equity \$ 171,565
		Liabilities & Equity \$ 525,492
<b>Expenditure</b>		Beg Equity \$ 175,711
\$ 311,674	Tax Increment - Williams International	End Equity \$ 171,565
\$ 79,166	Housing Funds to River Project	Change in Equity \$ (4,146)
\$ 11,875	Interfund Trans - Admin	
<u>\$ 402,715</u>		
\$ (4,146)	Rev - Exp	
\$ -	Record of Note Payable	
<u>\$ (4,146)</u>	Change in Equity	

<b>2014</b>	
<b>Revenue</b>	
\$	343,263
\$	2,010
\$	-
<u>\$</u>	<u>345,274</u>
<b>Expenditure</b>	
\$	-
\$	86,564
\$	34,518
<u>\$</u>	<u>121,082</u>
<u>\$</u>	<u>224,192</u>
<u>\$</u>	<u>224,192</u>

Property Taxes
Interest Income
Misc Revenue
Tax Increment - Williams International
Housing Funds to River Project
Interfund Trans - Admin
Rev - Exp
Record of Note Payable
Change in Equity

<b>2014</b>	
<b>Balance Sheet</b>	
Cash	<u>\$ 395,756</u>
A/R	<u>\$ 309,313</u>
Assets	<u>\$ 705,069</u>
Deferred Rev	\$ 309,313
Equity	\$ 395,757
Liabilities & Equity	<u>\$ 705,069</u>
Beg Equity	\$ 171,565
End Equity	\$ 395,757
Change in Equity	<u>\$ 224,192</u>



Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
12th Street (ENTIRE PROJ)	\$ -	\$ -	\$ -	100%	A 1987	TIFF	2015/2022	2000			\$ 42,685	#REF!

A Committed to the Recreation Center Development

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - South Wall  
June 30, 2015**

Inputs & Assumptions

Base year: 2011  
 Tax Year Expiration: 2023  
 Original tax base: \$ 9,600,370  
 Anticipated tax base increment: \$ 437,298  
 Year tax increment Available to RDA: 2013  
 Tax rate: 0.01765  
 Anticipated annual rents / positive cash flow: \$ -  
 Anticipated future debt / negative cash flows: \$ -  
 Required Housing Contribution: 0%  
 Required Admin Contribution: 0%

Fiscal Year	Original TEC Budget	County Assessed Property Values	Increment Value	Projected Tax Increment <sup>1</sup>	Tax Increment	Other Cash Flows	Cash	Transfer to Admin	Transfer to Housing	Other Cash Outflows	Net Change	Cash Balance
BASE		\$ 21,109,401	338,869									\$ -
2015	\$ 60,578	\$ 22,757,086	401,663	\$ 7,500	\$ 42,685	\$ 74	\$ (8,550)	\$ (1,100)	\$ (32,941)	\$ 167		167
Projected 2016	\$ 61,790	-	-	35,000	-	-	-	-	-	-	35,000	167
" 2017	\$ 132,257	-	-	-	-	-	-	-	-	-	-	167
" 2018	\$ 134,902	-	-	-	-	-	-	-	-	-	-	167
" 2019	\$ 137,573	-	-	-	-	-	-	-	-	-	-	167
" 2020	\$ 140,269	-	-	-	-	-	-	-	-	-	-	167
" 2021	\$ 142,991	-	-	-	-	-	-	-	-	-	-	167
" 2022	\$ 145,740	-	-	-	-	-	-	-	-	-	-	167
" 2023	\$ 148,517	-	-	-	-	-	-	-	-	-	-	167
" 2024	\$ 151,321	-	-	-	-	-	-	-	-	-	-	167
				\$ 1,255,938	Total Projected in TEC Budget							
				\$ (42,685)	Less amount received through 2015							
				<u>\$ 1,213,253</u>	Projected vs. Actual							

<sup>1</sup> The projection is based on the adopted budget

**RDA - South Wall - 3340**  
**Change in Equity**  
**July 1 - June 30**

2015		2015
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 42,685	Property Taxes	Cash \$ 167
\$ 74	Interest Income	Taxes Receivable \$ 31,914
\$ -	Misc Revenue	Assets \$ 32,081
<u>\$ 42,759</u>		
<b>Expenditure</b>		Accounts Payable \$ -
\$ 32,941	Contractual Expenses	Deferred Revenue \$ 31,914
\$ 1,100	Transfer to Housing	Equity \$ 167
\$ 8,550	Transfer to Admin	Liabilities & Equity \$ 32,081
<u>\$ 42,591</u>		
\$ 167	Rev - Exp	Beg Equity \$ -
\$ -	Record of Note Payable	End Equity \$ 167
<u>\$ 167</u>	Change in Equity	Change in Equity \$ 167

