

VILLAGE CENTER REDEVELOPMENT PROJECT AREA																					
REDEVELOPMENT AGENCY OF HOLLADAY CITY		BASE	NPV @ 6.5%	CASH VALUE	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	INCREMENT	ALLOCATED	ALLOCATED
15 YEAR CUMULATIVE MULTI-YEAR BUDGET		YEAR 2005	15 YEARS	15 YEARS	TAX YEAR 1 2008	TAX YEAR 2 2009	TAX YEAR 3 2010	TAX YEAR 4 2011	TAX YEAR 5 2012	TAX YEAR 6 2013	TAX YEAR 7 2014	TAX YEAR 8 2015	TAX YEAR 9 2016	TAX YEAR 10 2017	TAX YEAR 11 2018	TAX YEAR 12 2019	TAX YEAR 13 2020	TAX YEAR 14 2021	TAX YEAR 15 2022	AGENCY % 2008-2022	AGENCY \$ 2008-2022
PROJECT REVENUES																					
Base Year Property Tax (Base Year Taxable Value)	\$332,690	\$3,128,178	\$4,990,356	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690	\$332,690		
Improvements and Required Infrastructure Investment		\$17,019,045																			
Projected Available Tax Increment for Improvements and Infrastructure Investment		\$10,106,750	\$17,595,931	\$264,857	\$566,645	\$765,117	\$885,457	\$1,061,779	\$1,133,498	\$1,271,983	\$1,333,378	\$1,383,566	\$1,423,340	\$1,455,333	\$1,481,855	\$1,503,887	\$1,523,515	\$1,541,718			
Tax Increment Surplus (Shortfall)		-\$6,912,295																			
RDA TOTAL - 15 YEARS Agency @ 100%		\$13,475,667	\$23,461,241	\$353,143	\$755,527	\$1,020,157	\$1,180,610	\$1,415,706	\$1,511,331	\$1,695,977	\$1,777,838	\$1,844,755	\$1,897,787	\$1,940,444	\$1,975,807	\$2,005,183	\$2,031,353	\$2,055,624	100%	\$23,461,241	
Eligible Project Area Expenditures		\$10,106,750	\$17,595,931	\$264,857	\$566,645	\$765,117	\$885,457	\$1,061,779	\$1,133,498	\$1,271,983	\$1,333,378	\$1,383,566	\$1,423,340	\$1,455,333	\$1,481,855	\$1,503,887	\$1,523,515	\$1,541,718	75.00%	\$17,595,931	
Housing		\$2,695,133	\$4,692,248	\$70,629	\$151,105	\$204,031	\$236,122	\$283,141	\$302,266	\$339,195	\$355,568	\$368,951	\$379,557	\$388,089	\$395,161	\$401,037	\$406,271	\$411,125	20.00%	\$4,692,248	
RDA Administration		\$673,783	\$1,173,062	\$17,657	\$37,776	\$51,008	\$59,030	\$70,785	\$75,567	\$84,799	\$88,892	\$92,238	\$94,889	\$97,022	\$98,790	\$100,259	\$101,568	\$102,781	5.00%	\$1,173,062	
Taxing Agency Flow-Thru	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	
Total Tax Increment	\$13,475,667	\$23,461,241	\$353,143	\$755,527	\$1,020,157	\$1,180,610	\$1,415,706	\$1,511,331	\$1,695,977	\$1,777,838	\$1,844,755	\$1,897,787	\$1,940,444	\$1,975,807	\$2,005,183	\$2,031,353	\$2,055,624	\$2,055,624		\$23,461,241	
Total Project Revenues	\$13,475,667	\$23,461,241	\$353,143	\$755,527	\$1,020,157	\$1,180,610	\$1,415,706	\$1,511,331	\$1,695,977	\$1,777,838	\$1,844,755	\$1,897,787	\$1,940,444	\$1,975,807	\$2,005,183	\$2,031,353	\$2,055,624	\$2,055,624		\$23,461,241	
PROJECT EXPENDITURES																					
CAPITAL COSTS & RELATED EXPENSES																					
Improvements; and Infrastructure Benefiting the Project Both Within and Outside the Project Area				\$8,509,523	\$8,509,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Public & Special Improvements		\$15,689,188	\$17,019,045	\$8,509,523	\$8,509,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Land Acquisition				\$6,099,980	\$6,099,980	\$6,099,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Less Existing Property Value				\$2,024,667	\$2,024,667	\$2,024,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Land Value		\$10,974,484	\$12,225,939	\$4,075,313	\$4,075,313	\$4,075,313	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
