



Nov. 1st & Annual Report

2022

**South Jordan
Redevelopment Agency**



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Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



REDEVELOPMENT AGENCY

South Jordan City
Redevelopment Agency
Taxing Entity Committee

Re: 2022 South Jordan Redevelopment Agency Annual Meeting

Dear Taxing Entity Committee Members:

I am pleased to share with you the South Jordan Redevelopment Agency 2022 TEC Annual Report/November 1st Report. This report contains key information on each of the RDA project areas. Despite the presence of a worldwide pandemic during most of 2020 and 2021, the project areas have continued to show they are meeting their initial goals and objectives. We are proud of the economic growth in our community and are confident it is reflected in this report.

The South Jordan RDA staff is very optimistic about the long-term growth of South Jordan and we continue to work diligently to achieve positive results for all project areas. We appreciate the partnerships between the City, the Redevelopment Agency, and the Taxing Entities that serve our community.

We look forward to meeting with you at the TEC meeting on Monday, September 12, 2022.

Best Regards,

Gary L. Whatcott
Executive Director, South Jordan Redevelopment Agency
City Manager, City of South Jordan

*South Jordan City Redevelopment Agency
Taxing Entity Committee Members*



South Jordan City

Representative:

Gary Whatcott, City Manager/Executive Director of the SJ RDA
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South Jordan, Utah 84095
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Email: gwhatcott@sjc.utah.gov

Representative/RDA Staff:

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South Jordan, Utah 84095
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RDA Staff:

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RDA Staff:

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South Jordan City Redevelopment Agency
Taxing Entity Committee Members



Utah State Board of Education

Representative: Brett Baltazar

250 East 500 South
PO Box 144200
Salt Lake City, UT 84114-4200
Phone: 801.538.7802
Email: brett.baltazar@schools.utah.gov

Jordan School District

Representative: John Larsen, Business Administrator

7387 S. Campus View Dr.
West Jordan, UT 84084-5500
Phone: 801.567.8148
Email: john.larsen@jordandistrict.org

Representative: Marilyn Richards, JSD Board of Education

2036 West 8780 South
West Jordan, UT 84088
Phone: 801.557.1549
Email: marilynrichards4jordan@gmail.com

Salt Lake County Council

Representative: Dave Delquadro, Salt Lake County Council

2001 South State Street, Suite N2-202
Salt Lake City, UT 84190-1010
Phone: 385.468.7461
Email: ddelquadro@slco.org

Salt Lake County Mayor's Office

Representative: Jevon Gibb, Economic Development Director

SL County Office of Regional Development
2001 South State Street, Suite S2-100
Salt Lake City, UT 84114-4575
Phone: 385.468.4887
Email: jmgibb@slco.org

Jordan Valley Water Conservancy District

Representative: David D. Martin, Special Service District Representative

8215 South 1300 West
West Jordan, UT 84088-0070
Phone: 801.565.4300
Email: davem@jvwcd.org

*South Jordan City Redevelopment Agency
Taxing Entity Committee Members*



Other Taxing Entities:

Central Utah Water Conservancy District

Lisa Anderson, Executive Assistant
1426 East 750 North, Suite 400
Orem, UT 84097
Phone: 801.226.7103
Email: landerson@cuwcd.com

South Salt Lake Valley Mosquito Abatement District

Brian Hougaard, Manager
7308 S. Airport Road
West Jordan, UT 84084
Phone: 801.255.4651
Email: bhougaard@sslvmad.org

South Valley Sewer District

Craig White, General Manager
1253 W Jordan Basin Ln.
Bluffdale, UT 84065
Phone: 801.571.1166
Email: craigw@svsewer.com

Crescent Cemetery

Glenn Jenkins
10735 S. Vermeer Way
Sandy, UT 84070
Phone: 801.706.3620
Email: levelbuilding@yahoo.com



Area #1

Towers at South Towne



Towers at South Towne

Area #1 – RDA



Project Area Summary

The *Towers at South Towne* project area completed its thirtieth (30th) year of a thirty-two (32) year term in 2021. This is South Jordan’s oldest active redevelopment project area. This project area was established in 1990 with a trigger date of 1992 (pre-1993 approved project) which allows for no restrictions and limitations as to the budget and as to what the agency can receive besides the provisions listed below. The agency has elected to use the haircut provisions listed below to build a municipally-owned 70,000 square-foot Aquatic and Fitness Center, as allowed in Utah State Code Section 17C-1-403(3). This facility was financed through bonding and is scheduled for final payoff in September 2023. In 2017 the Jordan School District tax increment returned to the District. The increment from the other Taxing Entities continues to be used for the Aquatics and Fitness Center bond payments. This Project Area has a 75% Participation Rate and does not have a cap.

Recreation Facility Indebtedness: The outstanding balance on the bond used to pay for the recreation facility was prepaid in full (including interest payments still outstanding). The amount paid in full will be repaid to the City. The Agency has pledged all tax increment generated by the Project Area in excess of the Agency’s debt service obligations for bond payments. The total amount to be paid on the bond this year was \$2,093,503 of which \$372,783 was paid from the RDA tax increment.

Housing: Not required at time of approval.

Tax Increment Distribution Provisions:

Term	Tax Increment Percentage (%)	Haircut Percentage (%)
Year 1-5	100% to Project Area	0% to Agency
Year 6-10	80% to Project Area	20% to Agency
Year 11-15	75% to Project Area	25% to Agency
Year 16-20	70% to Project Area	30% to Agency
Year 21-25	60% to Project Area	40% to Agency
Year 26-32	0% to Project Area	100% to Agency (not including JSD Tax Increment)



Towers at South Towne

Area #1 — RDA



Economic Update

The total project area encompasses 33.77 acres. There are 30.26 developable acres of which approximately 28.32 acres (94%) have been developed and 1.94 acres (6%) remain undeveloped. The project area is 29% residential. Taxable values within the project area have increased from \$3,000,000 in its base year to \$106,499,731 after the 2021 valuation; an increase of 3,450% over the term of the project thus far.

Notable business developments in the project area over the term of the project include the following:

- **Automotive:** Jerry Seiner Auto Dealerships
- **Class A Office Space:** Towers at South Towne #1 and #2
- **FrontRunner:** A high-speed commuter train adjacent to this project area
- **Hotel:** Holiday Inn
- **Office:** Several small scale consultant, mortgage, marketing, attorney, insurance, computer tech/ software development, medical billing, title, and construction companies
- **Residential:** Jordan Station Apartments - 542 units in the Transit Oriented Development (TOD) Area



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2022:
\$596,400—75% of total increment generated from the project area, not including the Jordan School District tax increment, which returned to the District in the 2017 tax year.

Comparison of actual project funds received to the amount forecast for the previous year:
Budget not required — Pre-1993

2021 Summary Data

<i>Tax District 396</i>			
<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>
1990	1992	32	2 years (2023)
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
33.77	30.26	28.32 (94%)	1.94 (6%)
<u>Residential Portion</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created</u>	<u>Combined Tax Rate</u>
29%	932,322	465	0.00481 (w/o JSD)
<u>Base Value</u>	<u>2021 Value</u>	<u>Percent Increase</u>	<u>2021 Tax Increment Collected</u>
\$3,000,000	\$106,499,731	3,450%	\$372,783
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
\$99,105,654	\$2,679,289	\$4,714,788	Not required at time of approval
<u>Amount paid to other Taxing Entities</u>		<u>Estimated Current Assessed Value</u>	
\$372,783 (to SJC as Hair Cut Payment)		\$117,150,000	

Towers at South Towne

Area #1 — RDA



Taxing Entities that impose a tax on the Project Area and each's benefits

South Jordan City

- Increased sales and property tax base
- 25% of SJC Tax Increment; \$43,345 for 2021 TY
- \$372,783 towards Recreation Facility Bond in 2021
- Increased employment
- Street and other utility system improvements

Salt Lake County/Salt Lake County Library

- Increased property tax base
- 25% of SLCo/SLCo Library Tax Increment since 1992; \$59,934 for 2021 TY
- Increased job count

Jordan School District

- Increased property tax base
- 25% of Tax Increment for 25 years from 1992 TY to 2016 TY
- Increase in revenue received from Income Tax from additional employment
- 100% of JSD Tax Increment starting 2017 TY; \$656,890 for 2021 TY

Jordan Valley Water Conservancy District

- Increased property tax base
- 25% of JWCD Tax Increment since 1992; \$8,973 for 2021 TY

South Valley Sewer District

- Increased property tax base
- 25% of SVSD Tax Increment since 1992; \$6,656 for 2021 TY
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

- Increased property tax base
- 25% of CUWCD Tax Increment since 1992; \$8,041 for 2021 TY

South Salt Lake Valley Mosquito Abatement District

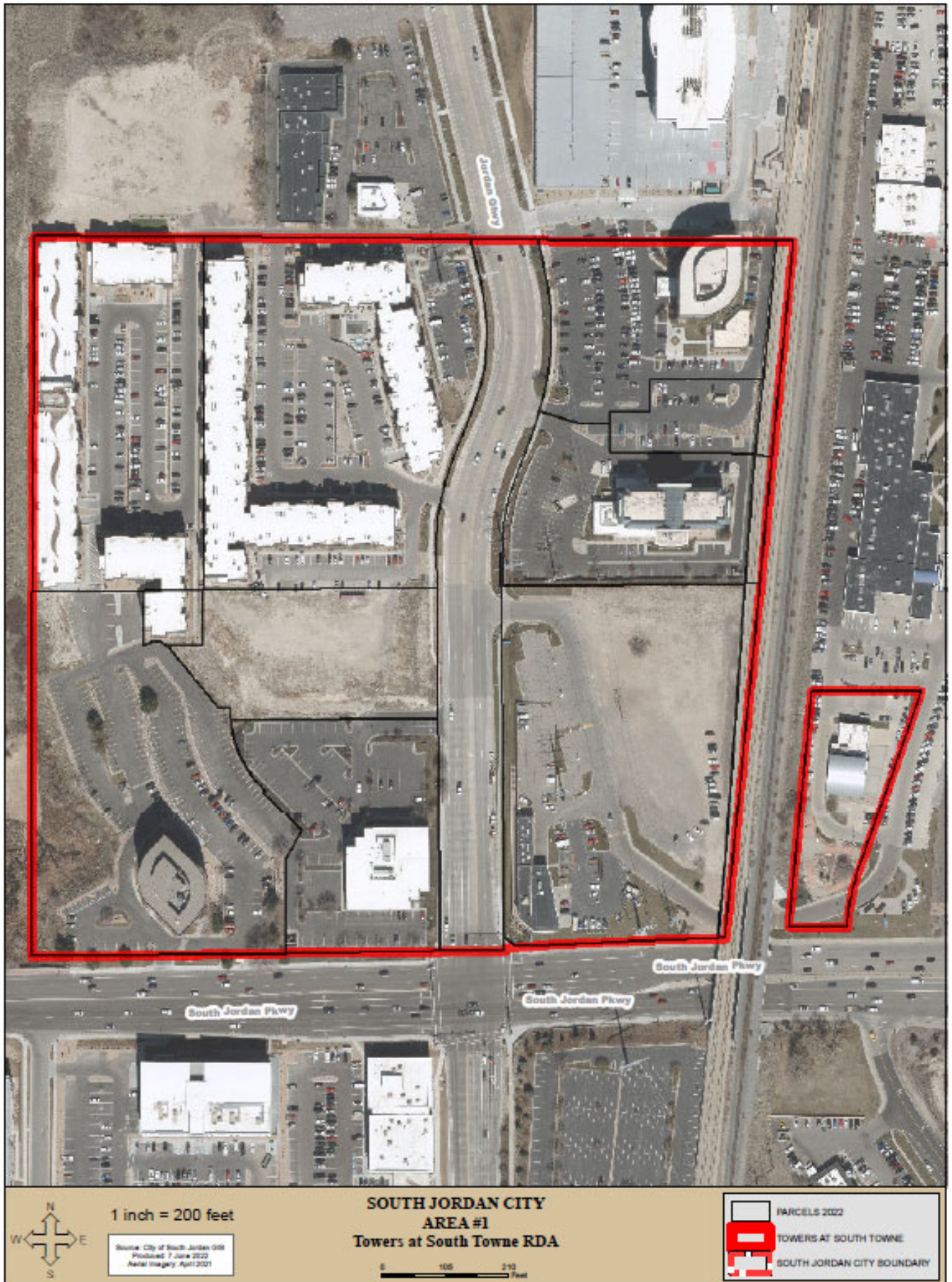
- Increased property tax base
- 25% of SSLVMAD Tax Increment since 1992; \$319 for 2021 TY

Crescent Cemetery District

- Increased property tax base
- 25% of CCD Tax Increment since 1992; \$798 for 2021 TY



	<p>1 inch = 200 feet</p> <p>Base Year 1990 : Trigger Year 1992 Aerial Image 1993 or 1997 USGS 1 Meter DOQ</p>	<p>SOUTH JORDAN CITY AREA #1 TOWERS AT SOUTH JORDAN RDA</p> <p style="font-size: small;">0 250 500 Feet</p>	<p>SOUTH JORDAN CITY BOUNDARY</p> <p style="font-size: x-small;">Source: City of South Jordan GIS Produced 10 July 2014</p>
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Area #2

The Landings (Harmon's)



SOUTH JORDAN
UTAH

The Landings (Harmon's)

Area #2 – RDA

Project Area Summary

The Landings (Harmon's) project area completed its twentieth (20th) and final year of a twenty (20) year term in 2021. This area was established in 1997 with a trigger date of 2002. The project area is completely built-out and has developed into a strong retail/office development. Harmon's, Savers, and Walgreens anchor the development with other food services, retail and office supporting the area. This Project Area has a 75% Participation Rate. There is not a cap on this project area.

Housing: Not required at time of approval.



Economic Update

The total project area encompasses 28.10 acres of which approximately 27.98 acres (100%) have been developed. The project area is 0% residential. Taxable values within the project area have increased from \$3,461,199 in its base year to \$61,974,921 after the 2021 valuation; an increase of 1,691% over the life of the project.

Notable business developments in the project area over the term of the project include the following:

- **Government:** South Jordan's Gale Center of History & Culture
- **Office:** Lotsa Tots (daycare), Edward Jones (insurance), Brain Balance, Selling Salt Lake Company (real estate), Zions Bank, Homenet Real Estate
- **Medical:** Mountain West Chiropractic, After Hours Medical (urgent care facility)
- **Restaurants:** Panda Express, Del Taco, Cafe Rio, Cold Stone Creamery, Subway, Oh Mai, China Wok, Mod Pizza, Itto Sushi
- **Retail:** Harmon's, Savers, Walgreens, Mattress Dealzz, AutoZone, Grease Monkey, Red Hanger, Dollar Tree, Sally Beauty Supply, FedEx Office & Print, Utah Copy and Print
- **Salons:** Bells Nails, Urban Era Artistry, Great Clips, Image Studios, Sport Clips, QPI Nails, Sharkey's Cuts for Kids

Future Development Plans:

City staff is working with the project owners to keep the spaces occupied as businesses turn over from time to time.

The Landings (Harmon's)

Area #2 – RDA

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2022:

This area is complete; no further tax increment is expected.

Comparison of actual project funds received to the amount forecasted for year 20 (2021):

Received: \$486,059	Original Budget Projection: \$300,841
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Summary Data for Final Year 2021

<i>Tax District 38B</i>			
<u>Base Year</u> 1997	<u>Trigger Year</u> 2002	<u>Term</u> 20 years	<u>Remaining Term</u> Complete
<u>Total Acres</u> 28.10	<u>Developable Acres</u> 27.98	<u>Developed Acres</u> 27.98 (100%)	<u>Undeveloped Acres</u> 0.00% (0%)
<u>Residential Portion</u> 0%	<u>Total Building Sq. Ft.</u> 292,552	<u>Estimated # jobs created</u> 765	<u>Combined Tax Rate</u> 0.010948
<u>Base Value</u> \$3,461,199	<u>2021 Value</u> \$61,974,921	<u>Percent Increase</u> 1,691%	<u>2021 Tax Increment Collected</u> \$486,059
<u>Real Property Value</u> \$56,801,600	<u>Personal Property Value</u> \$4,966,702	<u>State Assessed</u> \$206,619	<u>Budget</u> Multi-year
<u>Amount paid to other Taxing Entities</u> 25% of Tax Increment collected		<u>Estimated Current Assessed Value</u> \$68,172,400	

The Landings (Harmon's)

Area #2 – RDA



Taxing Entities that impose a tax on the Project Area and each's benefits

South Jordan City

- Increased sales and property tax base
- 25% of SJC Tax Increment since 2002; \$23,815 for 2021 TY
- Increased job count
- Street and other utility system improvements

Salt Lake County/Salt Lake County Library

- Increased property tax base
- 25% of SLCo /Library Tax Increment since 2002; \$32,928 for 2021 TY
- Increased job count

Jordan School District

- Increased property tax base
- Increase in revenue received from Income Tax from additional employment
- 25% of JSD Tax Increment since 2002; \$90,228 for 2021 TY

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales
- 25% of JVWCD Tax Increment since 2002; \$4,930 for 2021 TY

South Valley Sewer District

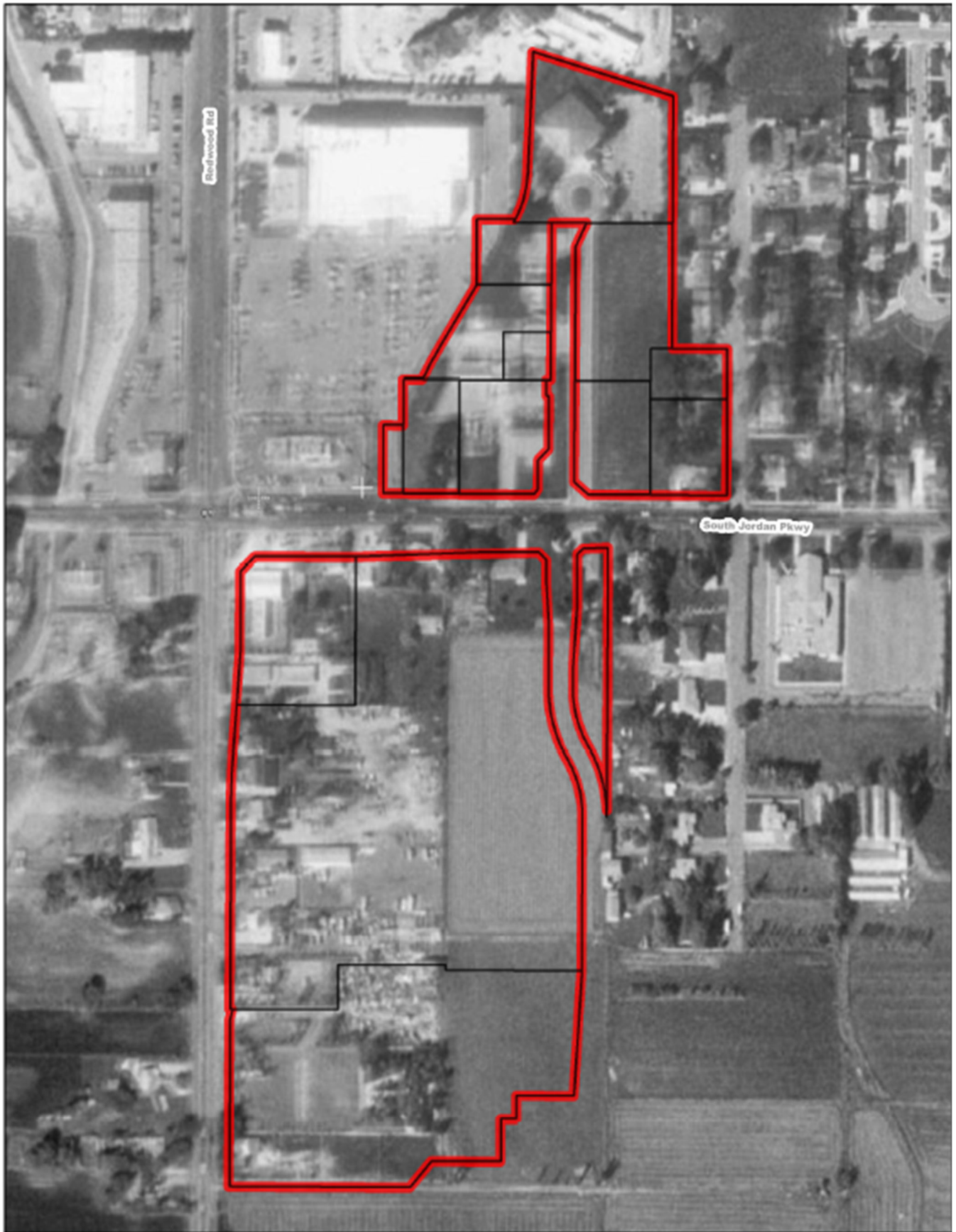
- Increased property tax base
- 25% of SVSD Tax Increment since 2002; \$3,657 for 2021 TY
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

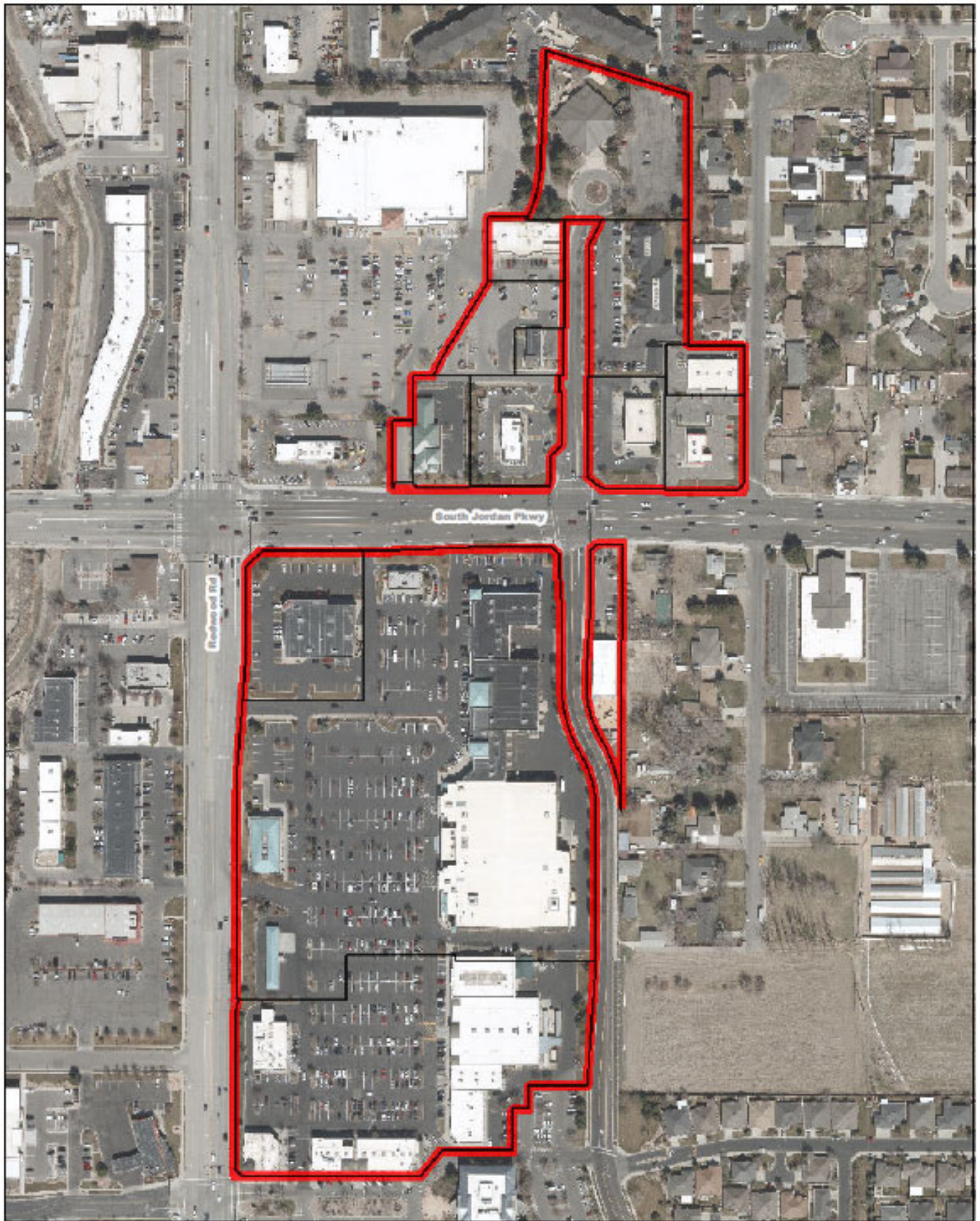
- Increased property tax base
- Increased water sales
- 25% of CUWCD Tax Increment since 2002; \$4,418 for 2021 TY

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base
- 25% of SSLVMAD Tax Increment since 2002; \$175 for 2021 TY



	<p>1 inch = 250 feet</p> <p>Base Year: 1997 : Trigger Year: 2002 Aerial Image: 1993 or 1997 USGS 1 Meter DOQ</p>	<p>SOUTH JORDAN CITY AREA #2 THE LANDINGS RDA (HARMONS)</p>	<p>Source: City of South Jordan GIS Produced 10 July 2014</p>
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1 inch = 250 feet

Source: City of South Jordan GIS
Produced: 7 June 2022
Aerial Imagery: April 2021

**SOUTH JORDAN CITY
AREA #2
The Landings RDA (Harmons)**

0 125 250 Feet



PARCELS 2022

THE LANDINGS (HARMONS)

SOUTH JORDAN CITY BOUNDARY



COMPLETE

Area #3
South Gate



SOUTH JORDAN
UTAH

Project Area Summary

In 2013, *South Gate* project completed its fifteenth (15th) and final year. The 2013 tax year was the final tax increment collected for this project area. This project is complete and all tax increment for the project area will go to the Taxing Entities in the 2014 tax year. Sterling Village, a multi-family and single-family housing project continues to be a showcase housing project within the City. Additional single-family units as well as the Four Seasons South Towne apartments with 100 multi-family units are located in this project area. These additions increase the variety and availability of housing in the area. Class A office space continues to be an asset to the area as well.

Housing: Required 20% - back loaded started in 2007.

Economic Update

The total project area encompasses 95.77 acres. There are 89.07 developable acres of which approximately 78.88 acres (89%) have been developed and 10.19 acres (11%) remain undeveloped. Taxable values within the project area have increased from \$2,561,846 in its base year to \$101,121,907 after the final year 2013 valuation; a 3,847% increase over the term of the project.