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**2015**

**REVENUE**

3360-2-11400-R	PROPERTY TAX - TAX INCREMENT	(42,684.73)
3360-2-61000-R	INTEREST INCOME	(74.02)
3360-2-72000-R	MISCELLANEOUS INCOME	0.00
		<u>(42,758.75)</u>

**EXPENDITURES**

3360-2-07-550801-13410-E	CONTRACTUAL SERVICES	32,941.47
3360-2-07-550801-14412-E	CONTINGENT	0.00
3360-2-07-550801-14601-E	OPERATING EXPENSES	0.00
3360-2-08-550802-22100-E	DEBT SERVICE - PRINCIPAL	0.00
3360-2-08-550802-22200-E	DEBT SERVICE - INTEREST	0.00
3360-2-09-550802-41000-E	INTERFUND TRANSFERS	9,650.00
		<u>42,591.47</u>

Net Change in Fund Balance (gain) loss (167.28)

Beginning Fund Balance 0.00  
Ending Fund Balance (167.28)

**BALANCE SHEET**

3240-2-11100-B	CASH IN BANK	167.28
3240-2-12200-B	INVESTMENTS	0.00
3240-2-13601-B	TAXES RECEIVABLE	31,913.63
3240-2-21100-B	ACCOUNTS PAYABLE	0.00
3240-2-22500-B	DUE TO WEBER CO-COLLECTION	0.00
3240-2-24004-B	DEFERRED REVENUE TAXES	(31,913.63)
3240-2-31000-B	REVENUE CONTROL ACCOUNTS	0.00
3240-2-32000-B	EXPENSE CONTROL ACCOUNTS	0.00
3240-2-33001-B	RES FOR CURRENT YR ENCUMBRANCE	0.00
3240-2-33002-B	ENCUMBRANCE CONTROL	0.00
3240-2-34000-B	FUND BALANCE TO RESV DEBT SRVC	(167.28)
3270-2-39100-B	BUDGETARY - APPROPRIATIONS	0.00
3240-2-39300-B	BUDGETARY - ESTIMATED REVENUE	0.00
3270-2-39300-B	BUDGETARY - FUND BALANCE	0.00

(0.00)

(0.00)

Overview Information

Project	Amount of Bonded Debt	Debt from RDA to City	Tax Increment Committed but not borrowed against	Total Financial Commitment by RDA	Year Financing Approved by RDA Board	Source of Debt Repayment	Year of RDA Expiration	Year of Debt Payoff	Approximate Number of Jobs Created	Amount of Sales Tax Generated If Applicable	Amount of Property Tax Generated If Applicable	Amount of Haircut tax funds Generated
12th Street (ENTIRE PROJ)	\$ -	\$ -	\$ -	100%	A 1987	TIFF	2015/2022	2000			\$ 25,725	#REF!

A Committed to the Recreation Center Development

**OGDEN CITY CORPORATION  
RDA Cash Flow Forecast  
RDA District - Trackline  
June 30, 2015**

Inputs & Assumptions

Base year: 2012  
 Tax Year Expiration: 2033  
 Original tax base: \$ 9,792,418  
 Anticipated tax base increment: \$ 170,192  
 Year tax increment Available to RDA: 2012  
 Tax rate: 0.01765  
 Required Housing Contribution: 20%  
 Required Admin Contribution: 5.0%

Fiscal Year	Original TEC Budget	County Assessed Property Values	Increment Value	Projected Tax Increment <sup>1</sup>	Tax Increment	Other Flows	Cash	Transfer to Admin	Transfer to Housing	Developer Expenses	Other Cash Outflows	Net	Change	Cash Balance
2015	\$ -	\$ 12,669,815	2,877,397	\$ 35,000	\$ 25,725	\$ 230,323	\$ (5,150)	\$ -	\$ -	\$ (1,234,305)	\$ (230,760)	\$ (1,214,167)	\$ -	\$ -
Projected 2016	\$ 13,828	-	-	50,000	-	-	-	-	-	-	-	-	50,000	(1,003,961)
" 2017	\$ 99,623	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2018	\$ 99,623	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2019	\$ 220,610	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2020	\$ 220,610	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2021	\$ 220,610	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2022	\$ 220,610	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2023	\$ 220,610	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2024	\$ 220,610	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2025	\$ 399,361	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2026	\$ 399,361	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2027	\$ 399,361	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2028	\$ 399,361	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2029	\$ 399,361	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2030	\$ 399,361	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2031	\$ 399,361	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2032 <sup>1</sup>	\$ 399,361	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2033	\$ 399,361	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
" 2034	\$ 399,361	-	-	-	-	-	-	-	-	-	-	-	-	(1,003,961)
				\$ 5,530,344										Total Projected in TEC Budget
				\$ (25,725)										Less amount received through 2015
				<u>\$ 5,504,619</u>										Projected vs. Actual

