

REQUEST FOR AGENCY ACTION

SUBJECT: Consideration of an amended budget for EDA #4 - Fairchild.

SUMMARY: Adoption of the proposed budget amendment will authorize a ten-year personal property tax rebate between the Redevelopment Agency (RDA) and the taxing entities for a portion of the incremental taxes generated from Economic Development Project Area No. 4 – Fairchild (EDA #4).

**FISCAL/ASSET
IMPACT:** The amended budget is capped at \$6.8 M, which will be paid solely from future personal property tax revenue generated by personal property owned by PayPal in EDA #4 for a 10-year period.

**STAFF
RECOMMENDATION:** Staff recommends approval of the amended budget for EDA #4 - Fairchild, allowing the agency to receive a portion of the incremental personal property taxes generated, which will be used to fund a participation agreement with PayPal.

**MOTION
RECOMMENDED:** “I move to approve Resolution No. 211 authorizing approval of the project area budget amendment for Economic Development Project Area No. 4 – Fairchild (EDA #4).”

Roll Call vote required

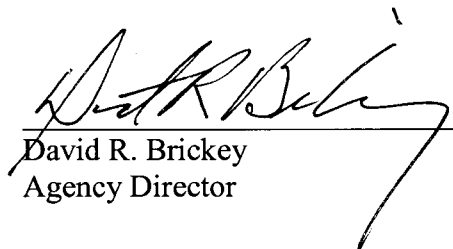
Prepared and to be Presented by:


Jeremy Olsen
RDA Program Manager

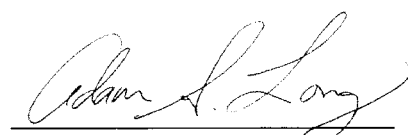
Recommended by:


Kent G. Andersen
Economic Development Director

Authorized for Agency Consideration:


David R. Brickey
Agency Director

Reviewed for Legal Sufficiency:


Adam S. Long
Redevelopment Agency Counsel

BACKGROUND DISCUSSION:

Redevelopment Project Process

The process prescribed in state law regarding economic development projects utilizing tax increment financing is found in the Community Reinvestment Agency Act (Title 17C). For the Redevelopment Agency to create a project area, the Agency must first adopt a survey area resolution and then hold duly-noticed public hearings for the Project Area Plan and the Project Area Budget.

Project Survey Area

On February 10, 2010, the Redevelopment Agency of West Jordan (Agency) adopted a survey resolution, authorizing the preparation of a draft project area plan for Economic Development Project Area No. 4 – Fairchild (EDA #4).

Project Area Plan

After holding the required public hearing, the Project Area Plan for EDA #4 was adopted by the Agency Board on April 14, 2010, to provide Fairchild Semiconductor an incentive for a remodel of the manufacturing facility located at 3333 W 9000 South. The project area includes 59.84 acres of industrial zoned land with an existing 293,500 square foot industrial facility.

Project Area Budget

After holding a public hearing, the Project Area Budget for EDA #4 was approved by the Agency Board on April 14, 2010. The Project Area Budget allows the Redevelopment Agency to utilize tax increment financing to provide incentives for the redevelopment of the project area. The original Project Area Budget for EDA #4 allowed funds to be awarded for the retention of 473 existing jobs, the creation of 16 new jobs, and a personal property investment of approximately \$52 million at the project site.

Agreement for the Development of Land

An Agreement for the Development of Land was adopted by the Agency Board on April 14, 2010, allowing for a rebate of property tax increment to Fairchild Semiconductor (later On Semiconductor) for new personal property investment at the site. Following the closure of the Fairchild Facility in late 2014, this agreement was placed on hold indefinitely.

Property Acquisition & Sale

On November 20, 2017, the Agency acquired the property located at 3333 W 9000 South from On Semiconductor for redevelopment of the site. On March 5, 2018 the Agency sold the property to Aligned Energy to develop the site as a data center. Aligned Energy is the owner of the property, and subleases space to data center tenants.

Municipal Energy Tax Participation Agreement

On December 20, 2017, the Agency Board approved a participation agreement with Aligned Energy for the repurposing of the former Fairchild building located at 3333 W 9000 South. The agreement provides a rebate of Municipal Energy Tax (MET) to Aligned Energy for a ten-year period, which is capped at an amount of \$5.0 Million. The MET is a sales and use tax imposed on utility rate payers in the city, assessed at a rate of 6% of monthly electrical charges. The funding for this participation agreement comes through an interlocal agreement between the City and the Agency.

Taxing Entity Committee

Due to the limits in both the number of years and budget authority remaining in the existing project area, an amended budget is necessary to generate sufficient funds to satisfy the proposed Participation Agreement. Modification of a project area budget also requires the consent of the Taxing Entity Committee (TEC).

The West Jordan TEC met on December 17, 2018 and approved the amended project area budget. Following approval by the TEC, the Agency must decide whether to grant final approval to the project area budget amendment, after which the participation agreement with PayPal may be approved.

REQUESTED ACTION:

Amended Project Area Budget

In fall 2017, PayPal engaged city staff requesting Agency participation for a tax rebate of a portion of the personal property taxes paid by the company at the project site as a tenant of Aligned Energy. The proposed Participation Agreement with PayPal includes a rebate of personal property taxes for a ten-year period, with a cap of \$6.8 M. PayPal anticipates a total investment within the Project Area of approximately \$663 million over a ten-year period.

Due to the limited budget authority in the original project area budget and the details of this particular proposal, the proposed rebate will require amending the existing budget in order to provide a new 10-year collection period with a corresponding budget cap of \$6.8M. The proposed rebate will allocate 60% of all new tax increment funds generated by PayPal's server equipment to the Agency, while the remaining 40% will be directed to the taxing entities. Of the Agency's allocation, 10% will be utilized for housing funds, 3% will be provided for administration costs, and the remainder will be available to rebate to the company.

PayPal is a tenant of Aligned Energy and the proposed rebate applies only to PayPal's personal property, and does not apply to any real property, or to any additional personal property beyond that which is owned or controlled by PayPal. This represents a change from the original budget, which collected all real and personal property taxes generated in the entirety of the Project Area.

THE REDEVELOPMENT AGENCY OF WEST JORDAN CITY

Resolution No. 211

Date: January 9, 2019

A RESOLUTION APPROVING AND ADOPTING THE AMENDED PROJECT AREA BUDGET FOR THE FAIRCHILD ECONOMIC DEVELOPMENT PROJECT AREA (EDA #4).

WHEREAS the Redevelopment Agency of West Jordan City (the “Agency”) created the Fairchild Economic Development Project Area (the “Project Area”) and adopted a project area plan and project area budget for the Project Area; and

WHEREAS the Agency has prepared a proposed amended Budget for the Project Area (the “Amended Budget”); and

WHEREAS the Amended Budget requires the consent of the Taxing Entity Committee (the “TEC”) as set forth in Utah Code § 17C-3-203 before the Agency may receive any portion of tax increment under the Amended Budget; and

WHEREAS the TEC consented to the Amended Budget on December 17, 2018; and

WHEREAS, the Budget having been prepared for the Project Area pursuant to UCA § 17C-3-201, the Agency made the Budget publically available and provided notice of the budget hearing as required by UCA § 17C-3-201(2); and

WHEREAS, the Agency held, on January 9, 2019, a duly-noticed public hearing pursuant to UCA § 17C-3-201(2)(d) to allow public comment on the Budget and whether it should be revised, approved, or rejected; and to receive all written and hear all oral objections to the Budget; and

WHEREAS, having received and heard all commentary on and objections to the Budget submitted for its consideration, the Agency has passed upon such objections as it has received and has made such modifications, amendments, and/or emendations to the Budget as it deems appropriate, if any; and

WHEREAS the Agency now desires to formally adopt the Budget as the official budget for the Project Area.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF WEST JORDAN CITY AS FOLLOWS:

1. The Agency has received all comments and objections to the draft Budget and has made such changes as it deems necessary, if any.

2. The Budget attached hereto as **Exhibit A** is hereby adopted as the official budget for the Fairchild Economic Development Project Area.

3. Agency staff are hereby authorized to take all actions necessary, including those actions required by UCA § 17C-3-204, to carry out the purposes of this resolution.

4. This resolution shall be effective upon adoption

APPROVED AND ADOPTED by the governing board of the Redevelopment Agency of West Jordan City this 9th day of January, 2019.

Jim Riding, Chairperson

ATTEST:

Melanie Briggs, Secretary

Voting by the Agency Board:

Name	“YES”	“NO”	ABSENT	ABSTAIN
Chad Lamb	_____	_____	_____	_____
Kayleen Whitelock	_____	_____	_____	_____
Chris McConnehey	_____	_____	_____	_____
Dirk Burton	_____	_____	_____	_____
Zach Jacob	_____	_____	_____	_____
Alan Anderson	_____	_____	_____	_____
Jim Riding	_____	_____	_____	_____

EXHIBIT A

Amended Project Area Budget

FINAL



**AMENDED Project Area Budget for the Fairchild Economic
Development Project Area**
Prepared by the Redevelopment Agency of the City of West Jordan

Consented to by the Taxing Entity Committee on December 17, 2018

Public hearing held by the Agency on January 9, 2019

Adopted by the Agency on January 9, 2018

BACKGROUND

The Agency Board requested that the Redevelopment Agency of the City of West Jordan (the “Agency”), with the assistance of hired consultants and staff, prepare an amended Economic Development Project Area Budget pursuant to the provisions of Chapters 1 and 3 of the Utah Community Reinvestment Agency Act, Title 17C of the Utah Code Annotated 1953, as amended (the “Act”). This economic Development Project Area Budget (the “**Amended Project Area Budget**” or the “**Amended Budget**”) is for the Fairchild Economic Development Project Area, which is also referred to as EDA #4 (the “**EDA**” or the “**Project Area**”). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area and the adoption of the Project Area Plan and this Budget.

