



The Regular Electronic Meeting of the West Valley City Redevelopment Agency will be held on 5/4/2021 at 6:30 PM, or as soon thereafter as the City Council Meeting is completed.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. This meeting will be held electronically.

Members of the press and public are invited to view this meeting live on YouTube at

<https://www.youtube.com/user/WVCTV>.

KAREN LANG, CHAIR  
STEVE BUHLER, VICE CHAIR

## A G E N D A

1. Call to Order- Chair Karen Lang
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
  - A. March 16, 2021(Special Meeting)
5. Report of Chief Executive Officer
6. Resolutions:
  - A. 21-02: Adopt a Tentative Budget and Set Forth Proposed Appropriations for the Support of the Redevelopment Agency for the Fiscal Year Commencing July 1, 2021 and Ending June 30, 2022 and Set June 1, 2021 as the Date for the Public Hearing
7. Adjourn

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

**MINUTES OF RDA SPECIAL MEETING – MARCH 16, 2021**

**-1-**

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL SESSION ON TUESDAY, MARCH 16, 2021, AT 6:47 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN CHRISTENSEN.

THIS MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

Karen Lang, Chair  
Steve Buhler, Vice-Chair  
Lars Nordfelt  
Don Christensen  
Ron Bigelow  
Tom Huynh  
Jake Fitisemanu

STAFF PRESENT:

Wayne Pyle, Executive Director  
Nichole Camac, Secretary  
Nicole Cottle, Assistant City Manager / General Counsel  
Eric Bunderson, City Attorney  
Layne Morris, CPD Director  
Collen Jacobs, Police Chief  
John Evans, Fire Chief  
Jim Welch, Finance Director  
Nancy Day, Parks and Recreation Director  
Russ Willardson, Public Works Director  
Sam Johnson, Strategic Communications Director  
John Flores, HR Director  
Steve Pastorik, CED Director

**APPROVAL OF MINUTES OF THE ANNUAL MEETING HELD JANUARY 5, 2021**

The Agency considered the Minutes of the Annual Meeting held January 5, 2021. There were no changes, corrections or deletions.

Mr. Fitisemanu moved to approve the Minutes of the Annual Meeting held January 5, 2021. Mr. Christensen seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

**MINUTES OF RDA SPECIAL MEETING – MARCH 16, 2021**

**-2-**

**RESOLUTION 21-01: AUTHORIZE THE AGENCY TO EXECUTE A WATERLINE EASEMENT IN FAVOR OF GRANGER-HUNTER IMPROVEMENT DISTRICT**

Chair Lang presented proposed Resolution 21-01 that would approve a Business Stabilization and Revitalization Grant Agreement.

Written documentation previously provided to the City Council included information as follows:

Granger-Hunter Improvement District is replacing waterlines in 3500 South near 1200 West. To facilitate its project Granger-Hunter Improvement District is requesting a Waterline Easement across property owned by the Redevelopment Agency of West Valley City and located at 3344 South 1200 West (parcel #15-26-352-016). The proposed easement is 15 feet wide by 20 feet long and is to be located at the northeast corner of the RDA property at the southwest corner of 3300 South and 1200 West. Compensation to the Redevelopment Agency of West Valley City in the amount of \$2,500.00 will be paid by Granger-Hunter Improvement District.

Upon inquiry by Chairperson Lang there were no further questions from members of the Agency, and she called for a motion.

Mr. Bigelow moved to approve Resolution 21-01.

Mr. Christensen seconded the motion.

A roll call vote was taken:

|                  |     |
|------------------|-----|
| Mr. Fitisemanu   | Yes |
| Mr. Buhler       | Yes |
| Mr. Huynh        | Yes |
| Mr. Bigelow      | Yes |
| Mr. Nordfelt     | Yes |
| Mr. Christensen  | Yes |
| Chairperson Lang | Yes |

Unanimous.

**MOTION TO ADJOURN**

Upon motion by Mr. Huynh, all voted in favor to adjourn.