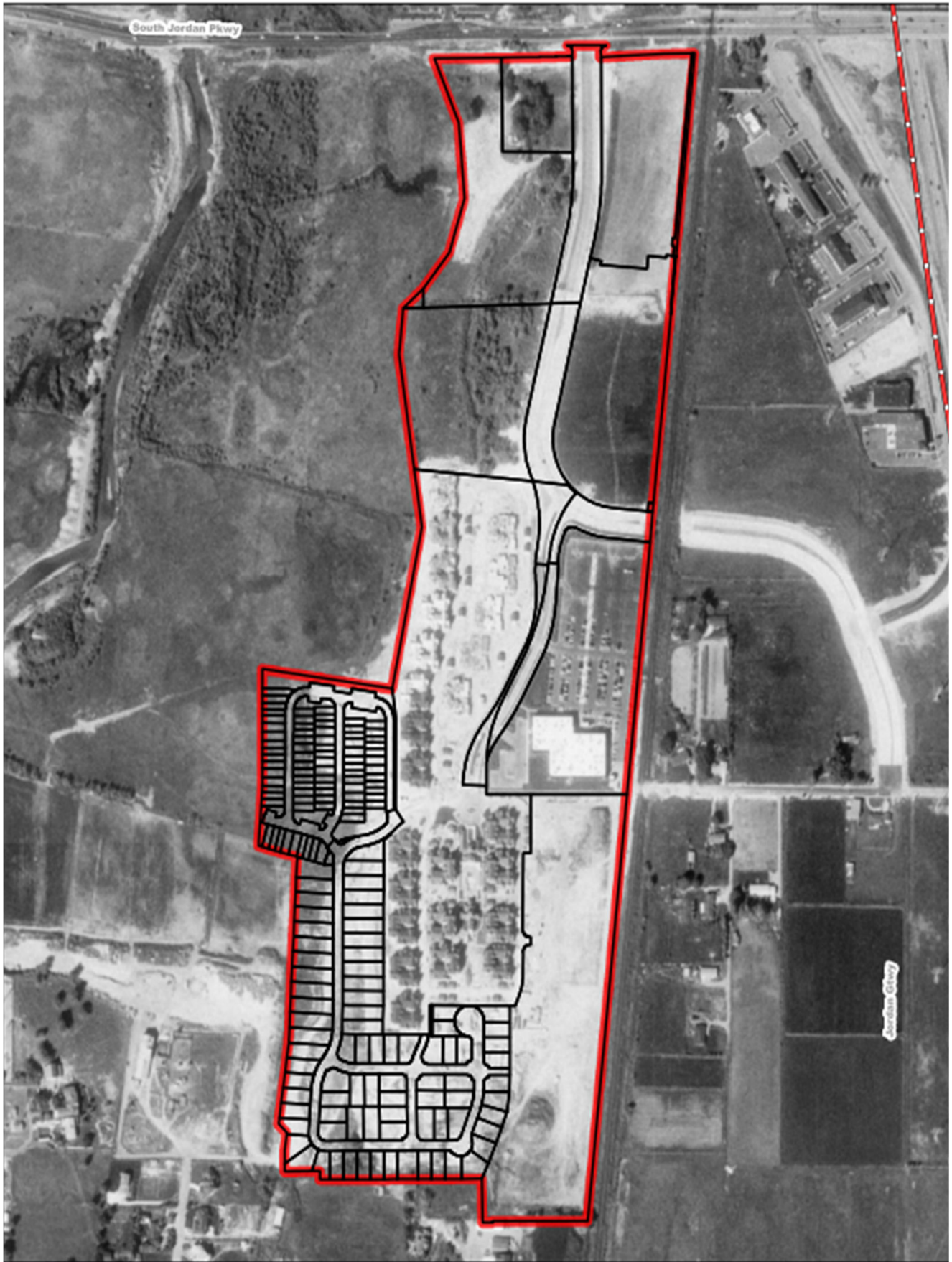


Notable business development in the project area over the term of the project include the following:

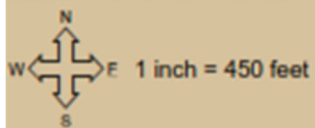
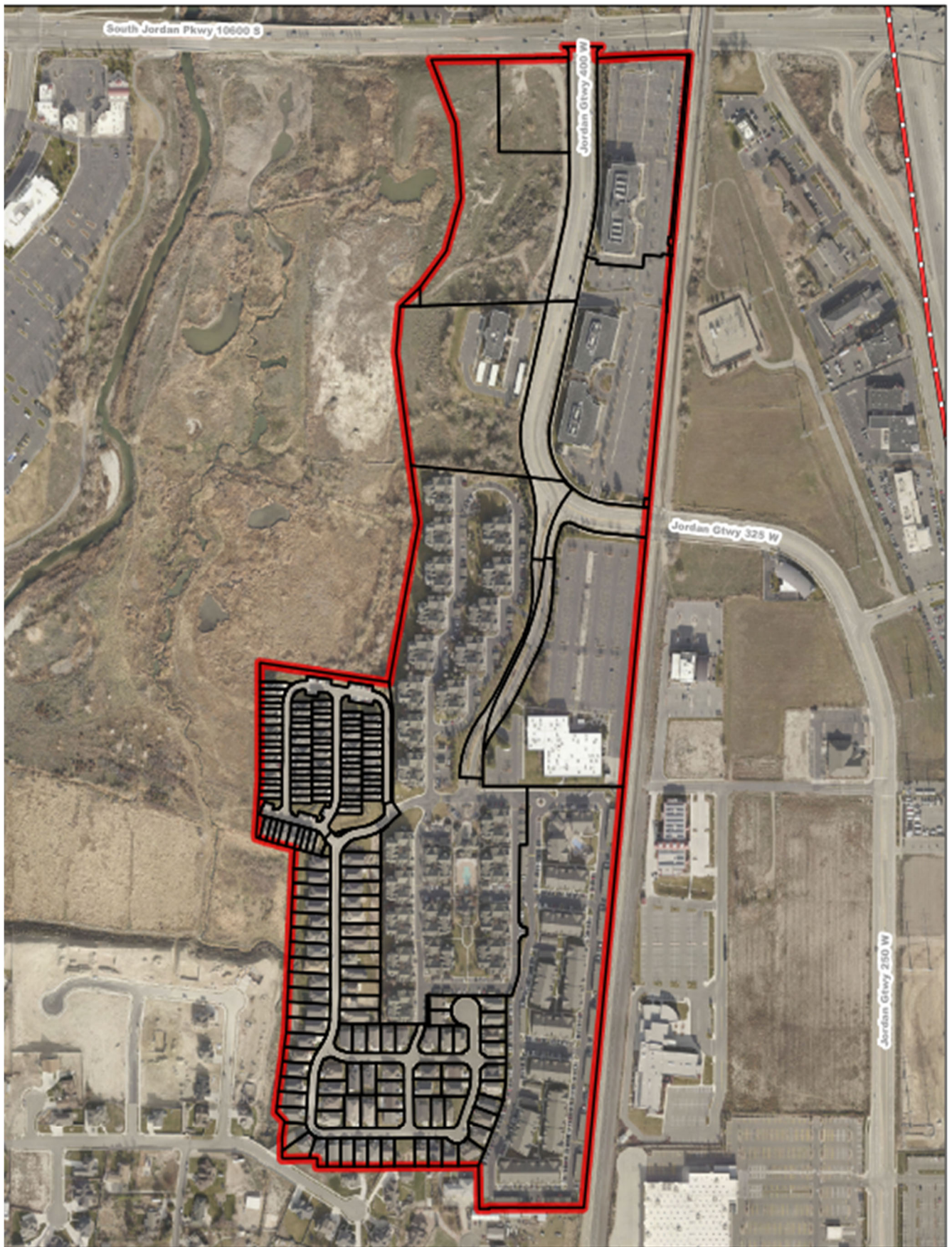
- **Class A Office Space:** Desert Generation, Dawson Spinal Care & Utah Rural Electrical Assoc.
- **Residential:** Sterling Village (high-end apartments, condos and single-family units) and Four Seasons at Southtowne Apartments

Summary Data for Final Year 2013

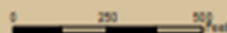
Tax District 39H				
<u>Base Year</u> 1997	<u>Trigger Year</u> 1999	<u>Term</u> 15 Years	<u>Remaining Term</u> Completed in 2013	<u>Budget</u> Multi-Year
<u>Combined Tax Rate</u> 0.014839	<u>Base Value</u> \$2,561,846	<u>2013 Value</u> \$101,121,907	<u>Percent Increase</u> 3,847%	<u>2013 Tax Increment Collected</u> \$1,376,889
<u>Total Bldg. Sq. Ft.</u> 906,625			<u>Estimated # Jobs Created</u> 1,048	
<u>Total Acres</u> 95.77	<u>Developable Acres</u> 89.07 (less streets, etc.)	<u>Developed Acres</u> 78.88 (89%)	<u>Undeveloped Acres</u> 10.19 (11%)	



	<p>1 inch = 450 feet</p> <p>Base Year 1997 : Trigger Year 1999 Aerial Image 1993 or 1997 USGS 1 Meter DOQ</p>	<p>SOUTH JORDAN CITY AREA #3 SOUTH GATE EDA</p> <p>0 250 500 Feet</p>	<p>SOUTH JORDAN CITY BOUNDARY</p> <p>Source: City of South Jordan GIS Produced 10 July 2014</p>
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**SOUTH JORDAN CITY
AREA #3
SOUTH GATE EDA (FINAL YEAR 2013)**



 SOUTH JORDAN CITY BOUNDARY

Source: City of South Jordan GIS
Produced 9 July 2014
Aerial Imagery Fall 2013



SOUTH GATE ECONOMIC DEVELOPMENT PROJECT SOUTH JORDAN REDEVELOPMENT AGENCY ADOPTED MULTI-YEAR BUDGET	SOUTH GATE PROJECT COMPLETED																
	Original Budget as Approved for Project																
	YEAR 0 1998	YEAR 1 1999	YEAR 2 2000	YEAR 3 2001	YEAR 4 2002	YEAR 5 2003	YEAR 6 2004	YEAR 7 2005	YEAR 8 2006	YEAR 9 2007	YEAR 10 2008	YEAR 11 2009	YEAR 12 2010	YEAR 13 2011	YEAR 14 2012	YEAR 15 2013	TOTAL
PROJECT REVENUES																	
Property Tax																	
Base Year Taxable Value	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	42,104,700
Current year real taxable value	13,537,080	35,167,080	47,615,180	80,396,990	80,396,990	80,396,990	80,396,990	80,396,990	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	1,330,626,346
Current year personal taxable value	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	67,500,000
Incremental taxable value	15,230,100	36,860,100	49,308,200	82,090,010	82,090,010	82,090,010	82,090,010	82,090,010	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	1,356,021,646
Projected tax increment	209,277	506,495	677,544	1,127,999	1,127,999	1,127,999	1,127,999	1,127,999	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	18,633,098
Total Tax Increment	209,277	506,495	677,544	1,127,999	1,127,999	1,127,999	1,127,999	1,127,999	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	18,633,098
PROJECT EXPENDITURES																	
To Taxing Agencies																	
From Base Year Taxable Value	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	578,565
From Tax Increment	209,277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CAPITAL COST & RELATED EXPENSES																	
To South Jordan City																	
Jordan Gateway Road 96-97	0	481,170	643,667	996,599	976,142	0	0	0	0	0	0	0	0	0	0	0	3,097,578
Jordan Gateway Road 97-98	0	0	0	0	20,456	984,941	0	0	0	0	0	0	0	0	0	0	1,005,397
Sewer	0	0	0	0	0	86,658	574,421	0	0	0	0	0	0	0	0	0	661,079
To Sterling Village Developer																	
Entry Road	0	0	0	0	0	0	0	0	0	0	0	0	597,674	402,326	0	0	1,000,000
Storm Drain System	0	0	0	0	0	0	0	0	0	0	0	0	0	150,000	0	0	150,000
Storm Water Pollution Plan	0	0	0	0	0	0	0	0	0	0	0	0	0	50,000	0	0	50,000
Sewer System	0	0	0	0	0	0	0	0	0	0	0	0	0	78,471	396,529	0	475,000
Galena Canal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150,000	0	150,000
To E&H Investments																	
Traffic Signal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175,000	0	175,000
To South Jordan City																	
10600 South Underpass	0	0	0	75,000	75,000	0	0	0	0	0	0	0	0	0	0	0	150,000
Jordan Gateway Road-Future	0	0	0	0	0	0	497,178	1,071,599	902,326	902,326	902,326	902,326	802,326	204,652	121,529	0	6,306,588
TOTAL CAPITAL COSTS	0	481,170	643,667	1,071,599	1,071,598	1,071,599	1,071,599	1,071,599	902,326	902,326	902,326	902,326	802,326	802,326	802,326	721,529	13,220,642
ADMINISTRATIVE COSTS	0	25,325	33,877	56,400	56,400	56,400	56,400	56,400	73,807	73,807	73,807	73,807	73,807	73,807	73,807	73,807	931,658
HOUSING COSTS	0	0	0	0	0	0	0	0	500,000	500,000	500,000	500,000	600,000	600,000	600,000	680,797	4,480,797
Total Expenditures From Base Year	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	578,565
Total Expenditures From Increment	209,277	506,495	677,544	1,127,999	1,127,999	1,127,999	1,127,999	1,127,999	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	18,633,098



COMPLETE

Area #4

South Gateway (Ultradent)



SOUTH JORDAN
UTAH

South Gateway (Ultradent) Area #4 — EDA

COMPLETE



Project Area Summary

The *South Gateway (Ultradent)* project completed the twelfth (12th) year of its twelve-year term in 2012. The project is complete and all tax increment for the project area now goes to the Taxing Entities. Ultradent, a premier dental equipment supplier for teeth whitening operations, is the sole property owner in the area. Development in the project area is complete.

Housing: not required, due to \$100,000 per year cap.

Economic Update

The total project area encompasses 7.58 acres of which approximately 7.58 acres (100%) have been developed. Taxable values within the project area have increased from \$10,221,282 in its base year to \$47,000,144 after the final year 2012 valuation; a 360% increase over the term of the project.

The tax increment for this project area is capped at \$100,000 per year.

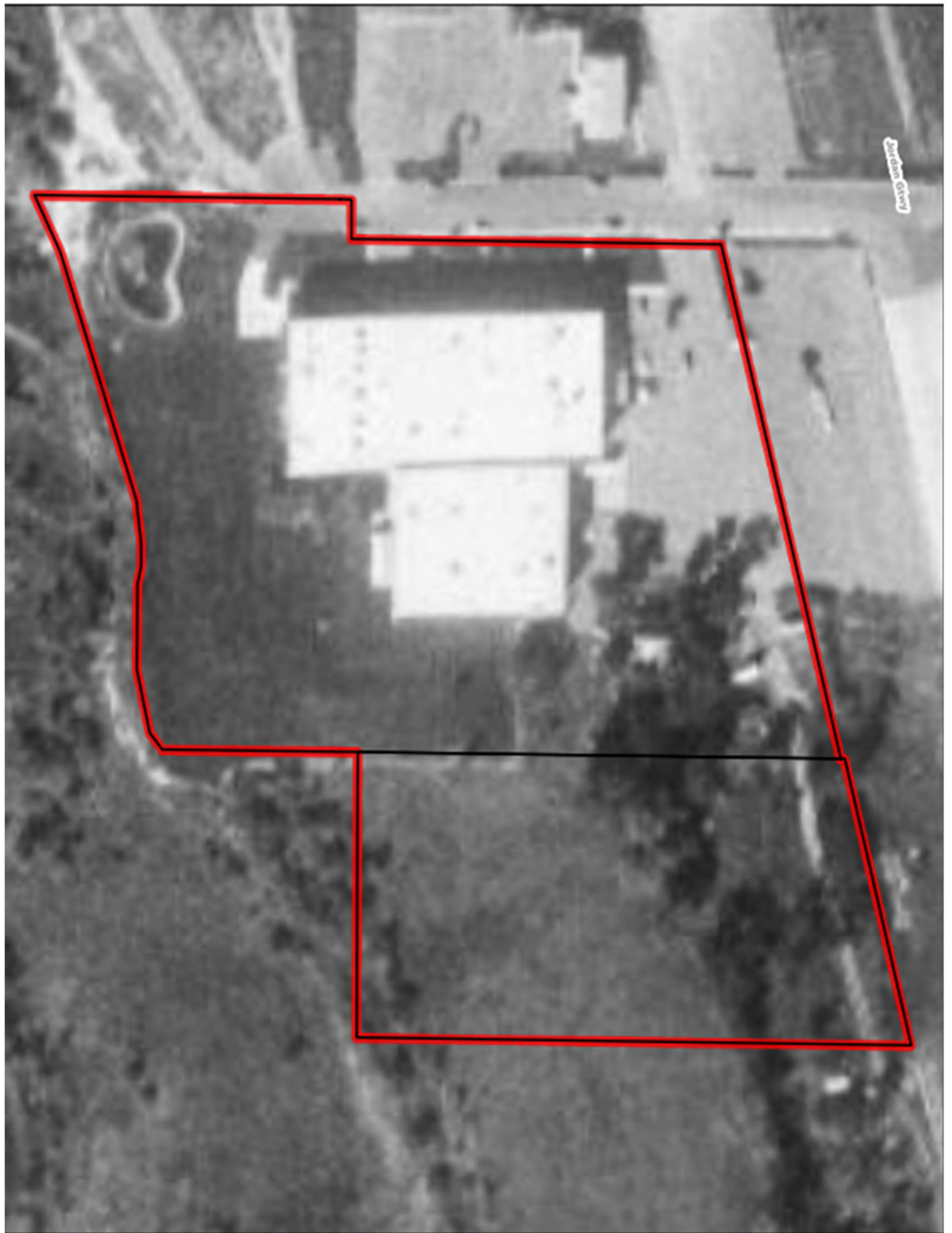
Notable business developments in the project area over the term of the project include the following:

- **Manufacturing:** Ultradent



Summary Data for Final Year 2012

Taxing District 38D				
<u>Base Year</u> 1999	<u>Trigger Year</u> 2001	<u>Term</u> 12 Years	<u>Remaining Term</u> Complete in 2012	<u>Budget</u> Multi-Year
<u>Base Value</u> \$10,221,282		<u>2012 Value</u> \$47,000,144	<u>Percent Increase</u> 360%	
<u>Total Building Sq. Ft.</u> 265,072			<u>Estimated # Jobs Created</u> 547	
<u>Total Acres</u> 7.58	<u>Developable Acres</u> 7.58 (less streets, etc.)		<u>Developed Acres</u> 7.58 (100%)	<u>Undeveloped Acres</u> 0.00 (0%)



1 inch = 100 feet

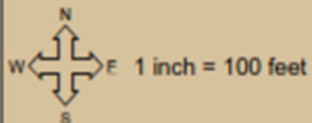
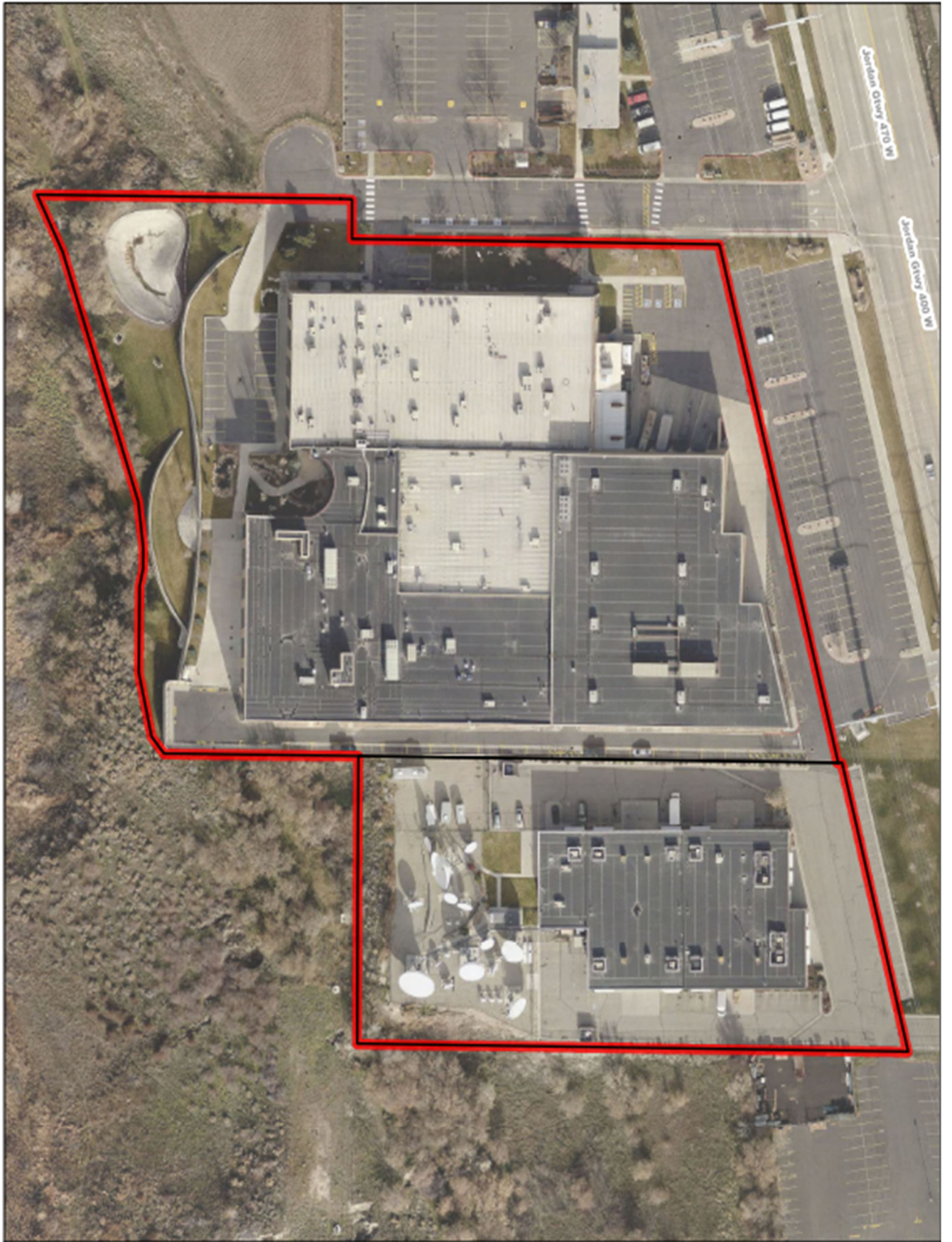
**SOUTH JORDAN CITY
AREA #4
SOUTH GATEWAY RDA (ULTRADENT)**

Base Year 1997 : Trigger Year 2001
Aerial Image 1993 or 1997
USGS 1 Meter DOQ

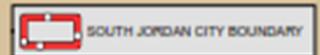
0 50 100 Feet

SOUTH JORDAN CITY BOUNDARY

Source: City of South Jordan GIS
Produced 10 July 2014



**SOUTH JORDAN CITY
AREA #4
SOUTH GATEWAY RDA (FINAL YEAR 2012)**



Source: City of South Jordan GIS
Produced 9 July 2012
Aerial Imagery Fall 2011



10200 SOUTH JORDAN GATEWAY ECONOMIC DEVELOPMENT PROJECT AREA--COMPLETED		ULTRADENT														
SOUTH JORDAN REDEVELOPMENT AGENCY		Original Budget as Approved for Project														
ADOPTED MULTI-YEAR BUDGET		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	TOTAL
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	
PROJECT REVENUES																
Property Tax (Base Year Taxable Value)		\$161,050	\$161,500	\$161,953	\$162,408	\$162,865	\$163,324	\$163,786	\$164,249	\$164,716	\$165,184	\$165,655	\$166,128	\$166,604	\$167,082	\$2,296,504
		\$11,275,645	\$11,307,169	\$11,338,850	\$11,370,689	\$11,402,688	\$11,434,847	\$11,467,166	\$11,499,647	\$11,532,291	\$11,565,097	\$11,598,068	\$11,631,204	\$11,664,505	\$11,697,973	\$160,785,838
Contribution from City for Infrastructure Improvement Gap		\$58,870	\$0	\$1,167,552	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,226,422
Projected Tax Increment RDA TOTAL - \$100,000 - 12 YEARS																
Agency																
Administration - 5%		\$0	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Infrastructure Improvements - Jordan Gateway - Inside & Outside Project Area		\$0	\$0	\$89,775	\$84,837	\$80,171	\$75,762	\$71,595	\$67,657	\$63,936	\$60,420	\$57,097	\$53,956	\$50,989	\$48,184	\$804,379
Capitalized Interest (12 Yrs. @ 5.5%)		\$0	\$0	\$5,225	\$10,163	\$14,829	\$19,238	\$23,405	\$27,343	\$31,064	\$34,580	\$37,903	\$41,044	\$44,011	\$46,816	\$335,621
Subtotal		\$0	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,200,000
Taxing Agency Flow-thru Other Taxing Agencies		\$0	\$99,609	\$11,742	\$10,407	\$9,437	\$8,843	\$8,373	\$7,784	\$7,076	\$6,249	\$5,425	\$4,604	\$5,120	\$5,638	\$190,307
TOTAL TAX INCREMENT		\$0	\$99,609	\$111,742	\$110,407	\$109,437	\$108,843	\$108,373	\$107,784	\$107,076	\$106,249	\$105,425	\$104,604	\$105,120	\$105,638	\$1,390,307
TOTAL PROJECT REVENUES		\$219,920	\$261,109	\$1,441,247	\$272,815	\$272,301	\$272,167	\$272,158	\$272,033	\$271,792	\$271,434	\$271,081	\$270,732	\$271,724	\$272,720	\$4,913,233
PROJECT EXPENDITURES																
CAPITAL COSTS & RELATED EXPENSES																
Land Acquisition																
Area #1		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Area #2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Acquisition		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site Improvements - Inside & Outside Project Area																
Road Improvements																
Jordan Gateway		\$0	\$0	\$1,491,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,491,308
Storm Drain Improvements																
Jordan Gateway		\$0	\$0	\$183,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,740
Water Improvements																
Jordan Gateway		\$0	\$0	\$173,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,740
Sewer Improvements																
Jordan Gateway		\$0	\$0	\$122,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,013
Rights-of-Way Acquisition																
Jordan Gateway		\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Total Off-site Improvements - Inside & Outside Project Area		\$0	\$0	\$2,030,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,030,801
Building Costs																
Area #1																
Ultradent - 115,000 Sq. Ft. - Office, Manufacturing & Distribution		\$0	\$6,733,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,733,950
Area #2																
p		\$0	\$240,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,000
Total Building Expense		\$0	\$6,973,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,973,950
Capital Equipment Expense																
Area #1																
Ultradent - 115,000 Sq. Ft. - Office, Manufacturing & Distribution		\$0	\$0	\$766,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$766,050
Area #2																
RL Maires - 20,857 Sq. Ft. - Office		\$0	\$0	\$83,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,428
Total Capital Equipment Expense		\$0	\$0	\$849,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$849,478
TOTAL CAPITAL AND RELATED EXPENSES		\$0	\$6,973,950	\$2,880,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,854,229
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																
Administration		\$0	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Infrastructure Improvements - Jordan Gateway - Inside & Outside Project Area		\$0	\$0	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$1,140,000
Property Tax Payable																
Other Taxing Agencies		\$0	\$99,609	\$11,742	\$10,407	\$9,437	\$8,843	\$8,373	\$7,784	\$7,076	\$6,249	\$5,425	\$4,604	\$5,120	\$5,638	\$190,307
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT		\$0	\$99,609	\$111,742	\$110,407	\$109,437	\$108,843	\$108,373	\$107,784	\$107,076	\$106,249	\$105,425	\$104,604	\$105,120	\$105,638	\$1,390,307
TOTAL PROJECT EXPENDITURES		\$0	\$7,073,559	\$2,992,021	\$110,407	\$109,437	\$108,843	\$108,373	\$107,784	\$107,076	\$106,249	\$105,425	\$104,604	\$105,120	\$105,638	\$11,244,536



COMPLETE

Area #5

South Jordan Parkway



SOUTH JORDAN
UTAH

South Jordan Parkway Area #5 — RDA

COMPLETE



Project Area Summary

The *South Jordan Parkway* project completed its fifteenth (15th) and final year of its fifteen-year term in 2015. The project area spans the north and south side of the South Jordan Parkway (10400/10600 South) from approximately 900 West to 1300 West. Significant Class B office space and a fair amount of retail development continue to occur along this corridor. The sky bridge located at 1300 West continues to be an impediment for development on the northwest corner of 10400 South and 1300 West due to the visibility obstruction for the land on this corner of the intersection.

Housing: Required 20% - back loaded started in 2012.



Economic Update

The total project area encompasses 67.77 acres. There are 63.62 developable acres of which approximately 50.42 acres (79%) have been developed and 13.20 acres (21%) remain undeveloped. Taxable values within the project area have increased from \$6,776,803 in its base year to \$76,131,573 after the 2015 valuation; an increase of 1,023% over the term of the project.

Notable business development in the project area over the term of the project include the following:

- **Class B Office:** Dental, Law, Insurance, Title, DAI Corporate Offices, Jenkins Soffe Mortuary, Parkway Corners — Phase 1
- **Retail:** Pet Care Animal Hospital, GT Automotive Center, Tunex, The Gun Vault, Parkway Plaza East Strip Commercial, Car Wash, C-stores
- **Restaurants:** Kneaders and Schmidt's Bakery

Other:

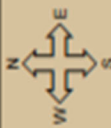
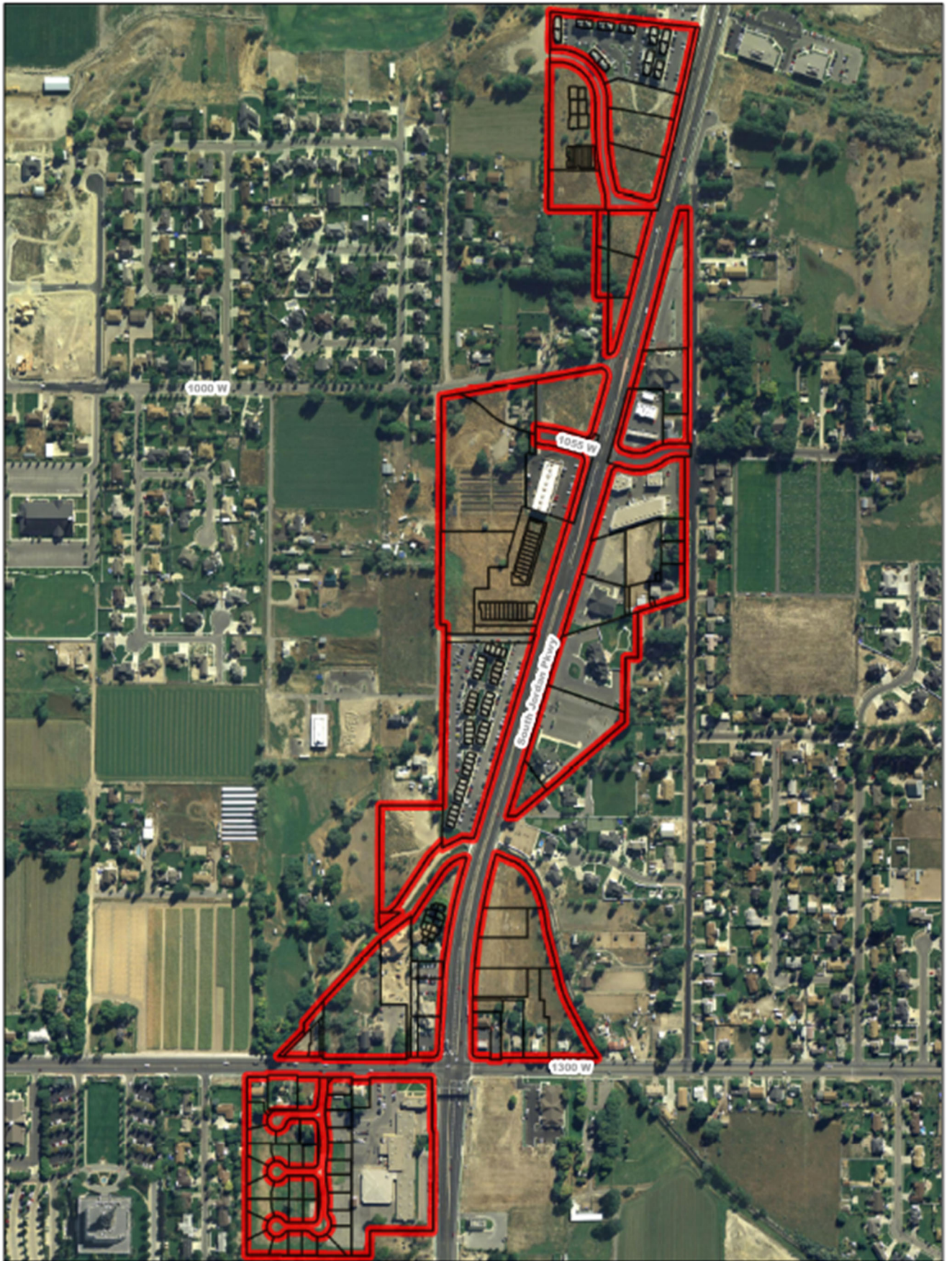
- Realignment of 1000 West
- Demolition of old South Jordan Elementary School , which increased the number of undeveloped acres.
- Offices at Parkway Corners — Phase 2, Class B office building (2-Story, 8,000 sq. ft.) is under construction just south of the Maverik convenience store.

Future Development Plans:

- Renovation of the Maverik convenience store (TBD).
- Anticipated redevelopment of the old South Jordan Elementary property (TBD).