The Fairchild EDA was created on April 14, 2010 by Agency Resolution No. 125 and West Jordan City Ordinance No. 10-11. The project area budget was approved by the Taxing Entity Committee on March 17, 2010 and by Agency Resolution No. 126 on April 14, 2010. This Amended Budget, once effective, repeals and replaces the original project area budget adopted in 2010.

The major development within the Project Area is a large colocation datacenter occupying the old Fairchild Semiconductor building. This datacenter will lease space to third parties and the opportunity exists to expand within the Project Area. The City of West Jordan has already incentivized the creation of the datacenter space through a significant rebate of the City’s municipal energy tax to the owner of the facility. The first major tenant of the datacenter is to be PayPal. PayPal proposes to invest approximately \$663 million within the Project Area over ten years. This investment will be almost entirely servers and related equipment (personal property). Under this Budget, the Agency proposes to receive and retain 60 percent of the tax increment generated only by PayPal’s taxable personal property within the Project Area.

As part of this Amended Budget, the Agency will initially receive 100 percent of the tax increment generated by PayPal’s taxable personal property within the Project Area and the Agency shall then remit to the various taxing entities—in proportion to their respective tax levies—40 percent of the tax increment the Agency receives each year. Note that this Amended Budget only allows the Agency to receive tax increment generated by new taxable personal property owned by PayPal. This Amended Budget does not allow the Agency to receive tax increment generated by any other datacenter tenants or by other development within the Project Area.

BUDGET

The official budget (the “**Budget**”) for the Fairchild Economic Development Project Area (the “**Project Area**”) is as follows:

1. Under this Budget, the Agency may collect tax increment from all taxable personal property owned by PayPal (or its affiliates, subsidiaries, or successors in interest) within

the entire Project Area. For the sake of clarity, the Agency shall not be entitled to increment generated by development of real property within the Project Area or tax increment generated by personal property owned by other entities.

2. As required by Utah Code § 17C-3-201(1)(b)(i)(A), the project area funds collection period shall be no more than **10 years** from the date for which the Agency first receives tax increment from the Project Area.
3. As required by Utah Code § 17C-3-201(1)(b)(i)(B), the percentage of tax increment the Agency is authorized to receive from the Project Area under the Budget is **100 percent**, subject to the following conditions:
 - a. The Agency shall remit to the taxing entities 40 percent of the increment the Agency collects under this Budget.
4. The remittances to the taxing entities as contemplated herein are authorized by Utah Code § 17C-1-410. Such remittances shall be paid to the respective taxing entities within 30 days of the date the Agency receives the tax increment for the preceding year from the County Treasurer (or other Salt Lake County department or official, as the case may be).

The Base Year for the Budget shall be **2018** and the base value of PayPal's taxable personal property within the Project Area shall be **\$0.00**.

The Agency shall begin collecting, or "trigger", tax increment from the Project Area pursuant to this Budget **beginning on January 1, 2019**.

The Agency may retain no more than **3 percent** of the tax increment it receives from the Project Area to cover the operating and administrative expenses of the Agency. The Agency shall allocate **10 percent** of the increment it receives toward housing as described in Utah Code § 17C-1-411.

The maximum amount the Agency may receive under this Budget is **\$6,800,000**.

The effect of this Budget is to allow the Agency to collect 100 percent of the tax increment generated by PayPal's taxable personal property within the Project Area for a period of up to 10 years. The Agency is required to remit to the taxing entities 40 percent of the tax increment that the Agency collects each year, meaning the Agency will retain 60 percent of the total tax increment generated by PayPal's taxable personal property within the Project Area.

The Agency is authorized to take such actions as may be necessary to communicate the correct percentage of tax increment to be received under this Budget and ensure that the correct amount of tax increment is received by the Agency, including communicating such information to the appropriate Salt Lake County officials.

FINANCIAL PROJECTIONS

Detailed financial projections based on this Budget and the Agency's current expectations for PayPal's investment within the Project Area are attached hereto as Exhibit A. These projections are based on the good-faith estimates of the Agency, Agency staff, and hired consultants; however, these projections are only estimates and are not guarantees of future development within the Project Area nor are they limitations on the tax increment that may be generated within the Project Area or shared with the Agency according to this Budget.

EXHIBIT A
to the Fairchild EDA Project Area Budget
Detailed PayPal investment projections

10															
Years in Project Area															
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	15
TOTAL															
Base Year Taxable Value - Personal	\$0	\$1,240,000	\$55,480,000	\$90,500,000	\$101,340,000	\$104,780,000	\$105,860,000	\$108,620,000	\$112,750,000	\$117,480,000	\$122,310,000	\$103,680,000	\$84,360,000	\$57,450,000	\$46,410,000
Personal Property Investment	\$0	\$1,240,000	\$55,480,000	\$90,500,000	\$101,340,000	\$104,780,000	\$105,860,000	\$108,620,000	\$112,750,000	\$117,480,000	\$122,310,000	\$103,680,000	\$84,360,000	\$57,450,000	\$46,410,000
TOTAL Assessed Value	\$0	\$1,240,000	\$55,480,000	\$90,500,000	\$101,340,000	\$104,780,000	\$105,860,000	\$108,620,000	\$112,750,000	\$117,480,000	\$122,310,000	\$103,680,000	\$84,360,000	\$57,450,000	\$46,410,000
Incremental Value	\$0	\$1,240,000	\$55,480,000	\$90,500,000	\$101,340,000	\$104,780,000	\$105,860,000	\$108,620,000	\$112,750,000	\$117,480,000	\$122,310,000	\$103,680,000	\$84,360,000	\$57,450,000	\$46,410,000
Tax Rates															
Salt Lake County	0.000205	0.000205	0.000205	0.000205	0.000205	0.000205	0.000205	0.000205	0.000205	0.000205	0.000205	0.000205	0.000205	0.000205	0.000205
Multi-County Assessing & Collecting	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009
County Assessing & Collecting	0.000225	0.000225	0.000225	0.000225	0.000225	0.000225	0.000225	0.000225	0.000225	0.000225	0.000225	0.000225	0.000225	0.000225	0.000225
Jordan School District	0.006501	0.006501	0.006501	0.006501	0.006501	0.006501	0.006501	0.006501	0.006501	0.006501	0.006501	0.006501	0.006501	0.006501	0.006501
West Jordan City	0.002132	0.002132	0.002132	0.002132	0.002132	0.002132	0.002132	0.002132	0.002132	0.002132	0.002132	0.002132	0.002132	0.002132	0.002132
South Salt Lake Valley Mosquito	0.000015	0.000015	0.000015	0.000015	0.000015	0.000015	0.000015	0.000015	0.000015	0.000015	0.000015	0.000015	0.000015	0.000015	0.000015
Abatement	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004
Jordan Valley Water Conservancy	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559
Central Utah Water Conservancy	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559	0.000559
Salt Lake County Library	0.012266	0.012266	0.012266	0.012266	0.012266	0.012266	0.012266	0.012266	0.012266	0.012266	0.012266	0.012266	0.012266	0.012266	0.012266
TOTAL															
% to Agency															
Salt Lake County	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Multi-County Assessing & Collecting	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
County Assessing & Collecting	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Jordan School District	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
West Jordan City	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
South Salt Lake Valley Mosquito	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Abatement	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Jordan Valley Water Conservancy	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Central Utah Water Conservancy	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Salt Lake County Library	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%
Incremental Revenues to Taxing															
Entities															
Salt Lake County	\$745,492	\$1,004	\$44,939	\$73,305	\$82,085	\$84,872	\$85,747	\$87,982	\$91,328	\$95,159	\$99,071	\$209,952	\$170,829	\$116,136	\$93,980
Multi-County Assessing & Collecting	\$3,313	\$4	\$200	\$326	\$365	\$377	\$381	\$391	\$406	\$423	\$440	\$933	\$759	\$517	\$430
County Assessing & Collecting	\$82,832	\$112	\$4,993	\$8,145	\$9,121	\$9,430	\$9,527	\$9,776	\$10,148	\$10,573	\$11,008	\$23,328	\$18,981	\$12,926	\$10,753
Jordan School District	\$2,993,304	\$3,224	\$144,270	\$235,336	\$263,525	\$272,470	\$275,278	\$282,455	\$293,195	\$305,495	\$318,055	\$674,024	\$548,424	\$373,482	\$310,483
West Jordan City	\$784,883	\$1,057	\$47,313	\$77,178	\$86,423	\$89,356	\$90,277	\$92,631	\$96,153	\$100,187	\$104,306	\$221,046	\$179,856	\$122,483	\$101,888
South Salt Lake Valley Mosquito	\$5,522	\$7	\$333	\$543	\$608	\$629	\$635	\$652	\$677	\$705	\$734	\$1,555	\$1,265	\$862	\$717
Abatement	\$147,258	\$198	\$8,877	\$14,480	\$16,214	\$16,765	\$16,938	\$17,379	\$18,040	\$18,797	\$19,570	\$41,072	\$33,744	\$22,980	\$19,116
Central Utah Water Conservancy	\$47,258	\$198	\$8,877	\$14,480	\$16,214	\$16,765	\$16,938	\$17,379	\$18,040	\$18,797	\$19,570	\$41,072	\$33,744	\$22,980	\$19,116
Salt Lake County Library	\$205,792	\$277	\$12,405	\$20,236	\$22,660	\$23,429	\$23,670	\$24,287	\$25,211	\$26,269	\$27,349	\$57,957	\$47,157	\$32,115	\$26,715
TOTAL	\$4,515,654	\$6,084	\$272,207	\$444,029	\$497,215	\$514,093	\$519,392	\$532,933	\$553,197	\$576,404	\$600,102	\$1,271,739	\$1,034,760	\$704,482	\$569,265
Incremental Revenues to Agency															
Salt Lake County	\$1,118,237	\$1,507	\$67,408	\$109,958	\$123,128	\$127,308	\$128,620	\$131,973	\$136,991	\$142,738	\$148,607	\$0	\$0	\$0	\$0
Multi-County Assessing & Collecting	\$4,970	\$7	\$300	\$489	\$547	\$566	\$572	\$587	\$609	\$634	\$660	\$0	\$0	\$0	\$0
County Assessing & Collecting	\$124,249	\$167	\$7,490	\$12,218	\$13,681	\$14,145	\$14,291	\$14,664	\$15,221	\$15,860	\$16,512	\$0	\$0	\$0	\$0
Jordan School District	\$3,589,956	\$4,837	\$216,405	\$353,004	\$395,287	\$408,705	\$411,918	\$423,683	\$439,793	\$458,432	\$477,082	\$0	\$0	\$0	\$0
West Jordan City	\$1,177,325	\$1,586	\$70,970	\$115,768	\$129,634	\$134,035	\$135,416	\$138,947	\$144,230	\$150,280	\$156,459	\$0	\$0	\$0	\$0
South Salt Lake Valley Mosquito	\$8,283	\$11	\$499	\$815	\$912	\$943	\$953	\$978	\$1,015	\$1,057	\$1,101	\$0	\$0	\$0	\$0
Abatement	\$220,886	\$298	\$13,315	\$21,720	\$24,322	\$25,147	\$25,406	\$26,069	\$27,354	\$28,195	\$29,354	\$0	\$0	\$0	\$0
Central Utah Water Conservancy	\$220,886	\$298	\$13,315	\$21,720	\$24,322	\$25,147	\$25,406	\$26,069	\$27,354	\$28,195	\$29,354	\$0	\$0	\$0	\$0
Salt Lake County Library	\$308,689	\$416	\$18,608	\$30,354	\$33,989	\$35,143	\$35,505	\$36,431	\$37,816	\$39,403	\$41,023	\$0	\$0	\$0	\$0
TOTAL	\$6,773,481	\$9,126	\$408,311	\$666,044	\$745,822	\$771,139	\$779,087	\$799,400	\$829,795	\$864,006	\$900,153	\$0	\$0	\$0	\$0
Agency Budget															
Administrative %	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	0%	0%	0%	0%
Housing %	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	0%	0%	0%	0%
Administrative	\$203,204	\$274	\$12,249	\$19,981	\$22,375	\$23,134	\$23,373	\$23,982	\$24,894	\$25,938	\$27,005	\$0	\$0	\$0	\$0
Housing	\$677,348	\$913	\$40,831	\$66,604	\$74,582	\$77,114	\$79,909	\$84,461	\$89,719	\$95,461	\$101,815	\$0	\$0	\$0	\$0
Remaining Increment for Projects	\$5,892,929	\$7,940	\$355,230	\$579,458	\$648,865	\$670,891	\$677,806	\$695,478	\$721,922	\$752,207	\$783,133	\$0	\$0	\$0	\$0