**MINUTES OF RDA SPECIAL MEETING – MARCH 16, 2021**

**-3-**

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY REDEVELOPMENT AGENCY THE SPECIAL MEETING OF TUESDAY, MARCH 16, 2021, WAS ADJOURNED AT 6:50 P.M. BY CHAIRPERSON LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the West Valley City Redevelopment Agency held Tuesday, March 16, 2021.

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Nichole Camac  
Secretary

Item: \_\_\_\_\_

Fiscal Impact: \_\_\_\_\_

Funding Source: \_\_\_\_\_

Account #: \_\_\_\_\_

Budget Opening Required: \_\_\_\_\_

**ISSUE:**

A Resolution adopting a tentative budget for the Redevelopment Agency (RDA) of West Valley City for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022.

**SYNOPSIS:**

This resolution adopts the tentative budget for the Redevelopment Agency of West Valley City for the 2021-2022 fiscal year and sets a date for public comment at a hearing on June 1, 2021.

**BACKGROUND:**

The Redevelopment Agency will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2021-2022.

**RECOMMENDATION:**

City staff recommends approval of the Resolution.

**REDEVELOPMENT AGENCY OF WEST VALLEY CITY**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY ADOPTING A TENTATIVE BUDGET AND SETTING FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2021 AND ENDING JUNE 30, 2022 AND SETTING JUNE 1, 2021 AS THE DATE FOR PUBLIC HEARING.**

**WHEREAS**, the Redevelopment Agency of West Valley City has filed with the Board of Directors a tentative budget for the Redevelopment Agency (the "Tentative Budget") for the fiscal year commencing July 1, 2021 and ending June 30, 2022; and

**WHEREAS**, the Redevelopment Agency desires to adopt the Tentative Budget and the proposed appropriations for the support of the Redevelopment Agency; and

**WHEREAS**, the Board of Directors of the Redevelopment Agency has determined that it is in the best interests of the citizens of West Valley City to adopt the Tentative Budget for the 2021-2022 fiscal year;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Redevelopment Agency of West Valley City, Utah, as follows:

1. The tentative budget attached hereto is hereby adopted as the Tentative Budget for the fiscal year commencing July 1, 2021 and ending June 30, 2022.
2. A public hearing to consider the Tentative Budget shall be held on June 1, 2021 at 6:30 p.m., in the West Valley City Council Chambers located at 3600 Constitution Boulevard, West Valley City, Utah. This hearing may also be conducted electronically. The City Recorder is hereby directed to give notice of said hearing as required by state law.

