

2018 ANNUAL REPORT

REDEVELOPMENT AGENCY OF SALT LAKE CITY

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



SLCRDA

NOVEMBER 1, 2018



LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM

Table of Contents

SECTION 1: EXECUTIVE SUMMARY	4
INTRODUCTION	4
OVERVIEW OF THE AGENCY	5
SUMMARY OF REQUESTED FUNDS	7
SECTION 2: CENTRAL BUSINESS DISTRICT RDA	8
SOURCES OF FUNDS.....	9
USES OF FUNDS.....	9
PROJECT AREA REPORTING AND ACCOUNTABILITY.....	9
NOTABLE DEVELOPMENT AND FUTURE PROJECTS	11
PROJECT AREA BUDGET	11
OTHER RELEVANT INFORMATION	11
SECTION 3: WEST TEMPLE GATEWAY RDA.....	12
SOURCES OF FUNDS.....	12
USES OF FUNDS.....	13
PROJECT AREA REPORTING AND ACCOUNTABILITY.....	13
NOTABLE DEVELOPMENT AND FUTURE PROJECTS	14
PROJECT AREA BUDGET	15
OTHER RELEVANT INFORMATION	15
SECTION 4: DEPOT DISTRICT RDA	16
SOURCES OF FUNDS.....	16
USES OF FUNDS.....	17
PROJECT AREA REPORTING AND ACCOUNTABILITY.....	17
NOTABLE DEVELOPMENT AND FUTURE PROJECTS	18
PROJECT AREA BUDGET	19
OTHER RELEVANT INFORMATION	19
SECTION 5: GRANARY DISTRICT RDA.....	20
SOURCES OF FUNDS.....	20
USES OF FUNDS.....	21
PROJECT AREA REPORTING AND ACCOUNTABILITY.....	21
NOTABLE DEVELOPMENT AND FUTURE PROJECTS	23
PROJECT AREA BUDGET	23
OTHER RELEVANT INFORMATION	23
SECTION 6: WEST CAPITOL HILL RDA.....	24
SOURCES OF FUNDS.....	24
USES OF FUNDS.....	25
PROJECT AREA REPORTING AND ACCOUNTABILITY.....	25
NOTABLE DEVELOPMENT AND FUTURE PROJECTS	26
PROJECT AREA BUDGET	27



OTHER RELEVANT INFORMATION27

SECTION 7: NORTH TEMPLE VIADUCT CDA28

 SOURCES OF FUNDS.....28

 USES OF FUNDS.....29

 PROJECT AREA REPORTING AND ACCOUNTABILITY.....29

 NOTABLE DEVELOPMENT AND FUTURE PROJECTS30

 PROJECT AREA BUDGET31

 OTHER RELEVANT INFORMATION31

SECTION 8: NORTH TEMPLE URA32

 SOURCES OF FUNDS.....32

 USES OF FUNDS.....33

 PROJECT AREA REPORTING AND ACCOUNTABILITY.....33

 NOTABLE DEVELOPMENT AND FUTURE PROJECTS34

 PROJECT AREA BUDGET34

 OTHER RELEVANT INFORMATION35

SECTION 9: BLOCK 70 CDA.....36

 SOURCES OF FUNDS.....36

 USES OF FUNDS.....37

 PROJECT AREA REPORTING AND ACCOUNTABILITY.....37

 NOTABLE DEVELOPMENT AND FUTURE PROJECTS38

 PROJECT AREA BUDGET39

 OTHER RELEVANT INFORMATION39

SECTION 10: NORTHWEST QUADRANT CRA.....40

SECTION 11: STADLER RAIL CRA41

SECTION 12: 9 LINE CRA.....42

SECTION 13: STATE STREET CRA43

EXHIBIT A: PROJECT AREA MAPS44

SECTION 1: EXECUTIVE SUMMARY

INTRODUCTION

Lewis Young Robertson & Burningham, Inc. (“LYRB”) prepared this Annual Report on behalf of the Redevelopment Agency of Salt Lake City (the “Agency” or “RDA”). The report describes the Agency’s eight project areas (*Central Business District, West Temple Gateway, Depot District, Granary District, West Capitol Hill, North Temple Viaduct, North Temple, and Block 70*). LYRB has created and/or updated annual and multi-year budgets and created a proprietary Excel-based software package to manage the Agency’s Project Areas in the future.

The purpose of this report 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 2018, this report facilitates the Agency’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 and audit report to the State Auditor, 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 Agency, to which this report is being provided, are summarized in the table below.

Table 1.1: RDA Taxing Entities

RDA TAXING ENTITIES	
Salt Lake City Mayor Jackie Biskupski	Salt Lake City
Salt Lake City Council	Salt Lake City
Salt Lake County Council	Salt Lake County
Scott Tingley	Salt Lake County
Janet Roberts	Salt Lake City School District
JoAnne Dubois	Central Utah Water Conservancy District
Ary Faraji	Salt Lake City Mosquito Abatement District
Mike DeVries	Metropolitan Water District of Salt Lake
Natalie Grange	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Scott Smith	Utah State Tax Commission

Per 17C-1-603 of the Utah Code, this annual report is for informational and compliance purposes and is intended to provide an overview of each Project Area. The report may also include additional information to clarify the Agency’s Project Area initiatives.

OVERVIEW OF THE AGENCY

The Agency was created in 1969 by the Board of Commissioners of Salt Lake City in accordance with the provision of the Utah Neighborhood Development Act, UCA 17A-2-1201, 17A-2-1202, and 17A-2-1203 and continues to operate under Title 17C of Utah Code (UCA 17C) now titled as the “Limited Purpose Local Government Entities – Community Reinvestment Agency Act. The purpose of the Agency is to encourage the revitalization of certain areas of the City with quality developments that are conducive to meeting the long-range goals of the City.

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 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.

CRAs are created under a redevelopment or reinvestment 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 created, and 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 blight study must be performed in the designated area. The agency then forges an agreement to receive tax increment participation and approval of the blight 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 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.

As five of the eight active project areas in the Salt Lake City were created prior to this expansion of UCA 17C, each of these three Project Areas has been classified simply as a Redevelopment Area, or RDA. The sixth Project Area, North Temple, has been classified as an URA. The remaining two project areas have been classified as CDAs. In 2016, changes were made to UCA 17C putting an end to these three classifications. Going forward all project areas will again be lumped into one category and will be designated as Community Reinvestment Areas (CRA).

AUTHORITIES AND POWERS OF THE AGENCY

The authority of the Agency is directed by UCA Title 17C, 17C-1-202

- I. An agency may:
 - ☐ Sue and be sued;
 - ☐ Enter into contracts generally;
 - ☐ Buy, obtain an option upon, acquire by gift, or otherwise acquire an interest in real or personal property;

- ☞ Hold, sell, convey, grant, gift, or otherwise dispose of any interest in real or personal property;
- ☞ Own, hold, maintain, utilize, manage, or operate real or personal property, which may include the use of agency funds or the collection of revenue;
- ☞ Enter into a lease agreement on real or personal property, either as lessee or lessor;
- ☞ Provide for project area development as provided in this title;
- ☞ Receive and use agency funds 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 the agency receives for any purposes described in this title;
- ☞ Borrow money or accept financial or other assistance from 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 project area development or for any of the agency’s other purposes, including:
 - Reimbursing an advance made by the agency or by a public entity 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 project area development project;
- ☞ Pay an impact fee, exaction, or other fee imposed by a community in connection with land development; or
- ☞ Transact other business and exercise all other powers provided for in this title.
- ☞ The establishment of controls or restrictions and covenants under Subsection (1)(i) is a public purpose
- ☞ An agency may acquire real property under Subsection (1)(c) that is outside a project area only if the board determines that the property will benefit a project area
- ☞ An agency is not subject to Section 10-8-2 or 17-50-312

GOVERNING BOARD OF TRUSTEES AND STAFF MEMBERS

Table 1.2: Board of Trustees

GOVERNING BOARD OF TRUSTEES		
Derek Kitchen	Chair	Salt Lake City Council Member
Amy Fowler	Vice Chair	Salt Lake City Council Member
Andrew Johnston	Board Member	Salt Lake City Council Member
Charlie Luke	Board Member	Salt Lake City Council Member
Erin Mendenhall	Board Member	Salt Lake City Council Member
James Rogers	Board Member	Salt Lake City Council Member
Chris Wharton	Board Member	Salt Lake City Council Member

Table 1.3: Agency Leadership

AGENCY LEADERSHIP		
Jackie Biskupski	Executive Director	Salt Lake City Mayor
Lara Fritts	Chief Executive Office	Administrative Staff
Danny Walz	Chief Operating Officer	Administrative Staff
Jill Wilkerson-Smith	Deputy Chief Operating Officer	Administrative Staff

SUMMARY OF REQUESTED FUNDS

In accordance with Utah Code 17C-1-603(3) this report is for informational purposes only and does 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), taxing entity committee resolutions, and/or interlocal cooperation agreements.

