

AFFIDAVIT OF MAILING

STATE OF UTAH)
 :SS.
COUNTY OF WEBER)

I, Ember Herrick, being first duly sworn, depose and state as follows:

1. I am an adult over the age of 21 years and am competent to testify and do testify as set forth herein.
2. I am the City Recorder for the Redevelopment Agency of the City of Riverdale, a community development and renewal agency within the above referenced county and state.
3. On the 25th day of September 2012 I caused to be mailed by U.S. Mail, with postage prepaid, a Notice Of Public Hearing To Owners and Taxing Entities On Project Area Budget for the West Bench Redevelopment Project Area: (a) to all record owners, using the names and addresses as shown on the Weber County Recorder's online electronic database records as of September 24, 2012, of property located within the boundary of the West Bench Redevelopment Project Area; and (b) along with the proposed West Bench Redevelopment Project Area Budget, to the State Tax Commission, Weber County Assessor and Auditor, the State School Board, each taxing entity that currently levies taxes within the City of Riverdale, each Taxing Entity Committee Representative and to certain others. A true and correct copy of the Notice so mailed, which includes a legal description and map of the adopted West Bench Redevelopment Project Area, is attached hereto and incorporated herein as Exhibit "A," along with a copy of the proposed Project Area Budget and any transmittal letters sent.
4. True and correct copies of the lists of record owners and taxing entities and others to whom said Notices and documents were mailed by me are attached hereto and incorporated herein as Exhibit "B".

Ember Herrick
City Recorder Riverdale

Subscribed and sworn to before me on this 25th day of September 2012.

Lynette Limburg
Notary Public
Residing at: Riverdale Ut

My Commission Expires:
11-22-15



Governing Board of Weber County Mosquito Abatement District
c/o Bruce Bennett, Director
505 W. 12th St.
Ogden, UT 84404-5401

Governing Board of Weber Morgan Health Department
c/o Jay Jenkins, Chair
477 23rd Street
Ogden, Utah 84401

Governing Board of Weber County General Fund
c/o Kenneth A. Bischoff, Chair
2380 Washington Blvd.
Ogden, Utah 84401

City Council of City of Riverdale
c/o Chairperson
4600 S. Weber River Drive
Riverdale, Utah 84405

Utah State Auditor, Auston Johnson
East State Capitol Office Bldg - E310
PO Box 142310
Salt Lake City, Utah 84114-2310

Utah House of Representatives
c/o Rebecca D. Lockhart, Speaker
350 N. State, Suite 350
P.O. Box 145030
Salt Lake City, Utah 84114

Governing Board of Utah State Board of Education
c/o Cathy Dudley
PO Box 144200
Salt Lake City, Utah 84114-4200

Cathy Dudley, TEC Representative
P.O. Box 144200
Salt Lake City, Utah 84114-4200

Robert Peterson, TEC Representative
5320 Adams
Ogden, UT 84405

Jerry DeGroot, TEC Representative
4073 S. Meadow Wood Drive
Riverdale, UT 84405

Governing Board of Weber Basin Water District
c/o Eric Storey, Chair
2837 UT 193
Layton, Utah 84040

Governing Board of Weber Area 911 Emergency Services
c/o Andrew H. Blackburn
2186 Lincoln Ave.
Ogden, Utah 84401

Governing Board of Weber County G O Bond Fund
c/o Kenneth A. Bischoff, Chair
2380 Washington Blvd.
Ogden, Utah 84401

Weber County Commission
c/o Chairperson
2380 Washington Blvd.
Ogden, Utah 84401

State Assessed Property Tax Division
c/o Terri Chidester
210 North 1950 West
Salt Lake City, Utah 84134

Utah State Tax Commission Property Tax Division
210 North 1950 West
Salt Lake City, Utah 84134

Weber County Assessor
2380 Washington Blvd.
Ogden, Utah 84401

Lance Wood, TEC Representative
2618 W. Pioneer Rd.
Ogden, UT 84404

Doug Larsen, TEC Representative
2380 Washington Blvd.
Ogden, UT 84401

Bruce Burrows, TEC Representative
4600 S. Weber River Drive
Ogden, UT 84405

Governing Board of Central Weber Sewer District
c/o Mark Allen, Chair
2618 W. Pioneer Rd.
Ogden, Utah 84404

Governing Board of Paramedic Fund
c/o Brad Dee, Human Resources Director
2380 Washington Blvd.
Ogden, Utah 84401

Governing Board of Weber County Library
c/o Holly Bauman, Chair
2464 Jefferson Ave.
Ogden, Utah 84401-2404