**PASSED, APPROVED, and MADE EFFECTIVE** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

REDEVELOPMENT AGENCY OF WEST  
VALLEY CITY

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

**REDEVELOPMENT AGENCY - FUND 22**

**REVENUE STATEMENT**

|                                | <b>Actual<br/>2017-2018</b> | <b>Actual<br/>2018-2019</b> | <b>Actual<br/>2019-2020</b> | <b>Adopted<br/>2020-2021</b> | <b>Tentative<br/>2021-2022</b> | <b>Percent<br/>Change</b> |
|--------------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|--------------------------------|---------------------------|
| <b>5600 WEST GATEWAY:</b>      |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 84,967                      | 68,106                      | 117,625                     | 78,785                       | 249,084                        |                           |
| <b>Total 5600 West Gateway</b> | <b>84,967</b>               | <b>68,106</b>               | <b>117,625</b>              | <b>78,785</b>                | <b>249,084</b>                 | <b>216.2%</b>             |
| <b>EAST 3500 A:</b>            |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 268,650                     | 293,851                     | 478,292                     | 486,222                      | 491,038                        |                           |
| <b>Total East 3500 A</b>       | <b>268,650</b>              | <b>293,851</b>              | <b>478,292</b>              | <b>486,222</b>               | <b>491,038</b>                 | <b>1.0%</b>               |
| <b>NORTH CENTRAL:</b>          |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 684,984                     | 732,292                     | 999,747                     | 1,014,628                    | 1,071,221                      |                           |
| <b>Total North Central</b>     | <b>684,984</b>              | <b>732,292</b>              | <b>999,747</b>              | <b>1,014,628</b>             | <b>1,071,221</b>               | <b>5.6%</b>               |
| <b>JORDAN RIVER:</b>           |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 371,102                     | 409,361                     | 501,462                     | 517,813                      | 336,892                        |                           |
| <b>Total Jordan River</b>      | <b>371,102</b>              | <b>409,361</b>              | <b>501,462</b>              | <b>517,813</b>               | <b>336,892</b>                 | <b>-34.9%</b>             |
| <b>WILLOW WOOD:</b>            |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 354,698                     | 288,715                     | 359,310                     | 385,371                      | 393,363                        |                           |
| <b>Total Willow Wood</b>       | <b>354,698</b>              | <b>288,715</b>              | <b>359,310</b>              | <b>385,371</b>               | <b>393,363</b>                 | <b>2.1%</b>               |
| <b>REDWOOD:</b>                |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 219,160                     | 0                           | 0                           | 0                            | 0                              |                           |
| <b>Total Redwood</b>           | <b>219,160</b>              | <b>0</b>                    | <b>0</b>                    | <b>0</b>                     | <b>0</b>                       | <b>0.0%</b>               |
| <b>HERCULES HILL A:</b>        |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 303,143                     | 216,807                     | 438,075                     | 457,946                      | 457,859                        |                           |
| <b>Total Hercules Hill A</b>   | <b>303,143</b>              | <b>216,807</b>              | <b>438,075</b>              | <b>457,946</b>               | <b>457,859</b>                 | <b>0.0%</b>               |
| <b>HERCULES HILL B:</b>        |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 638,577                     | 585,399                     | 1,170,595                   | 1,212,875                    | 1,242,862                      |                           |
| <b>Total Hercules Hill B</b>   | <b>638,577</b>              | <b>585,399</b>              | <b>1,170,595</b>            | <b>1,212,875</b>             | <b>1,242,862</b>               | <b>2.5%</b>               |
| <b>MARKET STREET:</b>          |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 68,467                      | 38,363                      | 55,982                      | 119,131                      | 0                              |                           |
| <b>Total Market Street</b>     | <b>68,467</b>               | <b>38,363</b>               | <b>55,982</b>               | <b>119,131</b>               | <b>0</b>                       | <b>-100.0%</b>            |
| <b>DECKER LAKE:</b>            |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 687,633                     | 793,730                     | 1,007,847                   | 1,234,440                    | 0                              |                           |
| <b>Total Decker Lake</b>       | <b>687,633</b>              | <b>793,730</b>              | <b>1,007,847</b>            | <b>1,234,440</b>             | <b>0</b>                       | <b>-100.0%</b>            |
| <b>NORTHWEST:</b>              |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 1,334,836                   | 1,410,642                   | 2,574,181                   | 2,822,032                    | 3,262,702                      |                           |
| <b>Total Northwest</b>         | <b>1,334,836</b>            | <b>1,410,642</b>            | <b>2,574,181</b>            | <b>2,822,032</b>             | <b>3,262,702</b>               | <b>15.6%</b>              |
| <b>GRANGER CROSSING:</b>       |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 163,351                     | 329,375                     | 430,250                     | 457,009                      | 471,949                        |                           |
| <b>Total Granger Crossing</b>  | <b>163,351</b>              | <b>329,375</b>              | <b>430,250</b>              | <b>457,009</b>               | <b>471,949</b>                 | <b>3.3%</b>               |
| <b>SOUTHWEST:</b>              |                             |                             |                             |                              |                                |                           |
| Tax Increment                  | 3,205,954                   | 2,898,437                   | 4,285,306                   | 3,857,608                    | 3,998,242                      |                           |
| <b>Total Southwest</b>         | <b>3,205,954</b>            | <b>2,898,437</b>            | <b>4,285,306</b>            | <b>3,857,608</b>             | <b>3,998,242</b>               | <b>3.6%</b>               |