Summary Data for Final Year 2015

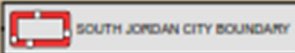
Tax District 38E				
<u>Base Year</u> 2000	<u>Trigger Year</u> 2001	<u>Term</u> 15 Years	<u>Remaining Term</u> Completed (2015)	<u>Budget</u> Multi-Year
<u>Combined Tax Rate</u> 0.013634	<u>Base Value</u> \$6,776,803	<u>2015 Value</u> \$76,131,573	<u>Percent Increase</u> 1,023%	<u>2015 Tax Increment Collected</u> \$871,756
<u>Real Prop Value</u> \$71,931,504	<u>State Assessed</u> \$855,252	<u>Personal Prop Value</u> \$3,344,817	<u>Total Building Sq. Ft.</u> 967,604	<u>Estimated # Jobs Created</u> 1,152
<u>Total Acres</u> 67.77	<u>Developable Acres</u> 63.62 (less streets, etc.)		<u>Developed Acres</u> 50.42 (79%)	<u>Undeveloped Acres</u> 13.20(21%)



1 inch = 500 feet

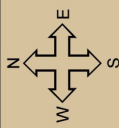
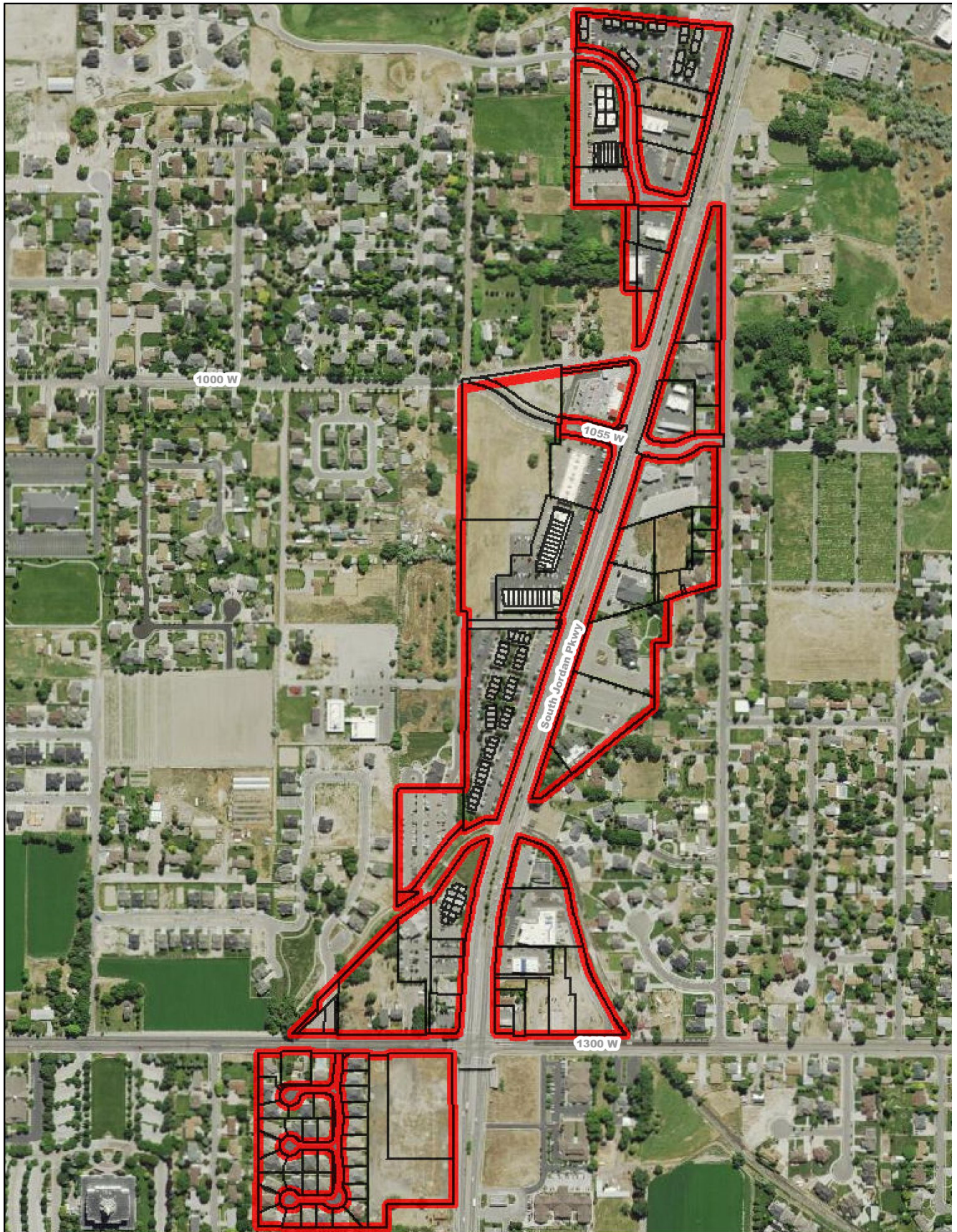
Base Year 2000 : Trigger Year 2001
 Aerial Image 2003
 Urban Area Ortho-imagery (UAO) 1 foot

**SOUTH JORDAN CITY
 AREA #5
 SOUTH JORDAN PARKWAY RDA**



Source: City of South Jordan GIS
 Produced 10 July 2014








1 inch = 500 feet

Source: City of South Jordan GIS
 Produced: 15 July 2015
 Aerial Imagery: 2014

**SOUTH JORDAN CITY
 AREA #5
 SOUTH JORDAN PARKWAY RDA**



-  PARCELS 2015
-  SOUTH JORDAN PARKWAY
-  SOUTH JORDAN CITY BOUNDARY

SOUTH JORDAN PARKWAY REDEVELOPMENT PROJECT AREA
 SOUTH JORDAN REDEVELOPMENT AGENCY
 MULTI-YEAR BUDGET FOR BOND PURPOSES

12/10/02

Original Budget as Approved for Project

	YEAR 1 1999	YEAR 2 2000	YEAR 3 2001	YEAR 4 2002	YEAR 5 2003	YEAR 6 2004	YEAR 7 2005	YEAR 8 2006	YEAR 9 2007	YEAR 10 2008	YEAR 11 2009	YEAR 12 2010	YEAR 13 2011	YEAR 14 2012	YEAR 15 2013	YEAR 16 2014	YEAR 17 2015	TOTAL
PROJECT REVENUES																		
Property Tax (Base Year Taxable Value)	\$102,959 \$6,611,778	\$102,959 \$6,611,778	\$102,959 \$6,611,778	\$102,959 \$6,640,782	\$103,410 \$6,669,930	\$103,864 \$6,699,225	\$104,320 \$6,728,666	\$104,779 \$6,758,254	\$105,240 \$6,787,990	\$105,703 \$6,817,875	\$106,168 \$6,847,909	\$106,636 \$6,878,093	\$107,106 \$6,908,429	\$107,578 \$6,938,915	\$108,053 \$6,969,555	\$108,530 \$7,000,347	\$109,009 \$7,031,294	\$1,792,229 \$115,512,598
Projected Tax Increment RDA TOTAL -100% - 15 YEARS																		
Agency																		
Eligible Project Area Expenditures	\$0	\$0	\$223,659	\$324,464	\$331,641	\$358,913	\$378,676	\$394,971	\$395,460	\$395,472	\$395,374	\$395,123	\$395,969	\$115,093	\$0	\$0	\$0	\$4,104,815
Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,045	\$398,728	\$400,456	\$488,902	\$1,570,131
RDA Administration	\$0	\$0	\$11,772	\$17,077	\$17,455	\$18,890	\$19,930	\$20,788	\$20,814	\$20,814	\$20,809	\$20,796	\$20,840	\$20,902	\$20,986	\$21,077	\$25,732	\$298,681
Taxing Agency Flow-thru Other Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Tax Increment	\$0	\$0	\$235,431	\$341,541	\$349,096	\$377,803	\$398,606	\$415,759	\$416,274	\$416,287	\$416,183	\$415,919	\$416,809	\$418,040	\$419,714	\$421,533	\$514,634	\$5,973,627
PROJECT EXPENDITURES																		
CAPITAL COSTS & RELATED EXPENSES																		
Land Acquisition																		
Phase I	\$0	\$6,832,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,832,038
Total Land Acquisition	\$0	\$6,832,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,832,038
Public Improvements - In & Outside the Project Area																		
South Jordan Parkway																		
Water Line - 1300 West to River Park Rd.	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000
Street Lighting - 1300 West to River Park Rd.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Drainage																		
Retention Pond - Construction	\$0	\$0	\$1,290,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,290,000
Property Acquisition	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000
Lines	\$0	\$0	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000
Intersection Improv. - Signalization - River Park Rd.	\$0	\$0	\$270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,000
Road Improvements - 1300 West	\$0	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000
Total Public Improvements	\$0	\$0	\$4,110,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,110,000
Building Costs																		
Phase I																		
Maddox	\$0	\$2,259,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,259,460
Magnolia Reception Center	\$0	\$1,125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,125,000
South Jordan Plaza Office Condominimums	\$0	\$2,756,800	\$834,000	\$834,000	\$834,000	\$834,000	\$834,000	\$625,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,552,300
South Jordan Parkway Retail Plaza	\$0	\$1,552,485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,552,485
Marquis @ South Towne	\$0	\$650,000	\$700,000	\$700,000	\$700,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,100,000
Phillips 66	\$0	\$558,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$558,005
Phase II	\$0	\$0	\$1,128,750	\$3,000,000	\$0	\$270,000	\$540,000	\$540,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,478,750
Total Building Expense	\$0	\$0	\$7,732,194	\$6,814,159	\$514,137	\$1,454,000	\$1,374,000	\$1,165,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,053,990
Capital Equipment Expense																		
Phase I																		
Maddox	\$0	\$0	\$258,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,224
Magnolia Reception Center	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000
South Jordan Plaza Office Condominimums	\$0	\$0	\$139,406	\$32,800	\$32,800	\$32,800	\$32,800	\$32,800	\$24,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,006
South Jordan Parkway Retail Plaza	\$0	\$0	\$84,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,681
Marquis @ South Towne	\$0	\$0	\$52,619	\$42,092	\$42,092	\$42,092	\$21,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199,941
Phillips 66	\$0	\$0	\$47,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,829
Phase II	\$0	\$0	\$0	\$135,750	\$174,000	\$9,879	\$19,758	\$19,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$359,145
Total Capital Equipment Expense	\$0	\$0	\$657,759	\$210,642	\$248,892	\$84,771	\$73,604	\$52,558	\$24,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,352,826
TOTAL CAPITAL AND RELATED EXPENSES	\$0	\$6,832,038	\$8,659,953	\$7,024,801	\$763,029	\$1,538,771	\$1,447,604	\$1,218,058	\$24,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,508,854
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																		
Operating Expenses																		
Redevelopment Agency Administration - 5%	\$0	\$0	\$11,772	\$17,077	\$17,455	\$18,890	\$19,930	\$20,788	\$20,814	\$20,814	\$20,809	\$20,796	\$20,840	\$20,902	\$20,986	\$21,077	\$25,732	\$298,681
Housing (NPV - \$805,935, Discounted @ 5%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,045	\$398,728	\$400,456	\$488,902	\$1,570,131
Tax increment for public infrastructure in & outside that benefits the project area, site improvements, land acquisition & writedown and other eligible expenditures.	\$0	\$0	\$223,659	\$324,464	\$331,641	\$358,913	\$378,676	\$394,971	\$395,460	\$395,472	\$395,374	\$395,123	\$395,969	\$115,093	\$0	\$0	\$0	\$4,104,815
Property Tax Payable Other Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	\$0	\$0	\$235,431	\$341,541	\$349,096	\$377,803	\$398,606	\$415,759	\$416,274	\$416,287	\$416,183	\$415,919	\$416,809	\$418,040	\$419,714	\$421,533	\$514,634	\$5,973,627
TOTAL PROJECT EXPENDITURES	\$0	\$6,832,038	\$8,895,384	\$7,366,342	\$1,112,125	\$1,916,574	\$1,846,210	\$1,633,817	\$440,874	\$416,287	\$416,183	\$415,919	\$416,809	\$418,040	\$419,714	\$421,533	\$514,634	\$33,482,481



Area #6
South I-15 Frontage Road

South I-15 Frontage Road

Area #6 — EDA

Project Area Summary

The *South I-15 Frontage Road* project completed its sixteenth (16th) year of a twenty-five (25) year term in 2021. The addition of a freeway exchange at 11400 South, and the widening of 11400 South to Bangerter Highway has added significant value to the development of the area, not only for South Jordan, but for Sandy and Draper as well. The project has a participation amount of 100%. There is not a cap on this project area.

Housing: Required 20% - back loaded started in 2017.

Economic Update

The total project area encompasses 76.52 acres. There are 68.53 developable acres of which approximately 61.01 acres (89%) have been developed and 7.52 acres (11%) remain undeveloped. The project area is 0% residential. Taxable values within the project area have increased from \$1,629,250 in its base year to \$76,443,915 after the 2021 valuation; a 4,592% increase over the term of the project thus far.

Notable business development in the project area over the term of the project includes the following:

- **Education:** Valley High School and River's Edge School (completed in 2011) - not taxable
- **Office:** Western Agriculture Credit Union, Cyprus Federal Credit Union, Lighthouse Resources
- **Recreation:** Awaken Event Center
- **Retail:** Sam's Club, Walmart Supercenter, Riverton Chevrolet, Exotic Imports

Other:

- Development of the I-15 interchange at 11400 South

Future Development Plans:

- Bank and/or Credit Union
- Retail/Commercial mixed development



South I-15 Frontage Road

Area #6 – EDA



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2022:

38C \$632,000—100% of total increment generated from the project area
 38L \$255,000—100% of total increment generated from the project area

Comparison of actual project funds received to the amount forecast for year 16 (2021):

Received: 38C \$592,139
 38L \$238,196
 Total \$830,335

Original Budget Projection: \$951,849



2021 Summary Data

Tax Districts 38C & 38L

<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>
1999	2006	25 years	9 years (2030)
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
38C - 62.42	38C - 54.44	38C - 45.17 (83%)	38C - 9.27 (17%)
38L - 13.78	38L - 13.78	38L - 7.72 (56%)	38L - 6.06 (44%)
<u>Residential Portion*</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created*</u>	<u>Combined Tax Rate</u>
0%	38C - 555,626 38L - 59,309	729	0.011051
<u>Base Value*</u>	<u>2021 Value</u>	<u>Percent Increase*</u>	<u>2021 Tax Increment Collected</u>
\$1,629,250	38C - \$54,413,013 38L - \$22,030,902 TOTAL - \$76,443,915	4,592%	38C - \$592,139 38L - \$238,196 TOTAL - \$830,335
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
38C - \$49,551,800 38L - \$21,040,900	38C - \$4,548,146 38L - \$937,289	38C - \$313,067 38L - \$52,713	Multi-year
<u>Amount paid to other Taxing Entities</u>		<u>Estimated Current Assessed Value</u>	
None		38C - \$57,133,000 38L - \$23,132,000	

*Total for both tax districts

South I-15 Frontage Road

Area #6 — EDA



Taxing Entities that impose a tax on the Project Area and each's benefits

South Jordan City

- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- Increased job count

Jordan School District

- Increased property tax base
- Increase in revenue received from Income Tax from additional employment

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales

South Valley Sewer District

- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base

Crescent Cemetery District

- Increased property tax base



1 inch = 400 feet

SOUTH JORDAN CITY
AREA #6
SOUTH I-15 FRONTAGE EDA

Base Year 1999 : Trigger Year 2006
 Aerial Image 2003
 Urban Area Ortho-Imagery (UAC) 1 foot

0 250 500 Feet

SOUTH JORDAN CITY BOUNDARY

Source: City of South Jordan GIS
 Produced 10 July 2014



1 inch = 400 feet

Source: City of South Jordan GIS
 Produced: 8 June 2022
 Aerial Imagery: April 2021

**SOUTH JORDAN CITY
 AREA #6
 South I-15 Frontage EDA**

0 215 430 Feet

	PARCELS 2022
	SOUTH I-15 FRONTAGE
	SOUTH JORDAN CITY BOUNDARY

SOUTH I-15 FRONTAGE NEIGHBORHOOD DEVELOPMENT PROJECT AREA SOUTH JORDAN REDEVELOPMENT AGENCY ADOPTED MULTI-YEAR BUDGET		WALMART																				12/19/00						
		Original Budget as Approved for Project																										
		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	YEAR 16	YEAR 17	YEAR 18	YEAR 19	SUBTOTAL	YEAR 20	YEAR 21	YEAR 22	YEAR 23	YEAR 24	SUBTOTAL	GRAND TOTAL
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		2018	2019	2020	2021	2022		
PROJECT REVENUES																												
Property Tax	\$65,547	\$82,100	\$82,510	\$82,923	\$83,337	\$83,754	\$84,173	\$84,594	\$85,017	\$85,442	\$85,869	\$86,298	\$86,730	\$87,163	\$87,599	\$88,037	\$88,477	\$88,920	\$89,364	\$1,607,855	\$89,811	\$90,260	\$90,712	\$91,165	\$91,621	\$453,569	\$2,061,424	
(Base Year Taxable Value)	\$4,589,139	\$4,612,085	\$4,635,145	\$4,658,321	\$4,681,612	\$4,705,021	\$4,728,546	\$4,752,188	\$4,775,949	\$4,799,829	\$4,823,828	\$4,847,947	\$4,872,167	\$4,896,548	\$4,921,031	\$4,945,636	\$4,970,364	\$4,995,216	\$5,020,192	\$91,230,784	\$5,045,293	\$5,070,519	\$5,095,872	\$5,121,351	\$5,146,958	\$25,479,994	\$116,710,778	
Projected Tax Increment																												
RDA TOTAL -100% - 15 YEARS																												
Agency																												
Eligible Project Area Expenditures	\$0	\$0	\$0	\$0	\$866,017	\$925,619	\$924,478	\$922,181	\$919,593	\$917,388	\$914,464	\$910,772	\$906,504	\$902,233	\$728,303	\$0	\$0	\$0	\$0	\$9,837,552	\$0	\$0	\$0	\$0	\$0	\$0	\$9,837,552	
Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,815,728	\$0	\$0	\$0	\$0	\$0	\$0	\$3,815,728	
Administration	\$0	\$0	\$0	\$0	\$45,580	\$48,717	\$48,657	\$48,536	\$48,400	\$48,284	\$48,130	\$47,935	\$47,711	\$47,486	\$47,372	\$47,592	\$47,828	\$48,065	\$48,302	\$718,594	\$0	\$0	\$0	\$0	\$0	\$0	\$718,594	
I-15 Interchange Improvements - 11400 South	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455,473	\$457,727	\$459,992	\$462,269	\$3,314	\$1,838,774	\$1,838,774	
Taxing Agency Flow-thru																												
School District	\$0	\$99,441	\$119,044	\$368,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$587,451	\$515,355	\$517,906	\$520,469	\$523,045	\$525,633	\$2,602,407	\$3,189,858	
Other Taxing Agencies	\$0	\$87,886	\$105,212	\$326,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$519,191	\$0	\$0	\$0	\$0	\$461,243	\$461,244	\$980,435	
Total Tax Increment	\$0	\$187,327	\$224,256	\$695,059	\$911,597	\$974,336	\$973,135	\$970,717	\$967,993	\$965,671	\$962,593	\$958,708	\$954,214	\$949,719	\$947,446	\$951,849	\$956,558	\$961,291	\$966,048	\$15,478,516	\$970,828	\$975,632	\$980,461	\$985,313	\$990,190	\$4,902,424	\$20,380,940	
PROJECT EXPENDITURES																												
CAPITAL COSTS & RELATED EXPENSES																												
Land Acquisitor																												
Area #1	\$0	\$8,439,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,439,000	\$0	\$0	\$0	\$0	\$0	\$0	\$8,439,000	
Area #2	\$0	\$5,915,798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,915,798	\$0	\$0	\$0	\$0	\$0	\$0	\$5,915,798	
Area #3	\$0	\$3,372,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,372,646	\$0	\$0	\$0	\$0	\$0	\$0	\$3,372,646	
Total Land Acquisition	\$0	\$17,727,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,727,444	\$0	\$0	\$0	\$0	\$0	\$0	\$17,727,444	
Off-site Improvements																												
Road Improvements																												
Jordan Gateway	\$0	\$1,654,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,654,630	\$0	\$0	\$0	\$0	\$0	\$0	\$1,654,630	
11400 South (1/2 share)	\$0	\$0	\$0	\$0	\$3,606,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,606,501	\$0	\$0	\$0	\$0	\$0	\$0	\$3,606,501	
Storm Drain Improvements																												
Jordan Gateway	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	
Railroad Crossing Improvements																												
11400 South (1/2 share)	\$0	\$0	\$0	\$0	\$2,850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,850,000	
Rights-of-Way Acquisitor																												
Jordan Gateway	\$1,426,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,426,421	\$0	\$0	\$0	\$0	\$0	\$0	\$1,426,421	
Total Off-site Improvements	\$1,426,421	\$1,954,630	\$0	\$0	\$6,456,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,837,552	\$0	\$0	\$0	\$0	\$0	\$0	\$9,837,552	
On-site Improvements																												
Area #1	\$0	\$0	\$0	\$3,263,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,263,226	\$0	\$0	\$0	\$0	\$0	\$0	\$3,263,226	
Area #2	\$0	\$0	\$0	\$2,541,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,541,084	\$0	\$0	\$0	\$0	\$0	\$0	\$2,541,084	
Area #3	\$0	\$0	\$1,336,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,336,668	\$0	\$0	\$0	\$0	\$0	\$0	\$1,336,668	
Total On-site Improvements	\$0	\$0	\$1,336,668	\$5,804,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,140,978	\$0	\$0	\$0	\$0	\$0	\$0	\$7,140,978	
Building Costs																												
Area #1																												
Wal Mart - 219,750 Sq. Ft.	\$0	\$0	\$0	\$3,307,384	\$6,420,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,727,600	\$0	\$0	\$0	\$0	\$0	\$0	\$9,727,600	
Sam's Club - 129,988 Sq. Ft.	\$0	\$0	\$0	\$2,099,850	\$4,076,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,176,030	\$0	\$0	\$0	\$0	\$0	\$0	\$6,176,030	
Area #2																												
Estimated 160,000 Sq. Ft. Retail	\$0	\$0	\$0	\$1,577,600	\$3,062,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,640,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,640,000	
Estimated Retail Pad - 3,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	
Estimated Retail Pad - 4,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	
Estimated Retail Pad - 5,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$375,000	
Area #3																												
Estimated 129,000 Sq. Ft. Retail	\$0	\$0	\$1,271,940	\$2,469,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,741,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,741,000	
Total Building Expense	\$0	\$0	\$1,271,940	\$9,453,894	\$13,783,796	\$675,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,184,630	\$0	\$0	\$0	\$0	\$0	\$0	\$25,184,630	
Capital Equipment Expense																												
Area #1																												
Wal Mart - 219,750 Sq. Ft.	\$0	\$0	\$0	\$0	\$1,573,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,573,410	\$0	\$0	\$0	\$0	\$0	\$0	\$1,573,410	
Sam's Club - 129,988 Sq. Ft.	\$0	\$0	\$0	\$0	\$1,201,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,201,089	\$0	\$0	\$0	\$0	\$0	\$0	\$1,201,089	
Area #2																												
Estimated 160,000 Sq. Ft. Retail	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000	
Estimated Retail Pad - 3,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	
Estimated Retail Pad - 4,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	
Estimated Retail Pad - 5,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	
Area #3																												
Estimated 129,000 Sq. Ft. Retail	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000	
Total Capital Equipment Expense	\$0	\$0	\$0	\$0	\$1,400,000	\$4,234,499	\$180,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,814,499	\$0	\$0	\$0	\$0	\$0	\$0	\$5,814,499	
Indirect Development Costs																												
Area #1																												
Wal Mart - 219,750 Sq. Ft.	\$0	\$0	\$0	\$808,588	\$808,588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,617,175	\$0	\$0	\$0	\$0	\$0	\$0	\$1,617,175	
Sam's Club - 129,988 Sq. Ft.	\$0	\$0	\$0	\$651,088	\$651,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,302,175	\$0	\$0	\$0	\$0	\$0	\$0	\$1,302,175	
Area #2																												
Estimated 160,000 Sq. Ft. Retail	\$0	\$0	\$0	\$348,000	\$348,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$696,000	\$0	\$0	\$0	\$0	\$0	\$0	\$696,000	
Estimated Retail Pad - 3,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$33,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,750	\$0	\$0	\$0	\$0	\$0	\$0	\$33,750	
Estimated Retail Pad - 4,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000	
Estimated Retail Pad - 5,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$56,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,250	\$0	\$0	\$0	\$0	\$0	\$0	\$56,250	
Area #3																												
Estimated 129,000 Sq. Ft. Retail	\$0	\$0	\$0	\$280,575	\$280,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$561,150	\$0	\$0	\$0	\$0	\$0	\$0	\$561,150	
Total Indirect Development Costs	\$0	\$0	\$280,575	\$2,088,250	\$1,841,425	\$101,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,311,500	\$0	\$0	\$0	\$0	\$0	\$0	\$4,311,500	
TOTAL CAPITAL AND RELATED EXPENSES	\$1,426,421	\$19,682,074	\$2,889,183	\$17,346,454	\$23,481,722	\$5,010,749	\$180,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,016,803	\$0	\$0	\$0	\$0	\$0	\$0	\$70,016,803	
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																												
Operating Expenses																												
Redevelopment Agency - 5%	\$0	\$0	\$0	\$0	\$45,580	\$48,717	\$48,657	\$48,536	\$48,400	\$48,284	\$48,130	\$47,935	\$47,711	\$47,486	\$47,372	\$47,592	\$47,828	\$48,065	\$48,302</									



COMPLETE

Area #7

North Jordan Gateway



SOUTH JORDAN
UTAH

Project Area Summary

The *North Jordan Gateway* project completed its fifteenth (15th) and final year in 2017. Located between I-15 and along the hillside of the Jordan River in the northeast area of South Jordan, the project area lends itself to light industrial/commercial and residential growth inline with the future transit-oriented development in the area around UTA's South Jordan Frontrunner Station. Currently, Ivanti, a computer software research and development company, is the largest commercial employer in the project area. Morgan Stanley owns the second building and occupies a portion of it. Over time, Morgan Stanley intends to increase their employee count in this building. The San Marino apartment complex houses 320 apartment units. The project has a participation amount of 91%. There is not a cap on this project area.

Housing: Required 20% - back loaded starting in 2013.



Economic Update

The total project area encompasses 37.24 acres. There are 31.10 developable acres of which approximately 31.10 acres (100%) have been developed. The project area is 43% residential. Taxable values within the project area have increased from \$66,669 in its base year to \$79,302,696 after the 2017 valuation; an increase of 118,850% over the term of the project.

Notable business development in the project area over the term of the project include the following:

- **Commercial:** Ivanti, Concentrix Corporation, 4Life Research USA
- **Office:** Morgan Stanley Smith Barney
- **Daycare:** ABC Great Beginnings at San Marino
- **Residential:** San Marino apartments (320 units)

North Jordan Gateway Area #7 — EDA



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2018:

This project area is complete; no further tax increment is expected.