<sup>1</sup> The projection is based on the adopted budget

**RDA - Trackline 3350**  
**Change in Equity**  
**July 1 - June 30**

2015		2015
<b>Revenue</b>		<b>Balance Sheet</b>
\$ 25,725	Property Taxes	Cash \$ (1,003,961)
\$ (763)	Interest Income	Restricted Cash \$ 17,810
\$ 230,750	Inter Agency Transfer	Taxes Receivable \$ 23,429
\$ 335	Misc Revenue	Assets \$ (962,722)
<u>\$ 256,048</u>		
		Accounts Payable \$ 228,016
<b>Expenditure</b>		Deferred Revenue \$ 23,429
\$ -	Contractual Expenses	Equity \$ (1,214,167)
\$ 10	Operating Expenses	Liabilities & Equity \$ (962,722)
\$ 230,750	Capital Outlay - Land	
\$ 1,234,305	Developer Expenses	Beg Equity \$ -
\$ -	Transfer to Housing	End Equity \$ (1,214,167)
\$ 5,150	Transfer to Admin	Change in Equity \$ (1,214,167)
<u>\$ 1,470,215</u>		
\$ (1,214,167)	Rev - Exp	
<u>\$ (1,214,167)</u>	Change in Equity	

**2015**

**REVENUE**

3350-2-11400-R	PROPERTY TAX - TAX INCREMENT	(25,725.47)
3350-2-61000-R	INTEREST INCOME	762.56
3350-2-72000-R	MISCELLANEOUS INCOME	(335.40)
3350-2-84000-R	INTERAGENCY TRANSFER	(230,750.00)
		<u>(256,048.31)</u>

**EXPENDITURES**

3350-2-07-550801-13410-E	CONTRACTUAL SERVICES	0.00
3350-2-07-550801-14412-E	CONTINGENT	0.00
3350-2-07-550801-14601-E	OPERATING EXPENSES	10.00
3350-2-07-550801-31000-E	CAPITAL OUTLAY - LAND	230,750.00
3350-2-07-550801-33001-E	DEVELOPER COSTS	1,234,305.16
3350-2-08-550802-22100-E	DEBT SERVICE - PRINCIPAL	0.00
3350-2-08-550802-22200-E	DEBT SERVICE - INTEREST	0.00
3350-2-09-550802-41000-E	INTERFUND TRANSFERS	5,150.00
		<u>1,470,215.16</u>

