

2016

ANNUAL REPORT

REDEVELOPMENT AGENCY OF WEST BOUNTIFUL CITY, UT



NOVEMBER 1ST REPORT

Dated as of October 31, 2016

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

In compliance with Utah Code Section 17C-1-603 and 17C-1-402(9)(b)


**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

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EXECUTIVE SUMMARY

INTRODUCTION

Lewis Young Robertson & Burningham, Inc (“LYRB”) has been retained by the West Bountiful City Redevelopment Agency (the “Agency”) to assist with the management of the Agency’s four project areas (Gateway RDA, 500 South RDA, Commons EDA, and Legacy CDA). LYRB has compiled various creation and related documents associated with the project areas, created annual and multi-year budgets, and created a proprietary Excel-based software package to manage the Agency’s Project Areas in the future.

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

Table I.1

RDA TAXING ENTITIES	
Duane Huffman	West Bountiful City
Patrice Twitchell	West Bountiful City
Heidi Voordeckers	Davis County
Curtis Koch	Davis County
Bryan Bowles	Davis School District
Craig Carter	Davis School District
Gary Hill	Bountiful City
Gary Uresk	Woods Cross City
John Miller	South Davis Recreation District
Gary Hatch	Davis County Mosquito Abatement District
Dale Wayment	South Davis Sewer District
Tage Flint	Weber Basin Water Conesrvancy District
Natalie Grange	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Barry Conover	Utah State Tax Commission

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

Provided in this report is an overview of the Gateway RDA Project Area, the 500 South RDA Project Area, the Commons EDA Project Area, and the Legacy CDA Project Area, including summaries of the current and projected budgets, sources and uses of tax increment funds, Project Area growth statistics, and identification of certain concerns/needs.

OVERVIEW OF THE REDEVELOPMENT AGENCY

The West Bountiful City Redevelopment Agency was created by the West Bountiful City Council 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).

In the process of adopting the ordinance creating the Agency, the City Council determined that the Agency be “authorized to enter into contracts generally in connection with redevelopment and/or economic development, to provide for redevelopment and/or economic development and to transact other business and exercise all other powers provided for in the Utah Redevelopment Act, Utah Code Annotated 17A-2-1201 (recodified as 17C-1-101 et seq.), to accept financial or other assistance from any public or private source for the Agency’s activities, powers, and duties, and to expend any funds so received for any of the purposes set forth in the Act, and to borrow money and accept financial or other assistance from the state or federal government for any of the purposes of the Act and comply with any conditions of such loan or grant.”

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

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

Currently, the West Bountiful City Redevelopment Agency has four active project areas. One of these, The Commons Project Area has been classified as an EDA, while another, the Legacy CDA Project Area, has been categorized as a CDA. As the Agency’s remaining two project areas, Gateway and 500 South, were created prior to this expansions of UCA 17C, each of these two project areas has been classified simply as a Redevelopment Area, or RDA.

AUTHORITIES AND POWERS OF THE AGENCY

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

17C-1-202

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

GOVERNING BOARD OF TRUSTEES AND STAFF MEMBERS

Table I.2

GOVERNING BOARD OF TRUSTEES		
Ken Romney	Chairman	West Bountiful City Mayor
James Ahlstrom	Board Member	West Bountiful City Council Member
James Bruhn	Board Member	West Bountiful City Council Member
Kelly Enquist	Board Member	West Bountiful City Council Member
Mark Preece	Board Member	West Bountiful City Council Member
Andrew Williams	Board Member	West Bountiful City Council Member

Table I.3

STAFF MEMBERS	
Duane Huffman	City Administrator
Patrice Twitchell	Finance Clerk

SUMMARY OF REQUESTED FUNDS

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

Table I.4

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2016 (Ending Dec 31, 2016)	Tax Year 2017 (Beginning Jan 1, 2017)
Property Tax Increment		
Gateway RDA	239,322	Expired
500 South RDA	95,314	81,698
Commons EDA	183,993	183,993
Legacy CDA	20,587	58,848
Total Revenue	\$ 539,216	\$ 324,539

GENERAL OVERVIEW OF ALL PROJECT AREAS

Table I.5

COMBINED BUDGET - ALL PROJECT AREAS		
	ACTUAL	PROJECTED
REVENUES	TY 2015/FY 2016 TOTALS	REMAINING LIFE (INCLUDES 2016 TOTALS)
Property Tax Increment		
Gateway RDA	239,322	478,643
500 South RDA	95,314	599,117
Commons EDA	183,993	3,311,877
Legacy CDA	-	11,673,295
Sales Tax Increment		
Commons EDA	200,196	200,196
Total Revenue	\$ 718,825	\$ 16,263,128
EXPENDITURES	FY 2016 TOTALS	REMAINING LIFE (INCLUDES 2016 TOTALS)
RDA Administration		
Gateway RDA	16,753	33,505
500 South RDA	4,766	29,956
Commons EDA	9,200	165,594
Legacy CDA	-	583,665
Developer Incentive Payments		
Gateway RDA	222,569	445,138
Commons EDA	374,989	2,472,511
Legacy CDA	-	583,665
Other Redevelopment Activities		
500 South RDA	90,548	569,161
Legacy CDA	-	10,505,965
Low to Moderate Income Housing Fund		
Commons EDA	-	873,968
Total Expenditures	\$ 718,825	\$ 16,263,128

SECTION 1: OVERVIEW OF THE GATEWAY RDA PROJECT AREA

Table 2.1

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 28	<u>Purpose</u> Commercial Development	<u>Taxing District</u> #3 #57 #58	<u>Tax Rate</u> 0.013582 0.013702 0.012853
<u>Creation Year</u> FY 1989	<u>Base Year</u> FY 1993	<u>Term</u> 23 Years	<u>Trigger Year</u> FY 1995	<u>Expiration Year</u> FY 2017
<u>Base Value</u> \$315,493	<u>TY 2015 Value</u> \$29,405,958	<u>Increase</u> 9221%	<u>FY 2016 Increment</u> \$239,322	<u>Years Remaining</u> 1

The Gateway Project Area was created in November 1989 and is governed by the following documents:

- ☞ West Bountiful Gateway Neighborhood Development Plan, dated November 10, 1989
- ☞ Bountiful Gateway Neighborhood Development Plan, dated November 10, 1989
- ☞ Off-Site Improvements Agreement (West Bountiful Gateway Neighborhood Development Project), dated December 21, 1990
- ☞ Agreement for Disposition of Land for Private Development (A.D.L.), dated December 21, 1990 by and between the Redevelopment Agency of West Bountiful City and Northgate Associates (the original developer)

The documents described above define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and the Developer. It is the understanding of LYRB that the Chasebrook Company has vested rights in the ADL as the current owner.

The original purpose of the Gateway Project Area was to incentivize the development of commercial property in West Bountiful, which would create jobs and increase property and sales tax revenue to the taxing entities. The Gateway Project Area includes approximately 28 acres located between approximately 25 South and 500 South and between I-15 and 500 West. A map of the Project Area is included as Exhibit A.



SOURCES OF FUNDS

Table 2.2

2016 SOURCES OF FUNDS	
Property Tax Increment	239,322
Sales Tax Increment	-
Total Sources of Funds	\$ 239,322

PROPERTY TAX

Table 2.3

TAX INCREMENT LEVELS	
Years	%
1995 – 1998	100%
1999 – 2003	80%
2004 – 2008	75%
2009 – 2013	70%
2014 – 2017	60%

SALES TAX

Although no sales tax generation will be shared with the Agency or Developer, the “Joint Agreement” dated January 2, 1990 among West Bountiful Redevelopment Agency, Bountiful Redevelopment Agency, West Bountiful City, and Bountiful City describes the division of sales taxes generated within the Project Area to be allocated 65% to West Bountiful and 35% to Bountiful City.

USES OF FUNDS

Table 2.4

2016 USES OF FUNDS	
RDA Administration	16,753
Development Activities	222,569
Total Uses of Funds	\$ 239,322

DEVELOPMENT OBLIGATIONS AND INCENTIVES

Table 2.5

2016 DEVELOPER REIMBURSEMENT	
Tax Increment to Developer	\$ 222,569

The Developer had specific construction obligations related to the two phases of development within the Project Area as specified in the Schedule of Performance attached to the A.D.L. It is the understanding of LYRB that these requirements, which ended in 2004, have been met although no specific document to that effect has been found or reviewed by LYRB.

Per the creation documents described above, the Agency has agreed to use 93% of tax increment funds received each year to reimburse the Developer for the costs incurred in the development of the Project Area. No determination has been made as to whether or not there is a cap on the amount of increment to be paid to the Developer, and, therefore, the constraint related to this Project Area is the expiration year of 2017.

PROJECT AREA REPORTING AND ACCOUNTABILITY

RELATIVE GROWTH IN ASSESSED VALUE

Table 2.6

GROWTH IN ASSESSED VALUES				
ASSESSED VALUES IN PROJECT AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in Project Area (2015 vs. 2014)	\$29,405,958	\$29,369,755	0%	0%
Lifetime Growth in Project Area (2015 vs. 2004)	\$29,405,958	\$23,397,739	26%	2%
Lifetime Growth in Project Area Since Base Year (2015 vs. 1993)	\$29,405,958	\$315,493	9221%	23%

ASSESSED VALUES IN WEST BOUNTIFUL CITY	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in City (2015 vs. 2014)	\$585,220,269	\$533,586,696	10%	10%
Lifetime Growth in City (2015 vs. 2004)	\$585,220,269	\$225,023,878	160%	9%

LYRB is using 2004 values for the comparisons because this is the first year for which reliable data is available for comparison purposes. It is important to note that while the Project Area has experienced an average annual growth rate of only 2% since 2004, much larger growth rates have been experienced going back to the early years of the Project Area. Over the life of the RDA, going back to the base year of 1993, total assessed value has increased from \$315,493 to the current level of \$29,405,958. This reflects an overall increase in value of 9,221% and a remarkable average annual growth rate of 23%.

BENEFITS DERIVED BY TAXING ENTITIES

Table 2.7

BENEFITS TO TAXING ENTITIES	
Job Creation	
Increased Sales Tax Revenues	
Increased Property Tax Revenues	
	- 40% of tax increment flows back to taxing entities in years 2016 - 2017
	- 100% of tax increment flows to taxing entities after 2017

The taxing entities are currently benefiting from increased assessed values in the Project Area as 40% of property tax increment is being returned to them. As shown below, the Project Area is currently producing annual tax increment that is 9100% of that calculated at base year values. As 40% of this increment is passed through to the taxing entities, they are currently receiving annual tax increment (above the base amount) that is 3640% of what would have been realized if assessed values in the Project Area had remained at base year levels. For example, in fiscal year 2016, the taxing entities received the \$4,383 in base year tax increment. In addition, a total of \$159,548 was returned to the taxing entities as pass through increment above the base amount. As mentioned, this represents a 3640% increase in property tax revenue to the taxing entities over that calculated at base year values.

Since FY 2005, as assessed values have increased and the tax increment level received by the Agency has ratcheted downward throughout the life of the RDA, the total tax increment received by the taxing entities is 2761% of what would have been realized based on base year levels.

