2020 ANNUAL REPORT GENEVA PROJECT AREA

VINEYARD TOWN REDEVELOPMENT AGENCY



NOVEMBER IST REPORT

Dated as of November 1, 2020 Prepared by Lewis Young Robertson & Burningham, Inc. In compliance with Utah Code Section 17C-1-603





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INTRODUCTION

Lewis Young Robertson & Burningham, Inc. ("LYRB") has been retained by the Vineyard Town Redevelopment Agency (the "Agency") to assist with the management of the Agency's Geneva URA project area. LYRB has compiled the various creation and related documents associated with the Geneva project area, created annual and multi-year budgets, and created a proprietary Excel-based software package to manage the Agency's RDAs.

The purpose of this report, in part, is to fulfill the requirements of Utah Code section 17C-1-603 – Agency Report. This report facilitates the RDA's compliance with the new code adopted in 2011, providing the data necessary to fulfill these new reporting requirements. This section of Utah Code mandates that the Agency provide an annual report to the County Auditor, the State Tax Commission, the State Board of Education, as well as each of the taxing entities that levy a tax on property from which the Agency collects tax increment. Provided in this report is an overview of the Geneva URA, including summaries of the current and projected budgets and identification of certain concerns/needs.

The taxing entities involved in the various project areas of the American Fork Redevelopment Agency, to which this report is being provided, are summarized in the table below.

Table 1.1

Table 1.1		
RDA TAXING ENTITIES		
Contact	Taxing Entity Represented	
Jacob McHargue	Vineyard	
Burt Harvey	Utah County	
Rob Smith	Alpine School District	
John Jacobs	North Utah Valley Water Conservancy District	
Gene Shawcroft	Central Utah Water Conservancy District	
Lisa Anderson	Central Utah Water Conservancy District	
David Bunker	Timpanogos Special Service District	
Deborah Jacobson	Utah State Board of Education	
Lorraine Austin	Utah State Board of Education	
Scott Smith	Utah State Tax Commission	

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 2021, the annual RDA report will be disseminated only to the Governor's Office of Economic Development and will be due on or before December 31st 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 Governor's Office of Economic Development (GOED) database. LYRB will continue to provide the annual RDA report in strict compliance with the requirements laid out in 17C-1-603.

AUTHORITIES AND POWERS OF THE AGENCY

The authority of the Agency is directed by Utah Code (UCA) Title 17C.

- 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;
- Frovide for urban renewal, economic development, and community development as provided in this title:
- Receive tax increment as provided in this title;
- If disposing of or leasing land, retain controls or establish restrictions and covenants running with the land consistent with the project area plan;
- Accept financial or other assistance from any public or private source for the agency's activities, powers, and duties, and expend any funds so received for any of the purposes of this title;
- Borrow money or accept financial or other assistance from the federal government, a public entity, or any other source for any of the purposes of this title and comply with any conditions of the loan or assistance;
- Issue bonds to finance the undertaking of any urban renewal, economic development, or community development or for any of the agency's other purposes, including;
 - Reimbursing an advance made by the agency or by a public entity or the federal government to the agency;
 - Refunding bonds to pay or retire bonds previously issued by the agency; and
 - Refunding bonds to pay or retire bonds previously issued by the community that created
 the agency for expenses associated with an urban renewal, economic development, or
 community development project; and
- Transact other business and exercise all other powers provided for in this title.

GOVERNING BOARD OF TRUSTEES AND STAFF MEMBERS

Table 1.2

GOVERNING BOARD OF TRUSTEES		
Name	RDA Board Position	Vineyard City Position
Julie Fullmer	Chairman	Vineyard Mayor
Tyce Flake	Board Member	Vineyard Council Member
Cristy Welsh	Board Member	Vineyard Council Member
Chris Judd	Board Member	Vineyard Council Member
John Earnest	Board Member	Vineyard Council Member

Table 1.3

	STAFF	MEMBERS	
Jacob McHargue			City Manager

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.



ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY

Property Tax Increment	Tax Year 2020	Tax Year 2021
	(Ending Dec. 31, 2020)	(Beginning Jan. 1, 2021)
Geneva URA	\$9,542,138	\$12,637,242

OVERVIEW OF THE GENEVA URA PROJECT AREA

OVERVIEW		
Creation Year	2010	
Initial Tax Increment Year	2012 FY	
Expiration Year	2046 FY	
Project Area Type	URA	
Project Area Acreage	2,106 Acres	
Developed Acreage	I,484 Acres	
Undeveloped Acreage	622 Acres	
Base Year	2006 TY	
Base Value (Entire Project Area)	\$120,124,398	
Base Value (Phase 1)	\$51,323,328	
Base Value (Phase II)	\$58,181	
Base Value (Phase III)	\$5,247,574	
Base Value (Phase IV)	\$33,033,653	
Base Value (Phase V)	\$30,468,661	
Project Area Purpose	Contamination and Blight Remediation, Job Creation, Commercial Development	
FY 2020 Tax Increment (Calculated)	\$8,629,808	
FY 2020 Tax Increment (Distributed)	\$8,454,757	

The Geneva Project Area was created in February 2010, and is governed by the (a) "Geneva Urban Renewal Area: Project Area Plan" amended February 9, 2011; and (b) the "Land Donation and Reimbursement Agreement" dated July 27, 2011, by and between Vineyard Redevelopment Agency and Anderson Geneva, LLC and Ice Castle Retirement Fund L.L.C. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and the Developer.

The purpose of the Geneva Project Area was to redevelop over 2,000 acres of under-utilized real estate which had been contaminated due to over a half century of heavy industrial use, provide the basis for enhanced property tax and sales tax revenues, and create a large number of jobs with a wide range of skill levels. The Geneva Project Area is fully encompassed in Vineyard Town boundaries and contains about three-fourths of the Town's land area on the north. A map of the Project Area is included as **Exhibit A**.

SOURCES OF FUNDS

FY 2020 SOURCES OF FUI	NDS
Property Tax Increment (Calculated)	\$8,629,808
Property Tax Increment not distributed	(175,051)
Interest Revenue	1,148,546
Total Sources of Funds	\$9,603,303



The Geneva Project Area began to receive property tax increment from Phase I beginning with the taxes collected in 2011 and remitted to the agency in 2012. Tax increment will be collected from each phase (once triggered) for 25 years. This means Phase I will have tax increment through and including taxes collected in 2035 and paid to the Agency in 2036 and Phase 2 through 2039/2040. All of the taxing entities within the project area contribute 75% of their tax increment, with 25% passing through back to the respective tax entity, for each of the 25 years per triggered phase.

