

2020 Annual Report
Redevelopment Agency of Lehi City
October 2021



Table of Contents

Chapter 1 – Background and Overview

Chapter 2 – Millpond RDA

- Background Information
- Source of Funds Valuation
- Actual Funds Received Compared to Budget Showing Historical Receipts
- Tax Increment Use of Funds
- Development Activity
- Developed and Undeveloped Acreage
- Revised Multi-Year Budget
- Closeout of Millpond RDA
- Budget
- Area Map

Chapter 3 – Alpine Highway RDA

- Background Information
- Source of Funds Valuation
- Actual Funds Received Compared to Budget Showing Historical Receipts
- Tax Increment Use of Funds
- Development Activity
- Developed and Undeveloped Acreage
- Revised Multi-Year Budget
- Estimate of Tax Increment for 2021 and Totals for Funds
- Budget
- Area Map

Chapter 4 – Thanksgiving Park EDA

- Background Information
- Source of Funds Valuation
- Actual Funds Received Compared to Budget Showing Historical Receipts
- Tax Increment Use of Funds
- Development Activity
- Developed and Undeveloped Acreage
- Revised Multi-Year Budget
- Estimate of Tax Increment for 2021 and Totals for Funds
- Budget
- Area Map

Chapter 5 – Alpine Highway West EDA

- Background Information
- Source of Funds Valuation
- Actual Funds Received Compared to Budget Showing Historical Receipts
- Tax Increment Use of Funds

Development Activity
Developed and Undeveloped Acreage
Revised Multi-Year Budget
Estimate of Tax Increment for 2021 and Totals for Funds
Budget
Area Map

Chapter 6 – Traverse Mountain CDA

Background Information
Source of Funds Valuation
Actual Funds Received Compared to Budget Showing Historical Receipts
Tax Increment Use of Funds
Development Activity
Developed and Undeveloped Acreage
Revised Multi-Year Budget
Estimate of Tax Increment for 2021 and Totals for Funds
Budget
Area Map

Chapter 7 – West Timpanogos CDA

Background Information
Source of Funds Valuation
Actual Funds Received Compared to Budget Showing Historical Receipts
Tax Increment Use of Funds
Development Activity
Developed and Undeveloped Acreage
Revised Multi-Year Budget
Estimate of Tax Increment for 2021 and Totals for Funds
Budget
Area Map

Chapter 8 – SR-92 Digital Drive CRA

Background Information
Source of Funds Valuation
Actual Funds Received Compared to Budget Showing Historical Receipts
Tax Increment Use of Funds
Development Activity
Developed and Undeveloped Acreage
Revised Multi-Year Budget
Estimate of Tax Increment for 2021 and Totals for Funds
Budget
Area Map

Chapter 9 – Meadow Pointe CRA

Background Information
Source of Funds Valuation
Actual Funds Received Compared to Budget Showing Historical Receipts

Tax Increment Use of Funds
Development Activity
Developed and Undeveloped Acreage
Revised Multi-Year Budget
Estimate of Tax Increment for 2021 and Totals for Funds
Budget
Area Map

Chapter 1 – Background and Overview

This report is prepared for the Redevelopment Agency of Lehi City (Agency) in accordance with the requirements of Utah Code Section 17C-1-402(12,13) which requires a taxing entity committee to meet at least annually during a project area funds collection period under an urban renewal, an economic development, or a community reinvestment project area budget to review the status of the project area. A taxing entity committee is not required to meet in accordance with subsection 9a if the Agency prepares and distributes a report reviewing the status of project areas on or before November 1st of each year in accordance with Utah Code Section 17C-1-603. The report must be submitted to the Alpine School District, Utah County Auditor, The Utah State Board of Education, Utah State Tax Commission and any other taxing entity who levies a tax on property from which the Agency collects tax increment. The applicable taxing entities are as follows and vary by project area and taxing districts included in each project area:

- Utah County
- Alpine School District
- Lehi City
- Central Utah Water Conservancy District
- Northern Utah Water Conservancy District
- Lehi Metropolitan Water District

There are eight redevelopment areas in Lehi City, listed from oldest to newest, as follows:

- Millpond RDA
- Alpine Highway RDA
- Thanksgiving Park EDA
- Alpine Highway West EDA
- Traverse Mountain CDA
- West Timpanogos CDA
- SR-92 Digital Drive CRA
- Meadow Pointe CRA

The requirements for the study are listed specifically under the Utah Code 17C-1-603 as follows and must be addressed separately for each of the seven project areas:

- (a) An assessment of the change in marginal value including:
 - i. The base year
 - ii. The base taxable value
 - iii. The prior year's assessed value
 - iv. The estimated current assessed value
 - v. Percent change in marginal value; and
 - vi. A narrative description of the relative growth in assessed value;
- (b) The amount of project area funds the agency received for each year of the project area funds collection period, including:
 - i. A comparison of the actual project area funds received for the previous year to the amount of project area funds forecasted when the project area was created, if available;

- (a) The agency's historical receipts of project area funds, including the tax year for which the agency first received project area funds from the project area; or
 - (b) If the agency has not yet received project area funds from the project area, the year in which the agency expects each project area funds collection period to begin;
 - ii. A list of each taxing entity that levies or imposes a tax within the project area and a description of the benefits that each taxing entity receives from the project area; and
 - iii. The amount paid to other taxing entities under Section 17C-1-410, if applicable;
- (c) A description of current and anticipated project area development, including:
 - i. A narrative of any significant project area development, including infrastructure development, site development, participation agreements, or vertical construction; and
 - ii. Other details of development within the project area, including:
 - (a) Total developed acreage
 - (b) Total undeveloped acreage
 - (c) The percentage of residential development
 - (d) The total number of housing units authorized, if applicable;
- (d) The project area budget, if applicable, or other project area funds analysis, including:
 - i. Each project area's funds collection period, including:
 - (a) The start and end date of the project area funds collection period; and
 - (b) The number of years remaining in each project areas funds collection period;
 - ii. The amount of project area funds the agency is authorized to receive from the project area cumulatively and from each taxing entity; including:
 - (a) The total dollar amount; and
 - (b) The percentage of the total amount of project area funds generated within the project area;
 - iii. The remaining amount of project area funds the agency is authorized to receive from the project area cumulatively and from each taxing entity; and
 - iv. The amount of project area funds the agency is authorized to use to pay for the agency's administrative costs, ad described in subsection 17C-1-409(1), including:
 - (a) The total dollar amount; and
 - (b) The percentage of the total amount of all project area funds;
- (e) The estimated amount project area funds that the agency is authorized to receive from the project area for the current calendar year;
- (f) The estimated amount of project area funds to be paid to the agency for the next calendar year;
- (g) A map of the project area; and
- (h) Any other relevant information the agency elects to provide.

This report meets all legal requirements and is organized as follows:

- Chapter 1: Background and Overview
- Chapter 2: Millpond Neighborhood RDA
- Chapter 3: Alpine Highway RDA
- Chapter 4: Thanksgiving Park EDA
- Chapter 5: Alpine Highway West EDA

Chapter 6: Traverse Mountain CDA
Chapter 7: West Timpanogos CDA
Chapter 8: SR-92 Digital Drive CRA
Chapter 9: Meadow Pointe CRA

Chapter 2: Millpond Neighborhood RDA

Background Information

The Millpond Neighborhood Development Plan was adopted in 1986 by the Agency. The payment of the tax increment to the Agency was triggered in 1995. Increment is to be collected for 25 years from when the increment was triggered. The Agency, in the past has not shown a desire to extend the Millpond Neighborhood RDA, which is set to expire in 2020. The area sat idle for many years before development occurred which triggered the increment. Lehi City will close the Millpond Neighborhood RDA in 2021. While the area will not be collected tax increment the area will have the opportunity to expend funds associated with the area until all funds are depleted. Upon all funds being expended the Millpond Neighborhood RDA will close out.

The general boundaries of the Project Area plan are irregular, but it encompasses one quarter mile east of Interstate 15 to 1350 East, taking in both sides of Main Street to approximately one quarter mile west of Interstate 15 just past 850 East on both sides of Main Street, encompassing both north

Table 2.1 Project Area Description	
Year Established	1986
Initial Year of Tax Increment	1995
Initial Collection Period	32 years
Last Year of Tax Increment	2020

and south of 850 East from Main Street approximately one quarter to half mile both sides of 850 East. There is approximately 144.44 acres, of which 30.80 are public streets and highways, leaving 83.64 of privately owned property.

The Project Area was originally created to help re-align a frontage road to allow for the widening of Interstate 15 and completion of a full interchange at Main Street in Lehi. It was also determined that some land and buildings weren't being used to their highest and best use. Project funds were intended to help spur economic development in these areas and ensure long-term economic activity in the core area of the city. Economic development was to be accomplished by land assembly, infrastructure improvements and promotion of sites for development. The frontage road has been moved and a full interchange has been implemented off Interstate 15 and Lehi Main Street. Other infrastructure has been replaced and installed to include roads, water lines and storm drains to promote development. Lehi is currently engineering a pedestrian bridge crossing that will join housing, commercial and retail together.

Source of Funds – Valuation

Table 2.2: Base Year and Increment Taxable Values	Value
Base Year:	
Total Base Year Value	\$ 5,239,384
Prior Year (2020):	
Prior Year (2020) Increment Value	\$ 94,469,200
Prior Year (2020) Tax Increment Generated - Agency Share	\$ 513,307
Prior Year (2020) Adjusted Tax Increment to Agency	\$ 515,078
Prior Year (2020) Total Assessed Value	\$ 99,708,548
Current Year (2021):	
Current Year (2021) Projected Total Assessed Value at Close Out	\$ 99,708,548

The base year taxable value as reflected by the County Assessor’s Office is \$5,239,384.

Relative Growth in Assessed Value

Total taxable value for the Project Area has grown from \$5,289,598.00 at the inception of the project to over \$94 million in 2020. That is an increase of over 1,903% in value.

The 2019 total assessed value of the Project Area was \$86,804,705. The 2020 taxable value increased to \$94,459,200 due to value increases and development occurring within the Project Area. The project area closed out in 2021 and no further tax increment will be generated in this area.

Tax Increment Uses of Funds

Since the Millpond RDA predates July 1, 1993, funds are distributed to the Agency based on the following distribution formula: years 1 through 5 – 100%; years 6 through 10 – 80%; years 11 through 15 – 75%; years 16 through 20 – 70%; and years 21 through 25 – 60%. Since the first year of tax increment was triggered in 1995, year 25 expires in 2020. Funds have been utilized for infrastructure improvements to the area to include, storm drain, water lines, re-alignment of roads and sewer lines. The infrastructure improvements have allowed the RDA and the surrounding areas to develop into a TOD with housing and job creation.

Table 2.3: Tax Entity Contribution

	% of increment (or amount) to Agency for 2015	% of increment (or amount) to Agency 2016 through 2020
Alpine School District	70.00%	60.00%
Utah County	70.00%	60.00%
Lehi City	70.00%	60.00%
Northern Utah Water Conservancy District	70.00%	60.00%
North Utah Co. Water Conservancy District	70.00%	60.00%
Lehi Metropolitan Water District	70.00%	60.00%

For 2020 the Agency received \$515,078..87 in tax increment revenues.

Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Utah County	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Alpine School District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi City	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Central Utah Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
North Utah Co. Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi Metropolitan Water District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.

Development Activity

For 2020 no RDA funding was spent nor projects started. For 2021 a pedestrian bridge is being engineered with installation slated for 2022. While the area will be closed out there is still funding to be expended in the RDA area.

Total Area Funds Budgeted Compared to Actual Collected

Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Difference to be Collected
Apline School District	\$ 4,173,664.71	\$ 4,011,789.73	\$ 161,874.97
Lehi City	\$ 1,007,641.91	\$ 971,057.51	\$ 36,584.39
Utah County	\$ 425,117.56	\$ 412,875.30	\$ 12,242.26
Central Utah Water Conservancy Dist	\$ 178,871.34	\$ 190,221.63	\$ (11,350.28)
North Utah Co. Water Conservancy Dist	\$ 120,440.04	\$ 78,405.00	\$ 42,035.04
Lehi Metropolitan Water Dist	\$ 56,642.59	\$ 36,913.23	\$ 19,729.36
Total Revenue	\$ 5,962,378.15	\$ 5,701,262.40	\$ 261,115.75

Note: 1995 is the first year of increment. There is not clear breakdown of what each taxing entity has paid in taxes so an average has been taken. This RDA is in a haircut provision 60% and will expire in 2020. There is no intention of extending the RDA at this time.

Area Maps

Exhibit 2.1 shows the RDA area for the project as it was defined in the 1986 plan. There has been no additions or subtractions from the site.

Exhibit 2.2 shows that of the approximately 114 acres, 39% of the Project Area is still undeveloped. With the new infrastructure being installed, further economic development is anticipated in the Project Area.

Revised Multi-Year Budget

Table 2.4: Project Area Budget, CY 2020

Calendar Year for Increment	2020	2021
Assessed Valuation		
Base Year Taxable Value	\$ 5,289,598.00	\$ 00.00
Increment Value	\$ 94,418,950.00	\$ 00.00
Total Taxable Value	\$ 99,708,548.00	\$ 00.00
Tax Rates		
Utah County	0.000635	
Alpine School District/Charter Schools	0.0066	
Lehi City	0.001415	
Central Utah Water Conservancy District	0.000382	
North Utah Co. Water Conservancy District	0.000016	
Lehi Metropolitan Water District	0.000008	
Total	0.009056	
Taxing Entity Contribution		
Utah County	60%	
Alpine School District	60%	
Lehi City	60%	
Central Utah Water Conservancy District	60%	
North Utah Co. Water Conservancy District	60%	
Lehi Metropolitan Water District	60%	
Tax Increment Possible Versus Collected		
Tax Increment Possible	\$ 515,078.87	
Tax Increment Collected	\$ 513,307.85	
Increment Tax Revenues to Taxing Entities		
Utah County	\$ 23,988.41	\$ 00.00

Alpine School District	\$ 249,249.52	\$ 00.00
Lehi City	\$ 54,814.84	\$ 00.00
Central Utah Water Conservancy District	\$ 14,426.57	\$ 00.00
North Utah Co. Water Conservancy District	\$ 604.44	\$ 00.00
Lehi Metropolitan Water District	\$ 302.14	\$ 00.00
Total	\$ 343,385.91	\$ 00.00
Increment Tax Revenues to Agency		
Utah County	\$ 35,982.61	\$ 00.00
Alpine School District	\$ 373,874.28	\$ 00.00
Lehi City	\$ 82,222.26	\$ 00.00
Central Utah Water Conservancy District	\$ 21,639.85	\$ 00.00
North Utah Co. Water Conservancy District	\$ 906.66	\$ 00.00
Lehi Metropolitan Water District	\$ 453.21	\$ 00.00
Total	\$ 515,078.87	\$ 00.00
Expenditures		
Fund Surplus/Deficit	\$ -	\$ -
Reserves	\$ -	\$ -
Millpond RDA Engineering	\$ -	\$ -
Millpond RDA Streets	\$ -	\$ -
Millpond RDA Water	\$ 108,473.00	\$ 300,000.00
Road/Pedestrian Bridge to the Willows		\$ 1,200,000.00
Remaining Increment for Projects	\$ 371,954.00	\$ -

Estimate of Tax Increment for 2021

There will be no tax increment generated for 2021 as the project area closed out January 1st, 2021

A revised Multi-Year Budget is included at the end of this chapter.