ECONOMIC DEVELOPMENT PROJECT AREA NO. 4 – FAIRCHILD

DRAFT PROJECT AREA PLAN

MARCH 1, 2010

Redevelopment Agency of the City of West Jordan

Economic Development Project Area No. 4 – Fairchild

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A. Continued Use of Existing Buildings.	
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Section 17 -Tax Increment and Other Provisions in this Economic Development Plan. . .	
A. General Tax Increment Provisions	
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RECITALS

1. Pursuant to the provisions of Section 17C-3-101 of the Act, by resolution of the governing body of the Agency the Agency authorized the preparation of a draft economic development project area plan; and

2. Pursuant to the provisions of Section 17C-3-102(2) of the Act, the City has a planning commission and has adopted a general plan as required by law; and

3. Pursuant to the provisions of Section 17C-3-102(1)(d) of the Act, the Agency has conducted one or more public hearings for the purpose of allowing public comment on the proposed project area plan and whether the proposed project area plan should be revised, approved or rejected; and

4. Pursuant to the Act, this Economic Development Plan has been adopted after June 30, 1993.

Section 1 Definitions

As used in this Economic Development Plan:

- A. The term "**Act**" shall mean and include the Utah Neighborhood Development Act to the extent applicable, the Utah Redevelopment Agencies Act to the extent applicable, and the Utah Community Development and Renewal Agencies Act as found in Title 17C, Parts 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.
- B. The term "**Agency**" shall mean the Redevelopment Agency of the City of West Jordan, Utah as designated by the City to act as a redevelopment agency (community development and renewal agency).
- C. The term "**base taxable value**" shall mean the taxable value of the property within the Project Area from which tax increment is to be collected, as shown upon the assessment roll last equalized before the date of the taxing entity committee's approval of the first Project Area Budget.
- D. The term "**County**" shall mean Salt Lake County, Utah.
- E. The term "**community**" shall mean the community of the City of West Jordan, Utah.

- F. The term "**economic development**" shall mean as defined in Section 17C-1-102(16) to promote the creation or retention of public or private jobs within the state through:
- (a) planning, design, development, construction, rehabilitation, business relocation, or any combination of these, within a community; and
 - (b) the provision of office, industrial, manufacturing, warehousing, distribution, parking, public, or other facilities, or other improvements that benefit the state or a community.
- G. The term "**Economic Development Plan**" shall mean a project area plan developed by the Agency and adopted by ordinance of the governing body of the City to guide and control economic development undertakings in a specific project area, and in particular, this Economic Development Plan.
- H. The term "**Olene Walker Housing Loan Fund Board**" shall mean the Olene Walker Housing Loan Fund Board, established under Title 9, Chapter 4, Part 7, Olene Walker Housing Loan Fund.
- I. The term "**planning commission**" shall mean the planning commission of the City established pursuant to law or charter.
- J. The term "**Project Area**" or "**Economic Development Project Area**" shall mean the geographic area described in this Project Area Plan where the economic development set forth in this Project Area Plan takes place or is proposed to take place.
- K. The term "**Project Area Budget**" shall mean a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the economic development project area that includes:
- (1) the base taxable value of the property in the project area;
 - (2) the projected tax increment expected to be generated within the project area;
 - (3) the amount of tax increment expected to be shared with other taxing entities;
 - (4) the amount of tax increment expected to be used to implement the project area plan, including the estimated amount of tax increment to be used for land acquisitions, public improvements, infrastructure improvements and loans, grants or other incentives to private and public entities;
 - (5) the tax increment expected to be used to cover the cost of administering the project area plan;
 - (6) if the area from which tax increment is to be collected is less than the entire project area, the tax identification numbers of the parcels from which tax increment will be collected or a legal description of the portion of the project area from which tax increment will be collected; and

(7) for property that the agency owns and expects to sell, the expected total cost of the property to the agency and the expected selling price; and

(8) the information required under Subsection 17C-3-201(1)(b) of the Act, i.e., the number of tax years for which the agency will be allowed to receive tax increment from the project area, and the percentage of tax increment or maximum cumulative dollar amount of tax increment the agency is entitled to receive from the project area under the project area budget.

- L. The terms "**tax**," "**taxes**," "**property tax**" or "**property taxes**" include privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
- M. The term "**taxing entity**" shall mean a public entity that levies a tax on property within the Project Area or proposed Project Area.
- N. The term "**tax increment**" shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the area within the Project Area designated in this Plan as the area from which tax increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from that same area using the base taxable value of the property. Tax increment does not include taxes levied and collected under Section 59-2-906.1 on or after January 1, 1994.

Section 2 Description of the Economic Development Project Area

The Economic Development Project Area No. 4 – Fairchild referred to as the Economic Development Project Area or Project Area, is enclosed within the following boundaries:

BEG AT SE COR SEC 5, T 3S, R 1W, SL MER, N 160 RDS; W 80 RDS; S 80 RDS; E 138.53 FT M OR L TO W BANK OF CANAL; S'LY ALG SD W BANK TO A PT DUE W FR BEG; E TO BEG. LESS CANAL. LESS STREET. EXCEPT BEG N 89°24'59" W 32.934 FT & S 0°35'01" W 53.337 FT FR E 1/4 COR SEC 5, T 3S, R 1W, SLM; S 89°59'44" W 18.435 FT; S 45°26'12" E 25.856 FT; N 0°02'16" E 18.143 FT TO BEG. ALSO LESS & EXCEPT BEG N 89°13'33" W 1330.65 FT & S 0°11'28" W 42.47 FT FR E 1/4 COR SEC 5, T 3S, R 1W, SLM; S 0°11'28" W 1280.9 FT; S 89°15'18" E 141.8 FT; TO W LINE OF CANAL; NW'LY ALG A 983.5 FT RADIUS CURVE TO L 88.12 FT; N 5°42'15" W 452.02 FT; NW'LY ALG A 1977.65 FT RADIUS CURVE TO R 280.95 FT; N 2°26'09" E 455.76 FT; N 84°47'13" W 96.21 FT; W'LY ALG A 2811.93 FT RADIUS CURVE TO L 3.34 FT TO BEG. 59.84 AC M OR L.

Parcel Identification No. 27-05-400-034

Section 3 Map of the Project Area

A map of the Project Area is attached hereto and incorporated herein as Exhibit "A".

Section 4 Certain Project Area Characteristics and How They Will Be Affected By the Economic Development

A. General Statement of Land Uses in the Project Area

The permitted land uses within the Economic Development Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time, subject to limitations imposed by "overlay" restrictions and the controls and guidelines of this Economic Development Plan. A Land Use Map showing the current permitted uses is included in this Economic Development Plan as Exhibit "B" and is made a part of this Plan.

The existing uses of the Project Area are: existing manufacturing use on land zoned M-1 Light Manufacturing.

