

2021

ANNUAL REPORT

REDEVELOPMENT AGENCY OF PLEASANT GROVE CITY, UT

IN COMPLIANCE WITH UTAH CODE SECTION 17C-1-603



NOVEMBER 1ST REPORT

Dated as of November 1, 2021

Prepared by Lewis Young Robertson & Burningham, Inc.

In compliance with Utah Code Section 17C-1-603


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EXECUTIVE SUMMARY

INTRODUCTION

Lewis Young Robertson & Burningham, Inc (“LYRB”) has been retained by the Pleasant Grove City Redevelopment Agency (the “Agency”) to assist with the management of the Agency’s Four project areas:

- ▣ Gateway CDA, or “Hammons”, Project Area;
- ▣ 1300 West CDA, or “doTERRA”, Project Area; and
- ▣ Grove Tower CRA #1, Project Area; and
- ▣ Grove Tower CRA #2, Project Area.

LYRB has compiled the 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 on an ongoing basis.

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-603 – Agency Report. As reporting requirements were adopted in legislation and became effective in 2011, and other legislative changes that have further clarified reporting requirements, this report facilitates the RDA’s compliance with the code, providing the data necessary to fulfill these 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 (“Tax Increment” as defined in the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, 17C). The taxing entities involved in the various project areas of the Pleasant Grove City RDA, to which this report is being provided, are summarized in the table below.

It is important to note that the annual report is currently in a transitioning phase as updated Utah Code section 17C-1-603 states that, beginning in 2022, the annual RDA report will be disseminated only to the Governor’s Office of Economic Opportunity and will be due on or before June 30th of each calendar year. The November 1st deadline will be eliminated and electronic submission of the report to the taxing entities, County Auditor, State Tax Commission, State Board of Education will be replaced with the GOEO database. LYRB will continue to provide the annual RDA report in strict compliance with the requirements laid out in 17C-1-603.

Table I.1

RDA TAXING ENTITIES	
Scott Darrington	Pleasant Grove City
Tina Petersen	Pleasant Grove City
Denise Roy	Pleasant Grove City
Burt Harvey	Utah County
Rob Smith	Alpine School District
Gene Shawcroft	Central Utah Water Conservancy District
Linda Anderson	Central Utah Water Conservancy District
Deborah Jacobson	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Scott Smith	Utah State Tax Commission

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 Pleasant Grove RDA, 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 Gateway CDA Project Area #, 1300 West CDA Project Area, Grove Tower #1 CRA Project Area, and Grove Tower #2 CRA Project Area, including summaries of the current and projected budgets and identification of certain concerns/needs.

OVERVIEW OF THE REDEVELOPMENT AGENCY

The Pleasant Grove City Redevelopment Agency was created by the Pleasant Grove City Council on January 30, 1995 with the adoption of Ordinance #95-1 in accordance with the provision of the Utah Neighborhood Development Act, UCA 17A-2-1201.

In the process of adopting the ordinance creating the Agency, the City Council determined that the Agency “is authorized to enter into contracts generally in connection with redevelopment or economic development matters and shall have the power to transact the business of such an agency and to exercise all the powers, rights, duties, and privileges set forth in the Utah Neighborhood Development Act as provided in the Utah Code Annotated 1953, 17A-2-1201 (recodified as 17C-1-101 et seq.)”

Originally, under the Act, each project area created by a Redevelopment Agency was classified simply as a Redevelopment Area (RDA). In 1998, the Act was expanded to allow the creation of various types of project areas to be used to achieve different outcomes, including Urban Renewal Area (URA) and Economic Development Area (EDA). In 2006, the Act was further modified to provide for an additional project area type, Community Development Area (CDA).

Changes to the Act, made in 2016, put an end to the three aforementioned classifications. Going forward all project areas envisioned and created by a Redevelopment Agency are categorized by a single designation and are known as Community Reinvestment Areas (CRA). Previously created projects will still be subject to the predecessor rules under which they were created and will still be designated as RDAs, URAs, CDAs, and EDAs but new projects will need to conform to the CRA modifications as written in state statute Title 17C Limited Purpose Local Government Entities - Community Reinvestment Agency Act (the “Act”).

CRAs are created under a redevelopment agency. To create a CRA, an agency must first adopt a survey resolution that designates a survey area and authorizes the agency to prepare a project area plan and budget. The draft budget and plan are then created and then the agency must meet the noticing requirements concerning its intent to adopt the plan and budget. Once the agency adopts the draft plan and budget as the final plan and budget after a public hearing, it can then collaborate with the taxing entities. If the agency plans to use eminent domain in the CRA, a development impediment study must be performed in the designated area. The Agency then forges an agreement to receive tax increment participation and approval of the development impediment study from a taxing entity committee (TEC). With the potential use of eminent domain and a TEC, the CRA is required to allocate 20% of its tax increment revenue to affordable housing. If the agency does not intend to pursue eminent domain, interlocal agreements for tax increment participation can be entered into with individual taxing entities. No TEC is required. The affordable housing requirement for this approach is only 10% of the CRA’s tax increment revenue.

Currently, the Agency has four active Project Areas, each of which was created prior to the 2016 classification changes and has been categorized 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

Table 1.2

GOVERNING BOARD OF TRUSTEES		
Guy Fugal	Chairman	Pleasant Grove City Mayor
Todd Williams	Board Member	Pleasant Grove City Council Member
Cyd LeMone	Board Member	Pleasant Grove City Council Member
Dianna Anderson	Board Member	Pleasant Grove City Council Member
Eric Jensen	Board Member	Pleasant Grove City Council Member
Brent Bullock	Board Member	Pleasant Grove City Council Member

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.3

ESTIMATE OF PROPERTY TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2021 (Ending Dec 31, 2021)	Tax Year 2022 (Beginning Jan 1, 2022)
Property Tax Increment		
Gateway CDA Project Area	\$696,297	\$696,297
1300 West Project Area	438,414	442,098
Grove Tower #1 Project Area	168,304	168,484
Grove Tower #2 Project Area	82,044	82,044
Total Revenue	\$1,385,058	\$1,388,922

GENERAL OVERVIEW OF ALL PROJECT AREAS

Table I.4

COMBINED BUDGET - ALL PROJECT AREAS		
REVENUES	FY 2021 TOTALS	REMAINING LIFE (INCLUDES FY2021 TOTALS)
Property Tax Increment		
Gateway CDA	\$672,615	\$8,331,881
1300 West CDA	441,659	6,627,342
Grove Tower #1 CRA	170,537	2,664,724
Grove Tower #2 CRA	71,603	1,630,434
1300 West CDA Overpayment		
1300 West CDA	119,520	119,520
Transient Room Tax		
Gateway CDA	-	4,495,138
Sales Tax Increment		
Gateway CDA	-	925,757
Grove Tower #1 CRA	-	2,133,523
Grove Tower #2 CRA	-	3,022,111
Developer Contribution to DS		
Gateway CDA	1,552,442	13,708,114
Interest Revenue Earned		



Gateway CDA	3,497	41,961
Total Revenue	\$3,031,874	\$43,700,504
EXPENDITURES	FY 2021 TOTALS	REMAINING LIFE (INCLUDES FY2021 TOTALS)
RDA Administration		
Gateway CDA	\$33,631	\$687,639
I300 West CDA	22,083	331,367
Grove Tower #1 CRA	4,263	119,956
Grove Tower #2 CRA	1,790	116,314
Housing Fund		
Grove Tower #1 CRA	17,054	479,825
Grove Tower #2 CRA	7,160	465,254
Developer Incentive Payments		
Gateway CDA	-	11,351,782
I300 West CDA	302,096	3,339,314
Other Development Activities		
Gateway CDA	639,581	643,078
I300 West CDA	237,000	3,076,181
Grove Tower #1 CRA	149,220	4,198,466
Grove Tower #2 CRA	62,653	4,070,977
Debt Service Payments		
Gateway CDA	1,552,442	14,817,451
Professional Services		
Gateway CDA	2,900	2,900
Total Expenditures	\$3,031,874	\$43,700,504

SECTION 1: OVERVIEW OF THE GATEWAY CDA PROJECT AREA #1

Table 2.1

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> Developed 5 <u>Undeveloped</u> 96 Total 101	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 070-0003	<u>Tax Rate</u> 0.009235
<u>Creation Year</u> FY 2006	<u>Base Year</u> FY 2006	<u>Term</u> 24 Years	<u>Trigger Year</u> TY 2008/FY 2009	<u>Expiration Year</u> TY 2031/FY 2032
<u>Base Value</u> \$19,300	<u>TY 2020 Value</u> \$84,598,652	<u>Increase</u> 281,777%	<u>FY 2021 Property Tax Increment</u> Calculated: \$683,930 Received: \$672,615	<u>FY 2021 Sales Tax Increment</u> \$-



Central Bank

The Gateway CDA Project Area #1 was created in August 2006 with the intent of incentivizing the development of a convention center and full-service hotel within Pleasant Grove City, along with a limited-service hotel, two first class restaurants, which will create hundreds of jobs and increase property tax revenue to the taxing entities. The Project Area includes approximately 101 acres, located in Pleasant Grove, UT. A map of the Project Area is included as **Exhibit A**.

The Project Area is governed by the following documents:

- ☞ Real Estate Purchase and Development Agreement, dated July 3, 2006
- ☞ Fourth Amended and Restated Agreement, dated December 1, 2011
- ☞ Interlocal Cooperation Agreement between Redevelopment Agency of Pleasant Grove City and Utah County, executed November 7, 2006
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Alpine School District, executed October 10, 2006
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Pleasant Grove City, executed January 2, 2007
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and North Utah County Water Conservancy District, executed October 17, 2006
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Central Utah Water Conservancy District, executed October 17, 2006
- ☞ Project Area Plan, dated October 17, 2006

The Project Area Plan and Interlocal Agreements 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 taxing entity. The Development Agreement is between the Agency and the current developer, Atrium Properties, and describes the obligations of each.

SOURCES OF FUNDS

Table 2.2

2021 SOURCES OF FUNDS	
Property Tax Increment	\$683,930
Uncollected Property Tax Revenue	(12,073)
Prior Year(s) Property Tax Increment Adjustments	758
Transient Room Tax	-
Sales Tax Increment	-
Interest Revenues Earned	3,497
Developer Contribution to Debt Service	1,552,442
Total Sources of Funds	\$2,228,554

PROPERTY TAX

Table 2.3

PROPERTY TAX INCREMENT LEVELS		
Taxing Entity	Years	%
Utah County	TY 2008 - TY 2031	75%
Alpine School District	TY 2008 - TY 2031	85%
Pleasant Grove City	TY 2008 - TY 2031	100%
North Utah County Water Conservancy District	TY 2008 - TY 2031	100%
Central Utah Water Conservancy District	TY 2008 - TY 2031	100%

TRANSIENT ROOM TAX/SALES AND USE TAX

Table 2.4

TRANSIENT ROOM TAX/SALES AND USE TAX CONTRIBUTIONS			
Taxing Entity	Years	Transient Room Tax	Sales and Use Tax
Utah County	TY 2008 - TY 2031	2.25%	70%
Pleasant Grove City	TY 2008 - TY 2031	100%	0%

Because, at this point, the hotel and convention center have not yet been developed in the Project Area, no transient room tax or sales and use tax have been generated.