Table I.4: Estimate of Tax Increment

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2018 (Ending Dec. 31, 2018)	Tax Year 2019 (Beginning Jan. 1, 2019)
PROPERTY TAX INCREMENT		
Central Business District	\$22,915,000	\$28,145,548
West Temple Gateway	\$671,000	Project Expired
Depot District	\$3,695,000	\$4,380,669
Granary District	\$508,000	\$587,836
West Capitol Hill	\$535,000	\$613,644
North Temple Viaduct	\$538,000	\$583,209
North Temple	\$318,000	\$373,788
Block 70	\$1,610,000	\$1,674,422
Northwest Quadrant	Not Active	\$56,618
Stadler Rail	Not Active	\$15,726
TOTAL PROPERTY TAX INCREMENT	\$30,790,000	\$36,431,460

SECTION 2: CENTRAL BUSINESS DISTRICT RDA

Table 2.1: Project Area Overview

OVERVIEW				
Type RDA	Acreage 100 Collection 166 Non-Collection	Purpose Central Business District	Taxing District 01A 01B 01C 01E	Tax Rate 01A - 0.014245 01B - 0.014245 01C - 0.014245 01E - 0.014245
Creation Year FY 1971	Base Year FY 1983	Term Current Term: 30 Years	Trigger Year FY 2010	Expiration Year FY 2040
Base Value \$136,894,100	TY 2017 Value \$2,180,072,098	Increase 1,493%	FY 2018 Increment \$22,914,752	Remaining Life 22 Years



The Central Business District was originally created in 1971 and included two blocks downtown. By 1983, the Central Business District had expanded to 266 acres. The Central Business District includes much of downtown Salt Lake City. It serves as the commercial heart of not only the City, but the State of Utah. The guiding plans for the Central Business District call for strengthening the City’s tax base through economic development and growth. These efforts are providing for new commercial and housing development, as well

as rehabilitation of existing downtown buildings. The Central Business District Project Area Plan also recommends installation of public improvements including, but not limited to, transportation enhancements and cultural facilities. Within the Project Area’s 266 acres that are bounded by North Temple and 500 South, and by 400 West and 200 East, the Agency generates tax increment from a selected 100 acres. The remaining 166 non-collecting acres are still eligible for Agency programs and funding.



SOURCES OF FUNDS

Table 2.2: Sources of Funds

FY 2018 SOURCES OF FUNDS	
Property Tax Increment	\$22,914,752
Interest Income	\$207,822
Transfer from Revolving Loan Fund	\$1,325,000
Total Sources of Funds	\$24,447,574

Table 2.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Entity	Percentages
Salt Lake County	100%
Salt Lake City School District	100%
Salt Lake City	100%
Salt Lake City Library	100%
Metro Water District – Salt Lake	100%
Salt Lake City Mosquito Abatement District	100%
Central Utah Water Conservancy District	100%

USES OF FUNDS

Table 2.4: Uses of Funds

FY 2018 USES OF FUNDS	
RDA Administration	\$1,709,148
Taxing Entity Tax Increment Distribution	\$10,166,981
Tax Increment Reimbursement Payments	\$491,736
Debt Service Payments	\$2,640,284
Public Infrastructure & Site Improvements	\$1,029,814
Miscellaneous Property Expenses	\$529,168
Revolving Loan Fund	\$854,451
Contribution to Fund Balance	\$2,981,956
Capital Expenditures	\$4,049,036
Total Use of Funds	\$24,447,574

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 2.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2018	\$22,989,752	\$28,183,388	81.57%

GROWTH IN ASSESSED VALUE

Table 2.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2017 vs. 2016)	\$2,180,072,098	\$2,253,069,110	-3.24%	-3.24%
Lifetime Growth in Project Area (2017 vs. 1996)	\$2,180,072,098	\$1,098,246,287	98.50%	3.32%
Lifetime Growth in Project Area (2017 vs. Base)	\$2,180,072,098	\$136,894,100	1,492%	8.48%
ASSESSED VALUES IN SALT LAKE CITY				
Annual Growth in Salt Lake City (2017 vs. 2016)	\$25,953,591,266	\$23,932,707,816	8.44%	8.44%
Lifetime Growth in Salt Lake City (2017 vs. 1996) ¹	\$25,953,591,266	\$11,090,922,916	134.01%	4.13%

The Project Area experienced a 3.24% decrease in assessed value over the last year. This was due to a decrease in both the centrally assessed and personal property within the Project Area. The assessed value within the Project Area has increased a total of 1,492% since the base year of the Project Area.

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 2.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Increased Property Tax Revenues
*Increased Sales Tax
*Increased Jobs and Wages

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant benefit to the taxing entities will be realized when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

Table 2.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	Base Year Value Revenues	ACTUAL % ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2018	NA	\$22,989,752	\$1,950,056	1,179%
Lifetime Revenue (2018 ²)	NA	\$22,989,752	\$1,950,056	1,179%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2018	NA	\$13,793,851	\$1,950,056	707%
Lifetime Revenue (2018)	NA	\$13,793,851	\$1,950,056	707%

¹ 1996 is the earliest year assessed values are available for the City.

² 2018 is the first year the Agency started tracking the growth in tax increment.

NOTABLE DEVELOPMENT AND FUTURE PROJECTS



In February 2018, the Agency released an RFQ for a mixed-use, mixed-income affordable housing development on the Agency’s 1.1-acre owned site on 255 South State Street property. Other notable development within the Central Business District Project Area include City Creek, Vivint Smart Home Arena, Gallivan Center, and the Salt Palace Convention Center.

Table 2.9: Developed and Undeveloped Acreage

CENTRAL BUSINESS DISTRICT RDA	ACREAGE	PERCENTAGE
Developed	265	89.83%
Undeveloped	30	10.17%
Total	295	100%

There are 1,608 housing units within the Central Business District Project Area. These housing units comprise 34 acres of the Project Area.

Table 2.10: Central Business District Housing Development

CENTRAL BUSINESS DISTRICT RDA	ACREAGE	PERCENTAGE
Housing	34	11.53%
Non-Housing	261	88.47%
Total	295	100%

PROJECT AREA BUDGET

The Central Business District Project Area is a pre-1993 approved redevelopment project area, and a project budget was not legally required at the time of adoption. The Project Area does not mandate a limit on any administrative fees or overall project area funding. The Agency currently uses 10% of the available tax increment to fund the administration and operations of the Project Area. As outlined in the summary table, the Agency is authorized to receive tax increment for an additional 22-year period at the participation levels outlined in Table 2.3.

OTHER RELEVANT INFORMATION

The Agency has not identified any major issues within the Central Business District Project Area. All relevant information for the Project Area has been outlined in this section of the 2018 Annual Report.

