

2016 ANNUAL REPORT

REDEVELOPMENT AGENCY OF LINDON CITY, UT

IN COMPLIANCE WITH UTAH CODE SECTION 17C-I-603 AND 17C-I-402(9)(b)



NOVEMBER 1ST REPORT

Dated as of October 28, 2016

Prepared by Lewis, Young, Robertson & Burningham, Inc.

In compliance with Utah Code Section 17C-I-603 and 17C-I-402(9)(b)


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EXECUTIVE SUMMARY

INTRODUCTION

Lewis Young Robertson & Burningham, Inc (“LYRB”) has been retained by the Lindon City Redevelopment Agency (the “Agency”) to assist with the management of the Agency’s four project areas (West Side RDA, State Street #1 RDA, RDA #3, and 700 North CDA). LYRB has compiled various creation and related documents associated with the project areas, created annual and multi-year budgets, and created a proprietary Excel-based software package to manage the Agency’s Project Areas in the future.

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-402(9)(b) and section 17C-1-603 – Agency Report. This report facilitates the RDA’s compliance with the new code adopted in 2011, providing the data necessary to fulfill these new reporting requirements. This section of Utah Code mandates that the Agency provide an annual report to the County Auditor, the State Tax Commission, the State Board of Education, as well as each of the taxing entities that levy a tax on property from which the Agency collects tax increment. The taxing entities involved in the various project areas of the Lindon City Redevelopment Agency, to which this report is being provided, are summarized in the table below.

Table 1.1

RDA TAXING ENTITIES	
Adam Cowie	Lindon City
Kristen Colson	Lindon City
Burt Harvey	Utah County
Rob Smith	Alpine School District
John Jacobs	North Utah Valley Water Conservancy District
Gene Shawcroft	Central Utah Water Conservancy District
JoAnne Dubois	Central Utah Water Conservancy District
Natalie Grange	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Barry Conover	Utah State Tax Commission

This report also fulfills the reporting requirements described in UC 17C-1-402(9)(b), allowing the report to be used in place of an annual taxing entity committee meeting. This annual report is for informational purposes and is intended to provide an overview of each Project Area that lies within the boundaries of the Lindon Redevelopment Agency, including descriptions of each Project Area, significant activities, project timelines, actual and estimated tax increment collections, and any other information pertinent to the taxing entities.

Provided in this report is an overview of the Lindon State Street #1 RDA Project Area, the Lindon RDA #3 Project Area, the Lindon West Side RDA Project Area, and the Lindon 700 North CDA Project Area, including summaries of the current and projected budgets, sources and uses of tax increment funds, Project Area growth statistics, and identification of certain concerns/needs.

OVERVIEW OF THE REDEVELOPMENT AGENCY

The Redevelopment Agency of Lindon City was created by the Lindon City Council in 1982 with the adoption of Ordinance #92 in accordance with the provision of the Utah Neighborhood Development Act, UCA 17A-2-1201, 17A-2-1202, and 17A-2-1203.

In the process of adopting the ordinance creating the Agency, the City Council determined that the Agency be authorized to:

- ☞ enter into contacts generally in connection with redevelopment and/or economic development and to transact business and exercise all other powers provided for in the Utah Neighborhood Development Act
- ☞ accept financial or other assistance from any public or private source for the Agency's activities, powers, and duties and to expend any funds so received for any of the purposes set forth in the Act
- ☞ borrow money and accept financial or other assistance from the state or federal government for any of the purposes of the Act and comply with any conditions of such loan or grant
- ☞ cooperate with similar agencies of other communities for joint planning and joint development of any particular project
- ☞ employ an executive director, technical experts, consultants, legal counsel, legal staff, and such other agents and compensate these individuals from funds available to the agency

Originally, under UCA 17C, each project area created by a Redevelopment Agency was classified simply as a Redevelopment Area (RDA), with all project areas being blight based. In 1998, UCA 17C was expanded to allow for the creation of various types of project areas, including Urban Renewal Area (URA) and Economic Development Area (EDA). In 2006, the code was modified again to provide for an additional project area type, Community Development Area (CDA).

In 2016, changes were made to UCA 17C putting an end to the four aforementioned classifications. Going forward all project areas will again be lumped into one category and will be designated as Community Reinvestment Areas (CRA).

As three of the four active project areas in the Lindon City Redevelopment Agency (West Side, State Street #1, and RDA #3) were created prior 1998, each of these has been classified simply as a Redevelopment Area, or RDA. The fourth Project Area, 700 North, which was created in 2014, has been classified as a CDA.

AUTHORITIES AND POWERS OF THE AGENCY

The authority of the Agency is directed by UCA Title 17C.

17C-1-202

I. A community development and renewal agency may:

- ☞ Sue and be sued;
- ☞ Enter into contracts generally;
- ☞ Buy, obtain an option upon, or otherwise acquire an interest in real or personal property;
- ☞ Sell, convey, grant, dispose of by gift, or otherwise dispose of any interest in real or personal property;
- ☞ Enter into a lease agreement on real or personal property, either as lessee or lessor;
- ☞ Provide for urban renewal, economic development, and community development as provided in this title;
- ☞ Receive tax increment as provided in this title;
- ☞ If disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the project area plan;
- ☞ Accept financial or other assistance from any public or private source for the agency's activities, powers, and duties, and expend any funds so received for any of the purposes of this title;
- ☞ Borrow money or accept financial or other assistance from the federal government, a public entity, or any other source for any of the purposes of this title and comply with any conditions of the loan or assistance;
- ☞ Issue bonds to finance the undertaking of any urban renewal, economic development, or community development or for any of the agency's other purposes, including;
 - Reimbursing an advance made by the agency or by a public entity or the federal government to the agency;
 - Refunding bonds to pay or retire bonds previously issued by the agency; and
 - Refunding bonds to pay or retire bonds previously issued by the community that created the agency for expenses associated with an urban renewal, economic development, or community development project; and
- ☞ Transact other business and exercise all other powers provided for in this title.

GOVERNING BOARD OF TRUSTEES AND STAFF MEMBERS

Table I.2

GOVERNING BOARD OF TRUSTEES		
Jeff Acerson	Chairman	Lindon City Mayor
Dustin Sweeten	Board Member	Lindon City Council Member
Matt Bean	Board Member	Lindon City Council Member
Jake Hoyt	Board Member	Lindon City Council Member
Van Broderick	Board Member	Lindon City Council Member
Carolyn Lundberg	Board Member	Lindon City Council Member

Table I.3

STAFF MEMBERS	
Adam Cowie	City Administrator
Kristen Colson	Finance Director

SUMMARY OF REQUESTED FUNDS

The Agency requests all funds it is legally entitled to receive, and estimates those funds according to the chart below. Per UC 17C-1-603(3), these projected figures are provided for informational purposes only, and do not alter the amount of tax increment that this Agency is entitled to collect. The Agency requests all tax increment legally available from each of the Agency’s project areas described below; however these estimates should in no way be interpreted or applied as a limitation upon the amount the Agency is entitled to receive under applicable statute(s), project area budget(s), and/or interlocal cooperation agreements.

Table I.4

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2016 (Ending Dec 31, 2016)	Tax Year 2017 (Beginning Jan 1, 2017)
Property Tax Increment		
West Side RDA	Expired	Expired
RDA #3 (Gateway)	Expired	Expired
State Street #1 RDA	213,972	213,972
700 North	-	64,620
Total Revenue	\$ 213,972	\$ 278,592

GENERAL OVERVIEW OF ALL PROJECT AREAS

Table I.5

COMBINED BUDGET - ALL PROJECT AREAS		
REVENUES	FY 2016 TOTALS	REMAINING LIFE (INCLUDES 2016 TOTALS)
Property Tax Increment		
RDA #3 (Gateway)	852,915	852,915
State Street #1	186,268	1,034,063
700 North CDA	-	5,320,392
Total Revenue	\$ 1,039,183	\$ 7,207,370
EXPENDITURES	FY 2016 TOTALS	REMAINING LIFE (INCLUDES 2016 TOTALS)
RDA Administration		
State Street #1	26,077	144,769
700 North CDA	-	266,020
Developer Incentive Payments		
RDA #3 (Gateway)	175,743	175,743
700 North CDA	-	532,039
Debt Service Payments		
RDA #3 (Gateway)	-	-
Retained by RDA for Other Development Activities		
RDA #3 (Gateway)	677,172	677,172
State Street #1	160,190	889,294
700 North CDA	-	4,256,313
Affordable Housing Fund		
700 North CDA	-	266,020
Total Expenditures	\$ 1,039,182	\$ 7,207,370

SECTION 1: OVERVIEW OF THE STATE STREET #1 RDA PROJECT AREA

Table 2.1

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 57	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 080-0003	<u>Tax Rate</u> 0.011193
<u>Creation Year</u> FY 1986	<u>Base Year</u> FY 1986	<u>Term</u> 20 Years	<u>Trigger Year</u> FY 1996	<u>Expiration Year</u> FY 2020
<u>Base Value</u> \$6,208,435	<u>TY 2015 Value</u> \$38,269,384	<u>Increase</u> 516%	<u>FY 2016 Increment</u> \$186,268	<u>Jobs Created</u> 375



The State Street #1 RDA Project Area was created in July 1986 with the purpose of incentivizing commercial development along State Street in Lindon. This includes the prevention of further deterioration of the Project Area, the renovation and beautification of existing businesses, as well as the attraction of the new businesses to the Project Area. Land uses in the Project Area consist of general commercial, public and semi-public, and institutional. As the State Street #1 RDA Project Area was created prior to 1993, a taxing entity committee was not established for this Project Area.