Comparison of actual project funds received to the amount forecast for year 15 (2017):

Received: \$832,429

Original Budget Projection: \$1,176,145



Summary Data for Final Year 2017

Tax District 39I				
<u>Base Year</u> 1999	<u>Trigger Year</u> 2003	<u>Term</u> 15 Years	<u>Remaining Term</u> Complete	<u>Budget</u> Multi-Year
<u>Combined Tax Rate</u> 0.012596	<u>Base Value</u> \$66,669	<u>2017 Value</u> \$79,302,696	<u>Percent Increase</u> 118,850%	<u>2017 Tax Increment Collected</u> \$832,429
<u>Real Prop Value</u> \$71,174,943	<u>State Assessed</u> \$461,269	<u>Personal Prop Value</u> \$7,666,484	<u>Total Building Sq. Ft.</u> 807,950	<u>Estimated # Jobs Created</u> 763
<u>Total Acres</u> 37.24	<u>Developable Acres</u> 31.10 (less streets, etc.)		<u>Developed Acres</u> 31.10 (100%)	<u>Undeveloped Acres</u> 0.00 (0%)
<u>Residential Portion</u> 43%	<u>Amount Paid to Other Taxing Entities</u> Taxing Entities received 9% of Tax Increment collected		<u>Estimated Current Assessed Value</u> \$91,461,647	

Taxing Entities that impose a tax on the Project Area and each's benefits

South Jordan City

- Increased sales and property tax base
- 9% of Tax Increment since 2003
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- 9% of Tax Increment since 2003
- Increased job count

Jordan School District

- Increased property tax base
- 9% of Tax Increment since 2003
- Increase in revenue received from Income Tax from additional employment

Jordan Valley Water Conservancy District

- Increased property tax base
- 9% of Tax Increment since 2003
- Increased water sales

South Valley Sewer District

- Increased property tax base
- 9% of Tax Increment since 2003
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

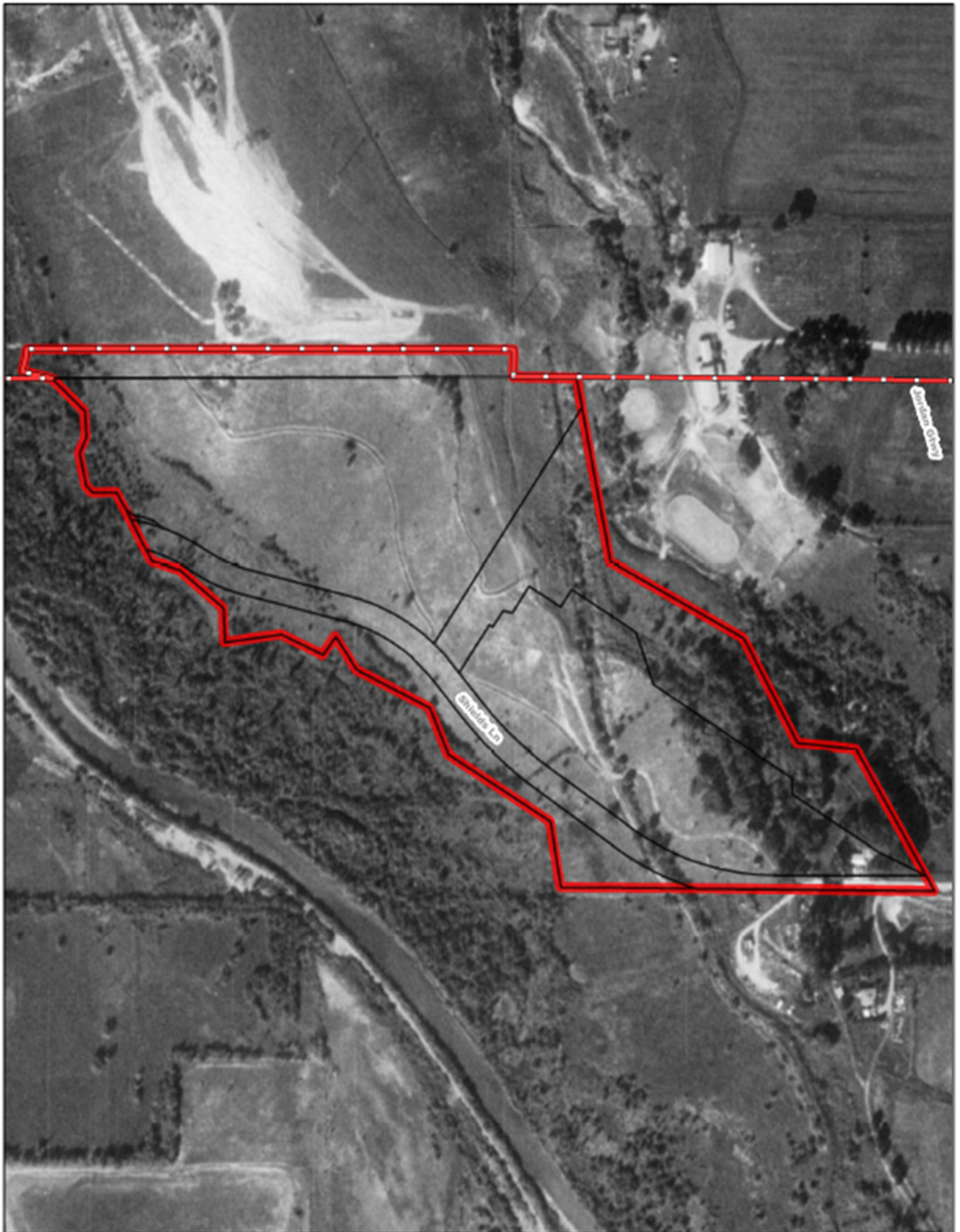
- Increased property tax base
- 9% of Tax Increment since 2003
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base
- 9% of Tax Increment since 2003

Crescent Cemetery District

- Increased property tax base
- 9% of Tax Increment since 2003



	<p>1 inch = 325 feet</p> <p>Base Year 1999 : Trigger Year 2003 Aerial Image 1993 OR 1997 USGS 1 Meter DOQ</p>	<p>SOUTH JORDAN CITY AREA #7 NORTH JORDAN GATEWAY EDA</p> <p>0 250 500 Feet</p>	<p>SOUTH JORDAN CITY BOUNDARY</p>
			<p>Source: City of South Jordan GIS Produced 10 July 2014</p>



1 inch = 325 feet

Source: City of South Jordan GIS
 Produced: 23 July 2018
 Aerial Imagery: April 2018

**SOUTH JORDAN CITY
 AREA #7
 NORTH JORDAN GATEWAY EDA**

0 125 250
 US Feet

- PARCELS 2018
- NORTH JORDAN GATEWAY
- SOUTH JORDAN CITY BOUNDARY

**NORTH JORDAN GATEWAY EDA PROJECT AREA
SOUTH JORDAN REDEVELOPMENT AGENCY
ADOPTED MULTI-YEAR BUDGET**

BOYER-TENFOLD

Original Budget as Approved for Project

	YEAR 1 2000	YEAR 2 2001	YEAR 3 2002	YEAR 4 2003	YEAR 5 2004	YEAR 6 2005	YEAR 7 2006	YEAR 8 2007	YEAR 9 2008	YEAR 10 2009	YEAR 11 2010	YEAR 12 2011	YEAR 13 2012	YEAR 14 2013	YEAR 15 2014	YEAR 16 2015	YEAR 17 2016	TOTAL	
PROJECT REVENUES																			
Property Tax	\$6,639	\$6,675	\$6,709	\$6,742	\$6,776	\$6,810	\$6,844	\$6,878	\$6,913	\$6,947	\$6,982	\$7,017	\$7,052	\$7,087	\$7,123	\$7,158	\$7,194	\$117,546	
(Base Year Taxable Value)	\$436,930	\$439,115	\$441,310	\$443,517	\$445,734	\$447,963	\$450,203	\$452,454	\$454,716	\$456,990	\$459,275	\$461,571	\$463,879	\$466,198	\$468,529	\$470,872	\$473,226	\$7,732,482	
Projected Tax Increment																			
RDA TOTAL - 15 YEARS																			
Agency																			
Eligible Project Area Expenditures	\$0	\$0	\$711,868	\$698,998	\$903,714	\$1,172,562	\$1,141,950	\$1,018,189	\$922,389	\$1,101,355	\$1,082,878	\$923,182	\$696,983	\$0	\$0	\$0	\$0	\$10,374,069	
Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,000	\$999,289	\$960,761	\$881,301	\$994,361	\$4,155,712	
RDA Administration	\$0	\$0	\$37,467	\$36,789	\$47,564	\$61,713	\$60,103	\$53,589	\$48,547	\$57,966	\$56,994	\$51,288	\$56,499	\$55,516	\$53,376	\$48,961	\$55,242	\$781,613	
Infrastructure Benefitting Project Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,288	\$56,499	\$55,516	\$53,376	\$48,961	\$55,242	\$320,882		
	\$0	\$0	\$749,335	\$735,788	\$951,278	\$1,234,275	\$1,202,053	\$1,071,778	\$970,936	\$1,159,321	\$1,139,872	\$1,025,757	\$1,129,982	\$1,110,321	\$1,067,512	\$979,224	\$1,104,846	\$15,632,276	
Taxing Agency Flow-thru																			
Other Taxing Agencies	\$0	\$379,510	\$78,872	\$76,600	\$97,410	\$124,738	\$121,626	\$109,046	\$99,308	\$117,500	\$115,621	\$104,601	\$114,667	\$112,767	\$108,634	\$100,108	\$112,239	\$1,973,246	
Total Tax Increment	\$0	\$379,510	\$828,207	\$812,388	\$1,048,688	\$1,359,012	\$1,323,679	\$1,180,824	\$1,070,244	\$1,276,821	\$1,255,493	\$1,130,358	\$1,244,649	\$1,223,088	\$1,176,145	\$1,079,331	\$1,217,085	\$17,605,522	
TOTAL PROJECT REVENUES	\$6,639	\$386,186	\$834,916	\$819,130	\$1,055,464	\$1,365,822	\$1,330,523	\$1,187,702	\$1,077,156	\$1,283,768	\$1,262,475	\$1,137,375	\$1,251,701	\$1,230,175	\$1,183,268	\$1,086,489	\$1,224,279	\$17,723,068	
PROJECT EXPENDITURES																			
CAPITAL COSTS & RELATED EXPENSES																			
Land Acquisition																			
Phase I	\$4,257,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,257,530
Phase II	\$0	\$0	\$2,128,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,128,765
Phase III	\$0	\$0	\$2,128,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,128,765
Total Land Acquisition	\$4,257,530	\$0	\$4,257,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,515,060
Public Improvements																			
Including Road Improvements, Sewer, Water, Storm Drainage, and Bridge Crossing located in & outside the project area	\$0	\$5,665,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,665,125
Total Public Improvements	\$0	\$5,665,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,665,125
On-site Improvements																			
Phase I	\$0	\$3,088,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,088,480
Phase II	\$0	\$0	\$0	\$1,544,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,544,240
Phase III	\$0	\$0	\$0	\$1,544,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,544,240
Total On-site Improvements	\$0	\$3,088,480	\$0	\$3,088,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,176,960
Building Costs																			
Phase I - 200,000 Sq. Ft. @ \$68.15/Sq. Ft.	\$0	\$13,630,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,630,000
Tenant Finish - 200,000 Sq. Ft. @ \$20/Sq. Ft.	\$0	\$4,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000,000
Phase II - 100,000 Sq. Ft. @ \$68.15/Sq. Ft.	\$0	\$0	\$0	\$0	\$6,815,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,815,000
Tenant Finish - 100,000 Sq. Ft. @ \$20/Sq. Ft.	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Phase III - 100,000 Sq. Ft. @ \$68.15/Sq. Ft.	\$0	\$0	\$0	\$0	\$6,815,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,815,000
Tenant Finish - 100,000 Sq. Ft. @ \$20/Sq. Ft.	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Total Building Expense	\$0	\$17,630,000	\$0	\$0	\$17,630,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,260,000
Capital Equipment Expense																			
Phase I	\$0	\$0	\$25,271,683	\$0	\$0	\$0	\$4,561,539	\$0	\$0	\$14,842,059	\$4,561,539	\$0	\$0	\$0	\$4,561,539	\$14,842,059	\$0	\$0	\$68,640,418
Phase II	\$0	\$0	\$0	\$0	\$0	\$12,635,841	\$0	\$0	\$0	\$2,280,769	\$0	\$0	\$7,421,029	\$2,280,769	\$0	\$0	\$0	\$0	\$24,618,409
Phase III	\$0	\$0	\$0	\$0	\$0	\$12,635,842	\$0	\$0	\$0	\$2,280,770	\$0	\$0	\$7,421,030	\$2,280,770	\$0	\$0	\$0	\$0	\$24,618,412
Total Capital Equipment Expense	\$0	\$0	\$25,271,683	\$0	\$0	\$25,271,683	\$4,561,539	\$0	\$0	\$19,403,598	\$4,561,539	\$0	\$14,842,059	\$4,561,539	\$4,561,539	\$14,842,059	\$0	\$0	\$117,877,239
Indirect Development Costs																			
Architectural and Engineering Fees - 6% of Hard Costs	\$0	\$965,309	\$0	\$0	\$965,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,930,618
Legal, Title, Property Taxes, Misc.	\$0	\$430,000	\$0	\$0	\$430,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$860,000
City Impact Fees - \$2.00/Sq. Ft.	\$0	\$400,000	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000
Leasing Commission - \$5.00/Sq. Ft.	\$0	\$1,000,000	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Construction Loan Points - 0.5%	\$0	\$151,713	\$0	\$0	\$151,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,426
Construction Interest - 8.5% , 16 months	\$0	\$1,599,591	\$0	\$0	\$1,599,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,199,182
Permanent Loan Points - 1%	\$0	\$303,426	\$0	\$0	\$303,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$606,852
Set Up Fee - 1%	\$0	\$303,426	\$0	\$0	\$303,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$606,852
Construction Management Fee	\$0	\$83,356	\$0	\$0	\$83,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,712
Contingency - 3%	\$0	\$128,145	\$0	\$0	\$128,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256,290
Total Indirect Development Costs	\$0	\$5,364,966	\$0	\$0	\$5,364,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,729,932
TOTAL CAPITAL AND RELATED EXPENSES	\$4,257,530	\$31,748,571	\$29,529,213	\$3,088,480	\$22,994,966	\$25,271,683	\$4,561,539	\$0	\$0	\$19,403,598	\$4,561,539	\$0	\$14,842,059	\$4,561,539	\$4,561,539	\$14,842,059	\$0	\$0	\$184,224,316
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																			
Operating Expenses																			
Redevelopment Agency																			
Administration - 5%	\$0	\$0	\$37,467	\$36,789	\$47,564	\$61,713	\$60,103	\$53,589	\$48,547	\$57,966	\$56,994	\$51,288	\$56,499	\$55,516	\$53,376	\$48,961	\$55,242	\$781,613	
Infrastructure Expenses benefiting Project Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,288	\$56,499	\$55,516	\$53,376	\$48,961	\$55,242	\$320,882	
	\$0	\$0	\$37,467	\$36,789	\$47,564	\$61,713	\$60,103	\$53,589	\$48,547	\$57,966	\$56,994	\$102,576	\$112,998	\$111,032	\$106,751	\$97,922	\$110,485	\$1,102,495	
Housing (NPV - \$2,295,894, Discounted @ 5%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,000	\$999,289	\$960,761	\$881,301	\$994,361	\$4,155,712	
Tax increment for public infrastructure improvements in & outside the project area, land acquisition, writedown & other eligible expenditures	\$0	\$0	\$711,868	\$698,998	\$903,714	\$1,172,562	\$1,141,950	\$1,018,189	\$922,389	\$1,101,355	\$1,082,878	\$923,182	\$696,983	\$0	\$0	\$0	\$0	\$10,374,069	
Property Tax Flow Thru																			
Jordan School District - 57.92%	\$0	\$219,812	\$45,683	\$44,367	\$56,420	\$72,248	\$70,446	\$63,159	\$57,519	\$68,056	\$66,968	\$60,585	\$66,415	\$65,315	\$62,921	\$57,982	\$65,009	\$1,142,904	
Salt Lake County - 16.80%	\$0	\$63,758	\$13,250	\$12,869	\$16,365	\$20,956	\$20,433	\$18,320	\$16,684	\$19,740	\$19,424	\$17,573	\$19,264	\$18,945	\$18,250	\$16,818	\$18,856	\$331,505	
South Jordan City - 12.20%	\$0	\$46,300	\$9,622	\$9,345	\$11,884	\$15,218	\$14,838	\$13,304	\$12,116	\$14,335	\$14,106	\$12,761	\$13,989	\$13,758	\$13,253	\$12,213	\$13,693	\$240,736	
Salt Lake County Library - 3.82%	\$0	\$14,497	\$3,013	\$2,926	\$3,721	\$4,765	\$4,646	\$4,166	\$3,794	\$4,489	\$4,417	\$3,996	\$4,380	\$4,308	\$4,150	\$3,824	\$4,288	\$75,378	
Mosquito Abatement - .078%	\$0	\$296	\$62	\$76	\$97	\$126	\$123	\$111	\$100	\$117	\$115	\$105	\$112	\$110	\$106	\$10			



COMPLETE

Area #8

South Jordan Towne Center



SOUTH JORDAN
UTAH

South Jordan Towne Center Area #8 — RDA

COMPLETE



Project Area Summary

The *South Jordan Towne Center* project completed its fifteenth (15th) and final year in 2019. Created to foster development around South Jordan’s City Hall and the County Library, the Towne Center Project Area continues to see growth. The west side of the project area is mostly developed with a good mix of retail/commercial. In time, the south end of the Project Area will receive additional commercial development. The sky bridge located at 1300 West was removed in Spring 2017, increasing visibility on this corner and making it more attractive to the new commercial and office space currently being constructed. The project has a participation amount of 100%. There is not a cap on this project area.

Housing: Required 20% - Started in 2005 with trigger year.



Economic Update

The total project area encompasses 56.83 acres. There are 56.06 developable acres of which approximately 51.77 acres (92%) have been developed and 4.29 acres (8%) remain undeveloped. The project area is 26.32% residential. Taxable values within the project area have increased from \$7,199,247 in its base year to \$57,534,500 after the 2019 valuation; an increase of 699% over the term of the project.

Notable business development in the project area over the term of the project include the following:

- **Office/Commercial:** Sweet William Floral & Design, Academy of Ballet Arts Utah, Happy Design Nail Spa, Painting with a Twist, Olympus Gymnastics
- **Financial/Credit:** America First Credit Union, Deseret First Credit Union, Security Service Federal Credit Union
- **Medical:** Stonehenge of South Jordan, After Hours Medical, The Lodge at Jordan River, South Valley Orthomed, Jordan Hearing and Balance
- **Retail:** Les Schwab, Apna Bazaar International Foods and Spices, Natural Grocers, Guitars and More, Vortex Hobbies
- **Restaurants:** Pie Pizzeria, DP Cheesesteak, Menchies, Over The Top Cookies, Red Dragon, Tonyburger, Sodalicious, Astro Burger

South Jordan Towne Center Area #8 — RDA



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2020:

This project area is complete; no further tax increment is expected.

Comparison of actual project funds received to the amount forecast for year 15 (2019):

Received: \$397,258 <i>(Should have received \$586,787)</i>	Original Budget Projection: \$589,280
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Summary Data for Final Year 2019

Tax District 38F			
<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>
2002	2005	15 years	Complete
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
56.86	56.06	51.77 (92%)	4.29 (8%)
<u>Residential Portion</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created</u>	<u>Combined Tax Rate</u>
26.32%	496,796	530	0.011630
<u>Base Value</u>	<u>2019 Value</u>	<u>Percent Increase</u>	<u>2019 Tax Increment Collected</u>
\$7,199,247	\$57,534,500	699%	\$586,787
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
\$52,200,274	\$4,766,850	\$567,376	Multi-year
<u>Amount paid to other Taxing Entities</u>		<u>Estimated Current Assessed Value</u>	
None		\$57,534,500	

Taxing Entities that impose a tax on the Project Area and each's benefits

South Jordan City

- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- Increased job count

Jordan School District

- Increased property tax base
- Increased income tax base

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales

South Valley Sewer District

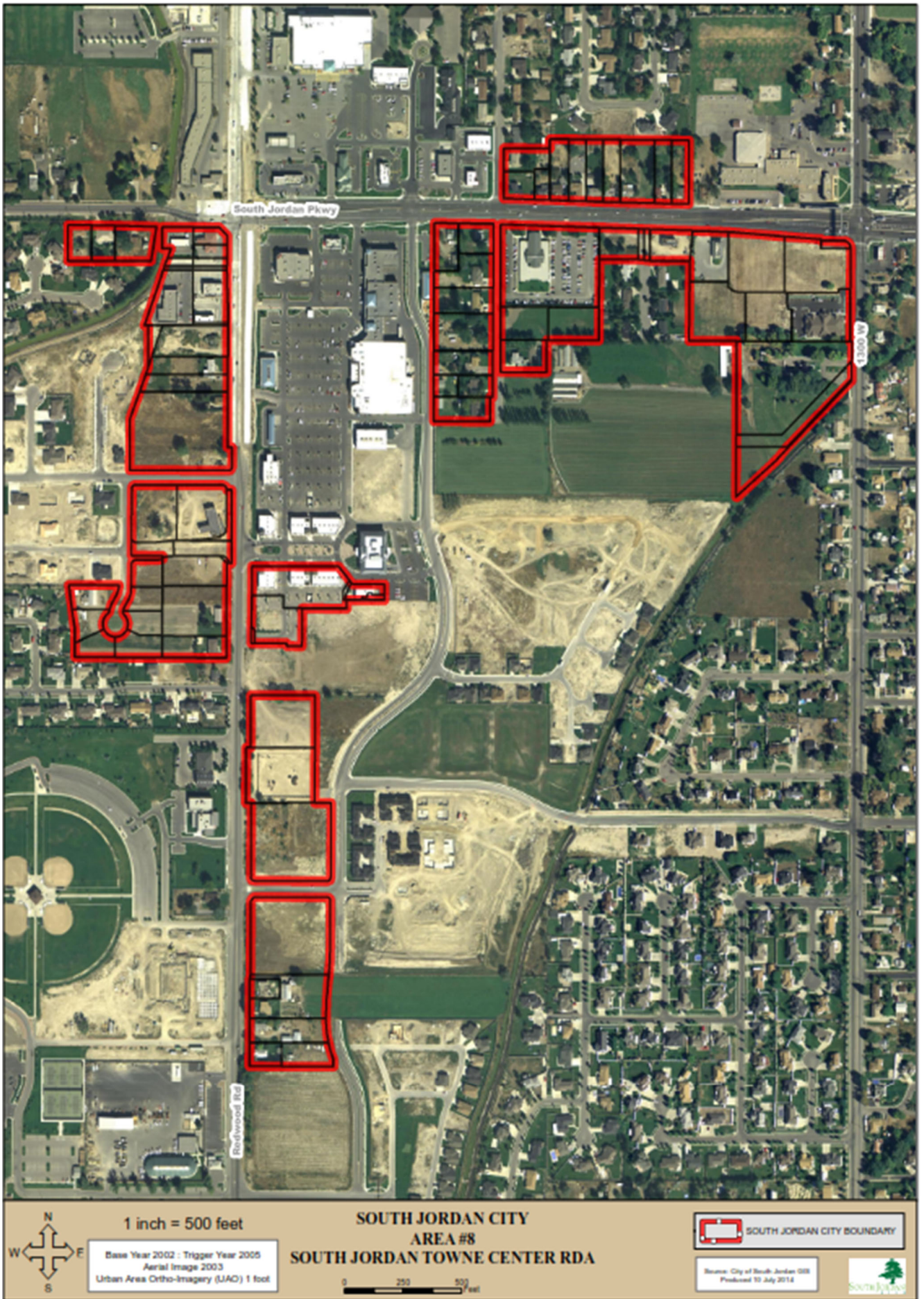
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

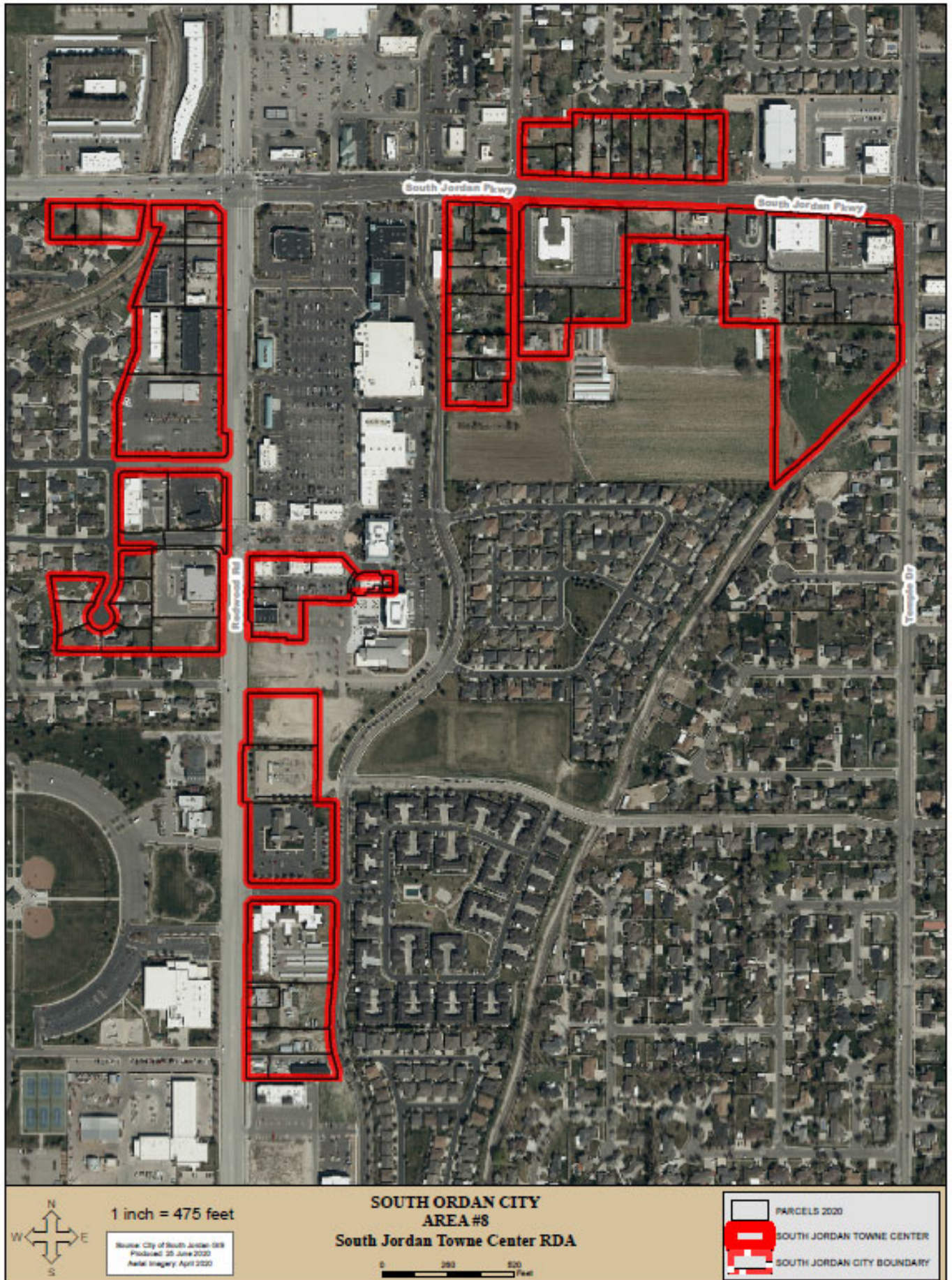
Central Utah Water Conservancy District

- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base





South Jordan Center Redevelopment Project Area Redevelopment Agency of the City of South Jordan 15 Year - Multi-year Budget - Cumulative																		FINAL	1/10/2003	
		Original Budget as Approved for Project																Cummulative	Allocated %	
		Base Year 2002	Increment Tax Year 1 2004	Increment Tax Year 2 2005	Increment Tax Year 3 2006	Increment Tax Year 4 2007	Increment Tax Year 5 2008	Increment Tax Year 6 2009	Increment Tax Year 7 2010	Increment Tax Year 8 2011	Increment Tax Year 9 2012	Increment Tax Year 10 2013	Increment Tax Year 11 2014	Increment Tax Year 12 2015	Increment Tax Year 13 2016	Increment Tax Year 14 2017	Increment Tax Year 15 2018	2004-2018	of Total Tax Increment	
Project Revenues																				
Property Tax		\$ 2,123,861	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 2,123,861	
(Base Year Taxable Value)		\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	
Projected Tax Increment		\$ 8,355,157	\$ -	\$ 242,298	\$ 503,617	\$ 553,302	\$ 579,000	\$ 584,140	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 8,355,156	
RDA Total - Capped at \$4.73 Million			Percentage 0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	84.34%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Total Tax Increment to the Redevelopment Agency		\$ 4,727,197	\$ 242,298	\$ 503,617	\$ 553,302	\$ 579,000	\$ 584,140	\$ 589,280	\$ 589,280	\$ 589,280	\$ 496,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,727,197		
Projected Taxing Entity Flow-thru			Percentage 0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15.66%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%			
Paid to Other Taxing Entities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 3,627,959	43.42%	
Total Tax Increment		\$ 8,355,156	\$ -	\$ 242,298	\$ 503,617	\$ 553,302	\$ 579,000	\$ 584,140	\$ 589,280	\$ 589,280	\$ 589,279	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 8,355,156		
Project Expenditures																				
Capital Costs & Related Expenses																				
Public Improvements Benefiting the Project																				
Eligible Project Area Expenditures																				
Phase I - 9400 S to 10800 South		\$ 1,129,560	\$ 1,129,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,129,560	
Phase II - 10800 S to 11800 South		\$ 1,213,000	\$ 1,213,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,213,000	
Beckstead Lane		\$ 3,495,000	\$ 3,495,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,495,000	
Total Public & Special Improvements		\$ 5,837,560	\$ 5,837,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,837,560	
Private Improvements Benefiting the Project		\$ 37,834,984																		
Total Improvements		\$ 43,672,544																		
Redevelopment Agency Investments																				
Tax Increment for public infrastructure within and outside project area, land acquisition, writedown, relocation & other eligible expenditures		\$ 3,544,647	\$ -	\$ 181,724	\$ 377,713	\$ 414,977	\$ 434,250	\$ 438,105	\$ 441,960	\$ 441,960	\$ 441,960	\$ 371,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,544,647	74.98%
Redevelopment Agency Operating Expenses																				
Housing @ 20%		\$ 946,039	20%	\$ 48,460	\$ 100,723	\$ 110,660	\$ 115,800	\$ 116,828	\$ 117,856	\$ 117,856	\$ 117,856	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 946,039	20.01%
RDA Administration @ 5%		\$ 236,510	5%	\$ 12,115	\$ 25,181	\$ 27,665	\$ 28,950	\$ 29,207	\$ 29,464	\$ 29,464	\$ 29,464	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 236,510	5.00%
Total Tax Increment to the Redevelopment Agency		\$ 4,727,197																\$ 4,727,196	100%	
Total Expenditures Benefiting the Project		\$ 48,399,741																		
Projected Taxing Entity Flow-thru Paid to Other Taxing Entities																				
		Percentage																		
South Jordan City		12%										\$ 11,038	\$ 70,487	\$ 70,487	\$ 70,487	\$ 70,487	\$ 70,487	\$ 70,487	\$ 433,957	5.19%
Salt Lake County		19%										\$ 17,206	\$ 109,873	\$ 109,873	\$ 109,873	\$ 109,873	\$ 109,873	\$ 109,873	\$ 676,443	8.10%
Salt Lake County Library		4%										\$ 3,454	\$ 22,058	\$ 22,058	\$ 22,058	\$ 22,058	\$ 22,058	\$ 22,058	\$ 135,801	1.63%
Jordan School District		57%										\$ 52,404	\$ 334,650	\$ 334,650	\$ 334,650	\$ 334,650	\$ 334,650	\$ 334,650	\$ 2,060,306	24.66%
Mosquito Abatement		0%										\$ 71	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 2,795	0.03%
Central Utah Water		2%										\$ 2,234	\$ 14,264	\$ 14,264	\$ 14,264	\$ 14,264	\$ 14,264	\$ 14,264	\$ 87,816	1.05%
Jordan Valley Water District		3%										\$ 2,370	\$ 15,134	\$ 15,134	\$ 15,134	\$ 15,134	\$ 15,134	\$ 15,134	\$ 93,174	1.12%
SL Co Sewer District #1		4%										\$ 3,502	\$ 22,360	\$ 22,360	\$ 22,360	\$ 22,360	\$ 22,360	\$ 137,664	1.65%	
Total Property Tax Flow Thru		100.0%										\$ 92,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 3,627,959	43.42%	



Area #9

Gateway Central



SOUTH JORDAN
UTAH

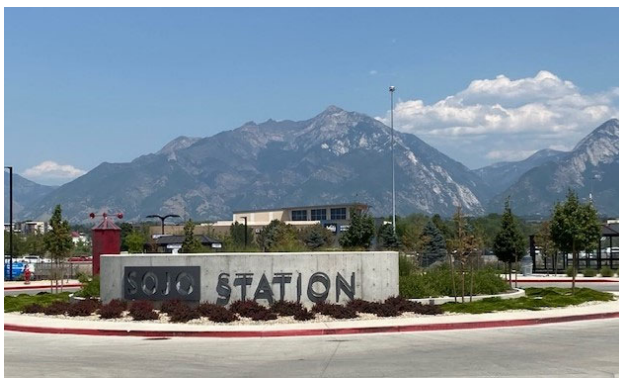
Gateway Central

Area #9 — RDA

Project Area Summary

The *Gateway Central* project completed its fourth (5th) year of a fifteen (15) year term in 2021. The project area is a mixed use area with a transit oriented development (TOD) component that is anchored with the UTA FrontRunner station. A mix of Class A and B office, commercial, light manufacturing, service, retail and housing are anticipated in the area. The project has a participation amount of 100%. There is not a cap on this project area.

Housing: 20% to be collected each year beginning in 2017.



Economic Update

This project area budget was approved at the 2008 TEC meeting. The FrontRunner station is complete and fully operational. With the arrival of the FrontRunner trains, this area is experiencing development pressure.

The total project area encompasses 68.11 acres. There are 61.58 developable acres of which approximately 47.51 acres (77%) have been developed and 14.07 acres (23%) remain undeveloped. The project area is 0% residential. The value for this project area has increased from \$16,343,220 in its base year to \$202,922,749 after the 2021 valuation; an increase of 1,142 % within the project area thus far.

