

Redevelopment Agency of Sandy City



Zach Robinson	Chair
Marci Houseman	Vice-Chair
Brooke Christensen	Board Member
Cyndi Sharkey	Board Member
Alison Stroud	Board Member
Monica Zoltanski	Board Member
Kristin Coleman-Nicholl	Board Member

Tuesday, December 15, 2020

Sandy City Hall
10000 Centennial Parkway, Sandy, Utah

Agenda

Meeting time: Approximately 5:15 p.m.

1. Motion to convene Redevelopment Agency meeting
2. Presentation of the Sandy City Redevelopment Agency Annual Report
3. Resolution RD 20-05. A Resolution of intent relating to extension of tax increment collection in certain project areas impacted by the Covid-19 emergency.
4. Resolution RD 20-06. A Resolution authorizing the Agency to acquire residential real property located at 9016 S 1300 E.
5. Approval of Minutes:
October 27, 2020
6. Motion to adjourn Redevelopment Agency meeting.

In compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance please call [\(801\) 568-7141](tel:8015687141).

2020 ANNUAL REPORT

REDEVELOPMENT AGENCY OF SANDY CITY

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



NOVEMBER 1ST REPORT

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


**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	6
GENERAL OVERVIEW OF ALL PROJECT AREAS	7
SECTION 2: OVERVIEW CIVIC CENTER SOUTH RDA	9
SOURCES OF FUNDS	9
USES OF FUNDS	10
DEBT SERVICE PAYMENTS	10
PROJECT AREA REPORTING AND ACCOUNTABILITY	11
NOTABLE DEVELOPMENT AND FUTURE PROJECTS	12
FORECASTED PROJECT AREA BUDGET UPDATE	12
OTHER ISSUES	12
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS	12
SECTION 3: OVERVIEW CIVIC CENTER NORTH RDA	17
SOURCES OF FUNDS	18
USES OF FUNDS	18
DEBT SERVICE PAYMENTS	18
NOTABLE DEVELOPMENT AND FUTURE PROJECTS	20
FORECASTED PROJECT AREA BUDGET UPDATE	21
OTHER ISSUES	21
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS	22
SECTION 4: OVERVIEW UNION HEIGHTS CDA	27
SOURCES OF FUNDS	27
USES OF FUNDS	27
DEVELOPMENT INCENTIVE PAYMENT	28
PROJECT AREA REPORTING AND ACCOUNTABILITY	28
NOTABLE DEVELOPMENT AND FUTURE PROJECTS	29
FORECASTED PROJECT AREA BUDGET UPDATE	29
OTHER ISSUES	29
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS	29
SECTION 5: OVERVIEW 9400 SOUTH CDA	34
SOURCES OF FUNDS	34
OTHER TAX REVENUES	35
USES OF FUNDS	35
PROJECT AREA REPORTING AND ACCOUNTABILITY	36



NOTABLE DEVELOPMENT AND FUTURE PROJECTS	36
FORECASTED PROJECT AREA BUDGET UPDATE.....	37
OTHER ISSUES.....	37
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS	37
SECTION 6: 11400 SOUTH CDA	42
SOURCES OF FUNDS	42
USES OF FUNDS	43
DEVELOPMENT INCENTIVE PAYMENT	43
PROJECT AREA REPORTING AND ACCOUNTABILITY	43
NOTABLE DEVELOPMENT AND FUTURE PROJECTS	44
FORECASTED PROJECT AREA BUDGET UPDATE.....	45
OTHER ISSUES.....	45
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS	45
SECTION 7: OVERVIEW SANDY TOD CDA	50
SOURCES OF FUNDS	51
USES OF FUNDS	51
DEVELOPMENT INCENTIVE PAYMENT	51
PROJECT AREA REPORTING AND ACCOUNTABILITY	52
NOTABLE DEVELOPMENT AND FUTURE PROJECTS	53
FORECASTED PROJECT AREA BUDGET UPDATE.....	53
OTHER ISSUES.....	54
PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS	54
SECTION 8: OVERVIEW SOUTH TOWNE RIDGE EDA.....	59
SECTION 9: OVERVIEW CITY CENTER RDA	60
EXHIBIT A: MAP OF PROJECT AREAS	61
EXHIBIT B: QUALIFIED EXPENSES	62

Section 1: EXECUTIVE SUMMARY

INTRODUCTION

Lewis Young Robertson & Burningham, Inc. (“LYRB”) prepared this Annual Report on behalf of the Redevelopment Agency of Sandy City (the “Agency” or “RDA”). The report describes the Agency’s eight project areas (*Civic Center South, Civic Center North, Union Heights, 9400 South, 11400 South, Sandy TOD, and two expired project areas no longer receiving increment which are Southtowne Ridge, and City Center*). 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, in part, 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	
Matt Huish	Sandy City
Brian Kelley	Sandy City
Sandy City Council	Sandy City
Salt Lake County Council	Salt Lake County
Dina Blaes	Salt Lake County
Scott Tingley	Salt Lake County
Leon Wilcox	Canyons School District
John Larsen	Jordan School District
Gene Shawcroft	Central Utah Water Conservancy District
Craig White	South Valley Sewer District
Brian Hougaard	South Salt Lake Valley Mosquito Abatement District
Glen Jenkins	Crescent Cemetery Maintenance District
Mike DeVries	Metropolitan Water District of Salt Lake & Sandy
Tracy Scott Cowdell	Sandy Suburban Improvement District
Deborah Jacobson	Utah State Board of Education
Lorraine Austin	Utah State Board of Education
Barry Conover	Utah State Tax Commission
John Dougall	Utah State Auditor

This annual report is for informational and compliance purposes and is intended to provide an overview of each Project Area that lies within the boundaries of Sandy’s Agency, including descriptions of each of the eight project areas, significant activities, project timelines, actual and estimated tax increment collections, and any other information pertinent to the taxing entities. A Map of the Project Areas is included as **Exhibit A**.

It is important to note that the annual report is currently in a transitioning phase as updated Utah Code section 17C-1-603 states that, beginning in 2021, the annual RDA report will be disseminated only to the Governor’s Office of Economic Development and will be due on or before December 31st of each

calendar year. The November 1st deadline will be eliminated and electronic submission of the report to the taxing entities, County Auditor, State Tax Commission, State Board of Education will be replaced with the GOED database. LYRB will continue to provide the annual RDA report in strict compliance with the requirements laid out in 17C-1-603.

OVERVIEW OF THE AGENCY

The Agency was created by the Sandy 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) 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 aforementioned 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.

CRA's are created under a redevelopment 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 into 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.

The ***Civic Center South*** and ***Civic Center North*** Project Areas were created prior to the expansion of UCA 17C and are classified simply as Redevelopment Areas, or RDAs. The ***Union Heights, 9400 South, 11400 South*** and ***Sandy TOD Project Areas*** are 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, 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: Board of Trustees

GOVERNING BOARD OF TRUSTEES		
Zach Robinson	Chair	Sandy City Council Member
Marci Houseman	Vice Chair	Sandy City Council Member
Brooke Christensen	Board Member	Sandy City Council Member
Alison Stroud	Board Member	Sandy City Council Member
Kristin Coleman-Nicholl	Board Member	Sandy City Council Member
Cyndi Sharkey	Board Member	Sandy City Council Member
Monica Zoltanski	Board Member	Sandy City Council Member

Table I.3: Staff Members

STAFF MEMBERS		
Kurt Bradburn	Executive Director	Sandy City Mayor
Nick Duerksen	Economic Development/Redevelopment Director	
Kasey Dunlavy	Economic Development/Redevelopment Senior Project Manager	
Vickey Barrett	Economic Development/Redevelopment Assistant	

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 2020 (Ending Dec. 31, 2020)	Tax Year 2021 (Beginning Jan. 1, 2021)
PROPERTY TAX INCREMENT		
Civic Center South	\$-	\$-
Civic Center North	2,822,098	2,822,098
9400 South	91,199	91,199
Union Heights	56,535	57,388
11400 South	556,321	555,703
Sandy TOD	1,310,264	1,310,013
TOTAL REVENUE	\$4,836,417	\$4,836,402

Table I.5: Estimate of Additional Tax Increment (“Haircut”)

ESTIMATE OF TAX INCREMENT TO BE PAID TO THE AGENCY		
	Tax Year 2020 (Ending Dec. 31, 2020)	Tax Year 2021 (Beginning Jan. 1, 2021)
ADDITIONAL TAX INCREMENT (“HAIRCUT”)		
Civic Center South	\$719,712	\$720,192
Civic Center North	798,899	798,899
TOTAL ADDITIONAL TAX INCREMENT	\$1,518,610	\$1,519,090
TRANSIENT ROOM TAX		
9400 South	\$2,805,000	\$2,830,000

GENERAL OVERVIEW OF ALL PROJECT AREAS

LYRB has updated the Project Area Budget for each area which includes a multi-year projection of revenues based upon current market conditions. The combined projection for all six Project Areas forecasts that the areas will generate approximately \$108.4M for the remainder of the life of the projects. Approximately \$72.6M will come from tax increment revenues, \$7.4M from haircut revenues and \$28.4M will come from other tax revenues.

Table I.6: Combined Budget

Combined Project Area Budget ¹		
REVENUES	FY 2020 Totals	REMAINING LIFE (INCLUDES 2020 TOTALS)
PROPERTY TAX INCREMENT		
Civic Center South	\$-	\$-
Civic Center North	2,683,959	36,549,129
9400 South	93,967	1,052,595
Union Heights	50,375	451,239
11400 South	474,436	11,033,412
Sandy TOD	1,276,119	23,546,598
<i>Property Tax Increment Subtotal</i>	\$4,578,856	\$72,632,974

¹ Variances from City Budget due to rounding in the tax increment model.



HAIRCUT		
Civic Center South	\$737,516	\$5,058,185
Civic Center North	760,822	2,358,619
<i>Haircut Subtotal</i>	\$1,498,338	\$7,416,805
OTHER TAX REVENUE		
9400 South	\$2,780,000	\$25,920,000
OTHER AGENCY REVENUE		
Civic Center South	\$1,258,183	\$1,262,183
Civic Center North	1,182,274	1,182,274
<i>Other Agency Revenue Subtotal</i>	\$2,440,457	\$2,444,457
INTEREST INCOME		
11400 South	\$20,000	\$25,000
TOTAL REVENUE	\$11,317,651	\$108,439,236
EXPENDITURES	FY 2020 TOTALS	REMAINING LIFE (INCLUDES 2020 TOTALS)
RDA Administration:		
Civic Center South	\$296,443	\$550,324
Civic Center North	813,848	1,554,339
Sandy TOD	62,059	1,173,542
Professional Services		
Civic Center North	\$83,028	\$133,028
Sandy TOD	36,577	56,577
Project Area Loan Payoff		
Civic Center North	\$2,767,923	\$2,767,923
County Administration		
Sandy TOD	\$-	\$171,667
Development Incentive Payments		
Civic Center North	\$1,006,118	\$8,370,218
Union Heights	50,375	451,239
11400 South	365,677	9,202,261
Sandy TOD	426,218	7,656,218
Debt Service Payments		
Civic Center South	\$977,822	\$1,427,822
9400 South	3,491,367	30,536,984
Affordable Housing		
Sandy TOD	\$-	\$171,667
Taxing Entity Increment Remittance		
Sandy TOD	\$360,518	\$6,554,701
Obligated Reserved		
Civic Center North	\$-	\$2,836,783
9400 South	-	1,546,828
Capital Facilities Finance Plan Projects		
Civic Center South	\$-	\$560,654
Sandy TOD	889,048	1,405,660
Contribution To/(From) Fund Balance		
Civic Center South	\$721,434	\$3,781,568
Civic Center North	(43,862)	24,427,732
9400 South	(617,400)	(5,111,217)
11400 South	128,758	1,856,151
Sandy TOD	(498,301)	6,356,566
Total Expenditures	\$11,317,651	\$108,439,236

SECTION 2: OVERVIEW CIVIC CENTER SOUTH RDA

Table 2.1: Project Area Overview

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 111.73	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 36G	<u>Tax Rate</u> 0.011707
<u>Creation Year</u> FY 1989	<u>Base Year</u> FY 1989	<u>Term</u> 32 Years	<u>Trigger Year</u> FY 1995	<u>Expiration Year</u> FY 2026
<u>Base Value</u> \$1,539,250	<u>TY 2019 Value</u> \$153,180,612	<u>Increase</u> 9,852%	<u>FY 2020 Increment</u> \$737,516	<u>Remaining Life</u> 6 Years



The Civic Center South Project Area was created in October 1989 and is governed by (a) the “Civic Center South Neighborhood Development Plan – Final Plan” dated November 1, 1989, the Plan and the associated ordinances and resolutions define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and developers/land owners.

The original purpose of the Project Area was to eliminate blight, create jobs and increase property and sales tax revenue to the taxing entities. The Project Area is located between 10600 South and 11000 South and between Interstate 15 and State Street.

The Project Area is intended to draw property tax increment beginning with the taxes collected in 1994 and remitted to the Agency in 1995 and continue for 32 years through and including taxes collected in 2025 and paid to the Agency in the first quarter of 2026. The Agency has received tax increment revenue every year beginning in 1995.

SOURCES OF FUNDS

Table 2.2: Sources of Funds

2020 SOURCES OF FUNDS ²	
Property Tax Increment	\$-
Haircut Recapture	737,516
Project Area Loan Payoff	1,244,183
Interest Income	14,000
Total Sources of Funds	\$1,995,700

² Variances from City Budget due to rounding in the tax increment model.

Table 2.3: Tax Increment Levels

TAX INCREMENT LEVELS			
Years	Tax Years	Tax Increment	Haircut (Not Including School District Portion)
Years 1-5	1995-1999	100%	0%
Years 6-10	2000-2004	80%	20%
Years 11-15	2005-2009	75%	25%
Years 16-20	2010-2014	70%	30%
Years 21-25	2015-2018	60%	40%
Years 26-32	2019-2025	0%	100%

USES OF FUNDS

Table 2.4: Uses of Funds

2020 USES OF FUNDS ³	
Increment	
RDA Administration	\$296,443
Increment Expense Subtotal	\$296,443
Contribution To/(From) Fund Balance	\$961,740
Total Increment Expense	\$1,258,183
Haircut	
Debt Service Payments	\$977,822
Haircut Expense Subtotal	\$977,822
Contribution To/(From) Fund Balance	(\$240,306)
Total Haircut Expense	\$737,519
Total Use of Funds	\$1,995,700

DEBT SERVICE PAYMENTS

Table 2.5: Debt Service Payments

2020 DEBT SERVICE PAYMENTS	
Series 2002 Golf Course Bond Payment	\$150,000
Series 1999 Park Bond Payment	827,822
Total Debt Service Payment	\$977,822

In 2002, Sandy City issued bonds to acquire land and construct the River Oaks Golf Course. The annual debt service for the bonds is roughly \$350,000. The Project Area paid \$150,000 in annual debt service for the 2002 Golf Course Bonds in FY 2020. The Project Area’s haircut fund is scheduled to make the same debt service payments on the Golf Course Bonds through FY 2023.

In 1999, Sandy City issued \$9.78 million in bonds to acquire 53 acres for the construction of city parks at various locations throughout the City. The Haircut Fund of the Civic Center South Project Area paid \$827,822 in annual debt service for the 1999 Parks Bonds. The Project Area’s haircut fund is scheduled to



³ Variances from City Budget due to rounding in the tax increment model.

make debt service payments on the 1999 Park Bonds through FY 2020.

PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 2.7: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2020	\$737,516	\$710,868	103.75%

GROWTH IN ASSESSED VALUE

Table 2.8: 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 (2019 vs. 2018)	\$153,180,612	\$139,249,430	10%	10%
Lifetime Growth in Project Area (2019 vs. 1996)	\$153,180,612	\$29,307,534	423%	7.8%
Lifetime Growth in Project Area (2019 vs. Base)	\$153,180,612	\$1,539,250	9852%	17.2%
ASSESSED VALUES IN SANDY CITY				
Annual Growth in Sandy City (2019 vs. 2018)	\$9,672,394,800	\$8,218,848,957	17.7%	17.7%
Lifetime Growth in Sandy City (2019 vs. 1996)	\$9,672,394,800	\$3,029,522,568	219%	5.7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 2.9: 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 2.10: 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 2020	NA	\$737,516	\$18,423	4,003%
Lifetime Revenue (1995-2020)	NA	\$29,561,816	\$520,326	5,681%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2020	NA	\$1,057,726	\$18,423	5,741%
Lifetime Revenue (1995-2020)	NA	\$2,095,241	\$520,326	403%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Notable Development within the Civic Center South Project Area includes:







-  Southtowne Auto mall
-  Hampton Inn
-  Major Renovation of Marriott Courtyard
-  Best Western
-  Southtowne Mazda
-  Ken Garff Hyundai Southtowne

Table 2.11: Developed and Undeveloped Acreage

CIVIC CENTER SOUTH RDA	ACREAGE	PERCENTAGE
Developed	111.73	100%
Undeveloped	-	0%
Total	111.73	100%

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 2.12: Project Area Budget

PROJECT AREA BUDGET	FY 2021-2026
REVENUES	TOTALS
Property Tax Increment	-
Haircut Recapture	4,320,669
Interest Income	4,000
Total Revenue	\$4,324,669
EXPENDITURES	TOTALS
Increment	
RDA Administration	\$253,881
Capital Facility Finance Plan Projects Funds	560,654
Expense Subtotal	\$814,535
Contribution To/(From) Fund Balance	(\$810,535)
Increment Expense Total	\$4,000
Haircut	
Debt Service Payments	\$450,000
Capital Facility Finance Plan Projects Funds	-
Contribution To/(From) Fund Balance	\$3,870,669
Haircut Expense Subtotal	\$4,320,669
Total Expense	\$4,324,669

OTHER ISSUES

The Agency has a Capital Facility Finance Plan and will update the plan as needed. The plan will use available funds within the Civic Center South Project Area to help facilitate economic development within the Project Area.

PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following four sheets represent the FY 2020, FY 2021, FY 2022, and multi-year budget from 2019 to 2026.



CIVIC CENTER SOUTH (AUTO MALL)

2020 Annual

2020

	Fiscal Year	2020
	Tax Year	2019
ASSESED VALUATION		
Sandy Tax District 36G		153,180,612
Base Year Value		-
Incremental Value		153,180,612
TAX INCREMENT ANALYSIS		
Incremental Property Tax Rates		
Combined Rate		0.011707
Tax Increment & Participation Rates		
Sandy Tax District 36G		1,795,242
Increment Rate		0%
Haircut Rate		100%
Tax Increment Generation (Net of Adjustments)		
Property Tax Increment		-
Haircut Revenue		1,795,242
Less School District Haircut		(1,057,726)
Total Tax Increment		737,516
REVENUES		
Increment		-
Haircut		737,516
Project Area Loan Payoff		1,244,183
Interest Income		14,000
Total Revenue		1,995,699
EXPENDITURES		
Increment Fund		
Administration Fee		296,443
Infrastructure		-
Capital Facility Finance Plan Projects Fund		-
Contribution To/(From) Fund Balance		961,740
Increment Fund Sub-Total		1,258,183
Haircut Fund		
Park Projects Bonds (1999) - Ends After 2019		827,822
Golf Course Bonds (2002) - Ends After 2023		150,000
Capital Facility Finance Plan Projects Fund		-
Contribution To/(From) Fund Balance		(240,306)
Haircut Fund Sub-Total		737,516
Total Expenditures		1,995,699



CIVIC CENTER SOUTH (AUTO MALL)

2021 Annual

2021

	Fiscal Year	2021
	Tax Year	2020
ASSESED VALUATION		
Sandy Tax District 36G		151,906,959
Base Year Value		-
Incremental Value		151,906,959
TAX INCREMENT ANALYSIS		
Incremental Property Tax Rates		
Combined Rate		0.011595
Tax Increment & Participation Rates		
Sandy Tax District 36G		1,761,573
Increment Rate		0%
Haircut Rate		100%
Tax Increment Generation (Net of Adjustments)		
Property Tax Increment		-
Haircut Revenue		1,761,573
Less School District Haircut		(1,041,862)
Total Tax Increment		719,712
REVENUES		
Increment		-
Haircut		719,712
Project Area Loan Payoff		-
Interest Income		4,000
Total Revenue		723,712
EXPENDITURES		
Increment Fund		
Administration Fee		253,881
Infrastructure		-
Capital Facility Finance Plan Projects Fund		560,654
Contribution To/(From) Fund Balance		(810,535)
Increment Fund Sub-Total		4,000
Haircut Fund		
Park Projects Bonds (1999) - Ends After 2019		-
Golf Course Bonds (2002) - Ends After 2023		150,000
Capital Facility Finance Plan Projects Fund		-
Contribution To/(From) Fund Balance		569,712
Haircut Fund Sub-Total		719,712
Total Expenditures		723,712



CIVIC CENTER SOUTH (AUTO MALL)

2022 Annual

2022

	Fiscal Year	
	Tax Year	
ASSESED VALUATION		2022
Sandy Tax District 36G		2021
Base Year Value		151,906,959
Incremental Value		-
		151,906,959
TAX INCREMENT ANALYSIS		
Incremental Property Tax Rates		
Combined Rate		0.011595
Tax Increment & Participation Rates		
Sandy Tax District 36G		1,761,361
Increment Rate		0%
Haircut Rate		100%
Tax Increment Generation (Net of Adjustments)		
Property Tax Increment		-
Haircut Revenue		1,761,361
Less School District Haircut		(1,041,170)
Total Tax Increment		720,192
REVENUES		
Increment		-
Haircut		720,192
Project Area Loan Payoff		-
Interest Income		-
Total Revenue		720,192
EXPENDITURES		
Increment Fund		
Administration Fee		-
Infrastructure		-
Capital Facility Finance Plan Projects Fund		-
Contribution To/(From) Fund Balance		-
Increment Fund Sub-Total		-
Haircut Fund		
Park Projects Bonds (1999) - Ends After 2019		-
Golf Course Bonds (2002) - Ends After 2023		150,000
Capital Facility Finance Plan Projects Fund		-
Contribution To/(From) Fund Balance		570,192
Haircut Fund Sub-Total		720,192
Total Expenditures		720,192

**SANDY CITY - CIVIC CENTER SOUTH
(AUTOMALL)**

Redevelopment Agency Multi-Year Budget

	<=Historic		Projected ==>								
	Base Year	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32		
Fiscal Year	1989	2019	2020	2021	2022	2023	2024	2025	2026		
Tax Year		2018	2019	2020	2021	2022	2023	2024	2025		
ASSESSED VALUATION											
Sandy Tax District 36G	1,539,250	139,249,430	153,180,612	151,906,959	151,906,959	151,906,959	151,906,959	151,906,959	151,906,959		
Base Year Value	(1,539,250)	-	-	-	-	-	-	-	-		
Incremental Value	-	139,249,430	153,180,612	151,906,959	151,906,959	151,906,959	151,906,959	151,906,959	151,906,959		
TAX INCREMENT ANALYSIS											
Incremental Property Tax Rates											
Salt Lake County		0.002259	0.001933	0.001817	0.001817	0.001817	0.001817	0.001817	0.001817		
Jordan/Canyon School District		0.006435	0.006413	0.006394	0.006394	0.006394	0.006394	0.006394	0.006394		
Sandy City		0.001144	0.001096	0.001279	0.001279	0.001279	0.001279	0.001279	0.001279		
South Salt Lake Valley Mosquito Abatement District		0.000015	0.000014	0.000013	0.000013	0.000013	0.000013	0.000013	0.000013		
South Valley Sewer District		0.000296	0.000280	0.000271	0.000271	0.000271	0.000271	0.000271	0.000271		
Crescent Cemetery Maintenance District		0.000034	0.000033	0.000031	0.000031	0.000031	0.000031	0.000031	0.000031		
Central Utah Water Conservancy District		0.000400	0.000378	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382		
Salt Lake County Library		0.000325	0.000536	0.000515	0.000515	0.000515	0.000515	0.000515	0.000515		
Salt Lake City Metropolitan Water District - Sandy City Only		0.000559	0.000311	0.000265	0.000265	0.000265	0.000265	0.000265	0.000265		
Jordan/Canyon School District Debt Service Area		0.000560	0.000488	0.000403	0.000403	0.000403	0.000403	0.000403	0.000403		
Multi County Assessing and Collecting			0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009		
County Assessing and Collecting			0.000216	0.000216	0.000216	0.000216	0.000216	0.000216	0.000216		
Combined Rate		0.012027	0.011707	0.011595	0.011595	0.011595	0.011595	0.011595	0.011595		
Rate Less District		0.005032	0.004806	0.004798	0.004798	0.004798	0.004798	0.004798	0.004798		
Tax Increment & Participation Rates											
Sandy Tax District 36G		1,674,753	1,795,242	1,761,573	1,761,361	1,761,361	1,761,361	1,761,361	1,761,361	24,010,386	
Increment Rate		60%	0%	0%	0%	0%	0%	0%	0%		
Haircut Rate		40%	100%	100%	100%	100%	100%	100%	100%		
Tax Increment Generation											
Property Tax Increment		1,004,852	-	-	-	-	-	-	-	7,323,860	
Recaptured Increment (Haircut Revenue)		669,901	1,795,242	1,761,573	1,761,361	1,761,361	1,761,361	1,761,361	1,761,361	16,686,525	
Less Prior Year Tax Increase		(229,428)	-	-	-	-	-	-	-	(477,935)	
Less Prior Year Adjustment		(131)	-	-	-	-	-	-	-	(4,816)	
Total Tax Increment		1,445,194	1,795,242	1,761,573	1,761,361	1,761,361	1,761,361	1,761,361	1,761,361	23,527,635	
PROJECT AREA BUDGET											
REVENUES											
Property Tax Increment		867,116	-	-	-	-	-	-	-	7,077,926	
Recapture of Increment		578,078	1,795,242	1,761,573	1,761,361	1,761,361	1,761,361	1,761,361	1,761,361	16,522,569	
Less School District Haircut Portion		(345,562)	(1,057,726)	(1,041,862)	(1,041,170)	(1,041,170)	(1,041,170)	(1,041,170)	(1,041,170)	(8,342,950)	
Total Revenue		1,099,634	737,516	719,712	720,192	720,192	720,192	720,192	720,192	15,257,544	
Increment		867,116	-	-	-	-	-	-	-	6,680,731	
Haircut		232,516	737,516	719,712	720,192	720,192	720,192	720,192	720,192	8,576,816	
Project Area Loan Payoff		-	1,244,183	-	-	-	-	-	-	1,244,185	
Interest Income		-	14,000	4,000	-	-	-	-	-	18,002	
		1,099,632	1,995,699	723,712	720,192	720,192	720,192	720,192	720,192	7,420,002	
EXPENDITURES											
Increment Fund											
Administration											
Administration Fee		62,316	296,443	253,881	-	-	-	-	-	3,195,489	
Infrastructure											
Salt Lake Sewer Improvement District (South Valley Sewer) Payment		24,731	-	-	-	-	-	-	-	186,282	
Developer Incentive Payments											
Dahle/Meyer (Mazda)		86,464	-	-	-	-	-	-	-	273,964	
Debt Service											
Road Bonds (2007) - Ends After 2017		-	-	-	-	-	-	-	-	2,347,983	
Capital Facility Finance Plan Projects Fund		693,605	-	560,654	-	-	-	-	-	1,787,991	
Contribution To/(From) Fund Balance		-	961,740	(810,535)	-	-	-	-	-	-	
Increment Fund Sub-Total		867,116	1,258,183	4,000	-	-	-	-	-	7,942,914	
Haircut Fund											
Jordan/Canyons School District Payment		-	-	-	-	-	-	-	-	1,267,008	
Park Projects Bonds (1999) - Ends After 2019		763,794	827,822	-	-	-	-	-	-	3,374,647	
Golf Course Bonds (2002) - Ends After 2023		150,000	150,000	150,000	150,000	150,000	-	-	-	1,650,000	
Capital Facility Finance Plan Projects Fund		(681,278)	-	-	-	-	-	-	-	(1,345,204)	
Contribution To/(From) Fund Balance		-	(240,306)	569,712	570,192	570,192	720,192	720,192	720,192	3,630,363	
Haircut Fund Sub-Total		232,516	737,516	719,712	720,192	720,192	720,192	720,192	720,192	8,576,814	
Total Expenditures		1,099,634	1,995,699	723,712	720,192	720,192	720,192	720,192	720,192	16,519,728	

SECTION 3: OVERVIEW CIVIC CENTER NORTH RDA

Table 3.1: Project Area Overview

OVERVIEW				
<u>Type</u> RDA	<u>Acreage</u> 98	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 35K 36H	<u>Tax Rate</u> 35K - 0.012427 36H - 0.012027
<u>Creation Year</u> FY 1990	<u>Base Year</u> FY 1990	<u>Term</u> 32 Years	<u>Trigger Year</u> FY 1998	<u>Expiration Year</u> FY 2032
<u>Base Value</u> \$556,045	<u>TY 2019 Value</u> 372,160,110	<u>Increase</u> 66,930%	<u>FY 2020 Increment</u> \$3,444,781	<u>Remaining Life</u> 12 Years

The Civic Center North Project Area was created in June 1990 and is governed by the “Civic Center North Neighborhood Development Plan” dated May 15, 1990 and the associated ordinances and resolutions approving and adopting the plan and use of tax increment. These documents define the duration and use of property tax generated within the Project Area.

The original purpose of the Project Area was to eliminate blight, create jobs and increase property and sales tax revenue to the taxing entities. The Project Area is located between Interstate 15 and Centennial Parkway and just north of the REI building up to Segoe Lily Drive.

The Project Area is intended to draw property tax increment beginning with the taxes collected in 1997 and remitted to the Agency in 1998 and continue for 32 years through and including taxes collected in 2028 and paid to the Agency in 2029.



SOURCES OF FUNDS

Table 3.2: Sources of Funds

FY 2020 SOURCES OF FUNDS	
Property Tax Increment	\$2,066,868
Haircut Recapture	1,377,912
Sales of Fixed Assets	1,182,274
Total Sources of Funds	\$4,627,054

Table 3.3: Tax Increment Levels

TAX INCREMENT LEVELS			
Years	Tax Years	Tax Increment	Haircut (Not Including School District Portion)
Years 1 -5	1998-2002	100%	0%
Years 6-10	2003-2007	80%	20%
Years 11-15	2008-2012	75%	25%
Years 16-20	2013-2017	70%	30%
Years 21-25	2019-2022	60%	40%
Years 26-35	2023-2032 ⁴	60%	0%

USES OF FUNDS

Table 3.4: Uses of Funds

2020 USES OF FUNDS	
Increment	
RDA Administration	\$813,848
Professional Services	83,028
Parking Structure (MACU)	113,923
Debt Service Payment	892,195
Project Area Payoff – City Center	1,523,740
Project Area Payoff – Civic Center South	1,244,183
Increment Expense Subtotal	\$4,670,917
Contribution To/(From) Fund Balance	(\$804,684)
Total Increment Expense	\$3,866,233
Haircut	
Contribution To/(From) Fund Balance	\$760,822
Haircut Expense Subtotal	\$760,822
Total Use of Funds	\$4,627,054

DEBT SERVICE PAYMENTS

In 2013, Sandy City issued sales tax and tax increment bonds to acquire property known as the Horman Property which is located within the Project Area. The purpose of acquiring this property was for the redevelopment of an underutilized piece of land within the Project Area, and to construct the Monroe Street extension, which will open the surrounding areas to development. The total annual debt service payment for FY 2020 was \$892,195. The Project Area is scheduled to make debt service payments on the 2013 Sales Tax & TIF Bonds through FY 2021.

⁴ Civic Center North will be collecting haircut from 2023-2029 from those that did not participate in the extension (Salt Lake County, Crescent Cemetery, and South Valley Sewer District).

Table 3.5 Debt Service Payments

2020 DEBT SERVICE PAYMENTS	
Series 2013 Sales Tax & TIF Bond Payment	\$892,195
Total Debt Service Payments	\$892,195

PROJECT AREA REPORTING AND ACCOUNTABILITY
COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 3.6: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2020	\$3,444,781	\$2,533,510	74%

GROWTH IN ASSESSED VALUE

Table 3.7: 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 (2019 vs. 2018)	\$372,160,110	\$263,680,233	41%	41%
Lifetime Growth in Project Area (2019 vs. 1996)	\$372,160,110	\$10,899,492	3,314%	17%
Lifetime Growth in Project Area (2019 vs. Base)	\$372,160,110	\$556,045	66,830%	17%
ASSESSED VALUES IN SANDY CITY				
Annual Growth in Sandy City (2019 vs. 2018)	\$9,672,394,800	\$8,218,848,957	17.7%	17.7%
Lifetime Growth in Sandy City (2019 vs. 1996)	\$9,672,394,800	\$3,029,522,568	219%	5.7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 3.8: 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 3.9: 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 2020	NA	\$3,444,781	\$6,658	51,739%
Lifetime Revenue (1998-2020)	NA	\$17,618,039	\$162,590	10,836%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2020	NA	\$949,306	\$6,658	14,258%
Lifetime Revenue (1998-2020)	NA	\$2,578,281	\$155,932	1,653%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Notable development in the Civic Center North Project Area includes: The new Hale Center Theatre, a professional community theater with two theatres totaling over 1,350 seats. The Park at City Center, a 330-unit luxury apartment complex with 553 structured parking stalls. Mountain America Credit Union’s corporate headquarters, a 327,000 square foot Class A office building. Mountain America and Hale Center Theatre share a 1,766-stall parking structure. Centennial Village, a 13-story high rise condo building with 93 units will also be built in the near future. Centennial Village will also include a parking structure with 176 stalls. The Summit at the Cairns will potentially include: a 375,000 sq/ft Class A office, 180 residential units, Full service hotel with 180 rooms and 15,000 sq/ft of meeting space, and, 30,000 sq/ft retail space. In addition to these developments, the Agency is currently in negotiations on multiple office buildings, including a story class A office development, and other multi-use developments within the Civic Center North Project Area. Other notable development within the Civic Center North Project Area include:














-  Hilton Garden Inn
-  Residence Inn
-  Sandy City Hall
-  South Towne Corporate Center
-  The Park at City Center
-  Hale Center Theatre
-  Mountain America Credit Union Corporate Headquarters
-  Centennial Towers
-  Gardner Building #2
-  Summit at The Cairns
-  Red Sky Apartments

Table 3.10: Developed and Undeveloped Acreage

CIVIC CENTER NORTH RDA	ACREAGE	PERCENTAGE
Developed	80.54	82.07%
Undeveloped	17.60	17.93%
Total	98.14	100%

There are 330 housing units within the Civic Center North Project Area. These housing units comprise 4.46 acres of the total Project Area.