SECTION 3: WEST TEMPLE GATEWAY RDA

Table 3.1: Project Area Overview

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 92	<u>Purpose</u> Mixed-Use Development	<u>Taxing District</u> 01K	<u>Tax Rate</u> 0.014245
<u>Creation Year</u> FY 1987	<u>Base Year</u> FY 1987	<u>Term</u> 32 Years	<u>Trigger Year</u> FY 1988	<u>Expiration Year</u> FY 2019
<u>Base Value</u> \$50,234,090	<u>TY 2017 Value</u> \$144,722,271	<u>Increase</u> 188%	<u>FY 2018 Increment</u> \$665,697	<u>Remaining Life</u> 1 Year



The West Temple Gateway was created in 1987. It is located on the southern periphery of Downtown Salt Lake City, the Project Area is a gateway to the City’s business district by way of an attractive, urban residential environment. The Project Area’s rising neighborhood business district on 900 South, aptly named Central Ninth, is surrounded by an eclectic mix of multi-family developments, single-family homes, and a growing number of commercial and office buildings. The centrally-located 900 South

TRAX station, which was built with Agency assistance in 2005, provides area residents and businesses with excellent transit connectivity to other commercial and residential neighborhoods located throughout the Salt Lake Valley.

SOURCES OF FUNDS

Table 3.2: Sources of Funds

2018 SOURCES OF FUNDS	
Property Tax Increment	\$534,073
Interest Revenue	\$37,527
Total Sources of Funds	\$571,600

Table 3.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Entity	Percentage
Salt Lake County	60%
Salt Lake City School District	60%
Salt Lake City	60%
Salt Lake City Library	60%
Metro Water District – Salt Lake	60%
Salt Lake City Mosquito Abatement District	60%
Central Utah Water Conservancy District	60%

USES OF FUNDS

Table 3.4: Uses of Funds

2018 USES OF FUNDS	
Administration	\$87,000
Miscellaneous Property Expense	\$34,829
Other Contractual Payments	\$13,578
CIP – 900 S. Street Improvements	\$137,795
Contribution to Fund Balance	\$298,398
Total Use of Funds	\$571,600

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 3.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2018	\$534,073	\$656,257	81%

GROWTH IN ASSESSED VALUE

Table 3.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2017 vs. 2016)	\$144,722,271	\$131,625,455	9.95%	9.95%
Lifetime Growth in Project Area (2017 vs. 1996)	\$144,722,271	\$73,716,336	96.32%	3.26%
Lifetime Growth in Project Area (2017 vs. Base)	\$144,722,271	\$50,234,090	188%	3.59%
ASSESSED VALUES IN SALT LAKE CITY				
Annual Growth in Salt Lake City (2017 vs. 2016)	\$25,953,591,266	\$23,932,707,816	8.44%	8.44%
Lifetime Growth in Salt Lake City (2017 vs. 1996)	\$25,953,591,266	\$11,090,922,916	134.01%	4.13%

The Project Area experienced a 9.95% increase in assessed value over the last year. This was due to an approximately \$12 million increase in the real property within the Project Area. The assessed value within the Project Area has increased a total of 188% since the base year of the Project Area.

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 3.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Increased Property Tax Revenues
*Higher growth in tax base compared to non-RDA areas

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant benefit to the taxing entities will be realized when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

Table 3.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	Base Year Value Revenues	ACTUAL % ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2018	NA	\$665,697	\$664,647	100.15%
Lifetime Revenue (2018)	NA	\$665,697	\$664,647	100.15%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2018	NA	\$584,476	\$664,647	87.94%
Lifetime Revenue (2018)	NA	\$584,746	\$664,647	87.94%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

In the beginning of 2018, the Agency completed the Jefferson Mid-block Walkway Project, a first-of-its-kind walkway in the City located between 800 and 900 South and 200 West and Jefferson Street. The Walkway is flanked by new residential cottage homes built by Benchmark Modern, whose construction were funded in-part by the Agency’s Loan Program and were built specifically to look upon the public pedestrian space. The Walkway connects Jefferson Street to the 900 South TRAX Station on 200 West. Other development within the West Temple Gateway include the 9 Line Community Garden and the Central Ninth Market.



Table 3.9: Developed and Undeveloped Acreage

WEST TEMPLE GATEWAY RDA	ACREAGE	PERCENTAGE
Developed	98	95.15%
Undeveloped	5	4.85%
Total	103	100%

There are 360 housing units within the West Temple Gateway Project Area. These housing units comprise 24 acres of the Project Area.

Table 3.10: West Temple Gateway Housing Development

WEST TEMPLE GATEWAY RDA	ACREAGE	PERCENTAGE
Housing	24	23.30%



Non-Housing	79	76.70%
Total	103	100%

PROJECT AREA BUDGET

The West Temple Gateway Project Area is a pre-1993 approved redevelopment project area, and a project budget was not legally required at the time of adoption. The Project Area does not mandate a limit on any administrative fees or overall project area funding. The Agency currently uses up to 15% of the available tax increment to fund the administration and operations of the Project Area. As outlined in the summary table, the Agency is authorized to receive tax increment for an additional 1-year period at the participation levels outlined in Table 3.3.

OTHER RELEVANT INFORMATION

The Agency has not identified any major issues within the West Temple Gateway Project Area. All relevant information for the Project Area has been outlined in this section of the 2018 Annual Report.

SECTION 4: DEPOT DISTRICT RDA

Table 4.1: Project Area Overview

OVERVIEW				
Type RDA	Acreage 100 Collection 69 Non-Collection	Purpose Commercial Development	Taxing District 01N	Tax Rate 0.014245
Creation Year FY 1998	Base Year FY 1998	Term 32 Years	Trigger Year FY 1999	Expiration Year FY 2023
Base Value \$27,478,709	TY 2017 Value \$461,683,825	Increase 1,580%	FY 2018 Increment \$3,688,716	Remaining Life 5 Years



The Depot District Project Area is located just west of Downtown Salt Lake, covering the area from North Temple to 400 South and 400 West to Interstate 15 (I-15). Historically, the area has been part of the City’s industrial and railroad corridor. With the reconstruction of I-15 off-ramps and the consolidation of rail lines along 700 West, the improved accessibility of the area has made investment more desirable. The newest Project Area development is aptly named Station Center, envisioned to be the City’s premier transit-oriented, mixed-use development.

SOURCES OF FUNDS

Table 4.2: Sources of Funds

FY 2018 SOURCES OF FUNDS	
Property Tax Increment	\$3,688,716
Interest Revenue	\$117,843
Total Sources of Funds	\$3,806,559

Table 4.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Entity	Percentage
Salt Lake County	75%
Salt Lake City School District	75%
Salt Lake City	75%
Salt Lake City Library	75%
Metro Water District – Salt Lake	75%
Salt Lake City Mosquito Abatement District	75%
Central Utah Water Conservancy District	75%

USES OF FUNDS

Table 4.4: Uses of Funds

2018 USES OF FUNDS	
Administration	\$500,000
City-Wide Housing	\$190,000
Debt Service Payments	\$27,924
Tax Increment Reimbursement Payments	\$1,069,257
Miscellaneous Property Expenses	\$99,447
Public Infrastructure & Site Improvements	\$83,976
Capital Expenditures	\$137,787
Contribution to Fund Balance	\$1,698,168
Total Use of Funds	\$3,806,559

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 4.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2018	\$3,688,716	\$3,876,000	95.17%

GROWTH IN ASSESSED VALUE

Table 4.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2017 vs. 2016)	\$461,683,825	\$419,610,969	10.03%	10.03%
Lifetime Growth in Project Area (2017 vs. Base)	\$461,683,825	\$27,478,709	1,580%	16.01%
ASSESSED VALUES IN SALT LAKE CITY				
Annual Growth in Salt Lake City (2017 vs. 2016)	\$25,953,591,266	\$23,932,707,816	8.44%	8.44%
Lifetime Growth in Salt Lake City (2017 vs. 1998)	\$25,953,591,266	\$12,836,891,898	102%	3.78%

The Project Area experienced a 10.03% increase in assessed value over the last year. This was due to an approximately \$40 million increase in real property value within the Project Area. The assessed value within the Project Area has increased a total of 1,580% since the base year of the Project Area.