With the total increment received after applying the 75% participation rate, the Agency will pay costs associated with RDA administration, low to moderate income housing, bonds, Alpine School District mitigation, Anderson/UVU reimbursement, and payments due related to other infrastructure or development agreements. The total property tax increment collected by the Agency from tax increment received in 2020, calculated at the participation rate of 75% as outlined above, was \$8,629,808. A portion of what was calculated was not collected and distributed to the Agency, \$175,051. The Agency received \$1,148,546 in interest earnings. The total revenues received by the Agency in FY 2020 was, therefore, \$9,603,303.

USES OF FUNDS

FY 2020 USES	OF FUNDS
RDA Salaries and Wages	\$199,121
Employee Benefits	\$43,949
Professional & Technical – General	\$81,353
Professional & Technical – Planner	\$0
Professional & Technical – Engineer	\$0
Professional & Technical – FIN Plan	\$24,125
Professional & Technical – Auditor	\$4,000
Housing Fund	\$0
Tax Increment Agreement Payments	\$3,244,467
Debt Service Payments	\$4,391,007
Internal Service Transfer (Employee Overhead)	\$25,000
Capital Projects	\$12,407,241
Total Uses of Funds	\$20,420,263

According to applicable governing documents, the Agency planned to use 4% of the tax increment received in 2019 for RDA Administration. This percentage decreases in steps over the 35 years to a low of 3% in tax year 2045. The total amount used for RDA Administration for 2020 is \$352,548. This includes RDA Salaries and Wages, Employee Benefits, and Professional & Technical Services.

On May 22, 2013, the Agency passed Resolution U-2013-2, which amended the Geneva Urban Renewal Project Area Housing Plan. In accordance with Resolution U-2013-2, **Exhibit A**, housing funds will be used "to pay the cost of improvements related to housing located both in and outside of the Project Area, including the reimbursement of such costs paid by the Town of Vineyard." The amendment allowed for funds to be used both inside and outside the project area, which is in accordance with Utah Code 17C-1411 and 412. In May 2016, Utah State Statute 17C-2-203 related to housing was modified which released the Geneva URA from the obligations to set aside housing funds. The remaining balance in the housing fund will be used according to the applicable state statutes as well as the housing plans mentioned herein.

¹ Additional information on the Tax Increment Agreement Payments are detailed in the report.



In 2020, no funds were used on housing fund associated projects. As of TY 2016, the Agency stopped setting aside additional funds as the remediation costs exceeded 20% of the project area funds.

Payments will also be made on bonds issued to cover approved expenses related to the project area. The 2012 TIF Bond was issued to pay for necessary infrastructure improvements to be completed within the project area. In 2013, the Agency issued additional TIF bonds to pay for utility and transportation infrastructure. As part of the 2013 issuance, a new general indenture was created. This caused the 2012 TIF Bonds to be refunded and the debt renamed 2013A TIF Bonds and the new issuance to be named the 2013B TIF Bonds. The Agency issued the 2015 Bonds which were purchased by the State Infrastructure Bank (UDOT) to finance the relocation of a rail spur line within the Project Area. The RDA was able to negotiate new terms with UDOT and amended the loan agreement in June of 2018. This amendment lowered the interest rate, increased the loan amount, and expanded the allowed use of funds. The 2015 Bonds were modified in 2016 to reduce the 2015 debt payment. In October 2016, the 2013A & B bonds were refunded by the issuance of the 2016 Refunding bonds for economic savings. In 2017, additional Tax Increment bonds were issued to cover approved expenses related to the project area. In FY2020, the Agency's expenses exceeded revenues by \$10,816,960.

SCHOOL DISTRICT OBLIGATIONS AND INCENTIVES

The Alpine School District Mitigation payment is calculated according to the provisions outlined in the Geneva Urban Renewal Area: Project Area Plan and is designed to mitigate potential impacts on the School District in the case that the District's pass through increment is not sufficient to cover services to new housing projects built in the project area. Based upon actual and projected housing units in the Project Area, the total tax collections to the District will be more than the total expenditures for the students in the District.

DEVELOPMENT OBLIGATIONS AND INCENTIVES

FY 2019 DEVELOPER REIMBL	JRSEMENT
Anderson/UVU Payment	\$1,042,057
Anderson/Megaplex Payment	775,501
Waters Edge Payment	1,426,909
Total Developer Reimbursements	\$3,244,467

The Anderson/UVU payment is calculated in accordance with the Land Donation and Reimbursement Agreement between Vineyard Redevelopment Agency and Anderson Geneva, LLC, and Ice Castle Retirement Fund L.L.C. ("Anderson") The agreement allows up to \$5 million to be paid to Anderson Geneva, LLC. to help incentivize the Utah Valley University (UVU) land purchase. The \$5 million will be paid out over time from the tax increment generated in the project area, excluding any increment which comes from the power plant parcels described in the agreement. Each year 50% of the new available tax increment, after all other obligations are paid, will be remitted to Anderson. In addition, payments will not begin until after four necessary improvements have been completed. These improvements include a new sewer lift station, a new sewer trunk line, a new water line, and a new roadway connecting the UVU site to Geneva Road. In 2014, all the necessary improvements were completed. The 2020 payment was for \$1,042,057.



REIMBURSEMENT PERCENTAGES FOR THE MEGAPLEX AGREEMENT Year Percentage 1 78% 2 79% 3 80% 4-24 81% 25 82%

In March 2014, Vineyard RDA entered into an agreement with Anderson Geneva to incentivize the construction of a Megaplex Theater within the RDA. This agreement is governed by the Property Conveyance and Reimbursement Agreement between Vineyard Redevelopment Agency and Anderson Geneva, LLC., and Ice castle Retirement Fund L.L.C. dated March 21, 2014. The agreement requires Anderson Geneva to deed approximately 18.6 acres of land to Hansen Equities, LLC at no cost and then the RDA will reimburse Anderson Geneva over time for the land. The reimbursement will come from a specified percentage of the actual tax increment generated from the 18 acre site on which the Megaplex Theater is located. The percentage to be paid to Anderson Geneva is outlined in the following chart. The fourth payment on this agreement was made in TY 2019/FY 2020 and totaled \$775,501.

The Vineyard RDA has also entered into an agreement with Vineyard Flagship 241 LLC (Flagship) for reimbursement of park and road infrastructure that the developer will install up front on behalf of the RDA. This will allow for its housing development to move forward and then Flagship will be paid back over time with the RDA tax increment generated from the 416 acres of property within the Flagship development. Seventy percent (70%) of the tax increment actually received for this area will be remitted back to the developer, until all reimbursable money spent by the developer, plus any interest accrued annually at 7.5%, is paid back in full. The maximum cost of reimbursable park improvements is \$4,705,000. If the developer has not created enough taxable value in the project area to provide the tax increment necessary for full reimbursement, and the 25-year tax increment collection period is exhausted, then the RDA is under no obligation to pay any remaining balances. This agreement is governed by the Development Reimbursement Agreement for Waters Edge dated July 9, 2014. In FY 2020, the Agency made a payment of \$1,426,909 to Waters Edge, fulfilling its obligation to the developer for that year.