DEVELOPER CONTRIBUTION TO DEBT SERVICE

In addition to tax increment, the Agency is also scheduled to receive certain contributions from the Developer to be used for annual debt service payments on the associated RDA bonds per the Fourth Amended and Restated Agreement. Each year the Developer will remit to the Agency the difference

between total tax increment received by the Agency, less CDA administration, and the annual debt service payment due on the bonds. The Agency is eligible to receive these contributions until such time as the Developer has constructed the hotel as outlined in the Agreement. Upon the completion of the hotel, these contributions will cease, and the Agency will use incremental property tax, sales tax, and transient room tax to make the annual debt service payments.

USES OF FUNDS

Table 2.5

2021 USES OF FUNDS	
CDA Administration	\$33,631
Debt Service Payments	1,552,442
Professional Services	2,900
Development Activities	1,675
Future Development Activities	637,906
Total Uses of Funds	\$2,228,554

DEBT SERVICE PAYMENTS

Table 2.6

SERIES 2011 TAX INCREMENT AND REVENUE REFUNDING BONDS				
DATE	PRINCIPAL	INTEREST	TOTAL PMT	FY PMT
6/1/2012		532,188	532,188	532,188
12/1/2012	511,000	532,188	1,043,188	
6/1/2013		517,394	517,394	1,560,582
12/1/2013	541,000	517,394	1,058,394	
6/1/2014		501,732	501,732	1,560,127
12/1/2014	572,000	501,732	1,073,732	
6/1/2015		485,173	485,173	1,558,906
12/1/2015	605,000	485,173	1,090,173	
6/1/2016		467,658	467,658	1,557,831
12/1/2016	640,000	467,658	1,107,658	
6/1/2017		449,130	449,130	1,556,789
12/1/2017	677,000	449,130	1,126,130	
6/1/2018		429,531	429,531	1,555,661
12/1/2018	717,000	429,531	1,146,531	
6/1/2019		408,774	408,774	1,555,305
12/1/2019	758,000	408,774	1,166,774	
6/1/2020		386,830	386,830	1,553,604
12/1/2020	802,000	386,830	1,188,830	
6/1/2021		363,612	363,612	1,552,442
12/1/2021 ¹	12,560,000	363,612	12,923,612	12,923,612

¹ The Series 2011 Tax Increment and Revenue Refunding Bonds (the "Bonds") will be retired on December 1, 2021, per the current schedule.

PROJECT AREA REPORTING AND ACCOUNTABILITY

RELATIVE GROWTH IN ASSESSED VALUE

Table 2.7

GROWTH IN ASSESSED VALUES				
ASSESSED VALUES IN PROJECT AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in Project Area (TY2020 vs. 2019)	\$84,598,652	\$54,402,318	56%	56%
Lifetime Growth in Project Area (TY2020 vs. 2006)	54,402,318	19,300	281,777%	76%

ASSESSED VALUES IN PLEASANT GROVE CITY	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in City (TY2020 vs. 2019)	\$2,951,991,245	\$2,719,090,372	9%	9%
Lifetime Growth in City (TY2020 vs. 2012)	2,951,991,245	1,272,203,602	132%	11%

The Project Area saw an increase in assessed value of 56% between TY 2019 and TY 2020. The average annual growth rate between the base year, FY 2006, and FY 2021 was 76%.

BENEFITS DERIVED BY TAXING ENTITIES

Table 2.8

BENEFITS TO TAXING ENTITIES
Job Creation
Increased Property Tax Revenues
Increased Sales Tax Revenues
Significantly higher growth in tax base compared to non-incentivized areas
- Current AAGR for the Project Area is 84% vs 7% for non-incentivized areas

Utah County and Alpine School District are currently benefiting from increased assessed values in the Project Area as a portion of tax increment is being returned to these taxing entities. As shown below, the taxing entities are currently receiving annual tax increment (above the base amount) that is 54,412% above what would have been realized if assessed values in the Project Area had remained at base year levels. Since FY 2009, the total tax increment (above the base amount) received by the taxing entities is 15,659% above what would have been realized based on base year levels.

Table 2.9

GROWTH IN TAX INCREMENT				
TAX INCREMENT FROM PROJECT AREA	ORIGINAL BUDGET REVENUES*	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TY 2020	N/A	\$781,090	\$178	438,135%
Life Time Revenue (FY 2009 - 2021)	N/A	\$6,694,362	\$2,570	104,721%
PASS THROUGH INCREMENT (ABOVE BASE)	ORIGINAL BUDGET REVENUES*	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
TY 2020	N/A	\$97,161	\$178	54,412%
Life Time Revenue (FY 2009 - 2021)	N/A	433,151	2,749	15,659%

* The Original Budget is not available for this Project Area

In the coming years, the taxing entities will also be benefited by the creation of a significant number of jobs resulting from the development of the convention center, hotels, and other commercial developments within the Project Area.

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The Gateway CDA Project Area #1 was created to incentivize the development of a convention center and full-service hotel. Although original forecasts called for the development of the full-service hotel by 2012, construction has not yet begun on either the hotel or the convention center. Due to lack of performance by the current developer, the Agency is in the process of analyzing various options including other developers, different types of development, and further negotiations with the current developer.

Towards the end of 2017, ASEA completed its new headquarters within the Project Area. The building contains about 50,000 sq. ft. of office space.

Recently, construction was completed on a six-story office tower containing about 175,000 square feet of office space. Other development plans are also on the horizon. Developers have informed the Agency to expect a couple of new buildings soon.

Recently two restaurants were built within the project area, an R&R BBQ and a Village Baker.

Additionally, about 10,000 square feet of in-line retail is currently under construction. The retail space was completed in 2021.

Mountain America Credit Union construction is complete. Additional office space (about 150,000 square feet) started construction in 2020.

The Project Area does not contain any residential developments. There are no residential units and no residentially developed acres.

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 2.10

PROJECT AREA BUDGET		FY 2021 - 2032	
REVENUES	TOTALS	NPV @ 5%	
Property Tax Increment	\$8,331,881	\$6,148,900	
Transient Room Tax	4,495,138	3,232,769	
Sales Tax Increment	925,757	661,358	
Developer Contributions to Debt Service	13,708,114	12,504,069	
Interest Revenue	41,961	30,992	
Total Revenue ²	\$27,502,850	\$22,578,088	
EXPENDITURES	TOTALS	NPV @ 5%	
CDA Administration @ 5%	\$687,639	\$502,151	
Debt Service Payments	14,817,451	13,510,270	
Professional Services	2,900	2,762	
Development Activities	1,675	1,595	
Development Incentive Fund	11,351,782	7,950,608	
Future Development Activities	641,403	610,701	
Total Expenditures	\$27,502,850	\$22,578,088	

OTHER ISSUES

LYRB has not identified any other major areas of concern with the Gateway CDA #1 Project Area and believes that, according to the records reviewed, all other parties are meeting their respective obligations related to this Project Area.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following four sheets represent the FY 2021, FY 2022, FY 2023, and full multi-year budgets from 2009 to 2032.

² The tax increment revenues outlined in the Forecasted Project Area Budget are based upon the completion of various projects as outlined in the Development Agreement by FY 2018. These include the construction of a full service hotel with a minimum of 10 floors and 300 guest rooms, a connected convention center of not less than 100,000 square feet, a limited service hotel with 200 – 220 guest rooms, 2 restaurants, and other necessary supporting businesses.



Gateway CDA Project Area #1

"Hammons Project"

2021 Actuals

Tax Year	2020
Payment Year	2021
REVENUE:	
TAXABLE VALUATION:	
Total Assessed Value	\$ 84,598,652
Base Year Value	(19,300)
Total Incremental Assessed Value	\$ 84,579,352
Tax Rate:	
Total Tax Rate	0.9235%
PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 53,708
Alpine School District	558,224
Pleasant Grove City, Etc.	169,159
Total Property Tax Increment:	\$ 781,090
PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ 40,281
Alpine School District	474,490
Pleasant Grove City, Etc.	169,159
Total Property Tax Increment Revenue to Project Area	\$ 672,615
Total Gross Taxable Sales	
Pleasant Grove City Portion of Sales Tax Rate	0.5000%
Sales Tax Increment Revenues	\$ -
Percent of Sales Tax Increment for Project	70%
Total Sales Tax Increment Revenue Available to Project Area	\$ -
Gross Room Sales Tax	
County Transient Room Tax for Tourism (1.00%)	\$ -
County Transient Room Tax for Convention Centers (1.25%)	-
Municipal Transient Room Tax (1.00%)	-
Total Transient Room Tax Increment Revenue Available to Project Area	\$ -
TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 672,615
Interest Revenues Earned	3,497
Total Tax Increment Actually Collected and Paid	672,615
Hammons Contribution to Debt Service	1,552,442
TOTAL SOURCES OF TAX INCREMENT	\$ 2,228,554
EXPENDITURES:	
Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 33,631
Debt Service on RDA Bonds	1,552,442
Professional Services	2,900
Development Activities	1,675
Development Incentive Fund	-
Future Development Activities	637,906
Total Expenditures:	\$ 2,228,554



Gateway CDA Project Area #1
"Hammons Project"
2022 Annual Budget

Tax Year	2021
Payment Year	2022

REVENUE:

TAXABLE VALUATION:	
Total Assessed Value	\$ 84,591,652
Base Year Value	(19,300)
Total Incremental Assessed Value	\$ 84,572,352

Tax Rate:	
Total Tax Rate	0.9468%

PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 82,627
Alpine School District	558,516
Pleasant Grove City, Etc.	159,588
Total Property Tax Increment:	\$ 800,731

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ 61,970
Alpine School District	474,738
Pleasant Grove City, Etc.	159,588
Total Property Tax Increment Revenue to Project Area	\$ 696,297

Total Gross Taxable Sales	
Pleasant Grove City Portion of Sales Tax Rate	0.5000%

Sales Tax Increment Revenues	\$ 89,682
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Percent of Sales Tax Increment for Project	70%
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Total Sales Tax Increment Revenue Available to Project Area	\$ 62,777
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Gross Room Sales Tax	
County Transient Room Tax for Tourism (1.00%)	\$ 125,738
County Transient Room Tax for Convention Centers (1.25%)	157,173
Municipal Transient Room Tax (1.00%)	125,738
Total Transient Room Tax Increment Revenue Available to Project Area	\$ 408,649

TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 1,167,723
Interest Revenues Earned	3,497
Total Tax Increment Actually Collected and Paid	1,167,723
Hammons Contribution to Debt Service	12,155,672
TOTAL SOURCES OF TAX INCREMENT	\$ 13,326,892

EXPENDITURES:

Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 58,386
Debt Service on RDA Bonds	13,265,009
Professional Services	-
Development Activities	-
Development Incentive Fund	-
Future Development Activities	3,497
Total Expenditures:	\$ 13,326,892



Gateway CDA Project Area #1
"Hammons Project"
2023 Annual Budget

Tax Year	2022
Payment Year	2023

REVENUE:

TAXABLE VALUATION:	
Total Assessed Value	\$ 84,591,652
Base Year Value	(19,300)
Total Incremental Assessed Value	\$ 84,572,352

Tax Rate:	
Total Tax Rate	0.9468%

PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 82,627
Alpine School District	558,516
Pleasant Grove City, Etc.	159,588
Total Property Tax Increment:	\$ 800,731