Net Change in Fund Balance (gain) loss 1,214,166.85

Beginning Fund Balance 0.00

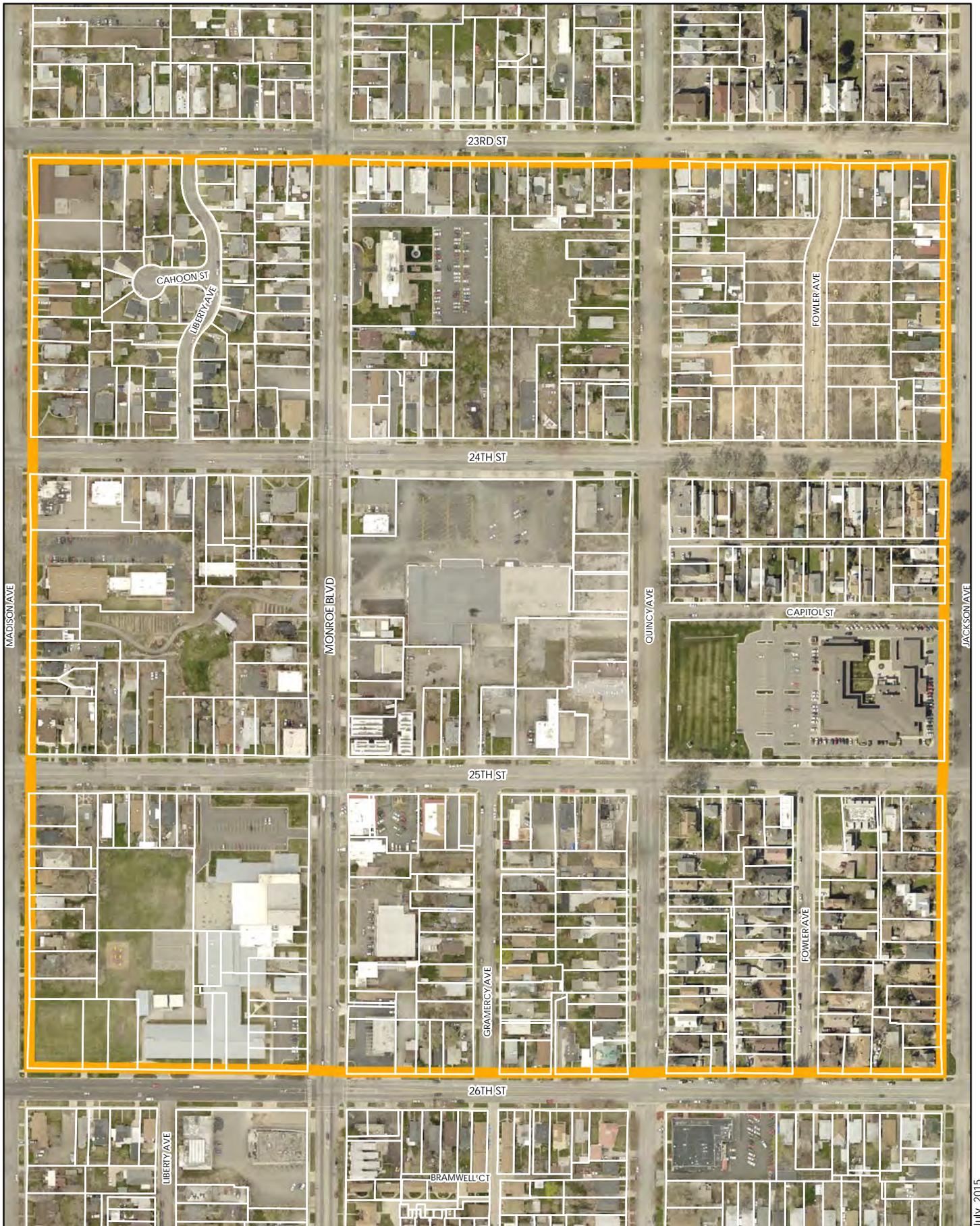
Ending Fund Balance 1,214,166.85

**BALANCE SHEET**

3240-2-11100-B	CASH IN BANK	(1,003,960.87)
3350-2-11500-B	RESTRICTED CASH - HUD 108	17,809.77
3240-2-12200-B	INVESTMENTS	0.00
3240-2-13601-B	TAXES RECEIVABLE	23,428.69
3240-2-21100-B	ACCOUNTS PAYABLE	(228,015.75)
3240-2-22500-B	DUE TO WEBER CO-COLLECTION	0.00
3240-2-24004-B	DEFERRED REVENUE TAXES	(23,428.69)
3240-2-31000-B	REVENUE CONTROL ACCOUNTS	0.00
3240-2-32000-B	EXPENSE CONTROL ACCOUNTS	0.00
3240-2-33001-B	RES FOR CURRENT YR ENCUMBRANCE	(885,261.64)
3240-2-33002-B	ENCUMBRANCE CONTROL	0.00
3240-2-34000-B	FUND BALANCE TO RESV DEBT SRVC	2,099,428.49
3270-2-39100-B	BUDGETARY - APPROPRIATIONS	0.00
3240-2-39300-B	BUDGETARY - ESTIMATED REVENUE	0.00
3270-2-39300-B	BUDGETARY - FUND BALANCE	0.00

0.00

0.00



# OAK DEN URBAN RENEWAL SURVEY AREA



March 14, 2016

Jonnalyne Walker  
Senior Project Coordinator  
Ogden City Business Development  
2549 Washington Blvd, Suite 420  
Ogden, Utah 84401

Re: Blight Study for Oak Den Urban Renewal Area

This information is intended to provide Ogden City (the “City”) the information to assist the City in making a technically sound determination of whether or not blighted conditions are present in the Oak Den Urban Renewal Survey Area (“Survey Area”).