Millpond Financials

Year	1995	1996	1997	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Base Year Valuation	\$ 3,975,000.00	\$ 3,975,000.00	\$ 3,975,000.00	\$ 5,289,598.00	\$ 5,289,598.00	\$ 5,289,598.00	\$ 5,289,598.00	\$ 5,289,598.00	\$ 5,289,598.00	\$ 5,289,598.00	\$ 5,289,598.00	\$ 5,289,598.00	\$ 5,289,598.00	\$ 5,289,598.00	\$ 5,239,348.00
Assessed Value				\$42,222,940.00	\$99,041,550.00	\$42,682,077.00	\$42,853,598.00	\$51,592,881.00	\$58,192,443.00	\$58,833,139.00	\$62,248,393.00	\$69,344,638.00	\$86,804,705.00	\$ 99,708,548.00	\$ 99,708,548.00
Total Taxable Value				\$36,933,342.00	\$33,751,992.00	\$37,392,479.00	\$37,564,000.00	\$46,243,263.00	\$52,902,845.00	\$53,543,541.00	\$56,950,795.00	\$64,055,040.00	\$81,515,107.00	\$ 94,469,200.00	\$ 94,469,200.00
Tax Rate				0.010559	0.012343	0.012951	0.013037	0.012419	0.011642	0.011805	0.010977	0.010185	0.009665	0.009111	0.009056
Haicout Provision all taxing entities		100	100	75	75	70	70	70	70	70	60	60	60	60	60
Increment Generated	\$ 58,856.01	\$ 70,416.54	\$ 280,339.51	\$ 34,596.67	\$ 281,360.92	\$ 318,162.26	\$ 326,059.70	\$ 364,517.60	\$ 418,232.67	\$ 352,648.47	\$ 348,075.20	\$ 372,223.84	\$ 445,610.48	\$ 513,307.65	
Actual Collected															\$ 338,781.55
															\$ 346,354.94
															\$ 367,906.49
															\$ 441,786.00
															\$ 515,078.87

Notes: Actuals have been stated for years 1995 - 2015. 2016 - 2019 are projected at the growth rate 2020 is 20% growth rate.
 There was no budget found to be able to compare actuals to budgeted amount and re-adjust the budget.
 2004 there were two revisions submitted from the county.

Total Area Funds Budgeted Compared to Actual Collected

Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Difference to be Collected
Alpine School District	\$ 4,173,664.71	\$ 4,011,789.73	\$ 161,874.97
Lehi City	\$ 1,007,641.91	\$ 971,057.51	\$ 36,584.39
Utah County	\$ 425,117.56	\$ 412,875.30	\$ 12,242.26
Central Utah Water Conservancy Dist	\$ 178,871.34	\$ 190,221.63	\$ (11,350.28)
North Utah Co. Water Conservancy Dist	\$ 120,440.04	\$ 78,405.00	\$ 42,035.04
Lehi Metropolitan Water Dist	\$ 56,642.59	\$ 36,913.23	\$ 19,729.36
Total Revenue	\$ 5,982,378.15	\$ 5,701,262.40	\$ 281,115.75

Note: 1995 is the first year of increment. There is not clear breakdown of what each taxing entity has paid in taxes so an average has been taken. This RDA is in a haircut provision 60% and will expire in 2020. There is no intention of extending the RDA at this time.

Chapter 3 – Alpine Highway RDA (Micron)

Background Information

The Alpine Highway RDA was created in 1995 utilizing January 1, 1994 as the base year. Tax increment was triggered in 1996, with the increment to be collected for 12 years expiring in 2008. In 2006 the Agency approached the taxing entity committee to request a 20 year extension through 2028. This request was granted. No additional acreage was added, and the participation percentage was not changed.

The general boundaries of the Project Area are rectangular in shape and abut Timpanogos Highway. There are 99.853 acres in the Project Area, all privately owned. There was no existing infrastructure located on the site in 1996.

The Project Area was originally created to attract Micron to Lehi City. The original proposal was for

Table 3.1 Project Area Description	
Year Established	1995
Initial Year of Tax Increment	1996
Initial Collection Period	12 Years
Time Frame Extension	20 Years
Last Year of Tax Increment	2028

833 acres, but due to state law the project area was cut back to less than 100 acres. It was proposed that Micron would build a 2.5 million square foot facility to house research and development, fabrication, assembly, testing and distribution of semiconductor memory chips. Upon full buildout the real and personal property was estimated to value \$1.7 billion.

Lehi City wanted to locate Micron in city limits as it would occupy space currently void of infrastructure and create a technology brand. Micron formed a company with Intel to create IM-Flash. In 2019 Micron dissolved the partnership and returned the Lehi facility back to Micron ownership. In 2021 Micron sold the plant to Texas Instruments who will continue to utilize the facility as a chip manufacturing facility.

Sources of Funds – Valuation

The base year taxable value as reflected by the County Assessor’s Office is \$505,973.

Table 3.2: Base Year and Increment Taxable Values	Value
Base Year:	
Total Base Year Value	\$ 505,973.00
Prior Year (2020):	
Prior Year (2020) Increment Value	\$ 1,086,504,662.00
Prior Year (2020) Tax Increment Generated - Agency Share	\$ 9,898,450.02
Prior Year (2020) Adjusted Tax Increment to Agency	\$ 9,603,476.13
Prior Year (2020) Total Assessed Value	\$ 1,087,010,635.00
Current Year (2021):	
Current Year (2021) Projected Total Assessed Value	\$ 1,092,603,676.00

Relative Growth in Assessed Value

Total taxable value for the Project Area has grown from \$505,973.00 at the inception of the project to over \$1 billion in 2020. That is an increase of over 214,835% in value.

The 2019 assessed value of the Project Area was \$1,490,204,868. The 2020 taxable value decreased to \$1,087,010,635 due to equipment being depreciated. The 2021 taxable value is anticipated to increase to \$1,092,603,676. This is due to an increase in personal property in the facility. Micron has sold the facility to Texas Instruments with the deal closing Oct 31st, 2021. The 2.5M sqft facility is now at full buildout in both personal and real property. With the purchase of the facility by Texas Instruments there will be a swap out of some equipment. Micron has some specialized equipment that was developed for the Crosspoint 3D chip manufacturing that will be removed before sale of the building. It's anticipated that Texas Instruments will backfill this equipment, but this could take a year.

Tax Increment Uses of Funds

Funds are distributed to the Agency based on the following distribution formula: For 12 years, starting in 1995, 100% of tax increment revenues from Utah County, 70% of tax increment from Lehi City and Alpine School District (70% distributed to IM Flash and 30% returned to Lehi City for reimbursement of infrastructure improvements not to exceed \$15,853,142, with no interest paid). For 20 years, starting in 2008, 100% of tax increment revenues from the water conservancy districts, Utah County, Lehi City and Alpine School District flow to the Agency, with 70% being distributed to IM Flash and 30% being returned to Utah County, Lehi City and Alpine School District. Of the 30% being returned to Utah County, Lehi City and Alpine School District, the city and school district each receive 46% and the county receives 8%. This formula was based on the percentage of tax rate for each taxing entity in 1995. A portion of the 30% being split between the county, city and school district is now also going to the Traverse Special Service District (TSSD) to reimburse for infrastructure.

Table 3.3: Tax Entity Contribution		
	% of increment (or amount) to Agency through 2008	% of increment (or amount) to Agency through 2028
Utah County	100%	100%
Lehi City	70%	100%
Alpine School District	100%	100%
Central Utah Water Conservancy District	100%	100%
North Utah Co. Water Conservancy District	100%	100%
Lehi Metropolitan Water District	100%	100%

For 2020 the Agency received \$9,603,476 in tax increment revenues. Of the amount generated, \$6,722,433 went to Micron. The Agency is reimbursing Micron principle and interest on all the infrastructure improvements. Current principal balance is \$68,104,495 which is an increase of \$22M due to infrastructure improvements. The payment made covers all interest, with a small amount going to principal.

Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Utah County	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Alpine School District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi City	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Central Utah Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
North Utah Co. Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi Metropolitan Water District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.

Development Activity

For 2020 there were minimal improvements made to the land site, but new equipment was installed within the buildings. There were significant infrastructure improvements made to bring the facility to full capacity. The facility is fully equipped and built out at this time. With the purchase of the facility by Texas Instruments the RDA doesn't anticipate the additional 865,000 square foot expansion to transpire. Tax increment received is for debt coverage only. Micron continues to be an employer of choice and employs over 1,800 workers paying a higher than county average wage. Texas Instruments made a commitment to employ all workers who wanted to stay with the facility. As of Oct 2021 they have held to that commitment.

Total Area Funds Budgeted Compared to Actual Collected

Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Principle Balance
Alpine School District	\$ 62,428,131.50	\$ 86,493,666.13	\$ 47,673,146.50
Lehi City	\$ 15,071,934.61	\$ 19,896,432.19	\$ 11,509,659.66
Utah County	\$ 6,358,751.11	\$ 8,430,706.34	\$ 4,855,850.49
Central Utah Water Conservancy District	\$ 2,675,491.35	\$ 3,749,665.38	\$ 2,043,134.85
North Utah Co. Water Conservancy District	\$ 1,801,497.51	\$ 1,795,329.26	\$ 1,375,710.80
Lehi Metropolitan Water District	\$ 847,238.93	\$ 844,599.77	\$ 646,992.70
Total Revenue	\$ 89,183,045.00	\$ 121,210,399.07	\$ 68,104,495.00

Note: 1999 is the first year of increment. There is not a clear breakdown of what each taxing entity has contributed to the increment so an average was created. The project area will close in 2028 or if the increment principle balance max is reached of \$68,104,495.

Area Maps

Exhibit 2.1 shows the RDA area for the project as it was defined in the 1995 plan. There has been no additions or subtractions from the site.

Exhibit 2.2 shows that of the approximately 100 acres, 11% is still undeveloped. At this time there are no plans to develop this site, but it is being maintained for future opportunity. The RDA will work with Texas Instruments on future development opportunities.

Revised Multi-Year Budget

Table 3.4: Project Area Budget, CY 2020-2021

Calendar Year for Increment	2020	2021
Assessed Valuation		
Base Year Taxable Value	\$ 505,973.00	\$ 505,973.00
Increment Value	\$1,086,504,662.00	\$ 1,092,603,676.00
Total Taxable Value	\$1,087,010,635.00	\$ 1,093,109,649.00
Tax Rates		
Utah County	0.0010410	0.0008530
Alpine School District	0.0068000	0.006904
Lehi City	0.0014510	0.0014290
Central Utah Water Conservancy District	0.0004000	0.0004000
North Utah Co. Water Conservancy District	0.0000160	0.0000150
Lehi Metropolitan Water District	0.0000080	0.0000080
Total	0.0097160	0.009609
Taxing Entity Contribution		
Utah County	100%	100%
Alpine School District	100%	100%
Lehi City	100%	100%
Central Utah Water Conservancy District	100%	100%
North Utah Co. Water Conservancy District	100%	100%

Lehi Metropolitan Water District	100%	100%
Tax Increment Possible Versus Collected		
Tax Increment Possible	\$ 9,898,450.02	\$ 10,431,087.29
Tax Increment Collected	\$ 9,603,476.13	
Increment Tax Revenues to Taxing Entities		
Utah County	\$ 221,840.30	\$ 240,958.11
Alpine School District	\$ 1,273,420.93	\$ 1,383,162.17
Lehi City	\$ 1,273,420.93	\$ 1,383,162.17
Central Utah Water Conservancy District	\$ -	\$ -
North Utah Co. Water Conservancy District	\$ -	\$ -
Lehi Metropolitan Water District	\$ -	\$ -
TSSD	\$ 112,360.67	\$ 122,043.72
Total	\$ 2,881,042.84	\$ 3,129,326.18
Increment Tax Revenues to Agency		
Utah County	\$ 670,722.32	\$ 931,990.93
Alpine School District	\$ 6,971,287.12	\$ 7,475,594.35
Lehi City	\$ 1,532,626.91	\$ 1,561,330.65
Central Utah Water Conservancy District	\$ 403,489.65	\$ 437,041.47
North Utah Co. Water Conservancy District	\$ 16,900.09	\$ 16,389.05
Lehi Metropolitan Water District	\$ 8,450.04	\$ 8,740.82
Total	\$ 9,603,476.13	\$ 10,431,087.29
Expenditures		
Administration	\$ -	\$ -
Developer Allocation	\$ 6,722,433.28	\$ 7,301,761.10
Remaining Increment for Projects	\$ -	\$ -
Total	\$ 6,722,433.28	\$ 7,301,761.10

With Texas Instruments purchasing the facility, the RDA will work with them on potential expansion. At this time, the RDA doesn't know what opportunities there will be but there is additional land available.

Estimate of Tax Increment for 2021

The estimated amount of tax increment that will be generated in 2021 is \$10,431,097.29 with \$7,301,761.10 flowing to the taxing entities.

No single family or multifamily housing has been developed in the RDA area and none is contemplated.