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ 61,970
Alpine School District	474,738
Pleasant Grove City, Etc.	159,588
Total Property Tax Increment Revenue to Project Area	\$ 696,297

Total Gross Taxable Sales	
Pleasant Grove City Portion of Sales Tax Rate	0.5000%
Sales Tax Increment Revenues	\$ 123,283

Percent of Sales Tax Increment for Project	70%
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Total Sales Tax Increment Revenue Available to Project Area	\$ 86,298
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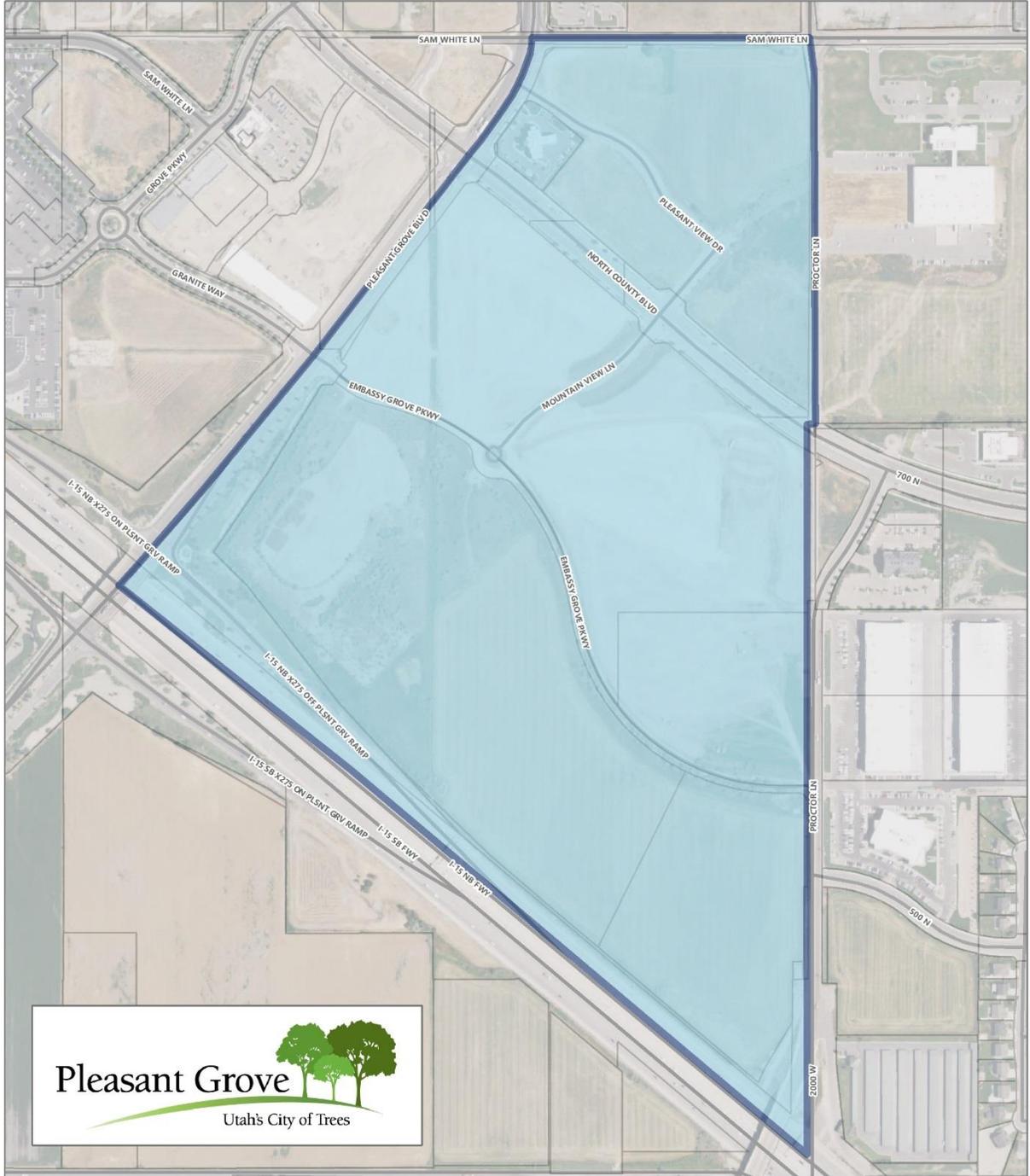
Gross Room Sales Tax	
County Transient Room Tax for Tourism (1.00%)	\$ 125,738
County Transient Room Tax for Convention Centers (1.25%)	157,173
Municipal Transient Room Tax (1.00%)	125,738
Total Transient Room Tax Increment Revenue Available to Project Area	\$ 408,649

TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 1,191,244
Interest Revenues Earned	3,497
Total Tax Increment Actually Collected and Paid	1,191,244
Hammons Contribution to Debt Service	-
TOTAL SOURCES OF TAX INCREMENT	\$ 1,194,740

EXPENDITURES:

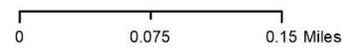
Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 59,562
Debt Service on RDA Bonds	-
Professional Services	-
Development Activities	-
Development Incentive Fund	1,135,178
Future Development Activities	-
Total Expenditures:	\$ 1,194,740

EXHIBIT A



**PLEASANT GROVE REDEVELOPMENT AGENCY
 GATEWAY CDA PROJECT AREA**

 Gateway CDA




**LEWIS YOUNG
 ROBERTSON & BURNINGHAM, INC.**

SECTION 2: OVERVIEW OF 1300 WEST CDA PROJECT AREA

Table 3.1

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> Developed: 53.27 Undeveloped: 0 Total: 53.27	<u>Purpose</u> Commercial and Industrial Development	<u>Taxing District</u> 070-0000	<u>Tax Rate</u> 0.009468
<u>Creation Year</u> FY 2012	<u>Base Year</u> FY 2012	<u>Term</u> 20 Years	<u>Trigger Year</u> TY 2015/FY 2016	<u>Expiration Year</u> TY 2034/FY 2035
<u>Base Value</u> \$551,681	<u>TY 2020 Value</u> \$123,260,324	<u>Increase</u> 22,143%	<u>FY 2021 Property Tax Increment</u> Calculated: \$447,710 Received: \$441,659	<u>FY 2021 Sales Tax Increment</u> \$-



doTERRA Product Center

The 1300 West CDA Project Area is designated as mixed-use development that will consist of a Class A office building, warehouse, and call center. The objectives of the Agency include pursuing development of vacant parcels of property within the Project Area, redevelopment and improvement of the appearance of existing buildings within the Project Area, installation and upgrade of public

utilities in the Project Area, and providing assistance to current and future land owners who have a desire to expand or change the use of their property, which will result in an economic increase to the Agency and City by virtue of the land uses contemplated. The primary development within the Project Area will be a commercial campus of an international company, doTERRA International, LLC, a subsidiary of Thrive Holdings, LLC. The Agency is committed to maintaining a high-quality development that will help strengthen the tax base of the City and will also help to trigger other potential development that will bring additional business to the City.

The Project Area was created in 2012 and is governed by the following documents:

- ☞ Participation Agreement, dated September 10, 2014
- ☞ Interlocal Cooperation Agreement between Redevelopment Agency of Pleasant Grove City and Utah County, executed December 2, 2014
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Alpine School District, executed June 18, 2013
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Pleasant Grove City, executed June 9, 2015
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and North Utah County Water Conservancy District
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Central Utah Water Conservancy District
- ☞ Project Area Plan, dated March 2013

The Project Area Plan and Interlocal Agreements 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 taxing entity. The Participation Agreement is between the Agency and Thrive Holdings, LLC “the Participant” and describes the obligations of each.

The Project Area consists of approximately 53.27 acres located on the southwest side of Pleasant Grove City, beginning at the intersection of Pleasant Grove Boulevard and 1300 West, and ending north of the 700 South. A map of the Project Area is included as **Exhibit B**.

SOURCES OF FUNDS

Table 3.2

2021 SOURCES OF FUNDS	
Property Tax Increment	\$447,710
Uncollected Property Tax Revenue	(6,051)
Overpayment	119,520
Sales Tax Contribution	-
Total Sources of Funds	\$561,179

An accidental disbursement overpayment of about \$119,500 was received by the Project Area. An adjustment will be made to the FY2022 disbursement.

PROPERTY TAX

Table 3.3

PROPERTY TAX INCREMENT LEVELS		
Taxing Entity	Years	%
Utah County	TY 2015 - TY 2031	75%
Alpine School District	TY 2015 - TY 2031	25%
Pleasant Grove City	TY 2015 - TY 2031	75%
North Utah County Water Conservancy District	TY 2015 - TY 2031	75%
Central Utah Water Conservancy District	TY 2015 - TY 2031	75%

The interlocal agreements between the Agency and the various taxing entities each describe that the participation levels outlined above will apply to only tax increment generated from development in those properties owned by doTERRA International, LLC. Any additional increment that may be created in the Project Area will be paid to the taxing entities at a level of 100%.

In addition, the interlocal agreement between the Agency and Alpine School District includes an additional provision that prevents the Agency from collecting the portion of tax increment resulting from an increase in the Alpine School District’s tax rate.

SALES TAX

Table 3.4

PROPERTY TAX INCREMENT LEVELS		
Taxing Entity	Years	Annual Maximum Sales Tax to Agency
Pleasant Grove City	TY 2015 - TY 2034	\$42,000

Pleasant Grove City has agreed to remit certain amounts of sales tax generated from the Project Area to the Development Incentive Fund. As outlined in the Participation Agreement, the City will provide a sales tax payment to the Agency that will be used to cover any anticipated shortfall between the annual property tax increment contributed to the Development Incentive Fund and the amount of \$237,000. This sales tax payment is subject to the following terms and conditions:

- ☞ The Participant must produce sales that are collected and credited as a point of sale to the City, of no less than \$30,000,000 annually.
- ☞ The Participant must complete construction of the facilities outlined in the Participation Agreement.
- ☞ The Participant must remain in the City through life the Project Area.
- ☞ The maximum sales tax payment each year will not exceed \$42,000.
- ☞ In the event that the assessed value of the scheduled improvements is below \$38 million, the annual sales tax participation will be decreased at the same proportioned rate as the decrease in assessed value.

The annual property tax increment contributed to the Development Incentive Fund in FY 2021 totaled \$324,179, which is above the \$237,000 level outlined above. Thus, no, sales tax increment is due to the agency in FY 2021.

USES OF FUNDS

Table 3.5

2021 USES OF FUNDS	
CDA Administration @ 5% of Property Tax Increment	\$22,083
Development Incentive Fund	302,096
Other Development Activities	237,000
Total Uses of Funds	\$561,179

Monies held in the Development Incentive Fund will be utilized to reimburse the Participant for public infrastructure improvements, land purchase, building construction, renovation or upgrades, certain offsite improvements, and other improvements as approved by the Agency.

DEVELOPMENT OBLIGATIONS AND INCENTIVES

Per the Participation Agreement, the Participant has the obligation to construct certain amounts of improved space in exchange for receiving specified capped amounts of tax increment. These improvements will include the construction of a Class A office facility and related support facilities which will consist of not less than 180,000 square feet. Upon completion, the assessed value of this development must be no less than \$38,000,000.