NEW PHASES

The Agency intends to trigger an additional phase in the Geneva URA project area. The phase will be known as Phase 4 and will be triggered for TY 2021 to receive their first distribution in TY 2022.

In FY 2016, the Agency formally requested that an additional phase be triggered in the Geneva URA project area to be known as Phase 3. The funds from this area were collected and distributed in TY 2017.

PROJECT AREA REPORTING AND ACCOUNTABILITY

The Project Area contains 3,832 residential units. 43.4 percent or 914 acres of the Project Area includes residential development. The following table highlights residential development within the project area.

Residential Development



	Acreage	Percentage
Housing Acreage	914	43.4%
Non-Housing Acreage	1192	56.6%
Total	2,106	100%

RELATIVE GROWTH IN ASSESSED VALUE

The total assessed values in Phases I through 3 of the Project Area increased from \$56,622,083 base value to \$1,235,823,451 in tax year 2019, an average annual growth rate of 26%. A large part of this increase is due to the Agency's ability to "reach back" and set the base value to exclude the power plant improvements. This way those improvements are included in the tax increment revenues. Additional growth is expected as further infrastructure improvements are made and development expands.

Growth in Assessed Value	Current Year	Prior/Base Year	Growth Rate	AAGR
Assessed Value in Project Are	ea			
Annual Growth in Project Area (TY 2019 vs. TY 2018)	\$1,235,823,451	\$1,146,674,398	7.8%	7.8%
Project Area Life Growth in Project Area (TY 2019 vs. TY 2006)	1,235,823,451	56,622,083	2,082.6%	26.8%
Assessed Value in Vineyard Town				
Annual Growth in Vineyard Town (TY 2019 vs. TY 2018) (minus RDA)	\$678,001,192	\$525,488,038	29.0%	29.0%
Project Area Life Growth in Project Area (TY 2019 vs. TY 2006) (minus RDA)	\$678,001,192	\$150,617,089	350.1%	12.3%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

BENEFITS TO TAXING ENTITIES
* Increased Property Tax Revenues
* Increased Sales Tax Revenues
* Job Creation

Currently, the participating taxing entities are experiencing a benefit in the form of increased property tax. The most significant benefit to the taxing entities will be realized as each phase begins to end, starting with Phase I in 2036. At

that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the assessed value from each phase.

The taxing entities have also benefited from the Project Area as environmental remediation continues and jobs are created.

Growth in Tax Increment	Actual Revenue	Original Budget	% Above Projection
TAX INCREMENT FROM PROJECT AREA			
Tax Year 2019	\$8,454,757	\$5,676,770	149%
Lifetime Revenue (2011-2019)	39,268,645	26,703,202	147%
PASS THROUGH INCREMENT (ABOVE B.	ASE)		
Tax Year 2019	\$2,876,603	\$1,892,257	152%
Lifetime Revenue (2011-2019)	13,596,117	8,901,067	153%



Due to greater value in the power plant parcels than originally projected, the Project Area has produced more tax increment, and more pass-through revenue for the taxing entities than expected.

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

There have been significant infrastructure developments within the Project Area. The Center Street overpass is currently under construction and will be completed this fiscal calendar year. The estimated cost of the project is \$8,000,000. Improvements to 1750 North and the 300 West extension were funded by the RDA. These improvements were recently completed. Construction has commenced for the 1600 North Extension. The new Vineyard Public Works Building will be completed this year.

The Agency also has various infrastructure improvements planned, including the Main Street northbound extension beyond the Vineyard Connector. Construction of the Main Street expansion and a water storage facility are expected to begin in Spring 2021.



A major step in the cleanup efforts were completed this year with the completion of the CAMU. The CAMU is a 30 Acre containment unit that encapsulates material that has been removed from areas within the site. This was a \$80 million project that required collaboration with DEQ, the property owners, US Steel, and the RDA. The CAMU project can is shown in the photo.

There are a number of residential developments planned within the Project Area. The Lakefront Subdivision, located at 600 N and 300 W, is under construction and will have 680 units. The Windsor Subdivision, which is also under construction, will have 90 units. The Sycamores Subdivision, a 144



residential unit development, was recently completed. An additional phase of the development is under construction. The new Vineyard Downtown development is 5,300 units in a mixed-use district. As part of the new Vineyard Downtown, last fall the Redevelopment Agency approved a Vineyard Downtown Master Development Agreement. The Agreement places a reimbursement obligation on the Agency for much of the public infrastructure which will be installed by the developer.

There have also been a number of commercial developments within the Project Area. The America First Credit Union building plans were approved in 2019. Two major commercial developments are the Yard A and Yard B Developments. Last year, within the Yard Development a 12,000 square foot medical office was constructed. The Yard A development had a Panda Express recently built near the Megaplex theater. Also, under construction in the Yard A development is a commercial building to support Utah Community Credit Union, and two spec buildings.

Also planned within the Project Area are two more medical offices buildings and M.S. Property commercial buildings.

FORECASTED PROJECT AREA BUDGET UPDATE

LYRB has updated the Project Area Budget which includes a multi-year projection of revenues and expenditures based upon current market conditions and the specifications outlined in the documents as briefly described above related to sources and uses of tax increment. LYRB estimates that the Project Area will generate approximately \$312.7 million over the remaining life of the Project Area. The multi-year budget attached to this document and summarized below provide further detail.

PROJECT AREA BUDGET	FY 2020)-2046
REVENUES	TOTALS	NPV @ 5%
Property Tax Increment	\$312,686,590	\$178,428,828
Interest Revenue	1,148,546	1,093,854
Total Revenue	\$313,835,136	\$179,522,681
EXPENDITURES	TOTALS	NPV @ 5%
RDA Administration at 3%-18%	\$12,025,110	\$6,983,221
Housing	62,537,318	35,685,766
2015 SID Bond	13,569,436	10,962,780
2016 TIF Refunding Bonds	14,868,108	10,981,607
2017 TIF Bonds	36,881,198	3 23,230,440
Alpine School District		0
Anderson/UVU	2,859,91	2,615,943
Anderson/Megaplex	5,537,337	3,497,610
Waters Edge	29,855,334	22,465,324
Available for Infrastructure/Remediation	135,701,380	64,396,393
Total Expenditures	\$313,835,136	\$179,522,681

OTHER ISSUES

LYRB 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 2020, FY 2021, FY 2022, and abbreviated multi-year budget from 2012 to 2046.