Table 2.8

GROWTH IN TAX INCREMENT				
TAX INCREMENT FROM PROJECT AREA	ORIGINAL BUDGET REVENUES*	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2016	N/A	\$398,870	\$4,383	9100%
Life Time Revenue (FY 2005 - 2016)*	N/A	\$4,410,194	\$50,020	8817%
PASS THROUGH INCREMENT (ABOVE BASE)	ORIGINAL BUDGET REVENUES*	ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2016	N/A	\$159,548	\$4,383	3640%
Life Time Revenue (FY 2005 - 2016)	N/A	\$1,381,028	\$50,020	2761%

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

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

As discussed above, the Gateway Project Area was created with the purpose of incentivizing the development of commercial property in West Bountiful. Development in the Project Area has consisted of the construction and improvement of several commercial establishments. The Project Area now houses the following fast food restaurants and retail stores:

Table 2.9

NOTABLE BUSINESSES	
At Home	Liz's Nail Salon
Barnes and Noble	Michael's Arts & Crafts
Café Rio	Pizza Factory
Chuck A Rama	Radio Shack
Cinemark	Ross Dress for Less
Dollar Tree Stores	Sally's Beauty Supply
Famous Footwear	Taste of India
Great Clips for Hair	TJ Maxx
Hand and Stone Massage and Facial Spa	Tuesday Morning

In addition to certain aesthetic improvements to the storefronts and buildings in the Project Area, a number of construction and remodeling projects were recently completed, allowing for the entrance of several new businesses into the Project Area.

- ☞ The building formerly occupied by Wingers has been torn down and replaced with a new structure. Part of this new building is occupied by Hand and Stone Massage and Facial Spa. The remaining 1,500 square feet is currently vacant.
- ☞ The building that previously housed Burger King is still in the process of being remodeled. Construction is expected to be completed by the end of the year and a lease has been signed by McAlister's Deli.
- ☞ Tuesday Morning has moved into the Project Area and is currently housed in the space formerly occupied by Gen X Clothing.
- ☞ The remodel of the facility formerly home to Shopko has been completed and this building is now occupied by At Home, which specializes in furniture, accessories, and design. It should be noted that, unlike the three projects described above, the pad formerly owned by Shopko is not owned or controlled by the current Developer.

The Agency will continue to work with the Developer in its plans to revitalize the project area through updated infrastructure and other improvements to the theatres and shops to more fully maximize the value of the project to the City and its citizens.

FORECASTED PROJECT AREA BUDGET UPDATE

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

Table 2.10

PROJECT AREA BUDGET		FY 2016 - 2017	
REVENUES	TOTALS	NPV @ 5%	
Property Tax Increment	478,643	444,997	
Total Revenue	\$478,643	\$444,997	
EXPENDITURES	TOTALS	NPV @ 5%	
RDA Administration	33,505	31,150	
Development Activities	445,138	413,847	
Total Expenditures	\$478,643	\$444,997	

OTHER ISSUES

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

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following three sheets represent:

-  FY 2016 Actual Budget
-  FY 2017 Projected Budget
-  FY 2005-2017 Abbreviated Projected Multi-Year Budget



West Bountiful Gateway Project Area

2016 Actual Annual Budget

November 1, 2016

Tax Year	2015
Payment Year	2016

REVENUE:

TAXABLE VALUATION:	
West Bountiful (57) Values	\$ 878
West Bountiful (58) Values	19,471,872
Bountiful (3) Values	9,933,208
Total Assessed Value	\$ 29,405,958
Less:	
West Bountiful (57) Base Year Value (1993)	-
West Bountiful (58) Base Year Value (1993)	(385,738)
Bountiful (3) Base Year Value (1993)	70,245
Total Base Year Value	\$ (315,493)
West Bountiful (57) Incremental Value	\$ 878
West Bountiful (58) Incremental Value	19,857,610
Bountiful (3) Incremental Value	9,862,963
Total Incremental Assessed Value	\$ 29,721,451

Tax Rate:	
West Bountiful (57) Combined Rate	1.3582%
West Bountiful (58) Combined Rate	1.3702%
Bountiful (3) Combined Rate	1.2853%

TAX INCREMENT REVENUES	
West Bountiful (57) Increment	\$ 12
West Bountiful (58) Increment	272,089
Total Bountiful (3) Increment	126,769
Total Tax Increment:	\$ 398,870

Percent of Tax Increment for Project 60%

TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Tax Increment Available to Project Area	\$ 239,322
Total Tax Increment Revenue to Project Area:	\$ 239,322

EXPENDITURES:

Project Area Budget and Use of Funds	
RDA Administration @ 7%	\$ 16,753
Developer Payment	222,569
Low to Moderate Income Housing @ (20%)	-
Total Expenditures:	\$ 239,322

West Bountiful Gateway Project Area

2017 Projected Annual Budget

November 1, 2016

Tax Year	2016
Payment Year	2017

REVENUE:

TAXABLE VALUATION:	
West Bountiful (57) Values	\$ 878
West Bountiful (58) Values	19,471,872
Bountiful (3) Values	9,933,208
Total Assessed Value	\$ 29,405,958
Less:	
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West Bountiful (58) Combined Rate	1.3702%
Bountiful (3) Combined Rate	1.2853%

TAX INCREMENT REVENUES	
West Bountiful (57) Increment	\$ 12
West Bountiful (58) Increment	272,089
Total Bountiful (3) Increment	126,769
Total Tax Increment:	\$ 398,870

Percent of Tax Increment for Project	60%
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TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Tax Increment Available to Project Area	\$ 239,322
Total Tax Increment Revenue to Project Area:	\$ 239,322

EXPENDITURES:

Project Area Budget and Use of Funds	
RDA Administration @ 7%	\$ 16,753
Developer Payment	222,569
Low to Moderate Income Housing @ (20%)	-
Total Expenditures:	\$ 239,322



West Bountiful Gateway Project Area

Ongoing Budget

Multi-Year Project Area Budget Projections

November 1, 2016

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	TOTALS
Tax Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Payment Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	

REVENUE:														
TAXABLE VALUATION:														
West Bountiful (57) Values	\$ 110	\$ 8,880	\$ 8,678	\$ 4,075	\$ 4,230	\$ -	\$ -	\$ 1,391	\$ 1,209	\$ 1,081	\$ 1,007	\$ 878	\$ 878	
West Bountiful (58) Values	15,646,725	16,367,752	16,265,042	18,475,311	22,234,100	20,159,133	21,233,707	19,100,217	18,875,871	18,889,520	19,511,675	19,471,872	19,471,872	
Bountiful (3) Values	7,750,904	7,738,912	7,696,654	8,432,360	10,105,388	10,128,125	10,716,719	9,950,615	9,849,596	9,842,880	9,857,073	9,933,208	9,933,208	
Total Assessed Value	\$ 23,397,739	\$ 24,115,544	\$ 23,970,374	\$ 26,911,746	\$ 32,343,718	\$ 30,287,258	\$ 31,950,426	\$ 29,052,223	\$ 28,726,676	\$ 28,733,481	\$ 29,369,755	\$ 29,405,958	\$ 29,405,958	
Less:														
West Bountiful (57) Base Year Value (1993)	-	-	-	-	-	-	-	-	-	-	-	-	-	
West Bountiful (58) Base Year Value (1993)	(385,738)	(385,738)	(385,738)	(385,738)	(385,738)	(385,738)	(385,738)	(385,738)	(385,738)	(385,738)	(385,738)	(385,738)	(385,738)	
Bountiful (3) Base Year Value (1993)	70,245	70,245	70,245	70,245	70,245	70,245	70,245	70,245	70,245	70,245	70,245	70,245	70,245	
Total Base Year Value	\$ (315,493)													
West Bountiful (57) Incremental Value	\$ 110	\$ 8,880	\$ 8,678	\$ 4,075	\$ 4,230	\$ -	\$ -	\$ 1,391	\$ 1,209	\$ 1,081	\$ 1,007	\$ 878	\$ 878	
West Bountiful (58) Incremental Value	16,032,463	16,753,490	16,650,780	18,861,049	22,619,838	20,544,871	21,619,445	19,485,955	19,261,609	19,275,258	19,897,413	19,857,610	19,857,610	
Bountiful (3) Incremental Value	7,680,659	7,668,667	7,626,409	8,362,115	10,035,143	10,057,880	10,646,474	9,880,370	9,779,351	9,772,635	9,786,828	9,862,963	9,862,963	
Total Incremental Assessed Value	\$ 23,713,232	\$ 24,431,037	\$ 24,285,867	\$ 27,227,239	\$ 32,659,211	\$ 30,602,751	\$ 32,265,919	\$ 29,367,716	\$ 29,042,169	\$ 29,048,974	\$ 29,685,248	\$ 29,721,451	\$ 29,721,451	

Tax Rate:														
West Bountiful (57) Combined Rate	1.2333%	1.2690%	1.1992%	1.2191%	1.1429%	1.1885%	1.2800%	1.4690%	1.4445%	1.4117%	1.3281%	1.3582%	1.3582%	
West Bountiful (58) Combined Rate	1.2486%	1.2837%	1.2131%	1.2306%	1.1539%	1.1998%	1.2922%	1.4820%	1.4576%	1.4245%	1.3401%	1.3702%	1.3702%	
Bountiful (3) Combined Rate	1.2242%	1.2549%	1.1750%	1.1761%	1.0985%	1.1562%	1.2593%	1.3916%	1.3719%	1.3362%	1.2559%	1.2853%	1.2853%	

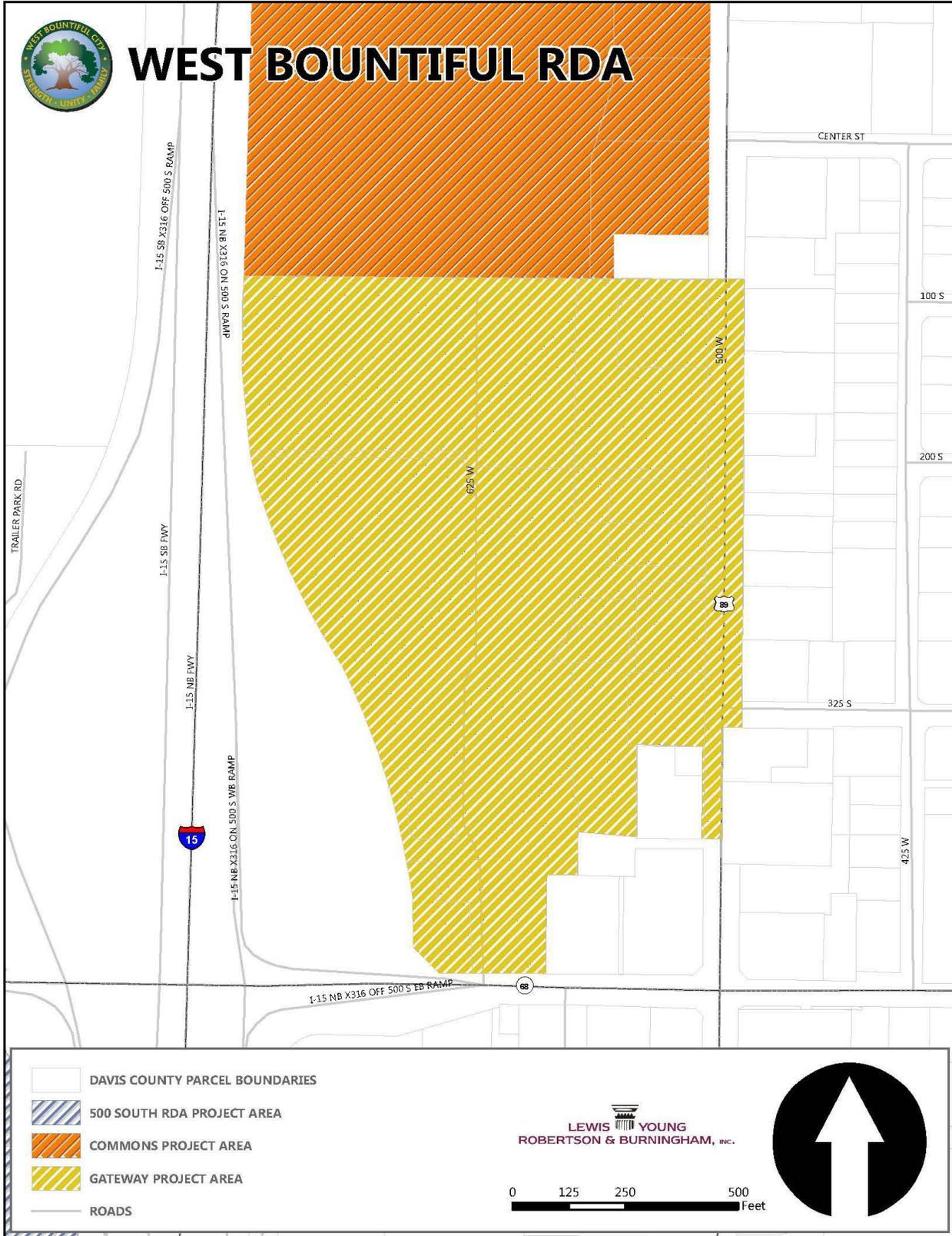
TAX INCREMENT REVENUES														
West Bountiful (57) Increment	\$ 1	\$ 113	\$ 104	\$ 50	\$ 48	\$ -	\$ -	\$ 20	\$ 17	\$ 15	\$ 13	\$ 12	\$ 12	\$ 407
West Bountiful (58) Increment	200,181	215,065	201,991	232,104	261,010	246,497	279,366	288,782	280,757	274,576	266,645	272,089	272,089	3,291,153
Total Bountiful (3) Increment	94,027	96,234	89,610	98,347	110,236	116,289	134,071	137,495	134,163	130,582	122,913	126,769	126,769	1,517,504
Total Tax Increment:	\$ 294,209	\$ 311,411	\$ 291,705	\$ 330,501	\$ 371,295	\$ 362,787	\$ 413,438	\$ 426,298	\$ 414,938	\$ 405,173	\$ 389,571	\$ 398,870	\$ 398,870	\$ 4,809,064