The Project Area lies entirely within Lindon City and includes approximately 57 acres of property located along State Street from 200 South to 600 North. A map of the Project Area is included as Exhibit A.

Since inception in 1986, the Project Area has held an estimated 30 new businesses, with approximately a dozen new retail and office facilities constructed. These businesses include used auto dealerships, medical offices, a retail strip mall, a service station, and various restaurants and other businesses.

After several years of limited commercial growth due to economic conditions, the Project has seen renewed interest in new development and reuse of existing infrastructure over the past few years. In addition, the construction of a Public Safety Building has begun and is expected to be complete by December 2016.



SOURCES OF FUNDS

Table 2.2

2016 SOURCES OF FUNDS	
2016 Property Tax Increment Collected and Paid to Agency ¹	138,593
Previous Years Tax Increment Paid in 2016	47,675
Total Sources of Funds	\$ 186,268

Table 2.3

TAX INCREMENT LEVELS	
Years	%
1996 - 2000	100%
2001 - 2005	80%
2006 - 2010	75%
2011 - 2015	70%
2016 - 2020	60%

USES OF FUNDS

Table 2.4

2016 USES OF FUNDS	
RDA Administration (14%)	26,077
Development Activities	160,190
Total Uses of Funds	\$ 186,267

It is contemplated that the bulk of the funds available for development activities will be used for the following projects:

- Architectural and engineering services for the site work and facility design for the new public safety building and surrounding area
 - Although tax increment funds cannot be used for the actual construction of the new public safety building per Utah Code Section 17C-1-409(6), these funds will be utilized for site preparation and the reconfiguration of 60 North as necessary to accommodate this new facility
- Reconstruction of 400 North roadway between State Street and approximately 200 West
- Installation of street lighting on State Street along the City Center office property

¹ Utah County remits tax increment to the Agency only to the point that it has been collected from property owners. Thus, although the Agency may be entitled to \$213,972 in annual tax increment for FY 2016, the County remits to the Agency the portion that has been collected, as well as any additional tax increment that has been collected from property owners for prior year delinquencies. Delinquent tax increment collected in FY 2016 was \$47,675.

PROJECT AREA REPORTING AND ACCOUNTABILITY

RELATIVE GROWTH IN ASSESSED VALUE

Table 2.5

GROWTH IN ASSESSED VALUES				
ASSESSED VALUES IN PROJECT AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in Project Area (2015 vs. 2014)	\$38,269,384	\$37,064,768	3%	3%
Lifetime Growth in Project Area (2015 vs. 2000)	\$38,269,384	\$15,266,534	151%	6%
Lifetime Growth in Project Area Since Base Year (2015 vs. 1986)	\$38,269,384	\$6,208,435	516%	6%

ASSESSED VALUES IN LINDON CITY	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in City (2015 vs. 2014)	\$1,056,802,752	\$970,939,712	9%	9%
Lifetime Growth in City (2015 vs. 2000)	\$1,056,802,752	\$400,177,580	164%	7%

LYRB is using 2000 values for these comparisons because this is the first year for which reliable data is available. It is important to note that while the Project Area has experienced an average annual growth rate of 6% since 2000, larger growth rates have been experienced going back to the early years of the Project Area. Over the life of the RDA, going back to the base year of 1986, total assessed value has increased from \$6,208,435 to the current level of \$38,269,384. This reflects an overall increase in value of 516% and an average annual growth rate of 6%.

BENEFITS DERIVED BY TAXING ENTITIES

Table 2.6

BENEFITS TO TAXING ENTITIES
Creation of approximately 375 new jobs
Increased Sales Tax Revenues
Increased Property Tax Revenues
- 40% of tax increment flows back to taxing entities in years 2016 - 2020
- 100% of tax increment flows to taxing entities after 2020

Approximately 375 jobs have been created in the Project Area since its inception. Several new businesses entered the Project Area over the past year, replacing existing companies and it is estimated that job numbers have remained relatively steady.

Businesses recently added to the Project Area include Galilee Grill & Bakery, Big Island Sams Restaurant, MEI Rigging & Crating, Prestman Auto, and Utah Valley Auto Brokers. Noteworthy businesses already existing in the Project Area include A+ Benefits, Low Book Sales, and other used auto dealerships, medical

offices, a retail strip mall, a service station, and various restaurants. These establishments have increased property and sales tax revenues to the taxing entities.

The taxing entities are currently benefiting from increased assessed values in the Project Area as a portion of tax increment is being returned to the taxing entities. As shown below, the annual tax increment (above the base amount) currently being returned to taxing entities is 199% above what would have been realized if assessed values in the Project Area had remained at base year levels. This pass through increment will continue to increase as assessed values rise and the tax increment level received by the Agency ratchets downward throughout the life of the RDA. Since FY 2009, the total tax increment (above the base amount) received by the taxing entities is 144% above what would have been realized based on base year levels.

Table 2.7

GROWTH IN TAX INCREMENT					
TAX INCREMENT FROM PROJECT AREA	ORIGINAL BUDGET REVENUES**		ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2016	N/A		\$356,620	\$71,729	497%
Life Time Revenue (FY 2009 - 2016)*	N/A		\$2,781,931	\$582,270	478%
PASS THROUGH INCREMENT (ABOVE BASE)	ORIGINAL BUDGET REVENUES**		ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2016	N/A		\$142,648	\$71,729	199%
Life Time Revenue (FY 2009 - 2016)*	N/A		\$839,244	\$582,270	144%

* Lifetime revenues have been calculated using figures from FY 2009 - FY 2016 because tax increment revenue numbers are not available for all years preceding FY 2009.

** The Original Budget is not available for this Project Area.

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

DEVELOPMENT TO DATE

- ☞ Renovation and beautification of existing businesses
- ☞ Construction of approximately 12 new retail and office facilities
- ☞ Attraction of an estimated 30 new businesses to the Project Area, including auto dealerships, medical offices, a retail strip mall, a service station and various restaurants. Notable occupants include:

Table 2.8

NOTABLE BUSINESSES	
7-Eleven	MEI Rigging & Crating
A+ Benefits	O'Crowley Irish Tacos
Ace Rents	Oteo Restaurant
Asay Auto	Pizza Factory
Auto Source Motors	Planet Power Toys
Big Island Sams Restaurant	Prestman Auto
Four Chairs Furniture	Quest Staffing Services
Galilee Grill & Bakery	Smoking Apple Restaurant
Kid to Kid	Sunbow Distribution
Lani's Hawaiian Shack	Utah Valley Auto Brokers
Low Book Sales	Warburton's Inc.
Magleby's Fresh	

- ☞ Other improvements such as:
 - New Aquatics and City Center parking lot access from State Street
 - Roadway reconstruction along Center Street, between Main Street and State Street
 - Sidewalk installation along Center Street adjacent to the Community Center parking lot
 - Installation of a traffic light at the intersection of Center Street and State Street, improving the flow of traffic and access to businesses in the Project Area
 - Reconstruction of parking facilities surrounding the Lindon Community Center and Lindon Aquatics Center
 - Design and construction of ADA access path from Lindon Heritage Trail to State Street bus stop at City Center Park, in partnership with UTA

FUTURE PROJECTS

- Construction of a new Public Safety Building within the Project Area, expected to be completed by 2016 ²
- Reconstruction of 400 North roadway between State Street and approximately 200 West to be commenced in spring of 2017
- Installation of street lighting on State Street along the City Center office property

FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 2.9

PROJECT AREA BUDGET		FY 2016 - 2020	
REVENUES		TOTALS	NPV @ 5%
Annual Property Tax Increment		986,388	848,256
Previous Years Property Tax Increment		47,675	45,405
Total Revenue		\$1,034,063	\$893,661
EXPENDITURES		TOTALS	NPV @ 5%
RDA Administration		144,769	125,113
Development Activities		889,294	768,548
Total Expenditures		\$1,034,063	\$893,661

OTHER ISSUES

The State Street #1 RDA Project Area is currently experiencing a relatively low collection rate of annual property taxes from property owners, as well as the payment of delinquent tax collections to the Agency. LYRB has confirmed that, as in prior years, the reason for this is default of multiple owners on annual property taxes. Many of these owners are regularly behind schedule on annual taxes, with some behind on these payments by up to 3 years.