Governing Board of Weber School District
c/o Chris Zimmerman, Executive Director
5320 Adams Ave. Parkway
Ogden, Utah 84405

Utah State Senate
c/o Michael Waddoups, President
320 State Capitol
PO Box 145115
Salt Lake City, Utah 84114

Utah State Tax Commission
c/o Barry C. Conover, Executive Director
210 North 1950 West
Salt Lake City, Utah 84134

Weber County Auditor
2380 Washington Blvd.
Ogden, Utah 84401

Brent Richardson, TEC Representative
2383 Regency
South Ogden, UT 84403

Dan Olsen, TEC Representative
2380 Washington Blvd. Ste 380
Ogden, UT 84401

Riverdale City Redevelopment Agency
4600 South Weber River Drive
Riverdale, UT 84405

ROCKY MOUNTAIN POWER
825 NE MULTNOMAH ST STE 1900
PORTLAND, OR 97332-2151

REDEVELOPMENT AGENCY OF RIVERDALE
4600 S. WEBER RIVER DRIVE
RIVERDALE, UT 84405-3764

ROCKWORKS LAND LLC
5340 S COTTONWOOD
SALT LAKE CITY, UT 84117

MOUNTAIN DREAMS LLC
5327 S ADAMS AVE PKWY SUITE
OGDEN, UT 84405

MOTEL 6 OPERATING L P % TAX DEPT #7279
P O BOX 117508
CARROLTON TX 75011

BIGHORN INC
PO BOX 3023
OGDEN, UT 844091023

BRENT L & WF KATHRYN A SMITH
4816 S 1500 W
OGDEN, UT 84405

BRENT & TAMRA ELLIS FAMILY LIVING TRUST
4804 S 1500 W
OGDEN, UT 84405

CLAYTON B COOK
4844 S 1500 W
RIVERDALE, UT 84405

EHK INVESTMENT CO LTD
2127 W 3300 S
OGDEN, UT 844019073

WHITEWELL YORK LLC % DAVID D GIBBY
1450 W RIVERDALE RD
RIVERDALE, UT 84405

MILLER FAMILY REAL ESTATE LLC
9350 S 150 E # 1000
SANDY, UT 840702721

ALPINE COMMUNITY CHURCH
1952 W 4335 S
RIVERDALE UT 84067

RIVERDALE CITY CORPORATION
PO BOX 150048
OGDEN, UT 84403

COMMERCIAL REAL ESTATE INVESTMENT L C
% SCOTT PRIEST
PO BOX 311
LAYTON UT 84041-0311

FIRST NATIONAL BANK OF LAYTON
1601 N HILLFIELD RD
LAYTON, UT 84041

GREAT WESTERN PROPERTIES LLC
600 COLUMBUS PKWY
OPELIKA AL 36801-5934

CROMLEX LLC % DON KEYES
6618 BUENA VISTA DR
OGDEN, UT 84405

RIVERDALE REDEVELOPMENT AGENCY
4600 So. Weber River Dr.
Riverdale, UT 84405

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Riverdale, UT 84405

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Riverdale, UT 84405

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4600 So. Weber River Dr.
Riverdale, UT 84405

WEST BENCH PROJECT AREA - RECORD OWNERS OF PROPERTY

NAME	ADDRESS	PARCEL NUMBERS
ROCKY MOUNTAIN POWER	825 NE MULTNOMAH ST STE 1900 PORTLAND, OR 973322151	081030074,
REDEVELOPMENT AGENCY OF RIVERDALE CITY	4600 S. WEBER RIVER DRIVE RIVERDALE, UT 844053764	081030075,
ROCKWORKS LAND LLC	5340 S COTTONWOOD SALT LAKE CITY, UT 84117	084980001, 084980002, 084980003, 084980004, 084980005, 084980006
MOUNTAIN DREAMS LLC	5327 S ADAMS AVE PKWY SUITE OGDEN, UT 84405	081030061,
MOTEL 6 OPERATING L P % TAX DEPT #7279	P O BOX 117508 CARROLTON TX 75011	081030058,
BIGHORN INC	PO BOX 3023 OGDEN, UT 844091023	080980037, 081030060, 080980034, 080980061,
SMITH, BRENT L & WF KATHRYN A SMITH	4816 S 1500 W OGDEN, UT 84405	080980056,
BRENT & TAMRA ELLIS FAMILY LIVING TRUST	4804 S 1500 W OGDEN, UT 84405	080980030,
COOK, CLAYTON B	4844 S 1500 W RIVERDALE, UT 84405	080980031,
EHK INVESTMENT CO LTD	2127 W 3300 S OGDEN, UT 844019073	080980080,
WHITEWELL YORK L L C % DAVID D GIBBY	1450 W RIVERDALE RD RIVERDALE, UT 84405	080980038,
MILLER FAMILY REAL ESTATE LLC	9350 S 150 E # 1000 SANDY, UT 840702721	085220001,
ALPINE COMMUNITY CHURCH	1952 W 4335 S RIVERDALE UT 84067	085220002, 080980088,
RIVERDALE CITY CORPORATION	4600 S. WEBER RIVER DRIVE RIVERDALE, UT 84405	080980078,
COMMERCIAL REAL ESTATE INVESTMENT L C % SCOTT PRIEST	PO BOX 311 LAYTON UT 840410311	083200003,
FIRST NATIONAL BANK OF LAYTON	1601 N HILLFIELD RD LAYTON, UT 84041	084930001, 084930002, 084930003, 084930004,
GREAT WESTERN PROPERTIES LLC	600 COLUMBUS PKWY OPELIKA AL 368015934	083530001, 083530002, 083530003, 083530004, 083530005, 083530006, 083530007, 083530008, 083530009, 083530010, 083530011, 083530012 083530013,
(COMMON AREA TULLIS PLACE OFFICE PARK CONDOS)		
CROMLEX LLC % DON KEYES	6618 BUENA VISTA DR OGDEN, UT 84405	083710001, 083710002, 083710003,
(COMMON AREA KEYES TAFFS CONDOMINIUM)		