Percent of Tax Increment for Project	75%	75%	75%	75%	70%	70%	70%	70%	70%	60%	60%	60%	60%	
--------------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--

TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA														
Tax Increment Available to Project Area	\$ 220,657	\$ 233,559	\$ 218,779	\$ 247,875	\$ 259,906	\$ 253,951	\$ 289,406	\$ 298,408	\$ 290,456	\$ 243,104	\$ 233,743	\$ 239,322	\$ 239,322	\$ 3,268,488
Total Tax Increment Revenue to Project Area:	\$ 220,657	\$ 233,559	\$ 218,779	\$ 247,875	\$ 259,906	\$ 253,951	\$ 289,406	\$ 298,408	\$ 290,456	\$ 243,104	\$ 233,743	\$ 239,322	\$ 239,322	\$ 3,268,488

EXPENDITURES:														
Project Area Budget and Use of Funds														
RDA Administration @ 7%	\$ 15,446	\$ 16,349	\$ 15,315	\$ 17,351	\$ 18,193	\$ 17,777	\$ 20,258	\$ 20,889	\$ 20,332	\$ 17,017	\$ 16,362	\$ 16,753	\$ 16,753	\$ 228,794
Developer Payment	205,211	217,209	203,464	230,524	241,713	236,174	269,148	277,520	270,124	226,087	217,381	222,569	222,569	3,039,694
Low to Moderate Income Housing @ (20%)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures:	\$ 220,657	\$ 233,559	\$ 218,779	\$ 247,875	\$ 259,906	\$ 253,951	\$ 289,406	\$ 298,408	\$ 290,456	\$ 243,104	\$ 233,743	\$ 239,322	\$ 239,322	\$ 3,268,488

EXHIBIT A



SECTION 2: OVERVIEW OF THE 500 SOUTH RDA PROJECT AREA

Table 3.1

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 44	<u>Purpose</u> Commercial Development	<u>Taxing District</u> #57	<u>Tax Rate</u> 0.013582
<u>Creation Year</u> FY 1993	<u>Base Year</u> FY 1993	<u>Term</u> 25 Years	<u>Trigger Year</u> TY 1997/FY 1998	<u>Expiration Year</u> TY 2021/FY 2022
<u>Base Value</u> \$2,678,766	<u>TY 2015 Value</u> \$12,691,465	<u>Increase</u> 374%	<u>FY 2016 Increment</u> \$95,314	<u>Years Remaining</u> 6

The 500 South Project Area was created in January 1993 and is governed by the “Redevelopment Plan for the 500 South Street Redevelopment Project Area” signed and dated January 14, 1993. The Project Area is a joint venture between the West Bountiful City Redevelopment Agency and the Woods Cross City Redevelopment Agency. Woods Cross City is the lead agency for this Project Area. However, the only meaningful interaction between the two agencies is that the Woods Cross RDA receives the full tax increment and remits the West Bountiful RDA portion to the West Bountiful RDA based solely on the incremental tax value in West Bountiful. If other joint planning, management, or collective uses of funds in the Project Area was originally envisioned, that is no longer occurring as a practical matter nor is there any binding documentation requiring such.

The purpose of this Project Area is to stimulate growth by providing financial incentives to attract new business and to support the elimination of blight by providing and/or encouraging vital improvements in the Project Area. Infrastructure improvements and commercial development will create jobs and increase property tax revenue to the taxing entities. The Project Area includes approximately 44 acres, located at 500 South and between approximately 700 West and 1100 West. A map of the Project Area is included as Exhibit B.



SOURCES OF FUNDS

Table 3.2

2016 SOURCES OF FUNDS	
Property Tax Increment	95,314
Total Sources of Funds	\$ 95,314

Table 3.3

TAX INCREMENT LEVELS	
Years	%
1998 - 2002	100%
2003 - 2007	80%
2008 - 2012	75%
2013 - 2017	70%
2018 - 2022	60%

USES OF FUNDS

Table 3.4

2016 USES OF FUNDS	
RDA Administration	4,766
Redevelopment Activities	90,458
Total Uses of Funds	\$ 95,224

As the Agency does not have any formal agreements with any third parties on the use of tax increment funds, it is entitled to retain the full amount of tax increment allocated to Redevelopment Activities. These funds will be used to reimburse the Agency and/or City for associated costs related to public infrastructure and reimbursement to the general fund for loan proceeds lent to the Agency to administer and create the Project Area.

PROJECT AREA REPORTING AND ACCOUNTABILITY

RELATIVE GROWTH IN ASSESSED VALUE

Table 3.5

GROWTH IN ASSESSED VALUES				
ASSESSED VALUES IN PROJECT AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in Project Area (2015 vs. 2014)	\$12,619,465	\$10,517,169	20%	20%
Lifetime Growth in Project Area (2015 vs. 2004) ¹	\$12,619,465	\$7,636,005	65%	5%
Lifetime Growth in Project Area Since Base Year (2015 vs. 1992)	\$12,619,465	\$2,678,766	371%	7%

ASSESSED VALUES IN WEST BOUNTIFUL CITY	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in City (2015 vs. 2014)	\$585,220,269	\$533,586,696	10%	10%
Lifetime Growth in City (2015 vs. 2004)	\$585,220,269	\$225,023,878	160%	9%

LYRB is using 2004 values for these comparisons because this is the first year for which reliable data is available for comparison purposes. It is important to note that while the Project Area has experienced an average annual growth rate of only 3.3% since 2004, much larger growth rates have been experienced going back to the early years of the Project Area. Over the life of the Project Area going back to the base year of 1992, total assessed value has increased from \$2,678,766 in 1992 to the current level of \$12,619,465. This reflects an overall increase in value of 371% and an average annual growth rate of 7%.

BENEFITS DERIVED BY TAXING ENTITIES

Table 3.6

BENEFITS TO TAXING ENTITIES	
Job Creation	
Increased Sales Tax Revenues	
Increased Property Tax Revenues	
- 30% of tax increment flows back to taxing entities in years 2016 - 2017	
- 40% of tax increment flows back to taxing entities in years 2018 - 2022	
- 100% of tax increment flows to taxing entities after year 2022	

¹ A major factor in the relatively low life time growth rate of assessed values was the 2011 reclassification of parcel #06:039:0029, which originally represented 10% of total assessed values, to FAA Greenbelt.

The taxing entities are currently benefiting from increased assessed values in the Project Area as 30% of tax increment is being returned to the taxing entities. As shown below, the Project Area is currently producing annual tax increment that is 376% of that calculated at base year values. As 30% of this increment is passed through to the taxing entities, they are currently receiving annual tax increment (above the base amount) that is 113% of what would have been realized if assessed values in the Project Area had remained at base year levels. For example, in fiscal year 2016, the taxing entities received the \$36,213 in base year tax increment. In addition, a total of \$40,849 was returned to the taxing entities as pass through increment above the base amount. As mentioned, this represents a 113% increase in property tax revenue to the taxing entities over that calculated at base year values.

Since FY 2005, the total tax increment (above the base amount) received by the taxing entities is 71% of what would have been realized based on base year levels.

Table 3.7

GROWTH IN TAX INCREMENT					
TAX INCREMENT FROM PROJECT AREA	ORIGINAL BUDGET REVENUES*		ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2016	N/A		\$136,163	\$36,213	376%
Life Time Revenue (FY 2005 - 2016)	N/A		\$1,123,166	\$415,528	270%
PASS THROUGH INCREMENT (ABOVE BASE)	ORIGINAL BUDGET REVENUES*		ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2016	N/A		\$40,849	\$36,213	113%
Life Time Revenue (FY 2005 - 2016)	N/A		\$294,405	\$415,528	71%

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

FORECASTED PROJECT AREA BUDGET UPDATE

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

Table 3.8

PROJECT AREA BUDGET		FY 2016 - 2022	
REVENUES		TOTALS	NPV @ 5%
Property Tax Increment		599,117	498,052
Total Revenue		\$599,117	\$498,052
EXPENDITURES		TOTALS	NPV @ 5%
RDA Administration		29,956	24,903
Redevelopment Activities		569,161	473,149
Total Expenditures		\$599,117	\$498,052

OTHER ISSUES

LYRB has not identified any major areas of concern with the 500 South Project Area and believes that, according to the records reviewed, all parties are meeting their respective obligations related to this Project Area.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following four sheets represent:

-  FY 2016 Actual Budget
-  FY 2017 Projected Budget
-  FY 2018 Projected Budget
-  FY 2005-2022 Abbreviated Projected Multi-Year Budget

West Bountiful 500 South Project Area

2016 Actual Annual Budget

November 1, 2016

Tax Year	2015
Payment Year	2016

REVENUE:

TAXABLE VALUATION:	
West Bountiful (57) Values	\$ 12,691,465
Less West Bountiful (57) Base Year Value (1992)	(2,666,216)
Total Incremental Assessed Value	\$ 10,025,249

Tax Rate:	
West Bountiful 57) Combined Rate	1.3582%

TAX INCREMENT REVENUES	
West Bountiful (57) Increment	\$ 136,163
Total Tax Increment:	\$ 136,163

Percent of Tax Increment for Project 70%

TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Tax Increment Available to Project Area	\$ 95,314
Total Tax Increment Revenue to Project Area:	\$ 95,314

EXPENDITURES:

Project Area Budget and Use of Funds	
RDA Administration @ 5%	\$ 4,766
Redevelopment Activities	90,548
Total Expenditures:	\$ 95,314

West Bountiful 500 South Project Area

2017 Projected Annual Budget

November 1, 2016

Tax Year	2016
Payment Year	2017

REVENUE:

TAXABLE VALUATION:	
West Bountiful (57) Values	\$ 12,691,465
Less West Bountiful (57) Base Year Value (1992)	(2,666,216)
Total Incremental Assessed Value	\$ 10,025,249