Property owners are allowed to remain delinquent on property taxes for up to 5 years before the County is able to take action, which would involve the sale of the property at a tax sale in an effort to collect on the back taxes owed. Thus, the delinquent property tax situation in the Project Area as described above is permissible until the owners fall behind by more than five years.

While the receipt of a portion of the tax increment due to the Agency is currently being delayed due to the delinquent tax payments associated with several property owners, the Agency has and will receive this increment as it is collected by the County. In what has been reviewed of the City's and County's records, it appears that the County is tracking and remitting tax increment as these late tax payments are

² RDA funds will not be used for the construction costs of the public safety building.

collected. For example, in 2016 the Agency received \$47,675 in tax increment that was collected in 2015 for delinquencies that occurred in prior years (2010-2014).

LYRB is working with the County to continue to monitor this issue to ensure that delinquent collections are properly tracked and that the appropriate portions continue to be remitted to the Agency over the life of the Project Area. At this point, it is understood that \$85,347 remains outstanding from prior years and will be remitted to the Agency as it is collected.

Contrary to what has been reported in the past, all tax increment collections and payments to the Agency will end at the expiration of the Project Area in FY 2020. Delinquent tax increment collected beyond this date will be forfeited by the Agency.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following four sheets represent the FY 2016, FY 2017, FY 2018 and FY 2016-2020 multi-year budgets.

LINDON STATE STREET #1 RDA

2016 Annual Budget

October 4, 2016

Annual Fiscal Budget Year	2016
---------------------------	------

Tax Year	2015
Payment Year	2016

REVENUES

TAXABLE VALUATION:	
Total Real Property	\$ 36,772,163
Personal Property	1,031,288
Centrally Assessed	465,933
Total Assessed Valuation:	\$ 38,269,384
Less: Base Year Value	\$ (6,408,435)
Incremental Assessed Value	\$ 31,860,949

Tax Rate:	
Combined Tax Rate	1.1193%
Total Tax Rate:	1.1193%

TAX INCREMENT REVENUES	
Total Tax Increment	\$ 356,620
Total Tax Increment:	\$ 356,620

Percent of Tax Increment for Project	60%
--------------------------------------	-----

Project Portion	
Tax Increment Revenue to RDA Calculated	\$ 213,972
Tax Increment Actually Collected and Paid ¹	138,593
Previous Years Tax Increment Revenue to RDA	47,675
Total Tax Increment Revenue to RDA	\$ 186,268

Total Revenues to RDA	
Property Tax Increment	\$ 186,268
Total Revenue	\$ 186,268

EXPENDITURES

RDA Administration	\$ 26,077
Development Activities	160,190
Total Uses	\$ 186,268

Note 1: Tax increment actually paid to the Agency is based on actual collections. As the County collects previous years tax increment, it is remitted to the Agency in the current year.



LINDON STATE STREET #1 RDA

2017 Annual Budget

October 4, 2016

Annual Fiscal Budget Year	2017
---------------------------	------

Tax Year	2016
Payment Year	2017

REVENUES

TAXABLE VALUATION:	
Total Real Property	\$ 36,772,163
Personal Property	1,031,288
Centrally Assessed	465,933
Total Assessed Valuation:	\$ 38,269,384
Less: Base Year Value	\$ (6,408,435)
Incremental Assessed Value	\$ 31,860,949

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Combined Tax Rate	1.1193%
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TAX INCREMENT REVENUES	
Total Tax Increment	\$ 356,620
Total Tax Increment:	\$ 356,620

Percent of Tax Increment for Project	60%
--------------------------------------	-----

Project Portion	
Tax Increment Revenue to RDA Calculated	\$ 213,972
Tax Increment Actually Collected and Paid ¹	213,972
Previous Years Tax Increment Revenue to RDA	-
Total Tax Increment Revenue to RDA	\$ 213,972

Total Revenues to RDA	
Property Tax Increment	\$ 213,972
Total Revenue	\$ 213,972

EXPENDITURES

RDA Administration	\$ 29,956
Development Activities	184,016
Total Uses	\$ 213,972

Note 1: Tax increment actually paid to the Agency is based on actual collections. As the County collects previous years tax increment, it is remitted to the Agency in the current year.

LINDON STATE STREET #1 RDA

2018 Annual Budget

October 4, 2016

Annual Fiscal Budget Year	2018
---------------------------	------

Tax Year	2017
Payment Year	2018

REVENUES

TAXABLE VALUATION:	
Total Real Property	\$ 36,772,163
Personal Property	1,031,288
Centrally Assessed	465,933
Total Assessed Valuation:	\$ 38,269,384
Less: Base Year Value	\$ (6,408,435)
Incremental Assessed Value	\$ 31,860,949

Tax Rate:	
Combined Tax Rate	1.1193%
Total Tax Rate:	1.1193%

TAX INCREMENT REVENUES	
Total Tax Increment	\$ 356,620
Total Tax Increment:	\$ 356,620

Percent of Tax Increment for Project	60%
--------------------------------------	-----

Project Portion	
Tax Increment Revenue to RDA Calculated	\$ 213,972
Tax Increment Actually Collected and Paid ¹	213,972
Previous Years Tax Increment Revenue to RDA	-
Total Tax Increment Revenue to RDA	\$ 213,972

Total Revenues to RDA	
Property Tax Increment	\$ 213,972
Total Revenue	\$ 213,972

EXPENDITURES

RDA Administration	\$ 29,956
Development Activities	184,016
Total Uses	\$ 213,972

Note 1: Tax increment actually paid to the Agency is based on actual collections. As the County collects previous years tax increment, it is remitted to the Agency in the current year.



LINDON STATE STREET #1 RDA

Ongoing Budget

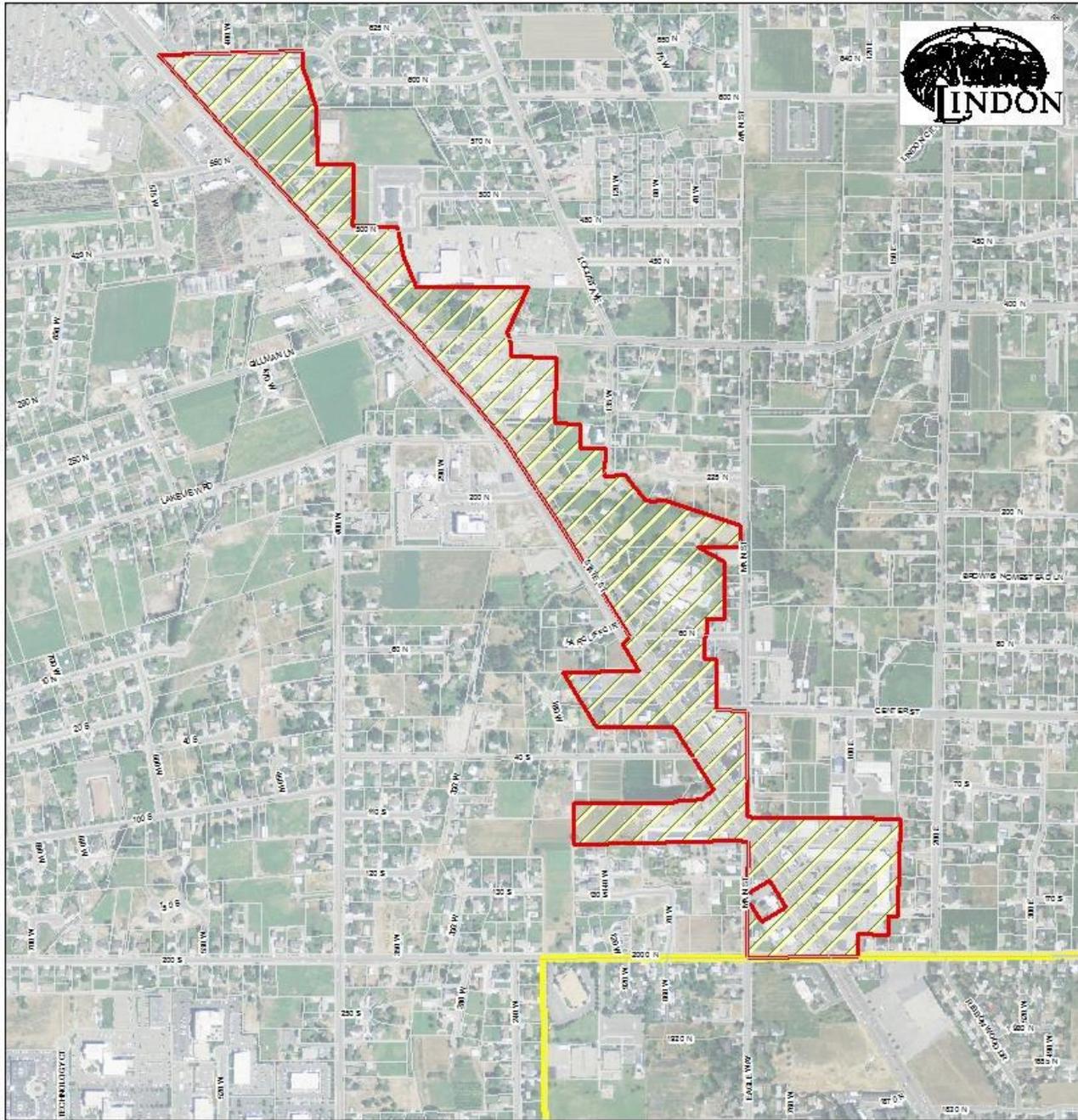
Multi-Year Project Area Budget Projections