Contributions to the Development Incentive Fund will be based upon area in the Project Area that has been improved by the Participant and will include (1) property tax increment received by the Agency and (2) sales tax generated by the facility and collected by Pleasant Grove City. As mentioned above, annual sales tax payments will be made to the Development Incentive Fund only in the case that a shortfall exists between the annual property tax increment contribution and the amount of \$237,000, as set forth in the Participation Agreement. The other requirements for the contribution of sales tax increment outlined above also must be met in order for the Developer to qualify for this contribution.

Total contributions to be remitted to the Development Incentive Fund are capped at \$4,750,000. This includes sales tax contributions which are specifically limited to \$42,000 per year.

Table 3.6

CONTRIBUTIONS TO DEVELOPMENT INCENTIVE FUND		
	2021 Annual Contribution	Lifetime Contributions
Property Tax Increment Contribution	\$302,096	\$1,712,782
Sales Tax Contribution	-	-
Total Contributions	\$302,096	\$1,712,782

The Agency has, to date, paid \$1,712,782 to the Development Incentive Fund, which includes the TY 2020 payment of \$302,096. The Agency will pay an additional \$3,037,218 over the next 8 years. The Cap of \$4,750,000 is estimated to be reached during TY 2028.

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 3.7

REALIZATION OF TAX INCREMENT			
TAX INCREMENT GENERATED IN PROJECT AREA	FORECASTED	ACTUAL	% OF PROJECTION
Annual Property Tax Increment - FY 2021	\$191,123	\$561,179	294%
Lifetime Property Tax Increment - FY 2021	\$1,166,114	\$2,046,112	175%

RELATIVE GROWTH IN ASSESSED VALUE

As described below, overall, the Project Area has realized an average annual growth rate of 97% compared to the City’s average annual growth rate of 11%.

Table 3.8

GROWTH IN ASSESSED VALUES				
ASSESSED VALUES IN PROJECT AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in Project Area (2020 vs. 2019)	\$122,708,643	\$117,490,439	4%	4%
Lifetime Growth in Project Area (2020 vs. 2012)	122,708,643	551,681	22,143%	97%
ASSESSED VALUES IN PLEASANT GROVE CITY	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in City (2020 vs. 2019)	\$2,951,991,245	\$2,719,090,372	9%	9%
Lifetime Growth in City (2020 vs. 2012)	2,951,991,245	1,272,203,602	132%	11%

BENEFITS DERIVED BY TAXING ENTITIES

Table 3.9

BENEFITS TO TAXING ENTITIES
Creation of 1,000 jobs within the current facility, with an estimated additional 1,000 jobs to be created as part of the planned expansion
Increased Property Tax Revenues
Increased Sales Tax Revenues
Significantly higher growth in tax base compared to non-incentivized areas
- Current AAGR for the Project Area is 97% vs 11% for non-incentivized areas

Annual property tax increment (above the base amount) currently being returned to taxing entities is 13,355% above what would have been realized if assessed values in the Project Area had remained at base year levels.

Table 3.10

GROWTH IN PROPERTY TAX INCREMENT				
PROPERTY TAX INCREMENT FROM PROJECT AREA	ORIGINAL BUDGET REVENUES	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2021	\$467,092	\$1,133,214	\$5,095	22,143%
Life Time Revenue (FY 2016 - 2021)	2,849,901	4,898,990	33,585	14,487%

PASS THROUGH INCREMENT (ABOVE BASE)	ORIGINAL BUDGET REVENUES	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2021	\$275,968	\$685,504	\$5,095	13,355%
Life Time Revenue (FY 2016 - 2021)	1,683,788	2,951,646	33,585	8,689%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The 1300 West CDA Project Area was primarily created to incentivize the development of the commercial campus of doTERRA International, LLC. In exchange for receiving certain portions of property and sales tax increment, the Company agreed to construct a Class A office facility and related support facilities. This development, which was required to consist of at least 180,000 square feet, has been completed and the Agency has begun drawing tax increment generated by this new development.

Construction of a new 50,000 square foot office building and 100,000 square foot warehouse building was recently completed. With the completion of the construction, all developable space in the project area was developed and is considered 100 percent developed.

The Project Area does not contain any residential developments. There are no residential units and no residentially developed acres.

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 2021 - 2035	
REVENUES	TOTALS	NPV @ 5%	
Property Tax Increment	\$6,627,342	\$4,585,063	
Overpayment	119,520	113,829	
Sales Tax Contribution	-	-	
Total Revenue	\$6,746,862	\$4,698,892	
EXPENDITURES	TOTALS	NPV @ 5%	
CDA Administration @ 5%	\$331,367	\$229,253	
Development Incentive Fund	3,339,314	\$2,664,002	
Other Development Activities	3,076,181	\$1,805,637	
Total Expenditures	\$6,746,862	\$4,698,892	

OTHER ISSUES

LYRB has not identified any major areas of concern with the 1300 West CDA 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 2021, FY 2022, FY 2023 and full multi-year budgets from 2016 to 2035.



1300 West CDA Project Area
"doTERRA Project"

2021 Actuals

October 28, 2021

Tax Year	2020
Payment Year	2021

REVENUE:

TAXABLE VALUATION:	
Real Property	95,553,400
Personal Property	27,658,509
Centrally Assessed	48,415
Total Assessed Value	\$ 123,260,324
Less: Base Year Value	(551,681)
Total Incremental Assessed Value	\$ 122,708,643

Tax Rate:	
Utah County	0.0635%
Alpine School District	0.6600%
Pleasant Grove City	0.1602%
North Utah Water Conservancy District	0.0016%
Central Utah Water Conservancy District	0.0382%
Total Tax Rate	0.9235%

PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 77,920
Alpine School District	809,877
Pleasant Grove City, Etc.	245,417
Total Property Tax Increment:	\$ 1,133,214

Percent of Property Tax Increment for Project	
Utah County	75%
Alpine School District	25%
Pleasant Grove City, Etc.	75%

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ 59,208
Alpine School District	201,764
Pleasant Grove City, Etc.	186,739
Total Property Tax Increment Revenue to Project Area	\$ 447,710

TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 447,710
Current Year Delinquent Taxes	\$ (6,051)
Total Property Tax Increment Actually Collected and Paid	441,659
Total Sales Tax Increment Contributed to Project Area ¹	-
Prior Year Property Tax Increment and Adjustments	119,520
TOTAL SOURCES OF TAX INCREMENT	\$ 561,179

EXPENDITURES:

Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 22,083
Development Incentive Fund	302,096
Other Development Activities	237,000
Total Expenditures:	\$ 561,179

Retained Portion of Property Tax Increment	
Utah County	\$ 18,712
Alpine School District	608,113
Pleasant Grove City, Etc.	58,678
Total Retained Portion of Property Tax Increment	\$ 685,504

Note 1: If annual property tax increment remitted to the Development Incentive Fund falls below \$237,000, the City has agreed to remit a portion of sales tax revenues to the Agency to make up for this shortfall. This sales tax contribution is dependant upon the Developer generating a minimum of \$30,000,000 in sales in that year.



I300 West CDA Project Area
"doTERRA Project"

2022 Annual Budget

October 25, 2021

Tax Year	2021
Payment Year	2022

REVENUE:

TAXABLE VALUATION:	
Real Property	95,553,400
Personal Property	21,321,965
Centrally Assessed	48,415
Total Assessed Value	\$ 116,923,780
Less: Base Year Value	(551,681)
Total Incremental Assessed Value	\$ 116,372,099

Tax Rate:	
Utah County	0.0977%
Alpine School District	0.6604%
Pleasant Grove City	0.1497%
North Utah Water Conservancy District	0.0015%
Central Utah Water Conservancy District	0.0375%
Total Tax Rate	0.9468%

PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 113,696
Alpine School District	768,521
Pleasant Grove City, Etc.	219,594
Total Property Tax Increment:	\$ 1,101,811

Percent of Property Tax Increment for Project	
Utah County	75%
Alpine School District	25%
Pleasant Grove City, Etc.	75%

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ 79,803
Alpine School District	192,109
Pleasant Grove City, Etc.	166,503
Total Property Tax Increment Revenue to Project Area	\$ 438,414

TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 438,414
Current Year Delinquent Taxes	\$ -
Total Property Tax Increment Actually Collected and Paid	438,414
Total Sales Tax Increment Contributed to Project Area ¹	-
Prior Year Property Tax Increment	-
TOTAL SOURCES OF TAX INCREMENT	\$ 438,414

EXPENDITURES:

Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 21,921
Development Incentive Fund	416,494
Other Development Activities	-
Total Expenditures:	\$ 438,414

Retained Portion of Property Tax Increment	
Utah County	\$ 33,893
Alpine School District	576,412
Pleasant Grove City, Etc.	53,092
Total Retained Portion of Property Tax Increment	\$ 663,397

Note 1: If annual property tax increment remitted to the Development Incentive Fund falls below \$237,000, the City has agreed to remit a portion of sales tax revenues to the Agency to make up for this shortfall. This sales tax contribution is dependant upon the Developer generating a minimum of \$30,000,000 in sales in that year.



I300 West CDA Project Area
"doTERRA Project"

2023 Annual Budget

October 25, 2021

Tax Year	2022
Payment Year	2023

REVENUE:

TAXABLE VALUATION:	
Real Property	95,553,400
Personal Property	21,321,965
Centrally Assessed	48,415
Total Assessed Value	\$ 116,923,780
Less: Base Year Value	(551,681)
Total Incremental Assessed Value	\$ 116,372,099

Tax Rate:	
Utah County	0.0977%
Alpine School District	0.6604%
Pleasant Grove City	0.1497%
North Utah Water Conservancy District	0.0015%
Central Utah Water Conservancy District	0.0375%
Total Tax Rate	0.9468%

PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 113,696
Alpine School District	768,521
Pleasant Grove City, Etc.	219,594
Total Property Tax Increment:	\$ 1,101,811

Percent of Property Tax Increment for Project	
Utah County	75%
Alpine School District	25%
Pleasant Grove City, Etc.	75%

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ 85,272
Alpine School District	192,130
Pleasant Grove City, Etc.	164,696
Total Property Tax Increment Revenue to Project Area	\$ 442,098

TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 442,098
Current Year Delinquent Taxes	\$ -
Total Property Tax Increment Actually Collected and Paid	442,098
Total Sales Tax Increment Contributed to Project Area ¹	-
Prior Year Property Tax Increment	-
TOTAL SOURCES OF TAX INCREMENT	\$ 442,098

EXPENDITURES:

Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 22,105
Development Incentive Fund	419,993
Other Development Activities	-
Total Expenditures:	\$ 442,098

Retained Portion of Property Tax Increment	
Utah County	\$ 28,424
Alpine School District	576,391
Pleasant Grove City, Etc.	54,899
Total Retained Portion of Property Tax Increment	\$ 659,713

Note 1: If annual property tax increment remitted to the Development Incentive Fund falls below \$237,000, the City has agreed to remit a portion of sales tax revenues to the Agency to make up for this shortfall. This sales tax contribution is dependant upon the Developer generating a minimum of \$30,000,000 in sales in that year.

1300 West CDA Project Area

Status: Only 2020 & 2021 values, rates updated. Formulas not fixed yet.