Tax Rate:	
West Bountiful 57) Combined Rate	1.3582%

TAX INCREMENT REVENUES	
West Bountiful (57) Increment	\$ 136,163
Total Tax Increment:	\$ 136,163

Percent of Tax Increment for Project 70%

TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Tax Increment Available to Project Area	\$ 95,314
Total Tax Increment Revenue to Project Area:	\$ 95,314

EXPENDITURES:

Project Area Budget and Use of Funds	
RDA Administration @ 5%	\$ 4,766
Redevelopment Activities	90,548
Total Expenditures:	\$ 95,314

West Bountiful 500 South Project Area

2018 Projected Annual Budget

November 1, 2016

Tax Year	2017
Payment Year	2018

REVENUE:

TAXABLE VALUATION:	
West Bountiful (57) Values	\$ 12,691,465
Less West Bountiful (57) Base Year Value (1992)	(2,666,216)
Total Incremental Assessed Value	\$ 10,025,249

Tax Rate:	
West Bountiful (57) Combined Rate	1.3582%

TAX INCREMENT REVENUES	
West Bountiful (57) Increment	\$ 136,163
Total Tax Increment:	\$ 136,163

Percent of Tax Increment for Project 60%

TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Tax Increment Available to Project Area	\$ 81,698
Total Tax Increment Revenue to Project Area:	\$ 81,698

EXPENDITURES:

Project Area Budget and Use of Funds	
RDA Administration @ 5%	\$ 4,085
Redevelopment Activities	77,613
Total Expenditures:	\$ 81,698



West Bountiful 500 South Project Area

Ongoing Budget

Multi-Year Project Area Budget Projections

November 1, 2016

Tax Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	<===== HISTORIC PROJECTED =====>						TOTALS	
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
REVENUE:																			
TAXABLE VALUATION:																			
West Bountiful (57) Values	\$ 7,636,005	\$ 7,111,081	\$ 7,537,460	\$ 7,551,211	\$ 12,399,321	\$ 11,967,305	\$ 11,608,334	\$ 9,952,647	\$ 9,710,968	\$ 10,193,385	\$ 10,517,169	\$ 12,691,465	\$ 12,691,465	\$ 12,691,465	\$ 12,691,465	\$ 12,691,465	\$ 12,691,465	\$ 12,691,465	\$ 12,691,465
Less West Bountiful (57) Base Year Value (1992)	(2,678,766)	(2,678,766)	(2,678,766)	(2,678,766)	(2,678,766)	(2,678,766)	(2,678,766)	(2,678,766)	(2,678,766)	(2,678,766)	(2,678,766)	(2,666,216)	(2,666,216)	(2,666,216)	(2,666,216)	(2,666,216)	(2,666,216)	(2,666,216)	(2,666,216)
Total Incremental Assessed Value	\$ 4,957,239	\$ 4,432,315	\$ 4,858,694	\$ 4,872,445	\$ 9,720,555	\$ 9,288,539	\$ 8,929,568	\$ 7,273,881	\$ 7,032,202	\$ 7,514,619	\$ 7,838,403	\$ 10,025,249	\$ 10,025,249	\$ 10,025,249	\$ 10,025,249	\$ 10,025,249	\$ 10,025,249	\$ 10,025,249	\$ 10,025,249
Tax Rate:																			
West Bountiful (57) Combined Rate	1.2333%	1.2690%	1.1993%	1.2191%	1.1176%	1.1085%	1.2800%	1.4690%	1.4445%	1.4117%	1.3281%	1.3582%	1.3582%	1.3582%	1.3582%	1.3582%	1.3582%	1.3582%	1.3582%
TAX INCREMENT REVENUES																			
West Bountiful (57) Increment	\$ 61,138	\$ 56,246	\$ 58,270	\$ 59,400	\$ 108,637	\$ 110,394	\$ 114,298	\$ 106,853	\$ 101,580	\$ 106,084	\$ 104,102	\$ 136,163	\$ 136,163	\$ 136,163	\$ 136,163	\$ 136,163	\$ 136,163	\$ 136,163	\$ 136,163
Total Tax Increment:	\$ 61,138	\$ 56,246	\$ 58,270	\$ 59,400	\$ 108,637	\$ 110,394	\$ 114,298	\$ 106,853	\$ 101,580	\$ 106,084	\$ 104,102	\$ 136,163	\$ 136,163	\$ 136,163	\$ 136,163	\$ 136,163	\$ 136,163	\$ 136,163	\$ 1,940,143
Percent of Tax Increment for Project	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%	70%	60%	60%	60%	60%	60%	60%
TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA																			
Tax Increment Available to Project Area	\$ 48,910	\$ 44,997	\$ 46,616	\$ 44,550	\$ 81,478	\$ 82,796	\$ 85,724	\$ 80,140	\$ 71,106	\$ 74,259	\$ 72,871	\$ 95,314	\$ 95,314	\$ 81,698	\$ 81,698	\$ 81,698	\$ 81,698	\$ 81,698	\$ 81,698
Total Tax Increment Revenue to Project Area:	\$ 48,910	\$ 44,997	\$ 46,616	\$ 44,550	\$ 81,478	\$ 82,796	\$ 85,724	\$ 80,140	\$ 71,106	\$ 74,259	\$ 72,871	\$ 95,314	\$ 95,314	\$ 81,698	\$ 1,332,563				
EXPENDITURES:																			
Project Area Budget and Use of Funds																			
RDA Administration @ 5%	\$ 2,446	\$ 2,250	\$ 2,331	\$ 2,227	\$ 4,074	\$ 4,140	\$ 4,286	\$ 4,007	\$ 3,555	\$ 3,713	\$ 3,644	\$ 4,766	\$ 4,766	\$ 4,085	\$ 4,085	\$ 4,085	\$ 4,085	\$ 4,085	\$ 4,085
Redevelopment Activities	46,465	42,747	44,285	42,322	77,404	78,656	81,438	76,133	67,551	70,546	69,228	90,548	90,548	77,613	77,613	77,613	77,613	77,613	77,613
Total Expenditures:	\$ 48,910	\$ 44,997	\$ 46,616	\$ 44,550	\$ 81,478	\$ 82,796	\$ 85,724	\$ 80,140	\$ 71,106	\$ 74,259	\$ 72,871	\$ 95,314	\$ 95,314	\$ 81,698	\$ 1,332,563				

SECTION 3: OVERVIEW OF THE COMMONS EDA PROJECT AREA

Table 4.1

OVERVIEW				
<u>Type</u> EDA	<u>Acreage</u> 35.8	<u>Purpose</u> Commercial Development	<u>Taxing District</u> #3 #58	<u>Tax Rate</u> 0.012853 0.013702
<u>Creation Year</u> FY 2004	<u>Base Year</u> FY 2003	<u>Term</u> 25 Years	<u>Trigger Year</u> TY 2008/FY 2009	<u>Expiration Year</u> TY 2032/FY 2033
<u>Base Value</u> \$14,445,750	<u>TY 2015 Value</u> \$41,574,058	<u>Increase</u> 188%	<u>Property Tax Increment*</u> \$183,993	<u>Sales Tax Increment*</u> \$200,196

* Represents tax increment for FY 2016.



The Commons Project Area was created in March 2004 and is governed by the “Official Redevelopment Plan for the West Bountiful Commons Redevelopment Project Area” as well as the “Participation Agreement By and Among West Bountiful City, The West Bountiful City Redevelopment Agency, and Johansen-Thackeray Commercial Real Estate Services, L.C.” along with the 1st Amendment to said Development Agreement. These documents define the duration and use of property and sales tax generated within the Project Area as well as conditions and obligations by the Agency and the Developer.

The purpose of this Project Area is to incentivize the development of commercial property, including a large retail sales facility, small to mid-size retail sales facilities, and open pads for restaurants or other commercial facilities in West Bountiful City. This development intended to create jobs and increase property and sales tax revenue to the taxing entities. The Project Area includes 35.8 acres located between approximately 25 South and 400 North and between I-15 and 500 West. A map of the Project Area is included as Exhibit C.



SOURCES OF FUNDS

Table 4.2

2016 SOURCES OF FUNDS	
Property Tax Increment	183,993
Sales Tax Increment	200,196
Total Sources of Funds	\$ 384,189

PROPERTY TAX

Table 4.3

PROPERTY TAX INCREMENT LEVELS	
Years	%
FY 2009 - 2033	50%

SALES TAX

The Development Agreement stipulates that the City will divert a portion of the sales taxes generated in the Project Area based upon the phase and timing of the development according to the following schedule:

Table 4.4

SALES TAX INCREMENT LEVELS		
Phase I Development	Bountiful	14%
	West Bountiful	43%
	Agency	43%
Phase II and Phase III Development	Bountiful	14%
	West Bountiful	50%
	Agency	36%

The Development Agreement stipulates that sales taxes will be disbursed to the various entities upon the first taking of sales tax increment which began in Jan 2006 and will extend for 10 years or until December 2015. In actuality, the Agency extended this sharing through February 2016. Discussions are ongoing regarding the potential sharing of sales tax increment with the Developer going forward.

USES OF FUNDS

Table 4.4

2016 USES OF FUNDS	
RDA Administration	9,200
Developer Payment	374,989
Low to Moderate Income Housing *	-
Total Uses of Funds	\$ 384,189

* The Project Area Plan envisions that the Agency will dedicate the last five years of property tax increment (minus administration fee) to the City's low to moderate income housing plan.

DEVELOPMENT OBLIGATIONS AND INCENTIVES

The Developer has the obligation to construct certain amounts of improved space prior to receiving specified capped amounts of tax increment (both sales and property tax) per phase for a total of \$10,800,000. The Developer also has the option of qualifying for a completion bonus which would add an additional opportunity to earn \$2,000,000 in sales tax revenue. The capped amounts per phase are described below:

Table 4.6

CAPPED REIMBURSEMENT SCHEDULE	
Phase I Development	6,200,000
Phase I and II Development	1,500,000
Phase II and III Development	3,100,000
Total Capped Incentive	\$ 10,800,000

Capped amounts per phase are not currently being tracked due to the fact that these caps are not likely to be reached during the life of the Project Area based on current projections. LYRB will continue to monitor projections and, if necessary, will work with the County to more accurately reflect which parcels belong to each Phase of Development as outlined in the Development Agreement in order to track the capped amounts per phase.

Table 4.7

DEVELOPER REIMBURSEMENT SCHEDULE		
REVENUES	2016 Annual Reimbursement	Total Reimbursement to Date (2006-2016)
Property Tax Increment to Developer	174,794	1,567,695
Sales Tax Increment to Developer	200,196	2,891,918
Total Tax Increment to Developer	\$374,990	\$4,459,613

PROJECT AREA REPORTING AND ACCOUNTABILITY

RELATIVE GROWTH IN ASSESSED VALUE

Table 4.8

GROWTH IN ASSESSED VALUES				
ASSESSED VALUES IN PROJECT AREA	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in Project Area (2015 vs. 2014)	\$41,574,058	\$43,160,939	-4%	-4%
Lifetime Growth in Project Area (2015 vs. 2002)	\$41,574,058	\$14,445,750	188%	8%

ASSESSED VALUES IN WEST BOUNTIFUL CITY	CURRENT YEAR	PRIOR YEAR/ BASE YEAR	GROWTH RATE	AAGR
Annual Growth in City (2015 vs. 2014)	\$585,220,269	\$533,586,696	10%	10%
Lifetime Growth in City (2015 vs. 2002)	\$585,220,269	\$223,336,351	162%	8%

The drop in assessed values from 2014 to 2015 is primarily explained by a 15% decline in personal property values. Also contributing to this decline is the removal of the value associated with parcel #06:039:0222 from tax increment calculations. This parcel, which contributed a total of \$880,000 to the total assessed value of the Project Area in 2014, was equalized in this year. The County found that less than 50% of the area of this parcel lies within the boundaries of the Project Area and has thus removed it from the EDA and from the calculation of tax increment in tax year 2015 going forward.