A revised Multi-Year Budget is included at the end of this chapter.

Alpine Highway RDA Financials

Year	1996	1997	1998	1999	2019	2020	2021	2022	2023
Base Year Valuation	\$ 198,462.00	\$ 198,462.00	\$ 198,462.00	\$ 198,462.00	\$ 505,973.00	\$ 505,973.00	\$ 505,973.00	\$ 505,973.00	\$ 505,973.00
Assessed Value				\$ 189,663,952.00	\$ 1,490,204,868.00	\$ 1,087,010,635.00	\$ 1,032,660,103.25	\$ 981,027,098.09	\$ 931,975,743.18
Total Taxable Value				\$ 189,465,490.00	\$ 1,489,698,895.00	\$ 1,086,504,662.00	\$ 1,032,154,130.25	\$ 980,521,125.09	\$ 931,469,770.18
Tax Rate				0.00968	0.009111	0.008457	0.009111	0.009111	0.009111
Haicut Provision all taxing entities	100%	100%	100%	100%	100%	100%	100%	100%	100%
Increment generated	\$ -	\$ 4,561,574.49	\$ 4,432,770.37	\$ 1,903,278.87	\$ 13,572,646.63	\$ 9,188,569.93	\$ 9,403,956.28	\$ 8,933,527.97	\$ 8,486,621.08
Budget 1997 - 2009 Budget 2006 - 2028	1996	1997	1998	1999	2019	2020	2021	2022	2023
Base Value	168188	168188	168188	168188	505973	505973	505973	505973	505973
Real Property	\$ 9,164,586.00	\$ 527,831,812.00	\$ 679,831,812.00	\$ 679,831,812.00					
Personal Property	\$ -	\$ 894,871,300.00	\$ 801,431,270.00	\$ 801,431,270.00					
Total	\$ 9,164,586.00	\$ 527,831,812.00	\$ 1,574,703,112.00	\$ 1,481,263,082.00	\$ 735,871,052.04	\$ 735,871,052.04	\$ 735,871,052.04	\$ 735,871,052.04	\$ 735,871,052.04
Incremental Value	\$ 8,996,400.00	\$ 527,663,624.00	\$ 1,574,524,924.00	\$ 1,481,094,894.00	\$ 736,377,025.04	\$ 736,377,025.04	\$ 736,377,025.04	\$ 736,377,025.04	\$ 736,377,025.04
Tax Rate	0.010864	0.010864	0.010864	0.010864	0.010864	0.010864	0.010864	0.010864	0.010864
Tax Increment	\$ 97,236.89	\$ 5,732,537.61	\$ 17,105,747.41	\$ 16,090,614.93	\$ 8,000,000.00	\$ 8,000,000.00	\$ 8,000,000.00	\$ 8,000,000.00	\$ 8,000,000.00
Actual Vrs Budget	\$ (97,236.89)	\$ (1,171,013.12)	\$ (12,612,977.09)	\$ (14,187,336.06)	\$ 5,972,646.63	\$ 1,188,569.93	\$ 1,403,956.28	\$ 933,527.97	\$ 486,621.08

Exhibit 2.1



Exhibit 2.2



Chapter 4 – Thanksgiving Park EDA

Background Information

The Thanksgiving Park EDA was created in 2009, and increment was triggered in 2010. Increment is to be collected for 14 years, expiring in 2024. There has been no extensions or additional land added to the Project Area since it was approved in 2009.

The general boundaries of the Project Area are Club House Drive and Ashton Blvd heading east to 11000 North and following 11000 North to the south until Executive Parkway then heading west on Executive Parkway to Ashton Blvd and then north on Ashton Blvd to Club House Drive. The total site is approximately 39 acres, all of which is privately owned and will be used for the project. No public roads, parks or government buildings will be located on the property.

The Project Area was created to spur development between Interstate 15 and Thanksgiving Point.

Table 4.1 Project Area Description	
Year Established	2009
Initial Year of Tax Increment	2010
Initial Collection Period	14 Years
Last Year of Tax Increment	2024

The property was relatively flat and void of any infrastructure or structures. It was the intent of the city to grow this area for high-wage job creation. The intended development facilitated the job creation. Since this project was started six, 5-story Class A office buildings have been completed and occupied.

The agreement between the Agency and developer tied the reimbursement of tax increment revenue to Class A office space of at least 126,000 square feet (average is 140,000 square feet) with an employment base of at least 528 workers at build-out.

Sources of Funds – Valuation

The base year value as reflected by the County Assessor’s Office (2008) is \$7,098,683.

Table 4.2: Base Year and Increment Taxable Values	Value
Base Year:	
Total Base Year Value	\$ 7,098,683.00
Prior Year (2020):	
Prior Year (2020) Increment Value	\$ 158,231,803.00
Prior Year (2020) Tax Increment Generated - Agency Share	\$ 235,520.74
Prior Year (2020) Adjusted Tax Increment to Agency	\$ 235,458.03
Prior Year (2020) Total Assessed Value	\$ 165,330,489.00
Current Year (2021):	
Current Year (2021) Projected Total Assessed Value	\$ 164,641,209.00

Relative Growth in Assessed Value

Total taxable value in the Project Area has grown from \$7,098,683 to \$165,330,489.00 in 2020 – an increase of over 2,329% in value.

In 2019 the assessed value of the Project Area was \$183,297,125. The 2020 taxable value decreased to \$165,330,489 – a decrease of 10% in value due to a slight decrease in real assessed property value. The 2021 taxable value is anticipated to decrease to \$164,641,209 due to building depreciation.

Tax Increment Uses of Funds

Funds are distributed to the Agency based on the following distribution formula: 15% of tax increment revenue from Alpine School District and 20% of tax increment revenue from Lehi City, Utah County, Central Utah Water Conservancy District, North Utah County Water Conservancy District and Lehi Metropolitan Water District. Of the total tax increment revenue, the Agency collects, there is a 5% administrative fee taken before the remaining balance is distributed to the developer. The administrative fee does not deduct from the pledged amount of \$2.5 million to the developer.

	% of increment (or amount) to Agency through 2024
Alpine School District	15%
Utah County	20%
Lehi City	20%
Northern Utah Water Conservancy District	20%
North Utah Co. Water Conservancy District	20%
Lehi Metropolitan Water District	20%

Funds were used to reimburse the developer for infrastructure improvements made to the property site that included water, sewer, electric, telecommunications, storm water and surface parking.

Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Utah County	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Alpine School District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi City	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Central Utah Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.

North Utah Co. Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi Metropolitan Water District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.

Development Activity

As a result of development in the Project Area, the surrounding area has seen development of multiple hotels and numerous retail outlets providing services to the office space. This includes restaurants, dry cleaners, multiple gas stations, a printing company and others.

Total Area Funds Budgeted Compared to Actual Collected

Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Difference to be collected
Alpine School District	\$ 1,657,200.70	\$ 1,271,857.45	\$ 385,343.25
Lehi City	\$ 584,173.00	\$ 366,656.92	\$ 217,516.08
Utah County	\$ 318,523.99	\$ 166,310.10	\$ 152,213.89
Central Utah Water Conservancy District	\$ 96,194.25	\$ 79,278.78	\$ 16,915.47
North Utah Co. Water Conservancy District	\$ 7,007.53	\$ 5,858.08	\$ 1,149.46
Lehi Metropolitan Water District	\$ 2,548.19	\$ 2,402.37	\$ 145.83
Total Revenue	\$ 2,665,647.66	\$ 1,892,363.70	\$ 773,283.96

Note: 2011 is the first year of increment. Budgeted tax increment is for 14 years.

Area Maps

Exhibit 3.1 shows the RDA area for the project as it was defined in the 2009 plan. There has been no additions or subtractions from the site.

Exhibit 3.2 shows that of the approximately 39 acres, 3% is still undeveloped. At this time there are no plans to develop this site, but it is being maintained for future development opportunities. Future opportunities include possible retail pad sites or park space based on needs of the development.

Revised Multi-Year Budget

Table 3.4: Project Area Budget, CY 20-21

Calendar Year for Increment	2020	2021
Assessed Valuation		
Base Year Taxable Value	\$ 7,098,683.00	\$ 7,098,683.00
Increment Value	\$ 158,231,806.00	\$ 157,542,526.00
Total Taxable Value	\$ 165,330,489.00	\$ 164,641,209.00
Tax Rates		
Utah County	0.0010410	0.0008530
Alpine School District	0.0068000	0.0069040
Lehi City	0.0014510	0.0014290
Central Utah Water Conservancy District	0.0004000	0.0004000
North Utah Co. Water Conservancy District	0.0000160	0.0000150
Lehi Metropolitan Water District	0.0000080	0.0000080
Total	0.0097160	0.009609
Taxing Entity Contribution		
Utah County	20%	20%
Alpine School District	15%	15%
Lehi City	20%	20%
Central Utah Water Conservancy District	20%	20%
North Utah Co. Water Conservancy District	20%	20%
Lehi Metropolitan Water District	20%	20%
Tax Increment Possible Versus Collected		
Tax Increment Possible	\$ 235,520.74	\$ 248,381.00
Tax Increment Collected	\$ 235,458.03	
Increment Tax Revenues to Taxing Entities		
Utah County	\$ 80,363.24	\$ 107,507.02
Alpine School District	\$ 557,476.27	\$ 924,522.56
Lehi City	\$ 183,633.20	\$ 180,102.62

Central Utah Water Conservancy District	\$ 48,344.52	\$ 45,025.65
North Utah Co. Water Conservancy District	\$ 2,024.88	\$ 1,890.51
Lehi Metropolitan Water District	\$ 1,012.44	\$ 1,008.27
Total	\$ 1,202,854.55	\$ 1,265,444.59

Increment Tax Revenues to Agency		
Utah County	\$ 20,090.81	\$ 26,876.75
Alpine School District	\$ 156,613.46	\$ 163,151.04
Lehi City	\$ 45,908.30	\$ 45,025.65
Central Utah Water Conservancy District	\$ 12,086.13	\$ 12,603.40
North Utah Co. Water Conservancy District	\$ 506.22	\$ 472.63
Lehi Metropolitan Water District	\$ 253.11	\$ 252.07
Total	\$ 235,458.03	\$ 248,381.55

Expenditures		
Administration	\$ 11,772.90	\$ 12,419.07
Developer Allocation	\$ 223,685.12	\$ 235,962.47
Remaining Increment for Projects	\$ -	\$ -

The Redevelopment Agency is working with Thanksgiving Park to maintain current leasing companies and opportunities for future tenants. Thanksgiving Park is also building more Class A office space that is off site from the Project Area. This project has been the genesis for numerous other Class A office space developments in Lehi City.

Estimate of Tax Increment for 2021

The estimated amount of tax increment that will be generated in 2021 is \$1,513,826.13 with \$1,265,444.59 flowing to the taxing entities.

No single family or multifamily housing has been developed in the EDA area and none is contemplated.

A revised Multi-Year Budget is included at the end of this chapter.

Thanksgiving Park EDA Financials

	2009	2010	2011	2012	2018	2019	2020	2021	2022	2023	2024 Total
EDA Admin Fee 5%											
Developer Incentive Cap \$2,500,000											
Taxable Value											
Real Property Value	\$ 30,762,200.00	\$ 45,352,700.00	\$ 167,989,178.00	\$ 167,989,178.00	\$ 182,792,100.00	\$ 164,320,900.00					\$ 1,169,136,078.00
Personal Property Value	\$ -	\$ 622,012.00	\$ -	\$ -	\$ 505,025.00	\$ 1,005,589.00					\$ 4,894,635.00
Base Property Value	\$ 7,098,683.00	\$ 7,098,683.00	\$ 7,098,683.00	\$ 7,098,683.00	\$ 7,098,683.00	\$ 7,098,683.00	\$ 7,098,683.00				\$ 70,986,830.00
Total Taxable Value	\$ 23,168,517.00	\$ 38,876,029.00	\$ 160,890,495.00	\$ 176,198,442.00	\$ 176,198,442.00	\$ 176,198,442.00	\$ 176,198,442.00				\$ 1,097,049,883.00
Alpine School Dist Increment Value	15%	\$ 3,474,527.55	\$ 5,831,404.35	\$ 24,133,574.25	\$ 26,429,766.30	\$ 23,794,770.90					\$ 164,556,582.45
All Other Taxing Entities Increment Value	20%	\$ 4,632,703.40	\$ 7,775,205.80	\$ 32,178,099.00	\$ 35,239,688.40	\$ 31,646,561.20					\$ 219,408,776.80
Tax Rate Alpine School district		0.008812	0.008828	0.008873	0.008873	0.008498	0.0066				
Tax Rate All Other Taxing Entities		0.004139	0.004209	0.002812	0.002812	0.002813	0.002492				
Tax Increment School District		\$ 30,617.94	\$ 51,479.64	\$ 165,870.06	\$ 171,780.62	\$ 156,949.49					\$ 1,206,933.05
Tax Increment All Other Taxing Entities		\$ 19,174.76	\$ 32,725.84	\$ 90,484.81	\$ 92,081.31	\$ 78,802.79					\$ 673,532.29
Actual Collected and Paid		\$ 49,792.30	\$ 84,205.48	\$ 256,354.87	\$ 263,821.93	\$ 235,752.22					\$ 1,880,465.33
Actual Versus Budget		\$ (3,985.94)	\$ (24,117.65)	\$ 42,138.58	\$ 62,324.67	\$ 22,145.03	\$ (206,682.88)	\$ (267,636.46)	\$ (288,453.81)	\$ (321,184.14)	\$ (907,217.59)
Total Area Funds Budgeted Compared to Actual Collected											
Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Difference to be collected								
Alpine School District	\$ 1,657,200.70	\$ 1,271,857.45	\$ 385,343.25								
Lehi City	\$ 594,173.00	\$ 366,656.92	\$ 227,516.08								
Utah County	\$ 318,523.99	\$ 166,310.10	\$ 152,213.89								
Central Utah Water Conservancy Dist	\$ 96,194.25	\$ 79,278.78	\$ 16,915.47								
North Utah Co. Water Conservancy Dist	\$ 7,007.53	\$ 5,858.08	\$ 1,149.45								
Lehi Metropolitan Water Dist	\$ 2,548.19	\$ 2,402.37	\$ 145.83								
Total Revenue	\$ 2,655,647.46	\$ 1,892,361.70	\$ 773,285.76								
<p>Note: 2013 is the first year of increment. Budgeted Tax Increment is for 20 years. Tax Increment Collected is from when increment started. Difference to be collected is for the time frame agreed with each taxing entity. County started a new form PTD0 in 2104 that breaks down all taxing entities so amount collected column is an average.</p>											