Tax Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTALS
Payment Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		

REVENUE:																						
TAXABLE VALUATION:																						
Real Property	\$ 47,450,500	\$ 56,221,200	\$ 57,003,200	\$ 57,827,300	\$ 95,492,200	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400	\$ 95,553,400
Personal Property	-	11,114,796	12,267,790	14,616,867	22,549,920	27,658,509	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965	21,321,965
Centrally Assessed	-	-	26,052	28,457	-	48,415	48,415	48,415	48,415	48,415	48,415	48,415	48,415	48,415	48,415	48,415	48,415	48,415	48,415	48,415	48,415	48,415
Total Assessed Value	\$ 47,450,500	\$ 67,335,996	\$ 69,297,042	\$ 72,472,624	\$ 118,042,120	\$ 123,260,324	\$ 116,923,780															
Base Year Value	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)	(551,681)
Total Incremental Assessed Value	\$ 46,898,819	\$ 66,784,315	\$ 68,745,361	\$ 71,920,943	\$ 117,490,439	\$ 122,708,643	\$ 116,372,099															

Tax Rate:																						
Utah County	0.0870%	0.0834%	0.0779%	0.0732%	0.0672%	0.0635%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%
Alpine School District	0.8177%	0.7718%	0.7167%	0.6873%	0.6498%	0.6600%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%
Pleasant Grove City	0.1875%	0.1775%	0.2029%	0.1884%	0.1734%	0.1602%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%
North Utah Water Conservancy District	0.0024%	0.0023%	0.0021%	0.0019%	0.0017%	0.0016%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%
Central Utah Water Conservancy District	0.0405%	0.0386%	0.0378%	0.0374%	0.0378%	0.0382%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%
Total Tax Rate	1.1351%	1.0736%	1.0374%	0.9882%	0.9299%	0.9235%	0.9468%															

PROPERTY TAX INCREMENT REVENUES																						
Utah County	\$ 40,802	\$ 55,698	\$ 53,553	\$ 52,646	\$ 78,954	\$ 77,920	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696	\$ 113,696
Alpine School District	383,492	515,441	492,698	494,313	763,453	809,877	768,521	768,521	768,521	768,521	768,521	768,521	768,521	768,521	768,521	768,521	768,521	768,521	768,521	768,521	768,521	768,521
Pleasant Grove City, Etc.	108,055	145,857	166,914	163,764	250,137	245,417	219,594	219,594	219,594	219,594	219,594	219,594	219,594	219,594	219,594	219,594	219,594	219,594	219,594	219,594	219,594	219,594
Total Property Tax Increment:	\$ 532,348	\$ 716,996	\$ 713,164	\$ 710,723	\$ 1,092,544	\$ 1,133,214	\$ 1,101,811															

Percent of Property Tax Increment for Project																						
Utah County	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Alpine School District	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Pleasant Grove City, Etc.	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%

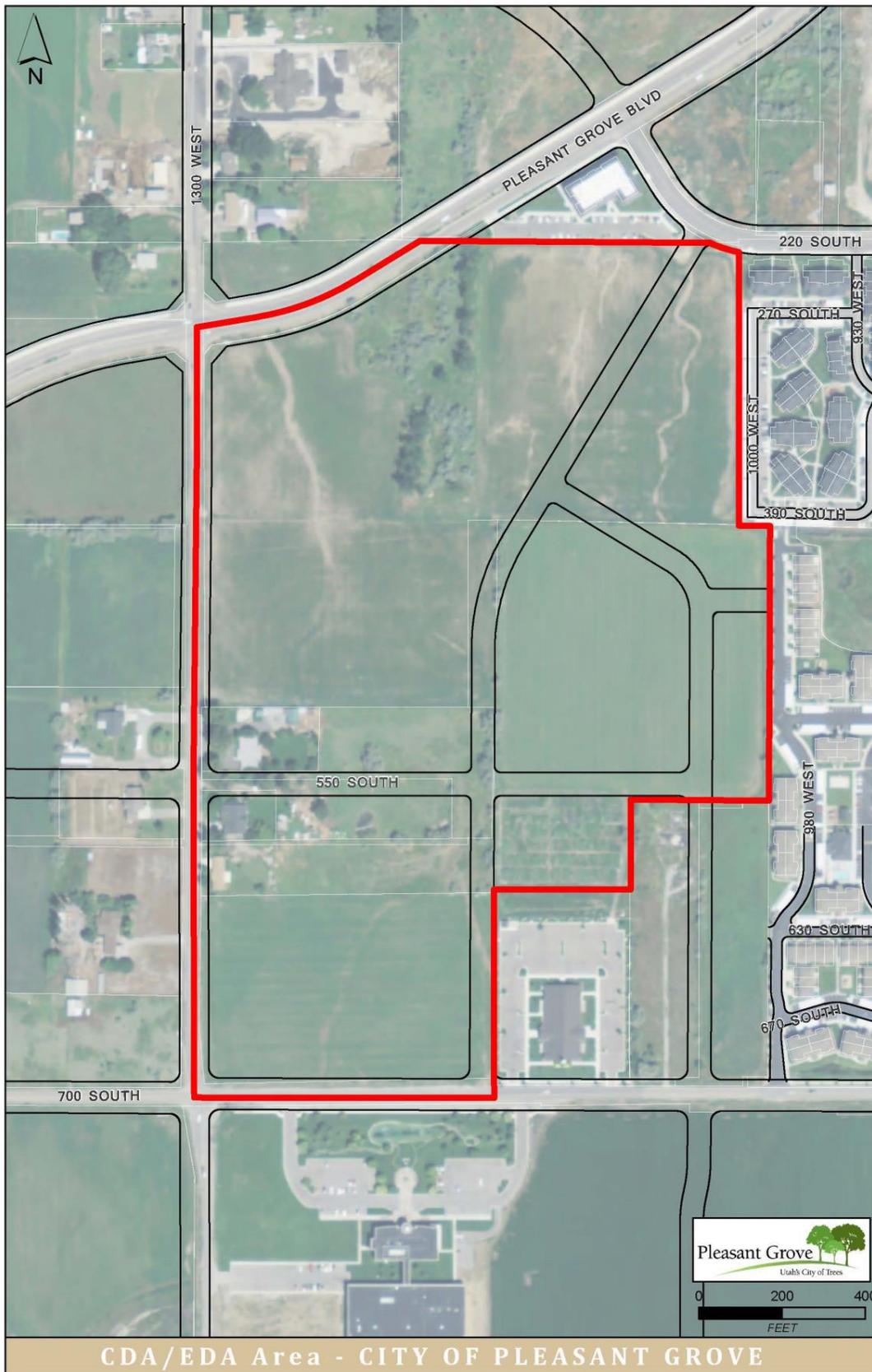
PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA																						
Utah County	\$ 30,601	\$ 41,774	\$ 40,164	\$ 39,485	\$ 59,215	\$ 59,208	\$ 79,803	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272	\$ 85,272
Alpine School District	95,873	128,860	123,175	123,578	190,863	201,764	192,109	192,130	192,130	192,130	192,130	192,130	192,130	192,130	192,130	192,130	192,130	192,130	192,130	192,130	192,130	192,130
Pleasant Grove City, Etc.	81,041	109,393	125,185	122,823	187,603	186,739	166,503	164,696	164,696	164,696	164,696	164,696	164,696	164,696	164,696	164,696	164,696	164,696	164,696	164,696	164,696	164,696
Tax Increment Possible					437,681	447,710	438,414	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098
Delinquent Taxes					46	(6,051)																
Total Property Tax Increment Revenue to Project Area	\$ 207,516	\$ 280,027	\$ 288,524	\$ 285,886	\$ 437,728	\$ 441,659	\$ 438,414	\$ 442,098														

TOTAL TAX INCREMENT REVENUE																						
Total Calculated Tax Increment Due to Project Area	\$ 247,376	\$ 280,027	\$ 288,524	\$ 285,886	\$ 437,728	\$ 441,659	\$ 438,414	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098	\$ 442,098
Total Property Tax Increment Actually Collected and Paid	207,516	266,335	288,524	284,830	437,728	441,659	438,414	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098	442,098
Total Sales Tax Increment Contributed to Project Area ¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prior Year(s) Property Tax Increment and Adjustments	-	-	-	(1,056)	-	119,520	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES OF TAX INCREMENT	\$ 207,516	\$ 266,335	\$ 288,524	\$ 284,830	\$ 437,728	\$ 561,179	\$ 438,414	\$ 442,098														

EXPENDITURES:																						
Project Area Budget and Use of Funds																						
CDA Administration @ 5%	\$ 10,376	\$ 13,317	\$ 14,426	\$ 14,242	\$ 21,886	\$ 22,083	\$ 21,921	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105	\$ 22,105
Development Incentive Fund	197,140	253,018	274,098	270,589	415,841	302,096	416,494	419,993	419,993	419,993	419,993	419,993	419,993	419,993	419,993	419,993	419,993	419,993	419,993	419,993	419,993	419,993
Other Development Activities	-	-	-	-	-	237,000	-	-	-	-	-	-	-	-	319,225	-	-	-	-	-	-	-
Total Expenditures:	\$ 207,516	\$ 266,335	\$ 288,524	\$ 284,830	\$ 437,728	\$ 561,179	\$ 438,414	\$ 442,098														

Retained Portion of Property Tax Increment																						
Utah County	\$ 10,200	\$ 13,925	\$ 13,388	\$ 13,162	\$ 19,738	\$ 18,712	\$ 33,893	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424	\$ 28,424
Alpine School District	287,619	386,581	369,524	370,734	572,590	608,113	576,412	576,391	576,391	576,391	576,391	576,391	576,391	576,391	576,391	576,391	576,391	576,391	576,391	576,391	576,391	576,391
Pleasant Grove City, Etc.	27,014	36,464	41,728	40,941																		

EXHIBIT B



SECTION 3: OVERVIEW OF GROVE TOWER CRA #1 PROJECT AREA

Table 4.1

OVERVIEW				
<u>Type</u> CRA	<u>Acreage</u> 22.56	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 070-0000	<u>Tax Rate</u> 0.009235
<u>Creation Year</u> FY 2016	<u>Base Year</u> FY 2016	<u>Term</u> 20 Years	<u>Trigger Year</u> TY 2019/FY 2020	<u>Expiration Year</u> TY 2039/FY 2040
<u>Base Value</u> \$3,332,120	<u>TY 2020 Value</u> \$36,735,448	<u>Increase</u> 1,003%	<u>FY 2021 Property Tax Increment</u> \$170,537	<u>FY 2021 Sales Tax Increment</u> \$-

The Grove Tower Community Reinvestment Area was created to support the development of a six-story Class-A office building, retail pads, and in-line retail pads. The Project Area is currently active and collected tax increment in FY2021.

The Project Area was created in 2016 and is governed by the following documents:

- ☞ Memorandum of Understanding, dated November 9, 2016;
- ☞ Interlocal Cooperation Agreement between Redevelopment Agency of Pleasant Grove City and Utah County, executed December 20, 2016;
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Alpine School District, executed January 17, 2017;
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Pleasant Grove City, executed January 17, 2017;
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and North Utah County Water Conservancy District, executed January 19, 2017;
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Central Utah Water Conservancy District, executed January 17, 2017;
- ☞ Project Area Plan, dated February 2017; and
- ☞ Project Area Budget dated March 2017.