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 4.9

BENEFITS TO TAXING ENTITIES
Job Creation
Increased Sales Tax Revenues
Increased Property Tax Revenues
- 50% of tax increment flows back to taxing entities in years 2009 - 2033
- 100% of tax increment flows to taxing entities after year 2033

As mentioned, the taxing entities are currently benefiting from increased assessed values in the Project Area as 50% of property tax increment is being returned to the taxing entities. As shown below, the Project Area is currently producing annual tax increment that is 188% of that calculated at base year values. With 50% of this increment being passed through to the taxing entities, they are currently receiving annual tax increment (above the base amount) that is 94% of what would have been realized if assessed values in the Project Area had remained at base year levels; in effect nearly doubling their property tax revenues. For example, in fiscal year 2016, the taxing entities received the \$195,859 in base year tax increment. In addition, a total of \$183,993 was returned to the taxing entities as pass through increment

above the base amount. Thus, the property tax revenues to the taxing entities have been nearly doubled compared to that calculated at base year values.

Since FY 2009, the total tax increment (above the base amount) received by the taxing entities is 107% of what would have been realized based on base year levels.

Table 4.10

GROWTH IN TAX INCREMENT					
TAX INCREMENT FROM PROJECT AREA	ORIGINAL BUDGET REVENUES*		ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2016	N/A		\$367,986	\$195,859	188%
Life Time Revenue (FY 2009 - 2016)	N/A		\$3,300,411	\$1,536,612	215%
PASS THROUGH INCREMENT (ABOVE BASE)	ORIGINAL BUDGET REVENUES*		ACTUAL REVENUES	BASE YEAR VALUE REVENUES	% ABOVE BASE
Fiscal Year 2016	N/A		\$183,993	\$195,859	94%
Life Time Revenue (FY 2009 - 2016)	N/A		\$1,650,205	\$1,536,612	107%

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

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The Commons Project Area was created with the intent of incentivizing the development of commercial property in West Bountiful City. Initial improvements to the Project Area consisted of the removal of old structures and the establishment of utility systems, roadways, parking areas, vehicular and pedestrian access, landscaping, lighting, and signage. Subsequent development projects have included the construction a large retail sales facility, small to mid-size retail sales facilities, and open pads for restaurants or other commercial facilities. These improvements were scheduled to be completed in three Phases as outlined below:

- ☐ Phase I: Construction of a Costco wholesale facility of approximately 135,000 square feet and four additional retail buildings of approximately 3,500 – 9,000 square feet, along with associated improvements.
- ☐ Phase II: Acquisition of property and construction of buildings totaling approximately 50,000 square feet, along with associated improvements.
- ☐ Phase III: Acquisition of property and construction of buildings totaling approximately 50,000 square feet, along with associated improvements.

It is the understanding of LYRB that all three Phases of development have been completed. As this development has consisted of the construction and improvement of various commercial establishments, the Project Area now houses the following fast food restaurants and retail stores:

Table 4.11

NOTABLE BUSINESSES	
ALC of Utah LLC	Mikado
Applebee's	Massage Envy
Arella Pizza	Office Depot
Bountiful FG LLC	Paradise Bakery
Chipotle Mexican Grill	Pei Wei Asian Diner
Costco Membership	Petco
Costco Wholesale	Rumbi Island Grill
Deseret Book	Sports Clips
GNC	Spring Mobile
IQUE Repair LLS	Starbucks
Jamba Juice	Texas Roadhouse
Jimmy Johns	Verizon Wireless
Lowe's	Wireless Advocates, LLC

As the three Phases of development outlined in the Development Agreement have been completed, the Developer has no plans for future development in the Project Area.

FORECASTED PROJECT AREA BUDGET UPDATE

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

Table 4.12

PROJECT AREA BUDGET		FY 2016 - 2033	
REVENUES	TOTALS	NPV @ 5%	
Property Tax Increment	3,311,877	2,150,804	
Sales Tax Increment	200,196	190,662	
Total Revenue	\$3,512,073	\$2,341,466	
EXPENDITURES	TOTALS	NPV @ 5%	
RDA Administration	165,594	107,540	
Johansen Thackeray Payment (Property Tax)	2,272,316	1,641,936	
Johansen Thackeray Payment (Sales Tax)	200,196	190,662	
Low to Moderate Income Housing	873,968	401,328	
Total Expenditures	\$3,512,074	\$2,341,466	

OTHER ISSUES

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

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following four sheets represent:

-  FY 2016 Actual Budget
-  FY 2017 Projected Budget
-  FY 2018 Projected Budget
-  FY 2006-2033 Projected Multi-Year Budget



West Bountiful Commons Project Area

2016 Actual Annual Budget
November 1, 2016

Tax Year	2015
Payment Year	2016

REVENUE:

TAXABLE VALUATION:	
West Bountiful Property Values	\$ 34,740,230
Bountiful Property Values	6,833,828
Total Assessed Value	\$ 41,574,058
Less:	
West Bountiful Base Year Value (2003)	(12,999,107)
Bountiful Base Year Value (2003)	(1,380,664)
Total Base Year Value	\$ (14,379,771)
West Bountiful Incremental Value	\$ 21,741,123
Bountiful Incremental Value	5,453,164
Total Incremental Assessed Value	\$ 27,194,287

Tax Rate:	
West Bountiful Combined Rate	1.3702%
Bountiful Combined Rate	1.2853%

TAX INCREMENT REVENUES	
West Bountiful Increment	\$ 297,897
Total Bountiful Increment	70,090
Total Tax Increment:	\$ 367,986

Percent of Tax Increment for Project 50%

TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Tax Increment Available to Project Area	\$ 183,993
Total Tax Increment Revenue to Project Area:	\$ 183,993

SALES TAX ANALYSIS	
Phase I:	
West Bountiful City @ 43%	\$ 164,379
West Bountiful RDA @ 43%	164,379
Bountiful City @ 14%	53,519
Total Incremental Sales Tax (Phase I)	\$ 382,276
Phase II & III:	
West Bountiful City @ 50%	\$ 35,817
West Bountiful RDA @ 36%	35,817
Bountiful City @ 14%	11,661
Total Incremental Sales Tax (Phase II & III)	\$ 83,295
Completion Incentive:	
West Bountiful City @ 64.5%	\$ -
West Bountiful RDA @ 21.5%	-
Bountiful City @ 14%	-
Total Incremental Sales Tax (Phase III)	\$ -
Grand Total Incremental Sales Tax:	
West Bountiful City	\$ 200,196
West Bountiful RDA	200,196
Bountiful City	65,180
Total Incremental Sales Tax	\$ 465,571

TOTAL REVENUE TO RDA	
Property Tax Increment	\$ 183,993
Sales Tax Increment	200,196
Total Revenue	\$ 384,189

EXPENDITURES:

Project Area Budget and Use of Funds	
RDA Administration @ 5%	\$ 9,200
Johansen-Thackeray - Property Tax	174,794
Johansen-Thackeray - Sales Tax	200,196
Low to Moderate Income Housing @ (20%)	-
Total Expenditures:	\$ 384,189



West Bountiful Commons Project Area

2017 Projected Annual Budget

November 1, 2016

Tax Year	2016
Payment Year	2017

REVENUE:

TAXABLE VALUATION:	
West Bountiful Property Values	\$ 34,740,230
Bountiful Property Values	6,833,828
Total Assessed Value	\$ 41,574,058
Less:	
West Bountiful Base Year Value (2003)	(12,999,107)
Bountiful Base Year Value (2003)	(1,380,664)
Total Base Year Value	\$ (14,379,771)
West Bountiful Incremental Value	\$ 21,741,123
Bountiful Incremental Value	5,453,164
Total Incremental Assessed Value	\$ 27,194,287

Tax Rate:	
West Bountiful Combined Rate	1.3702%
Bountiful Combined Rate	1.2853%

TAX INCREMENT REVENUES	
West Bountiful Increment	\$ 297,897
Total Bountiful Increment	70,090
Total Tax Increment:	\$ 367,986

Percent of Tax Increment for Project 50%

TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Tax Increment Available to Project Area	\$ 183,993
Total Tax Increment Revenue to Project Area:	\$ 183,993

SALES TAX ANALYSIS	
Phase I:	
West Bountiful City @ 43%	\$ -
West Bountiful RDA @ 43%	-
Bountiful City @ 14%	-
Total Incremental Sales Tax (Phase I)	\$ -
Phase II & III:	
West Bountiful City @ 50%	\$ -
West Bountiful RDA @ 36%	-
Bountiful City @ 14%	-
Total Incremental Sales Tax (Phase II & III)	\$ -
Completion Incentive:	
West Bountiful City @ 64.5%	\$ -
West Bountiful RDA @ 21.5%	-
Bountiful City @ 14%	-
Total Incremental Sales Tax (Phase III)	\$ -
Grand Total Incremental Sales Tax:	
West Bountiful City	\$ -
West Bountiful RDA	-
Bountiful City	-
Total Incremental Sales Tax	\$ -

TOTAL REVENUE TO RDA	
Property Tax Increment	\$ 183,993
Sales Tax Increment	-
Total Revenue	\$ 183,993

EXPENDITURES:

Project Area Budget and Use of Funds	
RDA Administration @ 5%	\$ 9,200
Johansen-Thackeray - Property Tax	174,794
Johansen-Thackeray - Sales Tax	-
Low to Moderate Income Housing @ (20%)	-
Total Expenditures:	\$ 183,993



West Bountiful Commons Project Area

2018 Projected Annual Budget
November 1, 2016

Tax Year	2017
Payment Year	2018

REVENUE:

TAXABLE VALUATION:	
West Bountiful Property Values	\$ 34,740,230
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West Bountiful Increment	\$ 297,897
Total Bountiful Increment	70,090
Total Tax Increment:	\$ 367,986

Percent of Tax Increment for Project 50%

TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA	
Tax Increment Available to Project Area	\$ 183,993
Total Tax Increment Revenue to Project Area:	\$ 183,993

SALES TAX ANALYSIS	
Phase I:	
West Bountiful City @ 43%	\$ -
West Bountiful RDA @ 43%	-
Bountiful City @ 14%	-
Total Incremental Sales Tax (Phase I)	\$ -
Phase II & III:	
West Bountiful City @ 50%	\$ -
West Bountiful RDA @ 36%	-
Bountiful City @ 14%	-
Total Incremental Sales Tax (Phase II & III)	\$ -
Completion Incentive:	
West Bountiful City @ 64.5%	\$ -
West Bountiful RDA @ 21.5%	-
Bountiful City @ 14%	-
Total Incremental Sales Tax (Phase III)	\$ -
Grand Total Incremental Sales Tax:	
West Bountiful City	\$ -
West Bountiful RDA	-
Bountiful City	-
Total Incremental Sales Tax	\$ -

TOTAL REVENUE TO RDA	
Property Tax Increment	\$ 183,993
Sales Tax Increment	-
Total Revenue	\$ 183,993

EXPENDITURES:

Project Area Budget and Use of Funds	
RDA Administration @ 5%	\$ 9,200
Johansen-Thackeray - Property Tax	174,794
Johansen-Thackeray - Sales Tax	-
Low to Moderate Income Housing @ (20%)	-
Total Expenditures:	\$ 183,993