October 4, 2016

	<===== HISTORIC		PROJECTED =====>				
Tax Year	2015	2016	2017	2018	2019	2020	TOTALS
Payment Year	2016	2017	2018	2019	2020		
REVENUES							
TAXABLE VALUATION:							
Total Real Property	\$ 36,772,163	\$ 36,772,163	\$ 36,772,163	\$ 36,772,163	\$ 35,466,566		
Personal Property	1,031,288	1,031,288	1,031,288	1,031,288	1,294,572		
Centrally Assessed	465,933	465,933	465,933	465,933	303,384		
Total Assessed Valuation:	\$ 38,269,384	\$ 38,269,384	\$ 38,269,384	\$ 38,269,384	\$ 37,064,522		
Less: Base Year Value	\$ (6,408,435)						
Incremental Assessed Value	\$ 31,860,949	\$ 31,860,949	\$ 31,860,949	\$ 31,860,949	\$ 30,656,087		
Tax Rate:							
Combined Tax Rate	1.1193%	1.1193%	1.1193%	1.1193%	1.1193%		
Total Tax Rate:	1.1193%	1.1193%	1.1193%	1.1193%	1.1193%		
TAX INCREMENT REVENUES							
Total Tax Increment	\$ 356,620	\$ 356,620	\$ 356,620	\$ 356,620	\$ 343,134	\$ 1,769,612	
Total Tax Increment:	\$ 356,620	\$ 356,620	\$ 356,620	\$ 356,620	\$ 343,134	\$ 1,769,612	
Percent of Tax Increment for Project							
	60%	60%	60%	60%	60%		
Project Portion							
Tax Increment Revenue to RDA Calculated	\$ 213,972	\$ 213,972	\$ 213,972	\$ 213,972	\$ 205,880	\$ 1,061,767	
Tax Increment Actually Collected and Paid ¹	138,593	213,972	213,972	213,972	205,880	986,388	
Previous Years Tax Increment Revenue to RDA	47,675					47,675	
Total Tax Increment Revenue to RDA	\$ 186,268	\$ 213,972	\$ 213,972	\$ 213,972	\$ 205,880	\$ 1,034,063	
Total Revenues to RDA							
Property Tax Increment	\$ 186,268	\$ 213,972	\$ 213,972	\$ 213,972	\$ 205,880	\$ 1,034,063	
Total Revenue	\$ 186,268	\$ 213,972	\$ 213,972	\$ 213,972	\$ 205,880	\$ 1,034,063	
EXPENDITURES							
RDA Administration	\$ 26,077	\$ 29,956	\$ 29,956	\$ 29,956	\$ 28,823	\$ 144,769	
Development Activities	160,190	184,016	184,016	184,016	177,057	889,294	
Total Uses	\$ 186,268	\$ 213,972	\$ 213,972	\$ 213,972	\$ 205,880	\$ 1,034,063	

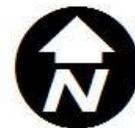
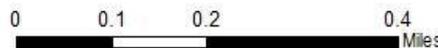
Note 1: Tax increment actually paid to the Agency is based on actual collections. As the County collects previous years tax increment, it is remitted to the Agency in the current year.

EXHIBIT A



LINDON STATE STREET RDA

-  Lindon State Street #1 RDA
-  Parcel Boundaries
-  Lindon Municipal Boundaries



LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.

SECTION 2: OVERVIEW OF THE LINDON RDA #3 PROJECT AREA

Table 3.1

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 98	<u>Purpose</u> Business Research and Technology Office; Retail Business Park	<u>Taxing District</u> 080-0004	<u>Tax Rate</u> 0.011296
<u>Creation Year</u> FY 1989	<u>Base Year</u> FY 1989	<u>Term</u> 25 Years	<u>Trigger Year</u> FY 1992	<u>Expiration Year</u> FY 2016
<u>Base Value</u> \$4,733,267	<u>TY 2015 Value</u> \$118,026,780	<u>Increase</u> 2394%	<u>FY 2016 Increment</u> \$852,915	<u>Jobs Created</u> 666



The Lindon RDA #3 Project Area was created in November 1989 and is governed by the (a) "Project Area Redevelopment Plan" dated November 15, 1989; (b) "Amended and Restated Tax Increment Agreement" executed December 30, 1999; and (c) "Agreement of Understanding Regarding Amended and Restated Tax Increment Agreement" dated January 5, 2010. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and each participating tax entity. As Lindon RDA #3 Project Area was created prior to 1993, a taxing entity committee was not established for this Project Area.

The purpose of this Project Area is to incentivize the development of a business research and technology office, as well as retail development in Lindon City, which will create jobs and increase property and sales tax revenue to the taxing entities. The Project Area includes 98 acres, located in Lindon City just east of I-15 between 200 South and 600 South and between 400 West and 800 West. A map of the Project Area is included as Exhibit B.



SOURCES OF FUNDS

Table 3.2

2016 SOURCES OF FUNDS	
2016 Property Tax Increment Collected and Paid to Agency ³	852,940
Previous Years Tax Increment Paid in 2016	(25)
Total Sources of Funds	\$ 852,915

Table 3.3

TAX INCREMENT LEVELS	
Years	%
2000 - 2006	80%
2007 - 2011	75%
2012 - 2016	70%

USES OF FUNDS

2016 USES OF FUNDS	
RDA Net Debt Service Payment	-
RDA Obligations to Developer ("Company")	175,743
Retained by City/RDA	677,172
Total Uses of Funds	\$ 852,915

Net Debt Service Payments: Pursuant to the governing documents, tax increment received by the RDA in a given year will be allocated first to pay the debt service on the RDA bonds, as well as associated fees for that year. The RDA bonds were full defeased in 2015.

Annual Allocated to Company: As provided in the Agreement of Understanding Regarding Amended and Restated Tax Increment Agreement (the "Agreement"), commencing with incremental taxes applicable to the 2008 tax year, and continuing for the next seven years, the Agency has agreed to distribute to Lindon Gateway L.C. (the "Company") \$250,000 annually. This annual payment shall continue until the expiration of the Agreement, December 31, 2015, or until the total amount of revenue received by the Company under the Agreement is equal to \$1,925,743, whichever occurs first. As the RDA failed to remit this \$250,000 annual payment in 2009, a "double payment" of \$500,000 was distributed to the Company in 2010.

³ Utah County remits tax increment to the Agency only to the point that it has been collected from property owners. Thus, although the Agency may be entitled to \$887,666 in annual tax increment for FY 2016, the County remits to the Agency the portion that has been collected, as well as any additional tax increment that has been collected from property owners for prior year delinquencies. No delinquent tax increment was collected in FY 2016.

Table 3.5

DEVELOPER PAYMENT SCHEDULE	
2009	-
2010	500,000
2011	250,000
2012	250,000
2013	250,000
2014	250,000
2015	250,000
2016	175,743
Total (Capped Amount)	\$ 1,925,743

Funds Retained by Agency: Amounts retained by the Agency after the remittance of the annual bond payment and annual payment to the Developer will be used for recently completed and future redevelopment projects, such as:

- ☞ Completion of sidewalk and landscaping improvements, including construction of a sidewalk and 20 foot landscape buffer and betterment along Lindon Park Drive starting at the entrance of the Project Area extending North along Lindon Park Drive to 400 South, primarily on the East side of street, and sidewalk and landscaping improvements along 400 South from the round about extending up to the Vivint building.
- ☞ Improvements along 800 West to provide access and expansion opportunities to future business development.
- ☞ Installation of sidewalk along the Home Depot property
- ☞ Subdivision of current Home Depot lot to accommodate a new building pad along Lindon Park Drive

Any funds remaining after the construction of the projects mentioned above are currently anticipated to be used for roadway resurfacing projects within the Project Area.