**Oak Den Urban Renewal Survey Area Findings:**

The Oak Den Urban Renewal Survey Area contains 84.24 acres +/- of real property divided into 413 parcels.

The Oak Den Urban Renewal Survey Area does meet the following tests:

1. The Survey Area consists predominantly of non-greenfield parcels;
2. The Survey Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential.
3. At least 50% of the parcels within the Survey Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses.
4. The present condition or use of the Survey Area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety or welfare, as shown by the existence of at least four of the statutory factors of blight, leading to the cumulative conclusion of blighted conditions in the Survey Area and Survey Area. Four hundred thirteen (413) of the total four hundred thirteen (413) or 100% of the number of parcels for a total of 84.24 +/- acres or 100% of the total Oak Den Urban Renewal Survey Area exhibit four or more of the legislated "blight" factors.

As a result of our survey, and the additional information presented it is our opinion that the Oak Den Urban Renewal Survey Area is a "blighted area" in conformity with Sections 17C-2-301 and 17C-2-303 Utah Code Annotated 1953, as amended, the renewal of which is necessary to effectuate a public purpose.

Sincerely,

Bonneville Research

**Jonathan L. Springmeyer**

## BLIGHT ANALYSIS SURVEY OBJECTIVES AND SUMMARY

The term "blight" describes a wide range of problems ranging from the physical deterioration of buildings to the presence of health and social problems of the survey population. The Utah **"Community Development and Renewal Agencies Act"** requires the collection of technical documentation, which could be considered by the legislative body in supporting a legislative finding of blight.

To examine this requirement, Bonneville Research undertook the collection of technical documentation which could be considered by the Redevelopment Agency and the legislative body in supporting a finding of blight, as defined and determined by Sections 17C-2-301 and 17C-2-303 Utah Code Annotated 1953, as amended.

For this report the definition of "blight", and the technical process followed to determine the presence of blight, is specific to Sections 17C-2-301 and particularly 17C-2-303 Utah Code Annotated 1953, as amended, which defines the existence of blight and the "factors" which contribute to blight.

### Legislative "Blight" Factors:

- ✓ (a) (i) the Survey Area consists predominantly of non-greenfield parcels;
  - (ii) the Survey Area is currently zoned for urban purposes and generally served by utilities;
  - (iii) at least 50% of the parcels within the Survey Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
  - (iv) the present condition or use of the Survey Area
    - ✓ substantially impairs the sound growth of the municipality,
    - ✓ retards the provision of housing accommodations, or
    - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the Survey Area of at least four of the following factors:
      1. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
        - a. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or
        - b. significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances;
      2. Unsanitary or unsafe conditions in the Survey Area that threaten the health, safety or welfare of the community;
      3. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;
      4. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;
      5. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;
      6. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;
      7. Defective or unusual conditions of title rendering the title non-marketable;
- (v) (A) at least 50% of the parcels within the Survey Area are affected by at least one of the factors, but not necessarily the same factor, listed in Subsection (1)(a)(iv); and  
(B) the affected parcels comprise at least 66% of the acreage of the Survey Area;

## Key Elements of “Community Development and Renewal Agencies Act”:

The “Community Development and Renewal Agencies Act” requires the assembly of a substantial body of information on a wide range of physical conditions in the Survey Area. The data must exhibit the characteristics of detail and reliability in measuring the characteristics enumerated in the before quoted statutes. Further, the data collected must be supported by a methodologically sound procedure, carried out by experienced professionals.

It is important to note the finding of blight is a cumulative conclusion attributable to the presence of a number of blighting factors.

- ✓ No single factor may be authoritatively cited as a "cause" of blight.
- ✓ It is a function of the presence of several physical or environmental factors, which, in combination produce the phenomenon known as blight.

The goal of the proven Bonneville Research approach has been to formulate a broad range of measurable indices capable of measuring the presence or lack of presence of the physical and environmental factors set forth in the “Community Development and Renewal Agencies Act”, as amended.