**REDEVELOPMENT AGENCY - FUND 22**

**REVENUE STATEMENT**

|                                        | <b>Actual<br/>2017-2018</b> | <b>Actual<br/>2018-2019</b> | <b>Actual<br/>2019-2020</b> | <b>Adopted<br/>2020-2021</b> | <b>Tentative<br/>2021-2022</b> | <b>Percent<br/>Change</b> |
|----------------------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|--------------------------------|---------------------------|
| <b>SOUTH REDWOOD ROAD:</b>             |                             |                             |                             |                              |                                |                           |
| Tax Increment                          | 0                           | 0                           | 391,136                     | 383,595                      | 440,270                        |                           |
| <b>Total Southwest</b>                 | <b>0</b>                    | <b>0</b>                    | <b>391,136</b>              | <b>383,595</b>               | <b>440,270</b>                 | <b>14.8%</b>              |
| <b>FAIRBOURNE:</b>                     |                             |                             |                             |                              |                                |                           |
| Tax Increment                          | 0                           | 0                           | 0                           | 0                            | 321,800                        |                           |
| <b>Total Fairbourne</b>                | <b>0</b>                    | <b>0</b>                    | <b>0</b>                    | <b>0</b>                     | <b>321,800</b>                 | <b>100.0%</b>             |
| <b>CITY CENTER:</b>                    |                             |                             |                             |                              |                                |                           |
| Tax Increment                          | 888,911                     | 768,144                     | 1,113,064                   | 1,125,340                    | 1,703,732                      |                           |
| <b>Total City Center</b>               | <b>888,911</b>              | <b>768,144</b>              | <b>1,113,064</b>            | <b>1,125,340</b>             | <b>1,703,732</b>               | <b>51.4%</b>              |
| Rental Income                          | 217,031                     | 41,369                      | 0                           | 0                            | 0                              |                           |
| RDA Operations                         | 8,287,076                   | 4,295,974                   | 1,889,443                   | 2,484,262                    | 2,484,262                      |                           |
| Sale of Land                           | 3,987,225                   | 1,955,473                   | 0                           | 0                            | 0                              |                           |
| Bond Interest                          | 37,252                      | 8,070                       | 4,586                       | 97,000                       | 97,000                         |                           |
| PTIF Interest                          | 139,889                     | 122,338                     | 68,904                      | 0                            | 0                              |                           |
| Build America Back                     | 79,835                      | 80,588                      | 40,282                      | 0                            | 0                              |                           |
| Misc. Rev.                             | 704,159                     | 3,339                       | 255,000                     | 0                            | 0                              |                           |
| Bond Proceeds                          | 0                           | 0                           | 4,795,000                   | 0                            | 0                              |                           |
| <b>Subtotal</b>                        | <b>13,452,467</b>           | <b>6,507,150</b>            | <b>7,053,215</b>            | <b>2,581,262</b>             | <b>2,581,262</b>               | <b>0.0%</b>               |
| <b>Total</b>                           | <b>22,726,900</b>           | <b>15,340,372</b>           | <b>20,976,087</b>           | <b>16,734,057</b>            | <b>17,022,276</b>              | <b>1.7%</b>               |
| <b>Appropriation From Fund Balance</b> | <b>0</b>                    | <b>0</b>                    | <b>0</b>                    | <b>300,000</b>               | <b>0</b>                       |                           |
| <b>Grand Total</b>                     | <b>22,726,900</b>           | <b>15,340,372</b>           | <b>20,976,087</b>           | <b>17,034,057</b>            | <b>17,022,276</b>              | <b>-0.1%</b>              |

