

**REDEVELOPMENT AGENCY OF SPANISH FORK CITY**

40 South Main Street  
Spanish Fork Utah 84660  
(801) 804-4500

October 29, 2018

Subject: 2018 Annual Report of the Redevelopment Agency of the  
City of Spanish Fork (RDA). (Utah Code ' 17C-1-603

Dear Taxing Entity;

This letter shall constitute the annual report of the RDA required under Utah ' 17C-1-603. The purpose of this report, in part, is to fulfill the requirements of the Utah State Code. As new reporting requirements were adopted in the legislature, this report facilitates the Redevelopment Agency of Spanish Fork City's (the "Agency" or RDA") compliance with the new code, providing the data necessary to fulfill these new reporting requirements.

It is Spanish Fork City Redevelopment Agency's intent to provide the Taxing Entity Committee (TEC) with this report to avoid the annual TEC meeting held each December. The blue font is the state code. The red font is the RDA's response to the information required.

The Spanish Fork City Redevelopment Agency has the following areas: Two (2) redevelopment project areas (RDA), five (5) economic development project areas (EDA), two (2) community development project area (CDA), and one (1) community reinvestment project area (CRA). The following is an explanation of each project area and its status. Some of the areas are closed. Some of the areas are established but not actively capturing (triggered) tax increment.

**Spanish Fork City Redevelopment Agency:**

<i>North Industrial Redevelopment Project Area (RDA)</i>	<i>Active</i>
<i>Kirby Lane Project Area (RDA)</i>	<i>Active</i>
<i>Spanish Fork Canyon Economic Development Project Area (EDA)</i>	
<i>Swenson Economic Development Project Area (EDA)</i>	
<i>Gateway Economic Development Project Area (EDA)</i>	
<i>Front Mountain Economic Development Project Area (EDA)</i>	
<i>North Airport Economic Development Project Area (EDA)</i>	
<i>North Park Community Development Project Area (CDA)</i>	
<i>Wasatch Wind Community Development Project Area (CDA)</i>	<i>Active</i>
<i>Dominguez Community Development Project Area (CDA)</i>	
<i>Sierra Bonita Community Development Project Area (CDA)</i>	<i>Active</i>
<i>Krona Community Reinvestment Project Area (CRA)</i>	<i>Active</i>

**North Industrial Redevelopment Project Area (RDA)**

This project area, which is located in the north portion of the city, was created on 10/17/91. The base year for computing tax increment is tax year 1990. Calendar year 1994 was the first year the RDA began receiving the tax increment for the North Industrial Project Area.

(i) an assessment of growth of incremental values for each active project area, including:

(A) Base year assessed value; Base year (1990) assessed value was \$3,072,052.

(B) Prior year's assessed value; Prior year's (2016) assessed value is \$ 45,254,415.  
This year's (2017) assessed value is \$ 51,184,380.  
\$ 5,929,965 increase. 13.1 % increase from 2016 to 2017.

(C) Estimated current year assessed value for the project area; Current year's (2017) assessed value is \$ 51,184,380.

(D) Narrative description of the relative growth in assessed value within the project area;

Since its creation in 1990, the assessed value of \$ 3,072,052 has increased to \$ 51,184,380 in value. From 2016 to 2017, the assessed value has increased \$5,929,935 or 13.1 %.

Year	Base Value (1990)	Adjusted Assessed Value	Marginal Value	Value % change from Base Year	Value % change from Prior Year
2015	\$ 3,072,052	\$ 42,284,670	\$ 39,212,618	1376%	3.1%
2016	\$ 3,072,052	\$ 45,254,415	\$ 42,182,363	1473%	7.0%
2017	\$ 3,072,052	\$ 51,184,380	\$ 48,112,328	1666%	13.1%

(ii) a description of the amount of tax increment received by the agency and passed through to other taxing entities from each active project area, including:

(A) a comparison of the original forecasted amount of tax increment to actual receipts;