### Legislative Criteria - Methodology or Index

- (a) (i) the Survey Area consists predominantly of non-greenfield parcels;
- (ii) the Survey Area is currently zoned for urban purposes and generally served by utilities;
- (iii) at least 50% of the parcels within the Survey Area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
- (iv) the present condition or use of the Survey Area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the Survey Area of at least four of the following factors:

#### **(A(1)) Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure**

- Detailed survey of the building conditions, environmental deficiencies, and land use.
  - Needs maintenance
  - Needs rehab
  - Needs major repair
  - Needs removal
- Building, Electrical, Fire, Energy, Seismic, and ADA Codes; Structural deficiencies, significant lack of code compliance, the nature and quality of landscaping, building facade conditions, the condition of paving, street and sidewalk conditions.
- Infrastructure - Aging, obsolete, broken infrastructure.
- Land Use Configurations - The design, layout and use of areas including access, parking, visibility, and other factors which impact on vacant and underutilized buildings. Poor, awkward or now illegal plot plans and property dimensions. Inability

to create workable land assemblies or reuses without intervention. Inadequate public r-o-w and public purpose easements.

OR

**(A(2)) Significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances.**

- Building, Electrical, Fire, Energy, Seismic, and ADA Codes; Structural deficiencies, significant lack of code compliance, the nature and quality of landscaping, building facade conditions, the condition of paving, street and sidewalk conditions.

**(B) Unsanitary or unsafe conditions in the Survey Area that threaten the health, safety or welfare of the community;**

- Detailed survey of public health, social, facilities and economic problems.
- Excessive Fire Danger
- FEMA flood zone
- Geocoding of public health, social, facilities and economic problems.

**(C) Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;**

Detailed survey of environmental deficiencies, and land use.

- CERCLIS, LUST & UST computer search of Utah State files.
- Field survey of potential environmental problems, including asbestos construction, petroleum storage, and other hazardous waste problems.

**(D) Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;**

- Location of vacant, boarded or empty structures, properties for sale, and non-owner occupied residences and properties.
- Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
- Economic trends as indicated by retail sales, number and quality of retail establishments, and employment.
- Declines in property values.

**(E) Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;**

- Lack of adequate public infrastructure.
- Building built prior to the state enactment of a Seismic code.
- Obsolete, vacant, structures, properties for sale, and non-owner occupied residences and properties.

- Detailed survey of the building conditions, environmental deficiencies, land use, age, incompatibility, and assessed valuation.
  - Geocoding of environmental and economic problems.
  - Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
  - Economic trends as indicated by retail sales, number and quality of retail establishments, and employment.
  - Declines in property values.
- (F) Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;**
- Geocoding of calls for service, criminal activity, social and economic problems.
- (G) Defective or unusual conditions of title rendering the title non-marketable;**
- Ongoing foreclosures, lease defaults, tax defaults, multiple liens
  - Improper, dangerous site access or accessibility.

The finding of blight is a cumulative conclusion attributable to not one, but several physical and environmental factors. No single factor should be cited as a cause of blight. Indeed, blight is attributable to a multiplicity of influences, which, in combination, produce the phenomenon of "Blight".

## SURVEY AREA FINDINGS

Under terms of the contract with the Agency, the Bonneville Research project team performed a field survey and analysis of conditions relating to blight in the Oak Den Urban Renewal Survey Area, as defined by the "Community Development and Renewal Agencies Act", and specifically Sections 17C-2-301 and 17C-2-303 Utah Code Annotated, 1953, as amended. The survey and analysis was performed from January 2016 to current to collect the physical data pertaining to conditions enumerated in the completed blight study.

The Oak Den Urban Renewal Survey Area comprises the following:

✓ Total Acreage in the Survey Area:	84.24
✓ Number of Parcels in the Survey Area:	413
✓ Acreage in the Survey Area with Buildings or Improvements	84.24
✓ Number of Parcels with Buildings or Improvements:	413

Therefore, as a result of the field survey and analysis of conditions relating to blight in the Oak Den Urban Renewal Survey Area and recommendations by Bonneville Research, the following Oak Den Urban Renewal Project Area is proposed:

### **Proposed Ogden City Oak Den Urban Renewal Project Area:**

Total Acreage in proposed Project Area:	84.24
Number of Parcels in Proposed Project Area:	413
Acreage in Proposed Project Area with Buildings or Improvements	84.24
Number of Parcels with Buildings or Improvements:	413
% of the number of Parcels with Buildings or Improvements:	100%
% of the total Acreage with Buildings or Improvements:	100%