On-site Improvements				\$729,920	\$729,920	\$729,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total On-site Improvements		\$1,965,616	\$2,189,761	\$729,920	\$729,920	\$729,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Buildings																					
Residential @ 55%	\$10,408,935	\$12,179,475	\$3,044,869	\$2,435,895	\$2,029,913	\$2,029,913	\$2,029,913	\$2,029,913	\$608,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Retail	\$11,288,157	\$13,033,620	\$2,372,625	\$5,441,220	\$1,581,750	\$1,581,750	\$1,581,750	\$1,581,750	\$474,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Commercial Office	\$14,319,178	\$17,766,561	\$3,430,078	\$2,404,260	\$2,752,637	\$0	\$3,927,096	\$0	\$5,252,491	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Soft Costs/Const Mgmt/Finance	\$9,426,614	\$11,272,145	\$2,226,708	\$2,219,199	\$1,894,699	\$1,436,733	\$2,090,098	\$331,207	\$1,073,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total New Building Expense	\$45,442,885	\$54,251,801	\$11,074,279	\$12,500,574	\$8,258,999	\$5,048,395	\$9,628,856	\$1,414,706	\$6,325,992	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Personal Property & Capital Equipment																					
New Investment in Furniture, Fixtures and Equipment (includes replacement and reinvestment)				\$3,573,827	\$3,618,480	\$3,818,813	\$1,896,175	\$3,013,857	\$538,540	\$2,307,402	\$71,736	\$434,193	\$71,736	\$434,193	\$71,736	\$434,193	\$71,736	\$434,193	\$71,736	\$434,193	
Depreciated Value of Personal Property				\$6,046,545	\$7,889,916	\$7,656,757	\$8,986,718	\$6,157,165	\$8,294,788	\$6,481,983	\$5,298,646	\$4,199,270	\$3,377,662	\$2,800,142	\$2,326,095	\$2,072,259	\$1,921,851				
Total Personal Property & Capital Equipment Expense				\$3,573,827	\$6,046,545	\$7,889,916	\$7,656,757	\$8,986,718	\$6,157,165	\$8,294,788	\$6,481,983	\$5,298,646	\$4,199,270	\$3,377,662	\$2,800,142	\$2,326,095	\$2,072,259	\$1,921,851			
NEW TAXABLE PROJECT INCREMENTAL VALUE				\$27,962,863	\$31,861,875	\$20,954,148	\$12,705,153	\$18,615,574	\$7,571,870	\$14,620,780	\$6,481,983	\$5,298,646	\$4,199,270	\$3,377,662	\$2,800,142	\$2,326,095	\$2,072,259	\$1,921,851			
TOTAL CUMULATIVE PROJECT TAXABLE INCREMENTAL VALUE				\$27,962,863	\$59,824,738	\$80,778,885	\$93,484,038	\$112,099,612	\$119,671,482	\$134,292,262	\$140,774,245	\$146,072,892	\$150,272,162	\$153,649,824	\$156,449,966	\$158,776,061	\$160,848,320	\$162,770,171			
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																					
Operating Expenses																					
Redevelopment Agency Administration @ 5%		\$723,469	\$1,173,062	\$17,657	\$37,776	\$51,008	\$59,030	\$70,785	\$75,567	\$84,799	\$88,892	\$92,238	\$94,889	\$97,022	\$98,790	\$100,259	\$101,568	\$102,781	5%	\$1,173,062	