WEST BENCH PROJECT AREA - LIST OF ALL TAXING ENTITIES

NAME	ADDRESS
WEBER COUNTY GENERAL FUND	2380 Washington Blvd. Ogden, Utah 84401
WEBER COUNTY G O BOND FUND	2380 Washington Blvd. Ogden, Utah 84401
WEBER COUNTY LIBRARY	2464 Jefferson Ave. Ogden, UT 84401-2404
WEBER SCHOOL DISTRICT	5320 Adams Ave. Pkwy Ogden, UT 84405
WEBER COUNTY MOSQUITO ABATEMENT DISTRICT	505 W. 12th St. Ogden, UT 84404-5401
WEBER BASIN WATER - GENERAL	2837 UT 193 Layton, UT 84040
CENTRAL WEBER SEWER DISTRICT	2618 W. Pioneer Road Ogden, UT 84404
RIVERDALE CITY	4600 S. Weber River Drive Riverdale, UT 84405
WEBER MORGAN HEALTH DEPARTMENT	477 23rd St. Ogden, UT 84401
PARAMEDIC FUND	2380 Washington Blvd. Ogden, Utah 84401
ASSESS & COLLECT / STATE	
Utah State Tax Commission Property Tax Division	210 N. 1950 W. Salt Lake City, UT 84134
ASSESS & COLLECT / WEBER COUNTY	
Weber County Assessor's Office	2380 Washington Blvd. Ogden, UT 84401
WEBER AREA 911 EMERGENCY SERVICES	2186 Lincoln Ave. Ogden, UT 84401



September 25, 2012

Bruce Burrows, TEC Representative
4600 S. Weber River Drive
Ogden, UT 84405

Re: Notice of Public Hearing to Taxing Entities and Others (Public Hearing on West Bench Redevelopment Project Area Budget)

Dear Mr. Burrows:

Pursuant to Sections 17C-2-502 and 505, Utah Code Annotated 1953, as amended, the Redevelopment Agency of the City of Riverdale herewith transmits to you the following documents:

(l) A Notice of Public Hearing by the Redevelopment Agency of the City of Riverdale on the West Bench Redevelopment Project Area Budget. The Notice contains:

(a) a description of the boundaries of the adopted West Bench Redevelopment Project Area;

(b) a map showing the boundaries of the adopted West Bench Redevelopment Project Area;

(c) an explanation of the purposes of the public hearing;

(d) a statement of the date, time, and location of the public hearing at which the approval and adoption of the West Bench Redevelopment Project Area Budget will be considered and persons objecting to the proposed draft Project Area Budget or contesting the regularity of any of the proceedings to adopt it may appear before the Agency Board at the public hearing to show cause why the proposed draft Project Area Budget should not be adopted or why it should be modified;

(e) a statement that if the West Bench Redevelopment Project Area Budget is adopted, then property tax revenues resulting from an increase in valuation of property within the adopted West Bench Redevelopment Project Area will be paid to the Agency for development purposes rather than to the taxing entity to which the tax revenues would otherwise have been paid if:

(i) a 2/3 majority of a quorum of the taxing entity committee consents to the Project Area Budget; and

(ii) the West Bench Redevelopment Project Area Plan provides for the Agency to receive tax increment, which it does;

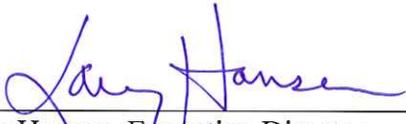
(f) a statement that you are invited to submit comments to the Redevelopment Agency of the City of Riverdale concerning the subject matter of the public hearing before the date of the public hearing;

(g) the information concerning property tax revenues, budget categories and amounts, as required by Section 17C-2-505 of the Act.