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 4.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Increased Property Tax Revenues
*Higher growth in tax base compared to non-RDA areas

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant benefit to the taxing entities will be realized when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

Table 4.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	Base Year Value Revenues	ACTUAL % ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2018	NA	\$3,688,716	\$391,402	942%
Lifetime Revenue (2018)	NA	\$3,688,716	\$391,402	942%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2018	NA	\$2,496,568	\$391,402	638%
Lifetime Revenue (2018)	NA	\$2,496,568	\$391,402	638%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS



Upon being awarded a grant from the Wasatch Front Regional Council’s Transportation Land Use Connection (TLC) program the Agency organized a multi-organizational effort to create an actionable redevelopment plan for the area near the Salt Lake Central Station (Intermodal Hub). The plan will be based on consideration of other existing a planned development, input from key area stakeholders, and the potential of a large future influx of residents and office workers into the transit-oriented area. The Agency is currently holding public workshops wherein the Agency and other members of the management team have met

with stakeholders and property owners to receive input on the plan. The Agency is currently working with developers to develop the Station Center Area, a mixed-use transit-oriented project.

Other development within the Depot District Project Area include Cicero, Kiln, Recursion Pharmaceuticals, Dave & Buster’s, and Hyatt Place, all located in the revitalized Gateway Mall

Table 4.9: Developed and Undeveloped Acreage

DEPOT DISTRICT RDA	ACREAGE	PERCENTAGE
Developed	183	95.31%
Undeveloped	9	4.69%
Total	192	100%

There are 1,901 housing units within the West Temple Gateway Project Area. These housing units comprise 33 acres of the Project Area.

Table 4.10: Depot District Housing Development

DEPOT DISTRICT RDA	ACREAGE	PERCENTAGE
Housing	33	17.19%
Non-Housing	159	82.81%
Total	192	100%

PROJECT AREA BUDGET

The Depot District Project Area is classified as a redevelopment project area, the Project Area Budget does not mandate a limit on any administrative fees or overall project area funding. The Agency currently uses up to 15% of the available tax increment to fund the administration and operations of the Project Area. As outlined in the summary table, the Agency is authorized to receive tax increment for an additional 5-year period at the participation levels outlined in Table 4.3.

OTHER RELEVANT INFORMATION

The Agency has not identified any major issues within the Depot District Project Area. All relevant information for the Project Area has been outlined in this section of the 2018 Annual Report.



Depiction of future Station Center Development

SECTION 5: GRANARY DISTRICT RDA

Table 5.1: Project Area Overview

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 96	<u>Purpose</u> Mixed-Use Development	<u>Taxing District</u> 43H	<u>Tax Rate</u> 02A - 0.014245
<u>Creation Year</u> FY 1999	<u>Base Year</u> FY 1999	<u>Term</u> 24 Years	<u>Trigger Year</u> FY 2000	<u>Expiration Year</u> FY 2024
<u>Base Value</u> \$48,813,397	<u>TY 2017 Value</u> \$104,390,375	<u>Increase</u> 113%	<u>FY 2018 Increment</u> \$505,485	<u>Remaining Life</u> 6 Years



The Granary District Project Area was historically utilized as an industrial and railroad corridor serving Salt Lake City. More recently, additional housing and service-oriented commercial development have been added to the Project Area’s mix of land uses. The Agency is working in the Project Area to create mixed-use neighborhoods that support commercial businesses and services by improving public infrastructure, removing blight, preserving historic structures, financially supporting adaptive reuse development, and creating open space.

The Project Area lies between Interstate 15 to the west and 300 West to the east and 600 South to the north and the Interstate 15 900 South off-ramp.

SOURCES OF FUNDS

Table 5.2: Sources of Funds

2018 SOURCES OF FUNDS	
Property Tax Increment	\$505,485
Interest Revenue	\$24,888
Total Sources of Funds	\$530,373

As outlined in the creation documents, the Agency will receive tax increment in the Granary District Project Area according to the following schedule:

Table 5.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Entity	Percentage
Salt Lake County	75%
Salt Lake City School District	75%

Salt Lake City	75%
Salt Lake City Library	75%
Metro Water District – Salt Lake	75%
Salt Lake City Mosquito Abatement District	75%
Central Utah Water Conservancy District	75%

USES OF FUNDS

Table 5.4: Uses of Funds

2018 USES OF FUNDS	
Administration	\$18,945
Tax Increment Reimbursement Payment	\$21,194
City-Wide Housing	\$41,950
Miscellaneous Property Expense	\$2,124
Adaptive Re-use Program	\$135,147
Public Infrastructure & Site Improvements	\$69,734
Contribution to Fund Balance	\$241,279
Total Use of Funds	\$530,373



PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 5.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2018	\$505,485	\$427,895	118.13%

GROWTH IN ASSESSED VALUE

Table 5.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2017 vs. 2016)	\$104,390,375	\$90,443,298	15.42%	15.42%
Lifetime Growth in Project Area (2017 vs. Base)	\$104,390,378	\$48,813,397	113.86%	4.31%
ASSESSED VALUES IN SALT LAKE CITY				
Annual Growth in Salt Lake City (2017 vs. 2016)	\$25,953,591,266	\$23,932,707,816	8.44%	8.44%
Lifetime Growth in Salt Lake City (2017 vs. 1999)	\$25,953,591,266	\$13,418,418,251	93.42%	3.73%

The Project Area experienced a 15.42% increase in assessed value over the last year. This was due to an approximately \$14 million increase in real and personal property within the Project Area. The assessed value within the Project Area has increased a total of 113.86% since the base year of the Project Area.

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 5.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Increased Property Tax Revenues
*Higher growth in tax base compared to non-RDA areas

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant benefit to the taxing entities will be realized when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

Table 5.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET* REVENUES	ACTUAL REVENUE	Base Year Value Revenues	ACTUAL % ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2018	NA	\$505,485	\$695,347	72.69%
Lifetime Revenue (2018)	NA	\$505,485	\$695,347	72.69%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2018	NA	\$286,209	\$695,347	41.16%
Lifetime Revenue (2018)	NA	\$286,209	\$695,347	41.16%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The Agency provided A-3 Project, located at 935 South 300 West, with a \$71,500 Project Area’s Adaptive Reuse Loan to convert two underutilized buildings into 5,500 sq. ft. of commercial space. The project is strengthening the area as a commercial district by increasing the availability of retail goods and services. Leased by T.F. Brewing, a newly established brewery opened in October of 2018, and houses a 15-barrel brewhouse, a tavern and beer store, space for barrel aging, tastings and private events, and an outdoor patio. The project will aid in transforming the Project Area into a walkable, clean, and safe neighborhood that attracts new businesses and residents to the area.



The Agency entered negotiations with The Bicycle Collective to develop 0.26 acres of Agency owned property into a modern, two-story, 15,000 sq. ft. multi-use building. The new facility will bring synergistic uses to 900 South, which is part of the 9-Line trail corridor that connects east and west Salt Lake City.

Table 5.9: Developed and Undeveloped Acreage

GRANARY DISTRICT RDA	ACREAGE	PERCENTAGE
Developed	93	90.29%
Undeveloped	10	9.71%
Total	103	100%

There are 92 housing units within the Granary District Project Area. These housing units comprise 16 acres of the Project Area.

Table 5.10: Granary District Housing Development

GRANARY DISTRICT RDA	ACREAGE	PERCENTAGE
Housing	16	15.53%
Non-Housing	87	84.47%
Total	103	100%

PROJECT AREA BUDGET

The Granary District Project Area is classified as a redevelopment project area, the Project Area Budget does not mandate a limit on any administrative fees or overall project area funding. The Agency currently uses up to 5-15% of the available tax increment to fund the administration and operations of the Project Area. As outlined in the summary table, the Agency is authorized to receive tax increment for an additional 6-year period at the participation levels outlined in Table 5.3.