Housing (20% Annually)		\$2,893,876	\$4,692,248	\$70,629	\$151,105	\$204,031	\$236,122	\$283,141	\$302,266	\$339,195	\$355,568	\$368,951	\$379,557	\$388,089	\$395,161	\$401,037	\$406,271	\$411,125	20%	\$4,692,248	
Tax increment for improvements, public infrastructure in & outside the project area, & other eligible expenditures		\$10,852,037	\$17,595,931	\$264,857	\$566,645	\$765,117	\$885,457	\$1,061,779	\$1,133,498	\$1,271,983	\$1,333,378	\$1,383,566	\$1,423,340	\$1,455,333	\$1,481,855	\$1,503,887	\$1,523,515	\$1,541,718	75%	\$17,595,931	
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCR	\$14,469,382	\$23,461,241	\$353,143	\$755,527	\$1,020,157	\$1,180,610	\$1,415,706	\$1,511,331	\$1,695,977	\$1,777,838	\$1,844,755	\$1,897,787	\$1,940,444	\$1,975,807	\$2,005,183	\$2,031,353	\$2,055,624	\$2,055,624	100%	\$23,461,242	
TOTAL PROJECT EXPENDITURES		\$143,297,048	\$186,231,412	\$28,316,006	\$32,617,402	\$21,974,304	\$13,885,763	\$20,031,280	\$9,083,201	\$16,316,757	\$8,259,821	\$7,143,401	\$6,097,057	\$5,318,106	\$4,775,948	\$4,331,278	\$4,103,612	\$3,977,476			
PROPERTY TAX																					
Holladay City - 15.7%	0.001983	\$2,115,943	\$3,683,874	\$55,450	\$118,632	\$160,185	\$185,379	\$222,294	\$237,309	\$266,302	\$279,155	\$289,663	\$297,990	\$304,688	\$310,240	\$314,853	\$318,962	\$322,773	15.7%	\$3,683,874	
Salt Lake County - 21.2%	0.002682	\$2,861,805	\$4,982,425	\$74,996	\$160,450	\$216,649	\$250,724	\$300,651	\$320,959	\$360,172	\$377,557	\$391,767	\$403,030	\$412,089	\$419,599	\$425,837	\$431,395	\$436,550	21.2%	\$4,982,425	
Granite School District - 52.3%	0.006604	\$7,046,742	\$12,268,433	\$184,667	\$395,083	\$533,464	\$617,369	\$740,306	\$790,310	\$886,866	\$929,673	\$964,665	\$992,397	\$1,014,703	\$1,033,196	\$1,048,557	\$1,062,242	\$1,074,934	52.3%	\$12,268,433	
South Salt Lake Valley Mosquito Abatement	0.000031	\$33,078	\$57,590	\$867	\$1,855	\$2,504	\$2,898	\$3,475	\$3,710	\$4,163	\$4,364	\$4,528	\$4,658	\$4,763	\$4,850	\$4,922	\$4,986	\$5,046	0.2%	\$57,590	
Salt Lake Suburban Sanitary District #1 - 1	0.000233	\$248,621	\$432,851	\$6,515	\$13,939	\$18,821	\$21,782	\$26,119	\$27,883	\$31,290	\$32,800	\$34,035	\$35,013	\$35,800	\$36,453	\$36,995	\$37,478	\$37,925	1.8%	\$432,851	
Central Utah Water Conservancy District -	0.000400	\$426,817	\$743,091	\$11,185	\$23,930	\$32,312	\$37,394	\$44,840	\$47,869	\$53,717	\$56,310	\$58,429	\$60,109	\$61,460	\$62,580	\$63,510	\$64,339	\$65,108	3.2%	\$743,091	
Salt Lake County Libraries - 5.5%	0.000696	\$742,661	\$1,292,978	\$19,462	\$41,638	\$56,222	\$65,065	\$78,021	\$83,291	\$93,467	\$97,979	\$101,667	\$104,589	\$106,940	\$108,889	\$110,508	\$111,950	\$113,288	5.5%	\$1,292,978	
TOTAL PROPERTY TAX	0.012629	\$13,475,667	\$23,461,241	\$353,143	\$755,527	\$1,020,157	\$1,180,610	\$1,415,706	\$1,511,331	\$1,695,977	\$1,777,838	\$1,844,755	\$1,897,787	\$1,940,444	\$1,975,807	\$2,005,183	\$2,031,353	\$2,055,624	100.0%	\$23,461,241	
TOTAL PROPERTY TAX INCREMENT		\$13,475,667	\$23,461,241	\$353,143	\$755,527	\$1,020,157	\$1,180,610	\$1,415,706	\$1,511,331	\$1,695,977	\$1,777,838	\$1,844,755	\$1,897,787	\$1,940,444	\$1,975,807	\$2,005,183	\$2,031,353	\$2,055,624	100.0%	\$23,461,241	