At the time this Plan was drafted, the zoning for the Project Area is M-1 Light Manufacturing. The City may or may not determine to propose zoning ordinance amendments in order to aid in or promote economic development or for other reasons.

It is not expected that the existing uses of the Project Area will or may change or be affected by economic development of the Project Area, except that the existing uses may be expanded.

B. Layout of Principal Streets in the Project Area

The layout of the principal streets in the Economic Development Project Area is shown on the Project Area map attached as Exhibit "A" and incorporated herein. It is not expected that economic development of the Project Area will affect the existing principal streets.

C. Population Densities in the Project Area

There are no unusual population densities found within the boundaries of the Economic Development Project Area. It is not expected that population densities will be affected by economic development of the Project Area except for a slight increase in daytime business population when the expected 16 additional employees are added.

D. Building Intensities in the Project Area

The building intensities within the boundaries of the Economic Development Project Area were analyzed. No unusual evidence of building intensities was found in the Economic Development Project Area. Currently there are two or more buildings in the Project Area. It is expected that the building intensities within the Project Area will remain approximately the same.

Section 5 Statement of Standards That Will Guide the Economic Development

A. Statement of Development Objectives

1. Encourage and assist economic development in order for a public or private employer to retain or create additional jobs within the state.
2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
3. Implement the tax increment financing provisions of the Utah Community Development and Renewal Agencies Act and any successor law or act (the "Act") which are incorporated herein by reference and made a part of this Plan.
4. Encourage economic use of and new construction upon the real property located within the Project Area.
5. Promote and market the Project Area for economic development that would be complimentary to existing businesses and industries or would enhance the economic base of the City.
6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of economic activity for the City.

B. General Design Objectives

Owners and developers will be allowed flexibility in the development of land located within the Economic Development Project Area and are expected to obtain quality design and development. Each economic development proposal will be considered subject to: (1) appropriate elements of the City's general plan; (2) the planning and zoning code of the City; (3) other applicable building codes, ordinances and development standards of the City; (4) a review and recommendation by the City Planning and Zoning Commission; and (5) approval by the Agency to ensure that the economic development is consistent with this Economic Development Plan.

A review of economic development proposals may also be made by an advisory design review committee established by the Agency. Each economic development

proposal by an owner or a developer will be accompanied by site plans, development data and other appropriate material that clearly describe the extent of economic development proposed, including land coverage, setbacks, heights and bulk proposed, off-street parking and loading to be provided, use of public transportation, and any other data determined to be necessary or requested by the City or the Agency.

The general design of specific projects may be developed or approved by the Agency in cooperation with the Planning Commission. The particular elements of the design should be such that the overall economic development of the Project Area will:

1. Blend harmoniously with the adjoining areas;
2. Provide for the appropriate amount of open space in relation to new buildings;
3. Provide appropriate parking areas;
4. Provide pedestrian walks which are oriented to the directions of maximum use;
5. Provide for appropriate and adequate separation and protection of pedestrian access routes from vehicular traffic;
6. Result in the development of land within the Economic Development Project Area in such a manner that available off-street parking will be maintained.

C. Specific Design Objectives and Controls

1. Building Design Objectives:
 - a. All new buildings shall be of design and materials that will be in harmony with adjoining areas and other development and shall be subject to design review and approval by the Agency.
 - b. The design of buildings shall take advantage of available views and topography and shall provide, where appropriate, separate levels of access.
2. Open Space Pedestrian Walks and Interior Drive Design Objectives:
 - a. All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.
 - b. Comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to parking areas, and adjacent buildings on the same site.

c. The location and design of pedestrian walks should afford adequate safety and separation from vehicular traffic.

e. Materials and design of paving, retaining walls, fences, curbs, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose.

3. Parking Design Objectives:

a. Parking areas shall be designed with regard to orderly arrangement, topography, ease of access, and as an integral part of overall site design.

b. It is desirable that parking areas be relatively level.

4. Project Improvement Design Objectives:

a. Public rights-of-way. All streets and walkways within public rights-of-way will be designed or approved by the City and will be consistent with all design objectives.

b. Street lighting and signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary as approved by the City.

c. Grading. The applicable portions of the Project Area will be graded in conformance with the final project design determined by the Agency and the City for each specific project.

D. Techniques to Achieve the Economic Development Plan Objectives

Activities contemplated in carrying out the Plan in the Project Area may include the acquisition, clearance and development of properties in the Economic Development Project Area.

1. Acquisition and Clearance:

Parcels of real property located in the Economic Development Project Area may be acquired by purchase, but may not be acquired by **condemnation**, unless from an Agency board member or officer with their consent.

2. Implementation of Economic Development Projects:

The Agency shall have the right to approve the design and construction documents of all economic development within the Project Area to ensure that all

economic development within the Project Area is consistent with this Economic Development Plan. The City shall notify the Agency of all requests for: (1) zoning changes; (2) conditional use permits; (3) site plan approval; (4) building permits; and (5) subdivision plat approvals; within the Project Area. Economic development projects within the Project Area shall be implemented as approved by the Agency and the City.

Economic development projects may be undertaken and carried out as provided in this Plan and as provided for in the Act. Funding for economic development projects and activities shall be provided by private enterprise and/or in the Project Area Budget or the annual budget of the Agency.

E. Property Acquisition, Disposition and Development

The objectives of this Economic Development Plan are to be accomplished by various means, including but not limited to the following:

1. Acquisition of Real Property:

The Agency may acquire, but is not required to acquire, real property located in the Economic Development Project Area. The Agency may acquire property by negotiation, gift, devise, exchange, purchase, or other lawful method, but not by **eminent domain (condemnation)** unless from an Agency board member or officer with their consent. The Agency is authorized to acquire any other interest in real property less than fee title such as leasehold interests, easements, rights of way, etc. by negotiation, gift, devise, exchange, purchase or other lawful method, but not by **eminent domain (condemnation)** unless from an Agency board member or officer with their consent. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use unless, in the Agency's judgment, (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to agree to participate in the Plan.

2. Acquisition of Personal Property:

Generally personal property will not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Economic Development Project Area by any lawful means.

3. Cooperation with the Community and Public Entities:

The community and certain public entities are authorized by state law, with or without consideration, to assist and cooperate in the planning, undertaking,

construction, or operation of projects within this Project Area. The Agency may seek the aid and cooperation of such public entities in order to accomplish the purposes of economic development and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by a public entity without the consent of the public entity. The Agency, however, will seek the cooperation of all public entities that own or intend to acquire property in the Economic Development Project Area. To the extent allowed by law, the Agency shall impose on all public entities owning real property in the Project Area the planning and design controls contained in this Plan to the end that uses and any future development by public entities will conform to the requirements of this Plan.

4. Property Management:

During such time that property, if any, in the Economic Development Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for economic development.

5. Property Disposition and Development:

The Agency is also authorized, by lawful means, to provide for and promote the economic development of the Project Area as follows.

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Economic Development Project Area as necessary to carry out the purposes of this Economic Development Plan. The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities, within the Economic Development Project Area, not prohibited by law which are necessary or desirable to carry out this Economic Development Plan, and, to the extent approved by the taxing entity committee in the approved Project Area Budget or otherwise, publicly owned improvements and infrastructure outside the Project Area that are of benefit to the Project Area. The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Economic Development Project Area. The Agency is also authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Economic Development Project Area. The Agency is also authorized to advise, encourage, and assist in the rehabilitation of property in the Economic Development Project Area not owned by the Agency.

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the Economic Development Project Area shall be

sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City or any other public entity without charge. The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Economic Development Plan. All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Economic Development Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the maximum possible extent, the objectives of this Economic Development Plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities. To provide adequate safeguards to ensure that the provisions of this Economic Development Plan will be carried out, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Economic Development Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the City ordinances, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary or desirable to carry out this Economic Development Plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Economic Development Project Area for itself or for any public entity to the extent that such improvement would be of benefit to the Economic Development Project Area. During the period of development in the Economic Development Project Area, the Agency shall require that the provisions of this Economic Development Plan and of other documents formulated pursuant to this Economic Development Plan are being observed, and that development in the Economic Development Project Area is proceeding in accordance with development documents and time schedules. Plans for development by owners or developers, both public and private, shall be submitted to the Agency for review and approval. All economic development must conform to this Economic Development Plan and all applicable federal, state, and local laws.

For the purpose of this Economic Development Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

Section 6 How the Purposes of State Law Would Be Attained By The Economic Development

It is the intent of the Agency, with the assistance and participation of private owners to encourage development within the Economic Development Project Area that will strengthen the tax base of the community in furtherance of the objectives set forth in the Act. The purposes of the Act will be obtained as a result of the proposed economic development project by accomplishing the following items:

A. Expansion/Renovation Of A Business

The proposed economic development project envisions the expansion/renovation of a business. It is contemplated that Fairchild Semiconductor will construct more than \$11 million of building renovation improvements and install approximately \$41 million of additional personal property/equipment in the Project Area. This expanded/renovated business will allow for the retention of existing jobs and addition of some new jobs, and will benefit the State and the City.

B. New Jobs and Employment

The proposed immediate economic development project, consisting of the \$52 million expansion/renovation, will result in retention of 473 jobs, create 16 new jobs, and increase the tax base of the community and the State.

C. Associated Business Activities

The proposed immediate economic development project will provide opportunities to stimulate associated business activities. Potential associated business activities that have been identified are: maintenance and repair, packaging supplies, office and printing services, warehousing, transportation and delivery services.