**REDEVELOPMENT AGENCY - FUND 22**

**EXPENDITURE STATEMENT**

|                                | <b>Actual<br/>2017-2018</b> | <b>Actual<br/>2018-2019</b> | <b>Actual<br/>2019-2020</b> | <b>Adopted<br/>2020-2021</b> | <b>Tentative<br/>2021-2022</b> | <b>Percent<br/>Change</b> |
|--------------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|--------------------------------|---------------------------|
| <b>5600 WEST GATEWAY:</b>      |                             |                             |                             |                              |                                |                           |
| Project Costs                  | 0                           | 0                           | 0                           | 0                            | 0                              |                           |
| <b>Total 5600 West Gateway</b> | <b>0</b>                    | <b>0</b>                    | <b>0</b>                    | <b>0</b>                     | <b>0</b>                       | <b>0.0%</b>               |
| <b>EAST 3500 A:</b>            |                             |                             |                             |                              |                                |                           |
| Tax Increment Pmts.            | 0                           | 0                           | 0                           | 0                            | 0                              |                           |
| Project Costs                  | 0                           | 160,000                     | 0                           | 0                            | 150,000                        |                           |
| <b>Total East 3500 A</b>       | <b>0</b>                    | <b>160,000</b>              | <b>0</b>                    | <b>0</b>                     | <b>150,000</b>                 | <b>0.0%</b>               |
| <b>NORTH CENTRAL:</b>          |                             |                             |                             |                              |                                |                           |
| Tax Increment Pmts.            | 39,355                      | 0                           | 0                           | 350,000                      | 450,000                        |                           |
| Project Costs                  | 0                           | 0                           | 466,750                     | 0                            | 0                              |                           |
| <b>Total North Central</b>     | <b>39,355</b>               | <b>0</b>                    | <b>466,750</b>              | <b>350,000</b>               | <b>450,000</b>                 | <b>28.6%</b>              |
| <b>JORDAN RIVER:</b>           |                             |                             |                             |                              |                                |                           |
| Tax Increment Pmts.            | 30,000                      | 0                           | 0                           | 0                            | 0                              |                           |
| Project Costs                  | 202,500                     | 160,338                     | 36,175                      | 0                            | 0                              |                           |
| <b>Total Jordan River</b>      | <b>232,500</b>              | <b>160,338</b>              | <b>36,175</b>               | <b>0</b>                     | <b>0</b>                       | <b>0.0%</b>               |
| <b>GENERAL:</b>                |                             |                             |                             |                              |                                |                           |
| Sold Services                  | (831,325)                   | (962,556)                   | (1,493,858)                 | 0                            | 0                              |                           |
| Payroll Expenses               | 429,730                     | 493,013                     | 714,480                     | 779,645                      | 971,215                        |                           |
| Admin./Proj. Costs             | 451,522                     | 519,543                     | 574,378                     | 728,872                      | 1,000,000                      |                           |
| Transfer Out                   | 0                           | 0                           | 205,000                     | 0                            | 0                              |                           |
| <b>Total General</b>           | <b>49,927</b>               | <b>50,000</b>               | <b>0</b>                    | <b>1,508,517</b>             | <b>1,971,215</b>               | <b>0.0%</b>               |
| <b>WILLOW WOOD:</b>            |                             |                             |                             |                              |                                |                           |
| Project Costs                  | 200,000                     | 0                           | 0                           | 0                            | 100,000                        |                           |
| Tax Increment Pmts.            | 0                           | 0                           | 0                           | 0                            | 0                              |                           |
| <b>Total Willow Wood</b>       | <b>200,000</b>              | <b>0</b>                    | <b>0</b>                    | <b>0</b>                     | <b>100,000</b>                 | <b>0.0%</b>               |
| <b>HERCULES HILL A:</b>        |                             |                             |                             |                              |                                |                           |
| Tax Increment Pmt.             | 100,000                     | 0                           | 0                           | 150,000                      | 150,000                        |                           |
| Debt Service                   | 218,000                     | (2,875,897)                 | 5,366                       | 0                            | 0                              |                           |
| Project Costs                  | 200,000                     | 0                           | 250,000                     | 0                            | 175,000                        |                           |
| <b>Total Hercules Hill A</b>   | <b>518,000</b>              | <b>(2,875,897)</b>          | <b>255,366</b>              | <b>150,000</b>               | <b>325,000</b>                 | <b>116.7%</b>             |
| <b>HERCULES HILL B:</b>        |                             |                             |                             |                              |                                |                           |
| Project Costs                  | 248,697                     | 4,711                       | 1,503                       | 0                            | 200,000                        |                           |
| Tax Increment Pmt.             | 0                           | 25,966                      | 161,196                     | 0                            | 450,000                        |                           |
| Debt Service - City            | 5,197                       | (81,937)                    | 0                           | 0                            | 0                              |                           |
| <b>Total Hercules Hill B</b>   | <b>253,894</b>              | <b>(51,260)</b>             | <b>162,699</b>              | <b>0</b>                     | <b>650,000</b>                 | <b>0.0%</b>               |
| <b>FAIRBOURNE:</b>             |                             |                             |                             |                              |                                |                           |
| Project Costs                  | 0                           | 0                           | 0                           | 0                            | 200,000                        |                           |
| Tax Increment Pmt.             | 0                           | 0                           | 0                           | 0                            | 0                              |                           |
| <b>Total Fairbourne</b>        | <b>0</b>                    | <b>0</b>                    | <b>0</b>                    | <b>0</b>                     | <b>200,000</b>                 | <b>100.0%</b>             |