Notable business developments in the Project Area over the term of the project include the following:

- **FrontRunner:** Stop located at South Jordan Station: 10351 South Jordan Gateway with 577 multi-level parking spaces available
- **Office:** Jordan Gateway Corporate Office Building & SoJo Station Class “A” Office Building. The second SoJo Station Office building completed construction in 2020
- **Hospitality:** Embassy Suites Hotel
- **Medical Manufacturing:** Ultradent has two operational buildings, another currently under construction, and anticipates one or two more to be built in the future

Gateway Central

Area #9 — RDA



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2022:	
\$2,309,770 — 100% of total increment generated from the project area	

Comparison of actual project funds received to the amount forecast for year 5 (2021):	
Received: \$2,076,854	Original Budget Projection: \$1,747,556

2021 Summary Data

<i>Tax District 39K</i>			
<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>
2007	2017	15 years	10 years (2031)
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
68.11	61.58	47.51 (77%)	14.07 (23%)
<u>Residential Portion</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created</u>	<u>Combined Tax Rate</u>
0%	1,592,860	2,163	0.011051
<u>Base Value</u>	<u>2021 Value</u>	<u>Percent Increase</u>	<u>2021 Tax Increment Collected</u>
\$16,343,220	\$202,922,749	1,142%	\$2,076,854
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
\$178,417,540	\$23,543,504	\$961,705	Multi-year
<u>Amount paid to other Taxing Entities</u>		<u>Estimated Current Assessed Value</u>	
None		\$209,010,000	



*Taxing Entities that impose a tax on the
Project Area and each's benefits*

South Jordan City

- Increased sales and property tax base (received tax increment until Project Area triggered in 2017)
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased job count

Jordan School District

- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increase in revenue received from income tax from additional employment

Jordan Valley Water Conservancy District

- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased water sales

South Valley Sewer District

- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

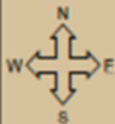
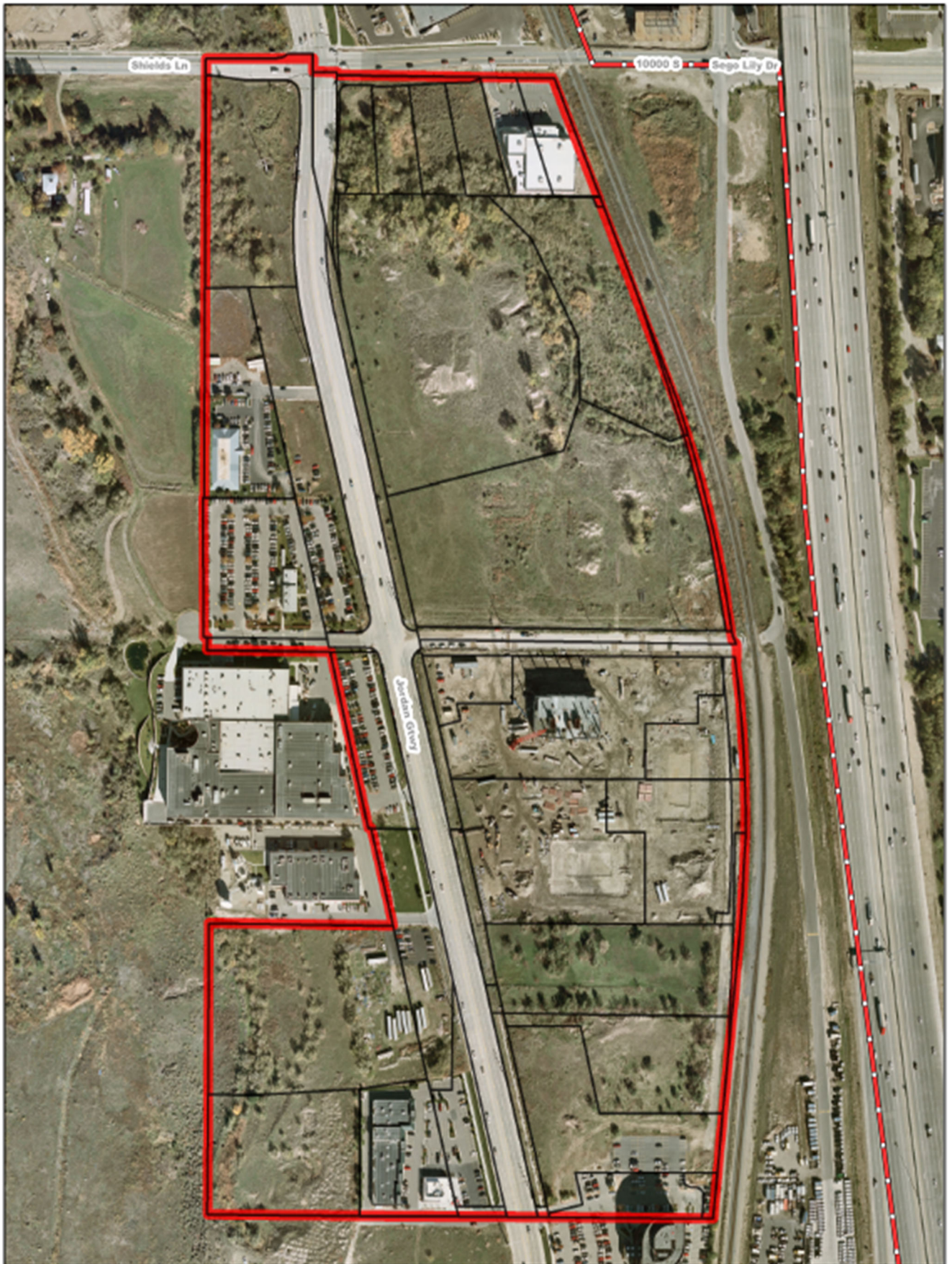
- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base (received tax increment until Project Area triggered in 2017)

Crescent Cemetery District

- Increased property tax base (received tax increment until Project Area triggered in 2017)



1 inch = 300 feet

Base Year 2007 : Trigger Year TBD
Aerial Image October 2007

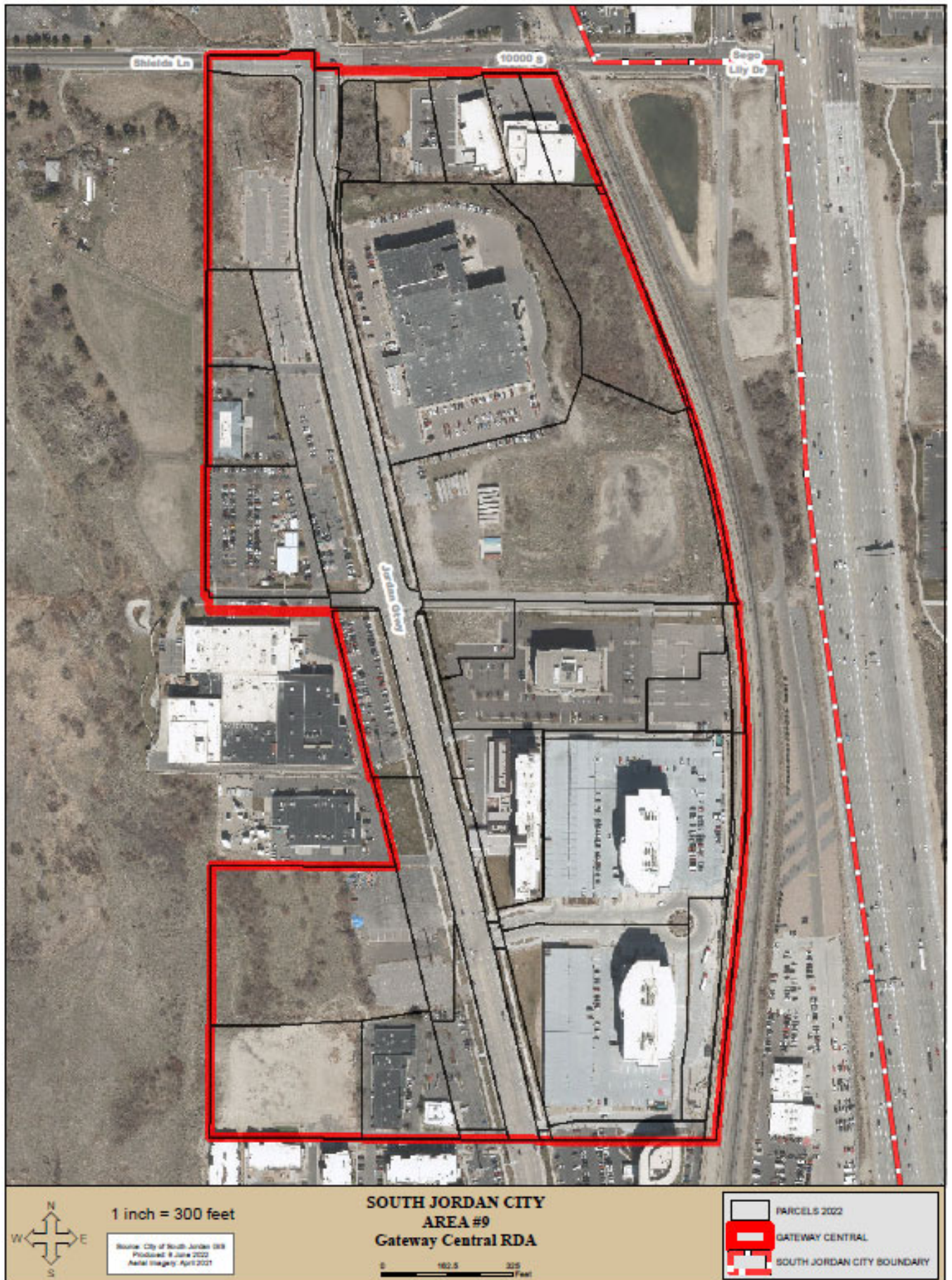
**SOUTH JORDAN CITY
AREA #9
GATEWAY CENTRAL RDA**

0 250 500 feet



Source: City of South Jordan GIS
Produced 10 July 2014





URA AREA 9 GATEWAY CENTRAL PROJECT AREA BUDGET
Adopted by Board--Original Budget as Approved for Project
Adopted by TEC 10/1/08

Financial Assumptions	
Total Taxable Value	\$247,163,705
Parking Structure Cost	\$20,652,714
Landowners & UTA Contribution	\$7,690,000
Bond Amount	\$12,962,714
Debt Coverage Ratio	1.35
Administrative cost	4%
Increment Collection Period (years)	15
Percent Increment Collected by URA	100%

Development Assumptions
75,000 square feet newly constructed office
48,000 square feet newly constructed industrial
695,000 additional office square feet
570 apartment units
69,000 square foot hotel
37,500 square feet of retail
3 story, 1,000 stall parking garage

Combined Taxable Value (as of 2007)	
\$ 9,474,540	Real Property
\$ 3,459,030	Personal Property
\$ 1,301,958	Centrally Assessed Property
\$ 14,235,528	Total Taxable Value

	Tax Rates	Projected Annual Tax Revenues
Taxing Entities:		
SOUTH VALLEY SEWER DISTRICT	0.000330	\$81,600
SALT LAKE COUNTY LIBRARY	0.000517	\$127,800
CENTRAL UTAH WATER CONSERVANCY DISTRICT	0.000302	\$74,600
CRESENT CEMETERY MAINTENANCE DISTRICT	0.000040	\$9,900
JORDAN VALLEY WATER CONSERVANCY DISTRICT	0.000400	\$98,900
SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT	0.000023	\$5,700
SOUTH JORDAN	0.001708	\$422,200
SALT LAKE	0.001994	\$492,800
JORDAN SCHOOL DISTRICT	0.006617	\$1,635,500
TOTAL	0.011931	\$2,949,000

Increment Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
SOUTH VALLEY SEWER DISTRICT	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$1,224,000
SALT LAKE COUNTY LIBRARY	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$1,917,000
CENTRAL UTAH WATER CONSERVANCY DISTRICT	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$1,119,000
CRESENT CEMETERY MAINTENANCE DISTRICT	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$148,500
JORDAN VALLEY WATER CONSERVANCY DISTRICT	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$1,483,500
SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$85,500
SOUTH JORDAN	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$6,333,000
SALT LAKE	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$7,392,000
JORDAN SCHOOL DISTRICT	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$24,532,500
Total	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$2,949,000	\$44,235,000
Increment Available for Bond (Debt Coverage Ratio)	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$1,747,556	\$26,213,333
20% Housing	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$589,800	\$8,847,000
Administrative Costs	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$117,960	\$1,769,400
Remaining Increment	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$493,684	\$7,405,267

Project	
Total Increment Available for Bond	\$26,213,333
Increment Available for Bond NPV @ 7%	\$15,916,586
Excess Increment NPV @ 7% (Increment Available less Bond)	\$2,953,872
Housing	
Total	\$8,847,000
NPV @ 7%	\$5,371,848
Administrative	
Total	\$1,769,400
NPV @ 7%	\$1,074,370
Remaining Increment	
Total	\$7,405,267
NPV @ 7%	\$4,496,435
Total Tax Increment Generated	
Total	\$44,235,000
NPV @ 7%	\$26,859,238

Yrs Increment*	
15	\$15,916,586
14	\$15,283,191
13	\$14,605,459
12	\$13,880,286
11	\$13,104,350
10	\$12,274,099
9	\$11,385,730
8	\$10,435,176
7	\$9,418,083
6	\$8,329,793
5	\$7,165,323

Years until payoff 11

*Increment Available for Bond NPV @ 7%



COMPLETE

Area #10

The District



SOUTH JORDAN
U T A H

The District (South Bangerter) Area #10 — RDA

COMPLETE



Project Area Summary

The District project area completed its fifteenth (15th) and final year of a fifteen (15) year term in 2020. Harmon's, Target, and LHM Megaplex 20 anchor *The District* with a variety of additional retail/commercial that support the overall vision of the area.

Approximately 6.88 acres were removed from the project area boundary by the County Assessor's office when the San Tropez residential development straddled the RDA boundary. These units are outside the project area and will provide added tax base for the taxing entities. This condominium project would not have been built without the help of this project area. Residential units have been constructed in the southwest portion of the project area. The project, San Tropez West, consists of 84 townhome rental units.

Housing: 20% required - started in 2006.

Economic Update

The total project area encompasses 92.55 acres of which 91.78 (100%) have been developed. The project area is 6% residential. Taxable values within the project area have increased from \$5,545,010 in its base year to \$190,877,175 after the 2020 valuation; a 3,342% increase over the term of the project.

Notable business developments in the project area over the term of the project include the following:

- **Financial:** American First Credit Union, Chase Bank, Key Bank, Wells Fargo Bank
- **Health/Beauty:** Cookie Cutters Haircuts for Kids, Hair Elegance, Aveda Salon and Spa, Revivology, Lunchbox (a Waxing Salon), Amazing Lash Studio, Orangetheory Fitness, Palm Beach Tan
- **Residential:** San Tropez and San Tropez West with 84 townhome rental units consisting of 14 six-plexes
- **Restaurants:** The Angry Korean, Baskin Robbins, Beans and Brews, Blue Fish Sushi Bar, Café Rio, Carl's Jr., Chick-Fil-A, Cold Stone Creamery, The Habit Burger Grill, Jamba Juice, Pizzeria Limone, The Protein Foundry, Noodles & Co., Fried Rice Express, Red Robin, Rooster's Gourmet Popcorn, Sizzler, Subway, Sweet Churros, Taco Bell, Village Baker, Village Inn, Wallaby's, The Wild Rose, Wing Nuts, Zao, Zupas
- **Retail:** AT & T, Bath & Body Works, Buckle, Claire's, DownEast, Fanzz, Famous Footwear, Harmon's, Hobby Lobby, GNC, JC Penney, Mattress Warehouse, Megaplex 20, Office Max, Playlive Nation, The Red Balloon, Ross Dress for Less, Ryan's Diamonds, Seagull Book & Tape, T Mobile, Target, Warhammer, Zumiez

Future Development Plans:

- **Retail:** Two new retail pad sites have been added - one in the JC Penney parking lot and one in the Target parking lot.



Photo credit: Boyer Co

The District (South Bangerter) Area #10 — RDA



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2021:

This area is complete; no further tax increment is expected.

Comparison of the actual project funds received to the amount forecast for year 15 (2020):

Received: \$2,162,100	Original Budget Projection: \$1,042,925
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Summary Data for Final Year 2020

Tax District 38G			
<u>Base Year</u> 2003	<u>Trigger Year</u> 2006	<u>Term</u> 15 years	<u>Remaining Term</u> Complete
<u>Total Acres</u> 92.55	<u>Developable Acres</u> 91.78	<u>Developed Acres</u> 91.78 (100%)	<u>Undeveloped Acres</u> 0.00 (0%)
<u>Residential Portion</u> 6%	<u>Total Building Sq. Ft.</u> 1,164,874	<u>Estimated # jobs created</u> 1,735	<u>Combined Tax Rate</u> 0.011884
<u>Base Value</u> \$5,545,010	<u>2020 Value</u> \$190,877,175	<u>Percent Increase</u> 3,342%	<u>2020 Tax Increment Collected</u> \$2,162,100
<u>Real Property Value</u> \$176,108,025	<u>Personal Property Value</u> \$13,884,179	<u>State Assessed</u> \$924,971	<u>Budget</u> Multi-year
<u>Amount paid to other Taxing Entities</u> \$519,709 to the Jordan School District		<u>Estimated Current Assessed Value</u> \$200,421,000	

Taxing Entities that impose a tax on the Project Area and each's benefits

South Jordan City

- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- Increased job count

Jordan School District

- Increased property tax base
- Receives 25% of tax increment; \$519,709 for 2020 TY
- Increase in revenue received from income tax from additional employment

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales

South Valley Sewer District

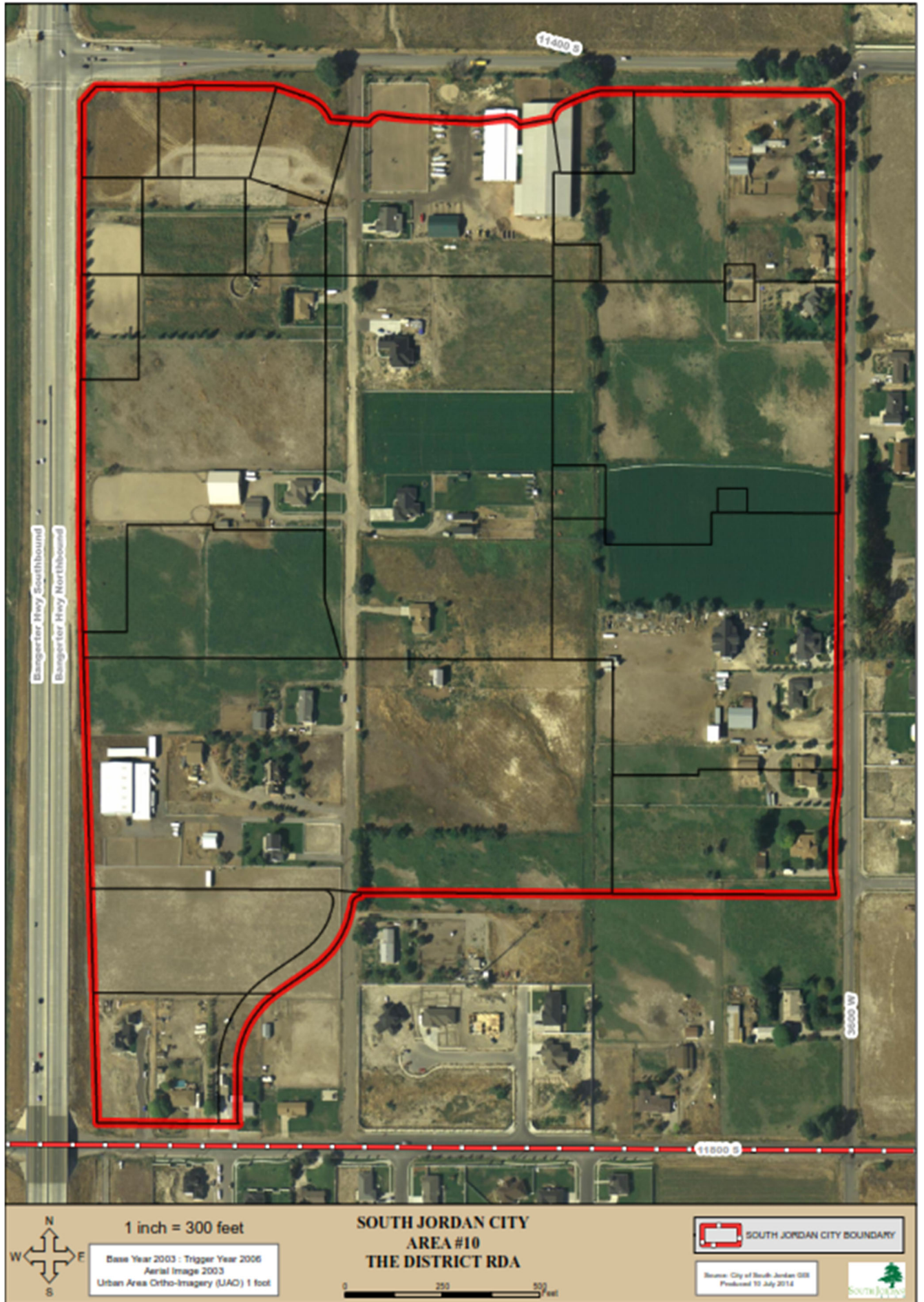
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base





SOUTH BANGERTER REDEVELOPMENT PROJECT AREA REDEVELOPMENT AGENCY OF SOUTH JORDAN 15 YEAR - MULTI-YEAR BUDGET - CUMULATIVE																		FINAL 8/15/2004		
Original Budget as Approved for Project																		CUMULATIVE 2006-2020	ALLOCATED % OF TOTAL TAX INCREMENT	
BASE YEAR 2003	2004	2005	INCREMENT TAX YEAR 1 2006	INCREMENT TAX YEAR 2 2007	INCREMENT TAX YEAR 3 2008	INCREMENT TAX YEAR 4 2009	INCREMENT TAX YEAR 5 2010	INCREMENT TAX YEAR 6 2011	INCREMENT TAX YEAR 7 2012	INCREMENT TAX YEAR 8 2013	INCREMENT TAX YEAR 9 2014	INCREMENT TAX YEAR 10 2015	INCREMENT TAX YEAR 11 2016	INCREMENT TAX YEAR 12 2017	INCREMENT TAX YEAR 13 2018	INCREMENT TAX YEAR 14 2019	INCREMENT TAX YEAR 15 2020			
PROJECT REVENUES																				
Property Tax (Base Year Taxable Value)	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$1,354,909	
Projected Tax Increment TOTAL -15 YEARS Agency																				
Eligible Project Area Revenues	\$0	\$0	\$0	\$553,571	\$813,184	\$818,481	\$820,777	\$818,170	\$802,816	\$788,910	\$778,830	\$765,004	\$751,177	\$735,734	\$723,971	\$722,970	\$726,500	\$730,047	\$11,350,141	52.50%
Housing	\$0	\$0	\$0	\$210,884	\$309,784	\$311,802	\$312,677	\$311,684	\$305,835	\$300,537	\$296,697	\$291,430	\$286,163	\$280,280	\$275,798	\$275,417	\$276,762	\$278,113	\$4,323,863	20.00%
RDA Administration	\$0	\$0	\$0	\$26,361	\$38,723	\$38,975	\$39,085	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$540,483	2.50%
Total Tax Increment to the Redevelopment Agency	\$0	\$0	\$0	\$790,816	\$1,161,691	\$1,169,259	\$1,172,539	\$1,168,814	\$1,146,881	\$1,127,014	\$1,112,615	\$1,092,863	\$1,073,110	\$1,051,049	\$1,034,244	\$1,032,814	\$1,037,857	\$1,042,925	\$16,214,488	75.00%
Projected Taxing Entity Flow-thru Paid to School District	\$0	\$0	\$0	\$263,605	\$387,230	\$389,753	\$390,846	\$389,605	\$382,294	\$375,671	\$370,872	\$364,288	\$357,703	\$350,350	\$344,748	\$344,271	\$345,952	\$347,642	\$5,404,829	25.00%
Total Project Revenues	\$0	\$0	\$0	\$1,054,421	\$1,548,921	\$1,559,012	\$1,563,385	\$1,558,419	\$1,529,174	\$1,502,685	\$1,483,486	\$1,457,150	\$1,430,813	\$1,401,398	\$1,378,992	\$1,377,085	\$1,383,809	\$1,390,566	\$21,619,317	100.00%
PROJECT EXPENDITURES																				
CAPITAL COSTS & RELATED EXPENSES																				
Land	\$0	\$3,131,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,131,428	
Total Land	\$0	\$3,131,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,131,428	
Infrastructure Benefiting Project, In & Outside Project Area																				
Roads																				
11800 South	\$0	\$0	\$1,193,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,193,116	
11400 South	\$0	\$0	\$2,110,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,110,912	
3600 West	\$0	\$0	\$889,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$889,348	
3800 South	\$0	\$0	\$1,010,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,010,074	
Open Space Buffer	\$0	\$0	\$381,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$381,150	
Infrastructure Improvements - Contingency - 2.5%	\$0	\$0	\$0	\$26,361	\$38,723	\$38,975	\$39,085	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$540,483	
Total Infrastructure Benefiting Project, In & Outside Project Area	\$0	\$0	\$5,584,600	\$26,361	\$38,723	\$38,975	\$39,085	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$6,125,083	
On-site Improvements	\$0	\$0	\$9,754,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,754,391	
Total On-Site Improvements	\$0	\$0	\$9,754,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,754,391	
Building Improvements																				
Retail Anchors & Grocery - 339,000 Sq. Ft.	\$0	\$0	\$22,485,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,485,600	
Entertainment & Recreation - 175,500 Sq. Ft.	\$0	\$0	\$13,470,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,470,000	
Boxes - 187,000 Sq. Ft.	\$0	\$0	\$14,025,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,025,000	
Small Shops & Pads - 240,200 Sq. Ft.	\$0	\$0	\$10,809,000	\$10,809,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,618,000	
Office - 20,000 Sq. Ft.	\$0	\$0	\$0	\$2,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200,000	
Housing - Single Family - 5.27 acres / 6 units per acre	\$0	\$0	\$0	\$1,386,000	\$1,386,000	\$1,386,000	\$1,212,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,370,750	
Total Building Improvements	\$0	\$0	\$60,789,600	\$14,395,000	\$1,386,000	\$1,386,000	\$1,212,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,169,350	
Personal Property - Capital Equipment																				
Retail Anchors & Grocery - 339,000 Sq. Ft.	\$0	\$0	\$0	\$7,186,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,186,000	
Entertainment & Recreation - 175,500 Sq. Ft.	\$0	\$0	\$0	\$11,455,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,455,000	
Boxes - 187,000 Sq. Ft.	\$0	\$0	\$0	\$1,028,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,028,500	
Small Shops & Pads - 240,200 Sq. Ft.	\$0	\$0	\$0	\$900,750	\$900,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,801,500	
Office - 20,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$160,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,000	
Total Personal Property - Capital Equipment	\$0	\$0	\$0	\$20,570,250	\$1,060,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,631,000	
TOTAL CAPITAL COSTS & RELATED EXPENSES	\$0	\$3,131,428	\$76,128,591	\$34,991,611	\$2,485,473	\$1,424,975	\$1,251,835	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$119,811,252	
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																				
Administration - 2.5%	\$0	\$0	\$0	\$26,361	\$38,723	\$38,975	\$39,085	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$540,483	2.50%
Housing - 20% per annum	\$0	\$0	\$0	\$210,884	\$309,784	\$311,802	\$312,677	\$311,684	\$305,835	\$300,537	\$296,697	\$291,430	\$286,163	\$280,280	\$275,798	\$275,417	\$276,762	\$278,113	\$4,323,863	20.00%
Available Tax Increment for Project Area Improvements & Infrastructure Benefiting the Project Area, In & Outside the Project Area - 50%	\$0	\$0	\$0	\$527,211	\$774,461	\$779,506	\$781,693	\$779,210	\$764,587	\$751,343	\$741,743	\$728,575	\$715,407	\$700,699	\$689,496	\$688,543	\$691,905	\$695,283	\$10,809,658	50.00%
Infrastructure Improvements - Contingency - 2.5%	\$0	\$0	\$0	\$26,361	\$38,723	\$38,975	\$39,085	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$540,483	2.50%
Tax Increment Paid to School District - 25%	\$0	\$0	\$0	\$263,605	\$387,230	\$389,753	\$390,846	\$389,605	\$382,294	\$375,671	\$370,872	\$364,288	\$357,703	\$350,350	\$344,748	\$344,271	\$345,952	\$347,642	\$5,404,829	25.00%
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	\$0	\$0	\$0	\$1,054,421	\$1,548,921	\$1,559,012	\$1,563,385	\$1,558,419	\$1,529,174	\$1,502,685	\$1,483,486	\$1,457,150	\$1,430,813	\$1,401,398	\$1,378,992	\$1,377,085	\$1,383,809	\$1,390,566	\$21,619,317	100.00%



Area #11

Merit Medical

Project Area Summary

The *Merit Medical* project area completed its fifteenth (15th) year of the original fifteen (15) year term in 2021. This project area was approved in 2018 by the RDA Board and the Taxing Entity Committee for a fifteen (15) year extension. The Merit Medical Corporate Headquarters anchors this project area. The project area was established to provide financial incentives for Merit Medical to expand its current facilities and grow its employment base at its South Jordan campus. Merit Medical has met its total employment projections and has completed significant improvements to its current buildings. Merit Medical currently has 2,404 employees at this site. This project area does not have a cap on the original 15 years, but it does have a cap on the extension period that starts in Tax Year 2022. Starting with the 2022 Tax Year (the beginning of the extension period) the Project Area will continue to receive 100% of the tax increment revenue; however, all participating taxing entities will begin to receive a 25% pass through amount from the Agency.

In addition, a Class B office building containing the Jordan River Family Medical Center and an Alzheimer/ Assisted Living facility have been constructed in the west section of the project area. These properties will be removed from the Project Area boundary starting in Tax Year 2022.

Housing: 20% required for the first 15 years- started in 2007; 10% required for the extension period.



Economic Update

The total project area encompasses 80.14 acres. There are 77.94 developable acres of which approximately 54.83 acres (70%) have been developed and 23.11 (30%) remain undeveloped. The project area is 5% residential. Taxable values within the project area have increased from \$30,699,926 in its base year to \$188,549,446 after the 2021 valuation; an increase of 515% over the term of the project thus far.