## Blight Findings:

### Oak Den Urban Renewal Survey Area:

1. The Survey Area consists predominantly of non-greenfield parcels.
  - "Greenfield" means land not developed beyond agricultural or forestry use
  - The Survey Area contains no greenfield parcels.
2. The Survey Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential:
  - The Survey Area is served by Electric, Water/Sewer, and Gas utilities, and is served by roads.
  - The Survey Area is zoned R-3EC, R-2EC, NC-2 or PI in its entirety.
3. At least 50% of the parcels within the Survey Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses:
  - 413 of the 413 parcels in the Survey Area contain buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes.
  - The parcels containing buildings or improvements represent 100% of the total parcels in the Survey Area
  - The parcels containing buildings or improvements represent 100% of the acreage in the Survey Area.
4. The present condition or use of the Survey Area:
  - ✓ substantially impairs the sound growth of the municipality,
  - ✓ retards the provision of housing accommodations, or
  - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the Survey Area of at least four of the following factors:
    - A. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
      1. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or  
**Three Hundred Twenty-Eight (328) of the Four Hundred Thirteen (413) or Seventy-Nine (79%) of the parcels met this blight factor. The affected parcels represented Seventy-Three percent (73%) of the total acreage. Some of the conditions exhibited are: substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure, inadequate streets and sidewalks, and inadequate storm drainage.**
      2. Significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances;  
**Three Hundred Thirty-Two (332) of the Four Hundred Thirteen (413) or Eighty percent (80%) of the parcels met this blight factor. The affected parcels represented Seventy-Five percent (75%) of the total acreage. Some of the conditions exhibited are: noncompliance with current building code, safety code, health code and fire code requirements or local ordinances.**
    - B. Unsanitary or unsafe conditions in the Survey Area that threaten the health, safety or welfare of the community;

**Three Hundred Sixty-Three (363) of the Four Hundred Thirteen (413) or Eighty-Eight percent (88%) of the parcels met this blight factor. The affected parcels represented Eighty-Four percent (84%) of the total acreage. Some of the conditions exhibited are: likely asbestos, open outside storage of used materials, and abandoned vehicles.**

**Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition is determined to be an AREA WIDE FINDING.**

- C. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;

**Eight (8) of Four Hundred Thirteen (413) or two percent (2%) of the parcels met this blight factor. The affected parcels represented three percent (3%) of the total acreage. Some of the conditions exhibited are: CERCLA Site and Closed LUST Sites.**

- D. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;

**Seventy-Four (74) of the Four Hundred Thirteen (413) or eighteen percent (18%) of the parcels met this blight factor. The affected parcels represented Twenty-Three percent (23%) of the total acreage. Some of the conditions exhibited are: excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities.**

The residential vacancy rate for this area is:                   5.63%.  
The retail vacancy rate for this area is:                       12.5%  
The commercial vacancy rate for this area is:               6.4%

**Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition is determined to be an AREA WIDE FINDING.**

- E. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;

**One Hundred Seventy-One (171) of the Four Hundred Thirteen (413) or Forty-One percent (41%) of the parcels met this blight factor. The affected parcels represented Thirty-Seven percent (37%) of the total acreage.. Some of the conditions exhibited are: buildings built prior to the enactment of a State Seismic Code, illegal dumping, and roofs and/or masonry in need of replacement or significant maintenance.**

- F. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county; and  
**Criminal activity in the Survey Area was 216% higher than that of comparable non-blighted areas in the municipality.**

<b>Ogden City Police Department</b>			
<b>Calls for Police Service - Oak Den URA Survey Area</b>			
<b>Jan 1, 2015 - Dec 31, 2015</b>			
	Calls for Service	Acres	Calls per Acre
Oak Den	2641	90	29.34
Commercial Comp 1	140	10	14.00
Residential Comp 2	136	10	13.60

**Therefore, this blight factor is attributed to all of the parcels in the Survey Area and is determined to be an AREA WIDE FINDING.**

- G. Defective or unusual conditions of title rendering the title non-marketable;  
**Zero (0) of Four Hundred Thirteen (413) or zero percent (0%) of the parcels exhibit defective or unusual conditions of title rendering the title non-marketable.**