DEVELOPMENT OBLIGATIONS AND INCENTIVES

The Agency has verified that the specific construction and development obligations of the Company per the Project Area Development Plan have been met. The Company is entitled to receive tax increment under the Agreement as described above.

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 3.6

REALIZATION OF TAX INCREMENT			
TAX INCREMENT GENERATED IN PROJECT AREA	FORECAST ED	ACTUAL	% OF PROJECTION
Property Tax Increment - FY 2016	\$632,250	\$852,915	135%
Property Tax Increment - FY 2001-2016	\$8,374,703	\$10,067,307	120%

RELATIVE GROWTH IN ASSESSED VALUE

Table 3.7

GROWTH IN ASSESSED VALUES				
ASSESSED VALUES IN PROJECT AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in Project Area (2015 vs. 2014)	\$118,026,780	\$110,263,548	7%	7%
Lifetime Growth in Project Area (2015 vs. 2000)	\$118,026,780	\$22,987,192	413%	12%
Lifetime Growth in Project Area Since Base Year (2015 vs. 1989)	\$118,026,780	\$4,733,267	2394%	13%

ASSESSED VALUES IN LINDON CITY	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in City (2015 vs. 2014)	\$1,056,802,752	\$970,939,712	9%	9%
Lifetime Growth in City (2015 vs. 2000)	\$1,056,802,752	\$400,177,580	164%	7%

LYRB is using 2000 values for the comparisons because this is the first year for which reliable data is available. It is important to note that while the Project Area has experienced an average annual growth rate of 12% since 2000, even larger growth rates have been experienced going back to the early years of the Project Area. Over the life of the RDA, going back to the base year of 1989, total assessed value has increased from \$4,733,267 to the current level of \$118,026,780. This reflects an overall increase in value of 2394% and an average annual growth rate of 13%.

BENEFITS DERIVED BY TAXING ENTITIES

Table 3.8

BENEFITS TO TAXING ENTITIES	
Creation of approximately 666 new jobs	
Increased Sales Tax Revenues from Retail Development	
Increased Property Tax Revenues	
- 30% of tax increment flows back to taxing entities in year 2016	
- 100% of tax increment flows to taxing entities after 2016	

Approximately 666 jobs have been created in the Project Area since its inception. Several new businesses entered the Project Area over the past year, replacing existing companies and it is estimated that job numbers have remained relatively steady.

The taxing entities are currently benefiting from increased assessed values in the Project Area as a portion of tax increment is being returned to the taxing entities. As shown below, the annual tax increment (above the base amount) currently being returned to taxing entities is 718% above what would have been realized if assessed values in the Project Area had remained at base year levels. Since FY 2001, the total tax increment (above the base amount) received by the taxing entities is 430% above what would have been realized based on base year levels.

Table 3.9

GROWTH IN TAX INCREMENT					
TAX INCREMENT FROM PROJECT AREA	ORIGINAL BUDGET REVENUES		ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2016	\$903,215		\$1,268,094	\$52,979	2394%
Life Time Revenue (FY 2001 - 2016)*	\$11,963,862		\$13,744,832	\$835,099	1646%
PASS THROUGH INCREMENT (ABOVE BASE)	ORIGINAL BUDGET REVENUES		ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2016	\$270,964		\$380,428	\$52,979	718%
Life Time Revenue (FY 2001 - 2016)*	\$3,589,158		\$3,592,451	\$835,099	430%

* Lifetime revenues have been calculated using figures from FY 2001 - FY 2016 because tax increment revenue numbers are not available for all years preceding FY 2001.

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

DEVELOPMENT TO DATE

- ☞ Construction of business research and technology offices
- ☞ Attraction of several new businesses to the Project Area

Notable owners and occupants include:

Table 3.10

NOTABLE BUSINESSES	
Boostability	Mecca Holdings
Box Home Loans	Murdock Hyundai
C7 Data Centers	Response Marketing Group
Home Depot	Vivint
Hughes Network Systems	

- ☞ Other improvements such as:
 - Sidewalk and landscaping improvements including the construction of a sidewalk and 20 foot landscape buffer and betterment along Lindon Park Drive, sidewalk and landscaping improvements along 400 South, and improvements along 800 West to provide access and expansion opportunities to future business development
 - Resurfacing of all streets within and adjacent to the Project Area, including new asphalt, road striping, and bike lanes

FUTURE PROJECTS

- ☞ Installation of sidewalk along the Home Depot property
- ☞ Subdivision of current Home Depot lot to accommodate a new building pad along Lindon Park Drive

The RDA #3 Project Area was created with the intent of incentivizing the development of a business research and technology office, as well as retail development in Lindon City. Most recently, two new businesses, Nudge and Invictus Law, moved into the Project Area, adding 141 and 25 jobs, respectively. Nudge and Invictus Law completed a \$1.2 remodel to the offices located at 380 Technology Court in conjunction with their entering the Project Area.

In addition to the improvements made by Nudge and Invictus Law, Mecca Holdings is in the preliminary stages of designing a new commercial office building within the Project Area.

FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 3.11

PROJECT AREA BUDGET		FY 2016	
REVENUES	TOTALS	NPV @ 5%	
Annual Property Tax Increment	852,940	812,324	
Previous Years Property Tax Increment	(25)	(24)	
Total Revenue	\$852,915	\$812,300	
EXPENDITURES	TOTALS	NPV @ 5%	
RDA Net Debt Service Payment	-	-	
Annual Allocated to Company	175,743	167,374	
Retained by RDA for Redevelopment Activities	677,172	644,926	
Total Expenditures	\$852,915	\$812,300	

OTHER ISSUES

LYRB would like to point at that, similar to the situation in the State Street #1 RDA Project Area, the receipt of a portion of the tax increment due to the Agency has been delayed due to the delinquent tax payments associated with property owners. To this point the Agency has received this increment as it has been collected by the County.

However, contrary to what has been reported in the past, all tax increment collections will end at the expiration of the Project Area in FY 2016. Delinquent tax increment collected beyond this date will be forfeited by the Agency. It is understood that \$35,726 remains outstanding as of FY 2016 and the Agency is not entitled to receive this amount once it has been collected.

LYRB has not identified any other major areas of concern with the Lindon RDA #3 Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheets represent the FY 2016 budget.

LINDON GATEWAY

Ongoing Budget
Multi-Year Project Area Budget Projections
October 4, 2016

	<===== HISTORIC	
Tax Year	2015	
Payment Year	2016	TOTALS

REVENUES

TAXABLE VALUATION:		
Total Building Value	\$ 71,431,924	
Total Land Value	37,467,020	
Personal Property	8,796,834	
Centrally Assessed	331,002	
Total Assessed Value	\$ 118,026,780	
Less: Base Year Value	\$ (4,733,267)	
Incremental Assessed Value	\$ 113,293,513	

Tax Rate:		
Combined Tax Rate	1.1193%	
Total Tax Rate:	1.1193%	

TAX INCREMENT REVENUES		
Total Tax Increment	\$ 1,268,094	
Total Tax Increment:	\$ 1,268,094	

Percent of Tax Increment for Project	70%
--------------------------------------	-----

Project Portion		
Tax Increment Revenue to RDA Calculated	\$ 887,666	887,666
Tax Increment Actually Collected and Paid ¹	852,940	852,940
Previous Years Tax Increment Revenue to RDA	(25)	(25)
Total Tax Increment Revenue to RDA	\$ 852,915	852,915