(2) A copy of the draft West Bench Redevelopment Project Area Budget.

You are invited to consult with the Redevelopment Agency of the City of Riverdale concerning the draft West Bench Redevelopment Project Area Budget. If you wish to consult with the Redevelopment Agency, please call Larry Hansen of the Agency at (801) 436-1233 to arrange and confirm your consultation appointment.

Very truly yours,

By 
Larry Hansen, Executive Director
Redevelopment Agency of the City of
Riverdale

enclosures



NOTICE OF PUBLIC HEARING TO OWNERS AND TAXING ENTITIES

On Project Area Budget for the West Bench Redevelopment Project Area
Board of Directors of the Redevelopment Agency of the City of Riverdale

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Sections 17C-2-201, 501, 502 and 505, Utah Code Annotated 1953, as amended, that the Board of Directors of the Redevelopment Agency of the City of Riverdale (the "Agency") have scheduled a public hearing on **Tuesday, October 30, 2012 at 5:00 p.m.** or as soon thereafter as reasonably feasible and completion of City of Riverdale City Council business permits, in the City Council Chambers, 4600 South Weber River Drive, Riverdale, Utah. Property owners are receiving this notice because they are the record owners, as shown in the records of the Weber County Recorder, of a parcel of land located within the boundaries of the adopted West Bench Redevelopment Project Area (the "Project Area"). Taxing entities are receiving this notice because they have the right to levy an ad valorem tax on the property located within the Project Area.

PURPOSES OF THE PUBLIC HEARING

The purposes of the public hearing, as required by Section 17C-2-201, Utah Code Annotated 1953, as amended, will be to:

- (1) allow public comment on the draft proposed project area budget for the Project Area (the "Project Area Budget" or "Budget");
- (2) allow public comment on whether the draft Project Area Budget should be revised, adopted or rejected.

The Redevelopment Agency of the City of Riverdale has applied, or intends to apply, for a waiver of the requirement that 20% of tax increment received by the Agency be allocated for certain housing purposes. The Agency has requested \$9,000,000 in property tax revenues that will be generated by development within the Project Area to fund a portion of project costs within the Project Area, and/or for costs of publicly owned infrastructure within and outside the Project Area that benefits the Project Area. These property taxes will be collected over a period of fifteen (15) years and will be used for the following:

	<u>Dollar Amount</u>
Project costs for Project Area improvements, publicly owned infrastructure benefitting the Project Area both inside and outside of the Project Area, grants and other eligible expenditures	\$9,000,000
Housing	\$ 0
RDA Administration	<u>\$ 0</u>
TOTAL OF TAX INCREMENT	\$9,000,000

These property taxes will be taxes levied by the following governmental entities, and, assuming current tax rates, the taxes paid to the Agency for this Project Area from each taxing entity will be as follows:

	<u>Percentage</u>	<u>Dollar Amount</u>
City of Riverdale	9.6%	\$ 866,903
Weber County	28.9%	\$2,597,391
Weber County School District	50.4%	\$4,532,169
Weber Basin Water Conservancy District	1.6%	\$ 143,931
Central Weber Sewer Improvement District	6.3%	\$ 566,438
Weber Co. Mosquito Abatement District	1.0%	\$ 93,522
<u>Weber Area Dispatch 911 & ES District</u>	<u>2.2%</u>	<u>\$ 199,646</u>
TOTAL OF TAX INCREMENT	100.0%	\$9,000,000

All of the property taxes to be paid to the Agency for the development regarding the Project Area are taxes that will be generated only if the Project Area is developed.

All concerned citizens are invited to attend the Project Area Budget hearing scheduled for **Tuesday, October 30, 2012 at 5:00 p.m.**, or as soon thereafter as is reasonably feasible and completion of City of Riverdale City Council business permits, in the City Council Chambers, Riverdale City Offices, 4600 South Weber River Drive, Riverdale, Utah. A copy of the Project Area Budget for the West Bench Redevelopment Project Area is available at the offices of the Redevelopment Agency of the City of Riverdale, 4600 South Weber River Drive, Riverdale, Utah.

Notice is also hereby given of the following:

(1) A description of the boundaries of the adopted West Bench Redevelopment Project Area is attached as Exhibit "A" and a map showing the boundaries of the adopted Project Area is attached as Exhibit "B."