Section 7 How the Plan Is Consistent, and the Proposed Economic Development Conforms, With the Community General Plan

This Economic Development Plan is consistent with and the proposed economic development conforms to the community's general plan in the following respects:

A. Zoning Ordinances

The property within the Project Area is currently zoned M-1 Light Manufacturing. The City general plan calls for the Project Area to be for the following uses: Research Park, which includes some light manufacturing. The proposed development is expected to be permitted under the applicable zoning classifications of the City. If any other zoning changes are required, such changes would be submitted to the City for

consideration and approval.

B. Building Codes

The construction of all new buildings and improvements and the renovation or rehabilitation of any existing buildings or improvements will be done in accordance with the standards set forth in the general plan of the City and in accordance with the Building Code applicable in the City. All building permits for construction, renovation or rehabilitation will be issued by the City in order to assure that development is consistent with the general plan of the City.

Section 8 Description of the Specific Project or Projects That Are The Object of The Proposed Economic Development And How The Economic Development Will Retain or Create Additional Jobs

The Agency believes on the basis of the proposal received by the Agency that a substantial economic development project will be undertaken by private owners to accomplish the purposes of this Economic Development Plan. The economic development proposal which the Agency expects to come to fruition is: the \$52 million renovation and new equipment upgrade of the Fairchild Semiconductor manufacturing operation in the Project Area, to provide for manufacture of 8" wafers.

The proposed project includes the renovation of the existing building and the installation of substantial new personal property and equipment, which the Agency believes are of benefit to the State and the community in order for a private employer to retain existing jobs and to create additional jobs within the State.

The proposed project accomplishes the purposes of the Utah Community Development and Renewal Agencies Act in furthering economic development in the following ways:

1. The real property located within the proposed Project Area is intended to be used for manufacturing uses.
2. A summary of existing jobs retained and new jobs created and their accompanying wages is set forth in the "Benefit Analysis of the Proposed Economic Development Project Area No. 4 – Fairchild" referenced in Attachment "B" showing the cumulative number of jobs and wages information. By the year 2012, it is expected that a total of approximately 489 people will be employed full-time. 16 of these employee positions are expected to represent new jobs to the State of Utah and in the Project Area. The remainder of the 489 jobs are jobs retained for the State of Utah. The total average annual wages for the 489 jobs is approximately \$25 Million in 2010 dollars.
3. There will be economic and community benefits to the area with approximately

\$7 million in purchases from local contractors, suppliers and others by the year 2012.

4. Construction jobs will increase as a result of the development in the area. It is estimated that the equivalent of about 117 full time construction workers will be on the site during the renovation construction for the proposed facility. The estimated total payroll during construction is estimated to be \$4.56 million.

Section 9 Ways in Which Private Developers, If any, Will Be Selected To Undertake the Economic Development

A. Selection of Private Developers

Originally, it is expected that Fairchild Semiconductor will be selected to pursue its proposal of renovating its facility and installing new personal property/equipment to allow for manufacturing of 8" wafers. In the event that owners do not wish to participate in the economic development in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

B. Identification of Developers who are Currently Involved in the Proposed Economic Development

The Agency has been contacted by or has been in contact with Fairchild Semiconductor regarding its proposal to renovate its manufacturing facility in the Project Area. Consequently, Fairchild Semiconductor is deemed to be a potential developer currently involved in the proposed development pursuant to provisions of Section 17C-3-103(1)(h) of the Act.

1. Qualified Owners

Originally, it is expected that Fairchild Semiconductor will be selected to pursue its proposal of pursuing its \$52 million renovation of its manufacturing facility to allow for manufacture of 8" wafers.

2. Other Parties

If no owner in the Project Area, as described in Subparagraph A above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area is willing or able to become a developer of all or part of the Project Area, the Agency may identify other qualified persons who may be interested in developing all or part of the Project Area. Potential developers may be

identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other method of identification approved by the Agency.

3. Owner Participation Agreements

The Agency has not entered into nor does it intend to enter into any owner participation agreements or agreements with developers to develop all or part of the Project Area until after the Agency and the City decide whether or not to adopt an economic development plan for the Project Area. If the Project Area is adopted, it is contemplated that a development agreement will be entered into between the Agency and Fairchild Semiconductor.

Section 10 Economic Development Plan Restrictions

Pursuant to the provisions of Section 17C-1-206 of the Act, this Economic Development Plan does not permit the Agency to acquire real property through the use of **eminent domain**, except from an Agency board member or officer with their consent.

Section 11 The Reasons for the Selection of the Project Area

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the economic base of the community through one or more major developers or employers who are willing to invest private capital into one or more businesses which would retain jobs or provide additional jobs and broaden the tax base of the community. The Project Area contains a portion of the City that is desirable for economic development because of: (1) a recognition that this portion of the City needs the investment of private capital to promote renovation of an existing building or manufacturing facility; (2) the opportunity to commence a public-private partnership to improve this area of the City; and (3) the current proposal of Fairchild Semiconductor to renovate its facility in the Project Area with the result of retention and creation of jobs.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, economic development consultants, and other technical and legal consultants. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-range economic growth in the Project Area and to encourage the development within the Project Area.

Section 12 The Description of the Physical, Social, and Economic Conditions Existing in the Project Area

A. Physical Conditions

The Project Area consists of, and the physical characteristics of the Project Area are, an approximate 60 acres of relatively flat privately owned land as shown on the Project Area map, located in the southeast quadrant/area of the City, at approximately 3333 West 9000 South.

B. Social Conditions

There are currently no residences in the Project Area. No unusual social conditions were found to exist. Because of the existing uses in Project Area consistent with the general plan of the City, it is unlikely that any residential land uses will be permitted within the Project Area.

C. Economic Conditions

The Project Area is currently zoned M-1 Light Manufacturing. The Project Area can be developed for manufacturing uses with no additional infrastructure improvements.

Section 13 Analysis Regarding the Economic Development Project Area and the Proposed Method of Financing

The Agency is a separate government entity established pursuant to the provisions of the Act. Its purpose is to prepare and carry out plans for the development or redevelopment of project areas within the City. To accomplish this objective, State law permits the Agency to undertake economic development projects in specifically designated and adopted project areas that meet certain standards and criteria.

The Act provides a means for financing economic development projects based upon an allocation of taxes collected within a project area. Most of the Agency's activities are funded by "tax increment" financing.

Under tax increment financing and the provisions of the Act, the assessed value of all personal and real property within the Project Area in the year prior to the adoption of this Economic Development Plan becomes the base year or "base taxable value". In years following the base year, the local taxing units (such as the City, County and the local school district and others) receive the taxes generated by applying the current year tax levy to the base taxable value assessed valuation. The taxing entities having the right to levy general ad valorem property taxes on the real and personal property located in the Project Area thereafter receive the taxes produced by the levy of the current tax rate upon the base taxable value.

The Agency may receive taxes collected due to an increase in the assessed

value of the Project Area over that of the base year or "base taxable value". Taxes collected upon any increase in assessed valuation over the "base taxable value" may be paid to the Agency for the uses authorized by the Act. The Agency has no authority to levy taxes and must look specifically to the allocation of tax increment produced in the Project Area as above described.

In determining the feasibility of this Economic Development Plan, the Agency has considered the present "base taxable value" within the Project Area and estimated future increments in assessed valuation and resulting "tax increment" tax revenues. The Agency reviewed the assessed value of the property valuations within the Project Area as determined by the office of the County Assessor. The "base taxable value" for the Project Area is equal to the sum of the assessed taxable values of real property, personal property and any State-assessed property within the Project Area for the tax assessment roll last equalized before the date of the taxing entity's approval of the first Project Area Budget.

Based upon the data obtained, the Agency has calculated the "base taxable value" of the Project Area as of January 1, 2009, as equalized on or before November 1, 2009, in order to estimate the amount of tax increment which may be available within the Project Area. Said base taxable value is \$29,508,437.

It is the intent of the Agency to implement this Economic Development Plan as tax increment becomes available to the Agency from the investment of private capital within the Project Area as a result of the construction of new improvements, other sources of revenue which may be available to the Agency within the Project Area, and from loans, grants, gifts, and bonds, as authorized by law.

The implementation of economic development projects in the Project Area is economically feasible because as economic development occurs, the Project Area is expected to generate new taxes based upon the development. It is anticipated that additional tax increment will result from the increased value of land, improvements and personal property that are expected to be constructed and installed within the Project Area.

A. The Project Area Budget

A taxing entity committee (the "Taxing Entity Committee") as authorized by Section 17C-1-402 of the Act has been created for the Agency. The Agency has prepared a Project Area Budget, Exhibit "D", and the Taxing Entity Committee, representing the public entities having the right to levy taxes on the real and personal property located in the Project Area, will be or has been asked to approve the Project Area Budget, Exhibit "D", or a revised or amended project area budget (the "Project Area Budget") for the Project Area. Tax increment received by the Agency from the Project Area will be expended and used by the Agency in accordance with the uses authorized by the Act, and except as authorized by the Act will not exceed the total

amount authorized and established in the approved or amended Project Area Budget.

The Project Area Budget is a multi-year budget prepared by the Agency to implement this Economic Development Plan and other authorized purposes and will be or has been submitted to the Taxing Entity Committee for its approval. The currently proposed Project Area Budget covers a ten (10) year period and shows the following:

(1) The 2009 base year taxable value of the Project Area is \$29,508,437 as of January 1, 2009, as shown on the Project Area Budget.

(2) The projected tax increment of the Project Area is \$1,523,407.

(3) Of the \$1,523,407 amount shown in paragraph (2) above, 20% or \$304,681 of tax increment will be shared with taxing entities.

(4) The amounts of tax increment expected to be used to implement this Economic Development Plan are as follows (a) \$1,145,602 for public and private infrastructure improvements, site improvements, grants and loan/bond and financing costs; (b) Agency administrative costs of \$73,124, as described in subparagraph (6) below.

(5) No bonding is contemplated at this time, however, it has not yet been finally determined whether tax increment revenue bonds may be issued by the Agency to finance a portion of the costs for the economic development of the Project Area.