**REDEVELOPMENT AGENCY - FUND 22  
EXPENDITURE STATEMENT**

|                                      | <b>Actual<br/>2017-2018</b> | <b>Actual<br/>2018-2019</b> | <b>Actual<br/>2019-2020</b> | <b>Adopted<br/>2020-2021</b> | <b>Tentative<br/>2021-2022</b> | <b>Percent<br/>Change</b> |
|--------------------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|--------------------------------|---------------------------|
| <b>DECKER LAKE:</b>                  |                             |                             |                             |                              |                                |                           |
| UCCC Reimbursement                   | 0                           | 0                           | 0                           | 0                            | 0                              |                           |
| Granite School District SARR         | 0                           | 0                           | 0                           | 0                            | 0                              |                           |
| Transfer Out Gen. Fund               | 0                           | 0                           | 0                           | 0                            | 0                              |                           |
| Transfer Out UCCC Bond               | 0                           | 0                           | 0                           | 0                            | 0                              |                           |
| <b>Total Decker Lake</b>             | <b>0</b>                    | <b>0</b>                    | <b>0</b>                    | <b>0</b>                     | <b>0</b>                       | <b>0.0%</b>               |
| <b>MULTI-PURPOSE EVENT CENTER:</b>   |                             |                             |                             |                              |                                |                           |
| Bond Fees                            | 0                           | 0                           | 0                           | 2,500                        | 2,500                          |                           |
| Debt Service 2015                    | 411,400                     | (12,827)                    | 386,861                     | 386,042                      | 386,064                        |                           |
| Transfer Out SARR (DS)               | 2,031,000                   | 2,407,400                   | 2,195,588                   | 2,037,020                    | 1,206,299                      |                           |
| <b>Total MP Event Ctr.</b>           | <b>2,442,400</b>            | <b>2,394,573</b>            | <b>2,582,449</b>            | <b>2,425,562</b>             | <b>1,594,863</b>               | <b>-34.2%</b>             |
| <b>NORTHWEST:</b>                    |                             |                             |                             |                              |                                |                           |
| Project Costs                        | 0                           | 542,218                     | 455,000                     | 150,000                      | 250,000                        |                           |
| Tax Increment Payment                | 634,550                     | 694,490                     | 1,456,771                   | 1,200,000                    | 1,750,000                      |                           |
| <b>Total Northwest</b>               | <b>634,550</b>              | <b>1,236,708</b>            | <b>1,911,771</b>            | <b>1,350,000</b>             | <b>2,000,000</b>               | <b>48.1%</b>              |
| <b>GRANGER CROSSING:</b>             |                             |                             |                             |                              |                                |                           |
| Project Costs                        | 0                           | 0                           | 67,745                      | 0                            | 200,000                        |                           |
| Tax Increment Payment                | 0                           | 0                           | 0                           | 0                            | 0                              |                           |
| <b>Total Granger Crossing</b>        | <b>0</b>                    | <b>0</b>                    | <b>67,745</b>               | <b>0</b>                     | <b>200,000</b>                 | <b>100.0%</b>             |
| <b>SOUTHWEST</b>                     |                             |                             |                             |                              |                                |                           |
| Project Costs                        | 0                           | 100,000                     | 150,000                     | 150,000                      | 0                              |                           |