(2) If the Project Area Budget is adopted, then property tax revenues resulting from an increase in valuation of property within the Project Area will be paid to the Agency for redevelopment purposes rather than to the taxing entity to which the tax revenues would otherwise have been paid if:

- (i) a 2/3 majority of a quorum of the taxing entity committee consents to the Project Area Budget; and
- (ii) the Project Area Plan provides for the Agency to receive tax increment, which it does.

(3) Any person objecting to the proposed draft Project Area Budget or contesting the regularity of any of the proceedings to adopt it may appear before the Agency Board at the hearing to show cause why the proposed draft Project Area Budget should not be adopted, or may file with the Agency written objections prior to the time and date of the public hearing showing cause why the proposed draft Project Area Budget should not be adopted. Oral and written objections, and suggested revisions to the Budget, will be received and considered at the public hearing.

(4) The proposed Project Area Budget is available for inspection at the Agency offices; contact Larry Hansen of the Agency at Riverdale City Offices, 4600 South Weber River Drive, Riverdale, Utah 84405-3764; telephone (801) 436-1233.

(5) You are invited to submit to the Agency comments concerning the subject matter of the hearing referred to above prior to the hearing date. Please submit such comments to Larry Hansen

consult with the Agency regarding the draft Project Area Budget. Taxing entities desiring to consult should please contact Larry Hansen of the Agency at Riverdale City Offices, 4600 South Weber River Drive, Riverdale, Utah 84405-3764, telephone (801) 436-1233 to arrange and confirm a consultation appointment.

The Agency is willing to meet and answer any questions you may have. If you have questions or desire to meet or consult, please contact Larry Hansen of the Agency at (801) 436-1233.

The Project Area Budget is a proposal at this point and the Agency is interested in receiving your comments and suggestions.

Dated this 25th day of September 2012.

REDEVELOPMENT AGENCY OF THE CITY OF
RIVERDALE



Larry Hansen, Executive Director

EXHIBIT "A"
WEST BENCH REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

EXHIBIT "A"

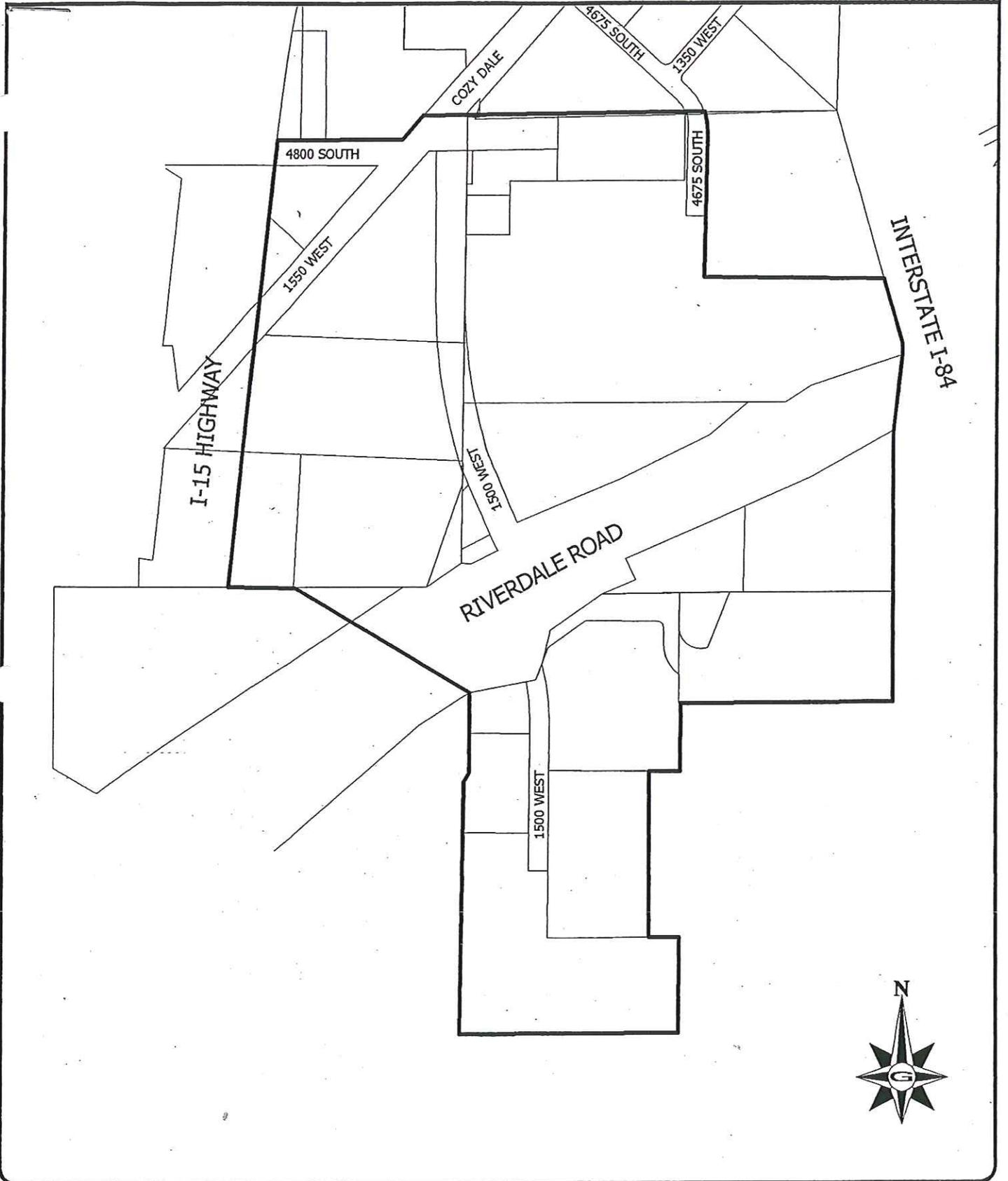
Legal Description of the Redevelopment Project Area