VINEYARD GENEVA URA

Redevelopment Agency Annual Budget

Date Updated: November I, 2020

Phase I Increment (Area 95)

Phase II Increment

Phase III Increment
Total Tax Increment

Participation Rate

Annual Fiscal Budget Year: 2020

Yr. 9

335,457

1,370,063 2,686,600

11,506,411

75% 8,454,757 2,876,603

	11. 7
Calendar Year (Tax Receipts)	2019
Fiscal Year (Distribution and Use)	2020
ASSESED VALUATION	
Phase I Assessed Value (Area 95)	57,416,087
Phase I Assessed Value (Area 96)	675,292,795
Phase II Assessed Value	125,549,293
Phase III Assessed Value	251,340,866
Total Assesed Value:	1,235,823,451
Phase I Base Value (Area 95)	26,688,131
Phase I Base Value (Area 96)	24,635,197
Phase II Base Value	51,181
Phase III Base Value	5,247,574
Total Base Year Value:	120,124,398
Phase I Incremental Value (Area 95)	30,727,956
Phase I Incremental Value (Area 96)	650,657,598
Phase II Incremental Value	125,498,112
Phase III Incremental Value	246,093,292
Total Incremental Value	1,052,976,958
TAX INCREMENT ANALYSIS	-
Incremental Property Tax Rates	-
Tax Area 095 Combined Rate	0.010917
Tax Area 096 Combined Rate	0.010934
Tax Increment Generation	

Total Tax increment Revenue Due to RDA	
Total Pass Through to Taxing Entities (Above Base)*	
*Includes phases which haven't been triggered and phases which have comple	ted their partipation.

PROJECT AREA BUDGET	
REVENUES	
Property Tax Increment	8,629,808
Less Current Year Uncollected	(175,051)
Plus Prior Years Late Collections	-
Plus Interest	1,148,546
Total Revenue	9,603,303
EXPENDITURES	-
Allocation to RDA Administration	338,190
Allocation to Moderate Income Housing Fund	1,690,951
Allocation to Projects	7,574,162
Total Expenditures	9,603,303



VINEYARD GENEVA URA

Redevelopment Agency Annual Budget

Date Updated: November 1, 2020

Annual Fiscal Budget Year:	2021

	Yr. 10
Calendar Year (Tax Receipts)	2020
Fiscal Year (Distribution and Use)	2021
ASSESED VALUATION	
Phase I Assessed Value (Area 95)	60,292,902
Phase I Assessed Value (Area 96)	725,205,018
Phase II Assessed Value	133,753,724
Phase III Assessed Value	306,781,205
Total Assesed Value:	1,393,562,412
Phase I Base Value (Area 95)	26,688,131
Phase I Base Value (Area 96)	24,635,197
Phase II Base Value	51,181
Phase III Base Value	5,247,574
Total Base Year Value:	120,124,398
Phase I Incremental Value (Area 95)	33,604,771
Phase I Incremental Value (Area 96)	700,569,821
Phase II Incremental Value	133,702,543
Phase III Incremental Value	301,533,631
Total Incremental Value	1,169,410,766
TAX INCREMENT ANALYSIS	
Incremental Property Tax Rates	-
Tax Area 095 Combined Rate	0.010866
Tax Area 096 Combined Rate	0.010882
Tax Increment Generation	
Phase I Increment (Area 95)	365,149
Phase II Increment	1,452,812
Phase III Increment	3,281,289
Total Tax Increment	12,722,851
Participation Rate	75%
Total Tax Increment Revenue Due to RDA	9,542,138
Total Pass Through to Taxing Entities (Above Base)*	3,180,713

^{*}Includes phases which haven't been triggered and phases which have completed their partipation.

PROJECT AREA BUDGET	
REVENUES	
Property Tax Increment	9,542,138
Less Current Year Uncollected	(50,000)
Plus Prior Years Late Collections	50,000
Plus Interest	-
Total Revenue	9,542,138
EXPENDITURES	-
Allocation to RDA Administration	381,686
Allocation to Moderate Income Housing Fund	1,908,428
Allocation to Projects	7,252,025
Total Expenditures	9,542,138



VINEYARD GENEVA URA

Redevelopment Agency Annual Budget

Date Updated: November I, 2020

Annual Fiscal Budget Year:	2022
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	Yr. 11
Calendar Year (Tax Receipts)	2021
Fiscal Year (Distribution and Use)	2022
ASSESED VALUATION	
Phase I Assessed Value (Area 95)	60,714,477
Phase I Assessed Value (Area 96)	725,205,018
Phase II Assessed Value	136,511,867
Phase III Assessed Value	356,469,305
Total Assesed Value:	1,478,516,974
Phase I Base Value (Area 95)	26,688,131
Phase I Base Value (Area 96)	24,635,197
Phase II Base Value	51,181
Phase III Base Value	5,247,574
Total Base Year Value:	120,124,398
Phase I Incremental Value (Area 95)	34,026,346
Phase I Incremental Value (Area 96)	700,569,821
Phase II Incremental Value	136,460,686
Phase III Incremental Value	351,221,731
Total Incremental Value	1,358,392,576
TAX INCREMENT ANALYSIS	-
Incremental Property Tax Rates	-
Tax Area 095 Combined Rate	0.012384
Tax Area 096 Combined Rate	0.012407
Tax Increment Generation	
Phase I Increment (Area 95)	421,382
Phase II Increment	1,689,929
Phase III Increment	4,357,608
Total Tax Increment	16,849,655
Participation Rate	75%
Total Tax Increment Revenue Due to RDA	12,637,242
Total Pass Through to Taxing Entities (Above Base)*	4,212,414
*Includes the control of the control	and the second s

^{*}Includes phases which haven't been triggered and phases which have completed their partipation.

