

TAYLORSVILLE 6200 S REDWOOD ROAD -- Urban Renewal Project Area  
 Taylorsville City, Salt Lake County, Utah

REVENUE																		
	2009 Base Year Taxable Value	15 Yr		YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	YR 13	YR 14	YR 15
		NPV	CASH															
Incremental Property Tax Revenue																		
<b>TOTAL INCREMENTAL REVENUE</b>	<b>\$ 71,929,100</b>	<b>\$9,667,811</b>	<b>\$15,411,143</b>	<b>\$226,130</b>	<b>\$336,307</b>	<b>\$331,388</b>	<b>\$1,179,941</b>	<b>\$1,171,005</b>	<b>\$1,156,580</b>	<b>\$1,260,190</b>	<b>\$1,247,350</b>	<b>\$1,236,436</b>	<b>\$1,227,158</b>	<b>\$1,219,273</b>	<b>\$1,212,570</b>	<b>\$1,206,873</b>	<b>\$1,202,030</b>	<b>\$1,197,914</b>
EXPENDITURE																		
Eligible project area expenditures, including land acquisition, public improvements inside and outside the Project Area, bond financing costs, grants and other eligible expenses		\$5,438,144	\$ 8,668,768	\$ 127,198	\$ 189,172	\$ 186,406	\$ 663,717	\$ 658,690	\$ 650,576	\$ 708,857	\$ 701,634	\$ 695,495	\$ 690,277	\$ 685,841	\$ 682,071	\$ 678,866	\$ 676,142	\$ 673,827
RDA Housing		\$1,450,172	\$ 2,311,671	\$ 33,919	\$ 50,446	\$ 49,708	\$ 176,991	\$ 175,651	\$ 173,487	\$ 189,028	\$ 187,102	\$ 185,465	\$ 184,074	\$ 182,891	\$ 181,886	\$ 181,031	\$ 180,305	\$ 179,687
RDA Administration		\$362,543	\$ 577,918	\$ 8,480	\$ 12,611	\$ 12,427	\$ 44,248	\$ 43,913	\$ 43,372	\$ 47,257	\$ 46,776	\$ 46,366	\$ 46,018	\$ 45,723	\$ 45,471	\$ 45,258	\$ 45,076	\$ 44,922
<b>TOTAL ELIGIBLE AGENCY EXPENSES</b>		<b>\$7,250,858</b>	<b>\$ 11,558,357</b>	<b>\$ 169,597</b>	<b>\$ 252,230</b>	<b>\$ 248,541</b>	<b>\$ 884,956</b>	<b>\$ 878,253</b>	<b>\$ 867,435</b>	<b>\$ 945,142</b>	<b>\$ 935,512</b>	<b>\$ 927,327</b>	<b>\$ 920,369</b>	<b>\$ 914,455</b>	<b>\$ 909,428</b>	<b>\$ 905,155</b>	<b>\$ 901,523</b>	<b>\$ 898,435</b>
<b>TOTAL TAXING AGENCY PASS THROUGH</b>		<b>\$2,416,953</b>	<b>\$ 3,852,786</b>	<b>\$ 56,532</b>	<b>\$ 84,077</b>	<b>\$ 82,847</b>	<b>\$ 294,985</b>	<b>\$ 292,751</b>	<b>\$ 289,145</b>	<b>\$ 315,047</b>	<b>\$ 311,837</b>	<b>\$ 309,109</b>	<b>\$ 306,790</b>	<b>\$ 304,818</b>	<b>\$ 303,143</b>	<b>\$ 301,718</b>	<b>\$ 300,508</b>	<b>\$ 299,478</b>

**PROPOSED ECONOMIC DEVELOPMENT CUMULATIVE BUDGET:**

Uses of Tax Increment Funds:	Amount		
Development Fees	\$ -		
Secondary access, internal circulation, landscaping, sidewalks, curb, gutter, etc.	\$ 9,680,000		
Electrical System Upgrade / Improvements	\$ -		
Remediation of LDS Church Ballfields	\$ 580,000		
Roadway Infrastructure and Improvements	\$ -		
Collector	\$ 2,500,000		
6235 Roadway	\$ 800,000		
Relocation/Development Incentives	\$ 2,800,000		
Total Public Infrastructure Costs	\$ 16,360,000		
<b>Sources of Funds:</b>			
Taylorsville Road Contribution	\$ 921,856		
UDOT/Federal Road Contribution	\$ 10,000,000		
<b>TOTAL AVAILABLE TAX INCREMENT - NPV</b>	<b>\$ 5,438,144</b>		
<b>Total Public Infrastructure Revenues</b>	<b>\$ 16,360,000</b>		
<b>Redevelopment Agency Total</b>			
	<b>15 Years</b>		
	Net Present Value @ 5.5%	Cash	%
Eligible Project Area Expenditures	\$5,438,144	\$8,668,768	75%
Housing	\$1,450,172	\$2,311,671	20%
RDA Administration	\$362,543	\$577,918	5%
TOTAL AGENCY - Maximum cumulative dollar amount	\$7,250,858	\$11,558,357	75%
Total Available Tax Increment	\$9,667,811	\$15,411,143	100%
Pass Through to Other Taxing Agencies	\$2,416,953	\$3,852,786	25%
<b>Taxing Entities</b>	Total Tax Increment	TI Investment	Pass Through
Salt Lake County	\$3,036,376	\$2,277,282	\$759,094
Granite School District	\$8,060,127	\$6,045,095	\$2,015,032
Taylorsville City	\$2,252,623	\$1,689,468	\$563,156
Taylorsville-Bennion Improvement District	\$210,600	\$157,950	\$52,650
S. S. L. Valley Mosquito Abatement District	\$33,323	\$24,992	\$8,331
Central Utah Water District	\$533,165	\$399,874	\$133,291
Salt Lake County Library	\$533,165	\$399,874	\$133,291
Total Tax District #61	\$751,763	\$563,822	\$187,941

Tax Increment Summary	
Year 1 =	\$226,130
Year 2 =	\$336,307
Year 3 =	\$331,388
Year 4 =	\$1,179,941
Year 5 =	\$1,171,005
Year 10 =	\$1,227,158
Year 15 =	\$1,197,914

Note:

TAX INCREMENT YEAR ONE MAY OCCUR ANYTIME FROM 2011 TO 2014 AT THE DETERMINATION AND ELECTION OF THE REDEVELOPMENT AGENCY. TAX INCREMENT WILL BE COLLECTED FOR 15 YEARS FROM THE FIRST YEAR IN WHICH TAX INCREMENT IS RECEIVED.