Table 3.11: Residential Development

CIVIC CENTER NORTH RDA	ACREAGE	PERCENTAGE
Residential Development	4.46	4.54%
Non-Residential Development	93.68	95.46%
Total	98.14	100%

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 3.12: Project Area Budget

PROJECT AREA BUDGET		FY 2021-2032
REVENUES	TOTALS	
Property Tax Increment	\$33,865,170	
Haircut Recapture	1,597,797	
Total Revenue	\$35,462,967	
EXPENDITURES	TOTALS	
Increment		
RDA Administration	\$740,491	
Professional Services	50,000	
Parking Structure (MACU)	113,923	
Debt Service Payment	893,666	
Obligated Reserved	2,836,666	
Golf Course	6,356,511	
Increment Expense Subtotal	\$10,991,374	
Contribution To/(From) Fund Balance	\$22,873,796	
Total Increment Expense	\$33,865,170	
Haircut		
Contribution To/(From) Fund Balance	\$1,597,797	
Total Haircut Expense	\$1,597,797	
Total Use of Funds	\$35,462,967	

OTHER ISSUES

During the previous year, the Agency has been successful in negotiating an extension within the Civic Center North Project Area. The extension will start after FY 2022, the 25th year of the Project Area. The extension will be for a 10-year period, beginning with taxes collected in 2022 and distributed to the Agency in 2023 and continue for 10 years through and including taxes collected in 2031 paid to the Agency in 2032. As part of the extension, the Agency will forgo the haircut portion after Year 25. All taxing entities that participate in the extension will share 60% of the tax increment generated in the Civic Center North Project Area. Salt Lake County, Crescent Cemetery Maintenance District and South Valley Sewer District are not participating in the extension, and they will still be governed by the tax increment participation schedule as outlined in the State Code.

Additionally, the Agency has a Capital Facilities Finance Plan and is updated as needed that will use available funds within the Civic Center North Project Area to help facilitate economic development within the Project Area, which lies within the Downtown Cairns District.





PROJECT AREA ANNUAL AND MULTI-YEAR BUDGETS

The following four sheets represent the FY 2020, FY 2021, FY 2022 and multi-year budget from 2019 to 2032.

Civic Center North

2020 Annual

2020

Fiscal Year Tax Year	2020 2019
ASSESED VALUATION 35K	
Tax District 35K Incremental Value	295,194,150
Base Year Value	-
TAX INCREMENT ANALYSIS 35K	
Incremental Property Tax Rates	
Combined Rate	0.0120670
Tax Increment & Participation Rates	
Sandy Tax District 35K	3,570,020
Increment Rate	60%
Haircut Rate	40%
ASSESED VALUATION 36H	
Tax District 36H Incremental Value	76,965,960
Base Year Value	-
TAX INCREMENT ANALYSIS 36H	
Combined Rate	0.0117070
Tax Increment & Participation Rates	
Sandy Tax District 36H	903,244
Increment Rate	60%
Haircut Rate	40%
Tax Increment Generation	
Property Tax Increment	2,683,959
Recapture of Increment	760,822
Total Tax Increment	3,444,781
REVENUES	
Property Tax Increment	2,683,959
Recapture of Increment	760,822
Sale of Fixed Asset	1,182,274
Total Revenue	4,627,055
EXPENDITURES	
Increment	
Administration Fee	813,848
Parking Facility	-
Professional Services	83,028
Parking Structure (MACU)	113,923
Road Bonds (2007) - Ends After 2017	-
Monroe St. Property	892,195
Obligated Reserves	-
Golf Course	-
Project Area Loan Payoff - City Center	1,523,740
Project Area Loan Payoff - Civic Center South	1,244,183
Contribution To/(From) Fund Balance	(804,684)
Haircut	
Contribution To/(From) Fund Balance	760,822
Total Expenditures	4,627,055

Civic Center North

2021 Annual

2021

Fiscal Year Tax Year	2021 2020
ASSESED VALUATION 35K	
Tax District 35K Incremental Value	316,858,336
Base Year Value	-
TAX INCREMENT ANALYSIS 35K	
Incremental Property Tax Rates	
Combined Rate	0.0119270
Tax Increment & Participation Rates	
Sandy Tax District 35K	3,779,169
Increment Rate	60%
Haircut Rate	40%
ASSESED VALUATION 36H	
Tax District 36H Incremental Value	81,295,209
Base Year Value	-
TAX INCREMENT ANALYSIS 36H	
Combined Rate	0.0113700
Tax Increment & Participation Rates	
Sandy Tax District 36H	924,327
Increment Rate	60%
Haircut Rate	40%
Tax Increment Generation	
Property Tax Increment	2,822,098
Recapture of Increment	798,899
Total Tax Increment	3,620,996
REVENUES	
Property Tax Increment	2,822,098
Recapture of Increment	798,899
Sale of Fixed Asset	-
Total Revenue	3,620,996
EXPENDITURES	
Increment	
Administration Fee	740,491
Parking Facility	-
Professional Services	50,000
Parking Structure (MACU)	113,923
Road Bonds (2007) - Ends After 2017	-
Monroe St. Property	893,666
Obligated Reserves	2,836,783
Golf Course	-
Project Area Loan Payoff - City Center	-
Project Area Loan Payoff - Civic Center South	-
Contribution To/(From) Fund Balance	(1,812,765)
Haircut	
Contribution To/(From) Fund Balance	798,899
Total Expenditures	3,620,996

Civic Center North

2022 Annual

2022

	Fiscal Year Tax Year	2022 2021
ASSESED VALUATION 35K		
Tax District 35K Incremental Value		316,858,336
Base Year Value		-
TAX INCREMENT ANALYSIS 35K		
Incremental Property Tax Rates		
Combined Rate		0.0119270
Tax Increment & Participation Rates		
Sandy Tax District 35K		3,779,169
Increment Rate		60%
Haircut Rate		40%
ASSESED VALUATION 36H		
Tax District 36H Incremental Value		81,295,209
Base Year Value		-
TAX INCREMENT ANALYSIS 36H		
Combined Rate		0.0113700
Tax Increment & Participation Rates		
Sandy Tax District 36H		924,327
Increment Rate		60%
Haircut Rate		40%
Tax Increment Generation		
Property Tax Increment		2,822,098
Recapture of Increment		798,899
Total Tax Increment		3,620,996
REVENUES		
Property Tax Increment		2,822,098
Recapture of Increment		798,899
Sale of Fixed Asset		-
Total Revenue		3,620,996
EXPENDITURES		
Increment		
Administration Fee		-
Parking Facility		-
Professional Services		-
Parking Structure (MACU)		-
Road Bonds (2007) - Ends After 2017		-
Monroe St. Property		-
Obligated Reserves		-
Golf Course		-
Project Area Loan Payoff - City Center		-
Project Area Loan Payoff - Civic Center South		-
Contribution To/(From) Fund Balance		2,822,098
Haircut		
Contribution To/(From) Fund Balance		798,899
Total Expenditures		3,620,996

SECTION 4: OVERVIEW UNION HEIGHTS CDA

Table 4.1: Project Area Overview

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> 11	<u>Purpose</u> Commercial Development	<u>Taxing District</u> 35U	<u>Tax Rate</u> 0.01096
<u>Creation Year</u> FY 2010	<u>Base Year</u> FY 2010	<u>Term</u> 15 Years	<u>Trigger Year</u> FY 2013	<u>Expiration Year</u> FY 2027
<u>Base Value</u> \$2,677,500	<u>TY 2019 Value</u> \$56,511,315	<u>Increase</u> 2,011%	<u>FY 2020 Increment</u> \$50,375	<u>Remaining Life</u> 7 Years



The Union Heights Community Development Project Area was created in March 2010 and is governed by (a) the “Union Heights Community Development Project Area Plan” dated March 2010, (b) the Project Area Budget dated September 27, 2010 and the associated ordinances and resolutions approving and adopting the plan and budget, (c) an interlocal agreement between the Agency and the Sandy City, and (d) a tax increment funding agreement with Raddon Brother’s Construction, Inc., the developer of the Union Heights development.

The purpose of the Project Area was to assist with the development of a mixed use project located along Union Park Avenue north of 7800 South in order to create jobs and increase property and sales tax revenue to the taxing entities. The Project Area includes 11 acres near 7650 S Union Park Ave.

SOURCES OF FUNDS

Table 4.2: Sources of Funds

2020 SOURCES OF FUNDS	
Property Tax Increment	\$50,375
Total Sources of Funds	\$50,375

Table 4.3: Tax Increment Levels

TAX INCREMENT LEVEL	
Years	%
1 – 15	85% Sandy City

USES OF FUNDS

Table 4.4: Uses of Funds

2020 USES OF FUNDS	
Developer Incentive Payment	\$50,375
Total Use of Funds	\$50,375

DEVELOPMENT INCENTIVE PAYMENT

The Agency entered into an agreement with the Raddon Brother’s Construction Inc. to reimburse them for the cost of constructing a parking structure. The agreement will last until the Project Area expires in FY 2027.

Table 4.5: Developer Incentive Payment

DEVELOPER INCENTIVE PAYMENT	
Raddon Brother’s	\$50,375
Total Development Incentive Payment	\$50,375

PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 4.6: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2020	\$50,375	\$46,028	109%

GROWTH IN ASSESSED VALUE

Table 4.7: 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 (2019 vs. 2018)	\$56,511,315	\$52,249,294	8%	8%
Lifetime Growth in Project Area (2019 vs. Base)	\$56,511,315	\$2,677,500	2,011%	40%
ASSESSED VALUES IN SANDY CITY				
Annual Growth in Sandy City (2019 vs. 2018)	\$9,672,394,800	\$8,218,848,957	17.7%	17.7%
Lifetime Growth in Sandy City (2019 vs. 2010)	\$9,672,394,800	\$3,029,522,568	219%	5.7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 4.8: 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 4.9: 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 2020	NA	\$50,375	\$3,291	1,531%
Lifetime Revenue (2013-2020)	NA	\$401,437	\$22,279	1,802%

PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2020	NA	\$8,890	\$3,291	331%
Lifetime Revenue (2010-2020)	NA	\$73,752	\$22,279	271%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Notable Development within the Union Heights CDA includes:





-  Century 16 Theater
-  Coldwell Banker Residential
-  Tsunami
-  Wasatch Broiler

Table 4.10: Developed and Undeveloped Acreage

UNION HEIGHTS RDA	ACREAGE	PERCENTAGE
Developed	11.07	100%
Undeveloped	-	-%
Total	11.07	100%

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 4.11: Project Area Budget

PROJECT AREA BUDGET	FY 2021-2027
REVENUES	TOTALS
Property Tax Increment	\$400,864
Total Revenue	\$400,864
EXPENDITURES	TOTALS
Development Incentive Payments	\$400,864
Total Expenditures	\$400,864

OTHER ISSUES

The Agency has not identified any major areas of concern with the Union Heights CDA 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 the FY 2020, FY 2021, and multi-year budget from 2013 to 2027.



Union Heights CDA

2020 Annual

2020

	Fiscal Year Tax Year	2020 2019
ASSESED VALUATION		
Sandy Tax District 35U Base Year Value (2005)		56,511,415 (2,677,500)
Incremental Value		53,833,915
TAX INCREMENT ANALYSIS		
Incremental Property Tax Rates		
Sandy City		0.001096
Tax Increment & Participation Rates		
Sandy City Increment Rate		59,265 85%
Tax Increment Generation		
Tax Increment		50,375
Total Revenue for the Budget		50,375
EXPENDITURES		
Developer Incentive/Reimbursement		50,375
Total Expenditures		50,375

Union Heights CDA

2021 Annual

2021

	Fiscal Year Tax Year	2021 2020
ASSESED VALUATION		
Sandy Tax District 35U Base Year Value (2005)		55,465,181 (2,677,500)
Incremental Value		55,465,181
TAX INCREMENT ANALYSIS		
Incremental Property Tax Rates		
Sandy City		0.001279
Tax Increment & Participation Rates		
Sandy City Increment Rate		66,512 85%
Tax Increment Generation		
Tax Increment		56,535
Total Revenue for the Budget		56,535
EXPENDITURES		
Developer Incentive/Reimbursement		56,535
Total Expenditures		56,535

Union Heights CDA

2022 Annual

2022

	Fiscal Year Tax Year	2022 2021
ASSESED VALUATION		
Sandy Tax District 35U Base Year Value (2005)		55,465,181 (2,677,500)
Incremental Value		55,465,181
TAX INCREMENT ANALYSIS		
Incremental Property Tax Rates		
Sandy City		0.001279
Tax Increment & Participation Rates		
Sandy City Increment Rate		67,515 85%
Tax Increment Generation		
Tax Increment		57,388
Total Revenue for the Budget		57,388
EXPENDITURES		
Developer Incentive/Reimbursement		57,388
Total Expenditures		57,388

SANDY CITY - UNION HEIGHTS

Redevelopment Agency Multi-Year Ongoing Budget

	<=== Historic Projected =====>															
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Fiscal Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
Tax Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
ASSESSED VALUATION 35U																
Real							47,094,100	50,349,200	49,138,200	49,138,200	49,138,200	49,138,200	49,138,200	49,138,200	49,138,200	
Centrally Assessed							720,241	678,133	842,899	842,899	842,899	842,899	842,899	842,899	842,899	
Personal							4,434,953	5,484,082	5,484,082	5,484,082	5,484,082	5,484,082	5,484,082	5,484,082	5,484,082	
Sandy Tax District 35U	47,051,680	51,978,095	43,760,220	48,756,711	54,371,422	50,104,545	52,249,294	56,511,415	55,465,181	55,465,181	55,465,181	55,465,181	55,465,181	55,465,181	55,465,181	
Base Year Value (2005)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	(2,677,500)	
Incremental Value	44,374,180	49,300,595	41,082,720	46,079,211	51,693,922	47,427,045	49,571,794	53,833,915	55,465,181	55,465,181	55,465,181	55,465,181	55,465,181	55,465,181	55,465,181	
TAX INCREMENT ANALYSIS 35U																
Incremental Property Tax Rates																
Combined Rate	0.014533	0.014673	0.014075	0.013777	0.012819	0.012403	0.009674	0.001096	0.001279	0.001279	0.001279	0.001279	0.001279	0.001279	0.001279	
Tax Increment																
Sandy City	67,449	73,113	58,050	63,175	68,288	58,288	56,710	59,265	66,512	67,515	67,515	67,515	67,515	67,515	67,515	TOTALS 1,088,146
Participation Rates																
Sandy City Participation	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	
Tax Increment Generation Available for Budget																
Sandy City	57,331	62,146	49,343	53,699	58,045	49,545	48,204	50,375	56,535	57,388	57,388	57,388	57,388	57,388	57,388	TOTALS 829,551
Total Tax Increment	57,331	62,146	49,343	53,699	58,045	49,545	48,204	50,375	56,535	57,388	57,388	57,388	57,388	57,388	57,388	829,551
Total Revenue for the Budget	57,331	62,146	13,833	77,406	55,277	47,391	46,028	50,375	56,535	57,388	57,388	57,388	57,388	57,388	57,388	810,651
EXPENDITURES																
Administration Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Incentive/Reimbursement	57,331	62,146	13,833	77,406	55,277	47,391	46,028	50,375	56,535	57,388	57,388	57,388	57,388	57,388	57,388	810,651
Total Expenditures	57,331	62,146	13,833	77,406	55,277	47,391	46,028	50,375	56,535	57,388	57,388	57,388	57,388	57,388	57,388	810,651

SECTION 5: OVERVIEW 9400 SOUTH CDA

Table 5.1: Project Area Overview

OVERVIEW				
<u>Type</u> CDA	<u>Acreage</u> 31	<u>Purpose</u> Rio Tinto Stadium	<u>Taxing District</u> 35S	<u>Tax Rate</u> Entire Tax Rate of CDA: 0.010994 Participating Entity Tax Rate: 0.001474
<u>Creation Year</u> FY 2007	<u>Base Year</u> FY 2006	<u>Term</u> 20 Years	<u>Trigger Year</u> FY 2011	<u>Expiration Year</u> FY 2032
<u>Base Value</u> \$6,708,240	<u>TY 2019 Value</u> \$70,213,128	<u>Increase</u> 947%	<u>FY 2020 Increment</u> \$93,967	<u>Remaining Life</u> 12 Years



The 9400 South Community Development Project Area was created in June 2007 and is governed by (a) the “9400 South Community Development Project Area Plan” dated June 7, 2007, (b) the Project Area Budget dated June 12, 2007 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) separate and individual interlocal agreements between the Agency and the following entities which commit certain funds to the Agency: (i) Sandy City, (ii) Central Utah Water Conservancy District, and (iii) Governor’s Office of

Economic Development; (d) a ground lease between the Agency and Utah Soccer Stadium Owner, LLC (USSO); and (e) ADL among the Agency, USSO, and Utah Soccer, LLC (USL). These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and developers/landowners.

The original purpose of the Project Area was to create jobs and increase property and sales tax revenue to the taxing entities through the construction of the Rio Tinto Stadium. The Project Area contains roughly 31 acres and is located west of State Street and north of 9400 South where the Rio Tinto Stadium now sits.