Exhibit 3.1

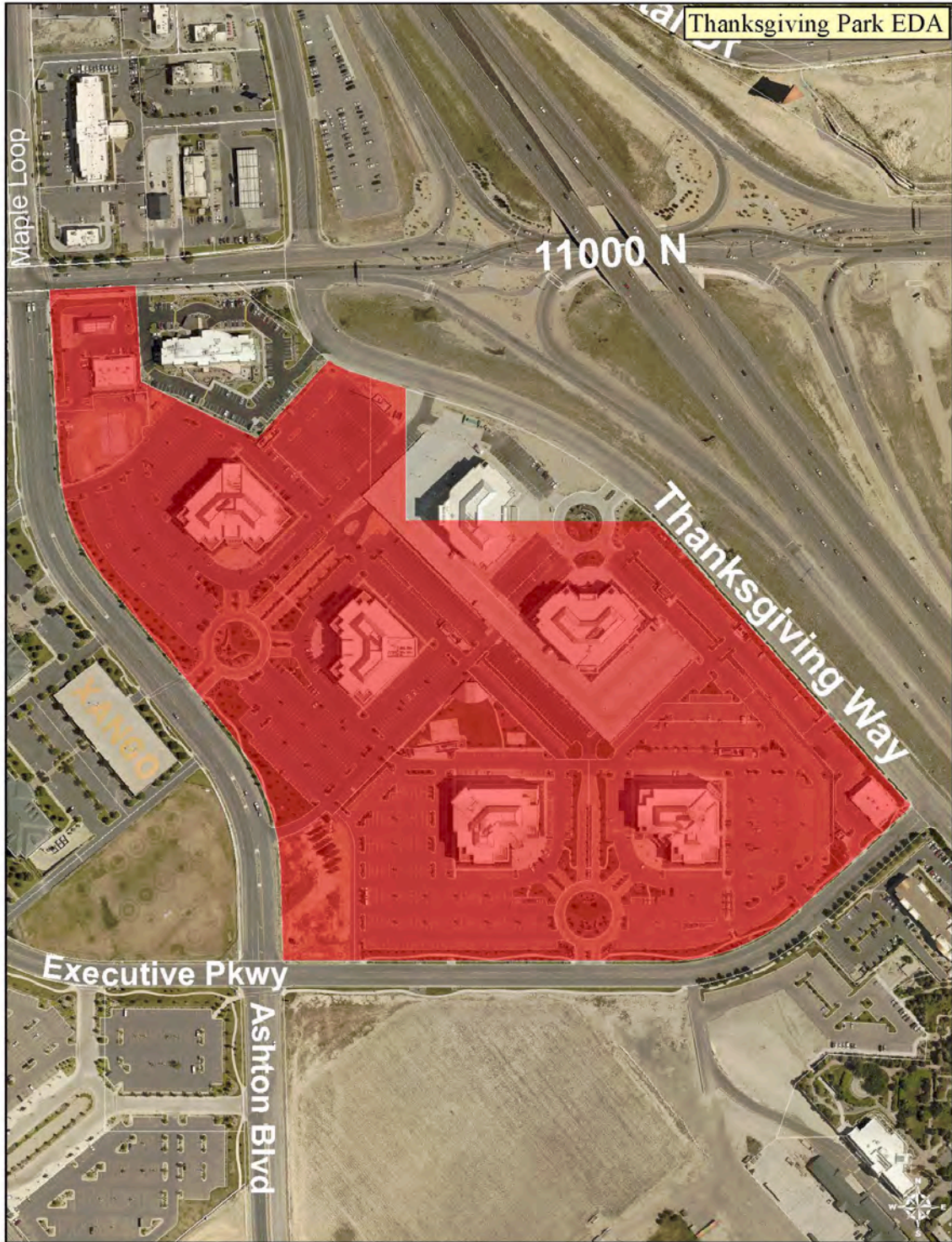
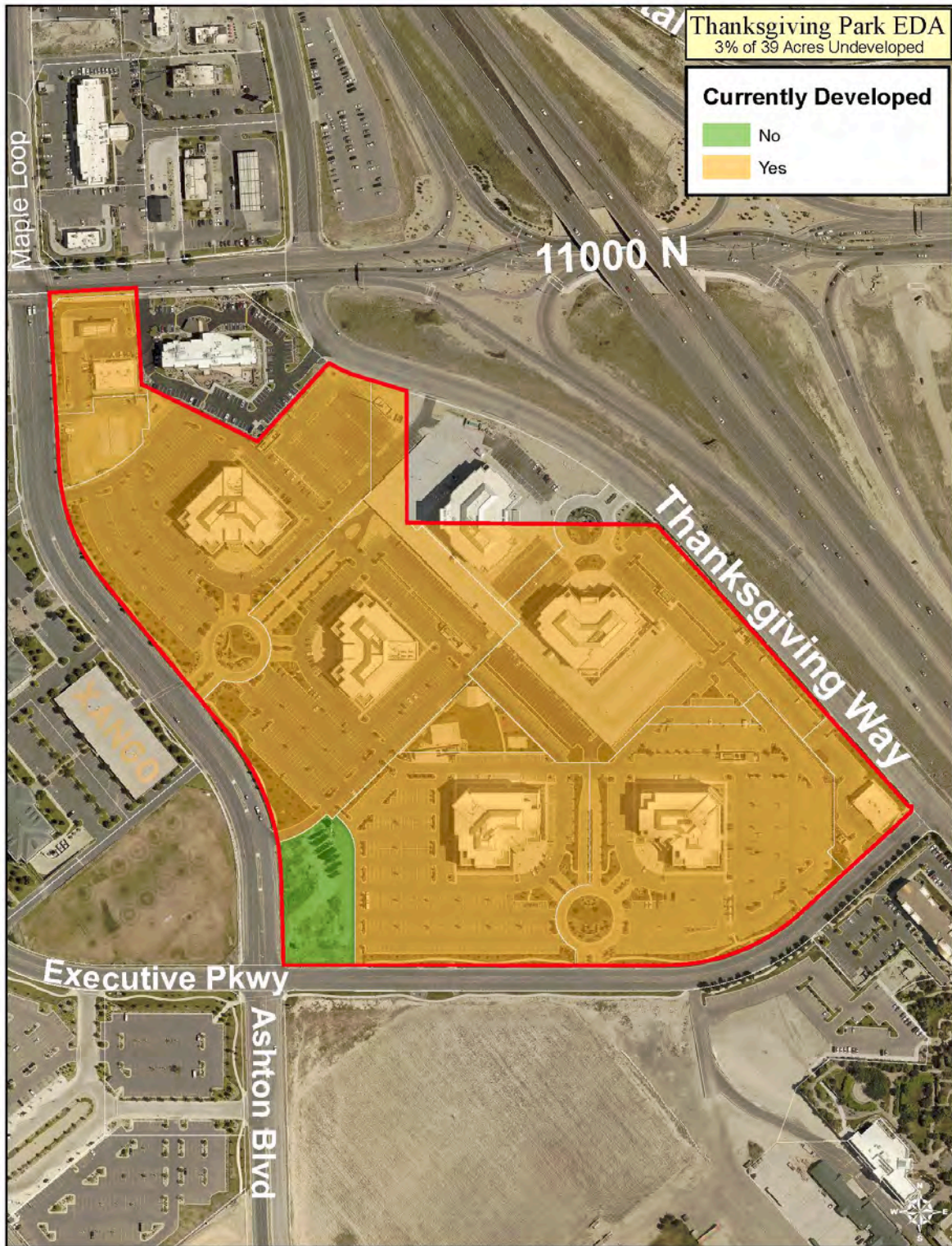


Exhibit 3.2



Chapter 5 – Alpine Highway West EDA

Background Information

The Alpine Highway West EDA was created in 2010, and increment was triggered in 2014. The base year is 2009, and the base value was calculated using the Utah County Assessor’s determination of the tax roll that was finalized on November 1, 2009. Increment was to be collected for a 20-year time period, expiring in 2034. There have been no extensions or additional land added to the Project Area since it was approved in 2010.

The general boundaries of the Project Area are west of Cabela’s Blvd. and east of Digital Drive and north of 11000 North for approximately a half mile. The total site is about 38.96 acres, all of which is privately owned and will be used for the development project. No public parks or government buildings will be located on the property. One connector road, Adobe Way, will be a public road.

The Project Area was created to provide an incentive to Adobe, with the expectation that Adobe would create employment and spur economic development. The property was relatively flat and void of any infrastructure or structures. The intended development facilitated the creation and retention of higher than county average wage jobs. Adobe purchased Omniture in 2009, and all employees were retained and moved to the new facility, in addition to the creation of 658 new jobs. Some

Table 5.1 Project Area Description	
Year Established	2010
Initial Year of Tax Increment	2014
Initial Collection Period	20 Years
Last Year of Tax Increment	2034

of these positions were relocated from other states. Since the project was started, Adobe has completed phase 1 of a proposed 3-phase project. Phase 1 was the largest at 233,000 square feet with phase 2 and 3 being 150,000 square feet, respectively. Adobe completed phase 2 in 2020. Phases 1 and 2 employment will exceed 2,200 employees with the average wage over 125% of the county average wage.

The agreement between the Agency and developer tied the reimbursement of tax increment revenue to job creation and minimum investment amounts based on a set dollar amount and time frame.

Sources of Funds – Valuation

Table 5.2: Base Year and Increment Taxable Values	Value
Base Year:	
Total Base Year Value	\$ 10,892,500.00
Prior Year (2020):	
Prior Year (2020) Increment Value	\$ 133,488,034.00
Prior Year (2020) Tax Increment Generated - Agency Share	\$ 910,509.80
Prior Year (2020) Adjusted Tax Increment to Agency	\$ 905,545.92
Prior Year (2020) Total Assessed Value	\$ 144,380,534.00
Current Year (2021):	
Current Year (2021) Projected Total Assessed Value	\$ 181,462,720.00

The base year value as reflected by the County Assessor’s Office (2009) is \$10,892,500.

Relative Growth in Assessed Value

Total taxable value in the Project Area has grown from \$10,892,500 to \$144,380,534.00 in 2020 – an increase of over 1,325% in value.

In 2019, the assessed value of the Project Area was \$96,304,493. The 2020 taxable value increased to \$144,380,534.00. The majority of the increase was under real property with a small portion of personal property being added. Adobe finalized phase 2 and it’s now completely on the tax rolls. It’s anticipated that the 2021 taxable value will increase to \$181,462,720. Adobe is planning on a phase three but due to COVID-19 this could slow this expansion or remove it entirely.

Tax Increment Uses of Funds

Funds are distributed to the Agency, based on the following distribution formula: 75% of tax increment revenue from Alpine School District, Lehi City, Utah County, Central Utah Water Conservancy District, North Utah County Water Conservancy District and Lehi Metropolitan Water District. Of the total tax increment revenue the Agency collects there is a 6.75% administrative fee taken before the remaining balance is distributed to the developer. The administrative fee does not deduct from the pledged amount of \$17,478,052 million to the developer.

Table 5.3: Tax Entity Contribution	
	% of increment (or amount) to Agency through 2034
Alpine School District	75%
Utah County	75%
Lehi City	75%
Northern Utah Water Conservancy District	75%
North Utah Co. Water Conservancy District	75%

Lehi Metropolitan Water District	75%
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Funds were used to reimburse the developer for infrastructure improvements made to the Project Area, including water, sewer, electric, telecommunications, storm water and parking.

Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Utah County	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Alpine School District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi City	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Central Utah Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
North Utah Co. Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi Metropolitan Water District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.

Development Activity

Adobe’s presence in Lehi has caused an increase in technology companies locating to the city. Some notable companies that have located in Lehi include Podium, Xactware, Ancestry, Vivint Solar, MX, and many more. This project has helped spur numerous other Class A office space and retail developments.

Total Area Funds Budgeted Compared to Actual Collected

Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Difference to be collected
Alpine School District	\$ 12,298,988.58	\$ 3,863,437.72	\$ 8,435,550.86
Lehi City	\$ 3,140,386.37	\$ 960,822.97	\$ 2,179,563.40
Utah County	\$ 1,336,809.28	\$ 408,710.31	\$ 928,098.97
Central Utah Water Conservancy District	\$ 648,669.97	\$ 205,689.69	\$ 442,980.28
North Utah Co. Water Conservancy District	\$ 36,037.22	\$ 10,905.10	\$ 25,132.12
Lehi Metropolitan Water District	\$ 17,160.58	\$ 5,115.51	\$ 12,045.07
Total Revenue	\$ 17,478,052.00	\$ 5,454,681.31	\$ 12,023,370.69

Note: 2013 is the first year of increment. Budgeted Tax Increment is for 20 years.

Area Maps

Exhibit 4.1 shows the Project Area as it was defined in the 2010 plan. There has been no additions or subtractions from the site.

Exhibit 4.2 shows that of the approximately 39 acres, 17% is still undeveloped. In order to continue collecting TIF, Adobe must complete construction and installation of improvements, totaling \$120,000,000 for the entire site, by year 10 and \$165,000,000 for the entire site by year 15. This includes phases 2 and 3, which will be additions to the existing building and will house research and development for other product lines. Adobe purchased WorkFront in 2021 and will house the employees (400) at the headquarters facility in Lehi. Adobe has started phase 2 in year 5 and completed by year 8.