PROJECT AREA BUDGET	
REVENUES	
Property Tax Increment	12,637,242
Less Current Year Uncollected	(50,000)
Plus Prior Years Late Collections	50,000
Plus Interest	-
Total Revenue	12,637,242
EXPENDITURES	-
Allocation to RDA Administration	505,490
Allocation to Moderate Income Housing Fund	2,527,448
Allocation to Projects	9,604,304
Total Expenditures	12,637,242

2020 ANNUAL REPORT – GENEVA URA NOVEMBER 1, 2020



VINEYARD GENEVA URA Redevelopment Agency Multi-Year Budget Multi-year Project Area Budget

Multi-year Project Area Budget November 1, 2020	i budget william										Maka awa all a assa	la (albana a ser bisa a	d b-afa 2024	#ha :			25	A 11.6-														
Jovernder 1, 2020	Calendar Year (Tax Receipts)	Yr. I 2011	Yr. 2 2012	Yr. 3 2013	Yr. 4 2014	Yr. 5 2015	Yr. 6 2016		Yr. 8 Yr. 9 2018 2019	Yr. 10 2020	Yr. II	Yr. 12 Yı		4 Yr. 15	Yr. 16 2026		7r. 18 Yr. 2028 202	19 Yr. 20	Yr. 21 2031	Yr. 22 2032		r. 24 Yr. 2		Yr. 27 2037	Yr. 28 2038	Yr. 29 2039			Yr. 32 Yr. 2042 20	r. 33 Yr. 3	. 34 Yr. 35	4
SSESED VALUATION	Fiscal Year (Distribution and Use)	2012	2013	2014	2015		2017		2019 2020	2021			024 2025		2027		2029 203		2032			035 203		2038	2039	2040			2043 20-		45 2046	1
hase I Assessed Value (Area 95) hase I Assessed Value (Area 96)		225,519,374	318,061,887	452,674,896	552,025,933	576,113,092	585,723,531	591,217,292 6	48,066,173 57,416,0 43,513,006 675,292,7	95 725,205,018	725,205,018	725,205,018 725		,018 725,205,018	725,205,018	725,205,018 72	25,205,018 725,2		725,205,018	725,205,018	725,205,018 725	5,205,018 725,20		725,205,018			725,205,018 7	725,205,018 72	725,205,018 725,2	,205,018 725,20	822,350 62,822,350 205,018 725,205,018	18
hase II Assessed Value hase III Assessed Value hase IV Assessed Value			- :	68,808,070	70,712,020		21,623,000	89,484,753 1	05,157,396 125,549,2 183,393,978 251,340,8 146,792,905 106,473,4	66 306,781,205		372,698,705 374	,513,705 374,513	1,867 136,511,867 1,705 374,513,705 1,074 207,662,937	374,513,705		74,513,705 374,5	i11,867 136,511,86 i13,705 374,513,70 i12,636 235,060,62	374,513,705	374,513,705	374,513,705 374	5,511,867 136,51 1,513,705 374,51 5,060,623 235,06		374,513,705	374,513,705	374,513,705	374,513,705	374,513,705 3	374,513,705 374,5	,513,705 374,51	511,867 136,511,867 513,705 374,513,705 060,623 235,060,623	05
hase V Assessed Value									19,750,940 19,750,9					1,468 120,300,350		160,520,114 18							32,470 305,912,958								956,855 401,587,342	
Total Assesed Value: ase I Base Value (Area 95)		26,688,131	318,061,887 26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	46,674,398 1,235,823,4 26,688,131 26,688,1	31 26,688,131	.,,,,		1,578,013 1,594,086 6,688,131 26,688	,,,	1,659,102,971 26,688,131	.,,,	12,447,585 1,729,9 26,688,131 26,6		.,,,	26,688,131	26,688,131 26	3,017,108 1,829,39 5,688,131 26,68	38,131 26,688,131	26,688,131	26,688,131	1,871,917,981 26,688,131	26,688,131	26,688,131	26,688,131 26,6	,, ,,,	688,131 26,688,131	31
nase I Base Value (Area 96) nase II Base Value		24,635,197 58,181	24,635,197 58,181	24,635,197 58,181	24,635,197 58,181	58,181	51,181	51,181	24,635,197 24,635,1 51,181 51,1	81 51,181	24,635,197 51,181	51,181	1,635,197 24,635 51,181 5	,181 51,181	24,635,197 51,181	51,181	51,181	35,197 24,635,19 51,181 51,18	24,635,197 51,181	24,635,197 51,181	51,181	1,635,197 24,63 51,181 5	51,181 51,181	51,181	24,635,197 51,181	24,635,197 51,181	51,181	51,181	51,181	51,181	635,197 24,635,197 51,181 51,181	81
hase III Base Value hase IV Base Value			33,033,653	5,247,574 33,033,653					5,247,574 5,247,5 33,033,653 33,033,6	53 33,033,653		33,033,653 33	5,247,574 5,247 8,033,653 33,033	1,653 33,033,653	33,033,653	33,033,653 3	33,033,653 33,0	47,574 5,247,57 133,653 33,033,65	33,033,653		33,033,653 33	3,033,653 33,03	17,574 5,247,574 33,653 33,033,653	33,033,653		5,247,574 33,033,653	33,033,653	33,033,653	33,033,653 33,0	,033,653 33,03		53
hase V Base Value		30,468,661	30,468,661	30,468,661	30,468,661	00,100,001	00,100,001	00,100,001	30,468,661 30,468,6	00,100,001	00,100,001	00,100,001	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1,661 30,468,661	00,100,001	30,468,661 3		,	00,100,001	,,	30,468,661 30	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	30,001	00,100,001	00,100,001	00,100,001	00,100,001	00,100,001	00,100,001	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	468,661 30,468,661	<u></u>
Total Base Year Value: Total Incremental Value Trigger		120,131,398 198,831,243	120,131,398 291,373,756	120,131,398 425,986,765	120,131,398 525,337,802	120,131,398 551,477,895			20,124,398 120,124,3 23,508,470 1,052,976,9		120,124,398 1,358,392,576 1,4			1,398 120,124,398 1,934 1,506,470,254																	124,398 120,124,398 515,163 573,145,650	
Phase I (Area 95) Phase I (Area 96)		1	1	1	1 1	1 1	1 1	1 1	1	1 1	1	1	1	1 1	1 1	1	1	1	1	1	1	1	1									A
hase II hase III		-	-	-	-	-	1	1	1	1 1	1	1	1	1 1	1	1	1	1	1	1	1	1	1 1	1	1	1	1	1		-		A
Phase IV Phase V Phases Triggered		2	2	2	2	2	2	3	3	3 3	1 1	1 1 5	1 1	1 1	1	1 1 5	1 1 5	1 1 5	1 1	1 1	1 1 5	1 1 5	1 1	1 1	1 1	1 1	1 1	1 1 3	1 2	1 2	1 1	1 1 2