SOURCES OF FUNDS

Table 5.2: Sources of Funds

2020 SOURCES OF FUNDS	
Property Tax Increment	\$93,967
Transient Room Tax	2,780,000
Total Sources of Funds	\$2,873,967

Table 5.3: Tax Increment Levels

TAX INCREMENT LEVEL			
Entity	Years	Tax Years	%
Sandy City	20 Years	2011-2030	100%
Central Utah Water	20 Years	2013-2032	100%

OTHER TAX REVENUES

The Agency entered into an agreement with the Governor’s Office of Economic Development and Salt Lake County where, beginning in July 1, 2007 and ending on June 20, 2027, the Project Area will receive 15% of the Transient Room Tax (TRT) revenues generated within Salt Lake County, which is a 4.25% tax on hotels and other similar businesses. It is estimated that the Project Area will receive roughly \$2-\$3 million yearly from this agreement. For FY 2020 the Project Area received \$2,780,000 in TRT revenues. The financial impact had a substantial impact on transient room tax revenues generated

The Agency also received a fee of \$75,000 a year, as required by the Forbearance Agreement between the Agency, Utah Soccer Stadium Owner, LLC and Utah Soccer, LLC. All payments have been paid and received. The Forbearance Agreement has been satisfied.

USES OF FUNDS

Table 5.4: Uses of Funds

2020 USES OF FUNDS	
Soccer Stadium Bonds (2007)	\$2,705,122
Soccer Stadium Bonds (2008)	786,245
Expense Subtotal	\$3,491,367
Contribution To/From Fund Balance	(617,400)
Total Use of Funds	\$2,873,967

DEBT SERVICE PAYMENTS

In 2007, Sandy City issued \$35 million in bonds to construct the Rio Tinto Soccer Stadium. The annual debt service for these bonds is roughly \$2.5 million. The primary revenue source dedicated to meeting the annual debt service obligations is Transient Room Tax (TRT) revenues contributed to the 9400 South Project Area. In FY 2020, the 9400 South Project Area contributed \$2,705,122 to the annual debt service for the 2007 Soccer Stadium Bonds.

In 2008, Sandy City issued another \$11.04 million in bonds to complete the construction of the Rio Tinto Soccer Stadium. In FY 2020, the 9400 South Project Area contributed \$786,245 to the annual debt service for the 2008 Soccer Stadium Bonds.

Table 5.5: Debt Service Payments

2020 DEBT SERVICE PAYMENTS	
Series 2007A and 2007B Soccer Stadium Bonds	\$2,705,122
Series 2008 Soccer Stadium Bonds	786,245
Total Debt Service Payment	\$3,491,367

PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 5.6: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2020	\$93,967	\$95,186	98.72%

GROWTH IN ASSESSED VALUE

Table 5.7: 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 (2019 vs. 2018)	\$70,213,128	\$63,214,644	11%	0.09%
Lifetime Growth in Project Area (2018 vs. Base)	\$70,213,128	\$6,708,240	947%	18.16%
ASSESSED VALUES IN SANDY CITY				
Annual Growth in Sandy City (2019 vs. 2018)	\$9,672,394,800	\$8,218,848,957	17.7%	17.7%
Lifetime Growth in Sandy City (2019 vs. 2006)	\$9,672,394,800	\$3,029,522,568	219%	5.7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 5.8: 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 5.9: 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 2020	\$200,791	\$93,967	\$10,928	860%
Lifetime Revenue (2011-2020)	\$2,007,914	\$805,784	\$97,880	823%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2020	\$-	\$-	\$10,928	0%
Lifetime Revenue (2011-2020)	\$-	\$-	\$97,880	0%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

The 9400 South CDA was created with the intent of incentivizing the development of Rio Tinto Stadium in Sandy City. The most notable building located in the Project Area is the stadium.

Table 5.10: Developed and Undeveloped Acreage

9400 SOUTH CDA	ACREAGE	PERCENTAGE
Developed	31.49	100%
Undeveloped	-	0%
Total	31.49	100%

FORECASTED PROJECT AREA BUDGET UPDATE

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

Table 5.11: Project Area Budget

PROJECT AREA BUDGET	FY 2021-2032
REVENUES	TOTALS
Property Tax Increment	\$958,628
Transient Room Tax	23,140,000
Total Revenue	24,098,628
EXPENDITURES	TOTALS
Series 2007A and 2007B Soccer Stadium Bonds	24,109,546
Series 2008 Soccer Stadium Bonds	2,936,071
Obligated Reserves	1,546,828
Expense Subtotal	28,592,445
Contribution To/From Fund Balance	(4,493,817)
Total Expenditures	\$24,098,628

OTHER ISSUES

LYRB has not identified any major areas of concern with the 9400 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 the FY 2020, FY 2021 and multi-year budget from 2013 to 2032.



9400 SOUTH CDA

2020 Annual

2020

	Fiscal Year Tax Year	2020 2019
ASSESSED VALUATION		
Sandy Tax District 35S		69,372,514
Base Year Value (2006)		(6,708,240)
Incremental Value		62,664,274
TAX INCREMENT ANALYSIS		
Incremental Property Tax Rates		
Sandy City		0.001096
Central Utah Water Conservancy District		0.000378
Combined		0.001474
Tax Increment Revenues		
Sandy City		68,901
Central Utah Water Conservancy District		23,669
Total Property Tax Increment:		92,570
Tax Increment Participation Rates		
Sandy City		100%
Central Utah Water Conservancy District		100%
Tax Increment Generation		
Sandy City		68,901
Central Utah Water Conservancy District		23,669
Property Tax Increment		92,570
Prior Year Tax Increase		1,397
Total Tax Increment		93,967
Other Revenue for Budget		
Transient Room Tax (TRT) @ 15% of 4.25%		2,780,000
Forbearance Agreement		-
Total Other Revenue for Budget		2,780,000
Total Revenues for Budget		2,873,967
USE OF TAX INCREMENT FUNDS (EXPENDITURES)		
Soccer Stadium Bonds (2007) - Ends After 2028		2,705,122
Soccer Stadium Bonds (2008) - Re-issue in 2019 through 2028		786,245
Obligated Reserves		-
Contribution To/(From) Fund Balance		(617,400)
Total Expenditures		2,873,967

9400 SOUTH CDA

2021 Annual

2021

	Fiscal Year Tax Year	2021 2020
ASSESSED VALUATION		
Sandy Tax District 35S		68,442,937
Base Year Value (2006)		(6,708,240)
Incremental Value		61,734,697
TAX INCREMENT ANALYSIS		
Incremental Property Tax Rates		
Sandy City		0.001279
Central Utah Water Conservancy District		0.000382
Combined		0.001661
Tax Increment Revenues		
Sandy City		67,882
Central Utah Water Conservancy District		23,317
Total Property Tax Increment:		91,199
Tax Increment Participation Rates		
Sandy City		100%
Central Utah Water Conservancy District		100%
Tax Increment Generation		
Sandy City		67,882
Central Utah Water Conservancy District		23,317
Property Tax Increment		91,199
Prior Year Tax Increase		-
Total Tax Increment		93,967
Other Revenue for Budget		
Transient Room Tax (TRT) @ 15% of 4.25%		2,805,000
Forbearance Agreement		-
Total Other Revenue for Budget		2,805,000
Total Revenues for Budget		2,896,199
USE OF TAX INCREMENT FUNDS (EXPENDITURES)		
Soccer Stadium Bonds (2007) - Ends After 2028		2,812,932
Soccer Stadium Bonds (2008) - Re-issue in 2019 through 2028		544,619
Obligated Reserves		1,546,828
Contribution To/(From) Fund Balance		(2,008,180)
Total Expenditures		2,896,199

9400 SOUTH CDA

2022 Annual

2022

	Fiscal Year Tax Year	2022 2021
ASSESSED VALUATION		
Sandy Tax District 35S		68,442,937
Base Year Value (2006)		(6,708,240)
Incremental Value		61,734,697
TAX INCREMENT ANALYSIS		
Incremental Property Tax Rates		
Sandy City		0.001279
Central Utah Water Conservancy District		0.000382
Combined		0.001661
Tax Increment Revenues		
Sandy City		67,882
Central Utah Water Conservancy District		23,317
Total Property Tax Increment:		91,199
Tax Increment Participation Rates		
Sandy City		100%
Central Utah Water Conservancy District		100%
Tax Increment Generation		
Sandy City		67,882
Central Utah Water Conservancy District		23,317
Property Tax Increment		91,199
Prior Year Tax Increase		-
Total Tax Increment		93,967
Other Revenue for Budget		
Transient Room Tax (TRT) @ 15% of 4.25%		2,830,000
Forbearance Agreement		-
Total Other Revenue for Budget		2,830,000
Total Revenues for Budget		2,921,199
USE OF TAX INCREMENT FUNDS (EXPENDITURES)		
Soccer Stadium Bonds (2007) - Ends After 2028		2,911,773
Soccer Stadium Bonds (2008) - Re-issue in 2019 through 2028		341,636
Obligated Reserves		-
Contribution To/(From) Fund Balance		(332,210)
Total Expenditures		2,921,199



Sandy City - 9400 South CDA
Redevelopment Agency Multi-Year Budget

Multi-year Project Area Ongoing Budget		<=== Historic Projected ===>																			
	Base Year	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
Fiscal Year	2006	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Tax Year	2005	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
ASSESSED VALUATION 355																					
Sandy Tax District 355	6,708,240	65,922,602	65,800,435	64,995,243	58,818,956	63,074,682	63,214,644	70,213,128	69,372,514	68,442,937	68,442,937	68,442,937	68,442,937	68,442,937	68,442,937	68,442,937	68,442,937	68,442,937	68,442,937	68,442,937	68,442,937
Base Year Value (2006)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)	(6,708,240)
Incremental Value	-	59,214,362	59,092,195	58,287,003	52,110,716	56,366,442	56,506,404	63,504,888	62,664,274	61,734,697	61,734,697	61,734,697	61,734,697	61,734,697	61,734,697	61,734,697	61,734,697	61,734,697	61,734,697	61,734,697	61,734,697
TAX INCREMENT ANALYSIS 355																					
Incremental Property Tax Rates																					
Sandy City		0.0015200	0.001483	0.001413	0.001371	0.001321	0.001229	0.001144	0.001096	0.001279	0.001279	0.001279	0.001279	0.001279	0.001279	0.001279	0.001279	0.001279	0.001279	0.001279	0.001279
Central Utah Water Conservancy District		0.0004550	0.000446	0.000422	0.000405	0.000400	0.000400	0.000400	0.000378	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382	0.000382
Combined		0.0153150	0.015472	0.014794	0.014447	0.013406	0.012972	0.010201	0.001474	0.001661	0.001661	0.001661	0.001661	0.001661	0.001661	0.001661	0.001661	0.001661	0.001661	0.001661	0.001661
Tax Increment Generation																					
Sandy City	-	90,006	87,634	82,360	71,444	74,460	69,446	72,650	68,901	67,882	67,882	67,882	67,882	67,882	67,882	67,882	67,882	67,882	67,882	67,882	67,882
Central Utah Water Conservancy District	-	26,943	26,355	24,597	21,105	22,547	22,603	25,402	23,669	23,317	23,317	23,317	23,317	23,317	23,317	23,317	23,317	23,317	23,317	23,317	23,317
Total Property Tax Increment:	-	906,868	914,274	862,298	752,844	756,438	733,001	647,813	92,570	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199
Tax Increment Participation Rates																					
Sandy City		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%
Central Utah Water Conservancy District		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Tax Increment Generation																					
Sandy City	-	90,006	87,634	82,360	71,444	74,460	69,446	72,650	68,901	67,882	67,882	67,882	67,882	67,882	67,882	67,882	67,882	67,882	67,882	67,882	67,882
Central Utah Water Conservancy District	-	26,943	26,355	24,597	21,105	22,547	22,603	25,402	23,669	23,317	23,317	23,317	23,317	23,317	23,317	23,317	23,317	23,317	23,317	23,317	23,317
Property Tax Increment	-	116,948	113,989	106,957	92,549	97,007	92,049	98,052	92,570	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199
Prior Year Tax Increase	-	-	-	-	-	(2,866)	(2,866)	-	1,397	-	-	-	-	-	-	-	-	-	-	-	(4,335)
Total Tax Increment	-	116,948	113,989	106,957	92,549	94,141	89,183	98,052	93,967	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	91,199	23,317	23,317
Other Revenue for Budget																					
Transient Room Tax (TRT) @ 15% of 4.25%	-	2,289,603	2,479,153	2,721,941	2,943,564	2,900,000	3,250,873	3,565,000	2,780,000	2,805,000	2,830,000	2,855,000	2,880,000	2,905,000	2,930,000	2,955,000	2,980,000	-	-	-	-
Forbearance Agreement	-	75,000	75,000	75,000	75,000	75,000	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Revenue for Budget	-	2,364,603	2,554,153	2,796,941	3,018,564	2,975,000	3,325,873	3,565,000	2,780,000	2,805,000	2,830,000	2,855,000	2,880,000	2,905,000	2,930,000	2,955,000	2,980,000	-	-	-	-
Total Revenues for Budget	-	2,481,551	2,668,142	2,903,898	3,111,113	3,069,141	3,415,056	3,663,052	2,873,967	2,896,199	2,921,199	2,946,199	2,971,199	2,996,199	3,021,199	3,046,199	3,071,199	91,199	91,199	23,317	23,317
USE OF TAX INCREMENT FUNDS (EXPENDITURES)																					
Interest Expense		5,714	5,949	6,766	4,801	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Soccer Stadium Bonds (2007) - Ends After 2028		2,284,190	2,468,851	2,298,984	2,381,040	2,461,213	2,539,206	2,638,086	2,705,122	2,812,932	2,911,773	3,014,405	3,115,567	3,220,002	3,227,365	3,437,310	2,370,192	-	-	-	-
Soccer Stadium Bonds (2008) - Re-issue in 2019 through 2028		129,877	170,188	341,722	341,475	350,691	348,204	350,215	786,245	544,619	341,636	341,636	341,636	341,636	341,636	341,636	341,636	-	-	-	-
Obligated Reserves		-	-	-	-	-	-	-	-	1,546,828	-	-	-	-	-	-	-	-	-	-	-
Contribution To/(From) Fund Balance		61,771	23,154	256,426	383,797	257,237	527,646	674,751	(617,400)	(2,008,180)	(332,210)	(409,842)	(486,004)	(565,439)	(547,802)	(732,747)	359,371	91,199	91,199	23,317	
Total Expenditures	-	2,481,551	2,668,142	2,903,898	3,111,113	3,069,141	3,415,056	3,663,052	2,873,967	2,896,199	2,921,199	2,946,199	2,971,199	2,996,199	3,021,199	3,046,199	3,071,199	91,199	91,199	23,317	23,317

SECTION 6: 11400 SOUTH CDA

Table 6.1: Project Area Overview

OVERVIEW				
Type CDA	Acreege 51	Purpose Commercial Development	Taxing District 36W	Tax Rate 0.011138
Creation Year FY 2010	Base Year FY 2010	Term 25 Years	Trigger Year FY 2015	Expiration Year FY 2039
Base Value \$13,336,600	TY 2019 Value \$68,182,428	Increase 411%	FY 2020 Increment \$474,436	Remaining Life 19 Years

The 114th South Community Development Project Area was created in September 2010, and is governed by (a) the “11400 South Community Development Project Area Plan” dated September 9, 2010, (b) the Project Area Budget dated February 3, 2011 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) separate and individual interlocal agreements between the Agency and the following entities which commit certain funds to the Agency: (i) Sandy City, (ii) Canyon’s School District, (iii) Salt Lake County, (iv) Central Utah Water Conservancy District, (v) South Valley Sewer District, and (vi) South Salt Lake Valley Mosquito Abatement District; and (vii) a participation agreement between the Agency and Scheels All Sports, Inc. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and developers/landowners.



The purpose of the Project Area was to assist with the development of Scheels sporting goods store as a destination anchor tenant to spur economic development in the City surrounding the 114th South I-15 Interchange to create jobs and increase property and sales tax revenue to the taxing entities. The Project Area includes property north of 114th South, south of 110th South, west of State Street, and east of I-15. The Project Area includes approximately 51 acres.

SOURCES OF FUNDS

Table 6.2: Sources of Funds

2020 SOURCES OF FUNDS ⁵	
Property Tax Increment	\$474,436
Interest Income	20,000
Total Sources of Funds	\$494,436

⁵ Variances from City Budget due to rounding in the tax increment model.

Table 6.3: Tax Increment Levels

TAX INCREMENT LEVEL		
Phase	Years	%
Phase I, II & III	1 – 25	100% Sandy City
Phase I Only	1 – 25	75% Other Taxing Entities

USES OF FUNDS

Table 6.4: Uses of Funds

2020 USES OF FUNDS ⁶	
Development Incentive Payment	\$365,677
Expense Subtotal	\$365,677
Contribution To/(From) Fund Balance	128,758
Total Use of Funds	\$494,436

DEVELOPMENT INCENTIVE PAYMENT

Scheels All Sports, Inc. and the Agency entered into an agreement in 2011 in which the Agency agreed to remit 100% of the property tax increment generated by the development that the Agency receives for a period of 25 years. FY 2015 was the initial year of the agreement. The Agency will continue the annual payment until FY 2039. In turn the developer agreed to construct a regional sporting goods store of not less than 200,000 square feet, with all the required on and off-site improvements. The agreement further states that to receive any incentive, the developer must employ an average of at least 140 full time jobs during each calendar year.