Revised Multi-Year Budget

Table 5.4: Project Area Budget, CY 2020-2021

Calendar Year for Increment	2020	2021
Assessed Valuation		
Base Year Taxable Value	\$ 10,892,500.00	\$ 10,892,500.00
Increment Value	\$ 133,488,034.00	\$ 170,570,220.00
Total Taxable Value	\$ 144,380,534.00	\$ 181,462,720.00
Tax Rates		
Utah County	0.0010410	0.0008530
Alpine School District	0.0068000	0.0069040
Lehi City	0.0014510	0.0014290
Central Utah Water Conservancy District	0.0004000	0.0004000
North Utah Co. Water Conservancy District	0.0000160	0.0000150
Lehi Metropolitan Water District	0.0000080	0.0000080
Total	0.0097160	0.009609
Taxing Entity Contribution		
Utah County	75%	75%
Alpine School District	75%	75%
Lehi City	75%	75%
Central Utah Water Conservancy District	75%	75%
North Utah Co. Water Conservancy District	75%	75%

Lehi Metropolitan Water District	75%	75%
Tax Increment Possible Versus Collected		
Tax Increment Possible	\$ 910,509.80	\$ 1,096,393.87
Tax Increment Collected	\$ 905,515.93	
Increment Tax Revenues to Taxing Entities		
Utah County	\$ 21,081.60	\$ 32,442.64
Alpine School District	\$ 219,115.82	\$ 262,583.80
Lehi City	\$ 48,172.28	\$ 54,349.98
Central Utah Water Conservancy District	\$ 12,682.16	\$ 15,213.43
North Utah Co. Water Conservancy District	\$ 531.19	\$ 570.50
Lehi Metropolitan Water District	\$ 265.59	\$ 304.27
Total	\$ 301,848.64	\$ 365,464.62
Increment Tax Revenues to Agency		
Utah County	\$ 63,244.79	\$ 97,327.92
Alpine School District	\$ 657,347.47	\$ 787,751.41
Lehi City	\$ 144,516.84	\$ 163,049.94
Central Utah Water Conservancy District	\$ 38,046.47	\$ 45,640.29
North Utah Co. Water Conservancy District	\$ 1,593.57	\$ 1,711.51
Lehi Metropolitan Water District	\$ 796.78	\$ 912.81
Total	\$ 905,515.93	\$ 1,096,393.87
Expenditures		
Administration	\$ 60,399.92	\$ 74,006.59
Developer Allocation	\$ 845,146.00	\$ 1,022,387.29
Remaining Increment for Projects	\$ -	\$ -

Estimate of Tax Increment for 2021

The estimated amount of tax increment that will be generated in 2021 is \$1,461,858.50 with \$365,464.62 flowing to the taxing entities.

No single family or multifamily housing has been developed in the EDA area and none is contemplated.

A revised Multi-Year Budget is included at the end of this chapter.

Alpine Highway West EDA Financials

Assumptions		2009	2012	2013	2014	2015	2016	2017	2018	2019	2020
EDA Admin Fee 5%											
Developer Incentive Cap \$17,478,052											
Taxable Value		2009	2012	2013	2014	2015	2016	2017	2018	2019	2020
Real Property Value		\$ 70,259,700.00	\$ 72,754,400.00	\$ 67,058,700.00	\$ 72,034,900.00	\$ 76,468,436.00	\$ 77,340,700.00	\$ 91,162,000.00	\$ 126,486,600.00		
Personal Property Value		\$ 22,370,554.00	\$ 23,614,692.00	\$ 18,888,500.00	\$ 18,301,666.00	\$ 13,556,520.00	\$ 11,566,748.00	\$ 16,034,993.00	\$ 17,893,934.00		
Base Property Value		\$ 10,892,500.00	\$ 10,892,500.00	\$ 10,892,500.00	\$ 10,892,500.00	\$ 10,892,500.00	\$ 10,892,500.00	\$ 10,892,500.00	\$ 10,892,500.00		
Total Taxable Value		\$ 81,737,754.00	\$ 85,476,592.00	\$ 75,054,550.00	\$ 79,444,066.00	\$ 79,132,456.00	\$ 78,014,948.00	\$ 96,304,493.00	\$ 133,488,034.00		
All Taxing Entities 75%		75%									
			\$ 61,303,315.50	\$ 64,107,444.00	\$ 56,290,912.50	\$ 59,583,049.50	\$ 59,349,342.00	\$ 58,511,211.00	\$ 72,228,369.75	\$ 100,116,025.50	\$
Tax Rate All Taxing Entities			0.012419	0.011642	0.011577	0.010977	0.010185	0.009685	0.009111	0.009716	
Tax Increment All Other Taxing Entities			\$ 761,325.88	\$ 746,338.86	\$ 651,679.89	\$ 654,043.13	\$ 604,473.05	\$ 566,681.08	\$ 638,072.68	\$ 972,727.30	\$
Actual Collected and Paid			\$ 756,961.63	\$ 746,332.80	\$ 651,678.97	\$ 653,772.41	\$ 500,918.18	\$ 482,668.76	\$ 638,072.68	\$ 972,727.30	\$
Actual Versus Budget			\$ 61,041.47	\$ 82,822.29	\$ 1,749.39	\$ 25,295.46	\$ (113,344.32)	\$ (162,427.04)	\$ 40,428.06	\$ (21,038.93)	\$
Total Area Funds Budgeted Compared to Actual Collected											
Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Difference to be collected								
Alpine School District	\$ 112,298,388.58	\$ 3,863,437.72	\$ 8,435,550.86								
Lehi City	\$ 3,140,386.37	\$ 960,822.97	\$ 2,179,563.40								
Utah County	\$ 1,336,809.28	\$ 408,710.31	\$ 928,098.97								
Central Utah Water Conservancy Dist	\$ 648,669.97	\$ 205,689.69	\$ 442,980.28								
North Utah Co. Water Conservancy Dist	\$ 36,037.22	\$ 10,905.10	\$ 25,132.12								
Lehi Metropolitan Water Dist	\$ 17,160.58	\$ 5,115.51	\$ 12,045.07								
Total Revenue	\$ 117,478,052.00	\$ 5,454,681.31	\$ 12,023,370.69								
Note: 2013 is the first year of increment. Budgeted Tax Increment is for 20 years. Tax Increment Collected is from when increment started. Difference to be collected is for the time frame agreed with each taxing entity.											

Exhibit 4.1



Exhibit 4.2



Chapter 6 – Traverse Mountain CDA

Background Information

The Traverse Mountain CDA was created in 2012 and increment was triggered in 2013. Base year value is 2011 and was calculated using the Utah County Assessor’s determination of the tax roll that was finalized on November 1, 2011. Increment was to be collected for 20 years, expiring in 2033. There has been no extensions or additional land added to the CDA since it was approved in 2012.

The general boundaries of the Project Area are north of Timpanogos Highway approximately ¾ mile between Cabela’s Blvd. and Triumph Blvd. at the base of Traverse Mountain. There is also a parcel of land on the west side of Cabela’s Blvd. and south of Adobe. This property was obtained for freeway signage. The total site is approximately 57 acres, all of which is privately owned and will be used for the development project. No parks or government buildings will be located on the property. There will be public roads built on the property to allow for traffic flow and access to the outlet mall.

Table 6.1 Project Area Description	
Year Established	2012
Initial Year of Tax Increment	2013
Initial Collection Period	20 Years
Last Year of Tax Increment	2033
Sales Tax Participation Established	2012
Time Frame for Collection	10 Years
Last Year of Sales Tax Participation	2022

The Project Area was created to provide an incentive to Traverse Mountain Outlet Mall, a retail outlet destination. The intent was to bring in regional monies for sales tax purposes and to enhance development in the Project Area. The property was at the base of Traverse Mountain, so there was sloping issues, and the property was void of any infrastructure or structures. Since the project was started, Traverse Mountain Outlet Mall has completed phase 1 of a proposed 2-phase project. Phase 1 was 375,000 square feet of the outlet mall, of which 70% is complete. Phase 2 will finish the buildout of the project. This project has facilitated the construction of a hotel in close proximity to the Project Area with pad sites for more retail development. In 2019 Strap Tank restaurant was completed. There is also a proposed Class A Office space being contemplated at this time.

The agreement between the Agency and developer tied the reimbursement of tax increment revenue to buildout of the project and the need for parking structures. Due to Alpine School District not participating in this CDA, Lehi City proposed to utilize a portion of sales tax on a sliding scale to make up the shortfall.

Sources of Funds – Valuation

Table 6.2: Base Year and Increment Taxable Values	Value
Base Year:	
Total Base Year Value	\$ 12,460,687.00
Prior Year (2020):	
Prior Year (2020) Increment Value	\$ 84,425,324.00
Prior Year (2020) Tax Increment Generated - Agency Share	\$ 195,111.48
Prior Year (2020) Adjusted Tax Increment to Agency	\$ 195,177.86
Prior Year (2020) Total Assessed Value	\$ 99,886,011.00
Current Year (2021):	
Current Year (2021) Projected Total Assessed Value	\$ 95,123,405.00

The base year value as reflected by the County Assessor’s Office (2011) is \$12,460,687.

Relative Growth in Assessed Value

Total taxable value in the Project Area has grown from \$12,460,687 to \$99,886,011 in 2020 – an increase of over 802% in value.

In 2019, the assessed value of the Project Area was \$84,473,760. In 2020, the assessed value of the Project Area increased to \$99,886,011. Most of the increase was due to an increase in real property values. The 2021 taxable value is anticipated to decrease to \$95,123,405.00.

Tax Increment Uses of Funds

Funds are distributed to the Agency based on the following distribution formula: 75% of tax increment revenue from Utah County, Central Utah Water Conservancy District, North Utah County Water Conservancy District and Lehi Metropolitan Water District. Lehi City contributes 100% property tax increment, as well as 75% on a sliding scale for sales tax. Of the total tax increment revenue the Agency collects there is a 5% administrative fee but it is forfeited before the remaining balance is distributed to the developer. The administrative fee does not deduct from the pledged tax increment amount of \$7,895,934 million to the developer. The city has pledged a portion of the sales tax as an incentive, not to exceed \$5,715,119.

Table 6.3: Tax Entity Contribution	% of increment (or amount) to Agency through 2034
Alpine School District	0%
Utah County	75%
Lehi City	100%
Northern Utah Water Conservancy District	75%
North Utah Co. Water Conservancy District	75%

Lehi Metropolitan Water District	75%
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Funds were used to reimburse the developer for infrastructure improvements made to the property site for parking.

Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Utah County	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Alpine School District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi City	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Central Utah Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
North Utah Co. Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi Metropolitan Water District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.

Development Activity

The Traverse Mountain Outlet Mall has become a premier shopping destination. This center brings in regional dollars from a 60-mile circumference that are spent in Utah County. There is also a symbiotic relationship with Cabela’s, with customers frequenting both retail centers. Lastly, this development has created a regional synergy in attracting customers from outside the county that has a positive impact on other retail centers. There is also development going around the outlet mall but within the CDA area. These include another hotel, commercial office space and restaurants.

Total Area Funds Budgeted Compared to Actual Collected

Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Difference to be collected
Alpine School District	\$ -	\$ -	\$ -
Lehi City	\$ 2,961,184.58	\$ 690,070.31	\$ 2,271,114.27
Utah County	\$ 1,060,778.78	\$ 223,520.65	\$ 837,258.13
Central Utah Water Conservancy District	\$ 394,512.25	\$ 115,056.48	\$ 279,455.77
North Utah Co. Water Conservancy District	\$ 24,364.18	\$ 7,850.65	\$ 16,513.53
Lehi Metropolitan Water District	\$ 11,245.00	\$ 3,686.23	\$ 7,558.77
Total Revenue	\$ 4,452,084.79	\$ 1,040,184.33	\$ 3,411,900.46

Note: 2013 is the first year of increment. Budgeted Tax Increment is for 20 years.

Area Maps

Exhibit 5.1 shows the Project Area as it was defined in the 2012 plan. There has been no additions or subtractions from the site.

Exhibit 5.2 shows that of the approximately 70 acres, 20% is still undeveloped. In order to continue collecting TIF, Traverse Mountain Outlet Mall must complete a multi-level parking garage. The parking garage will be developed as the mall continues to build out. The mall is currently just under 90% full. Once the facility is greater than 95% full, they will look to sign contracts and start an addition. January 2018 marked the five-year anniversary, and all leases were set to expire. Eight tenants exercised their right to terminate the lease and vacate. The mall has had a hard time filling the empty space due to a lack of movement in the retail industry sectors. They are looking to non-traditional tenants, salons, gyms, waxing center, etc. Based on current trends, the outlet mall will not expand soon. As of Oct 2021, the outlet mall is almost completely filled.

Revised Multi-Year Budget

Table 6.4: Project Area Budget, CY 2020-2021

Calendar Year for Increment	2020	2021
Assessed Valuation		
Base Year Taxable Value	\$ 12,460,687.00	\$ 12,460,687.00
Increment Value	\$ 87,425,324.00	\$ 82,662,718.00
Total Taxable Value	\$ 99,886,011.00	\$ 95,123,405.00
Tax Rates		
Utah County	0.0010410	0.0008530
Alpine School District	0.0068000	0.0069040

Lehi City	0.0014510	0.0014290
Central Utah Water Conservancy District	0.0004000	0.0004000
North Utah Co. Water Conservancy District	0.0000160	0.0000150
Lehi Metropolitan Water District	0.0000080	0.0000080
Total	0.0097160	0.009609

Taxing Entity Contribution

Utah County	75%	75%
Alpine School District	0%	0%
Lehi City	100%	100%
Central Utah Water Conservancy Dist	75%	75%
North Utah Co. Water Conservancy Dist	75%	75%
Lehi Metropolitan Water Dist	75%	75%

Tax Increment Possible Versus Collected

Tax Increment Possible	\$ 195,111.48	\$ 197,233.00
Tax Increment Collected	\$ 195,177.86	

Increment Tax Revenues to Taxing Entities

Utah County	\$ 13,878.77	\$ 17,627.82
Alpine School District	\$ 603,584.00	\$ 570,703.41
Lehi City	\$ -	\$ -
Central Utah Water Conservancy District	\$ 8,349.12	\$ 8,266.27
North Utah Co. Water Conservancy District	\$ 349.70	\$ 309.99
Lehi Metropolitan Water District	\$ 174.85	\$ 165.33
Total	\$ 626,336.88	\$ 597,072.81

Increment Tax Revenues to Agency

Utah County	\$ 41,636.31	\$ 52,883.47
Alpine School District	\$ -	\$ -
Lehi City	\$ 126,854.15	\$ 118,125.02
Central Utah Water Conservancy District	\$ 25,047.36	\$ 24,798.82

North Utah Co. Water Conservancy District	\$ 1,049.11	\$ 929.96
Lehi Metropolitan Water District	\$ 524.55	\$ 485.98
Total	\$ 195,177.86	\$ 197,233.25

Expenditures		
Administration	\$ -	\$ -
Developer Allocation	\$ 195,177.86	\$ 197,233.25
Remaining Increment for Projects	\$ -	\$ -

The Agency is working with the developer to attract other retail interests to the Outlet Mall and surrounding area. The mall is re-inventing itself through marketing and promotions. Due to the growth Utah County and Lehi City have seen in the last few years, it creates a story and reason for tenants to be located at the outlet mall. The hope is the mall will be ready to expand in FY 2022, with stores open in 2023.