(6) The tax increment expected to be used to cover the cost of administering this Economic Development Plan is \$73,124 over a period of up to ten (10) years.

B. A Description of Any Tax Incentives Offered To Private Entities for Facilities Located in the Project Area

Subject to the adoption of the Project Area Budget, the following generally describes tax or other incentives which the Agency intends to offer within the Project Area to developers/employers in consideration for constructing and operating the proposed development. The Agency may offer less or other incentives and use tax increment in other ways, as authorized and provided for in the Act.

The Agency intends to use tax increment from the Project Area, subject to Agency discretion and only to the extent tax increment funds are available, to help pay for the costs associated with the development of the Project Area (the "Reimbursed Costs"). Reimbursed Costs may include costs for such items as impediments to a particular project, land acquisition, public infrastructure improvements, Agency requested off-site improvements and upgrades and on-site upgrades, land write downs, desirable Project Area improvements, incentive grants and other items as approved by the Agency.

Reimbursement to the City or developer/employer for Reimbursed Costs shall be made through an agreement between the Agency and the City or the Agency and the developer. Except where the Agency issues bonds or otherwise borrows or receive funds, the Agency expects to reimburse the City or developer/employer for the agreed upon Reimbursed Costs in tax increment payments to be paid after receipt by the Agency of the tax increment after ad valorem taxes have been paid to the County and then distributed to the Agency. If bonds are issued to raise funds for payment of Project Area expenses, land acquisition, infrastructure improvements, etc., then the tax increment is expected to be used to pay the debt service and retirement of the bonds. Under any scenario, the tax increment for making payments will be received as a result of the incremental ad valorem tax increases on the Project Area due to the development in the Project Area. Subject to the provisions of the Act, the Agency may agree to pay Reimbursed Costs and other items from tax increment for any period of time that the Agency may deem to be appropriate under the circumstances.

If the Project Area Plan and Project Area Budget are successfully approved and adopted, it is planned that an incentive of \$1,145,602 total cash flow paid over a period of up to 10 years will be offered to Fairchild Semiconductor, to be paid pursuant to the terms of an agreement to be negotiated and entered into, which payments will be conditioned upon Fairchild Semiconductor's performance in retaining jobs, providing new jobs, and constructing and installing real property improvements, personal property and equipment in connection with its planned renovation of its facility to allow for manufacture of 8" wafers.

C. Analysis of Whether the Adoption of the Plan Is Beneficial Under A Benefit Analysis

The Agency has retained Bonneville Research, an experienced economic development consultant, to assist the Agency in analyzing the proposed economic development. This consultant prepared a report entitled "Benefit Analysis of the Proposed Economic Development Project Area No. 4 – Fairchild (the "Benefit Analysis") dated February 15, 2010, a copy of which is referenced in Exhibit "C" and incorporated herein by reference.

The benefits derived from the financial assistance proposed to be provided by the Agency include those enumerated herein and in the Benefit Analysis. Implementation of the provisions and standards of this Plan, and the financial assistance proposed to be provided by the Agency under this Plan, will:

1. Assist in removing impediments to the planned Fairchild Semiconductor project through tax increment financing assistance or reimbursement agreements.
2. Promote economic development where the proposed development would be complimentary to existing businesses or enhance the economic base of the community.

3. Provide for the strengthening of the property and income tax base and economic health of the entire community and the State of Utah by increasing the assessed valuation of the City initially by approximately \$52 million, as well as preserve the State's and community's employment base by retaining approximately 473 permanent jobs or full time equivalent that are at risk of being lost and adding 16 new jobs for the State and community, resulting from the improvements. The annual payroll for the retained and new jobs is estimated to be over \$25 million.
4. Increase construction jobs as a result of the contemplated project. It is estimated that an average of 117 workers will be on site during the construction of the anticipated renovation/expansion project. The total payroll during the year of construction is estimated to be \$4.56 million.
5. Encourage and assist economic development in order for a public or private employer to retain jobs and create additional jobs within the community. These jobs will provide primary incomes to many families in the local economy.

Based upon the Benefit Analysis and the information set forth herein, it is the conclusion of the Agency that the adoption of this Plan is beneficial.

D. Evaluation of the Reasonableness of the Costs of Economic Development

1. The Agency believes that this additional development will result in increased revenues to the City, the potential of additional property tax revenue and job retention and creation to the community and income, corporate franchise and sales tax revenues to the State and local government.
2. An estimate of the economic development costs and other costs for the contemplated project in the Project Area is shown in the "Project Area Budget", Exhibit "D". The schedule entitled "Project Area Budget", Exhibit "D", sets forth all of the projected development costs.

The Agency believes that the cost estimates shown in the Project Area Budget are reasonable and provide the basis for the Agency to proceed with the proposed development as part of its economic development activities in the Project Area. The cost estimates reflect the Agency's current best estimates of current and future costs and revenues based upon estimates and projections that may change during the life of the Project Area Budget.

E. Efforts the Agency Has Made or Will Make To Maximize Private Investment

The Agency proposes to use tax increment as an incentive to a private developer/employer, to encourage and maximize private investment in the development of the Project Area. It is expected that through the use of tax increment in this manner,

and through agreements with developers/employers setting the developers'/employers' expected performance, private investment will be maximized to the extent reasonably possible. The private investment in the proposed development is anticipated to be approximately \$52 million to be spent by developers/employers.

F. Rationale For Use of Tax Increment Financing, Including Analysis of Whether the Proposed Development Might Occur In The Foreseeable Future Solely Through Private Investment

The rationale for use of tax increment financing is also addressed in other provisions of this Plan. By using tax increment, the Agency can offer incentives to developers/employers, in order to induce private investment and development within the Project Area that would not otherwise take place, or may only take place at a much later time or in an unacceptable manner. The Agency had to compete with incentives or alternatives offered or available to Fairchild Semiconductor by or in other states/countries for Fairchild Semiconductor to locate its 8" wafer manufacturing facilities in other states/countries. See the Benefit Analysis referred to in Exhibit "D" for additional details on this issue. But for the proposed use of tax increment incentives Fairchild would have closed its existing facility, resulting in a loss to the State and community of 473 full time jobs. The use of tax increment financing serves to overcome impediments to the company renovating its facility and keeping the new 8" wafer manufacturing in the State and community, and serves as a catalyst to trigger private sector investment by constructing fixed assets in the community. If there is no private sector investment, there will be no tax increment against which private sector dollars can be leveraged. Private investment is calculated using the projected costs for: (1) new construction, renovation, ore expansion; (2) capital equipment; and (3) personal property.

Based upon the existing circumstances, and indications that the current employer/developer would not locate its 8" wafer manufacturing operations in Utah but rather in another state or country if incentives were not provided, the Agency concludes that without offering of incentives to developers/employers, the Project Area will have difficulty in attracting the private investment necessary to retain the existing jobs or renovate the manufacturing facility.

G. Estimate of the Total Amount of Tax Increment That Will Be Expended in Undertaking Economic Development and The Length of Time for Which it Will Be Expended

It is estimated and anticipated that \$1,218,726 of tax increment will be expended in undertaking the economic development and that the length of time that tax increment financing will be used within the Project Area will not exceed ten (10) years, all as shown in the Project Area Budget.

H. Description of Anticipated Public Benefit to Be Derived From the Economic Development

It is anticipated that the public benefit to be derived from the proposed development in the Project Area will include the following:

1. Beneficial Influences upon the Tax Base of the Community

The following benefits are projected to accrue to the tax base of the community as a result of the proposed economic development: (1) local option sales tax revenue; (2) real property tax revenue; (3) personal property tax revenue; (4) personal income and corporate franchise tax revenue. The property tax alone is expected to rise from \$387,357 in the year 2009 to over \$706,000 in 2012 as a result of the economic development.

2. Number of Jobs or Employment Anticipated As A Result of the Economic Development

The number of jobs anticipated to result from the proposed economic development is estimated to be equivalent to approximately 489 full time positions, consisting of 473 retained jobs and 16 new jobs. Some employees obtaining employment in the Project Area may wish to relocate to the City due to the quality of life near their job location. Other potential employees may wish to lower expenses by living close to work in an affordable locale.

3. Associated Business and Economic Activity Likely to Be Stimulated By the Economic Development

In addition to the retained and new jobs referred to above, it is estimated that approximately 397 jobs (indirect or due to multiplier effect) will be retained or created in the regional area due to the development in the Project Area.

In addition, the subject employer/developer will make substantial annual purchases from Utah suppliers, and it is anticipated that the employer/developer will expend approximately \$730,000 annually on utilities (such as water, sewer and electricity) and custodial services.

Employee Expenditures

Another benefit will be the expenditure of income by employees filling the retained or new employment positions. The types of expenditures by employees in the area will likely include convenience shopping for personal and household goods, lunches at area restaurants, convenience purchases and personal services (haircuts, banking, dry cleaning, etc.) The employees will not make all of their convenience or

personal services purchases near their workplace, and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

Section 14 National Register of Historic Places or State Register

If any of the existing buildings or uses in the Project Area are included in or eligible for inclusion in the National Register of Historic Places or the State Register, with respect to such buildings or uses the Agency shall comply with Subsection 9-8-404(1) as though it were a state agency. This provision is included in this Plan to satisfy the requirements of the Act. There are no existing buildings or uses in the Project Area eligible for inclusion in the National Register, and therefore, this provision is not applicable.

Section 15 Exhibit "C" Documents

The documents listed on Exhibit "C" entitled, "Supporting Documents," provide additional information that may be used in support of this Plan and the economic development of the Project Area. The Supporting Documents are incorporated herein and made a part hereof.