Year	Marginal Value	Net of Haircut Provision (70%) 60% for 2014	Tax Rate	Forecasted (asked for)	Calculated Amount Available	Actual Amount collected and Paid to RDA	Pass Through to other Taxing Entities
2015	\$ 39,212,618	\$ 23,527,571	\$ 0.011920	\$ 310,000	\$ 275,084	\$ 307,169	\$ -
2016	\$ 42,182,363	\$ 25,309,418	\$ 0.010659	\$ 310,000	\$ 264,332	\$ 261,078	\$ -
2017	\$ 48,112,328	\$ 28,867,397	\$ 0.011187	\$ 310,000	\$ 317,455	\$ 311,495	\$ -

(B) a narrative discussion regarding the use of tax increment;

There were no significant improvements in the North Industrial Park RDA this year. It is anticipated there will be more improvements in the future. The hair cut provision was lowered to 60% again this year.

(C) a description of the benefits derived by the taxing entities;

Increased Property Tax Revenues  
Increased Sales Tax Revenues  
Job Creation

(iii) a description of activity within each active project area, including:

(A) a narrative of any significant development activity, including infrastructure development, site development, and vertical construction within the project area; and

(B) a narrative discussion regarding the status of any agreements for development within the project area; **None.**

(iv) a revised multi-year tax increment budget related to each active project area, including:

(A) the prior year's tax increment receipts; **See Chart below.**

(B) the base year value and adjusted base year value, as applicable; **See Chart below.**

(C) the applicable tax rates within the project area; and **See Chart below.**

(D) a description of private and public investment within the project area;

Several commercial businesses have developed and plan several more in the near future. The State of Utah helped in the reconstruction of I-15 and Highway 6 interchange. The new commercial development in the area has created a need to improve the traffic flow within the North Industrial RDA project area.

<b>North Industrial Park RDA Project Area</b>		
Calander Tax Year	2018	FY 2019
<b>Assesed Valuation</b>		
	<b>Actuals</b>	<b>Budget</b>
Total Taxable Value	\$ 51,184,380	\$ 51,184,380
Base Year (1990)	\$ (3,072,052)	\$ (3,072,052)
Incremental Marginal Value	\$ 48,112,328	\$ 48,112,328
Tax Rate	0.011187	0.011187
<b>Tax Increment and Participation Rates</b>		
Gross Tax Increment	\$ 538,233	\$ 538,233
Haircut Rate	60%	60%
Tax Increment Calculated	\$ 322,940	\$ 310,000
Tax Increment Requested	\$ 310,000	\$ 275,000
Tax Increment Actually Collected and Paid	\$ 311,495	
<b>Project Area Budget</b>		
<b>REVENUES</b>		
Property Tax Increment - Current yr.	\$ 320,218	\$ 275,000
Property Tax Increment - Prior yrs.	\$ -	\$ -
Miscellaneous Income		\$ 6,000
Use of Beginning Fund Balance	\$ -	\$ 1,000,000
Total Revenues	\$ 320,218	\$ 1,281,000
<b>EXPENDITURES</b>		
Administration	\$ -	\$ 3,850
Professional Services		\$ 12,000
Infrastructure	\$ -	\$ 1,265,150
Developer Incentives		
Debt Service		
Payments to Other Taxing Entities		
Sundry		
Budget increase to Fund Balance	\$ 320,218	
Total Expenditures	\$ 320,218	\$ 1,281,000
	\$ -	\$ -

(v) an estimate of the tax increment to be paid to the agency for the calendar years ending December 31 and beginning the next January 1; and

The estimate of the portion of property taxes to be paid to the RDA for the calendar year ending December 31, 2018 = \$ 275,000. The RDA will need all of the increment that is available during the 2018 calendar year.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year beginning January 1, 2019 = \$ 275,000. The RDA will need all of the increment that is available during the 2019 calendar year.

(vi) any other project highlights included by the agency.

### ***Kirby Lane Project Area (RDA)***

This project area, which is located in the northeast portion of the city, was created on 12/26/91. The base year for computing tax increment is tax year 1991. Calendar year 1995 was the first year that the RDA began receiving the tax increment for the Kirby Lane Project Area.