Estimate of Tax Increment for 2021

The estimated amount of tax increment that will be generated in 2021 is \$ 794,306.06 with \$597,072.81 flowing to the taxing entities.

No single family or multifamily housing has been developed in the CDA area and none is contemplated.

A revised Multi-Year Budget is included at the end of this chapter.

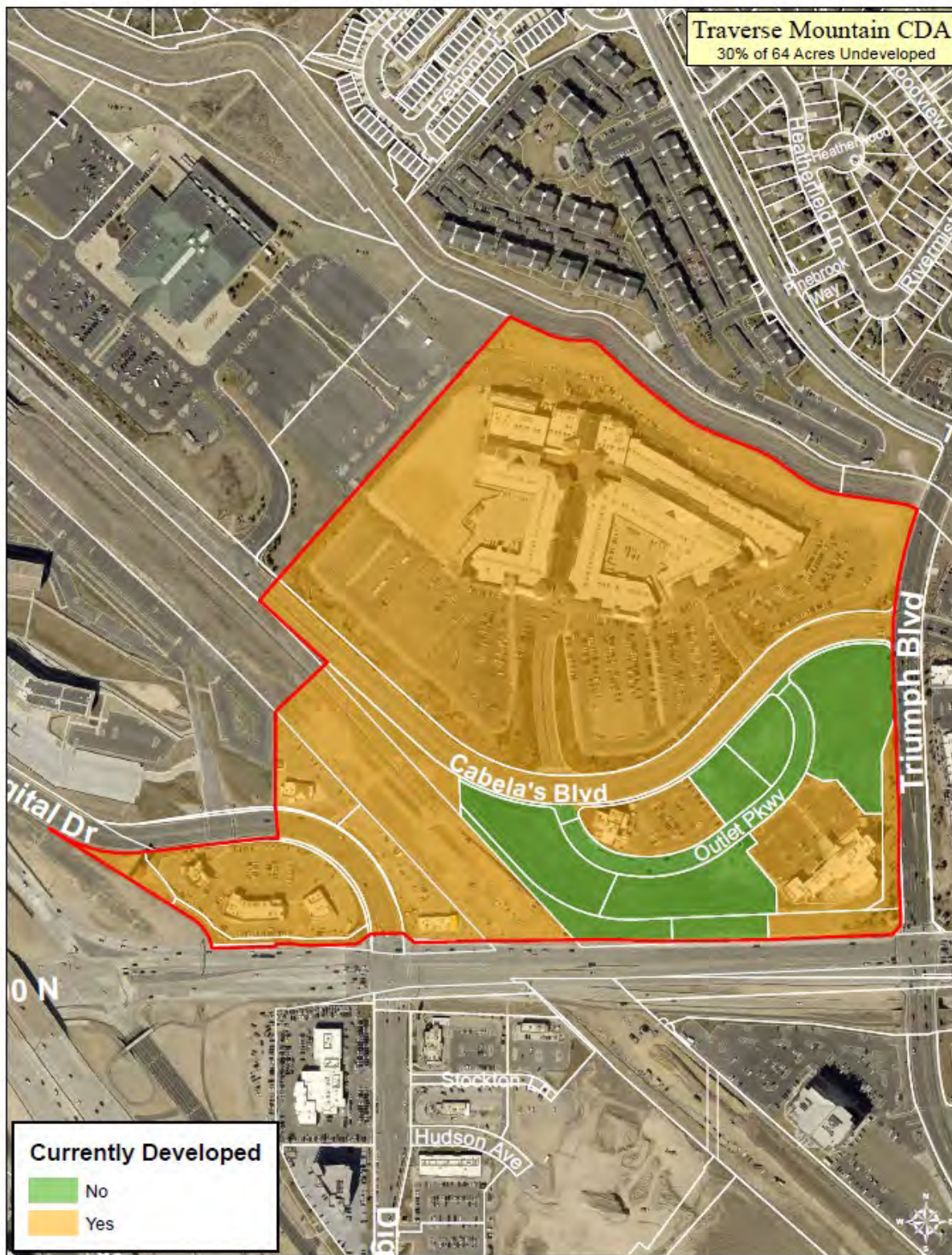
Traverse Mountain CDA Financials

Assumptions	2009	2013	2014	2015	2016	2017	2018	2019	2020	2021
CDA Admin Fee 5%										
Developer Incentive Cap \$7,895,934										
Taxable Value	2009	2013	2014	2015	2016	2017	2018	2019	2020	2021
Real Property Value	\$ 41,845,787.00	\$ 44,972,491.00	\$ 50,667,000.00	\$ 59,590,100.00	\$ 62,799,879.00	\$ 69,906,043.00	\$ 84,473,760.00	\$ 99,886,011.00		
Personal Property Value	\$ -	\$ 35,509.00	\$ 44,860.00	\$ 51,539.00	\$ -	\$ -	\$ -	\$ -		
Base Property Value	\$ 12,460,687.00	\$ 12,460,687.00	\$ 12,460,687.00	\$ 12,460,687.00	\$ 12,460,687.00	\$ 12,460,687.00	\$ 12,460,687.00	\$ 12,460,687.00	\$ 12,460,687.00	\$ 12,460,687.00
Total Taxable Value	\$ 29,385,100.00	\$ 32,547,313.00	\$ 38,251,173.00	\$ 47,180,952.00	\$ 50,339,192.00	\$ 57,445,356.00	\$ 72,013,073.00	\$ 87,425,324.00	\$ -	\$ -
Lehi City	100%	\$ 29,385,100.00	\$ 32,547,313.00	\$ 38,251,173.00	\$ 47,180,952.00	\$ 50,339,192.00	\$ 57,445,356.00	\$ 72,013,073.00	\$ 87,425,324.00	\$ -
All Other Taxing Entities Increment Value	75%	\$ 22,038,825.00	\$ 24,410,484.75	\$ 28,688,379.75	\$ 35,385,714.00	\$ 37,754,394.00	\$ 43,084,017.00	\$ 54,009,804.75	\$ 65,568,993.00	\$ -
Lehi City		0.002432	0.002172	0.00209	0.002005	0.00183	0.001678	0.001538	0.001451	
All Other Taxing Entities Increment Value		0.001492	0.00947	0.009487	0.001254	0.001188	0.001134	0.001075	0.001465	
Tax Increment Lehi City		\$ 71,464.56	\$ 70,692.76	\$ 79,944.95	\$ 94,597.81	\$ 92,120.72	\$ 96,393.31	\$ 110,756.11	\$ 126,854.15	\$ -
Tax Increment All Other Taxing Entities		\$ 32,881.93	\$ 231,167.29	\$ 272,166.66	\$ 44,373.69	\$ 44,852.22	\$ 48,857.28	\$ 58,060.54	\$ 96,058.57	\$ -
Tax Increment Possible		\$ 104,346.49	\$ 301,860.05	\$ 352,111.61	\$ 138,971.49	\$ 136,972.94	\$ 145,250.58	\$ 168,816.65	\$ 222,912.72	\$ -
Actual Collected and Paid		\$ 104,346.49	\$ 301,530.74	\$ 352,111.60	\$ 138,971.50	\$ 136,972.93	\$ 145,245.84	\$ 168,749.99	\$ 195,111.48	\$ -
Actual Versus Budget		\$ (183,850.40)	\$ 13,994.30	\$ (2,689.12)	\$ (215,183.38)	\$ (216,665.45)	\$ (207,726.75)	\$ (183,930.83)	\$ (157,114.97)	\$ (351,839.66)
Total Area Funds Budgeted Compared to Actual Collected										
Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Difference to be collected							
Alpine School District	\$ -	\$ -	\$ -							
Lehi City	\$ 2,961,184.58	\$ 690,070.31	\$ 2,271,114.27							
Utah County	\$ 1,060,778.78	\$ 223,520.65	\$ 837,258.13							
Central Utah Water Conservancy Dist	\$ 394,512.25	\$ 115,056.48	\$ 279,455.77							
North Utah Co. Water Conservancy Dist	\$ 24,364.18	\$ 7,850.65	\$ 16,513.53							
Lehi Metropolitan Water Dist	\$ 11,245.00	\$ 3,686.23	\$ 7,558.77							
Total Revenue	\$ 4,452,084.79	\$ 1,040,184.33	\$ 3,411,900.46							
Note: 2013 is the first year of increment. Budgeted Tax Increment is for 20 years. Tax Increment Collected is from when increment started. Difference to be collected is for the time frame agreed with each taxing entity.										

Exhibit 5.1



Exhibit 5.2



Chapter 7 – West Timpanogos CDA

Background Information

The West Timpanogos CDA was created in 2014, and increment was triggered in 2015. The base year is 2013, and the base year value was calculated using the Utah County Assessor’s determination of the tax roll that was finalized on November 1, 2013. Increment was to be collected for 20 years, expiring in 2035. There has been no extensions or additional land added to the CDA since it was approved in 2014.

The general boundaries of the Project Area start at Timpanogos Highway and go north approximately ¾ miles between Morning Glory Road or 1200 West and 1350 West. The total site is about 81 acres, all of which is privately owned and will be used for the development project. No public roads, parks or government buildings will be located on the property.

Table 7.1 Project Area Description	
Year Established	2012
Initial Year of Tax Increment	2015
Initial Collection Period	20 Years
Last Year of Tax Increment	2035

The Project Area was created to provide an incentive to Traverse Mountain Commercial Venture to facilitate development of Class A office space, with Xactware occupying one of the buildings. The developer has built two buildings, of which Xactware and Ancestry occupy both buildings. The intent of the development is to have six 250,000 square foot facilities on the project site which will be an employment driver for Lehi City. The developer is currently working on leasing building three before construction will start. Traverse Mountain Commercial Venture has submitted plans for a third building and it is anticipated they will build in 2020. Due to COVID-19, building plans have been put on hold until 2021 - 2022

The agreement between the Agency and developer tied the reimbursement of tax increment revenue to buildout of the first building for Xactware. The value to the Agency is the job creation for Utah County and Lehi City.

Sources of Funds – Valuation

Table 7.2: Base Year and Increment Taxable Values	Value
Base Year:	
Total Base Year Value	\$ 6,448,875.00
Prior Year (2020):	
Prior Year (2020) Increment Value	\$ 152,464,920.00
Prior Year (2020) Tax Increment Generated - Agency Share	\$ 341,401.74
Prior Year (2020) Adjusted Tax Increment to Agency	\$ 324,698.58
Prior Year (2020) Total Assessed Value	\$ 158,913,795.00

Current Year (2021):	
Current Year (2021) Projected Total Assessed Value	\$ 156,212,216.00

The base year value as reflected by the County Assessor’s Office (2013) is \$6,448,875.

Relative Growth in Assessed Value

Total taxable value in the Project Area has grown from \$6,448,875 to \$158,913,795 in 2020 – an increase of over 2,464% in value.

In 2019, the assessed value of the Project Area was \$152,651,314. In 2020, the assessed value of the Project Area decreased to \$152,464,920. Most of the decrease was due to a decrease in personal property values. The 2021 taxable value is anticipated to decrease to \$149,763,341.

Tax Increment Uses of Funds

Funds are distributed to the Agency based on the following distribution formula: 50% of tax increment revenue from Utah County, Lehi City, Central Utah Water Conservancy District, and Lehi Metropolitan Water District. North Utah County Water Conservancy District is not participating in this CDA. Alpine School District is providing 15% to the tax increment revenue. Of the total tax increment revenue the Agency collects, there is a 3% administrative fee taken before the remaining balance is distributed to the developer. The administrative fee does not deduct from the pledged tax increment amount of \$19,557,363 million to the developer.

Table 7.3: Tax Entity Contribution	
	% of increment (or amount) to Agency through 2035
Alpine School District	15%
Utah County	50%
Lehi City	50%
Central Utah Water Conservancy District	50%
North Utah Co. Water Conservancy District	0%
Lehi Metropolitan Water District	50%

Funds were used to reimburse the developer for infrastructure improvements made to the property.

Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Utah County	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Alpine School District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.

Lehi City	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Central Utah Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
North Utah Co. Water Conservancy District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.
Lehi Metropolitan Water District	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.

Development Activity

Traverse Mountain Commercial Development has constructed two buildings, Xactware and Ancestry. Pre-leasing has been ongoing for building three with an anticipated build date of 2020. Due to COVID-19 this project has been pushed indefinitely. Under current market conditions, most technology-based companies want to see the physical building before leasing. This has led to more speculation building, as the Class A office space market has grown in other areas. This could be a reason for the slow leasing.

Total Area Funds Budgeted Compared to Actual Collected

Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Difference to be collected
Alpine School District	\$ 7,437,030.60	\$ 704,101.23	\$ 6,732,929.37
Lehi City	\$ 7,258,995.65	\$ 565,542.71	\$ 6,693,452.94
Utah County	\$ 3,246,189.16	\$ 243,071.25	\$ 3,003,117.91
Central Utah Water Conservancy District	\$ 1,277,695.56	\$ 127,082.63	\$ 1,150,612.93
North Utah Co. Water Conservancy District	\$ 81,435.54	\$ -	\$ 81,435.54
Lehi Metropolitan Water District	\$ 36,505.59	\$ 3,048.08	\$ 33,457.51
Total Revenue	\$ 19,337,852.10	\$ 1,642,845.90	\$ 17,695,006.20

Note: 2015 is the first year of increment. Budgeted Tax Increment is for 20 years.

Area Maps

Exhibit 6.1 shows the Project Area as it was defined in the 2014 plan. There has been no additions or subtractions from the site.