OTHER RELEVANT INFORMATION

The Agency has not identified any major issues within the Granary District Project Area. All relevant information for the Project Area has been outlined in this section of the 2018 Annual Report.

SECTION 6: WEST CAPITOL HILL RDA

Table 6.1: Project Area Overview

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 90	<u>Purpose</u> Mixed-Use Development	<u>Taxing District</u> 01M	<u>Tax Rate</u> 0.010034
<u>Creation Year</u> FY 1996	<u>Base Year</u> FY 1996	<u>Term</u> 9 Years or cap of \$2.3 million	<u>Trigger Year</u> FY 2015	<u>Expiration Year</u> FY 2023 ⁴
<u>Base Value</u> \$28,322,952	<u>TY 2017 Value</u> \$90,343,208	<u>Increase</u> 218%	<u>FY 2018 Increment</u> \$534,073	<u>Remaining Life</u> 5 Years



The West Capitol Hill Project Area is located between 300 and 800 North, and between 200 and 400 West. The Project Area includes portions of the City’s historic Marmalade neighborhood, and its many pockets of charming residential and commercial structures. The Project Area Plan seeks to stabilize the residential neighborhoods, while strengthening the commercial business corridor along 300 West. The Project Area’s largest project, Marmalade Block, began with the construction of a new branch of the Salt Lake City Public Library and will be completed with the construction of adjacent residential, retail, and public open space development.

SOURCES OF FUNDS

Table 6.2: Sources of Funds

2018 SOURCES OF FUNDS	
Property Tax Increment	\$534,073
Interest Income	\$14,082
Total Sources of Funds	\$548,155

Table 6.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Entity	Percentage
Salt Lake City School District	100%
Salt Lake City	100%

⁴ The Agency anticipates reaching the \$2.3 million cap amount in FY 2019 or FY 2020.

USES OF FUNDS

Table 6.4: Uses of Funds

2018 USES OF FUNDS	
Administration	\$8,496
Taxing Entity Tax Increment Distribution	\$133,518
CIP – 300 West Streetscape Improvements	\$28,961
Contribution to Fund Balance	\$377,180
Total Use of Funds	\$548,155

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 6.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2018	\$534,073	\$566,369	94.30%

GROWTH IN ASSESSED VALUE

Table 6.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2017 vs. 2016)	\$90,343,208	\$83,471,701	8.23%	8.23%
Lifetime Growth in Project Area (2017 vs. Base)	\$90,343,208	\$28,322,952	218.98%	5.68%
ASSESSED VALUES IN SALT LAKE CITY				
Annual Growth in Salt Lake City (2017 vs. 2016)	\$25,953,591,266	\$23,932,707,816	8.44%	8.44%
Lifetime Growth in Salt Lake City (2017 vs. 1996)	\$25,953,591,266	\$11,090,922,916	134.01%	4.13%

The Project Area experienced an 8.23% increase in assessed value over the last year. This was due to an approximately \$6 million increase in real property value within the Project Area. The assessed value within the Project Area has increased a total of 218.98% since the base year of the Project Area.

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 6.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Increased Property Tax Revenues
*Higher growth in tax base compared to non-RDA areas

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant benefit to the taxing entities will be realized when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

Table 6.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	Base Year Value Revenues	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2018	NA	\$534,073	\$284,193	188%
Lifetime Revenue (2018)	NA	\$534,073	\$284,193	188%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2018	NA	\$223,541	\$284,193	79%
Lifetime Revenue (2018)	NA	\$223,541	\$284,193	79%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

In October 2018, the Arctic Court historic home rehabilitation project was completed. In partnership with Preservation Utah, the Agency funded the transformation of a historic residential property, including the installation of cabinetry and flooring, final renovation of historic wood windows, landscaping, and construction of a driveway and garage. The home will now be marketed and sold by Preservation Utah.

Grove Properties Inc. is in the process of constructing 12 market rate, for-sale townhomes just east of the Marmalade Branch of the City Library. Construction is a little more than halfway complete, with all 12 townhomes framed and roofed, and interior construction underway. When completed, the townhomes will overlook the public library plaza and forthcoming Marmalade Park.



Table 6.9: Developed and Undeveloped Acreage

WEST CAPITOL HILL RDA	ACREAGE	PERCENTAGE
Developed	90	97.83%
Undeveloped	2	2.17%
Total	92	100%

There are 748 housing units within the West Capitol Hill Project Area. These housing units comprise 55 acres of the Project Area.

Table 6.10: West Capitol Hill Housing Development

WEST CAPITOL HILL RDA	ACREAGE	PERCENTAGE
Housing	55	59.78%
Non-Housing	37	40.22%
Total	92	100%

PROJECT AREA BUDGET

The West Capitol Hill Project Area is classified as a redevelopment project area, the Project Area Budget does not mandate a limit on any administrative fees. The Agency currently uses 1.5% of the available tax increment to fund the administration and operations of the Project Area. The Project Area has an overall funding cap of \$2.3 million. As outlined in the summary table, the Agency is authorized to receive tax increment for an additional 5-year period at the participation levels outlined in Table 6.3, or until a cap amount of \$2.3 million is reached, whichever comes first.

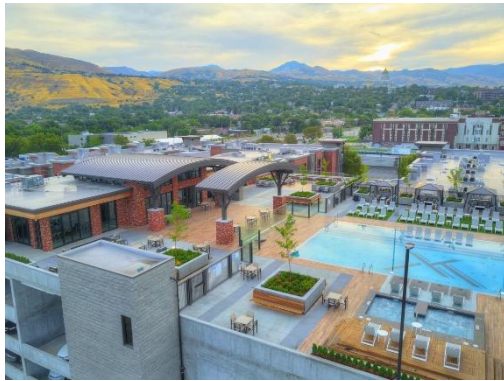
OTHER RELEVANT INFORMATION

The Agency has not identified any major issues within the West Capitol Hill Project Area. All relevant information for the Project Area has been outlined in this section of the 2018 Annual Report.

SECTION 7: NORTH TEMPLE VIADUCT CDA

Table 7.1: Project Area Overview

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> 56	<u>Purpose</u> Assist with Viaduct Rebuild	<u>Taxing District</u> 02B	<u>Tax Rate</u> 0.001629
<u>Creation Year</u> FY 2010	<u>Base Year</u> FY 2010	<u>Term</u> 25 Years or cap of \$13 million	<u>Trigger Year</u> FY 2013	<u>Expiration Year</u> FY 2037
<u>Base Value</u> \$36,499,680	<u>TY 2017 Value</u> \$84,646,228	<u>Increase</u> 132%	<u>FY 2018 Increment</u> \$538,524	<u>Remaining Life</u> 19 Years



The North Temple Viaduct Community Development Project Area was created in January 2010 for funding a percentage of the costs associated with rebuilding and shortening the North Temple viaduct, thereby stimulating economic development in the surrounding area.

The Project Area is located south of 400 North, west of 300 West, and east of the railroad tracks. The North Temple FrontRunner and TRAX Station is within the Project Area boundaries.

SOURCES OF FUNDS

Table 7.2: Sources of Funds

2018 SOURCES OF FUNDS	
Property Tax Increment	\$538,524
Interest Income	\$4,428
Total Sources of Funds	\$542,952

Table 7.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Entity	Percentage
Salt Lake County	100%
Salt Lake City School District	100%
Salt Lake City	100%

USES OF FUNDS

Table 7.4: Uses of Funds

2018 USES OF FUNDS	
Administration	\$8,078
Debt Service Transfer to Salt Lake City	\$530,446
Contribution to Fund Balance	\$4,428
Total Use of Funds	\$542,952

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 7.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2018	\$538,524	\$410,762	131.10%

GROWTH IN ASSESSED VALUE

Table 7.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2017 vs. 2016)	\$86,646,228	\$64,730,133	30.77%	30.77%
Lifetime Growth in Project Area (2017 vs. Base)	\$86,646,228	\$36,495,722	131.91%	12.77%
ASSESSED VALUES IN SALT LAKE CITY				
Annual Growth in Salt Lake City (2017 vs. 2016)	\$25,953,591,266	\$23,932,707,816	8.44%	8.44%
Lifetime Growth in Salt Lake City (2017 vs. 2010)	\$25,953,591,266	\$18,324,933,454	41.63%	5.10%

The Project Area experienced a 30.77% increase in assessed value over the last year. This was due to an approximately \$23 million increase in real property values within the Project Area. The assessed value within the Project Area has increased a total of 131.91% since the base year of the Project Area.