2016 ANNUAL REPORT

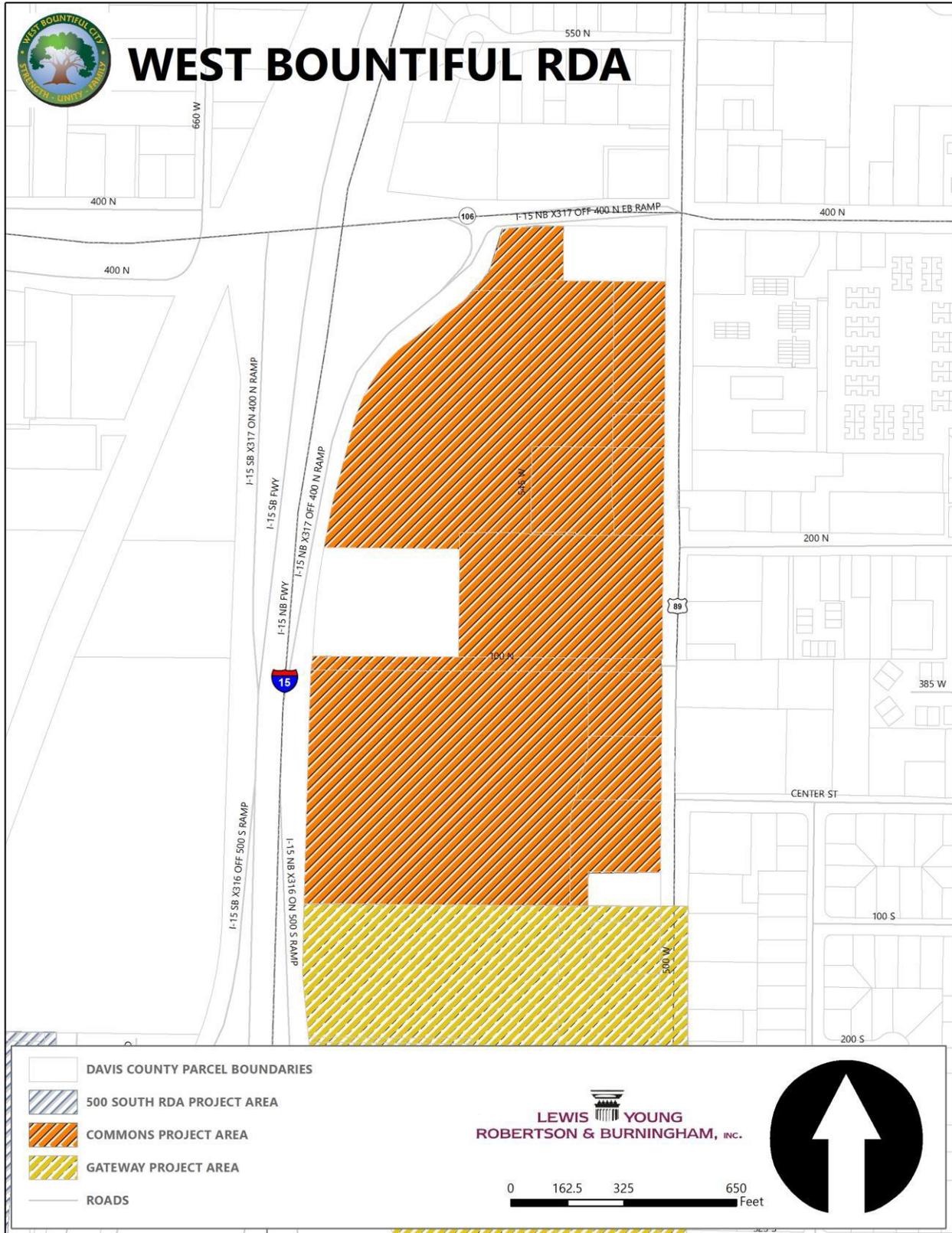
REDEVELOPMENT AGENCY OF WEST BOUNTIFUL CITY, UT



West Bountiful Commons Project Area
Ongoing Budget
Multi-Year Project Area Budget Projections
November 1, 2016