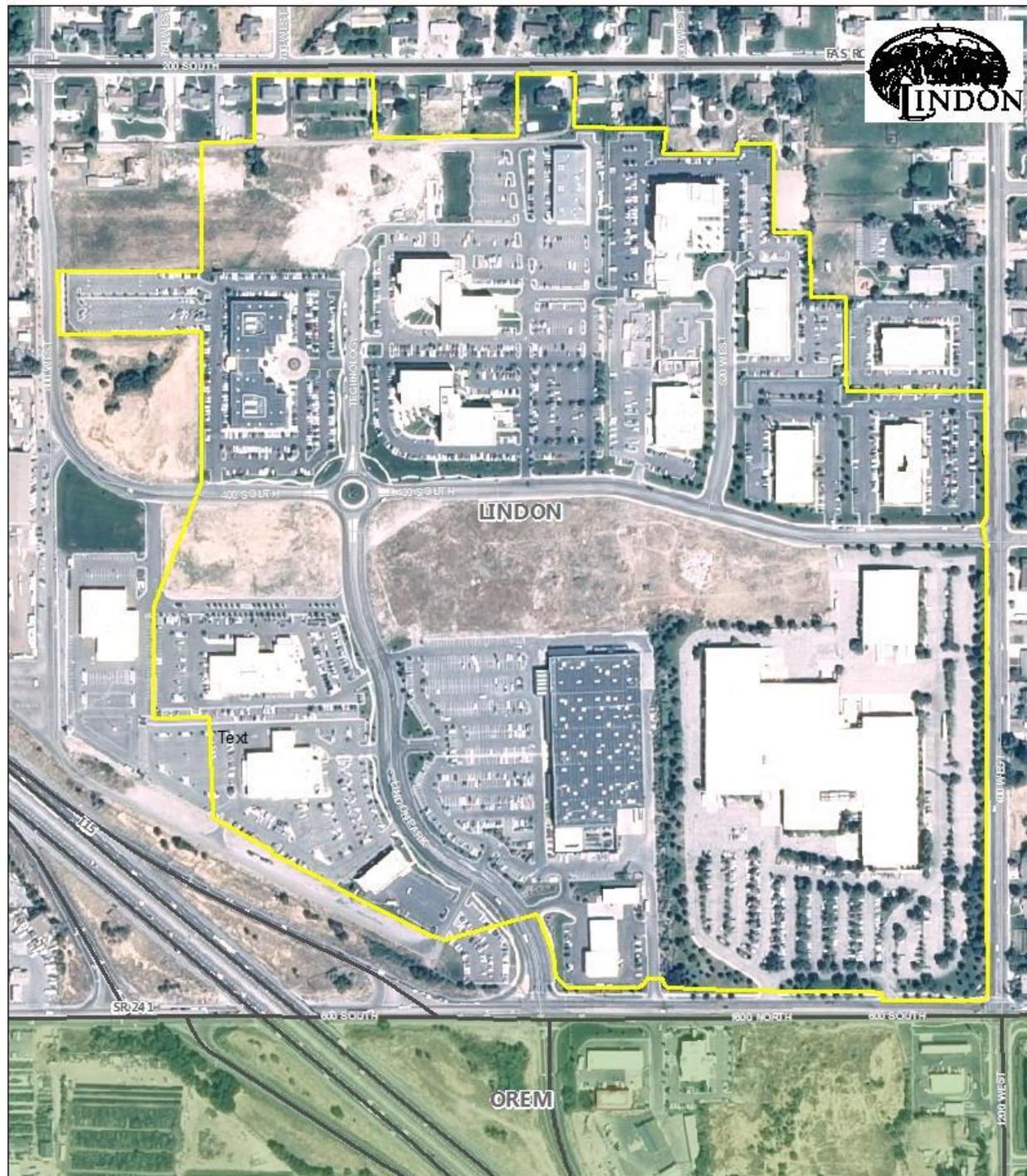
Total Revenues to RDA		
Property Tax Increment	\$ 852,915	852,915
Total Revenue	\$ 852,915	852,915

EXPENDITURES

RDA Debt Service Payment	\$ -	-
RDA DSRF Interest Earnings	-	-
Trustee/Paying Agent:	-	-
RDA Net Debt Service Payment	-	-
Annual Allocated to Gateway	175,743	175,743
Annual to RDA/City After 2008	677,172	677,172
Total Uses	\$ 852,915	852,915

Note 1: Tax increment actually paid to the Agency is based on actual collections. As the County collects previous years tax increment, it is remitted to the Agency in the current year.

EXHIBIT B



LINDON RDA #3 PROJECT AREA

RDA #3 Project Area Boundary



0 125 250 500
Feet

LEWIS YOUNG
ROBERTSON & BURRINHAM, INC.

SECTION 3: OVERVIEW OF THE WEST SIDE RDA PROJECT AREA

Table 4.1

OVERVIEW			
<u>Type</u> RDA	<u>Acreage</u> 150	<u>Purpose</u> Industrial Development	<u>Status</u> Expired
<u>Creation Year</u> FY 1982	<u>Term</u> 25 Years	<u>Trigger Year</u> FY 1986	<u>Expiration Year</u> FY 2010

The West Side RDA Project Area was created in 1982 and is located between I-15 and Geneva Road and between Center Street and 200 South. The purpose of the Project Area was to incentivize industrial development. The Project Area currently consists of light and heavy industrial manufacturing and service oriented businesses including steel fabrication companies, construction related businesses, architectural firms, printing companies, diesel mechanics, and heavy equipment sales businesses.

DEVELOPMENT TO DATE

- ☞ Construction of 1.5 miles of roadway infrastructure
- ☞ Installation of street lighting
- ☞ Addition of business park entryway markers
- ☞ Attraction of light and heavy industrial manufacturing and service oriented businesses including steel fabrication companies, construction related businesses, architectural firms, printing companies, diesel mechanics, and heavy equipment sales businesses. Notable tenants include:
 - Pacific States Steel
 - Adams and Smith, Inc.
 - Schaeffer Industries
 - Magelby Construction
 - Printing Resource, Inc.
 - Wheeler Machinery Co.

The Agency has received all scheduled tax increment payments through the expiration year of 2010 and no further payments are due to the Agency. The Lindon West Side RDA Project Area is now considered closed.

SECTION 4: OVERVIEW OF THE 700 NORTH CDA PROJECT AREA

Table 5.1

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> 283	<u>Purpose</u> Commercial & Residential Development	<u>Taxing District</u> 080-0000/085-0000	<u>Tax Rate</u> 0.011296/0.01132
<u>Creation Year</u> FY 2014	<u>Base Year</u> FY 2012	<u>Term</u> 20 Years	<u>Trigger Year</u> FY 2018	<u>Expiration Year</u> FY 2037
<u>Base Value</u> \$13,898,728	<u>TY 2015 Value</u> N/A	<u>Increase</u> N/A	<u>FY 2016 Increment</u> N/A	<u>Jobs Created</u> N/A

The 700 North CDA Project Area was created in September 2013 with the purpose of incentivizing commercial and residential development along 700 North in Lindon. This will include a variety of infrastructure improvements to roadways, sidewalks, street lighting, culinary water, sewer, utilities, etc. It is anticipated that proposed infrastructure improvements will spur development in the entire Project Area. It is expected that tax increment will be triggered in FY 2018.



The Project Area lies entirely within Lindon City and includes approximately 283 acres of property located along the northern boundary of the City, west of State Street. A map of the Project Area is included as Exhibit C.

The Project Area was created in September 2013 and is governed by the following documents:

- ☞ The Project Area Plan dated September 3, 2013
- ☞ The Interlocal Cooperation Agreement between the RDA and Lindon City dated September 3, 2013
- ☞ The Interlocal Cooperation Agreement between the RDA and Utah County dated October 29, 2013
- ☞ The Interlocal Cooperation Agreement between the RDA and North Utah County Water Conservancy District dated November 14, 2013
- ☞ The Interlocal Cooperation Agreement between the RDA and Central Utah Water Conservancy District dated October 23, 2013

The Agency continues to work with the Alpine School District in an effort to enlist the District's support and come to an agreement on the length and level of participation with relation to tax increment. Once these negotiations have been completed, an interlocal agreement outlining the terms will be executed.

SOURCES OF FUNDS

Table 5.2

PROJECTED 2018 SOURCES OF FUNDS		
2018 Property Tax Increment Collected and Paid to Agency		64,620
Total Sources of Funds	\$	64,620

Table 5.3

TAX INCREMENT LEVELS		
Entity		%
Utah County		50%
Alpine School District		0%
Lindon City		50%
Central Utah Water Conservancy District		50%
North Utah County Water Conservancy District		50%

* The participation level for Alpine School District has not yet been determined. The Agency is in the process of negotiating the terms of the District's involvement. Projected tax increment revenues may increase by as much as 3x if the participation of the District can be secured.