(iii) an assessment of growth of incremental values for each active project area, including:

- (A) Base year assessed value; Base year (1991) assessed value was \$3,610,394.
- (B) Prior year's assessed value; Prior year's (2016) assessed value is \$ 49,801,288  
This year's (2017) assessed value is \$ 53,622,435.  
\$ 3,821,147 increase. 7.7 % increase from 2016 to 2017.
- (C) Estimated current year assessed value for the project area; Current year's (2017) assessed value is \$ 53,622,435.
- (D) Narrative description of the relative growth in assessed value within the project area;  
Since its creation in 1991, the assessed value of \$ 3,610,394 has increased to \$ 53,622,435 in value. From 2016 to 2017, the assessed value has increased \$ 3,821,147 or 7.7%.

<b>Assessment of Growth of incremental Values - Kirby Lane RDA Project Area</b>					
Year	Base Value (1991)	Adjusted Assessed Value	Marginal Value	Value % change from Base Year	Value % change from Prior Year
2015	\$ 3,610,394	\$ 48,930,134	\$ 45,319,740	1355%	5.0%
2016	\$ 3,610,394	\$ 49,801,288	\$ 46,190,894	1379%	1.8%
2017	\$ 3,610,394	\$ 53,622,435	\$ 50,012,041	1485%	7.7%

(ii) a description of the amount of tax increment received by the agency and passed through to other taxing entities from each active project area, including:

(A) a comparison of the original forecasted amount of tax increment to actual receipts;

Year	Marginal Value	Net of Haircut Provision (70%) 60% in 2015	Tax Rate	Forecasted (asked for)	Calculated Amount Available	Actual Amount collected and Paid to RDA	Pass Through to other Taxing Entities
2015	\$ 45,319,740	\$ 27,191,844	\$ 0.011920	\$ 350,000	\$ 317,927	\$ 402,852	\$ -
2016	\$ 46,190,894	\$ 27,714,536	\$ 0.010659	\$ 350,000	\$ 289,451	\$ 285,039	\$ -
2017	\$ 50,012,041	\$ 30,007,225	\$ 0.011187	\$ 300,000	\$ 329,989	\$ 327,420	\$ -

(B) a narrative discussion regarding the use of tax increment;

The Kirby Lane RDA expended \$ 2,225,592 funds during the 2018 fiscal year. These funds were spent on improvements for Roadways. It is anticipated large expenditures will be incurred in the next fiscal year.

(C) a description of the benefits derived by the taxing entities;

Increased Property Tax Revenues  
Increased Sales Tax Revenues  
Increased Job Creation

(iii) a description of activity within each active project area, including:

(A) a narrative of any significant development activity, including infrastructure development, site development, and vertical construction within the project area; and

The Kirby Lane RDA expended \$ 2,225,592 funds during the 2018 fiscal year. These funds were spent on improvements for Roadways. It is anticipated large expenditures will be incurred in the next fiscal year.

(B) a narrative discussion regarding the status of any agreements for development within the project area;

The RDA is working with the developer (Woodbury) to develop property in the area. It is anticipated to have major commercial retail stores and a regional hospital in the nearby area.

(iv) a revised multi-year tax increment budget related to each active project area, including:

(A) the prior year's tax increment receipts; See Chart below.

(B) the base year value and adjusted base year value, as applicable; See Chart below.

(C) the applicable tax rates within the project area; and See Chart below.

(D) a description of private and public investment within the project area;

Several commercial business have developed and plan several more in the near future. The State of Utah helped in the reconstruction of I-15 and Highway 6 interchange. The new commercial development in the area has created a need to improve the traffic flow within the Kirby Lane RDA project area.