| Tax Increment Payment                | 3,308,288                   | 1,594,474                   | 2,221,419                   | 1,600,000                    | 2,400,000                      |                           |
| <b>Total Southwest</b>               | <b>3,308,288</b>            | <b>1,694,474</b>            | <b>2,371,419</b>            | <b>1,750,000</b>             | <b>2,400,000</b>               | <b>37.1%</b>              |
| <b>SOUTH REDWOOD ROAD</b>            |                             |                             |                             |                              |                                |                           |
| Project Costs                        | 0                           | 0                           | 0                           | 306,876                      | 300,000                        |                           |
| Tax Increment Payment                | 0                           | 0                           | 0                           | 0                            | 0                              |                           |
| <b>Total South Redwood Road</b>      | <b>0</b>                    | <b>0</b>                    | <b>0</b>                    | <b>306,876</b>               | <b>300,000</b>                 | <b>-2.2%</b>              |
| <b>CITY CENTER:</b>                  |                             |                             |                             |                              |                                |                           |
| Prof/Tech                            | 277,856                     | 84,555                      | 368,924                     | 357,410                      | 450,000                        |                           |
| Rental Expense                       | 40,095                      | 1,080                       | 0                           | 0                            | 0                              |                           |
| Tax Increment Payment                | 100,000                     | 92,374                      | 100,000                     | 0                            | 100,000                        |                           |
| Debt Service 2010B                   | 244,613                     | 244,613                     | 244,694                     | 0                            | 0                              |                           |
| Debt Service 2016 A & B              | 4,389,819                   | 3,129,845                   | 3,777,941                   | 3,473,697                    | 2,486,843                      |                           |
| Debt Service 2016                    | 776,500                     | 779,100                     | 779,575                     | 777,875                      | 778,750                        |                           |
| Debt Service 2020                    | 0                           | 0                           | 0                           | 87,858                       | 76,720                         |                           |
| Bond Fees                            | 10,000                      | 12,450                      | 53,475                      | 12,000                       | 12,000                         |                           |
| WVC Credit Tenant Lease              | 2,484,262                   | 2,484,262                   | 2,275,174                   | 2,484,262                    | 2,484,262                      |                           |
| RDA Operations                       | 6,189,967                   | 2,585,258                   | 9,260                       | 0                            | 0                              |                           |
| Project Costs                        | 1,009,324                   | 1,025,893                   | 159,856                     | 2,000,000                    | 263,838                        |                           |
| Transfers Out                        | 910,000                     | 804,708                     | 350,000                     | 0                            | 0                              |                           |
| Bond Defeasance                      | 0                           | 0                           | 4,742,306                   | 0                            | 0                              |                           |
| <b>Total City Center</b>             | <b>16,432,435</b>           | <b>11,244,137</b>           | <b>12,861,205</b>           | <b>9,193,102</b>             | <b>6,652,413</b>               | <b>-27.6%</b>             |
| <b>Appropriation To Fund Balance</b> | <b>0</b>                    | <b>0</b>                    | <b>0</b>                    | <b>0</b>                     | <b>28,785</b>                  |                           |
| <b>Grand Total</b>                   | <b>24,111,349</b>           | <b>14,013,074</b>           | <b>20,715,579</b>           | <b>17,034,057</b>            | <b>17,022,276</b>              | <b>-0.1%</b>              |