X INCREMENT ANALYSIS		-	2	2				سند	3	3	3	3	,	3 3	3	3	J	J	3	3	3	J	J ,	4	4	•	,	سند				Ĺ
Utah County Central Utah Water District		0.001342 0.000436	0.001324 0.000455	0.001259 0.000446	0.001149 0.000422	0.000870 0.000405	0.000834 0.000386	0.000779 0.000378	0.000732 0.0006 0.000374 0.0003	72 0.000635 78 0.000382	0.000834 0.000386	0.000834 0.000386	0.000834 0.00 0.000386 0.00	0.000834 0.000834 0.000386	0.000834 0.000386	0.000834 0.000386	0.000834 0.0 0.000386 0.0	0.00834 0.00083 000386 0.00038	0.000834 0.000386	0.000834 0.000386	0.000834 0.000386	0.000834 0.0i 0.000386 0.0i	0.000834 0.000834 0.000386	0.000834 0.000386	0.000834 0.000386	0.000834 0.000386	0.000834 0.000386	0.000834 0.000386	0.000834 0. 0.000386 0.	0.000834 0.0 0.000386 0.0	.000834 0.000834 .000386 0.000386	• •
Alpine School District Vineyard Town		0.008812 0.002249	0.002758	0.008495 0.002740	0.008096 0.002816	0.008177 0.002878	0.007718 0.003446		0.006873 0.0064 0.003957 0.0033	69 0.003249	0.007718 0.003446	0.003446	0.007718 0.00 0.003446 0.00	3446 0.003446	0.003446	0.003446	0.003446 0.0	007718 0.00771 003446 0.00344	0.003446	0.007718 0.003446	0.003446	0.003446 0.0	07718 0.007718 03446 0.003446	0.003446	0.007718 0.003446	0.007718 0.003446	0.007718 0.003446	0.003446	0.003446 0.	0.003446 0.0	.007718 0.007718 .003446 0.003446	46
lorth Utah Water Conservancy Tax Area 095 Combined Rate		0.000028 0.012640	0.013168	0.000028 0.012687	0.000025 0.012250	0.000024 0.012330	0.000023 0.012384	0.012360	0.000019 0.0000 0.011936 0.0109	17 0.010866	0.000023 0.012384	0.012384		2384 0.012384	0.000023 0.012384	0.012384	0.012384 0.0	0.00023 0.00002 012384 0.01238	0.012384	0.000023 0.012384	0.012384	0.012384 0.0	0.00023 0.000023 12384 0.012384	0.012384	0.000023 0.012384	0.000023 0.012384	0.000023 0.012384	0.012384	0.012384 0.	0.012384 0.0	.000023 0.000023 .012384 0.012384	84
Tax Area 096 Combined Rate		0.012668 18%	21%	0.012715 22%	0.012275 23%	0.012354 23%	0.012407 28%	32%	0.011955 0.0109 33% 3	1% 30%	0.012407 28%	28%	0.012407 0.01 28%	28% 28%	0.012407 28%	28%	28%	0.012407 0.01240 28% 28	6 28%	0.012407 28%	28%	28%	12407 0.012407 28% 289		0.012407 28%	0.012407 28%	0.012407 28%	0.012407 28%	0.012407 0. 28%		.012407 0.012407 28% 289	8% TOTALS
hase I Increment (Area 95) hase I Increment (Area 96)		2,513,227	3,836,810	5,104,818		6,799,722	8,276 6,961,423 1,185,312		255,168 335,4 7,398,684 7,114,2	90 7,623,601	421,382 8,691,970	8,691,970 8	3,691,970 8,691		8,691,970		8,691,970 8,6	47,486 447,48 91,970 8,691,97	8,691,970	447,486 8,691,970		3,691,970 8,69	17,486 91,970 -	4.000.000	1 000 000	1,000,000	1 600 000					7,589,756 152,516,122
ase II Increment ase III Increment ase IV Increment							1,185,312		1,254,548 1,370,0 2,126,355 2,686,6			4,558,966 4	1,689,929 1,689 1,581,485 4,581 1,869,432 2,018		4,581,485	4,581,485	4,581,485 4,5	i89,929 1,689,92 i81,485 4,581,48 i92,306 2,506,54	4,581,485		4,581,485		39,929 1,689,929 31,485 4,581,485 36,549 2,506,549	4,581,485		1,689,929 4,581,485 2,506,549	1,689,929 4,581,485 2,506,549		2 506 549	506 549	506 549 2 506 549	37,876,005 104,059,032 49 59,201,346
ase V Increment ase V Increment Total Tax Increment		2,201,838	3,512,413	5,104,818	6,133,607	6,799,722	8,035,854	9,888,539	11,034,756 11,506,4	11 12,722,851	116,529	366,032	615,535 865	1,029 2,100,020 1,038 1,114,542 1,495 18,686,816	1,364,045	1,613,548	1,863,052 2,0	66,265 2,269,47	2,472,692	2,675,905	2,879,118	3,082,332 3,28	35,545 3,417,437	3,549,330	3,681,222	3,813,115	3,945,007	4,076,900	4,208,792 4,3	,340,685 4,47		69 66,759,190
Participation Level lase I Increment (Area 95) Calculated		75%	75%	75%	75%	75%	75% 6,207	75% 415,063	75% 7 191,376 251,5	5% 75% 93 273,862	75%	75%	75%	75% 75%	75%	75%	75%	75% 75	6 75%	75%	75%	75%	75% 75%	6 75%	75%	75%	75%	75%	75%	75%	75% 75°	J%
Phase I Increment (Area 95) Uncollect Phase I Increment (Area 95) Collected							(2,654) 3,553	(243,367) 171,696	(14,900) (11,5 176,476 240,0	93 273,862																						
hase I Increment (Area 96) Calculated Phase I Increment (Area 96) Uncollect							5,221,067 (50,687)	(968)	5,549,013 5,335,7 (19,329) (18,5	87)																						
Phase I Increment (Area 96) Collected ase II Increment Calculated	ed						5,170,380 924,543	5,251,248 969,573	5,529,684 5,317,1 940,911 1,027,5	47 1,089,609																						
Phase II Increment Uncollected Phase II Increment Collected ase III Increment Calculated							(31,095) 893,449	(24,657) 944,916 779,552	(172,922) (84,8 767,989 942,6 1,594,767 2,014,9	1,089,609																						
Phase III Increment Uncollected Phase III Increment Collected							-	(43,406) F 736,146	(119,620) (60,0 1,475,147 1,954,8	71)																						
tal Pass Through to TEC (Above Base) tal Calculated Tax Increment Revenue to		550,460	878,103	1,263,334	1,556,725	1,699,931	2,008,964	2,472,135	2,758,689 2,876,6 8,276,067 8,629,8	03 3,180,713	4,212,414	4,363,584 4	1,470,044 4,570	1,874 4,671,704	4,772,534	4,872,059	4,937,996 4,9	92,360 5,046,72	5,097,528	5,148,331	5,199,134	5,249,938 5,30	00,741 3,048,850	3,081,823	3,114,796	3,147,769	3,180,742	2,791,233	1,678,835 1,7	711,808 1,7	744,781 1,777,755	55 104,241,674