The Project Area Plan and Interlocal Agreements 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 taxing entity. The Memorandum of Understanding is between the Agency and St. John Properties and describes the obligations of each.

SOURCES OF FUNDS

Table 3.1

SOURCES OF FUNDS	
Property Tax Increment	\$171,073
Delinquent Taxes	(536)
Total Sources of Funds	\$170,537

The total assessed value of the Project Area in TY2020 is \$36,735,448 and the incremental assessed value is \$33,403,328. Based on the TY2020 certified tax rates, the tax increment revenue is \$171,073. Of the calculated total increment available, \$536 was not given to the Agency. \$137,538 passed through to the taxing entities and \$170,537 was received by the Agency.

The Interlocal Agreements between the Project Area and the taxing entities define the duration and level of participation for each entity. The following table highlights each taxing entity’s participation.

Table 3.2

PROPERTY TAX INCREMENT LEVELS			
Taxing Entity	Years	Cap Amount	%
Utah County	TY 2019 - TY 2039	\$416,970*	50%
Alpine School District	TY 2019 - TY 2039	2,418,231	50%
Pleasant Grove City	TY 2019 - TY 2039	1,527,000	75%
North Utah County Water Conservancy District	TY 2019 - TY 2039	17,428	75%
Central Utah Water Conservancy District	TY 2019 - TY 2039	358,094	75%

* The County also has an annual cap amount of \$20,848

In addition, the interlocal agreement between the Agency and Alpine School District includes an additional provision that prevents the Agency from collecting the portion of tax increment resulting from an increase in the Alpine School District’s tax rate.

USES OF FUNDS

The following table outlines how tax increment revenues was used within the Project Area.

Table 3.3

USES OF FUNDS	
CRA Administration @ 2.5%	\$4,263
Housing Fund @ 10%	17,054
Redevelopment Activities @ 87.5%	149,220
Total Uses of Funds	\$170,537

Monies held in the Redevelopment Activities Fund will be utilized to fulfill the Agency’s obligations to the developer, St. John Properties.

DEVELOPMENT OBLIGATIONS AND INCENTIVES

Per the Memorandum of Understanding, the developer has the obligation to construct certain amounts of improved space in exchange for receiving specified capped amounts of tax increment. These improvements will include the construction of a six-story Class A office facility, retail pads, and in-line retail pads. Upon completion, the assessed value of the office development is estimated to be \$38,500,000. The Project Area is 22.56 acres and about 17 acres are developed. The project area is 75% developed.

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 3.4

REALIZATION OF TAX INCREMENT			
TAX INCREMENT GENERATED IN PROJECT AREA	FORECASTED	ACTUAL	% OF PROJECTION
Annual Property Tax Increment - TY 2020	\$191,123	\$170,537	89.2%
Lifetime Property Tax Increment - TY 2020	382,246	328,390	85.9%

Table 3.5

GROWTH IN ASSESSED VALUES				
ASSESSED VALUES IN PROJECT AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in Project Area (TY2020 vs. 2019)	\$36,735,448	\$33,795,400	9%	9%
Lifetime Growth in Project Area (TY2020 vs. 2019)	\$36,735,448	\$3,332,120	1002.5%	61.6%

ASSESSED VALUES IN PLEASANT GROVE CITY	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in City (TY2020 vs. 2019)	\$2,951,991,245	\$2,719,090,372	9%	9%
Lifetime Growth in City (TY2020 vs. 2012)	2,951,991,245	1,272,203,602	132%	11%

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 3.6

PROJECT AREA BUDGET		FY 2021 - 2040	
REVENUES	TOTALS	NPV @ 5%	
Property Tax Increment	\$2,664,724	\$1,794,369	
Sales Tax Increment	2,133,523	1,177,475	
Total Revenue	\$4,798,247	\$2,971,844	
EXPENDITURES	TOTALS	NPV @ 5%	
CDA Administration @ 2.5%	\$119,956	\$74,296	
Housing Fund	479,825	297,184	
Redevelopment Activities	4,198,466	2,600,363	
Total Expenditures	\$4,798,247	\$2,971,844	



OTHER ISSUES

LYRB has not identified any major areas of concern with the Grove Tower 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 four sheets represent the FY 2021, FY 2022, FY 2023, and full multi-year budgets from 2016 to 2040.

Grove Tower CRA Project Area

2021 Actuals

October 22, 2021

Tax Year	2020
Payment Year	2021
REVENUE:	
TAXABLE VALUATION:	
Real Property	\$ 34,689,200
Personal Property	2,046,248
Centrally Assessed	-
Total Assessed Value	\$ 36,735,448
Base Year Value	(3,332,120)
Total Incremental Assessed Value	\$ 33,403,328
Tax Rate:	
Total Tax Rate	0.9235%
PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 21,287
Alpine School District	220,253
Pleasant Grove City, Etc.	67,071
Total Property Tax Increment:	\$ 308,611
Percent of Property Tax Increment for Project	
Utah County	50%
Alpine School District	75%
Pleasant Grove City, Etc.	75%
PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ 10,643
Alpine School District	110,127
Pleasant Grove City, Etc.	50,303
Total Property Tax Increment Revenue to Project Area	\$ 170,537
TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 170,537
Total Property Tax Increment Actually Collected and Paid	170,537
Total Sales Tax Increment Contributed to Project Area ¹	-
Prior Year Property Tax Increment	-
TOTAL SOURCES OF TAX INCREMENT	\$ 170,537
EXPENDITURES:	
Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 4,263
Development Incentive Fund	149,220
Other Development Activities	17,054
Total Expenditures:	\$ 170,537
Retained Portion of Property Tax Increment	
Utah County	\$ 10,643
Alpine School District	110,127
Pleasant Grove City, Etc.	16,768
Total Retained Portion of Property Tax Increment	\$ 137,538

Note 1: If annual property tax increment remitted to the Development Incentive Fund falls below \$237,000, the City has agreed to remit a portion of sales tax revenues to the Agency to make up for this shortfall. This sales tax contribution is dependant upon the Developer generating a minimum of \$30,000,000 in sales in that year.

Grove Tower CRA Project Area

2022 Annual Budget

October 22, 2021

Tax Year	2021
Payment Year	2022

REVENUE:

TAXABLE VALUATION:	
Real Property	\$ 33,650,900
Personal Property	2,046,248
Centrally Assessed	-
Total Assessed Value	\$ 35,697,148
Base Year Value	(3,332,120)
Total Incremental Assessed Value	\$ 32,365,028

Tax Rate:	
Total Tax Rate	0.9468%

PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 30,921
Alpine School District	213,730
Pleasant Grove City, Etc.	61,304
Total Property Tax Increment:	\$ 305,955

Percent of Property Tax Increment for Project	
Utah County	50%
Alpine School District	75%
Pleasant Grove City, Etc.	75%

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ 15,460
Alpine School District	106,865
Pleasant Grove City, Etc.	45,978
Total Property Tax Increment Revenue to Project Area	\$ 168,304

TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 245,415
Total Property Tax Increment Actually Collected and Paid	168,304
Total Sales Tax Increment Contributed to Project Area ¹	77,112
Prior Year Property Tax Increment	-
TOTAL SOURCES OF TAX INCREMENT	\$ 245,415

EXPENDITURES:

Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 6,135
Development Incentive Fund	214,738
Other Development Activities	24,542
Total Expenditures:	\$ 245,415

Retained Portion of Property Tax Increment	
Utah County	\$ 15,460
Alpine School District	106,865
Pleasant Grove City, Etc.	15,326
Total Retained Portion of Property Tax Increment	\$ 137,652

Note 1: If annual property tax increment remitted to the Development Incentive Fund falls below \$237,000, the City has agreed to remit a portion of sales tax revenues to the Agency to make up for this shortfall. This sales tax contribution is dependant upon the Developer generating a minimum of \$30,000,000 in sales in that year.

Grove Tower CRA Project Area
2023 Annual Budget
October 22, 2021

Tax Year	2022
Payment Year	2023

REVENUE:	
TAXABLE VALUATION:	
Real Property	\$ 33,650,900
Personal Property	2,046,248
Centrally Assessed	-
Total Assessed Value	\$ 35,697,148
Base Year Value	(3,332,120)
Total Incremental Assessed Value	\$ 32,365,028

Tax Rate:	
Total Tax Rate	0.9468%

PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 31,621
Alpine School District	213,739
Pleasant Grove City, Etc.	61,073
Total Property Tax Increment:	\$ 306,432

Percent of Property Tax Increment for Project	
Utah County	50%
Alpine School District	75%
Pleasant Grove City, Etc.	75%

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ 15,810
Alpine School District	106,869
Pleasant Grove City, Etc.	45,805
Total Property Tax Increment Revenue to Project Area	\$ 168,484

TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 245,424
Total Property Tax Increment Actually Collected and Paid	168,484
Total Sales Tax Increment Contributed to Project Area ¹	76,940
Prior Year Property Tax Increment	-
TOTAL SOURCES OF TAX INCREMENT	\$ 245,424

EXPENDITURES:	
Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 6,136
Development Incentive Fund	214,746
Other Development Activities	24,542
Total Expenditures:	\$ 245,424

Retained Portion of Property Tax Increment	
Utah County	\$ 15,810
Alpine School District	106,869
Pleasant Grove City, Etc.	15,268
Total Retained Portion of Property Tax Increment	\$ 137,948

Note 1: If annual property tax increment remitted to the Development Incentive Fund falls below \$237,000, the City has agreed to remit a portion of sales tax revenues to the Agency to make up for this shortfall. This sales tax contribution is dependant upon the Developer generating a minimum of \$30,000,000 in sales in that year.