Table 6.5: Developer Incentive Payment

DEVELOPER INCENTIVE PAYMENT	
Development Incentive Payment	\$365,677
Total Development Incentive Payment	\$365,677

PROJECT AREA REPORTING AND ACCOUNTABILITY COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT

Table 6.6: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2020	\$474,436	\$626,083	76.78%

GROWTH IN ASSESSED VALUE

Table 6.7: 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 (2019 vs. 2018)	\$68,182,428	\$69,234,913	-1.52%	-1.52%
Lifetime Growth in Project Area (2019 vs. Base)	\$68,182,428	\$13,336,600	411.24%	22.62%
ASSESSED VALUES IN SANDY CITY				

⁶ Variances from City Budget due to rounding in the tax increment model.

Annual Growth in Sandy City (2019 vs. 2018)	\$9,672,394,800	\$8,218,848,957	17.7%	17.7%
Lifetime Growth in Sandy City (2019 vs. 2006)	\$9,672,394,800	\$3,029,522,568	219%	5.7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 6.8: Benefits to Taxing Entities

BENEFITS TO TAXING ENTITIES	
*Increased Property Tax Revenues	
*Higher growth in tax base compared to non-RDA areas	
*Benefits related to the gross taxable sales generated from this Project Area	

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 6.9: 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 2020	\$679,449	\$474,436	\$159,092	311%
Lifetime Revenue (2015-2020)	\$3,335,981	\$2,775,907	\$659,455	421%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2020	\$453,616	\$138,015	\$159,092	87%
Lifetime Revenue (2015-2020)	\$1,228,678	\$1,809,295	\$659,455	274%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Notable Development within the 11400 CDA includes:

-  Scheels Sporting Goods
-  Buffalo Wild Wings
-  Blue Lemon
-  Pizzeria Limone
-  Jersey Mike's
-  Habit Burger
-  Village Baker
-  Duluth Trading



Table 6.10: Developed and Undeveloped Acreage

11400 South	ACREAGE	PERCENTAGE
Developed	43.96	84.96%
Undeveloped	7.78	15.04%
Total	51.74	100%

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 6.11: Project Area Budget

PROJECT AREA BUDGET	FY 2021-2039
REVENUES	TOTALS
Property Tax Increment	\$10,558,977
Interest Income	5,000
Total Revenue	\$10,563,977
EXPENDITURES	TOTALS
Development Incentive Payments	\$7,410,000
Developer Obligations	1,426,584
Expense Subtotal	\$8,836,584
Contribution To/(From) Fund Balance	1,727,393
Total Expenditures	\$10,563,977

OTHER ISSUES

The Agency has not identified any major areas of concern with the 11400 South CDA 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 the FY 2020, FY 2021, and multi-year budget from 2019 to 2039.



114TH SOUTH CDA

2020 Annual

2020

	Fiscal Year Tax Year	2020 2019
ASSESED VALUATION		
Phases I Assessed Value		68,182,428
Phase I Total Base		(13,336,600)
Phase I Incremental Value		54,845,828
TAX INCREMENT ANALYSIS		
Combined Rate		0.0111380
Tax Increment & Participation Rates (Phase I)		
Salt Lake County		75%
Salt Lake County Library		75%
Canyon School District		75%
Sandy City		100%
South Salt Lake Valley Mosquito Abatement District		75%
South Valley Sewer Improvement District		75%
Crescent Cemetery Maintenance District		0%
Central Utah Water Conservancy District		75%
Tax Increment Generation (Phase I)		
Tax Increment		474,436
Other Revenue for Budget		-
Sales Tax Transfer (if needed) from Sandy City or \$ from Lillenquist		-
Interest Income		20,000
Total Tax Increment for Budget		494,436
Tax Increment & Participation Rates (Phase II & III)		
Phase II & III		-
Sandy City		100%
Tax Increment Generation (Phase II & III)		
Property Tax Increment		-
REVENUES		
Phase I		494,436
Phase II & III		-
Total Revenue		494,436
EXPENDITURES		
Scheel's Participation Agreement		365,677
Development Obligations		-
Contribution To/(From) Fund Balance		128,758
Total Expenditures		494,436



114TH SOUTH CDA

2021 Annual

2021

	Fiscal Year Tax Year	2021 2020
ASSESED VALUATION		
Phases I Assessed Value		78,546,571
Phase I Total Base		(13,336,600)
Phase I Incremental Value		65,209,971
TAX INCREMENT ANALYSIS		
Combined Rate		0.0109360
Tax Increment & Participation Rates (Phase I)		
Salt Lake County		75%
Salt Lake County Library		75%
Canyon School District		75%
Sandy City		100%
South Salt Lake Valley Mosquito Abatement District		75%
South Valley Sewer Improvement District		75%
Crescent Cemetery Maintenance District		0%
Central Utah Water Conservancy District		75%
Tax Increment Generation (Phase I)		
Tax Increment		556,321
Other Revenue for Budget		-
Sales Tax Transfer (if needed) from Sandy City or \$ from Lillenquist		-
Interest Income		5,000
Total Tax Increment for Budget		561,321
Tax Increment & Participation Rates (Phase II & III)		
Phase II & III		-
Sandy City		100%
Tax Increment Generation (Phase II & III)		
Property Tax Increment		-
REVENUES		
Phase I		561,321
Phase II & III		-
Total Revenue		561,321
EXPENDITURES		
Scheel's Participation Agreement		390,000
Development Obligations		1,426,584
Contribution To/(From) Fund Balance		(1,255,263)
Total Expenditures		561,321

114TH SOUTH CDA

2022 Annual

2022

	Fiscal Year Tax Year	2022 2021
ASSESED VALUATION		
Phases I Assessed Value		78,546,571
Phase I Total Base		(13,336,600)
Phase I Incremental Value		65,209,971
TAX INCREMENT ANALYSIS		
Combined Rate		0.0109360
Tax Increment & Participation Rates (Phase I)		
Salt Lake County		75%
Salt Lake County Library		75%
Canyon School District		75%
Sandy City		100%
South Salt Lake Valley Mosquito Abatement District		75%
South Valley Sewer Improvement District		75%
Crescent Cemetery Maintenance District		0%
Central Utah Water Conservancy District		75%
Tax Increment Generation (Phase I)		
Tax Increment		555,703
Other Revenue for Budget		-
Sales Tax Transfer (if needed) from Sandy City or \$ from Lillenquist		-
Interest Income		-
Total Tax Increment for Budget		555,703
Tax Increment & Participation Rates (Phase II & III)		
Phase II & III		-
Sandy City		100%
Tax Increment Generation (Phase II & III)		
Property Tax Increment		-
REVENUES		
Phase I		555,703
Phase II & III		-
Total Revenue		555,703
EXPENDITURES		
Scheel's Participation Agreement		390,000
Development Obligations		-
Contribution To/(From) Fund Balance		165,703
Total Expenditures		555,703

SECTION 7: OVERVIEW SANDY TOD CDA

Table 7.1: Project Area Overview

OVERVIEW				
Type CDA	Acreage 79	Purpose Community Development	Taxing District ABI ABJ	Tax Rate ABI 0.010858 ABJ 0.010858 ⁷
Creation Year FY 2014-2016	Base Year FY 2014	Term 20 Years	Trigger Year FY 2019	Expiration Year FY 2037
Base Value \$18,297,300	TY 2019 Value \$137,794,056	Increase 653%	FY 2020 Increment \$1,276,119	Remaining Life 17 Years



The Sandy TOD Community Development Project Area Plan was created in 2014. The Project Area is governed by (a) the “Sandy TOD Community Development Project Area Plan” dated March 2014, (b) the Project Area Budget dated December 2014 and the associated ordinances and resolutions approving and adopting the plan and budget; (c) separate and individual interlocal agreements between the Agency and the following entities which commit certain funds to the Agency: (i) Sandy City, (ii) Canyon’s School District, (iii) Salt Lake County, (iv) Central Utah Water Conservancy District, and (v) South Salt Lake Valley Mosquito

Abatement District. These documents define the duration and use of property tax generated within the Project Area as well as conditions and obligations by the Agency and developers/landowners.

The Project Area is located within the Cairns District of Sandy City. The Cairns District and the Project Area will create a transit oriented live, work & play experience in the community. The Project Area includes property north of 10200 South, between Beetdigger Boulevard, 10200 South, State Street, and the UTA Trax Line. The Project Area includes approximately 79.35 acres.



⁷ Jordan School Debt Service began participating this year, which caused the tax rates of the districts to be equal.

SOURCES OF FUNDS

Table 7.2: Sources of Funds

2020 SOURCES OF FUNDS ⁸	
Property Tax Increment	\$1,276,119
Total Sources of Funds	\$1,276,119

Table 7.3: Tax Increment Levels

TAX INCREMENT LEVELS			
Taxing Entity	Percentage	Distributed Back to Taxing Entity	Years
Salt Lake County	100%	35%	20 Years
Salt Lake County Library	100%	35%	20 Years
Canyons School District	100%	Years 1-10 30% Years 11-15 35% Years 16-20 40%	20 Years
Sandy City	85%		20 Years
South Salt Lake Valley Mosquito Abatement District	70%		20 Years
Central Utah Water Conservancy District	70%		20 Years

USES OF FUNDS

Table 7.4: Uses of Funds

2020 USES OF FUNDS	
CDA Administration	\$62,059
Professional Services	36,577
Capital Facilities Plan Projects	889,048
Taxing Entity Mitigation (Canyons School District, Salt Lake County, Sandy City)	360,518
Developer Incentive: East Village	426,218
Expense Subtotal	\$1,774,420
Contribution To/(From) Fund Balance	(498,301)
Total Use of Funds	\$1,276,119

DEVELOPMENT INCENTIVE PAYMENT

The Agency entered into an agreement with Hamilton Partners whereby the Agency will reimburse Hamilton a portion of their infrastructure and site improvement costs within the CDA. The Agency will reimburse 40% of the tax increment generated on Phase I of the development and 70% of the tax increment generated on Phase I & Phase II, once Phased II is developed, up to a cap of \$12 million. The Agency will make annual payments through FY 2037.

Table 7.5: Developer Incentive Payment

DEVELOPER INCENTIVE PAYMENT	
Development Incentive Payment	\$426,218
Total Development Incentive Payment	426,218

⁸ Variances from City Budget due to rounding in the tax increment model.

**PROJECT AREA REPORTING AND ACCOUNTABILITY
COMPARISON OF FORECASTED AND ACTUAL TAX INCREMENT**

Table 7.6: Realization of Tax Increment

REALIZATION OF TAX INCREMENT	ACTUAL	FORECASTED	% OF PROJECTION
TAX INCREMENT GENERATED IN PROJECT AREA			
Property Tax Increment – FY 2020	\$1,276,118	\$1,306,542	98%

GROWTH IN ASSESSED VALUE

Table 7.7: 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 (2019 vs. 2018)	\$137,794,056	\$134,690,858	2.30%	2.30%
Lifetime Growth in Project Area (2019 vs. Base)	\$137,794,056	\$18,297,300	653%	33.43%
ASSESSED VALUES IN SANDY CITY				
Annual Growth in Sandy City (2019 vs. 2018)	\$9,672,394,800	\$8,218,848,957	17.7%	17.7%
Lifetime Growth in Sandy City (2019 vs. 2006)	\$9,672,394,800	\$3,029,522,568	219%	5.7%

BENEFITS DERIVED BY PARTICIPATING TAXING ENTITIES

Table 7.8: 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 7.9: 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 2020	\$941,488	\$1,276,118	\$200,081	537%
Lifetime Revenue (2020)	\$1,550,732	\$1,276,118	\$200,081	537%
PASS THROUGH INCREMENT (ABOVE BASE)				
Fiscal Year 2020	\$191,368	\$14,050	\$200,081	7.1%
Lifetime Revenue (2020)	\$191,368	\$443,704	\$200,081	14.4%

NOTABLE DEVELOPMENT AND FUTURE PROJECTS

Notable Development within the Sandy TOD CDA includes:

Phase II of East Village: 307 units, 8.22 acres, 10,000 sq ft of flex retail, 715 parking stalls (518 in Joint UTA/Development parking garage; 240 dedicated for UTA) and the following Developments:










-  Dry Creek at East Village
-  Green Leaf East Village
-  Utah Department of Human Services
-  Sandy Towers
-  AvidxChange
-  Bridge Investment
-  Tata Chemical
-  Rentler
-  Hamilton Partners / East Village



Table 7.10: Developed and Undeveloped Acreage

SANDY TOD	ACREAGE	PERCENTAGE
Developed	61.39	77.15%
Undeveloped	18.18	22.85%
Total	79.57	100.00%

There are 615 housing units within the Sandy TOD Project Area. These housing units comprise 15.16 acres of the total Project Area.

Table 7.11: Residential Development

SANDY TOD	ACREAGE	PERCENTAGE
Residential Development	15.16	19.05%
Non-Residential Development	64.41	80.95%
Total	79.57	100.00%

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 7.12: Project Area Budget

PROJECT AREA BUDGET		FY 2021-2037
REVENUES		TOTALS
Property Tax Increment		\$22,270,479
Total Revenue		22,270,479
EXPENDITURES		TOTALS
CDA Administration		\$1,111,483
Professional Services		20,000

Capital Facilities Plan Projects	516,612
Taxing Entity Mitigation Payments	6,194,183
County Administration (5% of County's Increment)	171,667
Housing (5% of County's Increment)	171,667
Developer Incentive Payment	7,230,000
Expense Subtotal	15,415,613
Contribution To/(From) Fund Balance	6,854,866
Total Expenditures	\$22,270,479

OTHER ISSUES

The Agency has not identified any major areas of concern with the Sandy TOD CDA 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 the FY 2020, FY 2021, and multi-year budget from 2018 to 2037.

Sandy TOD CDA

2020 Annual

2020

Fiscal Year Tax Year	2020 2019
ASSESED VALUATION	
Incremental Value ABI	120,550,384
Incremental Value ABJ	(1,053,628)
TAX INCREMENT ANALYSIS ABI	
Incremental Property Tax Rates	
Combined Rate ABI	0.010858
Combined Rate ABJ	0.010858
Tax Increment & Participation Rates	
Sandy City Tax District ABI	1,301,612
Sandy Tax District ABJ	(11,441)
Salt Lake County	100%
Canyon School District	100%
Sandy City	100%
South Salt Lake Valley Mosquito Abatement District	70%
Central Utah Water Conservancy District	70%
Salt Lake County Library	100%
REVENUES	
Total Tax Increment ABI	1,287,438
Total Tax Increment ABJ	(11,318)
Total Revenues	1,276,119
EXPENDITURES	
Administration Fee	62,059
Project Area Professional Services	36,577
Capital Facilities Plan Projects	889,048
Taxing Entity Mitigation Payments	360,518
County Administration (5% of County's Increment)	-
Housing (5% of County's Increment)	-
Public Infrastructure	-
Developer Incentive/Reimbursement	426,218
Contribution To/(From) Fund Balance	(498,301)
Total Expenditures	1,276,119

Sandy TOD CDA

2021 Annual

2021

	Fiscal Year Tax Year	2021 2020
ASSESED VALUATION		
Incremental Value ABI		122,328,765
Incremental Value ABJ		360,886
TAX INCREMENT ANALYSIS ABI		
Incremental Property Tax Rates		
Combined Rate ABI		0.010803
Combined Rate ABJ		0.010665
Tax Increment & Participation Rates		
Sandy City Tax District ABI		1,321,051
Sandy Tax District ABJ		3,753
Salt Lake County		100%
Canyon School District		100%
Sandy City		100%
South Salt Lake Valley Mosquito Abatement District		70%
Central Utah Water Conservancy District		70%
Salt Lake County Library		100%
REVENUES		
Total Tax Increment ABI		1,306,555
Total Tax Increment ABJ		3,708
Total Revenues		1,310,264
EXPENDITURES		
Administration Fee		63,472
Project Area Professional Services		20,000
Capital Facilities Plan Projects		516,612
Taxing Entity Mitigation Payments		360,401
County Administration (5% of County's Increment)		-
Housing (5% of County's Increment)		-
Public Infrastructure		-
Developer Incentive/Reimbursement		430,000
Contribution To/(From) Fund Balance		(80,221)
Total Expenditures		1,310,264

Sandy TOD CDA

2022 Annual

2022

Fiscal Year Tax Year	2022 2021
ASSESED VALUATION	
Incremental Value ABI	122,328,765
Incremental Value ABJ	360,886
TAX INCREMENT ANALYSIS ABI	
Incremental Property Tax Rates	
Combined Rate ABI	0.010803
Combined Rate ABJ	0.010400
Tax Increment & Participation Rates	
Sandy City Tax District ABI	1,320,801
Sandy Tax District ABJ	3,753
Salt Lake County	100%
Canyon School District	100%
Sandy City	100%
South Salt Lake Valley Mosquito Abatement District	70%
Central Utah Water Conservancy District	70%
Salt Lake County Library	100%
REVENUES	
Total Tax Increment ABI	1,306,305
Total Tax Increment ABJ	3,708
Total Revenues	1,310,013
EXPENDITURES	
Administration Fee	65,501
Project Area Professional Services	-
Capital Facilities Plan Projects	-
Taxing Entity Mitigation Payments	360,401
County Administration (5% of County's Increment)	10,729
Housing (5% of County's Increment)	10,729
Public Infrastructure	-
Developer Incentive/Reimbursement	425,000
Contribution To/(From) Fund Balance	437,654
Total Expenditures	1,310,013



