

# South Salt Lake City

Streetcar CDA (Zellerbach Development)  
 Property Tax Increment Budget (60%, 15 Year)  
 Amended budget per County

<b>ASSUMPTIONS:</b>	
NPV	4%

ONGOING REVENUE TAX ANALYSIS:	Payment Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTALS	NPV
	Tax Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
Cumulative Taxable Value	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15		
Apartments		\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716		
Total Assessed Value:		\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716	\$18,770,716		
Value of Current Property		\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500	\$2,708,500		
Less Base Year Value		\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)	\$ (2,708,500)		
<b>TOTAL INCREMENTAL PROPERTY TAX REVENUE</b>		<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>	<b>\$18,770,716</b>		
<b>TAX RATE &amp; INCREMENT ANALYSIS:</b>		<b>2016 RATES</b>																
Salt Lake County	0.002371	44,505	44,505	44,505	44,505	44,505	44,505	44,505	44,505	44,505	44,505	44,505	44,505	44,505	44,505	44,505	667,580	494,828
Salt Lake County Library	0.000639	11,994	11,994	11,994	11,994	11,994	11,994	11,994	11,994	11,994	11,994	11,994	11,994	11,994	11,994	11,994	179,917	133,359
Granite School District	0.006481	121,653	121,653	121,653	121,653	121,653	121,653	121,653	121,653	121,653	121,653	121,653	121,653	121,653	121,653	121,653	1,824,795	1,352,585
South Salt Lake City	0.002303	43,229	43,229	43,229	43,229	43,229	43,229	43,229	43,229	43,229	43,229	43,229	43,229	43,229	43,229	43,229	648,434	480,636
South Salt Lake Valley Mosquito Abatement District	0.000018	338	338	338	338	338	338	338	338	338	338	338	338	338	338	338	5,068	3,757
Central Utah Water Conservancy District	0.000400	7,508	7,508	7,508	7,508	7,508	7,508	7,508	7,508	7,508	7,508	7,508	7,508	7,508	7,508	7,508	112,624	83,480
Totals:	0.012212	229,228	229,228	229,228	229,228	229,228	229,228	229,228	229,228	229,228	229,228	229,228	229,228	229,228	229,228	229,228	3,438,420	2,548,645
<b>TOTAL INCREMENTAL REVENUE IN PROJECT AREA:</b>		<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$229,228</b>	<b>\$3,438,420</b>	<b>\$2,548,645</b>
<b>PROJECT AREA BUDGET</b>		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTALS	NPV
<b>Sources of Funds:</b>		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
<i>Property Tax Participation Rate for Budget</i>																		
Salt Lake County	60%	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%	60%		
Granite School District	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
South Salt Lake City	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
South Salt Lake Valley Mosquito Abatement District	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Central Utah Water Conservancy District	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
<i>Property Tax Increment for Budget</i>																		
Salt Lake County	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$26,703	\$400,548	\$286,897
Salt Lake County Library	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$7,197	\$107,950	\$80,016
Granite School District	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$72,992	\$1,094,877	\$811,551
South Salt Lake City	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$25,937	\$389,061	\$288,382
South Salt Lake Valley Mosquito Abatement District	\$203	\$203	\$203	\$203	\$203	\$203	\$203	\$203	\$203	\$203	\$203	\$203	\$203	\$203	\$203	\$203	\$3,041	\$2,254
Central Utah Water Conservancy District	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$4,505	\$67,575	\$50,088
<b>Total Property Tax Increment for Budget:</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$2,063,052</b>	<b>\$1,529,187</b>
<b>Uses of Tax Increment Funds:</b>		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTALS	NPV
CDA Administration	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$77,728	\$57,614
County Administration (5% of County's Increment)	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$1,695	\$25,425	\$18,846
County Affordable Housing (10% of County's Increment)	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$50,850	\$37,691
Public Infrastructure	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$127,270	\$1,909,049	\$1,415,037
<b>Total Uses</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$137,537</b>	<b>\$2,063,052</b>	<b>\$1,529,187</b>
<b>Remaining for Taxing Entities</b>		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTALS	NPV
Salt Lake County	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$267,032	\$197,931
Salt Lake County Library	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$4,798	\$71,967	\$53,344
Granite School District	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$48,661	\$729,918	\$541,034
South Salt Lake City	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$17,292	\$259,374	\$192,255
South Salt Lake Valley Mosquito Abatement District	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$2,027	\$1,503
Central Utah Water Conservancy District	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$3,003	\$45,050	\$33,392
<b>Total Remaining Property Tax Increment:</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$91,691</b>	<b>\$1,375,368</b>	<b>\$1,019,458</b>