tal Distributed Tax Increment Revenue	e to RDA	1,651,379	2,634,310	3,828,614	4,600,205	5,099,792	6,067,383	7,416,404	7,949,296 8,454,7	57 9,542,138	12,637,242	13,090,751 13	3,410,131 13,712	14,015,112	14,317,603	14,616,178 1	14,813,988 14,9	77,080 15,140,17	15,292,583	15,444,993	15,597,403 15	5,749,813 15,90	02,223 9,146,550	9,245,469	9,344,389	9,443,308	9,542,227	8,373,700	5,036,506 5,1	i,135,425 5,23	234,344 5,333,264	64 312,549,970 TOTALS
Property Tax Increment Calculated		1,651,379		3,828,614	4,600,205	5,141,767	568,242 6,067,383	7,416,404	914,555 887,7 7,949,296 8,629,8		1,172,156		1,243,844 1,271 3,410,131 13,712					1,404,31 177,080 15,140,17					74,996 848,380 02,223 9,146,550		9,344,389	9,443,308	9,542,227	776,695 8,373,700			485,507 494,682 234,344 5,333,264	012,120,021
ess Current Year Uncollected lus Prior Years Late Collections otal Revenue Collected		(57,955)	(62,445) 11,302 2,583,167	(73,836) 8,728 3,763,506	5,536 4,605,741	7,430 [*] 5,149,198	(84,435)	(312,397)	(326,771) (175,0 7.622.525 8.454.7	51) (50,000) 50,000 57 9.542.138	(50,000) 50,000 12,637,242	50,000		1,000) (50,000) 1,000 50,000 2,622 14,015,112	50,000	(50,000) 50,000 14.616.178 1	50,000	(50,000) (50,00 50,000 50,00 177,080 15,140,17	50,000	(50,000) 50,000 15,444,993	(50,000) 50,000 15,597,403 15	50,000 5	50,000) (50,000 50,000 50,000 02,223 9,146,550	50,000	(50,000) 50,000 9,344,389	(50,000) 50,000 9,443,308	(50,000) 50,000 9.542.227	(50,000) 50,000 8,373,700	50,000	50,000	(50,000) (50,000 50,000 186,620 234,344 5,469,884	20 1,436,620
NDITURES Mocation to RDA Administration		-3.6% 286.816		-2.0% 413.986		0.0% 360.444	358.977	355,200	304.901 338.1		505.490	.,,		1.505 560.604	572.704	584.647	, ,,	99.083 605.60	611.703	617.800	623.896		36,089 365.862		373.776	283,299	286.267	251.211			157.030 164.097	TOTALS
Illocation to Moderate Income Housing	g Fund	318,685 987,923	516,633 1,679,059	752,701 2,596,819	921,148 3,270,076	1,029,840 3,758,914	5,623,971	6,748,807	1,524,505 1,690,9 5,793,119 6,425,6		2,527,448 9,604,304		2,682,026 2,742 0,191,699 10,42					95,416 3,028,03 82,581 11,506,53		3,088,999 11,738,194		3,149,963 3,18 1,969,858 12,08	30,445 1,829,310 35,689 6,951,378		1,868,878 7,101,735	1,888,662 7,271,347	1,908,445 7,347,515				046,869 1,093,977 030,445 4,211,810	77 62,537,318
Total TIF Expenditures		1,593,424	2,583,167	3,763,506	4,605,741	5,149,198	5,982,948	7,104,007	7,622,525 8,454,7	57 9,542,138	12,637,242	13,090,751 13	3,410,131 13,712	2,622 14,015,112	14,317,603	14,616,178 1	14,813,988 14,9	77,080 15,140,17	15,292,583	15,444,993	15,597,403 15	5,749,813 15,90	02,223 9,146,550	9,245,469	9,344,389	9,443,308	9,542,227	8,373,700	5,036,506 5,	,135,425 5,23	234,344 5,469,884	84 312,686,590 TOTALS
ADMINISTRATION REVENUES Property Tax Increment		286,816	387,475	413,986	414,517	360,444	358,977	355,200	304,901 338,1	90 381,686	505,490	523,630	536,405 548	5,505 560,604	572,704	584,647	592,560 5	99,083 605,60	611,703	617,800	623,896	629,993 63	36,089 365,862	369,819	373,776	283,299	286,267	251,211	151,095	154,063 15	157,030 164,097	97 12,025,110
otal Revenue Collected		5,741 292,557	9,110 396,586	11,151 425,136	3,431 417,948	360,444	8,422 367,399		304,901 338,1	90 381,686	505,490	523,630	536,405 548	1,505 560,604	572,704	584,647	592,560 5	99,083 605,60	611,703	617,800	623,896	629,993 63	36,089 365,862	369,819	373,776	283,299	286,267	251,211	151,095	154,063	157,030 164,097	
ADMINISTRATION EXPENDITURES actual RDA Admin Expenditures		41,019	131,015	94,301	446,700	265,809	320,341	519,148 456,967	624,326 352,5																							TOTALS 352,548
Available for Projects (Use of Fund Balan Fotal TIF Expenditures	ance)	251,538 292,557	396,586	330,836 425,136	417,948	94,635 360,444	372,465	558,734	(319,425) (14,3 304,901 338,1	90 381,686	505,490	523,630	536,405 548	1,505 560,604 1,505 560,604	572,704	584,647	592,560 5	99,083 605,60		617,800	623,896	629,993 63	36,089 365,862 36,089 365,862	369,819	373,776	283,299	286,267 286,267	251,211	151,095	154,063 15	157,030 164,097 157,030 164,097	97 12,025,110
RDA Admin Fund Balance SING FUND REVENUES		251,538	517,108	847,944	819,191	913,825	996,619	894,852	575,427 561,0		1,448,245	7. 7.			4,190,094	, , ,		66,383 6,571,99			., .,	9,055,382 9,69	, , , , , ,		.,,	11,084,226	, , , , ,			,926,862 12,08	083,892 12,247,989 046,869 1,093,977	
roperty Tax Increment sterest Revenue otal Revenue Collected		318,685	516,633 390 517,023	752,701 3,603 756,304	921,148 6,666 927,814	1,029,840 15,552 1.045,392	31,049 31.049		1,524,505 1,690,9 1,524,505 1,690,9	51 1,908,428 51 1,908,428			2,682,026 2,742 2,682,026 2,742	2,803,022 2,524 2,803,022		, , , , , ,		95,416 3,028,03					30,445 1,829,310 30,445 1,829,310		1,868,878	1,888,662	1,908,445			,027,085 1,04		- 02,007,010