USES OF FUNDS

Table 5.4

PROJECTED 2018 USES OF FUNDS		
Project Incentives @ 10%		6,462
CDA Administration @ 5%		3,231
Project Development: Land Assembly and Infrastructure @ 80%		51,696
Housing Revitalization @ 5%		3,231
Total Uses of Funds	\$	64,620

PROJECT AREA REPORTING AND ACCOUNTABILITY

BENEFITS TO TAXING ENTITIES

Table 5.5

BENEFITS TO TAXING ENTITIES	
Creation of approximately 689 new jobs over the life of the Project Area	
Increased Sales Tax Revenues from Retail Development	
Increase in other tax revenues, including Franchise Tax, Sales & Use Tax, and Corporate Income Tax	
Increased Property Tax Revenues	
- 50% of tax increment flows back to taxing entities in years 2018 - 2037	
- 100% of tax increment flows to taxing entities after 2037	

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Potential planned developments to commence upon the trigger of tax increment in 2018 include improvements to:

- ▣ Streets
- ▣ Sidewalks
- ▣ Culinary Water
- ▣ Sanitary Sewer
- ▣ Storm Drain
- ▣ Street Lights
- ▣ Telecommunication Conduit
- ▣ Trenches for gas and cabled utilities
- ▣ Landscaping

FORECASTED PROJECT AREA BUDGET UPDATE

The multi-year budget attached to this document and summarized below displays revenue in the fiscal year received rather than the calendar year collected.

Table 5.6

PROJECT AREA BUDGET		FY 2018 - 2037	
ALPINE SCHOOL DISTRICT PARTICIPATION: 0%			
REVENUES	TOTALS	NPV @ 5%	
Property Tax Increment	5,320,392	2,901,995	
Total Revenue	\$5,320,392	\$2,901,995	
EXPENDITURES	TOTALS	NPV @ 5%	
Project Incentives @ 10%	532,039	290,199	
CDA Administration @ 5%	266,020	145,100	
Project Development: Land Assembly and Infrastructure @ 80%	4,256,314	2,321,596	
Housing Revitalization @ 5%	266,020	145,100	
Total Expenditures	\$5,320,393	\$2,901,995	

Table 5.7

PROJECT AREA BUDGET		FY 2018 - 2037	
ALPINE SCHOOL DISTRICT PARTICIPATION: 50%			
REVENUES	TOTALS	NPV @ 5%	
Property Tax Increment	17,350,879	9,463,994	
Total Revenue	\$17,350,879	\$9,463,994	
EXPENDITURES	TOTALS	NPV @ 5%	
Project Incentives @ 10%	1,735,088	946,399	
CDA Administration @ 5%	867,544	473,200	
Project Development: Land Assembly and Infrastructure @ 80%	13,880,704	7,571,195	
Housing Revitalization @ 5%	867,544	473,200	
Total Expenditures	\$17,350,880	\$9,463,994	

OTHER ISSUES

As mentioned, the Agency hopes to obtain the participation of Alpine School District in the Project Area. The participation of the School District would contribute significantly to the success of the Project Area as it is estimated that tax increment revenues received by the Agency could potentially be tripled.

The Agency plans to work, to the extent possible, to obtain the School District's Participation. However, as the interlocal agreements that are presently in place with the other taxing entities, including Utah County, the Central Utah Water Conservancy District, and the North Utah County Water Conservancy District, currently outline that tax increment is to be triggered no later than TY 2017, with increment being remitted to the Agency in FY 2018, the Agency plans to move forward with the Project Area according to this time schedule regardless of the status of the negotiations with the School District.

The Agency hereby requests that the County trigger tax increment for Tax Year 2017, with increment to be paid to the Agency in Fiscal Year 2018, in accordance with the current interlocal agreements.

Aside from the ongoing negotiations between the Agency and Alpine School District discussed above, LYRB has not identified any major areas of concern with the Lindon 700 North CDA Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following two sheets represent the FY 2018 and FY 2018-2037 multi-year budgets.



LINDON 700 NORTH CDA

2018 Annual Budget

October 4, 2016

Annual Fiscal Budget Year	2018
Tax Year	2017
Payment Year	2018

REVENUES

TAXABLE VALUATION:	
Taxable Value - Area 080	\$ 12,423,694
Taxable Value - Area 085	20,679,903
Total Real Property	-
Personal Property	-
Centrally Assessed	-
Total Assessed Valuation:	\$ 47,002,325
Less: Base Year Value	\$ (13,898,728)
Incremental Assessed Value	\$ 33,103,597

Tax Rate:	
Total Tax Rate - Area 080:	1.2714%
Total Tax Rate - Area 085:	1.2743%

TAX INCREMENT REVENUES - Area 080	
Total Tax Increment - Area 085:	\$ 157,955

TAX INCREMENT REVENUES - Area 085	
Total Tax Increment - Area 085:	\$ 263,524

Total Tax Increment for Project Area:	\$ 421,479
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Percent of Tax Increment for Project	
Utah County	50%
Alpine School District	0%
Lindon City	50%
Central Utah Water Conservancy District	50%
North Utah Valley Water Conservancy District	50%

Project Portion	
Utah County	21,915
Alpine School District	-
Lindon City	34,875
Central Utah Water Conservancy District	7,531
North Utah Valley Water Conservancy District	300
Tax Increment Revenue to RDA Calculated	\$ 64,620
Tax Increment Actually Collected and Paid ¹	64,620
Previous Years Tax Increment Revenue to RDA	-
Total Tax Increment Revenue to RDA	\$ 64,620

EXPENDITURES	
Project Incentives @10%	6,462
Project Area Administration @ 5%	3,231
Project Development: Land Assembly & Infrastructure @ 80%	51,696
Housing Revitalization @ 5%	3,231
Total Uses	\$ 64,620

REMAINING REVENUES FOR TAXING ENTITIES	
Utah County	21,915
Alpine School District	292,239
Lindon City	34,875
Central Utah Water Conservancy District	7,531
North Utah County Water Conservancy District	300
Total	\$ 356,859

Note 1: Tax increment actually paid to the Agency is based on actual collections. As the County collects previous years tax increment, it is remitted to the Agency in the current year.