## Oak Den Urban Renewal Survey Area:

### FINDING A.

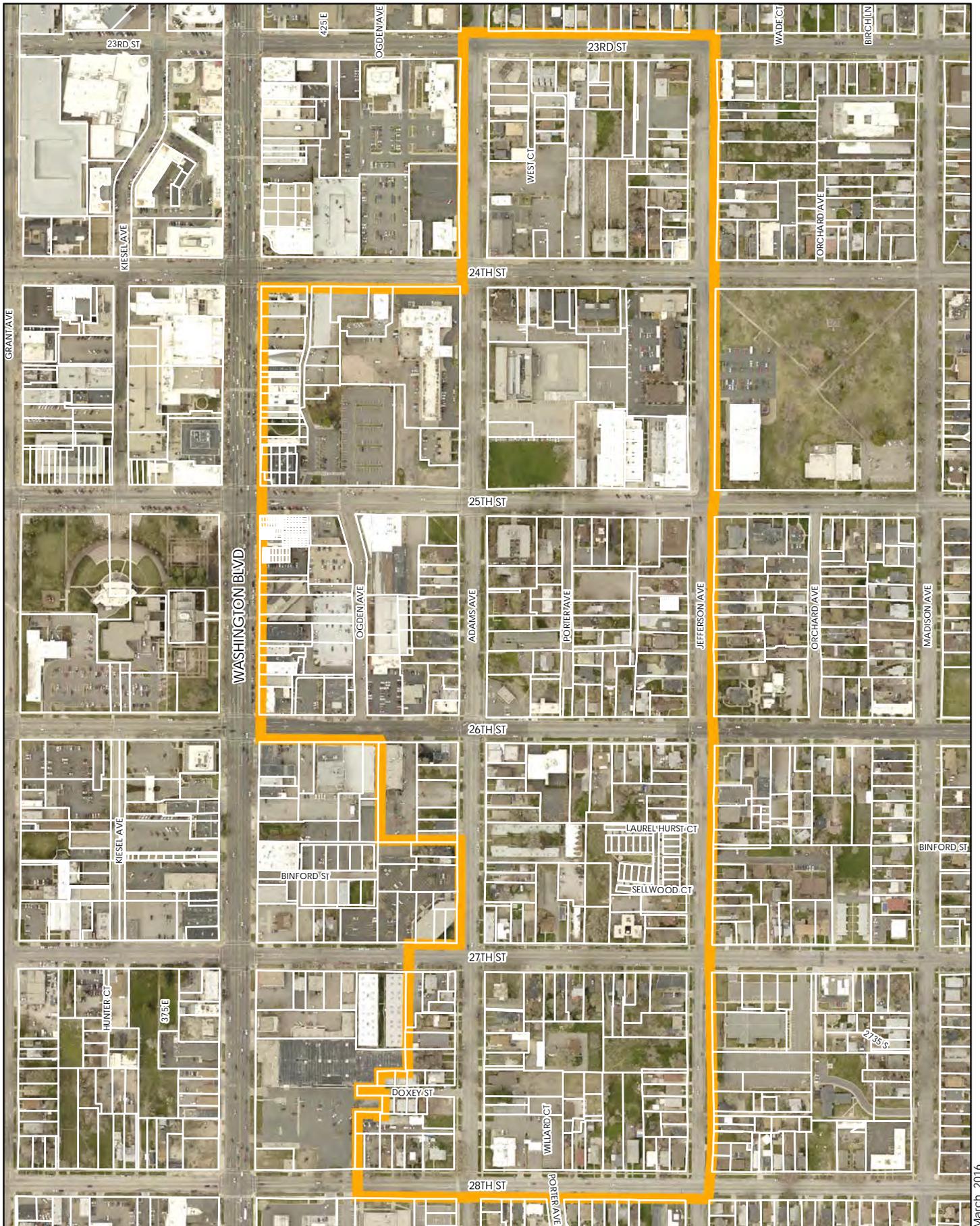
1. The Oak Den Urban Renewal Survey Area contains 84.24 +/- acres of real property.
2. The Oak Den Urban Renewal Survey Area does meet the following tests:
  - The Survey Area consists predominantly of non-greenfield parcels;
  - The Survey Area is currently zoned for urban purposes and generally served by utilities.
  - At least 50% of the parcels within the Survey Area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses
  - At least 50% of the parcels within the Survey Area are affected by at least one of the blight factors, but not necessarily the same factor.
  - The affected parcels comprise at least 66% of the acreage of the Survey Area

### FINDING B.

Four Hundred Thirteen (413) of the total Four Hundred Thirteen (413) or 100% of the number of parcels for a total of 84.24 +/- acres or 100% of the total Oak Den Urban Renewal Survey Area exhibit four or more of the legislated "blight" factors.

### FINDING C.

The Oak Den Urban Renewal Survey Area is a blighted area, the renewal of which is necessary to effectuate a public purpose. Evidence of "blight" conditions or indicators was found in the Survey Area, sufficient to be determined to be present area wide, and therefore leads to the cumulative conclusion of blighted conditions in the Oak Den Urban Renewal Survey Area.



# ADAMS SURVEY AREA