Notable business development in the project area over the term of the project include the following:

- **Medical:** Carrington Court, Jordan River Family Medical Center, Legacy Counseling, Registered Physical Therapists, Back on Track Chiropractic, Onsite Care
- **Office:** Merit Medical Corporate Center, Merit Medical parking structure, Morley & Berrett CPAs, Martz Law Office, Tax Corporation of Utah
- **Future Development Plans:**
 - Merit Medical's future phases

Merit Medical

Area #11 — EDA



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2022:	
\$1,834,800—100% of total increment generated from the project area.	

Comparison of actual project funds received to the amount forecast for year 15 (2021):	
Received: \$1,781,364	Original Budget Projection: \$2,260,144



2021 Summary Data

<i>Tax District 38H</i>			
<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>
2005	2007	30 Years —15 years + 15 year Extension	15 years (2036)
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
80.14	77.94	54.83 (70%)	23.11 (30%)
<u>Residential Portion</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created</u>	<u>Combined Tax Rate</u>
5%	1,126,185	1,744	0.011021
<u>Base Value</u>	<u>2021 Value</u>	<u>Percent Increase</u>	<u>2021 Tax Increment Collected</u>
\$30,669,926	\$188,549,446	515%	\$1,781,364
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
\$112,186,490	\$75,866,450	\$496,506	Multi-year
<u>Amount paid to other Taxing Entities</u>		<u>Estimated Current Assessed Value</u>	
\$172,390 to the Jordan School District		\$183,560,000	

*Taxing Entities that impose a tax on the
Project Area and each's benefits*

South Jordan City

- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- Increased job count

Jordan School District

- Increased property tax base
- Increase in revenue received from income tax from additional employment
- Receives 10% of the Tax Increment; \$172,390 for 2021 TY

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales

South Valley Sewer District

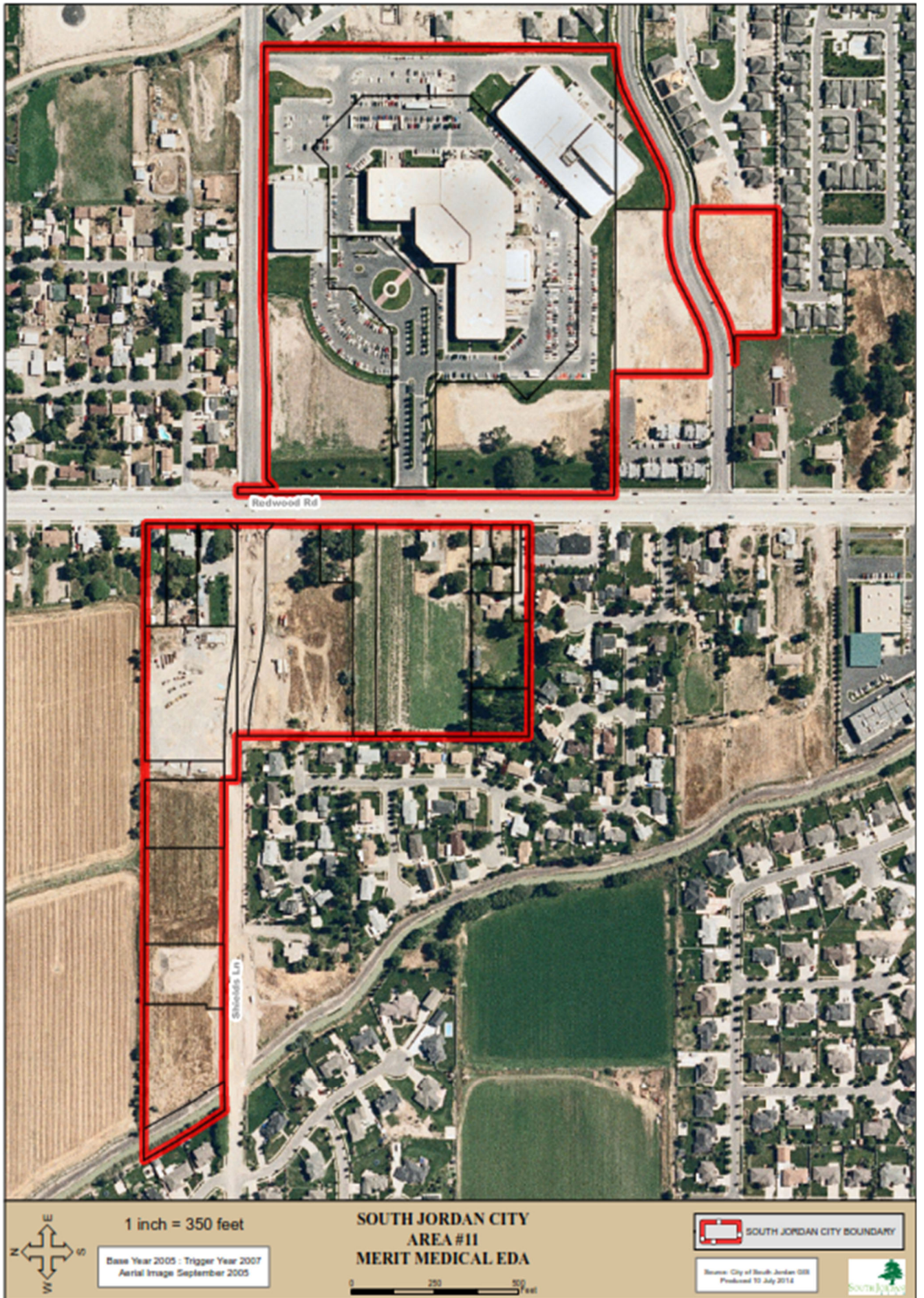
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

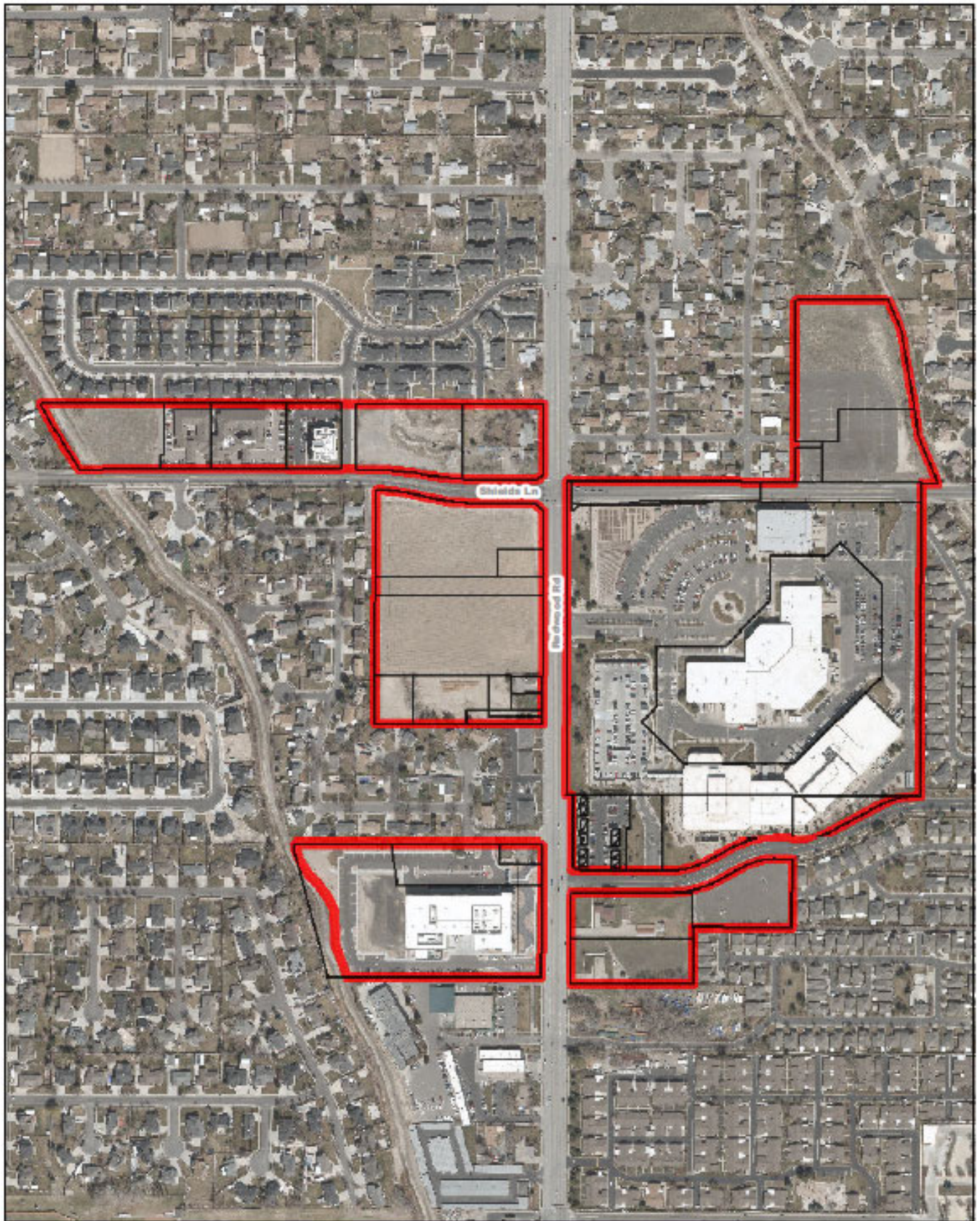
Central Utah Water Conservancy District

- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base





1 inch = 450 feet

Source: City of South Jordan GIS
 Produced: 8 June 2022
 Aerial Imagery: April 2021

**SOUTH JORDAN CITY
 AREA #11
 Merit Medical ED A**

0 245 492 Feet

	FARCELS 2022
	MERIT MEDICAL
	SOUTH JORDAN CITY BOUNDARY

**South Jordan City—
Merit Medical EDA Project Area
Budget—Original Budget as
Approved for Project**

	Phase I: Improvements to Existing Facilities		Phase II: Catheter Development Facility			Phase III: Receiving Expansion			Phase IV: Research & Development Facility			Phase V: Office Building				TOTALS
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Building Improvements																
Improvements to Existing Facilities	\$17,000,000	\$1,961,098	\$2,059,152	\$1,381,055	\$1,450,108	\$1,522,613	\$1,199,163	\$1,259,121	\$1,322,077	\$1,128,635	\$1,185,067	\$1,244,321	\$1,095,229	\$1,149,991	\$1,207,490	\$36,165,120
Catheter Development - 110,000 Sq. Ft.	\$0	\$0	\$14,400,000	\$1,381,055	\$1,450,108	\$1,522,613	\$1,199,163	\$1,259,121	\$1,322,077	\$1,128,635	\$1,185,067	\$1,244,321	\$1,095,229	\$1,149,991	\$1,207,490	\$29,544,870
Receiving Expansion 75,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$8,000,000	\$1,199,163	\$1,259,121	\$1,322,077	\$1,128,635	\$1,185,067	\$1,244,321	\$1,095,229	\$1,149,991	\$1,207,490	\$18,791,094
R&D Facility 80,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000,000	\$1,128,635	\$1,185,067	\$1,244,321	\$1,095,229	\$1,149,991	\$1,207,490	\$14,010,733
Office - 50,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$1,095,229	\$1,149,991	\$1,207,490	\$8,452,710
Total Building Improvements	\$17,000,000	\$1,961,098	\$16,459,152	\$2,762,110	\$2,900,216	\$11,045,226	\$3,597,488	\$3,777,362	\$10,966,231	\$4,514,541	\$4,740,269	\$9,977,283	\$5,476,146	\$5,749,954	\$6,037,451	\$106,964,527
Personal Property																
Improvements to Existing Facilities	\$6,000,000	\$842,117	\$892,644	\$563,101	\$596,887	\$632,701	\$507,108	\$537,535	\$569,787	\$497,980	\$527,859	\$559,531	\$492,482	\$522,031	\$553,353	\$14,295,116
Catheter Development - 110,000 Sq. Ft.	\$0	\$0	\$3,000,000	\$563,101	\$596,887	\$632,701	\$507,108	\$537,535	\$569,787	\$497,980	\$527,859	\$559,531	\$492,482	\$522,031	\$553,353	\$9,560,355
Receiving Expansion 75,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$507,108	\$537,535	\$569,787	\$497,980	\$527,859	\$559,531	\$492,482	\$522,031	\$553,353	\$7,767,666
R&D Facility 80,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$497,980	\$527,859	\$559,531	\$492,482	\$522,031	\$553,353	\$6,153,236
Office - 50,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$492,482	\$522,031	\$553,353	\$3,067,866
Total Personal Property	\$6,000,000	\$842,117	\$3,892,644	\$1,126,202	\$1,193,774	\$4,265,402	\$1,521,324	\$1,612,605	\$4,709,361	\$1,991,920	\$2,111,436	\$3,738,124	\$2,462,410	\$2,610,155	\$2,766,765	\$40,844,239
Total Value of Taxable Merit Medical Project Improvements:	\$23,000,000	\$2,803,215	\$20,351,796	\$3,888,312	\$4,093,990	\$15,310,628	\$5,118,812	\$5,389,967	\$15,675,592	\$6,506,461	\$6,851,705	\$13,715,407	\$7,938,556	\$8,360,109	\$8,804,216	\$147,808,766
Cumulative Merit Medical Project Value:	\$23,000,000	\$25,803,215	\$46,155,011	\$50,043,323	\$54,137,313	\$69,447,941	\$74,566,753	\$79,956,720	\$95,632,312	\$102,138,773	\$108,990,478	\$122,705,885	\$130,644,441	\$139,004,550	\$147,808,766	
Estimated Additional Improvements:	\$0	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Projected Cumulative Value:	\$23,000,000	\$25,803,215	\$46,655,011	\$50,543,323	\$54,637,313	\$69,947,941	\$75,066,753	\$80,456,720	\$95,632,312	\$102,138,773	\$108,990,478	\$122,705,885	\$130,644,441	\$139,004,550	\$147,808,766	
2005 Levy (less assessment & collection)	0.015291	0.015291	0.015291	0.015291	0.015291	0.015291	0.015291	0.015291	0.015291	0.015291	0.015291	0.015291	0.015291	0.015291	0.015291	
Annual Tax Increment	\$351,693.00	\$394,556.96	\$713,401.77	\$772,857.95	\$835,459.15	\$1,069,573.97	\$1,147,845.72	\$1,230,263.71	\$1,462,313.68	\$1,561,803.98	\$1,666,573.40	\$1,876,295.69	\$1,997,684.15	\$2,125,518.57	\$2,260,143.84	\$19,465,985.54
Administration --- 2.5%	\$8,792.33	\$9,863.92	\$17,835.04	\$19,321.45	\$20,886.48	\$26,739.35	\$28,696.14	\$30,756.59	\$36,557.84	\$39,045.10	\$41,664.33	\$46,907.39	\$49,942.10	\$53,137.96	\$56,503.60	\$486,649.64
Infrastructure Contingency --- 2.5%*	\$8,792.33	\$9,863.92	\$17,835.04	\$19,321.45	\$20,886.48	\$26,739.35	\$28,696.14	\$30,756.59	\$36,557.84	\$39,045.10	\$41,664.33	\$46,907.39	\$49,942.10	\$53,137.96	\$56,503.60	\$486,649.64
Housing --- 20%	\$70,338.60	\$78,911.39	\$142,680.35	\$154,571.59	\$167,091.83	\$213,914.79	\$229,569.14	\$246,052.74	\$292,462.74	\$312,360.80	\$333,314.68	\$375,259.14	\$399,536.83	\$425,103.71	\$452,028.77	\$3,893,197.11
School District Allocation --- 10%	\$35,169.30	\$39,455.70	\$71,340.18	\$77,285.80	\$83,545.92	\$106,957.40	\$114,784.57	\$123,026.37	\$146,231.37	\$156,180.40	\$166,657.34	\$187,629.57	\$199,768.41	\$212,551.86	\$226,014.38	\$1,946,598.55
Total --- 35%	\$123,092.55	\$138,094.94	\$249,690.62	\$270,500.28	\$292,410.70	\$374,350.89	\$401,746.00	\$430,592.30	\$511,809.79	\$546,631.39	\$583,300.69	\$656,703.49	\$699,189.45	\$743,931.50	\$791,050.34	\$6,813,094.94
Available Project Funds --- 65%	\$228,600.45	\$256,462.02	\$463,711.15	\$502,357.67	\$543,048.45	\$695,223.08	\$746,099.72	\$799,671.41	\$950,503.89	\$1,015,172.59	\$1,083,272.71	\$1,219,592.20	\$1,298,494.70	\$1,381,587.07	\$1,469,093.50	\$12,652,890.60

* If these infrastructure contingency funds have not been expended by 2009, they shall be allocated and, when collected, paid to the Jordan School District



Area #12

Commerce Park



SOUTH JORDAN
UTAH

Commerce Park

Area #12 – CDA

Project Area Summary

The *Commerce Park CDA* project completed its twelfth (12th) year of a twenty (20) year term in 2021. Located on the far northwest corner of the City, it houses industrial and commercial uses. Currently, the Rio Tinto Distribution Center and eBay Data Center are the main occupants. There are also several new multi-tenant buildings being constructed.

Housing: Not required.



Economic Update

The total project area encompasses 434.69 acres. There are 336.95 developable acres of which approximately 107.49 acres (32%) have been developed and 229.45 (68%) is undeveloped. The project area is 0% residential. Taxable values within the project area have increased from \$8,575,169 in its base year to \$549,819,752 after the 2021 valuation; an increase of 6,312% over the term of the project thus far.

Notable business development in the project area over the term of the project include the following:

Industrial: Phases I, II, and III of the eBay Data Center, Rio Tinto Distribution Center

Other: AK Masonry, CSJ Equipment, A Klean Solutions, Intact Services USA, Designscares, AK Pools, Fusion All-Stars, Black Forest Paving, Whitestone Concrete Design, Altered Kustoms

Future Development:

- Additional potential uses as spin-offs from the Boeing Aeronautics Plant located in neighboring city, West Jordan.
- Freeport West purchased a majority of the remaining property and is potentially going to build some spec buildings.

Commerce Park

Area #12 – CDA



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2022:
\$3,561,000 —100% of total increment generated from the Jordan School District at a tax rate of .006617 for 20 years; no cap.
\$1,026,000 —100% of the total increment generated from Salt Lake County for 20 years (not including County Library tax); no cap.
\$939,800 —100% of the total increment generated from the City of South Jordan for 20 years; no cap.
\$144,300 —100% of the total increment generated from South Valley Sewer District for 20 years; total cap: \$3,202,411; amount received to date: \$1,448,669; amount left eligible to be collected: \$1,753,742.
\$194,500 —100% of the total increment generated from Jordan Valley Water District for 20 years; no cap.
\$174,300 —100% of the total increment generated from Central Utah Water District for 20 years; no cap.
\$6,039,900 —Total estimated increment generated from the project area for the 2022 tax year.

Comparison of actual project funds received to the amount forecast for year 12 (2021):	
Received: \$5,812,167	Original Budget Projection: \$7,289,884

2021 Summary Data

<i>Tax District 381</i>			
<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>
2007	2010	20 years	8 years (2029)
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
434.69	336.95	107.49 (32%)	229.45 (68%)
<u>Residential Portion</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created</u>	<u>Combined Tax Rate</u>
0%	764,914	285	0.010462
<u>Base Value</u>	<u>2021 Value</u>	<u>Percent Increase</u>	<u>2021 Tax Increment Collected</u>
\$8,575,169	\$549,819,752	6,312%	\$5,812,167
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
\$232,477,620	\$249,858,746	\$67,483,386	Multi-year
<u>Amount paid to other Taxing Entities</u>		<u>Estimated Current Assessed Value</u>	
To the Jordan School District: \$982,984 for Annual Pass-through		\$577,310,000	

Commerce Park Area #12 — CDA



Taxing Entities that impose a tax on the Project Area and each's benefits

South Jordan City

- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- Increased job count

Salt Lake County Library System

The Salt Lake County Library System did not participate in the Daybreak Commerce Park CDA. However, the County Library system has received incremental taxes from this Project Area estimated as follows:

- Estimated taxes to the SLCo Library System from Project Area in 2021: \$260,615
- Estimated taxes to the SLCo Library System from Project Area since inception in 2010: \$3,260,817

Jordan School District

- Increased property tax base
- Receives 50% of the JSD Tax Increment from eBay Property—\$982,894 in 2021 TY
- Receives 11% of all JSD Tax Increment toward Administration Building—\$491,078 in 2021 TY

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales

South Valley Sewer District

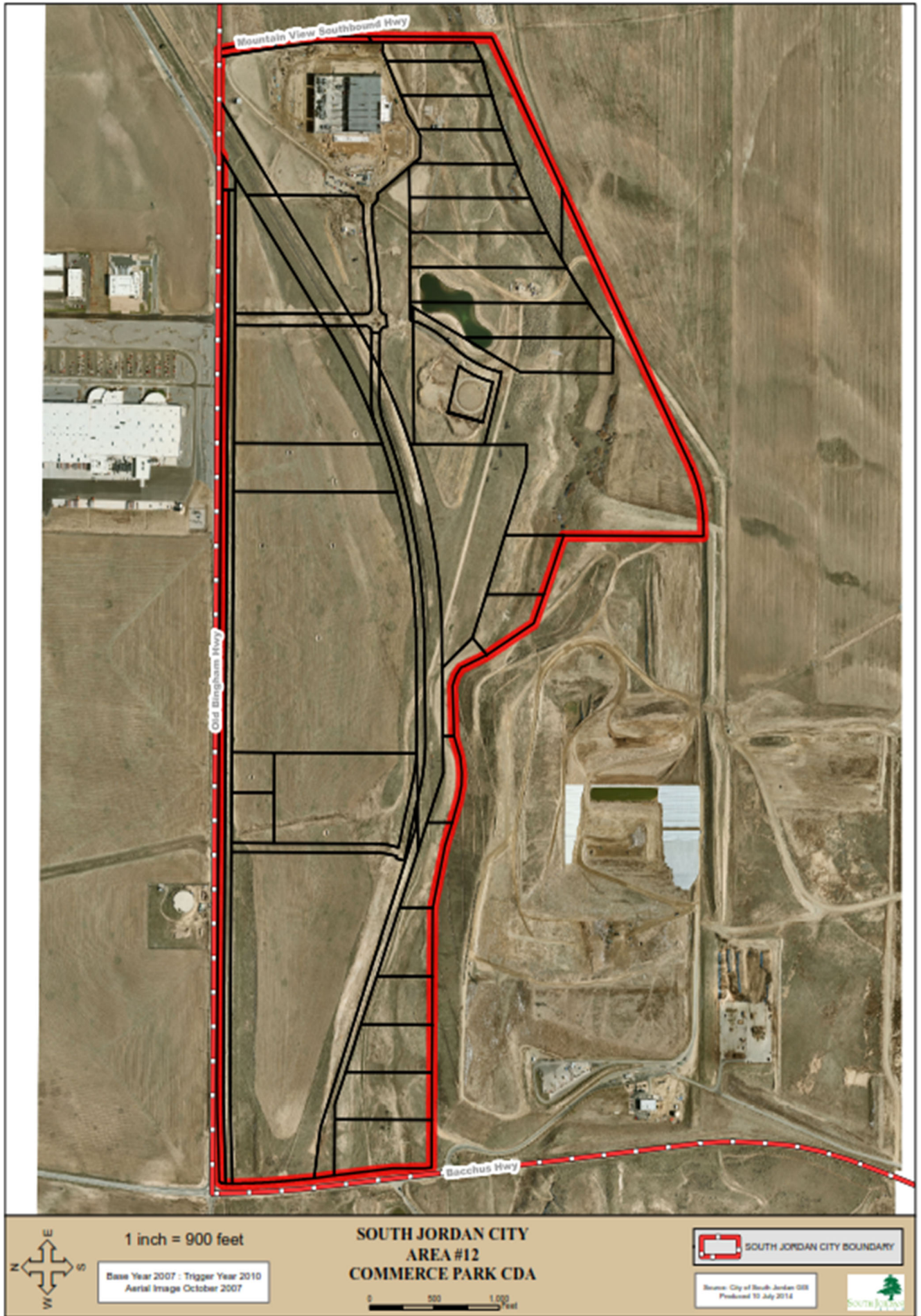
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

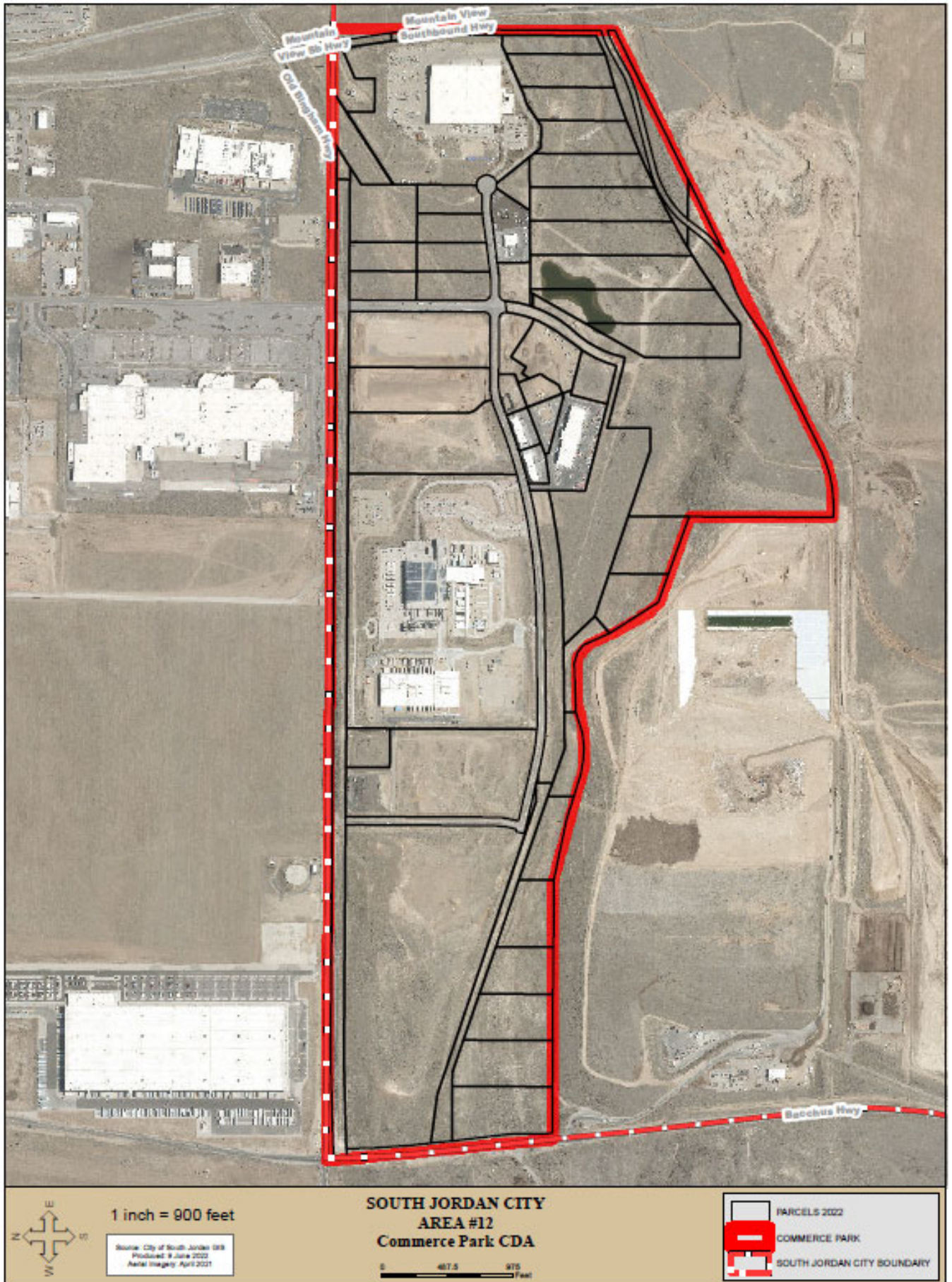
Central Utah Water Conservancy District

- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base





Original Budget as Approved for Project

Daybreak Commerce Park CDA Budget - Draft 10/7/08

Year	Total	NPV	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
PROJECT COMMERCE PARK												
Total Commerce Park Revenues (less Topaz)	\$ 58,505,198	\$ 43,549,834	\$ -	\$ 171,369	\$ 566,713	\$ 984,955	\$ 1,411,689	\$ 1,847,084	\$ 2,291,314	\$ 2,744,557	\$ 3,206,990	\$ 3,678,800
Total Topaz Revenues	\$ 56,334,802	\$ 43,826,227	\$ -	\$ -	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711
Total Commerce Park Revenues	\$ 114,840,000	\$ 87,376,061	\$ -	\$ 171,369	\$ 3,696,424	\$ 4,114,666	\$ 4,541,400	\$ 4,976,795	\$ 5,421,026	\$ 5,874,268	\$ 6,336,702	\$ 6,808,511
Distributions:												
RDA Administration	\$ (1,462,630)	\$ (1,088,746)	\$ -	\$ (4,284)	\$ (14,168)	\$ (24,624)	\$ (35,292)	\$ (46,177)	\$ (57,283)	\$ (68,614)	\$ (80,175)	\$ (91,970)
RDA Administration (Topaz)	\$ (1,408,370)	\$ (1,095,656)	\$ -	\$ -	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)
Public Infrastructure Maintenance	\$ (2,852,128)	\$ (2,123,054)	\$ -	\$ (8,354)	\$ (27,627)	\$ (48,017)	\$ (68,820)	\$ (90,045)	\$ (111,702)	\$ (133,797)	\$ (156,341)	\$ (179,342)
TRAX Improvements	\$ (1,437,923)	\$ (1,070,355)	\$ -	\$ (4,212)	\$ (13,928)	\$ (24,208)	\$ (34,696)	\$ (45,397)	\$ (56,315)	\$ (67,455)	\$ (78,820)	\$ (90,416)
Public Infrastructure Improvements	\$ (38,345,117)	\$ (28,543,164)	\$ -	\$ (112,317)	\$ (371,431)	\$ (645,553)	\$ (925,240)	\$ (1,210,604)	\$ (1,501,759)	\$ (1,798,820)	\$ (2,101,906)	\$ (2,411,137)
Topaz Incentive - from JSD (Topaz)	\$ (8,490,273)	\$ (7,249,503)	\$ -	\$ -	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)
Topaz Incentive - from all other entities	\$ (13,534,139)	\$ (11,556,258)	\$ -	\$ -	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)
Jordan School District - from Project Topaz	\$ (11,037,355)	\$ (8,264,416)	\$ -	\$ -	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)
Public Facility Remainder 2 (Topaz)	\$ (21,864,666)	\$ (15,660,394)	\$ -	\$ -	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)
Public Facility Remainder 1	\$ (14,407,399)	\$ (10,724,514)	\$ -	\$ (42,201)	\$ (139,558)	\$ (242,553)	\$ (347,640)	\$ (454,860)	\$ (564,256)	\$ (675,870)	\$ (789,748)	\$ (905,936)
Year												
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Total Commerce Park Revenues (less Topaz)			\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173
Total Topaz Revenues			\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711
Total Commerce Park Revenues			\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884
Distributions:												
RDA Administration			\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)
RDA Administration (Topaz)			\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)
Public Infrastructure Maintenance			\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)
TRAX Improvements			\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)
Public Infrastructure Improvements			\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)
Topaz Incentive - from JSD (Topaz)			\$ (849,027)	\$ (849,027)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Topaz Incentive - from all other entities			\$ (1,353,414)	\$ (1,353,414)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Jordan School District - from Project Topaz			\$ (424,514)	\$ (424,514)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)
Public Facility Remainder 2 (Topaz)			\$ (424,514)	\$ (424,514)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)
Public Facility Remainder 1			\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)



Area #13

South Station



SOUTH JORDAN
UTAH

South Station

Area #13 — CDA

Project Area Summary

The *South Station CDA* project completed its twelfth (12th) year of a twenty (20) year term in 2021. Located on the west side of the City in the Daybreak community. This project area will be a regional shopping and commercial district. The University of Utah medical campus opened in January 2012 and the TRAX station opened in August 2011. Both of which will continue to draw more people to the area. This area has a cap on residential units. A limit of up to 360 owner occupied units are allowed, with 295 currently built. There is also a limit of up to 320 rental apartments allowed, with 323 currently built.