<b>Kirby Lane RDA Project Area</b>			
Calendar Tax Year		FY 2018	FY 2019
Assesed Valuation		Actuals	Budget
Total Taxable Value		\$ 53,622,435	\$ 53,622,435
Base Year (1991)		\$ (3,610,394)	\$ (3,610,394)
Incremental Marginal Value		\$ 50,012,041	\$ 50,012,041
Tax Rate		0.011187	0.011187
Tax Increment and Participation Rates			
Gross Tax Increment		\$ 559,485	\$ 559,485
Haircut Rate		60%	60%
Tax Increment Calculated		\$ 329,989	\$ 335,691
Tax Increment Requested		\$ 350,000	\$ 350,000
Tax Increment Actually Collected and Paid		\$ 327,420	
Project Area Budget			
REVENUES			
Property Tax Increment - Current yr.		\$ 327,420	\$ 300,000
Property Tax Increment - Prior yrs.			\$ -
Miscellaneous Income		\$ 18,230	\$ 7,000
Use of Beginning Fund Balance		\$ 1,879,942	\$ 1,500,000
Total Revenues		\$ 2,225,592	\$ 1,807,000
EXPENDITURES			
Administration		\$ -	\$ 15,850
Professional Services		\$ -	\$ -
Infrastructure		\$ 2,225,592	\$ 1,791,150
Developer Incentives			
Debt Service			
Payments to Other Taxing Entities			
Sundry			
Budget increase to Fund Balance		\$ -	
Total Expenditures		\$ 2,225,592	\$ 1,807,000
		\$ -	\$ -

(v) an estimate of the tax increment to be paid to the agency for the calendar years ending December 31 and beginning the next January 1; and

The estimate of the portion of property taxes to be paid to the RDA for the calendar year ending December 31, 2018 = \$ 300,000.00. The RDA will need all of the increment that is available during the 2018 calendar year in order to pay incurred debt.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year beginning January 1, 2019 = \$ 300,000.00. The RDA will need all of the increment that is available during the 2019 calendar year in order to pay incurred debt.

(vi) any other project highlights included by the agency.

***Spanish Fork Canyon Economic Development Project Area (EDA)***

This EDA area was closed in 2004.

***Swenson Economic Development Project Area (EDA)***

This EDA area was closed in 2013.

***Gateway Economic Development Project Area (EDA)***

This EDA area was active for several years but it closed in 2008.

***Front Mountain Economic Development Project Area (EDA)***

This project area, which is located in the east portion of Spanish Fork, was created on 3/21/06. The base year for computing tax increment is tax year 2005. The RDA will not be receiving the tax increment at this time for the Front Mountain Economic Development Project Area.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year ending December 31, 2018 = \$ 0.00.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year beginning January 1, 2019 = \$ 0.00.

***North Airport Economic Development Project Area (EDA)***

This project area, which is located in the north portion of Spanish Fork, was created on 4/18/06. The base year for computing tax increment is tax year 2005. The RDA will not be receiving the tax increment at this time for the North Airport Economic Development Project Area.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year ending December 31, 2018 = \$ 0.00.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year beginning January 1, 2019 = \$ 0.00.

***North Park Community Development Project Area (CDA)***

This project area, which is located in the north portion of Spanish Fork, was created on 2/20/07. The base year for computing tax increment is tax year 2006. The RDA will not be receiving the tax increment at this time for the North Park Community Development Project Area. There is a development agreement with a developer and commercial retailer. These agreements are being met without using property tax increment.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year ending December 31, 2018 = \$ 0.00.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year beginning January 1, 2019 = \$ 0.00.



**Wasatch Wind Community Development Project Area (CDA)**

This project area, which is located in the East portion of Spanish Fork, was created on 7/16/07. The base year for computing tax increment is tax year 2006. Calendar year 2009 will be the first year the RDA began receiving the tax increment for the Wasatch Wind Community Development Project Area (CDA).

(i) an assessment of growth of incremental values for each active project area, including:

(A) Base year assessed value; Base year (2006) assessed value was \$ 529,191.

(B) Prior year's assessed value; Prior year's (2016) assessed value is \$ 20,247,835  
 Current year's (2017) assessed value is \$ 18,091,954.  
 \$ - 2,155,881 decrease 10.6% from 2016 to 2017.

(C) Estimated current year assessed value for the project area; Current year's (2017) assessed value is \$ 18,091,954.