SANDY TOD CDA
Redevelopment Agency Multi-Year Ongoing Budget

	<=== Historic Projected =====>																					
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
Fiscal Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
Tax Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
ASSESSED VALUATION ABI																						
Sandy Tax District ABI	80,433,061	129,763,279	132,775,184	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565	134,553,565		
Base Year Value (2014)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)	(12,224,800)		
Incremental Value ABI	68,208,261	117,538,479	120,550,384	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765	122,328,765		
TAX INCREMENT ANALYSIS ABI																						
Incremental Property Tax Rates																						
Combined Rate ABI	0.0109350	0.0111380	0.0108580	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030	0.0108030		
Tax Increment																					TOTALS	
Sandy Tax District ABI	745,857	1,243,322	1,301,612	1,321,051	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801	1,320,801		
Total Tax Increment	724,750	1,228,688	1,287,438	1,306,555	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305		
Current Year Tax Increase	(37,059)	(109,970)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Current Year Adjustments	672	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Prior Year Tax Increase	(4,285)	(5,786)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Prior Year Adjustments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Tax Increment ABI	684,078	1,112,932	1,287,438	1,306,555	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305		
ASSESSED VALUATION ABJ																						
Sandy Tax District ABJ	4,926,493	4,927,579	5,018,872	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386	6,433,386		
Base Year Value (2014)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)	(6,072,500)		
Incremental Value ABJ	(1,146,007)	(1,144,921)	(1,053,628)	360,886	360,886	360,886	360,886	360,886	360,886	360,886	360,886	360,886	360,886	360,886	360,886	360,886	360,886	360,886	360,886	360,886		
TAX INCREMENT ANALYSIS ABJ																						
Incremental Property Tax Rates																						
Combined Rate ABJ	0.010935	0.010578	0.010858	0.010665	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400	0.010400		
Tax Increment																					TOTALS	
Sandy Tax District ABJ	(12,532)	(12,111)	(11,441)	3,753	3,753	3,753	3,753	3,753	3,753	3,753	3,753	3,753	3,753	3,753	3,753	3,753	3,753	3,753	3,753	3,753		
Total Tax Increment	(12,177)	(11,968)	(11,318)	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708		
Current Year Tax Increase	681	(1,076)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Current Year Adjustments	(217)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Prior Year Tax Increase	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Prior Year Adjustments	-	(12,508)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Tax Increment ABJ	(11,713)	(25,552)	(11,318)	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708		
PROJECT AREA BUDGET																						TOTALS
REVENUES																						
ABI Property Tax Increment	684,078	1,112,932	1,287,438	1,306,555	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305	1,306,305		
ABJ Property Tax Increment	(11,713)	(25,552)	(11,318)	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708	3,708		
Prior Year Adjustment	-	(4,783)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Revenues	672,365	1,082,597	1,276,119	1,310,264	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013		
EXPENDITURES																						TOTALS
Administration Fee	33,618	33,270	62,059	63,472	65,501	65,501	65,501	65,501	65,501	65,501	65,501	65,501	65,501	65,501	65,501	65,501	65,501	65,501	65,501	65,501		
Project Area Professional Services	-	-	36,577	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Capital Facilities Plan Projects	-	-	889,048	516,612	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Taxing Entity Mitigation Payments	177,326	299,888	360,518	360,401	360,401	360,401	360,401	360,401	360,401	360,401	360,401	360,401	360,401	360,401	360,401	360,401	360,401	360,401	360,401	360,401		
County Administration (5% of County's Increment)	7,167	11,279	-	-	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729		
Housing (5% of County's Increment)	7,167	11,279	-	-	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729	10,729		
Public Infrastructure	196,289	338,013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Developer Incentive/Reimbursement	250,797	388,869	426,218	430,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000		
Contribution To/(From) Fund Balance	-	-	(498,301)	(80,221)	437,654	437,654	437,654	437,654	437,654	437,654	437,654	437,654	451,959	451,959	451,959	412,735	412,735	412,735	412,735	412,735		
Total Expenditures	672,365	1,082,597	1,276,119	1,310,264	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013	1,310,013		

SECTION 8: OVERVIEW SOUTH TOWNE RIDGE EDA

In Fiscal Year 2019, the South Towne Ridge EDA Project Area expired. The Project Area will no longer receive tax increment; however, revenue sources such as interest income and the current fund balance need to be accounted for. The following tables display the detail from fiscal year 2019 actuals, 2020 estimated budget, and the 2021 approved budget.

Interest is being accrued from the outstanding fund balance. The amount will fluctuate based on the remaining fund balance, as well as current interest rates. The capital facilities project line item is a placeholder which will be used for future projects. Historically, Sandy has used this project code for various eligible capital projects. However, recently the Sandy RDA Director requested to allocate the entirety of the fund's outstanding balance to this project code. While not intended for any specific project, the intent is to provide the RDA team with greater flexibility in allocating the funds to the eligible projects that may arise from time to time.

Table 8.1: South Towne Ridge Increment

South Towne Ridge Increment	FY 2019 Actuals	FY 2020 Estimated	FY 2021 Approved
Financing Sources:			
Property Taxes – Increment	\$1,919,788	\$-	\$-
Interest Income	204,829	125,000	50,000
Transfer In – CAD 9400 South	1,015,216	-	-
Total Financing Sources	\$3,139,834	\$125,000	\$50,000
Financing Uses			
Administration	308,478	56,883	-
Project area Infrastructure	-	-	-
Capital Facilities Plan Projects	-	2,419,444	469,740
WCF of Utah	751,699	329,586	-
Connection Point	-	192,000	96,000
Total Financing Uses	\$1,060,177	\$2,997,913	\$565,740
Excess (Deficiency) Sources over Uses	2,079,657	(2,872,913)	(515,740)
Fund Balance (Deficit) - Beginning	1,308,996	3,388,653	515,740
Fund Balance (Deficit) - Ending	\$3,388,653	\$515,740	\$-

Table 8.2: South Towne Ridge Housing

South Towne Ridge Housing	FY 2019 Actuals	FY 2020 Estimated	FY 2021 Approved
Financing Sources			
Property Taxes – Housing	\$479,947	\$-	\$-
Building Rental	6,000	6,000	6,000
Total Financing Sources	\$485,947	\$6,000	\$6,000
Financing Uses			
Project area Infrastructure	\$-	\$-	\$-
EDA Housing Programs	5,527	2,147,444	-
Transfer Out – General Fund (SB 235)	116,397	179,271	200,000
Total Financing Uses	\$121,924	\$2,326,715	\$200,000
Excess (Deficiency) Sources over Uses	364,024	(2,320,715)	(194,000)
Fund Balance (Deficit) - Beginning	2,150,692	2,514,715	194,000
Fund Balance (Deficit) - Ending	\$2,514,715	\$194,000	\$-

SECTION 9: OVERVIEW CITY CENTER RDA

In Fiscal Year 2019, the City Center Project Area expired. The Project Area will no longer receive tax increment; however, revenue sources such as interest income and the current fund balance need to be accounted for. The following tables display the detail from the fiscal year 2019 actuals, 2020 estimated budget, and the 2021 approved budget for the City Center Project Area.

Interest is being accrued from the outstanding fund balance. The amount will fluctuate based on the remaining fund balance, as well as current interest rates. The capital facilities project line item is a placeholder which will be used for future projects. Historically, Sandy has used this project code for various eligible capital projects. However, recently the Sandy RDA Director requested to allocate the entirety of the fund’s outstanding balance to this project code. While not intended for any specific project, the intent is to provide the RDA team with greater flexibility in allocating the funds to the eligible projects that may arise from time to time.

Table 9.1 City Center Increment

City Center Increment	FY 2019 Actuals	FY 2020 Estimated	FY 2021 Approved
Financing Sources:			
Interest Income	\$125,522	\$55,000	\$15,000
Project Area Loan Payoff – Civic Center North	-	1,523,740	-
Total Financing Sources	\$125,522	\$1,578,740	\$15,000
Financing Uses			
Administration	\$198,925	\$-	\$-
Project area Infrastructure	-	-	-
Capital Facilities Plan Projects	-	-	-
South Town Mall Mural	85,000	-	-
Capital Facilities Plan Projects	185,250	1,897,562	1,610,390
Total Financing Uses	\$469,175	\$1,897,562	\$1,610,390
Excess (Deficiency) Sources over Uses	(\$343,653)	(\$318,822)	(\$1,595,390)

Table 9.2: City Center Haircut

City Center Haircut	FY 2019 Actuals	FY 2020 Estimated	FY 2021 Approved
Financing Sources:			
Property Taxes - Haircut	\$612,250	\$-	\$-
Total Financing Sources	612,250	-	-
Financing Uses: None			
Total Financing Uses	\$-	\$-	\$-
Excess (Deficiency) Sources over Uses	\$612,250	\$-	\$-

Table 9.3: City Center Summary

City Center Summary	FY 2019 Actuals	FY 2020 Estimated	FY 2021 Approved
Total Financing Sources:	\$737,772	\$1,578,740	\$15,000
Total Financing Uses	469,175	1,897,562	1,610,390
Excess (Deficiency) Sources over Uses	268,596	(318,822)	(1,595,390)
Balance – Beginning	1,645,615	1,914,212	1,595,390
Balance – Ending	\$1,914,212	\$1,595,390	\$-

EXHIBIT A: Map of Project Areas

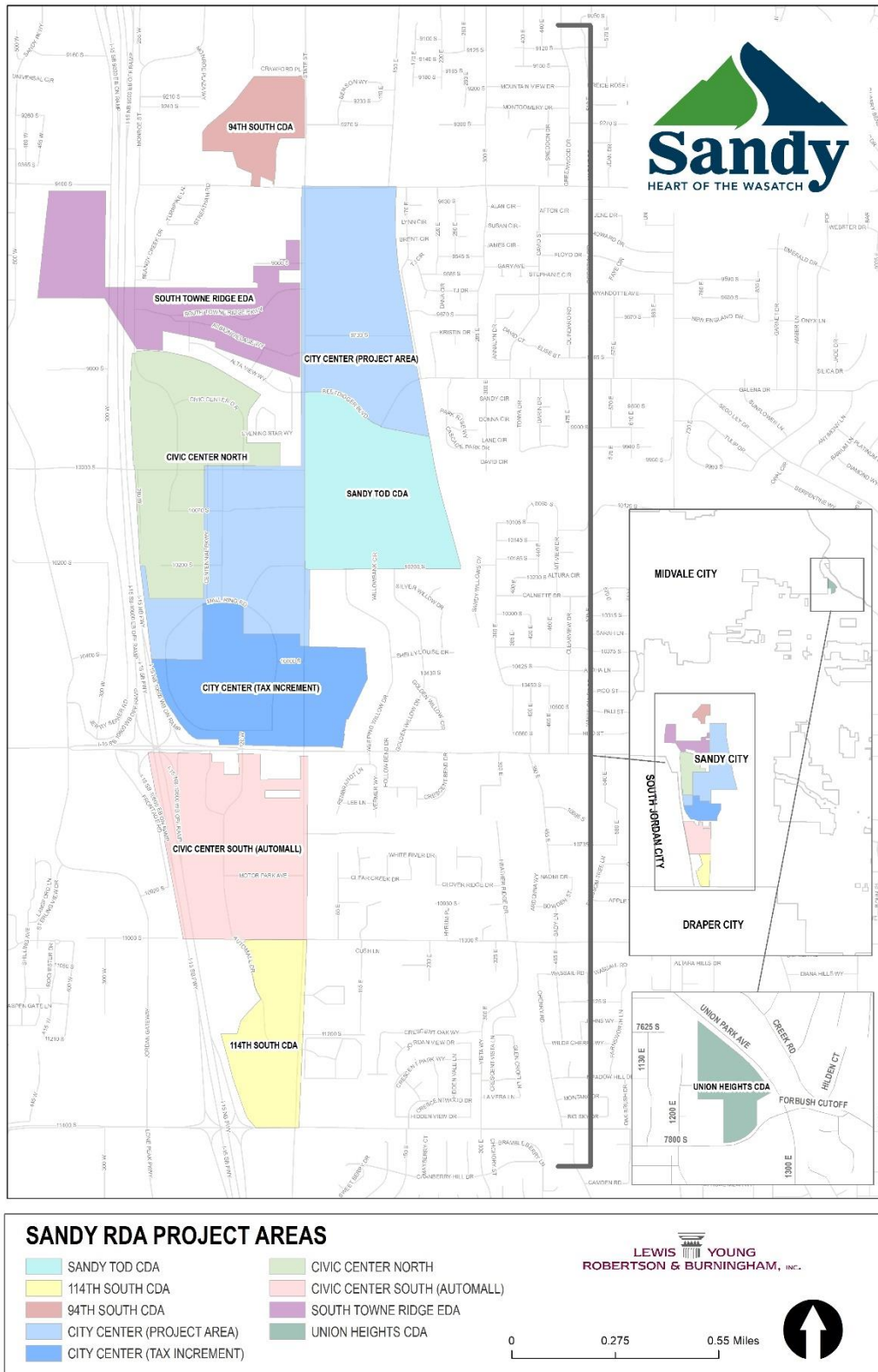




EXHIBIT B: QUALIFIED EXPENSES

SANDY CITY REDEVELOPMENT AGENCY

Analysis of "Additional Tax Increment" (Haircut) Compared to Qualified Obligations (11/1/2020)

Fiscal Year	Qualified Obligations					"Additional Tax Increment" (Haircut) Revenues*				Variance
	Park Bonds & Acquisitions	Golf Course Bonds	Amphitheater Bonds	Road Bonds	Total	RDA	Civic Center	Civic Center	Total	Total Revenues less Total Obligations
						City Center	South	North		
1999	-		250,137		250,137	330,000			330,000	79,863
2000	281,393		353,775		635,168	187,315	108,775		296,090	(339,078)
2001	785,573		503,565	444,061	1,733,199	173,120	104,681		277,801	(1,455,398)
2002	824,393		512,865	387,809	1,725,066	190,266	117,834		308,100	(1,416,966)
2003	1,150,918	97,535	521,513	508,332	2,278,297	215,844	118,097	99,066	433,007	(1,845,290)
2004	826,128	352,808	529,492	527,865	2,236,293	226,477	117,483	91,609	435,569	(1,800,724)
2005	823,127	355,314	560,929	529,193	2,268,563	223,382	143,462	94,000	460,844	(1,807,719)
2006	1,657,552	351,421	558,055	519,571	3,086,599	227,116	144,586	107,937	479,639	(2,606,960)
2007	815,835	351,614	565,484	512,543	2,245,476	240,221	160,735	117,042	517,998	(1,727,478)
2008	811,929	350,786	577,987	676,032	2,416,734	304,386	155,583	148,116	608,085	(1,808,649)
2009	813,907	353,846	594,912	683,542	2,446,207	342,164	156,895	187,402	686,461	(1,759,746)
2010	815,459	334,961	616,305	243,753	2,010,478	409,714	230,168	234,493	874,375	(1,136,103)
2011	813,780	327,932	634,739		1,776,451	299,449	127,137	162,519	589,105	(1,187,346)
2012	792,881	326,534	629,021		1,748,436	397,358	187,161	200,781	785,300	(963,136)
2013	731,339	319,355	588,711		1,639,405	1,015,192	200,108	265,583	1,480,883	(158,522)
2014	772,594	351,808	640,496		1,764,898	1,063,856	234,170	293,101	1,591,127	(173,771)
2015	769,146	336,589	652,106		1,757,841	1,014,709	292,549	275,435	1,582,693	(175,149)
2016	770,697	339,665	670,649		1,781,011	991,407	285,581	306,551	1,583,539	(197,471)
2017	772,502	341,292	680,845		1,794,639	867,966	254,387	315,729	1,438,082	(356,557)
2018	765,305	353,400	695,551		1,814,256	937,585	449,270	712,118	2,098,973	284,717
2019	761,782	150,000	711,407		1,623,189	612,249	232,516	845,849	1,690,614	67,425
2020	827,823	150,000	776,680		1,754,503		737,517	760,822	1,498,339	(256,164)
2021		150,000			150,000		737,517	1,418,363	2,155,880	2,005,880
2022		150,000			150,000		737,517	1,418,363	2,155,880	2,005,880
2023		150,000			150,000		737,517	1,423,214	2,160,731	2,010,731
2024					-		737,517	1,423,214	2,160,731	2,160,731
2025					-		737,517	1,423,214	2,160,731	2,160,731
2026					-		737,517	1,423,214	2,160,731	2,160,731
2027					-			1,423,214	1,423,214	1,423,214
2028					-			1,423,214	1,423,214	1,423,214
2029					-			1,423,214	1,423,214	1,423,214
	17,384,061	5,994,860	12,825,224	5,032,701	41,236,845	10,269,776	8,983,797	18,017,377	37,270,950	(3,965,895)



Redevelopment Agency of Sandy City

Zach Robinson
Chair

Marci Houseman
Vice-Chair

****MEMORANDUM****

To: RDA Board
From: Nick Duerksen, Director *[Signature]*
Date: December 2, 2020
RE: SB 6001 – RDA COVID Relief – 2-Year Extensions

During the Interim Legislative session this summer, it was recognized that like many business operations, COVID has affected RDA Project Areas as well. Delays in development within Project Areas will cause a delay in tax increment generation. This will affect development proformas, thereby affecting lending, capital investment and infrastructure installation in our RDA project areas. For the overall health of economic recovery and attaining city goals and objectives, it is important to cities and agencies to keep projects within RDA Project Areas intact.