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 7.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Increased Property Tax Revenues
*Higher growth in tax base compared to non-RDA areas

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant financial benefit to the taxing entities will be realized

when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project Area.

Table 7.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	Base Year Value Revenues	% ABOVE Base
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2018	NA	\$538,524	\$447,924	120.23%
Lifetime Revenue (2018)	NA	\$538,524	\$447,924	120.23%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2018	NA	\$-	\$447,924	NA
Lifetime Revenue (2018)	NA	\$-	\$447,924	NA

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The North Temple Viaduct CDA was created with the intent of funding a portion of the costs associated with the rebuilding and shortening of the North Temple viaduct. Recently, KBS and Salt Development started construction on a large mixed-use development around the North Temple FrontRunner and TRAX station known as the Hardware Village. The Hardware Village will include luxury multi-family residential units, commercial, and office space.



Table 7.9: Developed and Undeveloped Acreage

NORTH TEMPLE VIADUCT CDA	ACREAGE	PERCENTAGE
Developed	28	70%
Undeveloped	12	30%
Total	40	100%

There are approximately 500 housing units within the North Temple Viaduct Project Area. These housing units comprise 8 acres of the Project Area.

Table 7.10: North Temple Viaduct Housing Development

NORTH TEMPLE VIADUCT CDA	ACREAGE	PERCENTAGE
Housing	8	20%
Non-Housing	32	80%
Total	40	100%

PROJECT AREA BUDGET

The North Temple Viaduct Project Area is classified as a community development project area, the Project Area Budget does not mandate a limit on any administrative fees. The Agency currently uses 1.5% of the available tax increment to fund the administration and operations of the Project Area. The Project Area has an overall funding cap of \$13 million. As outlined in the summary table, the Agency is authorized to receive tax increment for an additional 19-year period at the participation levels outlined in Table 7.3, or an overall cap of \$13 million, whichever comes first.

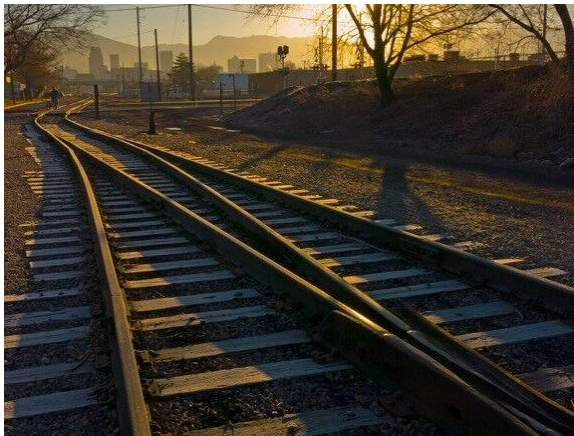
OTHER RELEVANT INFORMATION

The Agency has not identified any major issues within the North Temple Viaduct Project Area. All relevant information for the Project Area has been outlined in this section of the 2018 Annual Report.

SECTION 8: NORTH TEMPLE URA

Table 8.1: Project Area Overview

OVERVIEW				
Type URA	Acreage 319	Purpose Blight Removal	Taxing District 01Q	Tax Rate 0.014245
Creation Year FY 2011	Base Year FY 2011	Term 25 Years	Trigger Year FY 2013	Expiration Year FY 2037
Base Value \$84,073,572	TY 2017 Value \$117,857,474	Increase 40%	FY 2018 Increment \$287,579	Remaining Life 19 Years



The North Temple Urban Renewal Project Area is a major entryway into Salt Lake City. Served by the TRAX light rail “green line,” the North Temple Corridor connects Downtown to the Salt Lake City International Airport, making the area an opportune site for new transit-oriented development. The area’s form based zoning and significant street improvements are transforming North Temple into a vibrant, walkable, transit-oriented corridor, to which the RDA is working to attract catalytic and infill development. As a western gateway to the City, the Project Area serves a vital role to the economic vitality of the City.

SOURCES OF FUNDS

Table 8.2: Sources of Funds

2018 SOURCES OF FUNDS	
Property Tax Increment	\$287,579
Interest Income	\$6,996
Funds Transfer	\$4,000,000
Total Sources of Funds	\$4,294,575

Table 8.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Entity	Percentage
Salt Lake County	75%
Salt Lake City School District	75%
Salt Lake City	75%
Salt Lake City Library	75%
Metro Water District – Salt Lake	75%
Salt Lake City Mosquito Abatement District	75%
Central Utah Water Conservancy District	75%

USES OF FUNDS

Table 8.4: Uses of Funds

2018 USES OF FUNDS	
Administration	\$4,250
City-Wide Housing	\$39,452
CIP – Jordan River Trail Connection	\$25,000
Property Acquisition	\$4,000,000
Contribution to Fund Balance	\$225,873
Total Use of Funds	\$4,294,575

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 8.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2018	\$287,579	\$197,262	145.78%

GROWTH IN ASSESSED VALUE

Table 8.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2017 vs. 2016)	\$117,857,474	\$106,098,060	11.08%	11.08%
Lifetime Growth in Project Area (2017 vs. Base)	\$117,857,474	\$84,073,572	40.18%	5.79%
ASSESSED VALUES IN SALT LAKE CITY				
Annual Growth in Salt Lake City (2017 vs. 2016)	\$25,953,591,266	\$23,932,707,816	8.44%	8.44%
Lifetime Growth in Salt Lake City (2017 vs. 2011)	\$25,953,591,266	\$18,354,027,720	41.41%	5.94%

The Project Area experienced an 11.08% increase in assessed value over the last year. This was due to an approximately \$10 million increase in real property values within the Project Area. The assessed value within the Project Area has increased a total of 40.18% since the base year of the Project Area.

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 8.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Increased Property Tax Revenues
*Higher growth in tax base compared to non-RDA areas

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant benefit to the taxing entities will be realized when the

life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

Table 8.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	Base Year Value Revenues	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2018	NA	\$287,579	\$1,197,628	24.01%
Lifetime Revenue (2018)	NA	\$287,579	\$1,197,628	24.01%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2018	NA	\$193,673	\$1,197,628	16.17%
Lifetime Revenue (2018)	NA	\$193,673	\$1,197,628	16.17%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The Agency is partnering with the City’s Transportation Division and UTA to redesign the Folsom Corridor to include a paved trail that will provide a safe, comfortable, and enjoyable off-street route for walking and bicycling between Downtown and the Jordan River. The proposed trail will consist primarily of a 12-foot-wide asphalt path with improved at-grade crossings of local and arterial streets, as well as wayfinding signage, signed connections to existing transit networks, benches, and bike racks. Landscaping along both sides of the trail will be irrigated to support establishment of native, low-water vegetation.

Table 8.9: Developed and Undeveloped Acreage

NORTH TEMPLE URA	ACREAGE	PERCENTAGE
Developed	307	97.15%
Undeveloped	9	2.85%
Total	316	100%

There are 554 housing units within then North Temple Project Area. These housing units comprise 106 acres of the Project Area.

Table 8.10: North Temple Housing Development

NORTH TEMPLE URA	ACREAGE	PERCENTAGE
Housing	106	33.54%
Non-Housing	210	66.46%
Total	316	100%

PROJECT AREA BUDGET

The North Temple Project Area is classified as an urban renewal project area, the Project Area Budget does not mandate a limit on any administrative fees or overall project area funding. The Agency currently uses 5-10% of the available tax increment to fund the administration and operations of the Project Area. As outlined in the summary table, the Agency is authorized to receive tax increment for an additional 19-year period at the participation levels outlined in Table 8.3.