The West Bench Redevelopment Project Area, referred to as the Redevelopment Project Area or Project Area, is enclosed within the following boundaries:

PARTS OF SECTION 12 AND 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BEGINNING AT A POINT NORTH 0D04'00" EAST 106.90 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12; RUNNING THENCE SOUTH 89D22'46" WEST 133.78 FEET TO THE WEST RIGHT OF WAY LINE OF COZY DALE ROAD; THENCE FOLLOWING THE WEST RIGHT OF WAY SOUTH 42D09'31" WEST 96.08 FEET, MORE OR LESS TO THE NORTH LINE OF 4800 SOUTH; THENCE SOUTH 89D40'12" WEST 382.35 ALONG THE NORTH RIGHT OF WAY LINE OF 4800 SOUTH; THENCE SOUTH 6D05'56" WEST 1,342.86 FEET TO THE SOUTH WEST CORNER OF PARCEL NUMBER 08-103-0061; THENCE SOUTH 89D35'00" EAST 205.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE IN A SOUTHEASTERLY DIRECTION SOUTH 59D45'46" EAST 623.92 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WAY LINE OF RIVERDALE ROAD AND THE NORTHWEST CORNER OF TULLIS BUSINESS PARK SUBDIVISION PHASE 2; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING FOUR COURSES; THENCE SOUTH 0D06'14" WEST 121.29 FEET; THENCE SOUTH 0D06'14" WEST 118.64 FEET; THENCE SOUTH 32D22'56" WEST 30.78 FEET; THENCE SOUTH 0D46'17" WEST 754.64 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89D46'00" EAST 666.00 FEET ALONG THE SOUTH PROPERTY LINE OF SAID SUBDIVISION; THENCE THE FOLLOWING FIVE COURSES ALONG THE EAST SIDE OF SAID SUBDIVISION; THENCE NORTH 0D16'00" EAST 285.08 FEET; THENCE SOUTH 89D46'00" WEST 92.35 FEET; THENCE NORTH 497.78 FEET; THENCE SOUTH 89D34'51" EAST 94.66 FEET; THENCE NORTH 0D16'00" EAST 202.82 FEET; THENCE ALONG THE SOUTH PROPERTY LINE OF PARCEL 08-098-0045, NORTH 89D46'00" EAST 653.98 FEET; THENCE NORTH 811.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF RIVERDALE ROAD AND THE NORTHEAST PROPERTY CORNER OF PARCEL NUMBER 08-098-0039; THENCE NORTHEASTERLY TO THE NORTH RIGHT OF WAY LINE OF RIVERDALE ROAD THE FOLLOWING COURSE, NORTH 6D15'37" EAST 227.55 FEET; THENCE NORTH 35 FEET; THENCE NORTH 16D40'48" WEST 200.00 FEET; THENCE NORTH 89D11'05" WEST 557.49 FEET; THENCE NORTH 0D48'55" EAST 431.96 FEET; THENCE 61.09 FEET ALONG THE ARC OF A 180.63 FEET RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 8D52'26" WEST 60.80 FEET); THENCE SOUTH 89D22'46" WEST 725.72 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
MAP OF WEST BENCH REDEVELOPMENT PROJECT AREA