(D) Narrative description of the relative growth in assessed value within the project area;  
 Since its creation in 2006, the assessed value of \$ 529,191 has increased to \$ 18,091,954 in value. From 2016 to 2017, the assessed value has decreased \$ -2,155,881 or -10.6 %.

Year	Base Value (2006)	Adjusted Assessed Value	Marginal Value	Value % change from Base Year	Value % change from Prior Year
2015	\$ 529,191	\$ 18,493,577	\$ 17,964,386	3495%	-30.2%
2016	\$ 529,191	\$ 20,247,835	\$ 19,718,644	3826%	9.5%
2017	\$ 529,191	\$ 18,091,954	\$ 17,562,763	3419%	-10.6%

(ii) a description of the amount of tax increment received by the agency and passed through to other taxing entities from each active project area, including:

(A) a comparison of the original forecasted amount of tax increment to actual receipts;

Year	Marginal Value	Net of Haircut Provision (100%)	Tax Rate	Tax Increment Amount			Pass Through to other Taxing Entities
				Forecasted (asked for)	Calculated Amount Available	Actual Amount collected and Paid to RDA	
2015	\$ 17,964,386	\$ 17,964,386	\$ 0.011920	\$ 320,000	\$ 210,039	\$ 210,279	\$ 63,084
2016	\$ 19,718,644	\$ 19,718,644	\$ 0.010659	\$ 302,000	\$ 186,656	\$ 186,656	\$ 55,997
2017	\$ 17,562,763	\$ 17,562,763	\$ 0.011187	\$ 200,000	\$ 193,099	\$ 192,876	\$ 57,863

(B) a narrative discussion regarding the use of tax increment;

The Wasatch Wind CDA spent \$ 184,098 during the 2017 fiscal year.

These payments were contractual payments to other taxing entities and incentive payment to the developer (SF Wind Park LLC) of the windmills.

SF Wind Park LLC	\$ 125,370
Utah County	\$ 5,532
Nebo School District	\$ 44,543
Spanish Fork City	\$ 5,960
Central Utah Water Cons	\$ 1,828

(C) a description of the benefits derived by the taxing entities;

Increased Property Tax Revenues

(iii) a description of activity within each active project area, including:

(A) a narrative of any significant development activity, including infrastructure development, site development, and vertical construction within the project area; and

No new infrastructure was constructed during the past year. Wind mills are still operating as planned.

(B) a narrative discussion regarding the status of any agreements for development within the project area; No changes to current agreements. Current agreements are being complied with.

(iv) a revised multi-year tax increment budget related to each active project area, including:

(A) the prior year's tax increment receipts; See Chart below.

(B) the base year value and adjusted base year value, as applicable; See Chart below.

(C) the applicable tax rates within the project area; and See Chart below.

(E) a description of private and public investment within the project area;

The Windmills are owned by private investors. They are renting the land the towers are mounted on from the land owners. The City of Spanish Fork owns 4 of 9 tower leases.

The rent is a formula based on the amount of Kilowatt hours generated and sold each month.

<b>Wasatch Wind CDA Project Area</b>			
	Calander Tax Year	FY 2018	FY 2019
<b>Assesed Valuation</b>		<b>Actuals</b>	<b>Budget</b>
	Total Taxable Value	\$ 18,091,954	\$ 18,091,954
	Base Year (2006)	\$ (529,191)	\$ (529,191)
	Incremental Marginal Value	\$ 17,562,763	\$ 17,562,763
	Tax Rate	0.011187	0.011187
<b>Tax Increment and Participation Rates</b>			
	Gross Tax Increment	\$ 193,099	\$ 193,099
	Haircut Rate	100%	100%
	Tax Increment Calculated	\$ 193,099	\$ 193,099
	Tax Increment Requested	\$ 200,000	\$ 200,000
	Tax Increment Actually Collected and Paid	\$ 192,876	
<b>Project Area Budget</b>			
<b>REVENUES</b>			
	Property Tax Increment - Current yr.	\$ 192,876	\$ 200,000
	Property Tax Increment - Prior yrs.	\$ -	\$ -
	Miscellaneous Income	\$ -	\$ 1,000
	Use of Beginning Fund Balance	\$ -	\$ -
	Total Revenues	\$ 192,876	\$ 201,000
<b>EXPENDITURES</b>			
	Administration		\$ 1,550
	Professional Services		\$ 6,785
	Infrastructure	\$ -	
	Developer Incentives	\$ 125,370	\$ 121,326
	Debt Service		
	Payments to Other Taxing Entities	\$ 57,863	\$ 71,339
	Sundry		
	Budget increase to Fund Balance	\$ 9,643	\$ -
	Total Expenditures	\$ 192,876	\$ 201,000
		\$ -	\$ -