SING EXPENDITURES ctual Housing Expenditures			5.1,025	739,239	150,692	1,010,002	249,683	255,728	.,,	1,300,420	2,021,7770	_,010,100 2	.,,020 2,142	., 2,000,022	2,000,021	2,020,200	_, 2,3	,1.0 0,020,00	0,000,017	0,000,000	5,110,101	.,, 3,10	1,020,010	,040,004	.,530,070	1,000,002	1,000,110	.,0. 1,1 10	.,501,001 1,0	1,0	, 1,000,511	TOTALS
vailable for Projects (Use of Fund Balan otal TIF Expenditures	ance)	318,685 318,685	517,023 517,023	17,065 756,304	777,122 927,814		(218,634) 31,049	(255,728) 255,728		51 1,908,428	2,527,448	2,618,150 2	2,682,026 2,742	524 2,803,022	2,863,521	2,923,236	2,962,798 2,9	95,416 3,028,03	3,058,517	3,088,999	3,119,481	3,149,963 3,18	30,445 1,829,310	1,849,094	1,868,878	1,888,662	1,908,445	1,674,740	1,007,301 1,0	,027,085 1,04	046,869 1,093,977 046,869 1,093,977	77 62,537,318
Housing Fund Balance JECT FUND REVENUES		318,685		852,773	1,629,895	2,675,286		2,441,869	3,966,374 5,657,3	25 7,565,753																					409,715 66,503,692	7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7
roperty Tax Increment Iterest Revenue		987,923 3,152		2,596,819 11,151		3,758,914 37,150	5,623,971	954,116	5,793,119 6,425,6 1,515,280 1,148,5	46	.,	-,,	.,,	,592 10,651,485	,,	,,		11,506,53				,,	35,689 6,951,378		7,101,735	7,271,347					030,445 4,211,810	1,148,546
otal Revenue Collected		991,075	1,687,779	2,607,970	., ., ., .	3,796,064	5,623,971	8,058,123	7,308,399 7,574,1	62 7,252,025	9,604,304	9,948,971 10	J,191,699 10,42°	,592 10,651,485	10,881,378	11,108,295 1	11,258,631 11,3	82,581 11,506,53	11,622,363	11,738,194	11,854,026 11	1,969,858 12,08	35,689 6,951,378	7,026,557	7,101,735	7,271,347	7,347,515	6,447,749	3,878,109 3,9	1,954,277 4,03	030,445 4,211,810	10 239,272,708 TOTALS
012 TIF Bond (2013A TIF) 013B TIF Bond 015 SIB Bond			710,698	646,057 568,161	710,806 574,931	705,379 571,308	1,859,851	1,695,866	1,695,924 1,695,8	- - 03 1,696,576	1,696,186	- 1,696,631 1	- - 1,695,854 1,695	i,855 1,696,575	1,695,957				-									-		-		13,569,436
016 TIF Refunding Bonds			•	-			1,238,166	1,239,108	1,238,474 1,239,3 1,542,391 1,455,8	26 1,238,615	1,239,364	1,238,526 1	1,239,124 1,238 1,826,593 1,827	1,239,507	1,239,243		1,238,779 1,2	39,555 1,238,62 125,950 1,826,97		3,066,350	3,065,900	3.065.725 3.06	65.775	•	-		•	=	-	-		13,569,436 14,868,108 36,881,198
	ants		710,698	1,214,218	1,285,737	1,276,687	3,098,017	4,688,120	6,177,845 4,391,0				1,761,571 4,761					1,620,97					65,775 -	-	-			-	-			65,318,742
017 TIF Bonds lebt Service Payments		-	-	131,865	216,646	27,208	566,471 136,477	372,717 136,693	741,076 1,042,0 140,184 775,5	01 200,009	586,748 227,951		227,951 227					27,951 227,95	227,951	227,951	227,951	227,951 22	27,951 227,951	227,951	227,951	227,951	230,765	-				2,859,915 5,537,337
017 TIF Bonds Debt Service Payments Upine School District Mitigation Paymen Underson/UVU Payment						-	-	515,302	1,488,449 1,426,9 2,348,512				3,201,094 3,201					98,303 -		-					-		-	-	-	-		29,855,334
017 TIF Bonds Pobt Service Payments Upine School District Mitigation Paymen underson/UVU Payment underson/Megaplex Payment Vaters Edge Payment Developer Support			-	-																												-
2017 TIF Bonds Debt Service Payments Alpine School District Mitigation Paymen Anderson/IVVI Payment Waters Edge Payment Waters Edge Payment Developer Support Other Actual Project Expenditures Internal Service Transfer (Employee Ove			1,075,252	290,751	385,933	171,085	1,037,671		50 25,0																							25,000
2017 Til Bonds Debt Service Payments Alpine School District Migguion Paymen Anderson/UN Payment Anderson/UN Payment Waters Edge Payment Developer Support Other Actual Project Expenditures Internal Service Transfer (Employee Ove Capital Projects Remediation	verhead)	-					1,124,794	1,349,761	50 25,0 7,193,892 12,407,2	41 1,450,405			2,038,340 2,084					76,516 2,301,30					17,138 1,390,276			1,454,269					806,089 842,362	12,407,241 62 46,339,709
2016 II ir Ketunding Bonds 2017 TIF Bond Debt Service Payments Alpine School District Mitigation Paymen Anderson/Megaplece Payment Anderson/Megaplece Payment Waters Ldige Payment Developer Support Other Actual Project Expenditures Internal Service Transfer (Employee Ove Capital Projects Remediation Available for Projects (Use of Fund Balan Total Tile Expenditures Total Project Area Expenditures	verhead)	991,075		290,751 971,136 2,607,970	1,391,774	2,321,084	1,124,794 (339,459)	1,349,761 (3,692,591) 3,370,003	50 25,0 7,193,892 12,407,2 (8,433,096) (12,493,5	41 1,450,405 54) (2,685,481) 62 7,252,025	(938,488) 9,604,304	(217,098) 9,948,971 10	(37,256) 146 0,191,699 10,42	,867 329,927 ,592 10,651,485	514,027 10,881,378	2,391,850 11,108,295 1	2,511,981 5,1 11,258,631 11,3	14,306 5,911,67 82,581 11,506,53	6,003,840 11,622,363	6,096,255 11,738,194	6,189,370 6 11,854,026 11	6,282,210 6,37 1,969,858 12,08	74,826 5,333,152 35,689 6,951,378	5,393,295 7,026,557	5,453,438 7,101,735	5,589,127 7,271,347	5,647,247 7,347,515	5,158,199 6,447,749	3,102,487 3,1 3,878,109 3,9	1,163,422 3,22 1954 277 4 03		12,407,241 62 46,339,709 48 76,929,430 10 239,272,708



EXHIBIT A: MAP OF PROJECT AREA