Exhibit 6.2 shows that of the approximately 55 acres in the Project Area, 68% is still undeveloped. The budget was based on full build out being completed by 2018. If this does not occur the developer will see the 20 year time frame expire before the max amount is obtained. It is in the developer's best interest to build out as fast as possible, creating a high-tech center that will usually pay higher than county average wage.

Revised Multi-Year Budget

Table 7.4: Project Area Budget, CY 2020-2021

Calendar Year for Increment	2020	2021
Assessed Valuation		
Base Year Taxable Value	\$ 6,448,875.00	\$ 6,448,875.00
Increment Value	\$ 152,464.920.00	\$ 149,763,341.00
Total Taxable Value	\$ 158,913,795.00	\$156,212,216.00
Tax Rates		
Utah County	0.0010410	0.0008530
Alpine School District	0.0068000	0.0069040
Lehi City	0.0014510	0.0014290
Central Utah Water Conservancy District	0.0004000	0.0004000
North Utah Co. Water Conservancy District	0.0000160	0.0000150
Lehi Metropolitan Water District	0.0000080	0.0000080
Total	0.0097160	0.009609
Taxing Entity Contribution		
Utah County	50%	50%
Alpine School District	15%	15%
Lehi City	50%	50%
Central Utah Water Conservancy District	50%	50%
North Utah Co. Water Conservancy District	0%	0%
Lehi Metropolitan Water District	50%	50%
Tax Increment Possible Versus Collected		
Tax Increment Possible	\$ 341,401.74	\$ 356,526.61
Tax Increment Collected	\$ 324,698.58	
Increment Tax Revenues to Taxing Entities		
Utah County	\$ 46,271.01	\$ 63,874.06
Alpine School District	\$ 817,575.84	\$ 878,871.19

Lehi City	\$ 105,731.06	\$ 107,005.91
Central Utah Water Conservancy District	\$ 27,835.47	\$ 29,952.67
Lehi Metropolitan Water District	\$ 582.95	\$ 599.05
Total	\$ 997,996.33	\$ 1,169,939.56

Increment Tax Revenues to Agency

Utah County	\$ 46,271.01	\$ 63,874.06
Alpine School District	\$ 144,278.09	\$ 155,094.92
Lehi City	\$ 105,731.06	\$ 107,005.91
Central Utah Water Conservancy District	\$ 27,835.47	\$ 29,952.67
Lehi Metropolitan Water District	\$ 582.95	\$ 599.05
Total	\$ 324,698.58	\$ 356,526.61

Expenditures

Administration	\$ 16,234.93	\$ 17,826.33
Developer Allocation	\$ 308,463.65	\$ 338,700.28
Remaining Increment for Projects	\$ -	\$ -

The Agency is working with the developer to attract other tenants for Class A office space. The desire is to attract other technology-based companies to continue promoting “Silicon Slopes” for Utah County.

Estimate of Tax Increment for 2020

The estimated amount of tax increment that will be generated in 2021 is \$1,439,075.94 with \$1,082,549.33 flowing to the taxing entities.

No single family or multifamily housing has been developed in the CDA area and none is contemplated.

A revised Multi-Year Budget is included at the end of this chapter.

West Timpanogos CDA Financials

	2009	2013	2014	2015	2016	2017	2018	2019	2020	2021
Assumptions										
CDA Admin Fee 5%										
Developer Incentive Cap \$7,895,934										
Taxable Value										
Real Property Value			\$ 51,808,400.00	\$ 68,662,400.00	\$ 84,483,700.00	\$ 95,813,100.00	\$ 110,860,000.00	\$ 120,615,900.00		
Personal Property Value			650.00	29,551,853.00	44,104,379.00	34,681,887.00	41,791,314.00	38,297,895.00		
Base Property Value			6,448,875.00	6,448,875.00	6,448,875.00	6,448,875.00	6,448,875.00	6,448,875.00		
Total Taxable Value			\$ 45,160,175.00	\$ 91,765,378.00	\$ 122,139,204.00	\$ 124,046,112.00	\$ 146,202,499.00	\$ 152,464,920.00		
Alpine School District Increment Value	15%		\$ 6,774,026.25	\$ 13,764,806.70	\$ 18,320,880.60	\$ 18,606,916.80	\$ 21,930,365.85	\$ 22,869,738.00		
All Other Taxing Entities Increment Value	50%		\$ 22,380,087.50	\$ 45,882,689.00	\$ 61,069,602.00	\$ 62,023,056.00	\$ 73,101,219.50	\$ 76,237,460.00		
Alpine School District Increment Value			0.008177	0.007718	0.007167	0.006873	0.006498	0.0068		
All Other Taxing Entities Increment Value			0.003376	0.003236	0.002997	0.002793	0.002596	0.0029		
Tax Increment Alpine School District										
Tax Increment All Other Taxing Entities			\$ 55,391.21	\$ 106,236.78	\$ 131,305.75	\$ 127,885.34	\$ 142,509.52	\$ 155,514.22		
Tax Increment Possible			\$ 76,082.84	\$ 148,476.38	\$ 183,025.60	\$ 173,230.40	\$ 189,770.77	\$ 221,074.13		
Actual Collected and Paid			\$ 131,474.05	\$ 254,713.16	\$ 314,331.35	\$ 301,115.73	\$ 332,274.28	\$ 376,588.35		
Actual Versus Budget			\$ 168,763.73	\$ 239,739.08	\$ 313,838.25	\$ 297,295.95	\$ 331,792.05	\$ 324,698.58		
			\$ (153,416.51)	\$ (134,306.43)	\$ (351,859.11)	\$ (472,790.07)	\$ (596,354.12)	\$ (816,485.69)	\$ (781,993.59)	\$ (789,087.06)
Total Area Funds Budgeted Compared to Actual Collected										
Taxing Entities			Budgeted Tax Increment	Total Increment Collected	Difference to be collected					
Alpine School District			\$ 7,437,030.60	\$ 704,101.23	\$ 6,732,929.37					
Lehi City			\$ 7,258,995.65	\$ 565,542.71	\$ 6,693,452.94					
Utah County			\$ 3,246,189.16	\$ 243,071.25	\$ 3,003,117.91					
Central Utah Water Conservancy Dist			\$ 1,277,695.56	\$ 127,082.63	\$ 1,150,612.93					
North Utah Co. Water Conservancy Dist			\$ 81,435.54	\$ -	\$ 81,435.54					
Lehi Metropolitan Water Dist			\$ 36,505.59	\$ 3,048.08	\$ 33,457.51					
Total Revenue			\$ 19,317,852.10	\$ 1,642,845.90	\$ 17,695,006.20					
<p>Note: 2015 is the first year of increment. Budgeted Tax Increment is for 20 years. Tax Increment Collected is from when increment started. Difference to be collected is for the time frame agreed with each taxing entity.</p>										

Exhibit 6.1



Exhibit 6.2



Chapter 8 – SR-92 Digital Drive CRA

Background Information

The SR-92 Digital Drive CRA has created in 2017 with sales tax increment starting in 2016. The CRA is between the redevelopment agency and Ken Garff Porsche Audi Dealership. The agreement provides for 25% of the sales tax generated from car sales to be remitted back to Ken Garff Properties. The agreement is for 10 years not to exceed \$1M.

The general boundaries of the Project Area start at SR-92 and Digital Drive and only includes serial number 11:032:0424 encompassing 2.95 acres, all of which is privately owned and will be used for the development project. No public roads, parks or government buildings will be located on the property.

Table 7.1 Project Area Description	
Year Established	2017
Initial Year of Tax Increment	2016
Initial Collection Period	10 Years
Last Year of Tax Increment	2026

The Project Area was created to provide an incentive to Ken Garff Properties to facilitate the first full service large scale dealership of new cars. The RDA determined that it was advantages to the agency and the City of Lehi to have a new car dealership located within the city. The developer has built the Porsche Audi dealership which was completed in 2016. The intent of the development was to generate sales tax and create the opportunity for more dealerships to locate to Lehi. The developer is currently working on plans for a second dealership that will not be located within this CRA. The final outcome will be an additional 3 new and used car dealerships located within Lehi City.

The agreement between the Agency and Ken Garff Properties tied the reimbursement of sales tax revenue to the sale of cars. The value to the Agency is sales tax generation for the city.

Sources of Funds – Valuation

Table 7.2: Base Year and Increment Taxable Values	Value
Base Year:	
Total Base Year Personal and Real Property Value 2014	\$ 1,103,400.00
Prior Year (2020):	
Prior Year (2020) Increment Value	\$ 00.00
Prior Year (2020) Tax Increment Generated - Agency Share	\$ 00.00
Prior Year (2020) Adjusted Tax Increment to Agency	\$ 00.00
Prior Year (2020) Total Assessed Value	\$ 8,845,100.00
Current Year (2021):	
Current Year (2021) Projected Total Assessed Value	\$ 9,022,000.00

The base year value as reflected by the County Assessor’s Office (2014) is \$1,103,400. This value reflects the real property value with no improvements or personal property valuation.

Relative Growth in Assessed Value

Total taxable value in the Project Area has grown from \$1,103,400 to \$8,845,100 in 2020 – an increase of over 800% in value.

In 2019, the assessed value of the Project Area was \$8,585,200. In 2020, the assessed value of the Project Area grew to, \$8,845,100. The growth in value is due to building appreciation. The 2021 taxable value is 9,022,000.

Tax Increment Uses of Funds

Funds are distributed to the Agency based on the following distribution formula: 25% of sales tax revenue from Lehi City. Of the total tax increment revenue the Agency collects, there is no administrative fee taken before the remaining balance is distributed to Ken Garff Properties.

Table 7.3: Tax Entity Contribution	
	% of increment (or amount) to Agency through 2026
Alpine School District	0%
Utah County	0%
Lehi City	25%
Central Utah Water Conservancy District	0%
North Utah Co. Water Conservancy District	0%
Lehi Metropolitan Water District	0%

Funds were used to reimburse the developer for infrastructure improvements made to the property.

Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Utah County	No Participation
Alpine School District	No Participation
Lehi City	Increase in property value; Employment opportunities at higher wages; Increase in sales tax; Increase in surrounding property value through infrastructure improvements.
Central Utah Water Conservancy District	No Participation
North Utah Co. Water Conservancy District	No Participation
Lehi Metropolitan Water District	No Participation

Development Activity

Ken Garff Properties completed construction in 2016. The CRA encompasses only the dealership and there is no room for additional growth. Ken Garff Properties has submitted plans for a second dealership in Lehi at a different location. There is an opportunity for 3 more dealerships within Lehi.

Total Area Funds Budgeted Compared to Actual Collected

Taxing Entities	Budgeted Tax Increment	Total Increment Collected	Difference to be collected
Alpine School District	\$ 00.00	\$ 00.00	\$ 00.00
Lehi City	\$ Not Disclosed	\$ Not Disclosed	\$ Not Disclosed
Utah County	\$ 00.00	\$ 00.00	\$ 00.00
Central Utah Water Conservancy District	\$ 00.00	\$ 00.00	\$ 00.00
North Utah Co. Water Conservancy District	\$ 00.00	\$ 00.00	\$ 00.00
Lehi Metropolitan Water District	\$ 00.00	\$ 00.00	\$ 00.00
Total Revenue	\$ 00.00	\$ 00.00	\$ 00.00

Note: 2016 is the first year of sales tax increment. Budgeted Sales Tax Increment is for 10 years.

Area Maps

Exhibit 7.1 shows the Project Area as it was defined in the 2017 plan. There has been no additions or subtractions from the site. The Project Area contains approximately 2.9 acres of which 100% is developed.

Revised Multi-Year Budget

Per Utah State Code 59-1-403 it is unlawful to divulge or make known in any manner any information gained by that person from any returned filed with the commission. Per this code, the agency is not allowed to disclose the sales tax generated.

Estimate of Tax Increment for 2020

The estimated amount of tax increment that will be generated in 2020 can't be disclosed.

No single family or multifamily housing has been developed in the CRA area and none is contemplated.