REDEVELOPMENT PROJECT
 WEST BENCH RDA
 89 acres +/-

DATE:
Jan 2005

DRAWING NAME:

DRAWN BY:
RIF

CHECKED: APPROVED:

REVISIONS		
REV	DATE	BY

COMMENTS



Riverdale Office:
 2445 South 1700 West
 Escondido, UT 84405
 Phone: (801) 725-1091
 Fax: (801) 725-8091
 www.gandse.com

Draper Office:
 1348B South 400 East
 Draper, UT 84020
 Phone: (801) 571-5444
 Fax: (801) 571-5440

REDEVELOPMENT AGENCY OF RIVERDALE CITY 15 YEAR CUMULATIVE MULTI-YEAR BUDGET UTILIZING 100 PERCENT OF THE TAX INCREMENT WITH \$9,000,000 CAP																				
		BASE YEAR	NPV @5.5%	CASH VALUE		INCREMENT														
		2011	15 YEARS	15 YEARS		TAX YEAR 1	TAX YEAR 2	TAX YEAR 3	TAX YEAR 4	TAX YEAR 5	TAX YEAR 6	TAX YEAR 7	TAX YEAR 8	TAX YEAR 9	TAX YEAR 10	TAX YEAR 11	TAX YEAR 12	TAX YEAR 13	TAX YEAR 14	TAX YEAR 15
PROJECT REVENUES																				
Base Year Property Tax		\$121,850	\$1,223,082	\$1,827,754	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850	\$121,850
(Base Year Taxable Value)		\$19,951,126			\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126	\$19,951,126
Required Infrastructure Investment			\$9,000,000																	
Projected Available Tax Increment			\$5,902,134	\$9,000,000	\$0	\$98,039	\$366,699	\$666,358	\$722,777	\$717,197	\$710,377	\$705,417	\$699,837	\$694,877	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677	\$175,035
RDA TOTAL - 15 YEARS																				
Agency @ 100%			\$5,902,134	\$9,000,000	\$0	\$98,039	\$366,699	\$666,358	\$722,777	\$717,197	\$710,377	\$705,417	\$699,837	\$694,877	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677	\$175,035
Eligible Project Area Expenditures			\$5,902,134	\$9,000,000	\$0	\$98,039	\$366,699	\$666,358	\$722,777	\$717,197	\$710,377	\$705,417	\$699,837	\$694,877	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677	\$175,035
Housing			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RDA Administration			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxing Agency Flow-thru			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Tax Increment			\$5,902,134	\$9,000,000	\$0	\$98,039	\$366,699	\$666,358	\$722,777	\$717,197	\$710,377	\$705,417	\$699,837	\$694,877	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677	\$175,035
Total Project Revenues			\$5,902,134	\$9,000,000	\$0	\$98,039	\$366,699	\$666,358	\$722,777	\$717,197	\$710,377	\$705,417	\$699,837	\$694,877	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677	\$175,035
PROJECT EXPENDITURES																				
CAPITAL COSTS & RELATED EXPENSES																				
Public Improvements Benefiting the Project Both Within and Outside the Project Area				\$9,000,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Public & Special Improvements				\$9,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LH Miller RE LLC				\$0	\$8,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less Existing Property Value				\$0	\$974,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Value				\$0	\$7,225,250															
On-site Improvements				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total On-site Improvements				\$0	\$0															
Building Costs																				
General Construction				\$25,384,000	\$0	\$12,692,000	\$12,692,000													
Tenant Improvements		38%		\$9,645,920	\$0	\$4,822,960	\$4,822,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Building Expense				\$35,029,920	\$0	\$17,514,960	\$17,514,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NEW TAXABLE INCREMENTAL VALUE				\$42,255,170	\$0	\$7,225,250	\$17,514,960	\$17,514,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Personal Property & Capital Equipment Expense																				
Furniture, Fixtures and Equipment @ 18% of Building Costs		18%		\$0	\$0	\$2,284,560	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120	\$4,569,120