Grove Tower #1 Project Area

Original Budget
Multi-Year Project Area Budget Projections

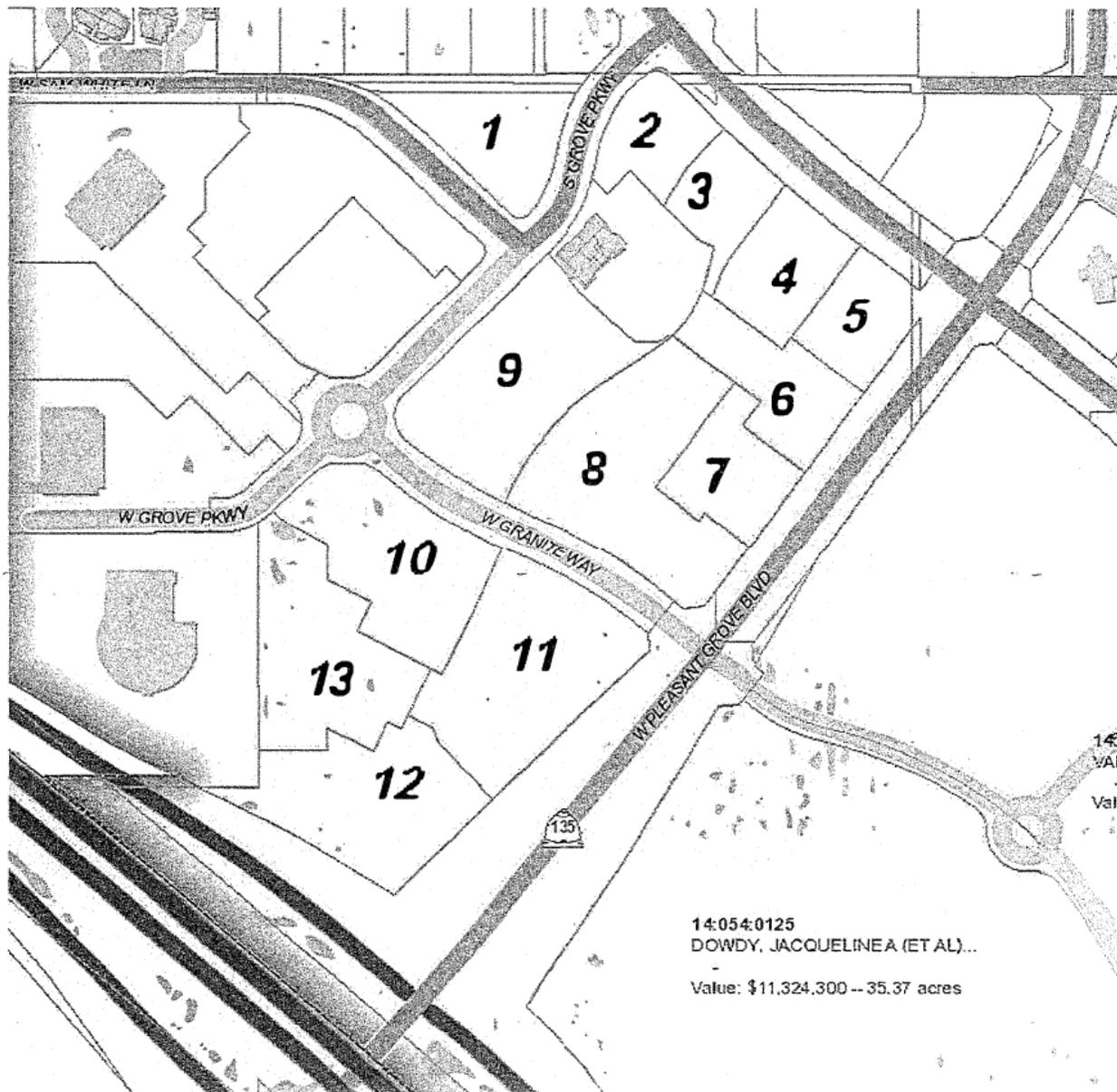
October 25, 2021

ADP 2020: Devise. Did the developer(s) for Grove Tower #1 generate more than \$30 million in sales?
Need to know if the area generated more than \$30M in sales. If yes, D40 needs formula pulled from the left. If no, then leave 0.0

	===== HISTORIC		PROJECTED =====>																			TOTALS
Tax Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Payment Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
REVENUE:																						
TAXABLE VALUATION:																						
Real Property	\$ 33,795,400	34,689,200	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900	33,650,900
Personal Property		2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248	2,046,248
Centrally Assessed																						
Total Assessed Value	\$ 33,795,400	\$ 36,735,448	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148	\$ 35,697,148
Base Year Value	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)	(3,332,120)
Total Incremental Assessed Value	\$ 30,463,280	\$ 33,403,328	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028	\$ 32,365,028
Tax Rate:																						
Utah County	0.0672%	0.0635%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%
Alpine School District	0.6498%	0.6600%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%
Pleasant Grove City	0.1734%	0.1602%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%
North Utah Water Conservancy District	0.0017%	0.0016%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%
Central Utah Water Conservancy District	0.0378%	0.0382%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%
Total Tax Rate	0.9299%	0.9235%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%
PROPERTY TAX INCREMENT REVENUES																						
Utah County	\$ 20,471	\$ 21,287	\$ 30,921	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621	\$ 31,621
Alpine School District	197,950	220,253	213,730	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739	213,739
Pleasant Grove City, Etc.	64,856	67,071	61,304	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073	61,073
Total Property Tax Increment:	\$ 283,278	\$ 308,611	\$ 305,955	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432	\$ 306,432
Percent of Property Tax Increment for Project																						
Utah County & Alpine School District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Pleasant Grove City, Etc.	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA																						
Utah County	\$ 10,236	\$ 10,643	\$ 15,460	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810
Alpine School District	98,975	110,127	106,865	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869
Pleasant Grove City, Etc.	48,642	50,303	45,978	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805	45,805
Tax Increment Possible	157,853	171,073																				
Delinquent Taxes		(536)																				
Total Property Tax Increment Revenue to Project Area	\$ 157,853	\$ 170,537	\$ 168,304	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484	\$ 168,484
TOTAL TAX INCREMENT REVENUE																						
Total Calculated Tax Increment Due to Project Area	\$ 157,853	\$ 170,537	\$ 245,415	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424
Total Property Tax Increment Actually Collected and Paid	157,853	170,537	168,304	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484	168,484
Total Sales Tax Increment Contributed to Project Area ¹	-	-	77,112	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940	76,940
Prior Year Property Tax Increment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES OF TAX INCREMENT	\$ 157,853	\$ 170,537	\$ 245,415	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424
EXPENDITURES:																						
Project Area Budget and Use of Funds																						
CDA Administration @ 2.5%	\$ 3,946	\$ 4,263	\$ 6,135	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,136	\$ 6,054	\$ 6,002	\$ 6,002	\$ 6,002	\$ 6,002	\$ 6,002
Housing Fund	15,785	17,054	24,542	24,542	24,542	24,542	24,542	24,542	24,542	24,542	24,542	24,542	24,542	24,542	24,542	24,542	24,214	24,008	24,008	24,008	24,008	24,008
Redevelopment Activities	138,121	149,220	214,738	214,746	214,746	214,746	214,746	214,746	214,746	214,746	214,746	214,746	214,746	214,746	214,746	214,746	211,875	210,071	210,071	210,071	210,071	210,071
Total Expenditures:	\$ 157,853	\$ 170,537	\$ 245,415	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 245,424	\$ 242,143	\$ 240,081	\$ 240,081	\$ 240,081	\$ 240,081	\$ 240,081
Retained Portion of Property Tax Increment																						
Utah County	\$ 10,236	\$ 10,643	\$ 15,460	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810	\$ 15,810
Alpine School District	98,975	110,127	106,865	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	106,869	172,487	213,739	213,739	213,739	213,739	213,739
Pleasant Grove City, Etc.	16,214	16,768	15,326	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268	15,268
Total Retained Portion of Property Tax Increment	\$ 125,425	\$ 137,538	\$ 137,652	\$ 137,948	\$ 137,948	\$ 137,948	\$ 137,948	\$ 137,948	\$ 137,948	\$ 137,948	\$ 137,948	\$ 137,948	\$ 137,948	\$ 137,948	\$ 137,948	\$ 137,948	\$ 203,566	\$ 244,817	\$ 244,817	\$ 244,817	\$ 244,817	\$ 244,817

EXHIBIT C

GROVE TOWER CRA MAP



SECTION 4: OVERVIEW OF GROVE TOWER CRA #2 PROJECT AREA

Table 4.1

OVERVIEW				
<u>Type</u> CRA	<u>Acreage</u> 22.56	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 070-0000	<u>Tax Rate</u> 0.009235
<u>Creation Year</u> FY 2016	<u>Base Year</u> FY 2016	<u>Term</u> 20 Years	<u>Trigger Year</u> TY 2019/FY 2020	<u>Expiration Year</u> TY 2039/FY 2040
<u>Base Value</u> \$4,817,319	<u>TY 2020 Value</u> \$20,709,226	<u>Increase</u> 329.9%	<u>FY 2021 Property Tax Increment</u> \$71,603	<u>FY 2021 Sales Tax Increment</u> \$-

NOTE: Grove Tower CRA #2 doesn't have a separate agreement from Grove Tower CRA #1. It does involve different interlocal agreement for different parcels and participation percentages.

The Grove Tower Community Reinvestment Area was created to support the development of a six-story Class-A office building, retail pads, and in-line retail pads. The Project Area was triggered in TY2019 to collect tax increment in FY2020.

The Project Area was created in 2016 and is governed by the following documents:

- ☞ Memorandum of Understanding, dated November 9, 2016;
- ☞ Interlocal Cooperation Agreement between Redevelopment Agency of Pleasant Grove City and Utah County, executed December 20, 2016;
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Alpine School District, executed January 17, 2017;
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Pleasant Grove City, executed January 17, 2017;
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and North Utah County Water Conservancy District, executed January 19, 2017;
- ☞ Interlocal Agreement between Redevelopment Agency of Pleasant Grove City and Central Utah Water Conservancy District, executed January 17, 2017;
- ☞ Project Area Plan, dated February 2017; and
- ☞ Project Area Budget dated March 2017.

The Project Area Plan and Interlocal Agreements 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 taxing entity. The Memorandum of Understanding is between the Agency and St. John Properties and describes the obligations of each.

SOURCES OF FUNDS

The Interlocal Agreements between the Project Area and the taxing entities define the duration and level of participation for each entity. The following table highlights each taxing entity’s participation.

Table 4.2

PROPERTY TAX INCREMENT LEVELS			
Taxing Entity	Years	Cap Amount	%
Utah County	TY 2019 - TY 2039	\$416,970*	0%
Alpine School District	TY 2019 - TY 2039	2,418,231	50%
Pleasant Grove City	TY 2019 - TY 2039	1,527,000	75%
North Utah County Water Conservancy District	TY 2019 - TY 2039	17,428	75%
Central Utah Water Conservancy District	TY 2019 - TY 2039	358,094	75%

* The County also has an annual cap amount of \$20,848

In addition, the interlocal agreement between the Agency and Alpine School District includes an additional provision that prevents the Agency from collecting the portion of tax increment resulting from an increase in the Alpine School District’s tax rate.

Table 4.3

2021 SOURCES OF FUNDS	
Property Tax Increment	\$76,413
Delinquent Taxes	(4,810)
Total Sources of Funds	\$71,603

The total assessed value of the Project Area in TY2020 is \$20,709,226 and the incremental assessed value is \$15,891,907. Based on the TY2020 certified tax rates, the calculated tax increment revenue for the agency was \$76,413, however due to \$4,810 in delinquent property taxes, the Agency received \$71,603 for this Project Area. \$70,533 passed through to the taxing entities.

USES OF FUNDS

The following table outlines how tax increment revenues were used within the Project Area.

Table 4.4

2021 USES OF FUNDS	
CRA Administration @ 2.5%	\$1,790
Housing Fund @ 10%	7,160
Redevelopment Activities @ 87.5%	62,653
Total Uses of Funds	\$71,603

Monies held in the Redevelopment Activities Fund will be utilized to fulfill the Agency’s obligations to the developer, St. John Properties.

DEVELOPMENT OBLIGATIONS AND INCENTIVES

Per the Memorandum of Understanding, the developer has the obligation to construct certain amounts of improved space in exchange for receiving specified capped amounts of tax increment. These improvements will include the construction of a six-story Class A office facility, retail pads, and in-line retail pads. Upon completion, the assessed value of the office development is estimated to be \$38,500,000. The Project Area is 22.56 acres and about 17 acres are developed. The project area is 75% developed.

PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 4.5

REALIZATION OF TAX INCREMENT			
TAX INCREMENT GENERATED IN PROJECT AREA	FORECASTED	ACTUAL	% OF PROJECTION
Annual Property Tax Increment – TY 2020	\$191,123	\$71,603	37.5%
Lifetime Property Tax Increment - TY 2020	382,246	254,438	66.6%

Table 4.6

GROWTH IN ASSESSED VALUES				
ASSESSED VALUES IN PROJECT AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in Project Area (TY2020 vs. 2019)	\$20,709,226	\$16,293,700	27.1%	27.1%
Lifetime Growth in Project Area (TY2020 vs. 2019)	20,709,226	4,817,319	329.9%	33.9%

ASSESSED VALUES IN PLEASANT GROVE CITY	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in City (2020 vs. 2019)	\$2,951,991,245	\$2,719,090,372	9%	9%
Lifetime Growth in City (2020 vs. 2012)	2,951,991,245	1,272,203,602	132%	11%

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 4.7

PROJECT AREA BUDGET		FY 2021 - 2040	
REVENUES	TOTALS	NPV @ 5%	
Property Tax Increment	\$1,630,434	\$1,012,503	
Sales Tax Increment	3,022,111	1,830,736	
Total Revenue	4,652,545	\$2,843,239	
EXPENDITURES	TOTALS	NPV @ 5%	
CDA Administration @ 2.5%	\$116,314	\$71,081	



Housing Fund	465,254	284,324
Redevelopment Activities	4,070,977	2,487,834
Total Expenditures	4,652,545	\$2,843,239

OTHER ISSUES

LYRB has not identified any major areas of concern with the Grove Tower 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 four sheets represent the FY 2021, FY 2022, FY 2023 and full multi-year budgets from 2016 to 2040.

Grove Tower #2 CRA Project Area

2021 Actuals

Tax Year	2020
Payment Year	2021

REVENUE:

TAXABLE VALUATION:	
Real Property	\$ 17,812,000
Personal Property	2,885,315
Centrally Assessed	11,911
Total Assessed Value	\$ 20,709,226
Base Year Value	(4,817,319)
Total Incremental Assessed Value	\$ 15,891,907

Tax Rate:	
Total Tax Rate	0.9235%

PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 10,198
Alpine School District	104,592
Pleasant Grove City, Etc.	32,156
Total Property Tax Increment:	\$ 146,946

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ -
Alpine School District	52,296
Pleasant Grove City, Etc.	24,117
Total Property Tax Increment Revenue to Project Area	\$ 71,603

TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 71,603
Total Property Tax Increment Actually Collected and Paid	71,603
Total Sales Tax Increment Contributed to Project Area ¹	-
Prior Year Property Tax Increment	-
TOTAL SOURCES OF TAX INCREMENT	\$ 71,603

EXPENDITURES:

Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 1,790
Development Incentive Fund	62,653
Other Development Activities	7,160
Total Expenditures:	\$ 71,603

Retained Portion of Property Tax Increment	
Utah County	\$ 10,198
Alpine School District	52,296
Pleasant Grove City, Etc.	8,039
Total Retained Portion of Property Tax Increment	\$ 70,533

Note 1: If annual property tax increment remitted to the Development Incentive Fund falls below \$237,000, the City has agreed to remit a portion of sales tax revenues to the Agency to make up for this shortfall. This sales tax contribution is dependant upon the Developer generating a minimum of \$30,000,000 in sales in that year.

Grove Tower #2 CRA Project Area

2022 Annual Budget

Tax Year	2021
Payment Year	2022

REVENUE:

TAXABLE VALUATION:	
Real Property	\$ 19,313,400
Personal Property	2,885,315
Centrally Assessed	10,881
Total Assessed Value	\$ 22,209,596
Base Year Value	(4,817,319)
Total Incremental Assessed Value	\$ 17,392,277

Tax Rate:	
Total Tax Rate	0.9468%

PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 16,992
Alpine School District	114,859
Pleasant Grove City, Etc.	32,819
Total Property Tax Increment:	\$ 164,670

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ -
Alpine School District	57,429
Pleasant Grove City, Etc.	24,614
Total Property Tax Increment Revenue to Project Area	\$ 82,044

TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 241,102
Total Property Tax Increment Actually Collected and Paid	82,044
Total Sales Tax Increment Contributed to Project Area ¹	159,058
Prior Year Property Tax Increment	-
TOTAL SOURCES OF TAX INCREMENT	\$ 241,102

EXPENDITURES:

Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 6,028
Development Incentive Fund	210,964
Other Development Activities	24,110
Total Expenditures:	\$ 241,102

Retained Portion of Property Tax Increment	
Utah County	\$ 16,992
Alpine School District	57,429
Pleasant Grove City, Etc.	8,205
Total Retained Portion of Property Tax Increment	\$ 82,626

Note 1: If annual property tax increment remitted to the Development Incentive Fund falls below \$237,000, the City has agreed to remit a portion of sales tax revenues to the Agency to make up for this shortfall. This sales tax contribution is dependant upon the Developer generating a minimum of \$30,000,000 in sales in that year.

Grove Tower #2 CRA Project Area

2023 Annual Budget

Tax Year	2022
Payment Year	2023

REVENUE:

TAXABLE VALUATION:	
Real Property	\$ 19,313,400
Personal Property	2,885,315
Centrally Assessed	10,881
Total Assessed Value	\$ 22,209,596
Base Year Value	(4,817,319)
Total Incremental Assessed Value	\$ 17,392,277

Tax Rate:	
Total Tax Rate	0.9468%

PROPERTY TAX INCREMENT REVENUES	
Utah County	\$ 16,992
Alpine School District	114,859
Pleasant Grove City, Etc.	32,819
Total Property Tax Increment:	\$ 164,670

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Utah County	\$ -
Alpine School District	57,429
Pleasant Grove City, Etc.	24,614
Total Property Tax Increment Revenue to Project Area	\$ 82,044

TOTAL TAX INCREMENT REVENUE	
Total Calculated Tax Increment Due to Project Area	\$ 241,102
Total Property Tax Increment Actually Collected and Paid	82,044
Total Sales Tax Increment Contributed to Project Area ¹	159,058
Prior Year Property Tax Increment	-
TOTAL SOURCES OF TAX INCREMENT	\$ 241,102

EXPENDITURES:

Project Area Budget and Use of Funds	
CDA Administration @ 5%	\$ 6,028
Development Incentive Fund	210,964
Other Development Activities	24,110
Total Expenditures:	\$ 241,102

Retained Portion of Property Tax Increment	
Utah County	\$ 16,992
Alpine School District	57,429
Pleasant Grove City, Etc.	8,205
Total Retained Portion of Property Tax Increment	\$ 82,626

Note 1: If annual property tax increment remitted to the Development Incentive Fund falls below \$237,000, the City has agreed to remit a portion of sales tax revenues to the Agency to make up for this shortfall. This sales tax contribution is dependant upon the Developer generating a minimum of \$30,000,000 in sales in that year.



Grove Tower #2 Project Area
Original Budget
Multi-Year Project Area Budget Projections

	<<===== HISTORIC		PROJECTED =====>>													
Tax Year	2019	2020	2021	2022	2023	2024	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTALS
Payment Year	2020	2021	2022	2023	2024	2025	2032	2033	2034	2035	2036	2037	2038	2039	2040	

REVENUE:																
TAXABLE VALUATION:																
Real Property	\$ 16,293,700	\$ 17,812,000	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400	\$ 19,313,400
Personal Property		2,885,315	2,885,315	2,885,315	2,885,315	2,885,315	2,885,315	2,885,315	2,885,315	2,885,315	2,885,315	2,885,315	2,885,315	2,885,315	2,885,315	2,885,315
Centrally Assessed		11,911	10,881	10,881	10,881	10,881	10,881	10,881	10,881	10,881	10,881	10,881	10,881	10,881	10,881	10,881
Total Assessed Value	\$ 16,293,700	\$ 20,709,226	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596	\$ 22,209,596
Base Year Value	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)	(4,817,319)
Total Incremental Assessed Value	\$ 11,476,381	\$ 15,891,907	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277	\$ 17,392,277

Tax Rate:																
Utah County	0.0672%	0.0635%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%	0.0977%
Alpine School District	0.6498%	0.6600%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%	0.6604%
Pleasant Grove City	0.1734%	0.1602%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%	0.1497%
North Utah Water Conservancy District	0.0017%	0.0016%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%	0.0015%
Central Utah Water Conservancy District	0.0378%	0.0382%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%	0.0375%
Total Tax Rate	0.9299%	0.9235%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%	0.9468%

PROPERTY TAX INCREMENT REVENUES																
Utah County	\$ 7,712	\$ 10,198	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992
Alpine School District	74,574	104,592	114,859	114,859	114,859	114,859	114,859	114,859	114,859	114,859	114,859	114,859	114,859	114,859	114,859	114,859
Pleasant Grove City, Etc.	24,433	32,156	32,819	32,819	32,819	32,819	32,819	32,819	32,819	32,819	32,819	32,819	32,819	32,819	32,819	32,819
Total Property Tax Increment:	\$ 106,719	\$ 146,946	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670	\$ 164,670

Percent of Property Tax Increment for Project																
Utah County	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Alpine School District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Pleasant Grove City, Etc.	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%

PROPERTY TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA																
Utah County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alpine School District	37,287	52,296	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429
Pleasant Grove City, Etc.	18,325	24,117	24,614	24,614	24,614	24,614	24,614	24,614	24,614	24,614	24,614	24,614	24,614	24,614	24,614	24,614
Tax Increment Possible	55,612	76,413	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Delinquent Taxes	4	(4,810)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Property Tax Increment Revenue to Project Area	\$ 55,616	\$ 71,603	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044	\$ 82,044

TOTAL TAX INCREMENT REVENUE																
Total Calculated Tax Increment Due to Project Area	\$ 55,612	\$ 71,603	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102
Total Property Tax Increment Actually Collected and Paid	55,616	71,603	82,044	82,044	82,044	82,044	82,044	82,044	82,044	82,044	82,044	82,044	82,044	82,044	82,044	82,044
Total Sales Tax Increment Contributed to Project Area ¹	-	-	159,058	159,058	159,058	159,058	159,058	159,058	159,058	159,058	159,058	159,058	159,058	159,058	159,058	159,058
Prior Year Property Tax Increment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES OF TAX INCREMENT	\$ 55,616	\$ 71,603	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102

EXPENDITURES:																
Project Area Budget and Use of Funds																
CDA Administration @ 2.5%	\$ 1,390	\$ 1,790	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028	\$ 6,028
Housing Fund	5,562	7,160	24,110	24,110	24,110	24,110	24,110	24,110	24,110	24,110	24,110	24,110	24,110	24,110	24,110	24,110
Redevelopment Activities	48,664	62,653	210,964	210,964	210,964	210,964	210,964	210,964	210,964	210,964	210,964	210,964	210,964	210,964	210,964	210,964
Total Expenditures:	\$ 55,616	\$ 71,603	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102	\$ 241,102

Retained Portion of Property Tax Increment																
Utah County	\$ 7,712	\$ 10,198	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992	\$ 16,992
Alpine School District	37,287	52,296	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429	57,429
Pleasant Grove City, Etc.	6,108	8,039	8,205	8,205	8,205	8,205	8,205	8,205	8,205	8,205	8,205	8,205	8,205	8,205	8,205	8,205
Total Retained Portion of Property Tax Increment	\$ 51,107	\$ 70,533	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626	\$ 82,626