OTHER RELEVANT INFORMATION

The Agency has not identified any major issues within the North Temple Project Area. All relevant information for the Project Area has been outlined in this section of the 2018 Annual Report.

SECTION 9: BLOCK 70 CDA

Table 9.1: Project Area Overview

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> 14	<u>Purpose</u> Community Development	<u>Taxing District</u> 01R	<u>Tax Rate</u> 0.012272
<u>Creation Year</u> FY 2011	<u>Base Year</u> FY 2011	<u>Term</u> 25 Years	<u>Trigger Year</u> FY 2017	<u>Expiration Year</u> FY 2040
<u>Base Value</u> \$58,757,937	<u>TY 2017 Value</u> \$206,219,194	<u>Increase</u> 251%	<u>FY 2018 Increment</u> \$1,596,290	<u>Remaining Life</u> 23 Years

The Block 70 Community Reinvestment Project Area was established for creating a public benefit through community development. The Project Area is home to Salt Lake City’s newest performing art center, the Eccles Theater, and the newly revitalized connector thoroughfare, Regent Street.

The Project Area consists of 14.44 acres located south of 100 South, north of 200 South, east of Main Street, and west of State Street.



SOURCES OF FUNDS

Table 9.2: Sources of Funds

2018 SOURCES OF FUNDS	
Property Tax Increment	\$1,596,290
Agency Funds Transfer	\$7,127,689
Private Fundraising	\$3,340,795
Appropriation of Fund Balance	\$132,491,524
Interest Income	\$195,236
Total Sources of Funds	\$144,751,534

Table 9.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Entity	Percentage
Salt Lake County	70%
Salt Lake City School District	100%
Salt Lake City	100%

USES OF FUNDS

Table 9.4: Uses of Funds

2018 USES OF FUNDS	
Debt Service Payment	\$9,404,370
Taxing Entity Tax Increment Distribution	\$410,493
Eccles Theater Operations	\$609,930
CIP – Eccles/Regent Street	\$2,003,930
Contributions to UPACA	\$129,897,676
Fundraising Fulfillment	\$371,850
Debt Service Reserve Fund	\$2,053,285
Total Use of Funds	\$144,751,534

PROJECT AREA REPORTING AND ACCOUNTABILITY

COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 9.5: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2018	\$1,596,290	\$1,280,637	125%

GROWTH IN ASSESSED VALUE

Table 9.6: Growth in Assessed Value

GROWTH IN ASSESSED VALUE	CURRENT YEAR	PRIOR YEAR	GROWTH RATE	AAGR
ASSESSED VALUES IN PROJECT AREA				
Annual Growth in Project Area (2017 vs. 2016)	\$206,219,194	\$158,846,344	29.82%	29.82%
Lifetime Growth in Project Area (2017 vs. Base)	\$206,219,194	\$58,757,937	250.96%	23.28%
ASSESSED VALUES IN SALT LAKE CITY				
Annual Growth in Salt Lake City (2017 vs. 2016)	\$25,953,591,266	\$23,932,707,816	8.44%	8.44%
Lifetime Growth in Salt Lake City (2017 vs. 2011)	\$25,953,591,266	\$18,354,027,720	41.41%	5.94%

The Project Area experienced a 29.82% increase in assessed value over the last year. This was due to an approximately \$26 million increase in the total real property and personal property values within the

Project Area. The assessed value within the Project Area has increased a total of 250.96% since the base year of the Project Area.

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 9.7: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES
*Increased Property Tax Revenues
*Increased Sales Tax Revenues
*Higher growth in tax base compared to non-RDA areas

The primary benefit experienced by the participating taxing entities is increased property tax revenue due to increased property values. The most significant benefit to the taxing entities will be realized when the life of the Project Area expires. At that point the Agency will no longer receive tax increment and the taxing entities will receive property tax income based on the full assessed value in the Project area.

Table 9.8: Growth in Tax Increment

GROWTH IN TAX INCREMENT	ORIGINAL BUDGET REVENUES	ACTUAL REVENUE	Base Year Value Revenues	% ABOVE BASE
TAX INCREMENT FROM PROJECT AREA				
Fiscal Year 2018	NA	\$1,596,290	\$721,077	221%
Lifetime Revenue (2018)	NA	\$1,596,290	\$721,077	221%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2018	NA	\$657,243	\$721,077	91%
Lifetime Revenue (2018)	NA	\$657,243	\$721,077	91%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

To further activate the newly reconstructed Regent Street, the Agency is working with the Salt Lake City Arts Council to bring local arts and community events to Block 70. One such example was the Illuminate Salt Lake Festival that brought more than 13,000 spectators into the City and Project Area. Notable developments include the 111 Office Building and the Eccles Theater

Table 9.9: Developed and Undeveloped Acreage

BLOCK 70 CDA	ACREAGE	PERCENTAGE
Developed	9	100%
Undeveloped	0	0%
Total	9	100%

There are 61 housing units within the Block 70 Project Area. These housing units comprise 1 acres of the Project Area.

Table 9.10: Block 70 Housing Development

BLOCK 70 CDA	ACREAGE	PERCENTAGE
Housing	1	11.11%
Non-Housing	8	88.89%
Total	9	100%

PROJECT AREA BUDGET

The Block 70 Project Area is classified as a community development project area, the Project Area Budget does not mandate a limit on any administrative fees or overall project area funding. The Agency currently uses up to 1.5% of the available tax increment to fund the administration and operations of the Project Area. As outlined in the summary table, the Agency is authorized to receive tax increment for an additional 23-year period at the participation levels outlined in Table 9.3.

OTHER RELEVANT INFORMATION

The Agency has not identified any major issues within the Block 70 Project Area. All relevant information for the Project Area has been outlined in this section of the 2018 Annual Report.

SECTION 10: NORTHWEST QUADRANT CRA

Table 10.1: Project Area Overview

OVERVIEW				
<u>Type</u> CRA	<u>Acreage</u> 7,739	<u>Purpose</u> Light Manufacturing Development	<u>Taxing District</u> 13E 13F	<u>Tax Rate</u> 0.002238 0.002238
<u>Creation Year</u> FY 2018	<u>Base Year</u> FY 2017	<u>Term</u> 20 Years	<u>Trigger Year</u> FY 2019	<u>Expiration Year</u> FY 2038
<u>Base Value</u> \$735,791	<u>TY 2017 Value</u> \$735,791	<u>Increase</u> 0%	<u>FY 2018 Increment</u> \$0	<u>Remaining Life</u> 20 Years

Acclaimed as an area with unparalleled economic opportunity, the Northwest Quadrant north of Interstate 80 offers over 3,000 acres of developable land in close proximity to an international airport, major highway interchange, and national rail crossing. The Agency is working to support the area as a model of regional economic development that elevates the global competitiveness of Salt Lake City, Salt Lake County, and the State of Utah.

The Project Area is generally defined on the south by Interstate 80 and 700 North; on the west by the Salt Lake City municipal boundary; on the North by the Salt Lake City municipal boundary; and on the east by 5600 West and the western edge of the decommissioned North Temple Landfill. The Agency has requested that tax increment be triggered for TY 2019.