(v) an estimate of the tax increment to be paid to the agency for the calendar years ending December 31 and beginning the next January 1; and

The estimate of the portion of property taxes to be paid to the RDA for the calendar year ending December 31, 2018 = \$ 200,000. This is only an estimate. The RDA will need all of the increment that is available during the 2018 calendar year in order to pay incurred debt. This is the last year the increment is needed.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year beginning January 1, 2019 = \$ 0. The RDA will NOT need any of the increment.

(vi) any other project highlights included by the agency.

**Dominguez Community Development Project Area (CDA)**

This project area, which is located in the north portion of Spanish Fork, was created on 12/18/07. The base year for computing tax increment is tax year 2007. The RDA will not be receiving the tax increment at this time for the Dominguez Community Development Project Area.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year ending December 31, 2017 = \$ 0.00.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year beginning January 1, 2018 = \$ 0.00.

**Sierra Bonita Community Development Project Area (CDA)**

This project area, which is located in the North portion of Spanish Fork, was created on 11/28/14. The base year for computing tax increment is tax year 2014. Calendar year 2017 will be the first year the RDA began receiving the tax increment for the Sierra Bonita Community Development Project Area (CDA). 2017 is the first year of capturing tax increment.

(iii) an assessment of growth of incremental values for each active project area, including:

(A) Base year assessed value; Base year (2014) assessed value was \$ 11,193,573.

(B) Prior year's assessed value; Prior year's (2016) assessed value is \$ N/A  
Current year's (2017) assessed value is \$ 17,723,772.  
Change from 2016 to 2017 is not available.

(C) Estimated current year assessed value for the project area; Current year's (2017) assessed value is \$ 17,723,772.

(D) Narrative description of the relative growth in assessed value within the project area;  
Since its creation in 2014, the assessed value of \$ 11,193,573 has increased to \$ 17,723,772 in value. From 2016 to 2017, the assessed value is N/A.

Assessment of Growth of Incremental Values - Sierra Bonita CDA					
Year	Base Value (2006)	Adjusted Assessed Value	Marginal Value	Value % change from Base Year	Value % change from Prior Year
2017	\$ 11,193,573	\$ 17,723,772	\$ 6,530,199	158%	N/A

(iv) a description of the amount of tax increment received by the agency and passed through to other taxing entities from each active project area, including:

(D) a comparison of the original forecasted amount of tax increment to actual receipts;

Sierra Bonita CDA				Tax Increment Amount			Pass Through to other Taxing Entities
Year	Marginal Value	Net of Haircut Provision (100%)	Tax Rate (varying rate)	Forecasted (asked for)	Calculated Amount Available	Actual Amount collected and Paid to RDA	
2017	\$ 6,530,199	\$ 6,530,199	\$ 0.011187	\$ 200,000	\$ 67,399	\$ 67,399	\$ 57,863

(E) a narrative discussion regarding the use of tax increment;

The Sierra Bonita CDA spent \$ 184,098 during the 2017 fiscal year.

These payments were contractual payments to other taxing entities and incentive payment to the developer (Young Living).

Young Living	\$ 48,194
Nebo School District	\$ 18,567

(F) a description of the benefits derived by the taxing entities;

Increased Property Tax Revenues

(iii) a description of activity within each active project area, including:

(B) a narrative of any significant development activity, including infrastructure development, site development, and vertical construction within the project area; and

New infrastructure was constructed over the past several years.