Housing: Not required.

Economic Update

The total project area encompasses 103.39 acres. There are 94.03 developable acres of which approximately 67.33 acres (72%) is developed and 26.71 acres (28%) remain undeveloped. The project area is 25% residential. Taxable values within the project area have increased from \$5,867,945 in its base year to \$215,789,894 after the 2021 valuation; an increase of 3,577% over the term of the project thus far.

Notable business development in the project area include the following:

- **Commercial:** Black Diamond Gymnastics, Nest Boutique, Daybreak Academy, Soda Row Barbershop, Mathnasium
 - **Restaurants:** The Break Sports Grill, The Porch, Tio's Mexican, CupBop, The Coffee Break
 - **Office:** Rio Tinto Regional Offices, Zander Real Estate Team, Compusoft Development
 - **Medical:** Phase I University of Utah Medical Campus, Phase II University of Utah Medical Campus, Freedom Integrated Medicine
 - **Residential:** Olympus at Daybreak Apartments, Sagewood at Daybreak (senior living), and townhomes
 - **Other:** Daybreak Parkway TRAX Station
- Future Development:** Office Buildings and Housing



South Station

Area #13 — CDA



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2022:

\$1,360,000—100% of total increment generated from the **Jordan School District** at a tax rate of .006617 for 20 years; no cap.

\$392,000—100% of the total increment generated from **Salt Lake County** for 20 years (not including County Library tax); no cap.

\$359,000—100% of the total increment generated from the **City of South Jordan** for 20 years; no cap.

\$55,100—100% of the total increment generated from **South Valley Sewer District** for 20 years; total cap: \$1,763,830; amount received to date: \$390,526; amount left allowed to be collected: \$1,373,304

\$74,300—100% of the total increment generated from **Jordan Valley Water District** for 20 years; no cap.

\$66,700—100% of the total increment generated from **Central Utah Water District** for 20 years; no cap.

\$2,307,100—Total estimated increment generated from the project area for the 2022 tax year.

Comparison of actual project funds received to the amount forecast for year 12 (2021):

Received: \$2,199,063

Original Budget Projection: \$4,586,817

2021 Summary Data

Tax District 38J

<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>
2007	2010	20 years	8 years (2029)
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
103.39	94.03	67.33 (72%)	26.71 (28%)
<u>Residential Portion</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created</u>	<u>Combined Tax Rate</u>
25%	2,503,088	1,292	0.010462
<u>Base Value</u>	<u>2021 Value</u>	<u>Percent Increase</u>	<u>2021 Tax Increment Collected</u>
\$5,867,945	\$215,789,894	3,577%	\$2,199,063
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
\$209,676,782	\$4,773,307	\$1,339,805	Multi-year
<u>Amount paid to other Taxing Entities</u>		<u>Estimated Current Assessed Value</u>	
\$142,613 to the Jordan School District		\$220,418,000	

South Station

Area #13 — CDA



Taxing Entities that impose a tax on the Project Area and each's benefits

South Jordan City

- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- Increased job count

Salt Lake County Library System

The Salt Lake County Library System did not participate in the Daybreak Commerce Park CDA. However, the County Library system has received incremental taxes from this Project Area estimated as follows:

- Estimated taxes to the SLCo Library System from Project Area in 2021: \$102,284
- Estimated taxes to the SLCo Library System from Project Area since inception in 2010: \$802,993

Jordan School District

- Increased property tax base
- Receives 11% of all JSD Tax Increment toward Administration Building: \$142,613 in 2021 TY

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales

South Valley Sewer District

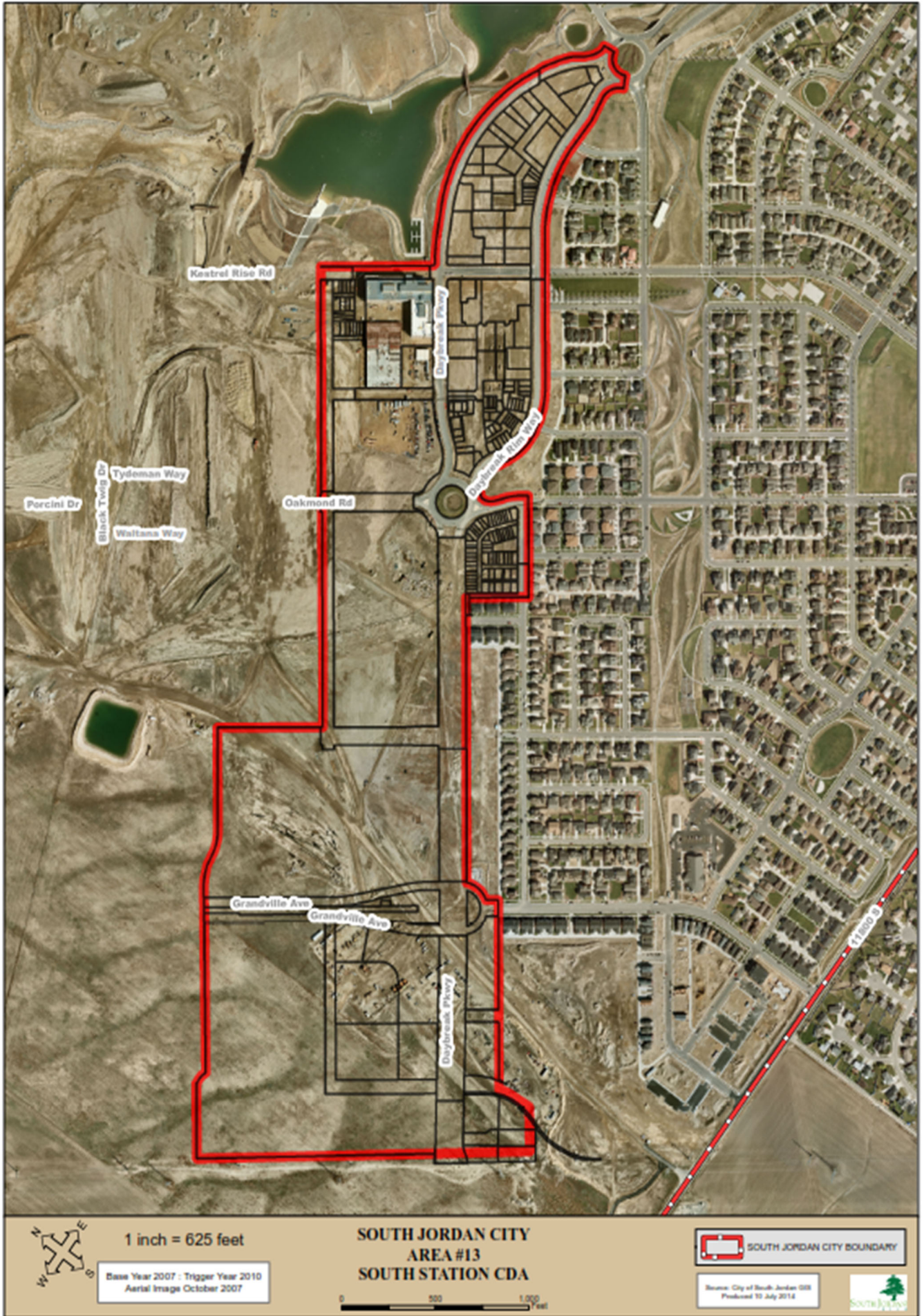
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base




1 inch = 625 feet

Base Year 2007 : Trigger Year 2010
Aerial Image October 2007

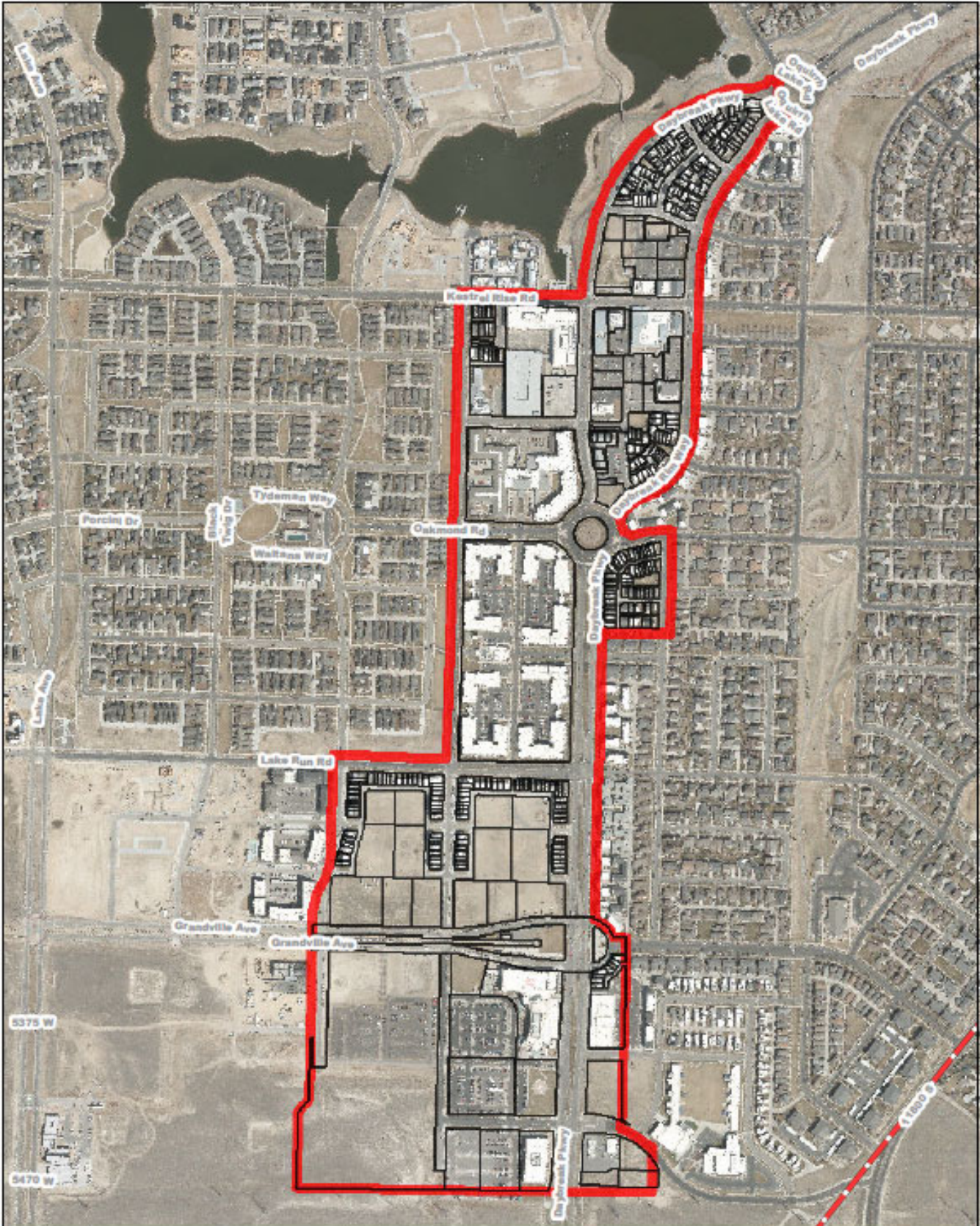
**SOUTH JORDAN CITY
AREA #13
SOUTH STATION CDA**



 SOUTH JORDAN CITY BOUNDARY

Source: City of South Jordan GIS
Produced 10 July 2014





	<p>1 inch = 625 feet</p> <p>Source: City of South Jordan GIS Plotted on 9 June 2022 Aerial Imagery April 2021</p>	<p>SOUTH JORDAN CITY AREA #13 South Station CDA</p> <p>0 325 625 Feet</p>	<p>PARCELS 2022</p> <p> SOUTH STATION</p> <p> SOUTH JORDAN CITY BOUNDARY</p>
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Original Budget as Approved for Project

South Station CDA Budget - draft 10/7/08

YEAR	Total	NPV	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
PROJECT SOUTH STATION												
Total Revenues	\$ 63,556,661	\$ 46,647,133	\$ -	\$ 361,054	\$ 811,473	\$ 1,179,176	\$ 1,434,815	\$ 1,695,620	\$ 1,961,694	\$ 2,314,606	\$ 2,674,644	\$ 3,041,951
Distributions:												
RDA Administration	\$ (1,588,917)	\$ (1,166,178)	\$ -	\$ (9,026)	\$ (20,287)	\$ (29,479)	\$ (35,870)	\$ (42,390)	\$ (49,042)	\$ (57,865)	\$ (66,866)	\$ (76,049)
Jordan School District - Commerce Park and South Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Infrastructure Maintenance	\$ (3,098,387)	\$ (2,274,048)	\$ -	\$ (17,601)	\$ (39,559)	\$ (57,485)	\$ (69,947)	\$ (82,661)	\$ (95,633)	\$ (112,837)	\$ (130,389)	\$ (148,295)
TRAX Improvements	\$ (1,562,077)	\$ (1,146,479)	\$ -	\$ (8,874)	\$ (19,944)	\$ (28,981)	\$ (35,264)	\$ (41,674)	\$ (48,214)	\$ (56,888)	\$ (65,737)	\$ (74,764)
Public Infrastructure	\$ (41,655,916)	\$ (30,573,177)	\$ -	\$ (236,640)	\$ (531,851)	\$ (772,849)	\$ (940,397)	\$ (1,111,333)	\$ (1,285,722)	\$ (1,517,025)	\$ (1,752,999)	\$ (1,993,737)
Public Facility Remainder 1	\$ (15,651,365)	\$ (11,487,251)	\$ -	\$ (88,913)	\$ (199,832)	\$ (290,382)	\$ (353,335)	\$ (417,561)	\$ (483,084)	\$ (569,991)	\$ (658,654)	\$ (749,106)

YEAR	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
PROJECT SOUTH STATION										
Total Revenues	\$ 3,416,672	\$ 3,798,955	\$ 4,188,952	\$ 4,586,817	\$ 4,992,707	\$ 5,419,505	\$ 5,419,505	\$ 5,419,505	\$ 5,419,505	\$ 5,419,505
Distributions:										
RDA Administration	\$ (85,417)	\$ (94,974)	\$ (104,724)	\$ (114,670)	\$ (124,818)	\$ (135,488)	\$ (135,488)	\$ (135,488)	\$ (135,488)	\$ (135,488)
Jordan School District - Commerce Park and South Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Infrastructure Maintenance	\$ (166,563)	\$ (185,199)	\$ (204,211)	\$ (223,607)	\$ (243,394)	\$ (264,201)	\$ (264,201)	\$ (264,201)	\$ (264,201)	\$ (264,201)
TRAX Improvements	\$ (83,974)	\$ (93,370)	\$ (102,955)	\$ (112,733)	\$ (122,709)	\$ (133,199)	\$ (133,199)	\$ (133,199)	\$ (133,199)	\$ (133,199)
Public Infrastructure	\$ (2,239,334)	\$ (2,489,888)	\$ (2,745,497)	\$ (3,006,263)	\$ (3,272,289)	\$ (3,552,018)	\$ (3,552,018)	\$ (3,552,018)	\$ (3,552,018)	\$ (3,552,018)
Public Facility Remainder 1	\$ (841,384)	\$ (935,525)	\$ (1,031,565)	\$ (1,129,542)	\$ (1,229,496)	\$ (1,334,599)	\$ (1,334,599)	\$ (1,334,599)	\$ (1,334,599)	\$ (1,334,599)



Project Areas Summary



SOUTH JORDAN
UTAH

**South Jordan City Redevelopment Agency
Annual TEC Meeting Summary
2021 Tax Year**

	Area #1	Area #2	Area #3	Area #4	Area #5	Area #6	Area #7	Area #8	Area #9	Area #10	Area #11	All Areas
	Towers at South Towne	The Landings (Harmon's)	South Gate (Final Year Numbers)	South Gateway - UltraDent (Final Year Numbers)	South Jordan Parkway (Final Year Numbers)	South I-15 Frontage	North Jordan Gateway (Final Year Numbers)	South Jordan Towne Center (Final Year Numbers)	North Gateway	The District	Merit Medical	Total Agency Projects
Taxing District	39G	38B	39H	38D	38E	38C & 38L	39I	38F	39K	38G	38H	ALL
Project Area Term:												
Base Year	1990	1997	1997	1999	2000	1999	1999	2002	2007	2003	2005	
Trigger Year	1992	2002	1999	2001	2001	2006	2003	2005	2017	2006	2007	
Term (years)	32	20	15	12	15	25	15	15	15	15	30	
Remaining term (years)	2	Final Year	Complete	Complete	Complete	9	Complete	Complete	10	Complete	15	
Project Area:												
Total Acreage	33.77	28.10	95.77	7.58	67.77	76.52	37.24	56.86	68.11	92.55	80.14	644.41
Developable Acreage	30.26	27.98	89.07	7.58	63.62	68.53	31.10	56.06	61.58	91.78	77.94	605.50
Developed Acreage	28.32	27.98	78.88	7.58	50.42	61.01	31.10	51.77	47.51	91.78	54.83	531.18
Undeveloped Acreage	1.94	0.00	10.19	0.00	13.20	7.52	0.00	4.29	14.07	0.00	23.11	74.32
% Developed (est.)	94%	100%	89%	100%	79%	89%	100%	92%	77%	100%	70%	88%
% Undeveloped (est.)	6%	0%	11%	0%	21%	11%	0%	8%	23%	0%	30%	12%
% Residential (est.)	29%	0%				0%	43%	26%	0%	6%	5%	
Project Area Value:												
Combined tax rate	0.004810	0.010948	0.014839	n/a	0.013634	0.011051	0.012596	0.011630	0.011051	0.011884	0.011021	
Base Value	\$ 3,000,000	\$ 3,461,199	\$ 2,561,846	\$ 10,221,282	\$ 6,776,803	\$ 1,629,250	\$ 66,669	\$ 7,199,247	\$ 16,343,220	\$ 5,545,010	\$ 30,669,926	\$ 87,474,452
2021 Value	\$ 106,499,731	\$ 61,974,921	\$ 101,121,907	n/a	\$ 76,131,573	\$ 76,443,915	\$ 79,302,696	\$ 57,534,500	\$ 202,922,749	\$ 190,877,175	\$ 188,549,446	\$ 1,141,358,613
% Increase (base)	3450%	1691%	3847%	n/a	1023%	4592%	118850%	699%	1142%	3342%	515%	1205%
Project Area Financial Update:												
Budget	No Budget Req.	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	
2021 TIF Collected	\$ 372,783	\$ 486,059	\$ -	\$ -	\$ -	\$ 830,335	\$ 832,429	\$ 586,787	\$ 2,076,854	\$ 2,162,100	\$ 1,781,364	\$ 9,128,711
Administration Fee Collected	n/a	\$ 24,303				\$ 41,517	\$ 41,621	\$ 29,339	\$ 103,843	\$ 108,105	\$ 89,068	\$ 437,796
Total Collected To Date	\$ 11,673,620	\$ 7,525,494	\$ 14,267,348	\$ 1,198,071	\$ 10,214,536	\$ 10,075,039	\$ 7,081,575	\$ 4,958,368	\$ 8,129,591	\$ 25,466,928	\$ 14,608,486	\$ 115,199,056
Project Area Provisions (Per Year):												
Agency %	Variable	75%	100%	Cap \$	100%	100%	90.8%	100.0%	100%	100.0%	100%	
Infrastructure %										3%	2.5%	
Maximum (cap)				\$ 100,000						until obligation met	until obligation me	
Agency Administration Fee %	0.0%	5.0%	5.0%	n/a	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	
Housing requirement	n/a	n/a	20%	0%	20%	20%	20%	20%	20%	20%	20%	

CDA's

Area #12	Area #13	Area #14	Area #15
Commerce Park	South Station	Tim Dahle Nissan	Riverton Chevrolet
38I	38J	39M	38C
2007	2007	N/A	N/A
2010	2010	2015	2016
20	20	12	10
8	8	5	4
434.69	103.39	11.59	13.78
336.95	94.03	11.59	13.78
107.49	67.33	8.78	6.90
229.45	26.71	2.81	6.88
32%	72%	76%	50%
68%	28%	24%	50%
0%	25%	0%	0%
0.010462	0.010462		
\$ 8,575,169	\$ 5,867,945		
\$ 549,819,752	\$ 215,789,894	\$ 20,294,100	\$ 21,418,202
6312%	3577%		
Multi-year	Multi-year		
\$ 5,812,167	\$ 2,199,063		
\$ 145,304	\$ 54,977		
\$ 60,724,895	\$ 15,136,971		
100%	100%		
5.0%	5.0%		
2.5%	2.5%		
n/a	n/a		

South Jordan RDA Actual Cumulative Income & 2021 Payment Obligation Summaries

CUMULATIVE TAX INCREMENT RECEIVED FOR ALL PROJECT AREAS

AREA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
#1 Towers at South Towne - 39G	\$ 286,197	\$ 399,558	\$ 499,448	\$ 601,572	\$ 517,772	\$ 537,129	\$ 544,903	\$ 539,664	\$ 513,200	\$ 540,508	\$ 566,879	\$ 491,930
#2 The Landings (Harmon's) - 38B	\$ -	\$ -	\$ -	\$ 148,453	\$ 269,695	\$ 319,696	\$ 370,032	\$ 395,337	\$ 411,067	\$ 378,342	\$ 358,181	\$ 322,130
#3 South Gate - 39H	\$ 472,746	\$ 585,302	\$ 750,000	\$ 826,334	\$ 777,605	\$ 840,490	\$ 832,770	\$ 938,050	\$ 922,634	\$ 1,040,734	\$ 1,176,249	\$ 1,193,305
#4 South Gateway (Ultradent) - 38D	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
#5 South Jordan Parkway - 38E	\$ -	\$ -	\$ 235,431	\$ 303,878	\$ 378,344	\$ 463,531	\$ 486,719	\$ 636,330	\$ 698,899	\$ 761,872	\$ 956,498	\$ 929,422
#6 South I-15 Frontage Road (Wal-Mart) - 38C	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 363,252	\$ 370,226	\$ 514,788	\$ 614,984	\$ 630,528
#7 North Jordan Gateway - 39I	\$ -	\$ -	\$ -	\$ -	\$ 78,530	\$ 185,797	\$ 189,945	\$ 173,255	\$ 165,389	\$ 362,468	\$ 431,371	\$ 446,810
#8 South Jordan Towne Center - 38F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,311	\$ 189,740	\$ 243,797	\$ 312,212	\$ 325,125	\$ 294,482
#9 Gateway Central	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
#10 The District - 38G	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 1,275,802	\$ 1,870,562	\$ 1,954,386	\$ 1,445,974
#11 Merit Medical - 38H	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,135	\$ 359,280	\$ 472,804	\$ 424,271
#12 Commerce Park - 38I	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,360,486
#13 South Station - 38J	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,688
\$	758,943	984,860	1,584,879	1,980,237	2,121,946	2,446,643	2,674,680	3,935,628	5,045,149	6,240,766	6,956,477	9,265,026

AREA	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
#1 Towers at South Towne - 39G	\$ 522,881	\$ 568,910	\$ 590,221	\$ 372,783	\$ 579,001	\$ 407,233	\$ 372,784	\$ 396,611	\$ 916,863	\$ 534,790	\$ 372,783	\$ 11,673,620
#2 The Landings (Harmon's) - 38B	\$ 336,230	\$ 347,894	\$ 354,944	\$ 332,730	\$ 337,311	\$ 368,730	\$ 357,574	\$ 414,344	\$ 593,763	\$ 622,982	\$ 486,059	\$ 7,525,494
#3 South Gate - 39H	\$ 1,235,346	\$ 1,298,894	\$ 1,376,889	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 14,267,348
#4 South Gateway (Ultradent) - 38D	\$ 98,071	\$ 100,000	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 1,198,071
#5 South Jordan Parkway - 38E	\$ 937,210	\$ 856,716	\$ 821,732	\$ 876,198	\$ 871,756	Complete	Complete	Complete	Complete	Complete	Complete	\$ 10,214,536
#6 South I-15 Frontage Road (Wal-Mart) - 38C	\$ 635,329	\$ 659,483	\$ 636,397	\$ 584,517	\$ 570,507	\$ 621,419	\$ 578,870	\$ 727,809	\$ 848,789	\$ 887,806	\$ 830,335	\$ 10,075,039
#7 North Jordan Gateway - 39I	\$ 481,582	\$ 679,139	\$ 689,293	\$ 701,284	\$ 783,082	\$ 881,201	\$ 832,429	Complete	Complete	Complete	Complete	\$ 7,081,575
#8 South Jordan Towne Center - 38F	\$ 334,928	\$ 361,422	\$ 351,236	\$ 324,787	\$ 330,607	\$ 318,797	\$ 364,934	\$ 469,203	\$ 586,787	Complete	Complete	\$ 4,958,368
#9 Gateway Central	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 730,762	\$ 1,392,474	\$ 1,813,287	\$ 2,116,214	\$ 2,076,854	\$ 8,129,591
#10 The District - 38G	\$ 1,714,183	\$ 1,700,478	\$ 1,731,963	\$ 1,698,886	\$ 1,702,369	\$ 1,865,465	\$ 1,803,448	\$ 1,840,317	\$ 2,100,995	\$ 2,162,100	Complete	\$ 25,466,928
#11 Merit Medical - 38H	\$ 485,517	\$ 846,925	\$ 969,275	\$ 1,159,133	\$ 1,281,874	\$ 1,251,945	\$ 1,259,866	\$ 1,187,458	\$ 1,354,724	\$ 1,429,915	\$ 1,781,364	\$ 14,608,486
#12 Commerce Park - 38I	\$ 3,640,965	\$ 3,989,408	\$ 3,566,101	\$ 5,666,495	\$ 5,666,495	\$ 5,999,823	\$ 5,711,970	\$ 5,807,751	\$ 6,447,130	\$ 6,056,104	\$ 5,812,167	\$ 60,724,895
#13 South Station - 38J	\$ 814,936	\$ 892,613	\$ 968,165	\$ 975,144	\$ 975,144	\$ 1,308,675	\$ 1,283,383	\$ 1,357,246	\$ 1,669,064	\$ 2,067,850	\$ 2,199,063	\$ 15,136,971
\$	11,237,178	12,301,882	12,056,216	12,691,957	13,098,146	13,023,288	13,296,020	13,593,213	16,331,402	15,877,761	13,558,625	191,060,922

2021 TAX INCREMENT PAYMENT/OBLIGATION SUMMARY

	Increased Tax Value over Base	Increment Received	Admin Fee %	Admin Fee	Housing	Reimbursement To Developers	JSD Pass-through	JSD Admin Bldg.	Infrastructure	Available for RDA Obligations
#1 Towers at South Towne - 39G		\$ 372,783	0.0%	~	n/a	~	~	~	~	\$ 372,783
#2 The Landings (Harmon's) - 38B		\$ 486,059	5.0%	\$ 24,303	n/a	~	~	~	~	\$ 461,756
#3 South Gate - 39H	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#4 South Gateway (Ultradent) - 38D	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#5 South Jordan Parkway - 38E	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#6 South I-15 Frontage Road (Wal-Mart) - 38C		\$ 830,335	5.0%	\$ 41,517	\$ -	~	~	~	~	\$ 788,818
#7 North Jordan Gateway - 39I	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#8 South Jordan Towne Center - 38F	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#9 Gateway Central		\$ 2,076,854	5.0%	\$ 103,843	\$ 415,371	~	~	~	~	\$ 1,557,641
#10 The District - 38G	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#11 Merit Medical - 38H		\$ 1,781,364	5.0%	\$ 89,068	\$ 356,273	\$ 1,120,535	\$ 172,390	~	\$ 43,098	\$ 0
#12 Commerce Park - 38I		\$ 5,812,167	2.5%	\$ 145,304	n/a	\$ 3,902,282	\$ 982,894	\$ 491,078	\$ 290,608	\$ 0
#13 South Station		\$ 2,199,063	2.5%	\$ 54,977	n/a	\$ 1,891,520	~	\$ 142,613	\$ 109,953	\$ 0

RDA TRANSFERS OUT FOR FY 21-22

Transfer	Amount*	Purpose
Transfer to General Fund	\$ 19	Risk Management Fee
Transfer to CDA	\$ 120,000	Tim Dahle Nissan & Riverton Chevrolet payments
Transfer to Debt Service	\$ 765,469	Debt Service on the 2008 Sales Tax Revenue Bond
Transfer to Debt Service SID	\$ 1,218,000	Debt Service on the 2015 RDA Bond (FY 2021)
Transfer to MBA	\$ 721,616	Debt Service on the 2011 MBA Bond (Fitness Center)
Transfer to General Fund	\$ 358,574	RDA Portion of Homeless Shelter Funding
Transfer to MBA	\$ 1,395,000	Debt Service on the 2011 MBA Bond (Fitness Center)
TOTAL TRANSFERS	\$ 4,578,678	