Exhibit 7.1

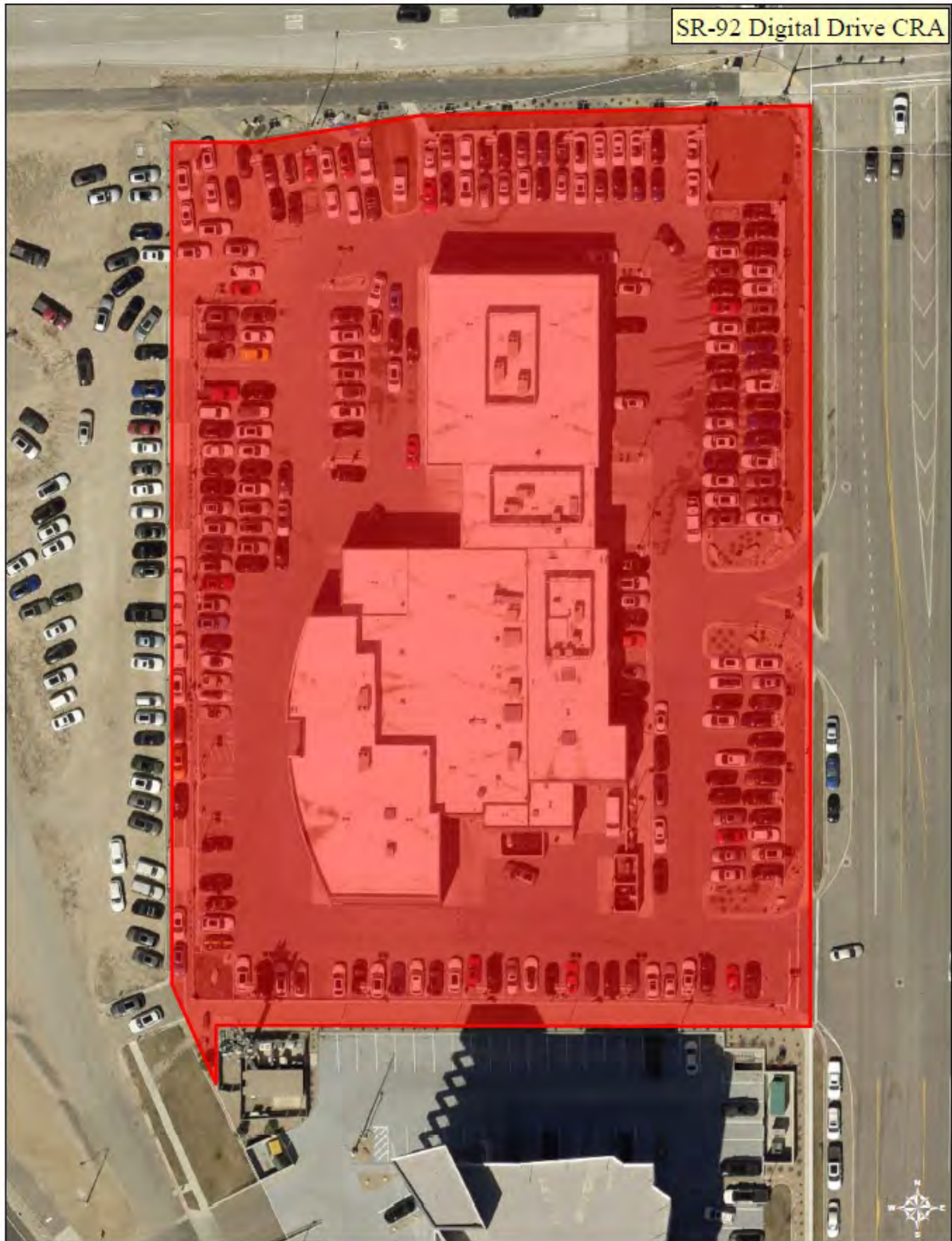
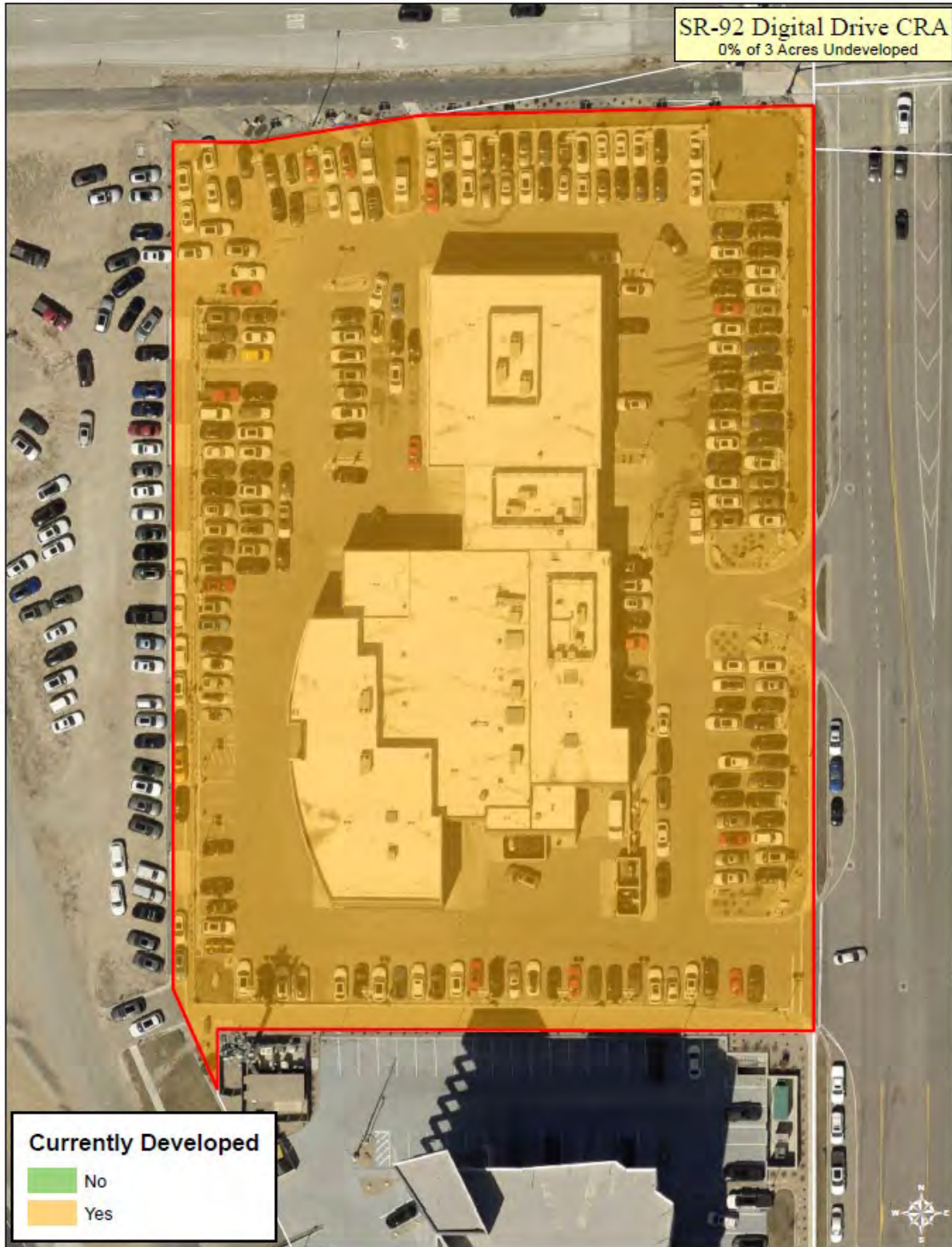


Exhibit 7.2



Chapter 9 – Meadow Pointe CRA

Background Information

The Meadow Pointe CRA was created in 2019, and increment was triggered in 2019. The base year is 2019, and the base year value was calculated using the Utah County Assessor’s determination of the tax roll that was finalized on November 1, 2019. Increment was to be collected for 20 years, expiring in 2039. There has been no extensions or additional land added to the CRA since it was approved in 2019.

The general boundaries of the Project Area starts at Triumph Blvd West of I-15 and goes South approximately 1 mile between Triumph Blvd and 2100 North along both sides of Ashton Blvd. The total site is about 128 acres, all of which is privately owned and will be used for the development project. No parks or government buildings will be located on the property.

Table 8.1 Project Area Description	
Year Established	2019
Initial Year of Tax Increment	2019
Initial Collection Period	20 Years
Last Year of Tax Increment	2039

The Project Area was created based on a development agreement between Stack Development, IR Lehi, Lehi City and Lehi RDA from 2011. Based on the development agreement Ashton Road would be completed and certain parties would be reimbursed for specific infrastructure improvements. The development agreement was driven by sales tax generating businesses being located within the development. Ken Garff started construction in 2019 on their first dealership which triggered the CRA to be created and started. The development agreement contemplated the CRA to utilize both Personal and Real Property as well as Sales tax generation as the reimbursement mechanism.

Sources of Funds – Valuation

Table 8.2: Base Year and Increment Taxable Values	Value
Base Year:	
Total Base Year Value	\$ 160,609,400.00
Prior Year (2020):	
Prior Year (2020) Increment Value	\$ 00.00
Prior Year (2020) Tax Increment Generated - Agency Share	\$ 00.00
Prior Year (2020) Adjusted Tax Increment to Agency	\$ 00.00
Prior Year (2020) Total Assessed Value	\$ 160,609,400.00
Current Year (2021):	
Current Year (2021) Projected Total Assessed Value	\$ 176,679,379.00

The base year value as reflected by the County Assessor’s Office (2019) is \$160,609,400.

The project area also includes a 50% of the cities 50% sales tax reimbursement/incentive. Due to only one dealership being locating in the area at this time, the sales tax generation will not be listed in the report. It's also anticipated that no sales tax generation will be listed in the report as it will be generated by three dealerships in the future who are owned by one entity.

Relative Growth in Assessed Value

There has been increment growth between 2020 and 2021. While the project area was created the end of 2019 it was determined by the city and county to start the personal and real property increment in 2021. The sales tax generation started upon completion of the Land Rover/Jaguar Dealership. Increment will start in 2021 with anticipated payment in 2022.

In 2019, the base value of the Project Area was \$160,609,400. In 2020, the assessed value of the Project Area remained flat. This is due to the timing of the CRA. The 2021 taxable value is anticipated to increase to \$176,679,379.

Tax Increment Uses of Funds

Funds are distributed to the Agency based on the following distribution formula: 50% of tax increment levied from personal and real property revenue from Lehi City as well as 50% of the 50% the city collects in sales tax from the CRA. Of the total tax increment revenue the Agency collects, there is a 3% administrative fee taken before the remaining balance is distributed to the developer.

	% of increment (or amount) to Agency through 2039
Lehi City	50%

Funds were used to reimburse the city and developer for infrastructure improvements made to the property and impact fee waiver. The intent is to reimburse the city first then the development community.

Benefits Received by Each Taxing Entity

Taxing Entity	Benefits
Lehi City	Increase in property value; Employment opportunities at higher wages; Incremental tax revenue to taxing entities; Increase in surrounding property value through infrastructure improvements.

Development Activity

The property has 5 Class A Office buildings that house Vivant Solar, Kiln, Lending Club and other technology based companies. There is a Tru by Hilton hotel and another hotel is contemplated for the area. Ken Garff has built one (Land Rover/Jaguar) dealership with two more being contemplated. When the CRA was created there was contemplated another 3 – 5 Class A Office buildings but current plans (2021) show multi-family residential being built. Per the development agreement, housing was

not considered one of the reimbursable tax generators and will therefore not be considered as part of the tax increment generation reimbursement to the developer.

Total Area Funds Budgeted Compared to Actual Collected

Taxing Entities	Budgeted Tax Increment Property	Total Increment Collected	Difference to be collected
Lehi City	\$ 2,219,477.18	\$ 00.00	\$ 2,219,477.18

Note: 2020 is the first year of increment. Budgeted Tax Increment is for 20 years.

Area Maps

Exhibit 8.1 shows the Project Area as it was defined in the 2019 plan. There has been no additions or subtractions from the site.

Exhibit 8.2 shows that of the approximately 128 acres in the Project Area, 64% is still undeveloped. The budget was based on full build out being completed by 2025. If this does not occur the developer will see the 20 year time frame expire before the max amount is obtained. It is in the developer’s best interest to build out as fast as possible, creating a high-tech center that will usually pay higher than county average wage.

Revised Multi-Year Budget

Table 8.4: Project Area Budget, CY 2020-2021

Calendar Year for Increment	2020	2021
Assessed Valuation		
Base Year Taxable Value	\$ 160,609,400.00	\$ 160,609,400.00
Increment Value	\$ 00.00	\$ 16,069,979.00
Total Taxable Value	\$ 160,609,400.00	\$ 176,679,379.00
Tax Rates		
Lehi City	0.0014510	0.0014290
Total	0.001451	0.0014290
Taxing Entity Contribution		
Utah County	0%	0%
Alpine School District	0%	0%
Lehi City	50%	50%
Central Utah Water Conservancy District	0%	0%
North Utah Co. Water Conservancy District	0%	0%
Lehi Metropolitan Water District	0%	0%
Tax Increment Possible Versus Collected		
Tax Increment Possible	\$ 00.00	\$ 11,482.00
Tax Increment Collected	\$ 00.00	
Increment Tax Revenues to Taxing Entities		
Lehi City	\$ 00.00	\$ 11,482.00
Total	\$ 00.00	\$ 11,482.00
Increment Tax Revenues to Agency		
Lehi City	\$ 00.00	\$ 11,482.00
Total	\$ 00.00	\$ 11,482.00
Expenditures		
Administration	\$ 00.00	\$ 574.10

Developer Allocation	\$ 00.00	\$ 10,907.00
Remaining Increment for Projects	\$ -	\$ -

The Agency is working with the developer to attract other tenants for Class A office space. The desire is to attract other technology-based companies to continue promoting “Silicon Slopes” for Utah County.

Estimate of Tax Increment for 2020

The estimated amount of tax increment that will be generated in 2021 is \$11,482.00 with \$11,482.00 flowing to Lehi City.

No single family or multifamily housing has been developed in the CRA area but there is contemplated multifamily housing in the future.

A revised Multi-Year Budget is included at the end of this chapter.

Meadow Pointe CRA Financials

Meadow Pointe CRA Community Reinvestment Area 2019											
Appendix B											
	Year	1	2	3	4	5	6				
Increment Property Tax	Payment Year	2020	2021	2022	2023	2024	2025				
	Tax Year	2019	2020	2021	2022	2023	2024				2024
Tax Rate		0.001678	0.001678	0.001678	0.001678	0.001678	0.001678				0.001678
Current Base Value		\$ 160,609,400.00	\$ 160,609,400.00	\$ 160,609,400.00	\$ 160,609,400.00	\$ 160,609,400.00	\$ 160,609,400.00				\$ 160,609,400.00
Total Assessed Value		\$ 308,995,400.00	\$ 228,911,400.00	\$ 228,911,400.00	\$ 271,213,400.00	\$ 303,995,400.00	\$ 308,995,400.00				\$ 308,995,400.00
Minus Base Year Value		\$ 148,386,000.00	\$ 68,302,000.00	\$ 68,302,000.00	\$ 110,604,000.00	\$ 143,386,000.00	\$ 148,386,000.00				\$ 148,386,000.00
Total Increment Value	\$ 228,217.67	\$ 24,331.00	\$ 57,305.38	\$ 57,305.38	\$ 92,796.76	\$ 120,300.85	\$ 124,495.85				\$ 124,495.85
Sales and Use Tax		\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 212,500.00	\$ 212,500.00	\$ 212,500.00				\$ 212,500.00
Total Increment		\$ 24,331.00	\$ 132,305.38	\$ 132,305.38	\$ 305,296.76	\$ 332,800.85	\$ 336,995.85				\$ 336,995.85
Housing and Admin Fee		\$ 4,866.20	\$ 26,461.08	\$ 26,461.08	\$ 61,059.35	\$ 66,560.17	\$ 67,399.17				\$ 67,399.17
Total Increment for Budget		\$ 19,464.80	\$ 105,844.30	\$ 105,844.30	\$ 244,237.40	\$ 266,240.68	\$ 269,596.68				\$ 269,596.68
Increment Year over Year		\$ 125,309.10	\$ 231,153.40	\$ 475,390.81	\$ 741,631.49	\$ 1,011,228.18					\$ 1,011,228.18

Exhibit 8.1



Exhibit 8.2