Less Depreciation				\$0	\$0	\$0	\$0	\$411,221	\$822,442	\$1,325,045	\$1,690,574	\$2,101,795	\$2,467,325	\$2,924,237	\$3,381,149	\$3,975,134	\$3,975,134	\$3,975,134	\$3,975,134	\$3,975,134
Total Personal Property & Capital Equipment				\$0	\$0	\$2,284,560	\$4,569,120	\$4,157,899	\$3,746,678	\$3,244,075	\$2,878,546	\$2,467,325	\$2,101,795	\$1,644,883	\$1,644,883	\$1,644,883	\$1,644,883	\$1,644,883	\$1,644,883	\$1,644,883
TOTAL PROJECT TAXABLE INCREMENTAL VALUE				\$0	\$7,225,250	\$27,024,770	\$49,108,850	\$53,266,749	\$52,855,528	\$52,352,925	\$51,987,396	\$51,576,175	\$51,210,645	\$50,753,733	\$50,753,733	\$50,753,733	\$50,753,733	\$50,753,733	\$50,753,733	\$50,753,733
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																				
Operating Expenses																				
Redevelopment Agency Administration @ 0%			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing @ 0%			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax increment for project area improvements, public infrastructure inside & outside the project area, and other eligible expenditures @ 100%			\$5,902,134	\$9,000,000	\$0	\$98,039	\$366,699	\$666,358	\$722,777	\$717,197	\$710,377	\$705,417	\$699,837	\$694,877	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT				\$0	\$98,039	\$366,699	\$666,358	\$722,777	\$717,197	\$710,377	\$705,417	\$699,837	\$694,877	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677
TOTAL PROJECT EXPENDITURES				\$0	\$7,323,289	\$27,391,469	\$49,775,208	\$53,989,526	\$53,572,725	\$53,063,302	\$52,692,813	\$52,276,012	\$51,905,522	\$51,442,411	\$51,442,411	\$51,442,411	\$51,442,411	\$51,442,411	\$51,442,411	\$51,442,411
PROPERTY TAX																				
Riverdale City - 9.6%		0.001307	\$568,508	\$866,903	\$0	\$9,443	\$35,321	\$64,185	\$69,620	\$69,082	\$68,425	\$67,948	\$67,410	\$66,932	\$66,335	\$66,335	\$66,335	\$66,335	\$66,335	\$16,860
Weber County - 28.9%		0.003916	\$1,703,350	\$2,597,391	\$0	\$28,294	\$105,829	\$192,310	\$208,593	\$206,982	\$205,014	\$203,583	\$201,972	\$200,541	\$198,752	\$198,752	\$198,752	\$198,752	\$198,752	\$50,515
Weber County School District - 50.4%		0.006833	\$2,972,163	\$4,532,169	\$0	\$49,370	\$184,660	\$335,561	\$363,972	\$361,162	\$359,728	\$355,230	\$352,420	\$349,922	\$346,800	\$346,800	\$346,800	\$346,800	\$346,800	\$88,143
Weber Basin Water Conservancy District - 1.6%		0.000217	\$94,389	\$143,931	\$0	\$1,568	\$5,864	\$10,657	\$11,559	\$11,470	\$11,361	\$11,281	\$11,192	\$11,113	\$11,014	\$11,014	\$11,014	\$11,014	\$11,014	\$2,799
Central Weber Sewer Improvement District - 6.3%		0.000854	\$371,466	\$566,438	\$0	\$6,170	\$23,079	\$41,939	\$45,490	\$45,139	\$44,709	\$44,397	\$44,046	\$43,734	\$43,344	\$43,344	\$43,344	\$43,344	\$43,344	\$11,016
Weber County Mosquito Abatement District - 1.0%		0.000141	\$61,331	\$93,522	\$0	\$1,019	\$3,810	\$6,924	\$7,511	\$7,453	\$7,382	\$7,330	\$7,272	\$7,221	\$7,156	\$7,156	\$7,156	\$7,156	\$7,156	\$1,819
Weber Area Dispatch 911 & ES District - 2.2%		0.000301	\$130,927	\$199,646	\$0	\$2,175	\$8,134	\$14,782	\$16,033	\$15,910	\$15,758	\$15,648	\$15,524	\$15,414	\$15,277	\$15,277	\$15,277	\$15,277	\$15,277	\$3,883
Riverdale Special Levies - 0.0%		-		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PROPERTY TAX		0.013569	\$5,902,134	\$9,000,000	\$0	\$98,039	\$366,699	\$666,358	\$722,777	\$717,197	\$710,377	\$705,417	\$699,837	\$694,877	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677	\$175,035
TOTAL PROPERTY TAX INCREMENT			\$5,902,134	\$9,000,000	\$0	\$98,039	\$366,699	\$666,358	\$722,777	\$717,197	\$710,377	\$705,417	\$699,837	\$694,877	\$688,677	\$688,677	\$688,677	\$688,677	\$688,677	\$175,035

NOTE: TAX INCREMENT YEAR ONE MAY OCCUR ANYTIME FROM 2014 TO 2020 AT THE DETERMINATION OF THE REDEVELOPMENT AGENCY. TAX INCREMENT WILL BE COLLECTED FOR 15 YEARS FROM THE FIRST YEAR FOR WHICH TAX INCREMENT IS COLLECTED BY THE REDEVELOPMENT AGENCY.