*These are actual amounts for FY 21-22 but have not been audited

South Jordan RDA Actual Cumulative Housing Revenue & Expenses

AREA	Housing Backloaded Per Year	Housing Revenue 2005	Housing Revenue 2006	Housing Revenue 2007	Housing Revenue 2008	Housing Revenue 2009	Housing Revenue 2010	Housing Revenue 2011	Housing Revenue 2012	Housing Revenue 2013
#1 Towers at South Towne - 39G	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#2 The Landings (Harmon's) - 38B	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#3 South Gate - 39H	172,094	~	~	\$ 356,621	\$ 380,241	\$ 407,344	\$ 410,755	\$ 419,163	\$ 431,873	\$ 447,472
#4 South Gateway (Ultradent) - 38D	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	COMPLETE
#5 South Jordan Parkway - 38E	164,051	~	~	~	~	~	\$ 349,935	\$ 351,493	\$ 335,394	\$ 328,397
#6 South I-15 Frontage Road (Wal-Mart) - 38C	421,369	~	~	~	~	~	~	~	~	~
#7 North Jordan Gateway - 39I	39,669	~	~	~	~	~	\$ 129,031	\$ 135,985	\$ 175,497	\$ 177,527
#8 South Jordan Towne Center - 38F	No Backload	\$ 30,062	\$ 37,948	\$ 48,759	\$ 62,442	\$ 65,025	\$ 58,896	\$ 66,986	\$ 72,284	\$ 70,247
#9 Gateway Central	No Backload	~	~	~	~	~	~	~	~	~
#10 The District - 38G	No Backload	~	\$ 120,000	\$ 255,160	\$ 374,112	\$ 390,877	\$ 289,195	\$ 342,837	\$ 340,096	\$ 346,393
#11 Merit Medical - 38H	No Backload	~	~	\$ 68,827	\$ 71,856	\$ 94,561	\$ 84,854	\$ 97,103	\$ 169,385	\$ 193,855
#12 Commerce Park - 38I	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#13 South Station - 38J	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Interest				\$ 4,466	\$ 10,864	\$ 15,128	\$ 8,763	\$ 8,013	\$ 51,351	\$ 26,700
Misc.						\$ 2,500				
Bond Proceeds										
Transfer From RDA						\$ 3,077,718				
Transfer from CDA									\$ 999,999	
		\$ 30,062	\$ 157,948	\$ 733,833	\$ 899,516	\$ 4,053,153	\$ 1,331,429	\$ 1,421,580	\$ 2,575,879	\$ 1,590,592

AREA	Housing Backloaded Per Year	Housing Revenue 2014	Housing Revenue 2015	Housing Revenue 2016	Housing Revenue 2017	Housing Revenue 2018	Housing Revenue 2019	Housing Revenue 2020	Housing Revenue 2021	Project Area Total
#1 Towers at South Towne - 39G	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#2 The Landings (Harmon's) - 38B	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#3 South Gate - 39H	241,200	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 2,853,470
#4 South Gateway (Ultradent) - 38D	No Housing	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	n/a
#5 South Jordan Parkway - 38E	426,792	\$ 339,290	\$ 338,401	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 2,042,911
#6 South I-15 Frontage Road (Wal-Mart) - 38C	421,369	~	~	~	\$ 425,846	\$ 455,633	\$ 479,829	\$ 487,633	\$ 476,139	\$ 2,325,080
#7 North Jordan Gateway - 39I	-	\$ 179,926	\$ 196,285	\$ 215,909	\$ 206,200	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 1,416,360
#8 South Jordan Towne Center - 38F	No Backload	\$ 64,957	\$ 66,121	\$ 63,759	\$ 70,149	\$ 88,350	\$ 79,452	COMPLETE	COMPLETE	\$ 945,439
#9 Gateway Central	No Backload	~	~	~	\$ 146,152	\$ 278,495	\$ 362,657	\$ 423,243	\$ 415,371	\$ 1,625,918
#10 The District - 38G	No Backload	\$ 339,778	\$ 340,474	\$ 373,093	\$ 352,202	\$ 368,063	\$ 420,199	\$ 429,626	COMPLETE	\$ 5,082,105
#11 Merit Medical - 38H	No Backload	\$ 231,826	\$ 256,375	\$ 250,389	\$ 251,973	\$ 237,492	\$ 270,946	\$ 285,983	\$ 356,273	\$ 2,921,698
#12 Commerce Park - 38I	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#13 South Station - 38J	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Interest		\$ 56,422	\$ 48,209	\$ 61,311	\$ 153,473	\$ 205,250	\$ 316,607	\$ 145,288	\$ 79,311	\$ 1,191,155
Misc.										\$ 2,500
Bond Proceeds				\$ 355,110		\$ 1,440,707				\$ 1,795,817
Transfer From RDA										\$ 3,077,718
Transfer from CDA										\$ 999,999
		\$ 1,212,199	\$ 1,245,865	\$ 1,319,571	\$ 1,605,995	\$ 3,073,991	\$ 1,929,690	\$ 1,771,773	\$ 1,327,094	\$ 26,280,171

Housing Expenses 2005	Housing Expenses 2006	Housing Expenses 2007	Housing Expenses 2008	Housing Expenses 2009	Housing Expenses 2010	Housing Expenses 2011	Housing Expenses 2012	Housing Expenses 2013
\$ -	\$ -	\$ (107,520)	\$ (259,661)	\$ (3,635,657)	\$ (348,163)	\$ (337,597)	\$ (337,994)	\$ (681,555)

Housing Expenses 2014	Housing Expenses 2015	Housing Expenses 2016	Housing Expenses 2017	Housing Expenses 2018	Housing Expenses 2019	Housing Expenses 2020	Housing Expenses 2021	Total
\$ (624,562)	\$ (329,707)	\$ (1,115,053)	\$ (647,541)	\$ (328,749)	\$ (328,661)	\$ (325,870)	\$ (1,506,860)	\$ (10,915,149)

Housing Fund Balance ** \$ 9,233,852

**This number is unaudited as of 7/20/2022 which does not include all year-end and month-end transactions

SOUTH JORDAN RDA EXPENSES

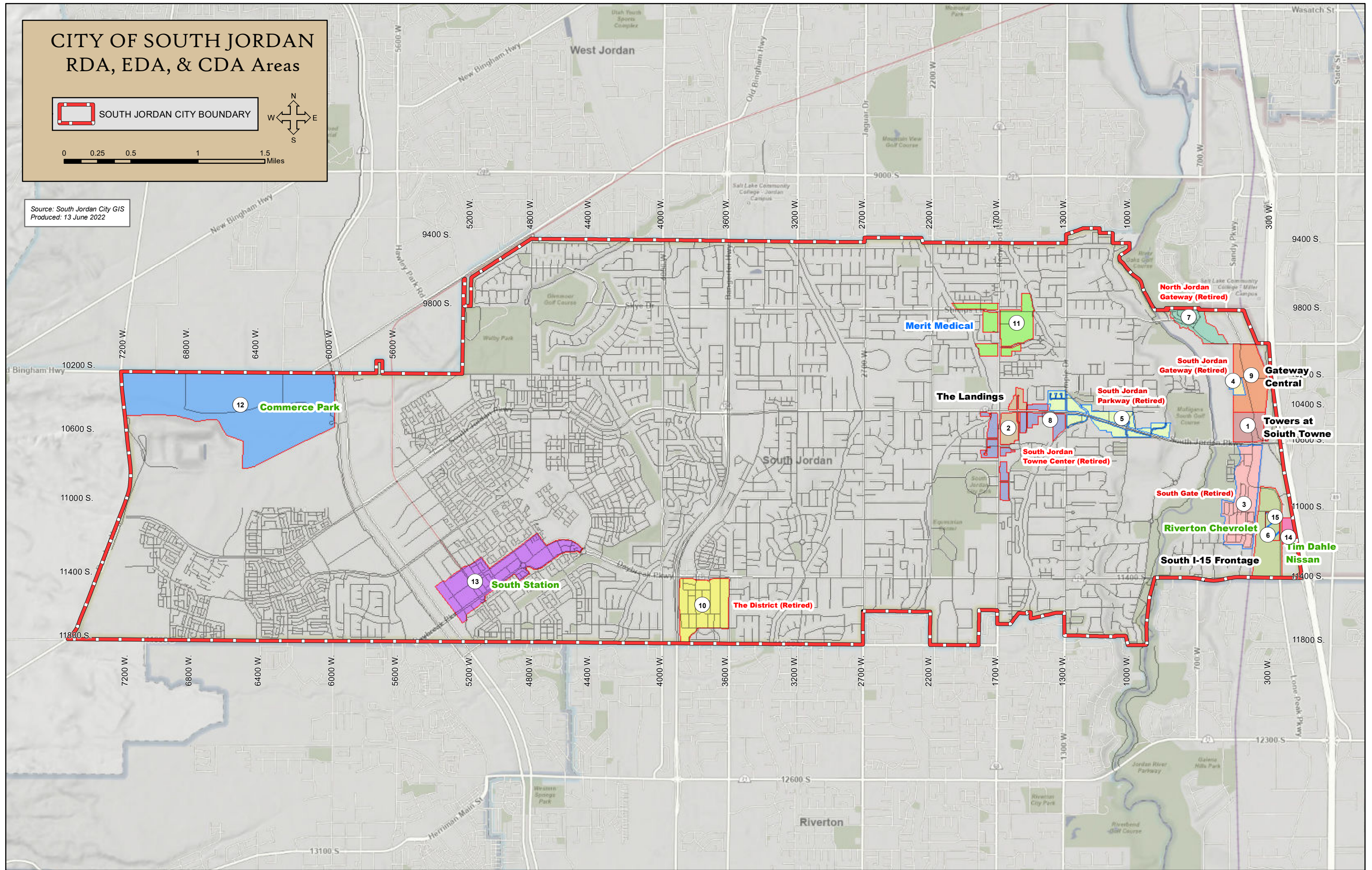
AREA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
#1 Towers at South Towne - 39G	\$ 269,936	\$ 359,260	\$ 328,299	\$ 647,260	\$ 394,238	\$ 366,907	\$ 345,666	\$ 405,245	\$ 297,817	\$ 374,237	\$ 340,530	\$ 281,886
#2 The Landings (Harmon's) - 38B				\$ 256,119	\$ 400,184	\$ 363,617	\$ 463,992	\$ 229,601	\$ 466,048	\$ 216,979	\$ 165,877	\$ 147,396
#3 South Gate - 39H	\$ 58,097	\$ 64,764	\$ 673,783	\$ 746,005	\$ 128,257	\$ 95,567	\$ 67,830	\$ 135,402	\$ 82,925	\$ 132,215	\$ 87,425	\$ 70,900
#4 South Gateway (Ultradent) - 38D			\$ 60,000	\$ 206,385	\$ 89,377	\$ 53,542	\$ 26,191	\$ 88,499	\$ 13,728	\$ 74,756	\$ 25,766	\$ 9,481
#5 South Jordan Parkway - 38E			\$ 11,772	\$ 469,763	\$ 252,620	\$ 407,213	\$ 51,350	\$ 121,392	\$ 867,296	\$ 118,100	\$ 77,518	\$ 58,887
#6 South I-15 Frontage Road (Wal-Mart) - 38C								\$ 362,130	\$ 295,986	\$ 589,543	\$ 640,750	\$ 640,009
#7 North Jordan Gateway - 39I					\$ 93,303	\$ 62,832	\$ 35,688	\$ 97,162	\$ 26,132	\$ 94,768	\$ 48,378	\$ 120,701
#8 South Jordan Towne Center - 38F						\$ 1,233,765	\$ 311,443	\$ 313,610	\$ 202,277	\$ 305,705	\$ 213,074	\$ 194,903
#9 Gateway Central											\$ 112,184	\$ 569,303
#10 The District - 38G								\$ 568,499	\$ 1,034,369	\$ 9,637,692	\$ 1,491,047	\$ 1,019,577
#11 Merit Medical - 38H									\$ 280,987	\$ 353,549	\$ 392,608	\$ 338,653
#12 Commerce Park - 38I												\$ 63,424
#13 South Station - 38J										\$ 644,667	\$ 355,332	\$ 20,055
	\$ 328,033	\$ 424,023	\$ 1,073,854	\$ 2,325,532	\$ 1,357,978	\$ 2,583,444	\$ 1,302,160	\$ 2,321,542	\$ 3,567,564	\$ 12,542,210	\$ 3,950,489	\$ 3,535,175

AREA	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
#1 Towers at South Towne - 39G	\$ 320,216	\$ 324,039	\$ 292,114	\$ 286,166	\$ 319,713	\$ 214,140	\$ 159,583	\$ 17,857	\$ 17,857	\$ 17,857	\$ 20,833	\$ 6,401,656
#2 The Landings (Harmon's) - 38B	\$ 165,486	\$ 190,666	\$ 172,740	\$ 146,871	\$ 176,770	\$ 157,756	\$ 154,839	\$ 159,909	\$ 161,458	\$ 162,554	\$ 166,471	\$ 4,525,333
#3 South Gate - 39H	\$ 78,552	\$ 116,881	\$ 102,502	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 2,641,105
#4 South Gateway (Ultradent) - 38D	\$ 31,287	\$ 51,937	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 730,949
#5 South Jordan Parkway - 38E	\$ 68,730	\$ 96,222	\$ 76,134	\$ 54,192	\$ 83,631	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 2,814,819
#6 South I-15 Frontage Road (Wal-Mart) - 38C	\$ 666,616	\$ 701,264	\$ 658,023	\$ 59,296	\$ 88,265	\$ 49,055	\$ 44,368	\$ 70,653	\$ 60,297	\$ 62,110	\$ 62,307	\$ 5,050,672
#7 North Jordan Gateway - 39I	\$ 49,713	\$ 177,969	\$ 77,874	\$ 43,964	\$ 77,723	\$ 62,044	\$ 57,253	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 1,125,505
#8 South Jordan Towne Center - 38F	\$ 214,367	\$ 240,273	\$ 74,864	\$ 25,139	\$ 55,100	\$ 33,924	\$ 33,162	\$ 39,945	\$ 37,720	\$ 172,472	\$ 130,020	\$ 3,831,763
#9 Gateway Central	\$ 2,800	\$ -					\$ 52,131	\$ 2,189,981	\$ 1,322,521	\$ 1,340,268	\$ 1,342,579	\$ 6,931,767
#10 The District - 38G	\$ 1,409,159	\$ 1,423,786	\$ 1,414,878	\$ 1,383,853	\$ 1,403,461	\$ 1,430,128	\$ 1,397,750	\$ 1,749,796	\$ 1,728,316	\$ 644,973	COMPLETE	\$ 27,737,282
#11 Merit Medical - 38H	\$ 407,770	\$ 708,986	\$ 785,627	\$ 908,163	\$ 1,033,055	\$ 989,251	\$ 993,037	\$ 908,077	\$ 1,068,864	\$ 1,127,194	\$ 1,221,817	\$ 11,517,639
#12 Commerce Park - 38I	\$ 1,941,564	\$ 3,573,839	\$ 3,485,449	\$ 4,651,272	\$ 6,313,543	\$ 5,386,760	\$ 5,030,856	\$ 5,078,895	\$ 5,799,114	\$ 8,240,428	\$ 1,735,475	\$ 51,300,619
#13 South Station - 38J	\$ 446,000	\$ 1,369,794	\$ 936,870	\$ 1,673,511	\$ 947,217	\$ 1,238,611	\$ 1,194,136	\$ 1,242,526	\$ 1,631,264	\$ 4,564,053	\$ 1,710,154	\$ 17,974,190
	\$ 5,802,260	\$ 8,975,654	\$ 8,077,076	\$ 9,232,427	\$ 10,498,479	\$ 9,561,668	\$ 9,117,115	\$ 11,457,639	\$ 11,827,411	\$ 16,331,909	\$ 6,389,656	\$ 142,583,298

CITY OF SOUTH JORDAN RDA, EDA, & CDA Areas



Source: South Jordan City GIS
Produced: 13 June 2022





Appendix



SOUTH JORDAN
UTAH

Redevelopment Agency

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Project #1 Towers Haircut	372,784	415,000	370,429	400,000
Project #2 Harmons	467,240	350,000	486,059	0
Project #6 South I-15 Frontage	633,641	400,000	589,178	800,000
Project #9 Gateway Central	1,692,971	1,400,000	1,659,934	2,000,000
Project #10 South Bangerter	1,718,505	0	0	0
Project #11 Merit Medical	1,143,932	900,000	1,425,091	1,600,000
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	19,206	0	20,136	0
Total Revenues	6,168,279	3,585,000	4,670,827	4,920,000
Transfer From Other Funds				
Transfer from CDA	334,604	0	0	0
Use of Fund Balance	0	1,920,361	0	0
Total Trans From Other Funds	334,604	1,920,361	0	0
Total Revenues and Transfers	6,502,883	5,505,361	4,670,827	4,920,000
Operating Expenditures				
Materials and Supplies	34,945	79,075	36,020	69,075
Operating Expenditures	465,153	501,182	268,187	399,944
Total Operating Expenditures	500,098	580,257	304,207	469,019
Project Expenditures				
Tax Increment Commitments	1,678,886	2,100,000	1,355,917	2,160,000
Total Project Expenditures	1,678,886	2,100,000	1,355,917	2,160,000
Transfers Out				
Transfer to General Debt Service Fund	775,250	765,469	765,469	765,000
Transfer to CDA	120,000	120,000	120,000	125,000
Transfer to SID Debt Service Fund	1,216,600	1,218,000	1,218,000	1,218,200
Transfer to MBA	721,682	721,616	721,616	0
Transfer to General Fund	19	19	19	19
Contribution to Fund Balance	1,490,348	0	185,599	182,762
Total Transfers Out	4,323,899	2,825,104	3,010,703	2,290,981
Total Expenditures	6,502,883	5,505,361	4,670,827	4,920,000

RDA Housing

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Housing Revenue	1,390,262	950,000	830,173	900,000
Investment Earnings	95,113	0	90,559	0
Total Revenues	1,485,375	950,000	920,732	900,000
Transfer From Other Funds				
Use of Fund Balance	0	2,865,000	555,159	2,733,336
Total Trans From Other Funds	0	2,865,000	555,159	2,733,336
Total Revenues and Transfers	1,485,375	3,815,000	1,475,891	3,633,336
Project Expenditures				
Housing Program	56,576	2,400,000	80,891	2,400,000
Housing Expenses	0	20,000	0	1,070,000
Total Project Expenditures	56,576	2,420,000	80,891	3,470,000
Transfers Out				
Transfer to MBA	0	1,395,000	1,395,000	0
Transfer to General Fund	0	0	0	163,336
Contribution to Fund Balance	1,428,799	0	0	0
Total Transfers Out	1,428,799	1,395,000	1,395,000	163,336
Total Expenditures	1,485,375	3,815,000	1,475,891	3,633,336

CDA

	Prior Year Actual FY 20-21	Adopted Budget FY 21-22	Estimated Actual FY 21-22	Proposed Budget FY 22-23
Revenues				
Project#12 Commerce Park	6,056,104	5,500,000	4,065,458	6,000,000
Project#13 South Station	2,039,033	1,200,000	1,457,647	1,800,000
Investment Earnings	34,563	0	15,507	0
Total Revenues	8,129,700	6,700,000	5,538,612	7,800,000
Transfer From Other Funds				
Transfer from RDA	120,000	120,000	120,000	125,000
Use of Fund Balance	4,932,007	0	0	0
Total Trans From Other Funds	5,052,007	120,000	120,000	125,000
Total Revenues and Transfers	13,181,707	6,820,000	5,658,612	7,925,000
Operating Expenditures				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	633,639	200,000	24,694	200,000
Total Operating Expenditures	753,639	320,000	144,694	320,000
Project Expenditures				
Tax Increment Commitments	6,808,620	5,925,000	4,825,000	6,125,000
Capital Reserve	5,284,844	0	0	0
Total Project Expenditures	12,093,464	5,925,000	4,825,000	6,125,000
Transfers Out				
Transfer to RDA	334,604	0	0	0
Transfer to Capital Equipment	0	0	0	200,000
Contribution to Fund Balance	0	575,000	688,918	1,280,000
Total Transfers Out	334,604	575,000	688,918	1,480,000
Total Expenditures	13,181,707	6,820,000	5,658,612	7,925,000



Area #14

Tim Dahle Nissan

Tim Dahle Nissan

Area #14 – CDA



Project Area Summary

The *Tim Dahle Nissan CDA* project completed its seventh (7th) year of a twelve (12) year term in 2021. Located on the east side of Jordan Gateway at 11155 South. This project only involves South Jordan City sales tax and does not involve sales tax from any other entity nor does it involve property tax increment from any taxing entity, including the City.

Housing: Not required.

Economic Update

The total project area encompasses 11.59 acres. There are 11.59 developable acres of which approximately 8.78 acres (76%) are developed and 2.81 acres (24%) remains undeveloped. This CDA project agreement consists of the City rebating up to 30% of the City’s Point of Sale taxes received with an annual cap of \$60,000 and aggregate cap of \$500,000.



Notable business development in the project area include the following:

Automotive: Tim Dahle Nissan dealership

Future Development: Possible second dealership

2021 Summary Data

<i>Tax District 39M</i>			
<u>Base Year</u>	<u>Start Year</u>	<u>Term</u>	<u>Remaining Term</u>
N/A	2015	12 years	5 years (2026)
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
11.59	11.59	8.78 (76%)	2.81 (24%)
<u>Residential Portion</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created</u>	<u>Combined Tax Rate</u>
0%	57,583	131	N/A
<u>Base Value</u>	<u>2021 Value</u>	<u>Percent Increase</u>	<u>2021 Tax Increment Collected</u>
N/A	\$20,294,100	N/A	N/A
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
\$15,516,700	N/A	\$4,777,400	N/A

Taxing Entities that impose a tax on the
Project Area and each's benefits

South Jordan City

- Increased sales and property tax base—Received \$33,039 in Real Property Taxes in TY 2021
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base—Received \$45,682 in Real Property Taxes in TY 2021
- Increased job count

Jordan School District

- Increased property tax base—Received \$125,174 in Real Property Taxes in TY 2021
- Increase in revenue received from income tax from additional employment

Jordan Valley Water Conservancy District

- Increased property tax base—Received \$6,839 in Real Property Taxes in TY 2021
- Increased water sales

South Valley Sewer District

- Increased property tax base—Received \$5,074 in Real Property Taxes in TY 2021
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

- Increased property tax base—Received \$6,129 in Real Property Taxes in TY 2021
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

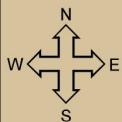
- Increased property tax base—Received \$245 in Real Property Taxes in TY 2021

Crescent Cemetery District

- Increased property tax base—Received \$609 in Real Property Taxes in TY 2021



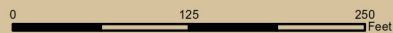
Jordan Gateway



1 inch = 125 feet

Source: City of South Jordan GIS
 Produced: 17 July 2015
 Aerial Imagery: 2014

**SOUTH JORDAN CITY
 AREA #14
 TIM DAHLE NISSAN CDA**



	PARCELS 2015
	TIM DAHLE NISSAN
	SOUTH JORDAN CITY BOUNDARY



Jordan Gateway



1 inch = 125 feet

Source: City of South Jordan GIS
Published: 9 June 2022
Aerial Imagery: April 2021

**SOUTH JORDAN CITY
AREA #14
Tim Dahle Nissan CDA**



	PARCELS 2022
	TIM DAHLE NISSAN
	SOUTH JORDAN CITY BOUNDARY



Area #15

Riverton Chevrolet



SOUTH JORDAN
UTAH

Riverton Chevrolet

Area #15 – CDA



Project Area Summary

The *Riverton Chevrolet CDA* project completed its sixth (6th) year of a ten (10) year term in 2021. Located on the west side of Jordan Gateway at 11100 South. This project only involves South Jordan City sales tax and does not involve sales tax from any other entity nor does it involve property tax increment from any taxing entity, including the City. Housing: Not required.



Economic Update

The total project area encompasses 13.78 acres. There are 13.78 developable acres of which approximately 6.9 acres (50%) are developed and 6.88 acres (50%) remains undeveloped. Riverton Chevrolet may sell the remaining property or, if possible, open a second dealership on the remaining property in the next few years. This CDA project agreement consists of the City rebating up to 30% of the City’s Point of Sale taxes received with an annual cap of \$65,000 and aggregate cap of \$550,000.

Notable business development in the project area include the following:

- Automotive:** Riverton Chevrolet dealership
- Future Development:** Potential second dealership

2021 Summary Data

<i>Tax District 38L</i>			
<u>Base Year</u> N/A	<u>Start Year</u> 2016	<u>Term</u> 10 years	<u>Remaining Term</u> 4 years (2025)
<u>Total Acres</u> 13.78	<u>Developable Acres</u> 13.78	<u>Developed Acres</u> 6.9 (50%)	<u>Undeveloped Acres</u> 6.88 (50%)
<u>Residential Portion</u> 0%	<u>Total Building Sq. Ft.</u> 59,309	<u>Estimated # jobs created</u> 98	<u>Combined Tax Rate</u> N/A
<u>Base Value</u> N/A	<u>2021 Value</u> \$21,418,202	<u>Percent Increase</u> N/A	<u>2021 Tax Increment Collected</u> N/A
<u>Real Property Value</u> \$20,428,200	<u>Personal Property Value</u> \$937,289	<u>State Assessed</u> \$52,713	<u>Budget</u> N/A

*Taxing Entities that impose a tax on the
Project Area and each's benefits*

South Jordan City

- Increased sales and property tax base—Received \$35,001 in Property Taxes in TY 2021
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base—Received \$48,395 Property Taxes in TY 2021
- Increased job count

Jordan School District

- Increased property tax base—Received \$132,607 in Property Taxes in TY 2021
- Increase in revenue received from income tax from additional employment

Jordan Valley Water Conservancy District

- Increased property tax base—Received \$7,245 in Property Taxes in TY 2021
- Increased water sales

South Valley Sewer District

- Increased property tax base—Received \$5,375 in Property Taxes in TY 2021
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

- Increased property tax base—Received \$6,493 in Property Taxes in TY 2021
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base—Received \$256 in Property Taxes in TY 2021

Crescent Cemetery District

- Increased property tax base—Received \$645 in Property Taxes in TY 2021

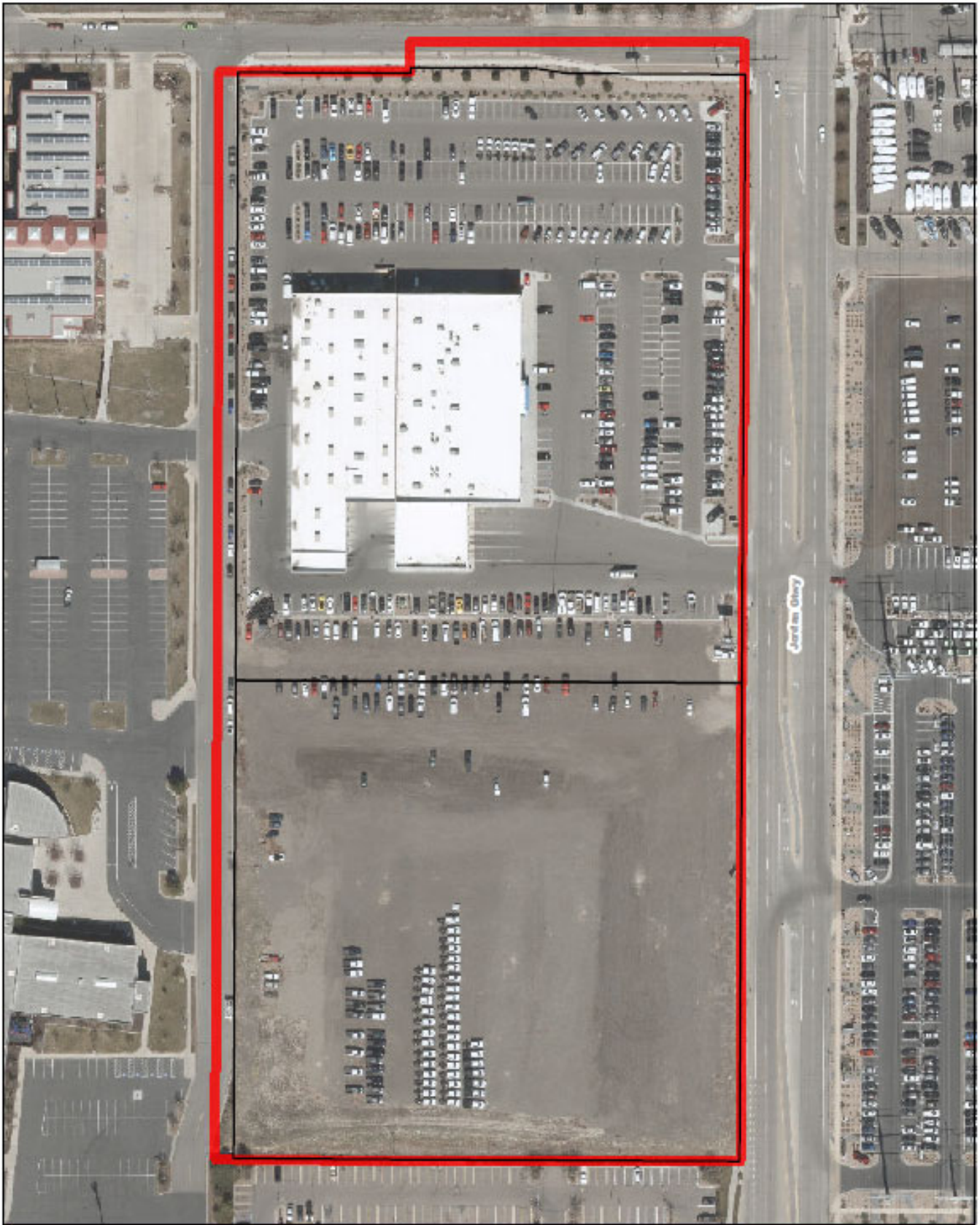


SOUTH JORDAN CITY
AREA #15
RIVERTON CHEVROLET CDA

1 inch = 130 feet

Source: City of South Jordan GIS
Produced: 20 July 2018
Aerial Imagery: March 2018

PARCELS 2016
RIVERTON CHEVROLET
SOUTH JORDAN CITY BOUNDARY



1 inch = 130 feet

Source: City of South Jordan GIS
Produced: 9 June 2022
Aerial Imagery: April 2021

**SOUTH JORDAN CITY
AREA #15
Riverton Chevrolet CDA**

0 30 140 Feet



PARCELS 2022
RIVERTON CHEVROLET
SOUTH JORDAN CITY BOUNDARY



SOUTH JORDAN
U T A H

South Jordan

Redevelopment Agency

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