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTALS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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West Bountiful Property Values	\$ 38,553,419	\$ 44,100,793	\$ 45,621,201	\$ 49,815,439	\$ 56,880,789	\$ 63,700,254	\$ 69,209,247	\$ 74,700,239	\$ 80,183,828	\$ 85,653,828	\$ 91,123,828	\$ 96,593,828	\$ 102,063,828	\$ 107,533,828	\$ 112,999,828	\$ 118,469,828	\$ 123,939,828	\$ 129,409,828	\$ 134,879,828	\$ 140,349,828	\$ 145,819,828	\$ 151,289,828	\$ 156,759,828	\$ 162,229,828	\$ 167,699,828	\$ 173,169,828	\$ 178,639,828	\$ 184,109,828	\$ 189,579,828	\$ 195,049,828	\$ 200,519,828	\$ 205,989,828	\$ 211,459,828	\$ 216,929,828	\$ 222,399,828	\$ 227,869,828	\$ 233,339,828	\$ 238,809,828	\$ 244,279,828	\$ 249,749,828	\$ 255,219,828	\$ 260,689,828	\$ 266,159,828	\$ 271,629,828	\$ 277,099,828	\$ 282,569,828	\$ 288,039,828	\$ 293,509,828	\$ 298,979,828	\$ 304,449,828	\$ 309,919,828	\$ 315,389,828	\$ 320,859,828	\$ 326,329,828	\$ 331,799,828	\$ 337,269,828	\$ 342,739,828	\$ 348,209,828	\$ 353,679,828	\$ 359,149,828	\$ 364,619,828	\$ 370,089,828	\$ 375,559,828	\$ 381,029,828	\$ 386,499,828	\$ 391,969,828	\$ 397,439,828	\$ 402,909,828	\$ 408,379,828	\$ 413,849,828	\$ 419,319,828	\$ 424,789,828	\$ 430,259,828	\$ 435,729,828	\$ 441,199,828	\$ 446,669,828	\$ 452,139,828	\$ 457,609,828	\$ 463,079,828	\$ 468,549,828	\$ 474,019,828	\$ 479,489,828	\$ 484,959,828	\$ 490,429,828	\$ 495,899,828	\$ 501,369,828	\$ 506,839,828	\$ 512,309,828	\$ 517,779,828	\$ 523,249,828	\$ 528,719,828	\$ 534,189,828	\$ 539,659,828	\$ 545,129,828	\$ 550,599,828	\$ 556,069,828	\$ 561,539,828	\$ 567,009,828	\$ 572,479,828	\$ 577,949,828	\$ 583,419,828	\$ 588,889,828	\$ 594,359,828	\$ 599,829,828	\$ 605,299,828	\$ 610,769,828	\$ 616,239,828	\$ 621,709,828	\$ 627,179,828	\$ 632,649,828	\$ 638,119,828	\$ 643,589,828	\$ 649,059,828	\$ 654,529,828	\$ 660,000,000	\$ 665,470,000	\$ 670,940,000	\$ 676,410,000	\$ 681,880,000	\$ 687,350,000	\$ 692,820,000	\$ 698,290,000	\$ 703,760,000	\$ 709,230,000	\$ 714,700,000	\$ 720,170,000	\$ 725,640,000	\$ 731,110,000	\$ 736,580,000	\$ 742,050,000	\$ 747,520,000	\$ 752,990,000	\$ 758,460,000	\$ 763,930,000	\$ 769,400,000	\$ 774,870,000	\$ 780,340,000	\$ 785,810,000	\$ 791,280,000	\$ 796,750,000	\$ 802,220,000	\$ 807,690,000	\$ 813,160,000	\$ 818,630,000	\$ 824,100,000	\$ 829,570,000	\$ 835,040,000	\$ 840,510,000	\$ 845,980,000	\$ 851,450,000	\$ 856,920,000	\$ 862,390,000	\$ 867,860,000	\$ 873,330,000	\$ 878,800,000	\$ 884,270,000	\$ 889,740,000	\$ 895,210,000	\$ 900,680,000	\$ 906,150,000	\$ 911,620,000	\$ 917,090,000	\$ 922,560,000	\$ 928,030,000	\$ 933,500,000	\$ 938,970,000	\$ 944,440,000	\$ 949,910,000	\$ 955,380,000	\$ 960,850,000	\$ 966,320,000	\$ 971,790,000	\$ 977,260,000	\$ 982,730,000	\$ 988,200,000	\$ 993,670,000	\$ 999,140,000	\$ 1,004,610,000	\$ 1,010,080,000	\$ 1,015,550,000	\$ 1,021,020,000	\$ 1,026,490,000	\$ 1,031,960,000	\$ 1,037,430,000	\$ 1,042,900,000	\$ 1,048,370,000	\$ 1,053,840,000	\$ 1,059,310,000	\$ 1,064,780,000	\$ 1,070,250,000	\$ 1,075,720,000	\$ 1,081,190,000	\$ 1,086,660,000	\$ 1,092,130,000	\$ 1,097,600,000	\$ 1,103,070,000	\$ 1,108,540,000	\$ 1,114,010,000	\$ 1,119,480,000	\$ 1,124,950,000	\$ 1,130,420,000	\$ 1,135,890,000	\$ 1,141,360,000	\$ 1,146,830,000	\$ 1,152,300,000	\$ 1,157,770,000	\$ 1,163,240,000	\$ 1,168,710,000	\$ 1,174,180,000	\$ 1,179,650,000	\$ 1,185,120,000	\$ 1,190,590,000	\$ 1,196,060,000	\$ 1,201,530,000	\$ 1,207,000,000	\$ 1,212,470,000	\$ 1,217,940,000	\$ 1,223,410,000	\$ 1,228,880,000	\$ 1,234,350,000	\$ 1,239,820,000	\$ 1,245,290,000	\$ 1,250,760,000	\$ 1,256,230,000	\$ 1,261,700,000	\$ 1,267,170,000	\$ 1,272,640,000	\$ 1,278,110,000	\$ 1,283,580,000	\$ 1,289,050,000	\$ 1,294,520,000	\$ 1,300,000,000	\$ 1,305,470,000	\$ 1,310,940,000	\$ 1,316,410,000	\$ 1,321,880,000	\$ 1,327,350,000	\$ 1,332,820,000	\$ 1,338,290,000	\$ 1,343,760,000	\$ 1,349,230,000	\$ 1,354,700,000	\$ 1,360,170,000	\$ 1,365,640,000	\$ 1,371,110,000	\$ 1,376,580,000	\$ 1,382,050,000	\$ 1,387,520,000	\$ 1,392,990,000	\$ 1,398,460,000	\$ 1,403,930,000	\$ 1,409,400,000	\$ 1,414,870,000	\$ 1,420,340,000	\$ 1,425,810,000	\$ 1,431,280,000	\$ 1,436,750,000	\$ 1,442,220,000	\$ 1,447,690,000	\$ 1,453,160,000	\$ 1,458,630,000	\$ 1,464,100,000	\$ 1,469,570,000	\$ 1,475,040,000	\$ 1,480,510,000	\$ 1,485,980,000	\$ 1,491,450,000	\$ 1,496,920,000	\$ 1,502,390,000	\$ 1,507,860,000	\$ 1,513,330,000	\$ 1,518,800,000	\$ 1,524,270,000	\$ 1,529,740,000	\$ 1,535,210,000	\$ 1,540,680,000	\$ 1,546,150,000	\$ 1,551,620,000	\$ 1,557,090,000	\$ 1,562,560,000	\$ 1,568,030,000	\$ 1,573,500,000	\$ 1,578,970,000	\$ 1,584,440,000	\$ 1,589,910,000	\$ 1,595,380,000	\$ 1,600,850,000	\$ 1,606,320,000	\$ 1,611,790,000	\$ 1,617,260,000	\$ 1,622,730,000	\$ 1,628,200,000	\$ 1,633,670,000	\$ 1,639,140,000	\$ 1,644,610,000	\$ 1,650,080,000	\$ 1,655,550,000	\$ 1,661,020,000	\$ 1,666,490,000	\$ 1,671,960,000	\$ 1,677,430,000	\$ 1,682,900,000	\$ 1,688,370,000	\$ 1,693,840,000	\$ 1,699,310,000	\$ 1,704,780,000	\$ 1,710,250,000	\$ 1,715,720,000	\$ 1,721,190,000	\$ 1,726,660,000	\$ 1,732,130,000	\$ 1,737,600,000	\$ 1,743,070,000	\$ 1,748,540,000	\$ 1,754,010,000	\$ 1,759,480,000	\$ 1,764,950,000	\$ 1,770,420,000	\$ 1,775,890,000	\$ 1,781,360,000	\$ 1,786,830,000	\$ 1,792,300,000	\$ 1,797,770,000	\$ 1,803,240,000	\$ 1,808,710,000	\$ 1,814,180,000	\$ 1,819,650,000	\$ 1,825,120,000	\$ 1,830,590,000	\$ 1,836,060,000	\$ 1,841,530,000	\$ 1,847,000,000	\$ 1,852,470,000	\$ 1,857,940,000	\$ 1,863,410,000	\$ 1,868,880,000	\$ 1,874,350,000	\$ 1,879,820,000	\$ 1,885,290,000	\$ 1,890,760,000	\$ 1,896,230,000	\$ 1,901,700,000	\$ 1,907,170,000	\$ 1,912,640,000	\$ 1,918,110,000	\$ 1,923,580,000	\$ 1,929,050,000	\$ 1,934,520,000	\$ 1,940,000,000	\$ 1,945,470,000	\$ 1,950,940,000	\$ 1,956,410,000	\$ 1,961,880,000	\$ 1,967,350,000	\$ 1,972,820,000	\$ 1,978,290,000	\$ 1,983,760,000	\$ 1,989,230,000	\$ 1,994,700,000	\$ 2,000,170,000	\$ 2,005,640,000	\$ 2,011,110,000	\$ 2,016,580,000	\$ 2,022,050,000	\$ 2,027,520,000	\$ 2,032,990,000	\$ 2,038,460,000	\$ 2,043,930,000	\$ 2,049,400,000	\$ 2,054,870,000	\$ 2,060,340,000	\$ 2,065,810,000	\$ 2,071,280,000	\$ 2,076,750,000	\$ 2,082,220,000	\$ 2,087,690,000	\$ 2,093,160,000	\$ 2,098,630,000	\$ 2,104,100,000	\$ 2,109,570,000	\$ 2,115,040,000	\$ 2,120,510,000	\$ 2,125,980,000	\$ 2,131,450,000	\$ 2,136,920,000	\$ 2,142,390,000	\$ 2,147,860,000	\$ 2,153,330,000	\$ 2,158,800,000	\$ 2,164,270,000	\$ 2,169,740,000	\$ 2,175,210,000	\$ 2,180,680,000	\$ 2,186,150,000	\$ 2,191,620,000	\$ 2,197,090,000	\$ 2,202,560,000	\$ 2,208,030,000	\$ 2,213,500,000	\$ 2,218,970,000	\$ 2,224,440,000	\$ 2,229,910,000	\$ 2,235,380,000	\$ 2,240,850,000	\$ 2,246,320,000	\$ 2,251,790,000	\$ 2,257,260,000	\$ 2,262,730,000	\$ 2,268,200,000	\$ 2,273,670,000	\$ 2,279,140,000	\$ 2,284,610,000	\$ 2,290,080,000	\$ 2,295,550,000	\$ 2,301,020,000	\$ 2,306,490,000	\$ 2,311,960,000	\$ 2,317,430,000	\$ 2,322,900,000	\$ 2,328,370,000	\$ 2,333,840,000	\$ 2,339,310,000	\$ 2,344,780,000	\$ 2,350,250,000	\$ 2,355,720,000	\$ 2,361,190,000	\$ 2,366,660,000	\$ 2,372,130,000	\$ 2,377,600,000	\$ 2,383,070,000	\$ 2,388,540,000	\$ 2,394,010,000	\$ 2,399,480,000	\$ 2,404,950,000	\$ 2,410,420,000	\$ 2,415,890,000	\$ 2,421,360,000	\$ 2,426,830,000	\$ 2,432,300,000	\$ 2,437,770,000	\$ 2,443,240,000	\$ 2,448,710,000	\$ 2,454,180,000	\$ 2,459,650,000	\$ 2,465,120,000	\$ 2,470,590,000	\$ 2,476,060,000	\$ 2,481,530,000	\$ 2,487,000,000	\$ 2,492,470,000	\$ 2,497,940,000	\$ 2,503,410,000	\$ 2,508,880,000	\$ 2,514,350,000	\$ 2,519,820,000	\$ 2,525,290,000	\$ 2,530,760,000	\$ 2,536,230,000	\$ 2,541,700,000	\$ 2,547,170,000	\$ 2,552,640,000	\$ 2,558,110,000	\$ 2,563,580,000	\$ 2,569,050,000	\$ 2,574,520,000	\$ 2,580,000,000	\$ 2,585,470,000	\$ 2,590,940,000	\$ 2,596,410,000	\$ 2,601,880,000	\$ 2,607,350,000	\$ 2,612,820,000	\$ 2,618,290,000	\$ 2,623,760,000	\$ 2,629,230,000	\$ 2,634,700,000	\$ 2,640,170,000	\$ 2,645,640,000	\$ 2,651,110,000	\$ 2,656,580,000	\$ 2,662,050,000	\$ 2,667,520,000	\$ 2,672,990,000	\$ 2,678,460,000	\$ 2,683,930,000	\$ 2,689,400,000	\$ 2,694,870,000	\$ 2,700,340,000	\$ 2,705,810,000	\$ 2,711,280,000	\$ 2,716,750,000	\$ 2,722,220,000	\$ 2,727,690,000	\$ 2,733,160,000	\$ 2,738,630,000	\$ 2,744,100,000	\$ 2,749,570,000	\$ 2,755,040,000	\$ 2,760,510,000	\$ 2,765,980,000	\$ 2,771,450,000	\$ 2,776,920,000	\$ 2,782,390,000	\$ 2,787,860,000	\$ 2,793,330,000	\$ 2,798,800,000	\$ 2,804,270,000	\$ 2,809,740,000	\$ 2,815,210,000	\$ 2,820,680,000	\$ 2,826,150,000	\$ 2,831,620,000	\$ 2,837,090,000	\$ 2,842,560,000	\$ 2,848,030,000	\$ 2,853,500,000	\$ 2,858,970,000	\$ 2,864,440,000	\$ 2,869,910,000	\$ 2,875,380,000	\$ 2,880,850,000	\$ 2,886,320,000	\$ 2,891,790,000	\$ 2,897,260,000	\$ 2,902,730,000	\$ 2,908,200,000	\$ 2,913,670,000	\$ 2,919,140,000	\$ 2,924,610,000	\$ 2,930,080,000	\$ 2,935,550,000	\$ 2,941,020,000	\$ 2,946,490,000	\$ 2,951,960,000	\$ 2,957,430,000	\$ 2,962,900,000	\$ 2,968,370,000	\$ 2,973,840,000	\$ 2,979,310,000	\$ 2,984,780,000	\$ 2,990,250,000	\$ 2,995,720,000	\$ 3,001,190,000	\$ 3,006,660,000	\$ 3,012,130,000	\$ 3,017,600,000	\$ 3,023,070,000	\$ 3,028,540,000	\$ 3,034,010,000	\$ 3,039,480,000	\$ 3,044,950,000	\$ 3,050,420,000	\$ 3,055,890,000	\$ 3,061,360,000	\$ 3,066,830,000	\$ 3,072,300,000	\$ 3,077,770,000	\$ 3,083,240,000	\$ 3,088,710,000	\$ 3,094,180,000	\$ 3,099,650,000	\$ 3,105,120,000	\$ 3,110,590,000	\$ 3,116,060,000	\$ 3,121,530,000	\$ 3,127,000,000	\$ 3,132,470,000	\$ 3,137,940,000	\$ 3,143,410,000	\$ 3,148,880,000	\$ 3,154,350,000	\$ 3,159,820,000	\$ 3,165,290,000	\$ 3,170,760,000	\$ 3,176,230,000	\$ 3,181,700,000	\$ 3,187,170,000	\$ 3,192,640,000	\$ 3,198,110,000	\$ 3,203,580,000	\$ 3,209,050,000	\$ 3,214,520,000	\$ 3,220,000,000	\$ 3,225,470,000	\$ 3,230,940,000	\$ 3,236,410,000	\$ 3,241,880,000	\$ 3,247,350,000	\$ 3,252,820,000	\$ 3,258,290,000	\$ 3,263,760,000	\$ 3,269,230,000	\$ 3,274,700,000	\$ 3,280,170,000	\$ 3,285,640,000	\$ 3,291,110,000	\$ 3,296,580,000	\$ 3,302,050,000	\$ 3,307,520,000	\$ 3,312,990,000	\$ 3,318,460,000	\$ 3,323,930,000	\$ 3,329,400,000	\$ 3,334,87

EXHIBIT C



SECTION 4: OVERVIEW OF THE LEGACY CDA PROJECT AREA

Table 5.1

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> 346.75	<u>Purpose</u> Residential/Commercial Development	<u>Taxing District</u> #57 #84	<u>Tax Rate</u> 0.013582 0.012768
<u>Creation Year</u> FY 2010	<u>Base Year</u> FY 2010	<u>Term</u> 15 Years	<u>Trigger Year</u> ² TY 2016/FY 2017	<u>Expiration Year</u> TY 2030/FY 2031
<u>Base Value</u> \$3,135,590	<u>TY 2015 Value</u> N/A	<u>Increase</u> N/A	<u>FY 2016 Increment</u> N/A	<u>Years Remaining</u> 15

The Legacy CDA Project Area was created in October 2009 and is governed by the “West Bountiful Legacy CDA Project Area Plan” and the “West Bountiful Legacy CDA Project Area Budget”, as well as Interlocal Agreements and associated Amendments to Interlocal Agreements between the Agency and the following taxing entities:

- ☐ West Bountiful City
- ☐ Davis County
- ☐ Davis School District
- ☐ Weber Basin Water Conservancy District
- ☐ Davis County Mosquito Abatement District
- ☐ South Davis County Sewer Improvement District
- ☐ South Davis Recreation District

These documents define the duration and use of property and sales tax generated within the Project Area as well as conditions and obligations by the Agency.

The purpose of this Project Area is to incentivize development of commercial and residential property. Commercial development will include dining establishments, personal services, office complexes, research/business/campus facilities, general retail, and entertainment facilities. Residential development will consist of single family detached units, equestrian center and associated facilities, open space, trails, and recreation facilities.



² The original documents outline that tax increment must be triggered by FY 2015; however, in order to maximize the benefit and application of tax increment funds, the Agency has amended the Interlocal Agreements with West Bountiful City and Davis County to extend the trigger year to FY 2017. The Agency is in the process of working with the Davis School District and other taxing entities in the Project Area to amend those interlocal agreements as well.

In order to accomplish these development objectives, tax increment funds will be used for various infrastructure improvements such as internal roads, water, sewer, electricity, natural gas, communication, etc. Development in the Project Area is intended to create jobs and increase property and sales tax revenue to the taxing entities.

The Project Area includes 346.5 acres located northeastern side of the 500 South Interchange with Legacy Highway. This area serves as a gateway to the community and receives significant vehicle traffic on a daily basis, creating both opportunity and increased service demand. A map of the Project Area is included as Exhibit D.