To meet this need, Sen. Wayne Harper sponsored SB 6001 that would allow for a two-year extension to RDA Project Areas that have been impacted by COVID. An Agency may extend a Project Area collection period under this bill provided the Agency has determine a need through an analysis of the impact of COVID on an Agency’s project plans and increment generation. Timing of tax increment generation with respect to The Cairns District is very important in order to meet the goals and objectives adopted by the City Council in The Cairns Master Plan.

Before you is a resolution that allows staff to begin the process of doing an Agency needs analysis as it relates to Project Area impact due to COVID. Once the analysis is completed, staff would bring before the Board a recommendation of which RDA Project Areas have been determined to be impacted by COVID and warrant adoption of a resolution extending the collection period as provided for in SB 6001.

Staff recommends the Board make a motion to approve **RD 20-05 A RESOLUTION OF INTENT RELATING TO EXTENSION OF TAX INCREMENT COLLECTION IN CERTAIN PROJECT AREAS IMPACTED BY THE COVID-19 EMERGENCY.**

Resolution No. RD 20-05

A RESOLUTION OF INTENT RELATING TO EXTENSION OF TAX INCREMENT COLLECTION IN CERTAIN PROJECT AREAS IMPACTED BY THE COVID-19 EMERGENCY.

WHEREAS, in response to the COVID-19 emergency, the Utah legislature, in its 2020 Sixth Special Session, adopted Senate Bill 6001 (“SB 6001”), codified at Utah Code Ann. § 17C-1-416, providing for the Agency to, by resolution, extend the project area funds collection period of any impacted project area for a period not to exceed two years; and

WHEREAS, in order to extend the tax increment collection period for any impacted project area under SB 6001, the Agency must adopt a resolution (referred to in this resolution as a “COVID Extension Resolution”) identifying each impacted project area and describing (i) the conditions resulting from the COVID-19 emergency that the board determines will likely delay the implementation of the project area plan or reduce the amount of tax increment that the agency receives from the impacted project area, (ii) why an extension of the project area funds collection period is needed, and (iii) the date on which the extension period will end;

NOW, THEREFORE, BE IT RESOLVED BY GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF SANDY CITY:

1. The Board, based on preliminary information provided by Agency staff and other information generally known to the Board, believes that one or more project areas of the Agency may be an “impacted project area” as defined by SB 6001, and as a result, the Board intends to adopt one or more COVID Extension Resolutions as provided under SB 6001. Under the direction of the Executive Director, Agency staff, consultants and legal counsel are authorized and instructed to take actions, including the gathering of information and the conducting or causing to be conducted studies and analysis, and report back to the Board, in order for the Board to make an informed decision regarding the criteria for a COVID Extension Resolution for each project area of the Agency.

2. This resolution takes effect upon adoption.

THIS RESOLUTION IS APPROVED AND ADOPTED BY THE REDEVELOPMENT AGENCY OF SANDY CITY on this December _____, 2020.

Zach Robinson, *Chair*

Attest:

Vickey Barrett, *Secretary*



Redevelopment Agency of Sandy City

Zach Robinson
Chair

Marci Houseman
Vice-Chair

****MEMORANDUM****

To: RDA Board
From: Nick Duerksen, Director
Date: December 4, 2020
RE: Purchase of SJS Trust Property – 9016 South 1300 E

Attached is the Purchase /Sale Agreement (PSA) for the with SJS Trust on the property at 9016 S. 1300 E. Both an inspection and Phase 1 Environmental Review of the property was completed. No issues were identified.

The basics are:

1. Purchase Price - \$780,000
2. Lease Back to the Seller for 12 mos.
3. Closing - \$100K deposit at execution of PSA, remaining \$680K at closing in 12 mos.

Staff recommends a motion to approve **RESOLUTION RD 20-06 AUTHORIZING THE AGENCY TO ACQUIRE SJS TRUST RESIDENTIAL REAL PROPERTY LOCATED AT 9016 S 1300 E.**

REDEVELOPMENT AGENCY OF SANDY CITY

Resolution No. RD 20-06

**A RESOLUTION AUTHORIZING THE AGENCY TO ACQUIRE
RESIDENTIAL REAL PROPERTY LOCATED AT 9016 S 1300 E.**

WHEREAS, the Agency has previously established the South Towne Ridge Economic Development Project Area (the “Project Area”) and, under the Project Area Budget, has collected and segregated certain tax increment revenues (the “Housing Funds”) to be used by the Agency for housing as provided under, among other things, Utah Code Ann. § 17C-1-412;

WHEREAS, the Agency desires to use some of the Housing Funds to acquire the real property located at the common address of 9016 S 1300 E, Sandy, Utah (the “Property”), as set forth in the terms of the Real Estate Purchase Contract in substantially the form attached hereto as Exhibit A (the “REPC”);

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
REDEVELOPMENT AGENCY OF SANDY CITY:**

1. The Agency finds and determines that the acquisition of the Property would be of benefit to Sandy City and would fulfill the Agency’s goals and objectives with respect to use of the Housing Funds. Accordingly, the Executive Director is authorized to enter into the REPC substantially in the form attached hereto as Exhibit A, along with such minor adjustments, changes or modifications , if any, as the Executive Director deems reasonable and appropriate to fulfill the purpose and intent of the Agency to acquire the Property on commercially reasonable terms. Funds sufficient to pay the acquisition price and related closing/transaction costs are hereby appropriated for the purpose of acquiring the Property.

2. This resolution takes effect upon adoption.

APPROVED AND ADOPTED on December 15, 2020.

Chair

Attest:

Secretary

Exhibit A

[REPC attached]

REAL ESTATE PURCHASE CONTRACT

This is a legally binding Real Estate Purchase Contract ("REPC"). Utah law requires real estate licensees to use this form. Buyer and Seller, however, may agree to alter or delete its provisions or to use a different form. If you desire legal or tax advice, consult your attorney or tax advisor.

EARNEST MONEY DEPOSIT

On this 4th day of December 2020 ("Offer Reference Date") Redevelopment Agency of Sandy City, a Utah political subdivision ("Buyer") offers to purchase from Sally J Simons Trust ("Seller") the Property described below and **agrees to deliver no later than four (4) calendar days after Acceptance (as defined in Section 23)**, an Earnest Money Deposit in the amount of \$100,000 in the form of check or wire transfer directly to the Seller.

OFFER TO PURCHASE

1. **PROPERTY:** Approx. 1.47 acres located at 9016 South 1300 East, City of Sandy City, State of Utah, Tax ID No. 28-05-42-7002 (the "Property"). Any reference below to the term "Property" shall include the Property described above, together with the Included Items and water rights/water shares, if any, referenced in Sections 1.1, 1.2 and 1.4.
 - 1.1 **Included Items.** Unless excluded herein, this sale includes the following items if presently owned and in place on the Property: plumbing, heating, air conditioning fixtures and equipment; solar panels; ovens, ranges and hoods; cook tops; dishwashers; ceiling fans; water heaters; water softeners; light fixtures and bulbs; bathroom fixtures and bathroom mirrors; all window coverings including curtains, draperies, rods, window blinds and shutters; window and door screens; storm doors and windows; awnings; satellite dishes; all installed TV mounting brackets; all wall and ceiling mounted speakers; affixed carpets; automatic garage door openers and accompanying transmitters; security system; fencing and any landscaping.
 - 1.2 **Other Included Items.** The following items that are presently owned and in place on the Property have been left for the convenience of the parties and are also included in this sale
(check applicable box): washers dryers refrigerators microwave ovens other
(specify)
NONE
The above checked items shall be conveyed to Buyer under separate bill of sale with warranties as to title. In addition to any boxes checked in this Section 1.2 above, there ARE ARE NOT additional items of personal property Buyer intends to acquire from Seller at Closing by separate written agreement.
 - 1.3 **Excluded Items.** The following items are excluded from this sale:
NONE
 - 1.4 **Water Service.** The Purchase Price for the Property shall include all water rights/water shares, if any, that are the legal source for Seller's current culinary water service and irrigation water service, if any, to the Property. The water rights/water shares will be conveyed or otherwise transferred to Buyer at Closing by applicable deed or legal instruments. The following water rights/water shares, if applicable, are specifically excluded from this sale: NONE
2. **PURCHASE PRICE.**
 - 2.1 **Payment of Purchase Price.** The Purchase Price for the Property is \$780,000. Except as provided in this Section, the Purchase Price shall be paid as provided in Sections 2.1(a) through 2.1(e) below. Any amounts shown in Sections 2.1(c) and 2.1(e) may be adjusted as deemed necessary by Buyer and the Lender (the "Lender").

\$100,000	(a) Earnest Money Deposit. Non-refundable but applicable to the sales price at Settlement.
\$0	(b) Additional Earnest Money Deposit (see Section 8.4 if applicable)
\$0	(c) New Loan. Buyer may apply for mortgage loan financing (the "Loan") on terms acceptable to Buyer: If an FHA/VA loan applies, see attached FHA/VA Loan Addendum.
\$0	(d) Seller Financing (see attached Seller Financing Addendum)
\$680,000	(e) Balance of Purchase Price in Cash at Settlement

\$780,000

PURCHASE PRICE. Total of lines (a) through (e)

2.2 Sale of Buyer's Property. Buyer's ability to purchase the Property, to obtain the Loan referenced in Section 2.1(c) above, and/or any portion of the cash referenced in Section 2.1(e) above IS IS NOT conditioned upon the sale of real estate owned by Buyer. If checked in the affirmative, the terms of the attached subject to sale of Buyer's property addendum apply.

3. SETTLEMENT AND CLOSING.

3.1 Settlement. Settlement shall take place no later than the Settlement Deadline referenced in Section 24(d), or as otherwise mutually agreed by Buyer and Seller in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed and delivered to each other or to the escrow/closing office all documents required by the REPC, by the Lender, by the title insurance and escrow/closing offices, by written escrow instructions (including any split closing instructions, if applicable), or by applicable law; (b) any monies required to be paid by Buyer or Seller under these documents (except for the proceeds of any Loan) have been delivered by Buyer or Seller to the other party, or to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. For purposes of the REPC, "Closing" means that: (a) Settlement has been completed; (b) the proceeds of any new Loan have been delivered by the Lender to Seller or to the escrow/closing office; and (c) the applicable Closing documents have been recorded in the office of the county recorder ("Recording"). The actions described in 3.2 (b) and (c) shall be completed no later than four calendar days after Settlement.

3.3 Possession. Except as provided in Section 6.1(a) and (b), Seller shall deliver physical possession of the Property to Buyer as follows: Upon Recording; _____ Hours after Recording; _____ Calendar Days after Recording. Any contracted rental of the Property prior to or after Closing, between Buyer and Seller, shall be by separate written agreement. Seller and Buyer shall each be responsible for any insurance coverage each party deems necessary for the Property including any personal property and belongings. The provisions of this Section 3.3 shall survive Closing.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including, but not limited to, homeowner's association dues, property taxes for the current year, rents, and interest on assumed obligations, if any, shall be made as of the Settlement Deadline referenced in Section 24(d), unless otherwise agreed to in writing by the parties. Such writing could include the settlement statement. The provisions of this Section 4.1 shall survive Closing.

4.2 Special Assessments. Any assessments for capital improvements as approved by the homeowner's association ("HOA") (pursuant to HOA governing documents) or as assessed by a municipality or special improvement district, prior to the Settlement Deadline shall be paid for by:

Seller Buyer Split Equally Between Buyer and Seller Other (explain)

_____ .
The provisions of this Section 4.2 shall survive Closing.

4.3 Fees/Costs/Payment Obligations.

(a) **Escrow Fees.** Unless otherwise agreed to in writing, Seller and Buyer shall each pay their respective fees charged by the escrow/closing office for its services in the settlement/closing process. The provisions of this Section 4.3(a) shall survive Closing.

(b) **Rental Deposits/Prepaid Rents.** Rental deposits (including, but not limited to, security deposits, cleaning deposits and prepaid rents) for long term lease or rental agreements, as defined in Section 6.1(a), and short-term rental bookings, as defined in Section 6.1(b), not expiring prior to Closing, shall be paid or credited by Seller to Buyer at Settlement. The provisions of this Section 4.3(b) shall survive Closing.

(c) **HOA/Other Entity Fees Due Upon Change of Ownership.** Some HOA's, special improvement districts and/or other specially planned areas, under their governing documents charge a fee that is due to such entity as a result of the transfer of title to the Property from Seller to Buyer. Such fees are sometimes referred to as transfer fees, community enhancement fees, HOA reinvestment fees, etc. (collectively referred to in this section as "change of ownership fees"). Regardless of how the change of ownership fee is titled in the applicable governing documents, if a change of ownership fee is due upon the transfer of title to the Property from Seller to Buyer, that change of ownership fee shall, at Settlement, be paid for by:

Seller Buyer Split Equally Between Buyer and Seller Other (explain)

_____ .
The provisions of this Section 4.3(c) shall survive Closing.

(d) **Utility Services.** Buyer agrees to be responsible for all utilities and other services provided to the Property after the Settlement Deadline. The provisions of this Section 4.3(d) shall survive Closing.

(e) **Sales Proceeds Withholding.** The escrow/closing office is authorized and directed to withhold from Seller's proceeds at Closing, sufficient funds to pay off on Seller's behalf all mortgages, trust deeds, judgments, mechanic's liens, tax liens and warrants. The provisions of this Section 4.3(e) shall survive Closing.

5. **CONFIRMATION OF AGENCY DISCLOSURE.** Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the REPC:

Seller's Agent(s) NONE , represent(s) [] Seller [] **both Buyer and Seller as Limited Agent(s);**

Seller's Agent(s) Utah Real Estate License Number(s): _____.

Seller's Brokerage NONE , represents [] Seller [] **both Buyer and Seller as Limited Agent;**

Seller's Brokerage Utah Real Estate License Number: _____.

Buyer's Agent(s) NONE , represent(s) [] Buyer [] **both Buyer and Seller as Limited Agent(s);**

Buyer's Agent(s) Utah Real Estate License Number(s): _____.

Buyer's Brokerage NONE , represents [] Buyer [] **both Buyer and Seller as a Limited Agent.**

Buyer's Brokerage Utah Real Estate License Number: _____.

6. **TITLE & TITLE INSURANCE.**

6.1 **Title to Property.** Seller represents that Seller has fee title to the Property and will convey marketable title to the Property to Buyer at Closing by general warranty deed. Buyer does agree to accept title to the Property subject to the contents of the Commitment for Title Insurance (the "Commitment") provided by Seller under Section 7, and as reviewed and approved by Buyer under Section 8.

(a) **Long-Term Lease or Rental Agreements.** Buyer agrees to accept title to the Property subject to any long-term tenant lease or rental agreements (meaning for periods of thirty (30) or more consecutive days) affecting the Property not expiring prior to Closing. Buyer also agrees to accept title to the Property subject to any existing rental and property management agreements affecting the Property not expiring prior to Closing.

The provisions of this Section 6.1(a) shall survive Closing.

(b) **Short-Term Rental Bookings.** Buyer agrees to accept title to the Property subject to any short-term rental bookings (meaning for periods of less than thirty (30) consecutive days) affecting the Property not expiring prior to Closing. The provisions of this Section 6.1(b) shall survive Closing.

6.2 **Title Insurance.** At Settlement, Seller agrees to pay for and cause to be issued in favor of Buyer, through the title insurance agency that issued the Commitment (the "Issuing Agent"), the most current version of the *ALTA Homeowner's Policy of Title Insurance* (the "*Homeowner's Policy*"). If the *Homeowner's Policy* is not available through the Issuing Agent, Buyer and Seller further agree as follows: (a) Seller agrees to pay for the *Homeowner's Policy* if available through any other title insurance agency selected by Buyer; (b) if the *Homeowner's Policy* is not available either through the Issuing Agent or any other title insurance agency, then Seller agrees to pay for, and Buyer agrees to accept, the most current available version of an *ALTA Owner's Policy of Title Insurance* ("*Owner's Policy*") available through the Issuing Agent.