Section 16 Other Economic Development Plan Objectives and Provisions

A. Retail Sales

The development of retail sales is not an objective of the Project Area. Incidental or subordinate development of retail sales is permitted in the Project Area, and shall not disqualify the Project Area from receiving tax increment financing. Nevertheless, pursuant to Section 17C-1-407(1)(c) of the Act, "[a]fter July 1, 2005, an agency may not be paid or use tax increment generated from the value of property within an economic development project area that is attributable to the development of retail sales of goods, unless the tax increment was previously pledged to pay for bonds or other contractual obligations of the agency."

Section 17 Tax Increment and Other Provisions In This Economic Development Plan

A. General Tax Increment Provisions

Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Economic Development Plan hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive tax increment from the Project Area and that authorize the various uses of such

tax increment by the Agency, and to the extent greater authorization for receipt of tax increment by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Plan that the Agency shall have the broadest authorization and permission for receipt of and use of tax increment as is authorized by law, whether by existing or amended provisions of law. This Plan also incorporates the specific provisions of tax increment financing permitted by Sections 17C-1-401 and 405 of the Act, which provide, in part, as follows:

17C-1-401 (1) "An agency may receive and use tax increment and sales tax, as provided in this part.

(2) (a). The applicable length of time or number of years for which an agency is to be paid tax increment or sales tax under this part shall be measured:

.....
(ii) for a post-June 30, 1993 urban renewal or economic development project area plan, from the first tax year for which the agency receives tax increment under the project area budget;

.....
(b) Tax increment may not be paid to an agency for a tax year prior to the tax year following:

(i) for an urban renewal or economic development project area plan, the effective date of the Plan;

.....
(4) With the written consent of a taxing entity, an agency may be paid tax increment, from that taxing entity's tax revenues only, in a higher percentage or for a longer period of time, or both, than otherwise authorized under this title . . .

17C-1-405 (2) Subject to the approval of the taxing entity committee, an agency board may provide in the project area budget for the agency to be paid any percentage of tax increment up to 100% or any specified dollar amount of tax increment for any period of time.

This Economic Development Plan also specifically incorporates the provisions of Sections 17C-1-407(2)(a) and (b) and Section 17C-1-408 as follows:

17C-1-407(2)(a) "An agency may not be paid any portion of a taxing entity's taxes resulting from an increase in the taxing entity's tax rate that occurs after the taxing entity committee approves the project area budget unless, at the time the taxing entity committee approves the project area budget, the taxing entity committee approves payment of those increased taxes to the agency.

(b) If the taxing entity committee does not approve of payment of the

increased taxes to the agency under Subsection (2)(a), the county shall distribute to the taxing entity the taxes attributable to the tax rate increase in the same manner as other property taxes.

17C-1-408 (1) (a) (i) As used in this Subsection (1), "qualifying decrease" means:

- (A) a decrease of more than 20% from the previous tax year's levy; or
 - (B) a cumulative decrease over a consecutive five-year period of more than 100% from the levy in effect at the beginning of the five-year period.
- (ii) The year in which a qualifying decrease under Subsection (1)(a)(i)(B) occurs is the fifth year of the five-year period.

(b) If there is a qualifying decrease in the minimum basic school levy under Section 59-2-902 that would result in a reduction of the amount of tax increment to be paid to an agency:

(i) the base taxable value of taxable property within the project area shall be reduced in the year of the qualifying decrease to the extent necessary, even if below zero, to provide the agency with approximately the same amount of tax increment that would have been paid to the agency each year had the qualifying decrease not occurred; and

(ii) the amount of tax increment paid to the agency each year for the payment of bonds and indebtedness may not be less than what would have been paid to the agency if there had been no qualifying decrease.

(2) (a) The amount of the base taxable value to be used in determining tax increment shall be:

(i) increased or decreased by the amount of an increase or decrease that results from:

(A) a statute enacted by the Legislature or by the people through an initiative;

(B) a judicial decision;

(C) an order from the State Tax Commission to a county to adjust or factor its assessment rate under Subsection 59-2-704(2);

(D) a change in exemption provided in Utah Constitution Article XIII, Section 2, or Section 59-2-103; or

(E) an increase or decrease in the percentage of fair market value, as defined under Section 59-2-102; and

(ii) reduced for any year to the extent necessary, even if below zero, to provide an agency with approximately the same amount of money the agency would have received without a reduction in the county's certified tax rate if:

(A) in that year there is a decrease in the county's certified tax rate under Subsection 59-2-924(2)(c) or (d)(i);

(B) the amount of the decrease is more than 20% of the county's certified tax rate of the previous year; and

(C) the decrease would result in a reduction of the amount of tax increment to be paid to the agency.

(b) Notwithstanding an increase or decrease under Subsection (2)(a), the amount of tax increment paid to an agency each year for payment of bonds or other indebtedness may not be less than would have been paid to the agency each year if there had been no increase or decrease under Subsection (2)(a).•

B. Other Provisions Required by Law

To the extent required by the Act, before the Agency collects tax increment from the Project Area pursuant to the Project Area Budget, the Agency must obtain the required 2/3 majority consent of a quorum of the taxing entity committee for the Project Area Budget.

Section 18 Taxing Entity Committee

Section 17C-1-402(2)(a)(i) of the Act provides for the establishment of a taxing entity committee composed of:

■(A) two school district representatives appointed as provided in Subsection (2)(a)(ii);

....

(B) (II) in a county of the first class, one representative appointed by the county executive and one representative appointed by the legislative body of the county in which the agency is located;

(C) if the agency was created by a City or town, two representatives appointed by resolution of the legislative body of that City or town;

(D) one representative approved by the State Board of Education; and

(E) one representative selected by majority vote of the legislative bodies or governing boards of all other taxing entities that levy taxes on property within the agency's boundaries, to represent the interests of those taxing entities on the taxing entity committee. •

The taxing entity committee has the duties and powers as provided for in the Act, and represents all taxing entities regarding a project area. The current duties and powers of a taxing entity committee include the following that are listed in Section 17C-1-402(3) of the Act:

(a) cast votes that will be binding on all taxing entities.

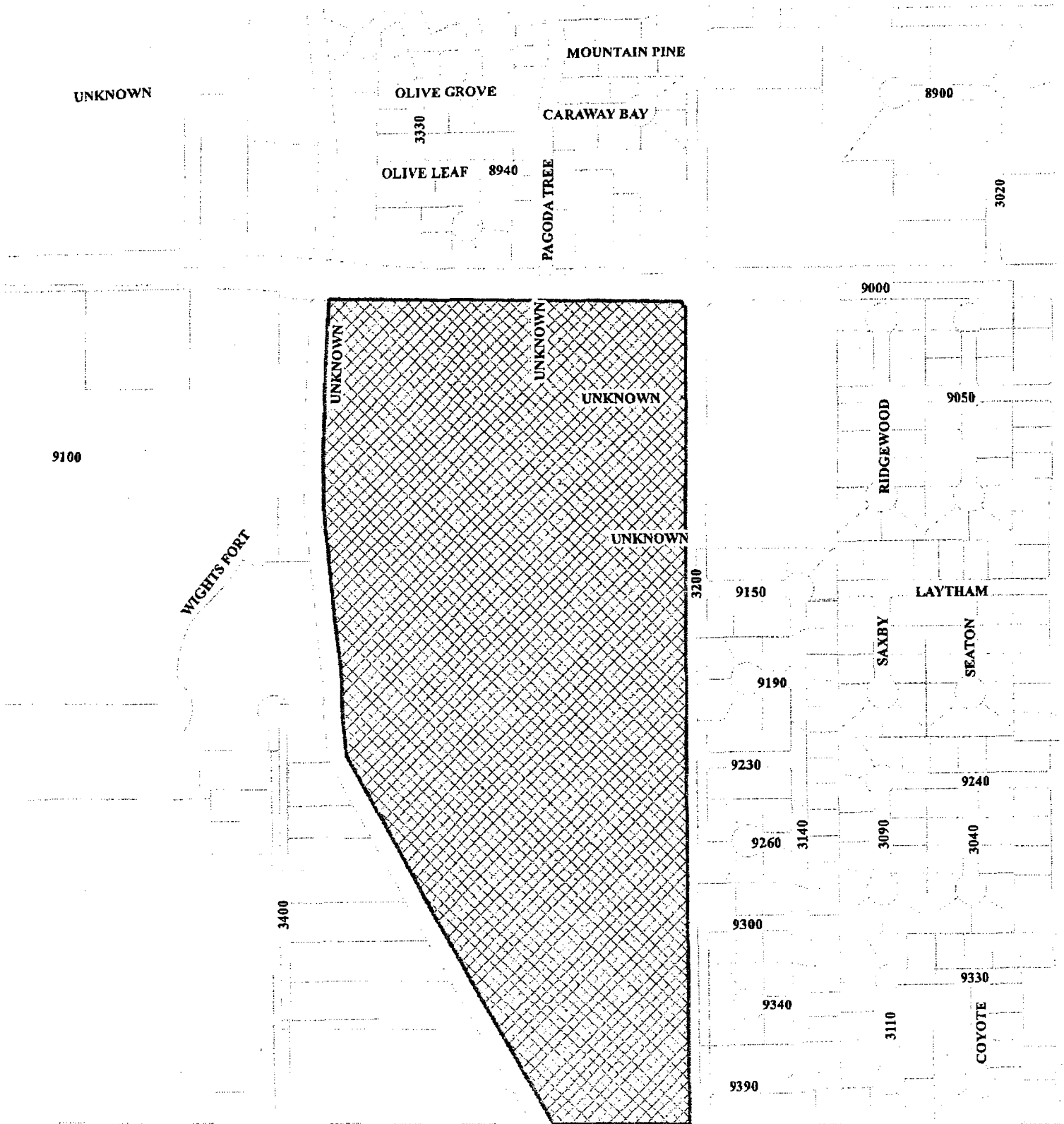
- (b) negotiate with the agency concerning a draft project area plan;
- (c) approve or disapprove a project area budget as provided in Section 17C-2-204 for an urban renewal project area budget and Section 17C-3-203 for an economic development project area budget;
- (d) approve or disapprove amendments to a project area budget as provided in Section 17C-2-206 for an urban renewal project area budget and Section 17C-3-205 for an economic development project area budget;
- (e) approve exceptions to the limits on the value and size of a project area imposed under this title;
- (f) approve exceptions to the percentage of tax increment and the period of time that tax increment is paid to the agency as provided in this title;
- (g) approve the use of tax increment for publicly owned infrastructure and improvements outside of an urban renewal or economic development project area that the agency and community legislative body determine to be of benefit to the project area, as provided in Subsection 17C-1-409(1)(a)(iii)(D);
- (h) waive the restrictions imposed by Section 17C-2-202(1); and
- (i) give other taxing entity committee approval or consent required or allowed under this title.