(B) a narrative discussion regarding the status of any agreements for development within the project area; No changes to current agreements. Current agreements are being complied with.

(iv) a revised multi-year tax increment budget related to each active project area, including:

(A) the prior year's tax increment receipts; See Chart below.

(B) the base year value and adjusted base year value, as applicable; See Chart below.

(C) the applicable tax rates within the project area; and See Chart below.

(F) a description of private and public investment within the project area;

Young Living built onto their building and expanded the size of their operations.

<b>Sierra Bonita CDA Project Area</b>			
	Calander Tax Year	FY 2018	FY 2019
Assesed Valuation		Actuals	Budget
	Total Taxable Value	\$ 17,723,772	\$ 17,723,772
	Base Year (2014)	\$ (11,193,573)	\$ (11,193,573)
	Incremental Marginal Value	\$ 6,530,199	\$ 6,530,199
	Tax Rate	0.011187	0.011187
Tax Increment and Participation Rates			
	Gross Tax Increment	\$ 67,399	\$ 67,399
	Haircut Rate	100%	100%
	Tax Increment Calculated	\$ 67,399	\$ 67,399
	Tax Increment Requested	\$ 200,000	\$ 200,000
	Tax Increment Actually Collected and Paid	\$ 68,984	
<b>Project Area Budget</b>			
<b>REVENUES</b>			
	Property Tax Increment - Current yr.	\$ 68,984	\$ 200,000
	Property Tax Increment - Prior yrs.	\$ -	\$ -
	Miscellaneous Income	\$ -	\$ 1,000
	Use of Beginning Fund Balance	\$ -	\$ -
	Total Revenues	\$ 68,984	\$ 201,000
<b>EXPENDITURES</b>			
	Administration		\$ 1,550
	Professional Services		\$ 6,785
	Infrastructure	\$ -	
	Developer Incentives	\$ 48,194	\$ 121,326
	Debt Service		
	Payments to Other Taxing Entities	\$ 18,567	\$ 71,339
	Sundry		
	Budget increase to Fund Balance	\$ 2,223	\$ -
	Total Expenditures	\$ 68,984	\$ 201,000
		\$ -	\$ -

(v) an estimate of the tax increment to be paid to the agency for the calendar years ending December 31 and beginning the next January 1; and

The estimate of the portion of property taxes to be paid to the RDA for the calendar year ending December 31, 2018 = \$ 200,000.00. Anticipate the first year of increment to be collected is 2017.

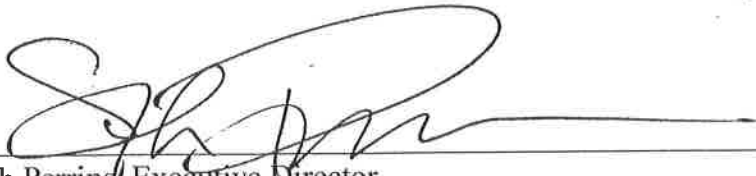
The estimate of the portion of property taxes to be paid to the RDA for the calendar year beginning January 1, 2019 = \$ 200,000.00.

***Krona Community Reinvestment Agency (CRA)***

This project area, which is located in the north portion of Spanish Fork, was created on 4/18/2017. The base year for computing tax increment is tax year 2017. The RDA will not be receiving the tax increment at this time for the Krona CRA. There is a development agreement with a developer and commercial retailer. These agreements are being met **without using property tax increment.**

The estimate of the portion of property taxes to be paid to the RDA for the calendar year ending December 31, 2018 = \$ 0.00.

The estimate of the portion of property taxes to be paid to the RDA for the calendar year beginning January 1, 2019 = \$ 0.00.