2016 ANNUAL REPORT

REDEVELOPMENT AGENCY OF LINDON CITY, UT

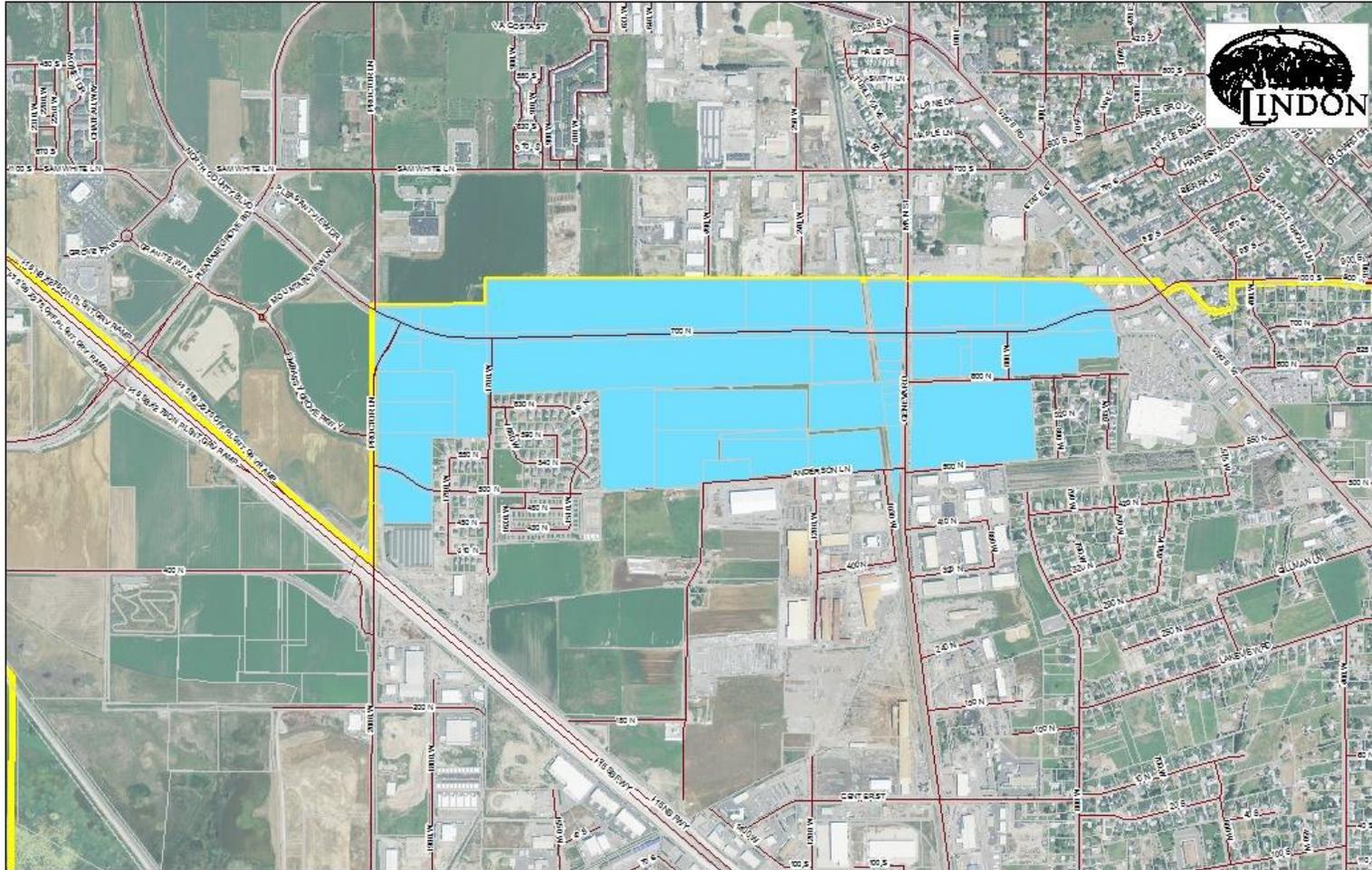


LINDON 700 NORTH CDA

Original Budget
Multi-Year Project Area Budget Projections
October 4, 2016

Tax Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	TOTALS
Payment Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
REVENUES																					
TAXABLE VALUATION:																					
Taxable Value - Area 080	12,423,694	16,564,926	20,706,157	24,847,388	28,988,620	33,129,851	37,271,082	41,412,314	45,553,545	49,694,777	53,836,008	57,977,239	62,118,471	66,259,702	70,400,934	74,542,165	78,683,396	82,824,628	82,824,628	82,824,628	
Taxable Value - Area 085	47,002,325	58,036,858	69,071,390	80,105,922	91,140,455	102,174,987	113,209,520	124,244,052	135,278,584	146,313,117	157,347,649	168,382,181	179,416,714	190,451,246	201,485,779	212,520,311	223,554,843	234,589,376	234,589,376	234,589,376	
Total Assessed Valuation:																					
Less: Base Year Value	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	(13,898,728)	
Incremental Assessed Value	33,103,597	44,138,130	53,172,662	66,207,194	77,241,727	88,276,259	99,310,792	110,345,324	121,379,856	132,414,389	143,448,921	154,483,453	165,517,986	176,552,518	187,587,051	198,621,583	209,656,115	220,690,648	220,690,648	220,690,648	
Tax Rate:																					
Utah County	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	0.1324%	
Alpine School District	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	0.8828%	
Lindon City	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	0.2107%	
Central Utah Water Conservancy District	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	0.0455%	
North Utah County Water Conservancy District (Area 085 only)	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	0.0029%	
Total Tax Rate - Area 080:	1.2714%	1.2714%	1.2714%	1.2714%	1.2714%	1.2714%	1.2714%	1.2714%	1.2714%	1.2714%	1.2714%	1.2714%	1.2714%								
Total Tax Rate - Area 085:	1.2743%	1.2743%	1.2743%	1.2743%	1.2743%	1.2743%	1.2743%	1.2743%	1.2743%	1.2743%	1.2743%	1.2743%	1.2743%								
TAX INCREMENT REVENUES - Area 080																					
Utah County	16,449	21,932	27,415	32,898	38,381	43,864	49,347	54,830	60,313	65,796	71,279	76,762	82,245	87,728	93,211	98,694	104,177	109,660	109,660	109,660	1,354,299
Alpine School District	109,674	146,235	182,794	219,353	255,912	292,470	329,029	365,588	402,147	438,705	475,264	511,823	548,382	584,941	621,499	658,058	694,617	731,176	731,176	731,176	9,030,021
Lindon City	26,177	34,902	43,628	52,353	61,079	69,805	78,530	87,256	95,981	104,707	113,432	122,158	130,884	139,609	148,335	157,060	165,786	174,511	174,511	174,511	2,155,217
Central Utah Water Conservancy District	5,653	7,537	9,421	11,306	13,190	15,074	16,958	18,843	20,727	22,611	24,495	26,380	28,264	30,148	32,032	33,917	35,801	37,685	37,685	37,685	465,412
North Utah County Water Conservancy District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Tax Increment - Area 080:	159,955	210,606	263,258	315,910	368,561	421,213	473,864	526,516	579,168	631,819	684,471	737,123	789,774	842,426	895,077	947,729	1,000,381	1,053,032	1,053,032	1,053,032	13,004,949
TAX INCREMENT REVENUES - Area 085																					
Utah County	27,380	36,507	45,634	54,760	63,887	73,014	82,141	91,267	100,394	109,521	118,647	127,774	136,901	146,028	155,154	164,281	173,408	182,535	182,535	182,535	2,254,302
Alpine School District	182,562	243,416	304,270	365,124	425,978	486,832	547,687	608,541	669,395	730,249	791,103	851,957	912,811	973,665	1,034,519	1,095,373	1,156,227	1,217,081	1,217,081	1,217,081	15,030,953
Lindon City	43,573	58,097	72,621	87,145	101,669	116,193	130,718	145,242	159,766	174,290	188,814	203,338	217,862	232,386	246,910	261,434	275,958	290,482	290,482	290,482	3,587,474
Central Utah Water Conservancy District	9,409	12,546	15,683	18,819	21,955	25,092	28,228	31,365	34,501	37,637	40,774	43,910	47,047	50,183	53,320	56,456	59,593	62,729	62,729	62,729	774,074
North Utah County Water Conservancy District	600	800	1,000	1,199	1,399	1,599	1,799	1,999	2,199	2,399	2,599	2,799	2,999	3,199	3,398	3,598	3,798	3,998	3,998	3,998	49,377
Total Tax Increment - Area 085:	263,524	351,365	439,207	527,048	614,889	702,731	790,572	878,413	966,255	1,054,096	1,141,937	1,229,779	1,317,620	1,405,461	1,493,303	1,581,144	1,668,985	1,756,827	1,756,827	1,756,827	21,696,810
Total Tax Increment for Project Area:	421,479	561,972	702,465	842,958	983,451	1,123,944	1,264,437	1,404,930	1,545,422	1,685,915	1,826,408	1,966,901	2,107,394	2,247,887	2,388,380	2,528,873	2,669,366	2,809,859	2,809,859	2,809,859	34,701,759
Percent of Tax Increment for Project																					
Utah County	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	30%
Alpine School District	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lindon City	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Central Utah Water Conservancy District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
North Utah Valley Water Conservancy District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Project Portion																					
Utah County	21,915	29,219	36,524	43,829	51,134	58,439	65,744	73,049	80,353	87,658	94,963	102,268	109,573	116,878	124,183	131,487	138,792	146,097	146,097	146,097	1,804,301
Alpine School District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lindon City	34,875	46,500	58,124	69,749	81,374	92,999	104,624	116,249	127,874	139,499	151,123	162,748	174,373	185,998	197,623	209,248	220,873	232,498	232,498	232,498	2,871,345
Central Utah Water Conservancy District	7,531	10,041	12,552	15,062	17,572	20,083	22,593	25,104	27,614	30,124	32,635	35,145	37,655	40,166	42,676	45,186	47,697	50,207	50,207	50,207	620,058
North Utah Valley Water Conservancy District	300	400	500	600	700	800	900	1,000	1,099	1,199	1,299	1,399	1,499	1,599	1,699	1,799	1,899	1,999	1,999	1,999	24,688
Tax Increment Revenue to RDA Calculated	64,620	86,160	107,700	129,240	150,780	172,320	193,860	215,400	236,941	258,481	280,021	301,561	323,101	344,641	366,181	387,721	409,261	430,801	430,801	430,801	5,320,392
Tax Increment Actually Collected and Paid / Previous Years Tax Increment Revenue to RDA	44,620	86,160	107,700	129,240	150,780	172,320	193,860	215,400	236,941	258,481	280,021	301,561	323,101	344,641	366,181	387,721	409,261	430,801	430,801	430,801	5,320,392
Total Tax Increment Revenue to RDA	64,620	86,160	107,700	129,240	150,780	172,320	193,860	215,400	236,941	258,481	280,021	301,561	323,101	344,641	366,181	387,721	409,261	430,801	430,801	430,801	5,320,392
EXPENDITURES																					
Project Incentives @ 10%	6,462	8,616	10,770	12,924	15,078	17,232	19,386	21,540	23,694	25,848	28,002	30,156	32,310	34,464	36,618	38,772	40,926	43,080	43,080	43,080	532,039
Project Area Administration @ 5%	3,231	4,308	5,385	6,462	7,539	8,616	9,693	10,770	11,847	12,924	14,001	15,078	16,155	17,232	18,309	19,386	20,463	21,540	21,540	21,540	266,020
Project Development Land Assembly & Infrastructure @ 80%	51,696	68,908	86,160	103,392	120,634	137,876	155,088	172,320	189,552	206,784	224,017	241,249	258,481	275,713</							

EXHIBIT C



LINDON STATE STREET CDA

- Parcel Boundaries
- CDA Parcels
- Lindon Municipal Boundaries