SOURCES OF FUNDS

Table 5.2

PROJECTED 2017 SOURCES OF FUNDS	
Property Tax Increment	20,587
Total Sources of Funds	\$ 20,587

Table 5.3

TAX INCREMENT LEVELS	
Years	%
FY 2017 - 2031	50%

USES OF FUNDS

Table 5.4

PROJECTED 2017 USES OF FUNDS	
CDA Administration	1,029
Developer Incentive Fund	1,029
Public Infrastructure	18,528
Total Uses of Funds	\$ 20,587

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 5.5

BENEFITS TO TAXING ENTITIES	
Job Creation	
Increased Sales Tax Revenues	
Increased Property Tax Revenues	
	- 50% of tax increment flows back to taxing entities in years 2017 - 2031
	- 100% of tax increment flows to taxing entities after 2031

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

It is the desire of the Agency to maintain a high-quality development adjacent to the new Legacy Highway. Because the Project Area is primarily undeveloped land and has a high-development potential, the Agency intends to guide development in order to maintain the rural nature of the City, provide an increased availability for quality jobs to enter the City and County, and to ensure development standards blend harmoniously with the character of the new Legacy Highway.

There are two commercial developments currently within the Project Area, which account for less than 25% of the total area. The first is the Universal Equestrian Center and the second is the facilities associated with Utah Auto Auctions Inc. At build-out it is anticipated that there will be a maximum of 70 single family detached residential units, approximately 450,000 square feet of retail development, 565,000 square feet of light industrial or business park facilities, 450,000 square feet of Class A office space, and the remaining 30% of the area to be open space, roadways, trails, etc.

When completed, the Project Area will provide substantial economic, social and physical benefit to the residents of the City, including new additions to the City's trail and park system.

FORECASTED PROJECT AREA BUDGET UPDATE

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

Table 5.6

PROJECT AREA BUDGET		FY 2017 - 2031	
REVENUES		TOTALS	NPV @ 5%
Property Tax Increment		11,673,295	7,071,784
Total Revenue		\$11,673,295	\$7,071,784
EXPENDITURES		TOTALS	NPV @ 5%
CDA Administration		583,665	353,589
Developer Incentive Fund		583,665	353,589
Redevelopment Activities		10,505,965	6,364,606
Total Expenditures		\$11,673,295	\$7,071,784

OTHER ISSUES

As noted above, the Legacy CDA Project Area was expected to trigger tax increment by FY 2015. This did not take place and the Agency has been working to amend the Interlocal Agreements with the various taxing entities to extend the trigger year to FY 2017. Amendments authorizing this adjustment to the trigger year have been finalized with West Bountiful City and Davis County. The Agency is in the process of approaching the Davis School District and other taxing entities in the Project Area to amend the associated interlocal agreements. The objective of these amendments will be to (1) maintain consistency among all of the interlocal agreements that currently govern the Project Area, and (2) better match the timing of the collection tax increment to the commencement of development.

As development plans have not moved forward as quickly as anticipated, the Agency is seeking this extension of the trigger year in order to maximize the benefit and application of tax increment revenue related to the Project Area. One of the primary reasons for the delay in getting these projects off the ground is the lack of property owner sophistication and participation. The Agency continues to work through discussions with Master Developers, tenants, and various commercial users as it tries to make progress on site planning, etc.

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

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following sheet represents the projected multi-year budget.

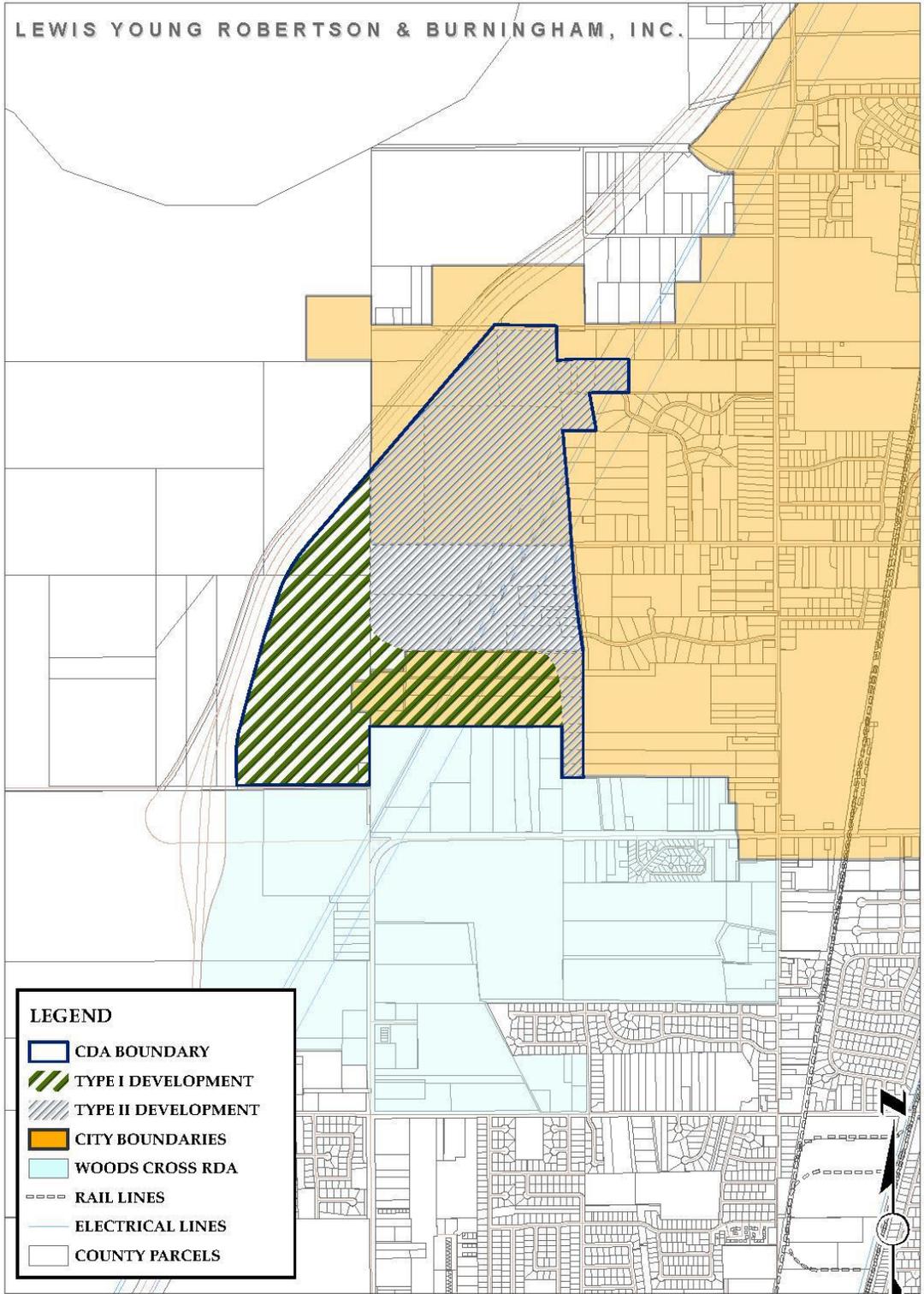


Legacy CDA Project Area

Ongoing Budget
Multi-Year Project Area Budget Projections
November 1, 2016

	PROJECTED =====>															
Tax Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTALS
Payment Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
REVENUE:																
TAXABLE VALUATION:																
Assessed Property Values	\$ 6,613,711	\$ 13,077,758	\$ 24,315,210	\$ 35,787,021	\$ 57,274,361	\$ 102,264,803	\$ 150,241,212	\$ 185,668,446	\$ 191,852,749	\$ 198,154,231	\$ 204,572,893	\$ 211,108,734	\$ 211,933,734	\$ 212,758,734	\$ 213,583,734	
Base Year Value	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	(3,135,590)	
Total Incremental Assessed Value	\$ 3,478,121	\$ 9,942,168	\$ 21,179,620	\$ 32,651,431	\$ 54,138,771	\$ 99,129,213	\$ 147,105,622	\$ 182,532,856	\$ 188,717,159	\$ 195,018,641	\$ 201,437,303	\$ 207,973,144	\$ 208,798,144	\$ 209,623,144	\$ 210,448,144	
Tax Rate:																
West Bountiful	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	0.1384%	
Davis County	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	0.2108%	
Davis County Sewer District	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	0.7118%	
Weber Basin Water Conservancy District	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	0.0188%	
Davis County Mosquito Abatement District	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	0.0093%	
South Davis County Sewer Improvement District	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	0.0243%	
South Davis Recreation District	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	0.0356%	
County Library	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	0.0348%	
Total Tax Rate	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	1.1838%	
TAX INCREMENT REVENUES																
West Bountiful (57) Increment	\$ 41,174	\$ 117,695	\$ 250,724	\$ 386,528	\$ 640,895	\$ 1,173,492	\$ 1,741,436	\$ 2,160,824	\$ 2,234,034	\$ 2,308,631	\$ 2,384,615	\$ 2,461,986	\$ 2,471,752	\$ 2,481,519	\$ 2,491,285	\$ 23,346,590
Total Tax Increment:	\$ 41,174	\$ 117,695	\$ 250,724	\$ 386,528	\$ 640,895	\$ 1,173,492	\$ 1,741,436	\$ 2,160,824	\$ 2,234,034	\$ 2,308,631	\$ 2,384,615	\$ 2,461,986	\$ 2,471,752	\$ 2,481,519	\$ 2,491,285	\$ 23,346,590
Percent of Tax Increment for Project																
	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
TAX INCREMENT REVENUES AVAILABLE TO PROJECT AREA																
Tax Increment Available to Project Area	\$ 20,587	\$ 58,848	\$ 125,362	\$ 193,264	\$ 320,447	\$ 586,746	\$ 870,718	\$ 1,080,412	\$ 1,117,017	\$ 1,154,315	\$ 1,192,307	\$ 1,230,993	\$ 1,235,876	\$ 1,240,759	\$ 1,245,643	\$ 11,673,295
Total Tax Increment Revenue to Project Area:	\$ 20,587	\$ 58,848	\$ 125,362	\$ 193,264	\$ 320,447	\$ 586,746	\$ 870,718	\$ 1,080,412	\$ 1,117,017	\$ 1,154,315	\$ 1,192,307	\$ 1,230,993	\$ 1,235,876	\$ 1,240,759	\$ 1,245,643	\$ 11,673,295
EXPENDITURES:																
Project Area Budget and Use of Funds																
CDA Administration @ 5%	\$ 1,029	\$ 2,942	\$ 6,268	\$ 9,663	\$ 16,022	\$ 29,337	\$ 43,536	\$ 54,021	\$ 55,851	\$ 57,716	\$ 59,615	\$ 61,550	\$ 61,794	\$ 62,038	\$ 62,282	\$ 583,665
Developer Incentive Fund @ 5%	1,029	2,942	6,268	9,663	16,022	29,337	43,536	54,021	55,851	57,716	59,615	61,550	61,794	62,038	62,282	583,665
Public Infrastructure @ 90%	18,528	52,963	112,826	173,937	288,403	528,071	783,646	972,371	1,005,315	1,038,884	1,073,077	1,107,894	1,112,289	1,116,683	1,121,078	10,505,965
Total Expenditures:	\$ 20,587	\$ 58,848	\$ 125,362	\$ 193,264	\$ 320,447	\$ 586,746	\$ 870,718	\$ 1,080,412	\$ 1,117,017	\$ 1,154,315	\$ 1,192,307	\$ 1,230,993	\$ 1,235,876	\$ 1,240,759	\$ 1,245,643	\$ 11,673,295

EXHIBIT D



WEST BOUNTIFUL CDA 2009
CDA BOUNDARIES & DEVELOPMENT TYPES
 COMBINED CDA BOUNDARY

0 0.15 0.3 0.6 Miles