Seth Perrins, Executive Director  
Redevelopment Agency of Spanish Fork City

vrdalannrep.2018TEC

# SPANISH FORK RDA'S/CDA'S/EDA'S



1 Inch = 4,685 Feet

- North Industrial RDA
- Sierra Bonita CDA
- Dominguez CDA
- North Park CDA
- Kirby Lane RDA
- Wasatch Wind CDA
- North Airport EDA
- Front Mountain EDA
- Closed EDA



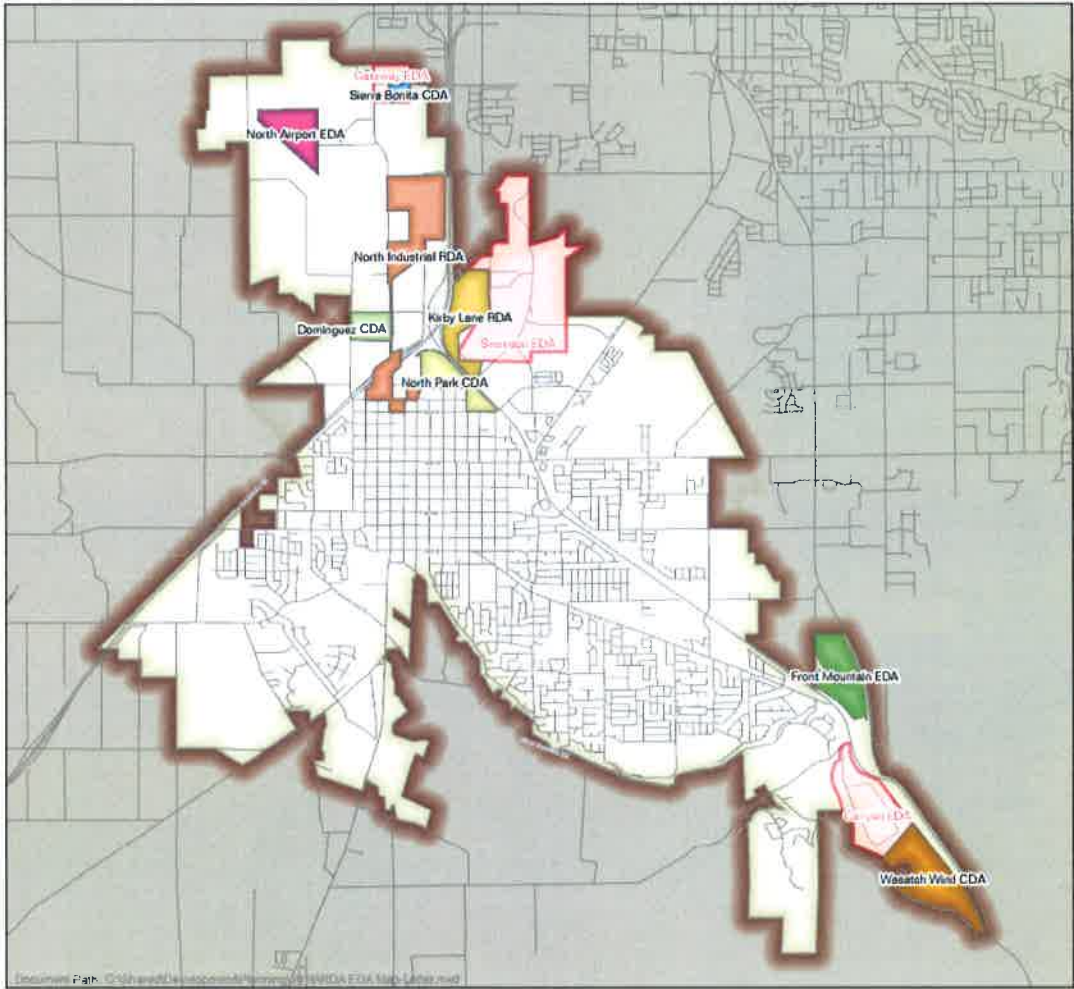
GEOGRAPHIC INFORMATION SYSTEMS

## SPANISH FORK CITY GIS

40 South Main Street  
 Spanish Fork, UT 84660  
 801.804.4571 (Admin)  
 801.804.4570 (Interns)  
 801.804.4572 (Interns)

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