Section 19 Provisions For Amending This Economic Development Plan

This Economic Development Plan may be amended or modified at any time by the Agency in the same manner as if the amendment or modification constituted an economic development plan being originally proposed, or pursuant to the procedures provided in Section 17C-3-109 of the Act, and may be amended as allowed by any other provision of the Act or as provided or allowed by any amended or successor provision, law or act.

EXHIBIT "A"
PROJECT AREA MAP

Exhibit A



Fairchild Project Site

3333 W 9000 South

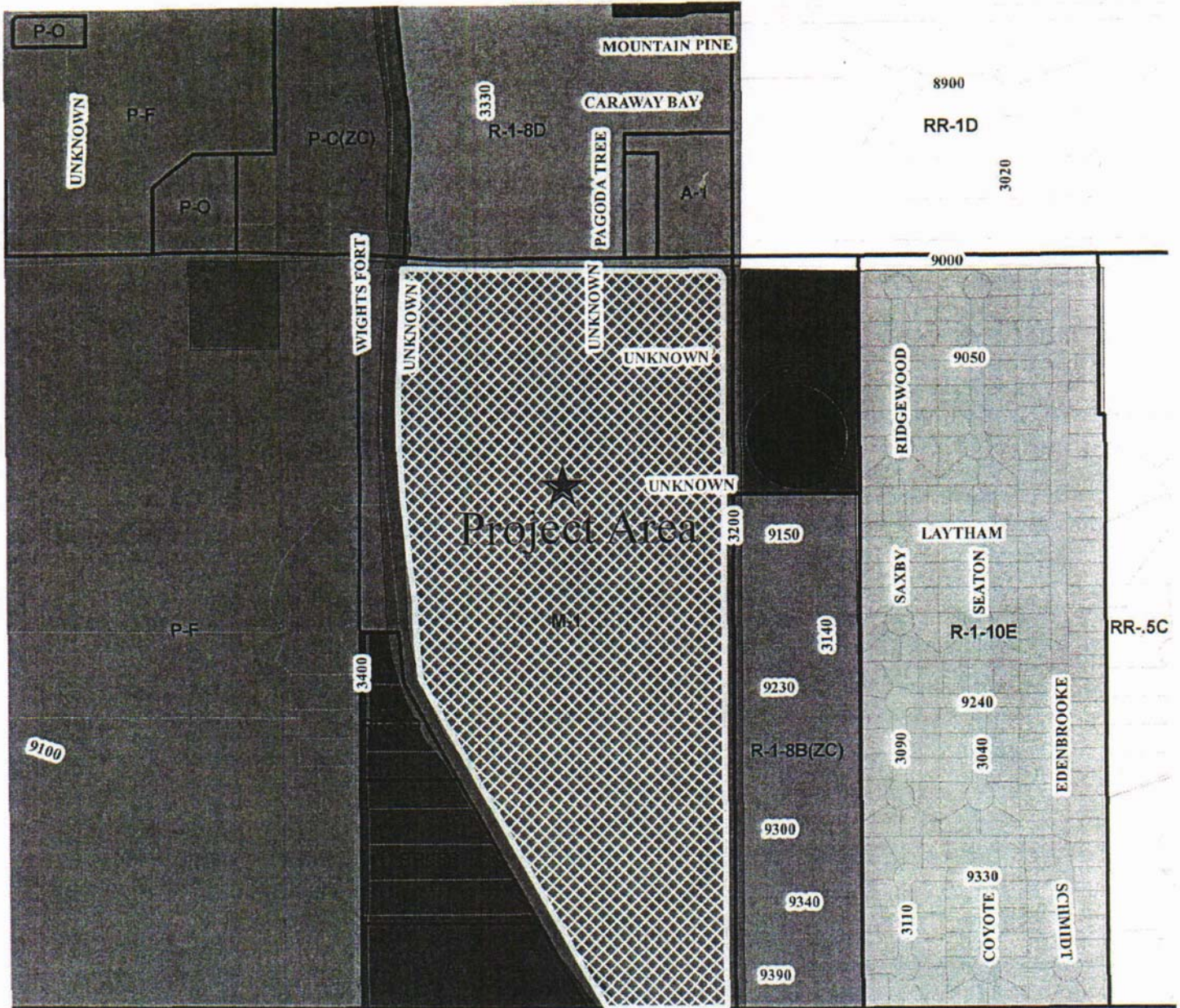


Feet



EXHIBIT "B"
LAND USE/ZONING MAP

Exhibit B



Legend

Land Use Types

	Very Low Density Residential
	Very Low Density Residential - Future Annexation
	Low Density Residential
	Low Density Residential - Future Annexation
	Medium Density Residential
	Medium Density Residential - Future Annexation

	High Density Residential
	Very High Density Residential
	Professional Office
	Research Park
	Neighborhood Commercial
	Community Commercial
	Regional Commercial
	Town Center / Transit Oriented Development
	Light Industrial
	Public Facilities
	Parks and Open Land
	Agricultural Open Space
	Future Park
	Unclassified

Project Area Land Use & Zoning Map

3333 W 9000 South

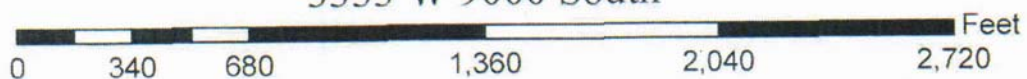


EXHIBIT "C"

SUPPORTING DOCUMENTS

Economic Development Project Area No. 4 – Fairchild
PROJECT AREA PLAN
February 5, 2010

The following documents are part of the Economic Development Project Area No. 4 – Fairchild Project Area Plan dated February 5, 2010 and are incorporated by reference. The documents support the statements and findings incorporated in the Economic Development Project Area No. 4 – Fairchild Project Area Plan.

1. Benefit Analysis for the Proposed Economic Development Project Area No. 4 – Fairchild conducted by Bonneville Research dated February 15, 2010.

EXHIBIT "D" PROJECT AREA BUDGET

WEST JORDAN -- Economic Development Project Area #4 - Fairchild

Proposed Ten-Year Cumulative Multi-Year Budget

REVENUE		Base Year Total Taxable Value	5 Yr	Proposed Maximum Cumulative Amount	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Incremental Property Tax Revenue		\$29,508,437	\$1,523,407	\$1,523,407	\$677,391	\$390,107	\$319,494	\$135,615	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL TAX INCREMENT REVENUE														
EXPENDITURE														
Eligible Project Area Expenditures		\$1,145,602	\$1,145,602	\$1,145,602	\$509,849	\$293,361	\$240,260	\$102,133	\$0	\$0	\$0	\$0	\$0	\$0
RDA Housing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RDA Administration		\$73,124	\$73,124	\$73,124	\$32,544	\$18,725	\$15,336	\$6,519	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AGENCY - Maximum Cumulative														
Amount		\$1,218,726	\$1,218,726	\$1,218,726	\$542,392	\$312,086	\$255,595	\$108,652	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL TAXING ENTITY PASS THROUGH														
		\$394,682	\$304,681	\$185,598	\$78,021	\$53,889	\$27,163	\$0	\$0	\$0	\$0	\$0	\$0	\$0

PROPOSED ECONOMIC DEVELOPMENT BUDGET:

Uses of Tax Increment Funds:				
Development Fees		\$0		
Development Incentives		\$1,145,602		
Redevelopment Agency Total - 10 Years		\$1,145,602		
Eligible Project Area Expenditures		\$0		
Housing		\$73,124		
RDA Administration		\$1,218,726		
TOTAL AGENCY				
Total Agency - Maximum Cumulative Amt		\$1,218,726		
Total Pass Through to Taxing Entities		\$304,681		
Total Available Tax Increment		\$1,523,407		
Taxing Entities				
Salt Lake County		\$1,218,726	\$104,681	100.00%
Jordan School District		\$211,492	\$52,873	17.35%
City of West Jordan		\$555,190	\$138,797	45.55%
Jordan/Canyon School District Debt Service Area		\$193,110	\$48,277	15.85%
S. S. L. Valley Mosquito Abatement District		\$129,978	\$32,484	10.67%
Central Utah Water District		\$2,321	\$580	0.19%
Jordan Valley Water Conservancy District		\$37,136	\$9,284	3.05%
Salt Lake County Library		\$52,362	\$13,091	4.30%

NOTE: TAX INCREMENT YEAR ONE MAY OCCUR ANYTIME FROM 2011 TO 2013 AT THE OPTION AND ELECTION OF THE REDEVELOPMENT AGENCY. TAX INCREMENT WILL BE COLLECTED BY THE AGENCY FOR UP TO 10 YEARS STARTING WITH SUCH FIRST YEAR (2011, 2012 OR 2013) FOR WHICH TAX INCREMENT IS ELECTED TO BE RECEIVED BY THE REDEVELOPMENT AGENCY.