Table 10.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Entity	Percentage
Salt Lake City	75%

SECTION 11: STADLER RAIL CRA

Table 11.1: Project Area Overview

OVERVIEW				
<u>Type</u> CRA	<u>Acreage</u> 62.75	<u>Purpose</u> Economic Development	<u>Taxing District</u> 13E	<u>Tax Rate</u> 0.002238
<u>Creation Year</u> FY 2018	<u>Base Year</u> FY 2018	<u>Term</u> 20 Years	<u>Trigger Year</u> FY 2019	<u>Expiration Year</u> FY 2038
<u>Base Value</u> \$3,710	<u>TY 2017 Value</u> \$3,710	<u>Increase</u> 0%	<u>FY 2018 Increment</u> \$0	<u>Remaining Life</u> 20 Years

Rail car manufacturer Stadler Rail maintains 20 locations employing 7,000, with headquarters in Switzerland and an exclusive U.S. location in Salt Lake City at 500 West 900 North. Stadler's expansion into a larger Salt Lake City facility will more than double the number of employees upon the late-2018 completion of the project's first construction phase, with an additional three phases yielding up to 976 total jobs over the next decade. The average salary of these positions is estimated to be \$55,370, 109% of the Salt Lake County average.



Table 11.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Entity	Percentage
Salt Lake City	90%

SECTION 12: 9 LINE CRA

Table 12.1: Project Area Overview

OVERVIEW				
<u>Type</u> CRA	<u>Acreage</u> 945	<u>Purpose</u> Mixed-Use Development	<u>Taxing District</u> 13	<u>Tax Rate</u> NA
<u>Creation Year</u> FY 2018	<u>Base Year</u> FY 2016	<u>Term</u> NA	<u>Trigger Year</u> NA	<u>Expiration Year</u> NA
<u>Base Value</u> \$228,048,136	<u>TY 2017 Value</u> NA	<u>Increase</u> 0%	<u>FY 2018 Increment</u> \$0	<u>Remaining Life</u> NA

The Agency has established the 9 Line Community Reinvestment Area for the utilization of tax increment to leverage the neighborhood’s existing assets while encouraging commercial revitalization, housing stability, economic development, and public improvements.

The project area is generally defined by the north/south alignment of 900 West from I-80 on the north and 1400 South on the south, and the east/west alignment of Indiana Avenue (800 South) from I-215 on the west and I-15 on the east. In addition to portions of the 900 South, Indiana Avenue, and Redwood Road corridors, the project area also includes a large underutilized area west of Redwood Road, as well as portions of the 9 Line and Jordan River Parkway trail corridors.

While the project area was adopted by the Salt Lake City Council on October 2, 2018, the Redevelopment Agency of Salt Lake City (“RDA”) has not yet executed interlocal agreements with taxing entity partners.

SECTION 13: STATE STREET CRA

Table 13.1: Project Area Overview

OVERVIEW				
<u>Type</u> CRA	<u>Acreage</u> 1,050	<u>Purpose</u> Mixed-Use Development	<u>Taxing District</u> 13	<u>Tax Rate</u> NA
<u>Creation Year</u> FY 2018	<u>Base Year</u> FY 2016	<u>Term</u> NA	<u>Trigger Year</u> NA	<u>Expiration Year</u> NA
<u>Base Value</u> \$889,305,536	<u>TY 2017 Value</u> NA	<u>Increase</u> 0%	<u>FY 2018 Increment</u> \$0	<u>Remaining Life</u> NA














The Agency has established the State Street Community Reinvestment Area for the utilization of tax increment to spur economic development and revitalization along the State Street arterial corridor, as well as in surrounding neighborhoods and communities. The Agency’s overarching vision for the area is to promote a livable urban community with a strong urban design identity that preserves and enhances the integrity of its existing neighborhoods.

The project area is generally defined on the south by 2100 South; on the west by Interstate 15; on the north by 300 South; and on the east by 200 East.

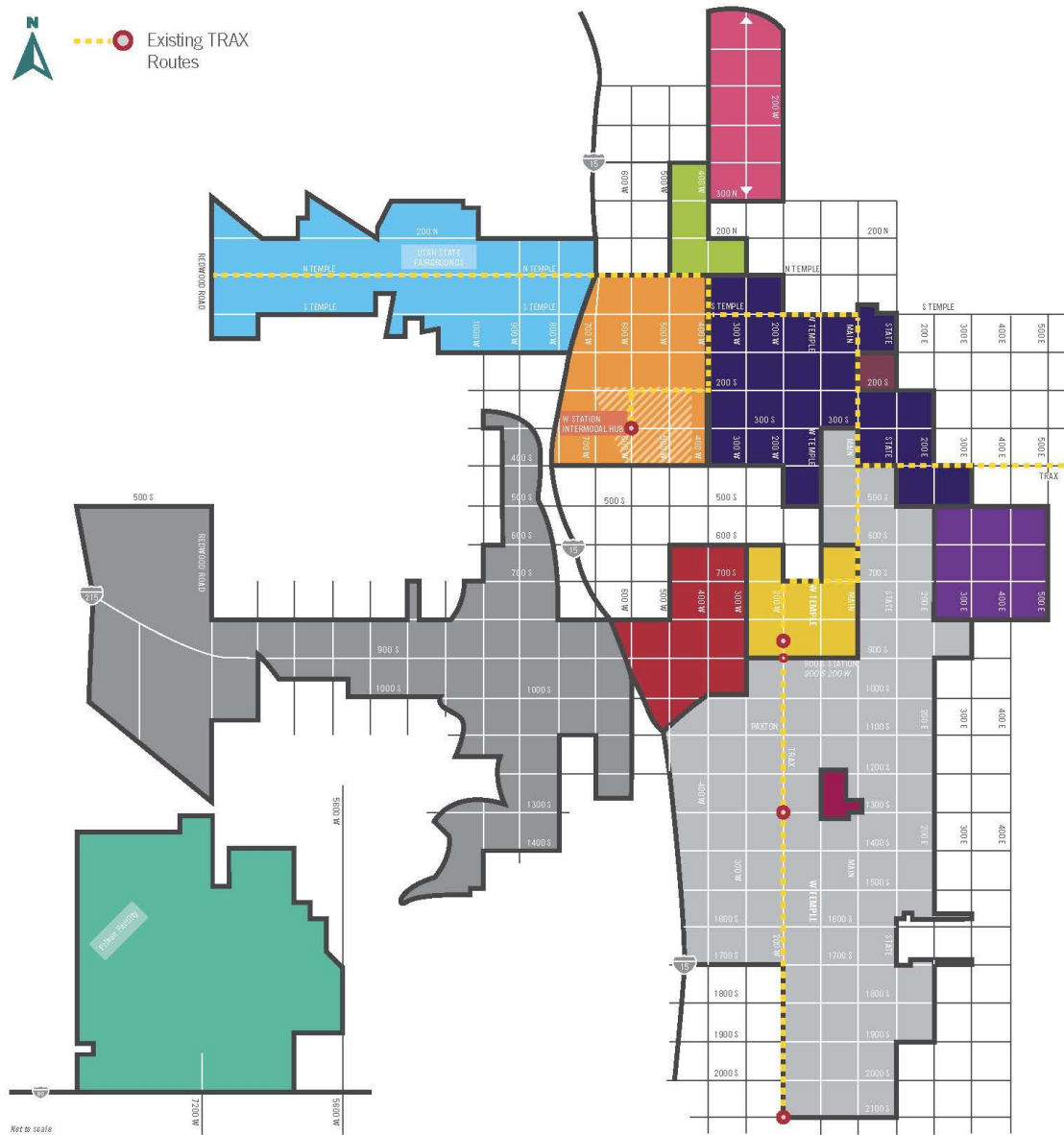
While the project area was adopted by the Salt Lake City Council on October 2, 2018, the Redevelopment Agency of Salt Lake City (“RDA”) has not yet executed interlocal agreements with taxing entity partners.

EXHIBIT A: PROJECT AREA MAPS

RDA Project Areas

- | | | | |
|--|---|---|--|
|  CBD
Central Business District |  WCH
West Capitol Hill |  CC
Central City |  SS
State Street* |
|  WTG
West Temple Gateway |  NT
North Temple |  B70
Block 70 CDA | |
|  GD
Granary District |  DD
Depot District |  NWQ
Northwest Quadrant | |
|  BBS
Baseball Stadium |  VIA
North Temple Viaduct CDA |  9L
9-Line* | |

 Existing TRAX Routes



Stadler Rail CRA