7. **SELLER DISCLOSURES.** No later than the Seller Disclosure Deadline referenced in Section 24(a), Seller shall provide to Buyer the following documents in hard copy or electronic format which are collectively referred to as the "Seller Disclosures":

(a) a written Seller property condition disclosure for the Property, completed, signed and dated by Seller as provided in Section 10.3;

(b) a *Lead-Based Paint Disclosure & Acknowledgement* for the Property, completed, signed and dated by Seller (only if the Property was built prior to 1978);

(c) a Commitment for Title Insurance as referenced in Section 6.1;

(d) a copy of any restrictive covenants (CC&R's), rules and regulations affecting the Property;

- (e) a copy of the most recent minutes, budget and financial statement for the homeowners' association, if any;
- (f) a copy of any long-term tenant lease or rental agreements affecting the Property not expiring prior to Closing;
- (g) a copy of any short-term rental booking schedule (as of the Seller Disclosure Deadline) for guest use of the Property after Closing;
- (h) a copy of any existing property management agreements affecting the Property;
- (i) evidence of any water rights and/or water shares referenced in Section 1.4;
- (j) written notice of any claims and/or conditions known to Seller relating to environmental problems and building or zoning code violations;
- (k) In general, the sale or other disposition of a U.S. real property interest by a foreign person is subject to income tax withholding under the *Foreign Investment in Real Property Tax Act of 1980* (FIRPTA). A "foreign person" includes a non-resident alien individual, foreign corporation, partnership, trust or estate. If FIRPTA applies to Seller, Seller is advised that Buyer or other qualified substitute may be legally required to withhold this tax at Closing. In order to avoid closing delays, if Seller is a foreign person under FIRPTA, Seller shall advise Buyer in writing; and (l) Other (specify)

8. BUYER'S CONDITIONS OF PURCHASE.

8.1 DUE DILIGENCE CONDITION. Buyer's obligation to purchase the Property: IS IS NOT conditioned upon Buyer's Due Diligence as defined in this Section 8.1(a) below. This condition is referred to as the "Due Diligence Condition." If checked in the affirmative, Sections 8.1(a) through 8.1(c) apply; otherwise they do not.

(a) Due Diligence Items. Buyer's Due Diligence shall consist of Buyer's review and approval of the contents of the Seller Disclosures referenced in Section 7, and any other tests, evaluations and verifications of the Property deemed necessary or appropriate by Buyer, such as: the physical condition of the Property; the existence of any hazardous substances, environmental issues or geologic conditions; the square footage or acreage of the land and/or improvements; the condition of the roof, walls, and foundation; the condition of the plumbing, electrical, mechanical, heating and air conditioning systems and fixtures; the condition of all appliances; the costs and availability of homeowners' insurance and flood insurance, if applicable; water source, availability and quality; the location of property lines; regulatory use restrictions or violations; fees for services such as HOA dues, municipal services, and utility costs; convicted sex offenders residing in proximity to the Property; and any other matters deemed material to Buyer in making a decision to purchase the Property. Unless otherwise provided in the REPC, all of Buyer's Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller agrees to cooperate with Buyer's Due Diligence. Buyer agrees to pay for any damage to the Property resulting from any such inspections or tests during the Due Diligence.

(b) Buyer's Right to Cancel or Resolve Objections. If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 24(b), cancel the REPC by providing written notice to Seller, whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 24(b), resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.

(c) Failure to Cancel or Resolve Objections. If Buyer fails to cancel the REPC or fails to resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence, as provided in Section 8.1(b), Buyer shall be deemed to have waived the Due Diligence Condition, and except as provided in Sections 8.2(a) and 8.3(b)(i), the Earnest Money Deposit shall become non-refundable.

8.2 APPRAISAL CONDITION. Buyer's obligation to purchase the Property: IS IS NOT conditioned upon the Property appraising for not less than the Purchase Price. This condition is referred to as the "Appraisal Condition." If checked in the affirmative, Sections 8.2(a) and 8.2(b) apply; otherwise they do not.

(a) Buyer's Right to Cancel. If after completion of an appraisal by a licensed appraiser, Buyer receives written notice from the Lender or the appraiser that the Property has appraised for less than the Purchase Price (a "Notice of Appraised Value"), Buyer may cancel the REPC by providing written notice to Seller (with a copy of the Notice of Appraised Value) no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.

(b) Failure to Cancel. If the REPC is not cancelled as provided in this section 8.2, Buyer shall be deemed to have waived the Appraisal Condition, and except as provided in Sections 8.1(b) and 8.3(b)(i), the Earnest Money Deposit shall become non-refundable.

8.3 FINANCING CONDITION. (Check Applicable Box)

(a) **No Financing Required.** Buyer's obligation to purchase the Property **IS NOT** conditioned upon Buyer obtaining financing. If checked, Section 8.3(b) below does NOT apply.

(b) **Financing Required.** Buyer's obligation to purchase the Property **IS** conditioned upon Buyer obtaining the Loan referenced in Section 2.1(c). This Condition is referred to as the "Financing Condition." If checked, Sections 8.3(b)(i), (ii) and (iii) apply; otherwise they do not. If the REPC is not cancelled by Buyer as provided in Sections 8.1(b) or 8.2(a), then Buyer agrees to work diligently and in good faith to obtain the Loan.

(i) **Buyer's Right to Cancel Before the Financing & Appraisal Deadline.** If Buyer, in Buyer's sole discretion, is not satisfied with the terms and conditions of the Loan, Buyer may, after the Due Diligence Deadline referenced in Section 24(b), if applicable, cancel the REPC by providing written notice to Seller no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon \$0.00 of Buyer's Earnest Money Deposit shall be released to Seller without the requirement of further written authorization from Buyer, and the remainder of Buyer's Earnest Money Deposit shall be released to Buyer without further written authorization from Seller.

(ii) **Buyer's Right to Cancel After the Financing & Appraisal Deadline.** If after expiration of the Financing & Appraisal Deadline referenced in Section 24(c), Buyer fails to obtain the Loan, meaning that the proceeds of the Loan have not been delivered by the Lender to the escrow/closing office as required under Section 3.2, then Buyer shall not be obligated to purchase the Property and Buyer or Seller may cancel the REPC by providing written notice to the other party.

(iii) **Earnest Money Deposit(s) Released to Seller.** If the REPC is cancelled as provided in Section 8.3(b)(ii), Buyer agrees that all of Buyer's Earnest Money Deposit, or Deposits, if applicable (see Section 8.4 below), shall be released to Seller without the requirement of further written authorization from Buyer. Seller agrees to accept, as Seller's exclusive remedy, the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages. Buyer and Seller agree that liquidated damages would be difficult and impractical to calculate, and the Earnest Money Deposit, or Deposits, if applicable, is a fair and reasonable estimate of Seller's damages in the event Buyer fails to obtain the Loan.

8.4 ADDITIONAL EARNEST MONEY DEPOSIT. If the REPC has not been previously canceled by Buyer as provided in Sections 8.1, 8.2 or 8.3, as applicable, then no later than the Due Diligence Deadline, or the Financing & Appraisal Deadline, whichever is later, Buyer: **WILL** **WILL NOT** deliver to the Buyer's Brokerage, an Additional Earnest Money Deposit in the amount of \$_____. The Earnest Money Deposit and the Additional Earnest Money Deposit, if applicable, are sometimes referred to herein as the "Deposits". The Earnest Money Deposit, or Deposits, if applicable, shall be credited toward the Purchase Price at Closing.

9. ADDENDA. There **ARE** **ARE NOT** addenda to the REPC containing additional terms. If there are, the terms of the following addenda are incorporated into the REPC by this reference: **Addendum No. 1_** **Seller Financing Addendum** **FHA/VA Loan Addendum** **Other (specify)** _____.

10. HOME WARRANTY PLAN / AS-IS CONDITION OF PROPERTY.

10.1 Home Warranty Plan. A one-year Home Warranty Plan **WILL** **WILL NOT** be included in this transaction. If included, the Home Warranty Plan shall be ordered by **Buyer** **Seller** and shall be issued by a company selected by **Buyer** **Seller**. The cost of the Home Warranty Plan shall not exceed \$_____ and shall be paid for at Settlement by **Buyer** **Seller**.

10.2 Condition of Property/Buyer Acknowledgements. Buyer acknowledges and agrees that in reference to the physical condition of the Property: (a) Buyer is purchasing the Property in its "As-Is" condition without expressed or implied warranties of any kind; (b) Buyer shall have, during Buyer's Due Diligence as referenced in Section 8.1, an opportunity to completely inspect and evaluate the condition of the Property; and (c) if based on the Buyer's Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer's own judgment and that of any contractors or inspectors engaged by Buyer to review, evaluate and inspect the Property. The provisions of Section 10.2 shall survive Closing.

10.3 Condition of Property/Seller Acknowledgements. Seller acknowledges and agrees that in reference to the physical condition of the Property, Seller agrees to: (a) disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Property that cannot be discovered by a reasonable inspection by an ordinary prudent Buyer; (b) carefully review, complete, and provide to Buyer a written Seller

property condition disclosure as stated in Section 7(a); (c) deliver the Property to Buyer in substantially the same general condition as it was on the date of Acceptance, as defined in Section 23, ordinary wear and tear excepted; (d) deliver the Property to Buyer in broom-clean condition and free of debris and personal belongings; and (e) repair any Seller or tenant moving-related damage to the Property at Seller's expense. The provisions of Section 10.3 shall survive Closing.

11. FINAL PRE-SETTLEMENT WALK-THROUGH INSPECTION. No earlier than seven (7) calendar days prior to Settlement, and upon reasonable notice and at a reasonable time, Buyer may conduct a final pre-Settlement walk-through inspection of the Property to determine only that the Property is "as represented," meaning that the items referenced in Sections 1.1, 1.2 and 8.1(b)(ii) ("the items") are respectively present, repaired or corrected as agreed. The failure to conduct a walk-through inspection or to claim that an item is not as represented shall not constitute a waiver by Buyer of the right to receive, on the date of possession, the items as represented.

12. CHANGES DURING TRANSACTION. Seller agrees that except as provided in Section 12.5 below, from the date of Acceptance until the date of Closing the following additional items apply:

12.1 Alterations/Improvements to the Property. No substantial alterations or improvements to the Property shall be made or undertaken without prior written consent of Buyer.

12.2 Financial Encumbrances/Changes to Legal Title. No further financial encumbrances to the Property shall be made, and no changes in the legal title to the Property shall be made without the prior written consent of Buyer.

12.3 Property Management Agreements. No changes to any existing property management agreements shall be made and no new property management agreements may be entered into without the prior written consent of Buyer.

12.4 Long-Term Lease or Rental Agreements. No changes to any existing tenant lease or rental agreements shall be made and no new long-term lease or rental agreements, as defined in Section 6.1(a), may be entered into without the prior written consent of Buyer.

12.5 Short-Term Rental Bookings. If the Property is made available for short-term rental bookings as defined in Section 6.1(b), Seller **MAY**

NOT after the Seller Disclosure Deadline continue to accept short-term rental bookings for guest use of the property without the prior written consent of Buyer.

13. AUTHORITY OF SIGNERS. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing the REPC on its behalf warrants his or her authority to do so and to bind Buyer and Seller.

14. COMPLETE CONTRACT. The REPC together with its addenda, any attached exhibits, and Seller Disclosures (collectively referred to as the "REPC"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The REPC cannot be changed except by written agreement of the parties.

15. MEDIATION. Any dispute relating to the REPC arising prior to or after Closing: **SHALL** **MAY AT THE OPTION OF THE PARTIES** first be submitted to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree before any settlement is binding. The parties will jointly appoint an acceptable mediator and share equally in the cost of such mediation. If mediation fails, the other procedures and remedies available under the REPC shall apply. Nothing in this Section 15 prohibits any party from seeking emergency legal or equitable relief, pending mediation. The provisions of this Section 15 shall survive Closing.

16. DEFAULT.

16.1 Buyer Default. If Buyer defaults, Seller may elect one of the following remedies: (a) cancel the REPC and retain the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages; (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Buyer to specifically enforce the REPC; or (c) return the Earnest Money Deposit, or Deposits, if applicable, to Buyer and pursue any other remedies available at law.

16.2 Seller Default. If Seller defaults, Buyer may elect one of the following remedies: (a) cancel the REPC, and in addition to the return of the Earnest Money Deposit, or Deposits, if applicable, Buyer may elect to accept from Seller, as liquidated damages, a sum equal to the Earnest Money Deposit, or Deposits, if applicable; or (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Seller to specifically enforce the REPC; or (c) accept a return of the Earnest Money Deposit, or Deposits, if applicable, and pursue

any other remedies available at law. If Buyer elects to accept liquidated damages, Seller agrees to pay the liquidated damages to Buyer upon demand.

- 17. ATTORNEY FEES AND COSTS/GOVERNING LAW.** In the event of litigation or binding arbitration arising out of the transaction contemplated by the REPC, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation under Section 15. This contract shall be governed by and construed in accordance with the laws of the State of Utah. The provisions of this Section 17 shall survive Closing.
- 18. NOTICES.** Except as provided in Section 23, all notices required under the REPC must be: (a) in writing; (b) signed by the Buyer or Seller giving notice; and (c) received by the Buyer or the Seller, or their respective agent, or by the brokerage firm representing the Buyer or Seller, no later than the applicable date referenced in the REPC.
- 19. NO ASSIGNMENT.** The REPC and the rights and obligations of Buyer hereunder, are personal to Buyer. The REPC may not be assigned by Buyer without the prior written consent of Seller. Provided, however, the transfer of Buyer's interest in the REPC to any business entity in which Buyer holds a legal interest, including, but not limited to, a family partnership, family trust, limited liability company, partnership, or corporation (collectively referred to as a "Permissible Transfer"), shall not be treated as an assignment by Buyer that requires Seller's prior written consent. Furthermore, the inclusion of "and/or assigns" or similar language on the line identifying Buyer on the first page of the REPC shall constitute Seller's written consent only to a Permissible Transfer.
- 20. INSURANCE & RISK OF LOSS.**
- 20.1 Insurance Coverage.** As of Closing, Buyer shall be responsible to obtain casualty and liability insurance coverage on the Property in amounts acceptable to Buyer and Buyer's Lender, if applicable.
 - 20.2 Risk of Loss.** If prior to Closing, any part of the Property is damaged or destroyed by fire, vandalism, flood, earthquake, or act of God, the risk of such loss or damage shall be borne by Seller; provided however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the Purchase Price referenced in Section 2, either Seller or Buyer may elect to cancel the REPC by providing written notice to the other party, in which instance the Earnest Money Deposit, or Deposits, if applicable, shall be returned to Buyer.
- 21. TIME IS OF THE ESSENCE.** Time is of the essence regarding the dates set forth in the REPC. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in the REPC: (a) performance under each Section of the REPC which references a date shall absolutely be required by 5:00 PM Mountain Time on the stated date; and (b) the term "days" and "calendar days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (e.g. Acceptance). Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to the REPC, except as otherwise agreed to in writing by such nonparty.
- 22. ELECTRONIC TRANSMISSION AND COUNTERPARTS.** The REPC may be executed in counterparts. Signatures on any of the Documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.
- 23. ACCEPTANCE.** "Acceptance" occurs **only** when **all** of the following have occurred: (a) Seller or Buyer has signed the offer or counteroffer where noted to indicate acceptance; and (b) Seller or Buyer or their agent has communicated to the other party or to the other party's agent that the offer or counteroffer has been signed as required.
- 24. CONTRACT DEADLINES.** Buyer and Seller agree that the following deadlines shall apply to the REPC:
- (a) **Seller Disclosure Deadline** Completed December 4, 2020 (Date)
 - (b) **Due Diligence Deadline** NONE (Date)
 - (c) **Financing & Appraisal Deadline** NONE (Date)
 - (d) **Settlement Deadline** December 15, 2021 (Date)

25. OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the Property on the above terms and conditions. If Seller does not accept this offer by: 5:00 [] AM [X] PM Mountain Time on December 18, 2020 (Date), this offer shall lapse; and the Brokerage shall return any Earnest Money Deposit to Buyer.

(Buyer's Signature) (Date) (Time) (Buyer's Signature) (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION CHECK ONE:

- [] **ACCEPTANCE OF OFFER TO PURCHASE:** Seller Accepts the foregoing offer on the terms and conditions specified above.
- [] **COUNTEROFFER:** Seller presents for Buyer's Acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached ADDENDUM NO. _____ .
- [] **REJECTION:** Seller rejects the foregoing offer.

(Seller's Signature) (Date) (Time) (Seller's Signature) (Date) (Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL,
EFFECTIVE SEPTEMBER 1, 2017. AS OF JANUARY 1, 2018, IT WILL REPLACE AND SUPERSEDE THE PREVIOUSLY APPROVED VERSION OF THIS FORM.

**ADDENDUM NO. 1
TO
REAL ESTATE PURCHASE CONTRACT**

THIS IS AN ADDENDUM COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of December 15, 2020, including all prior addenda and counteroffers, between Redevelopment Agency of Sandy City, a Utah political subdivision as Buyer, and Sally J Simons Trust as Seller, regarding the Property located at 9016 South 1300 East, City of Sandy City. The following terms are hereby incorporated as part of the REPC:

1. Paragraph 7. **SELLER DISCLOSURES.** Sub Paragraphs a, b, d – k has been completed. Sub Paragraph c order Commitment for Title Insurance has been completed by Buyer.
2. Paragraph 8. **BUYERS CONDITION OF PURCHASE** has been completed.
3. Paragraph 24.sub paragraph (d) **Settlement Deadline.** If Seller decides to vacate property any time prior to stated Settlement Deadline, Seller may at any time give Buyer's redevelopment director a 30-day "Notice of Intent to Vacate" and Settlement will take place at the end of the 30 days (meaning the new "Settlement Deadline" will be the date that is 30 days after the date of delivery of the Notice of Intent to Vacate.

BUYER AND SELLER AGREE THAT THE CONTRACT DEADLINES REFERENCED IN SECTION 24 OF THE REPC (CHECK APPLICABLE BOX): REMAIN UNCHANGED ARE CHANGED AS FOLLOWS: _____

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control. All other terms of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM shall remain the same. Seller Buyer shall have until 5:00 AM PM Mountain Time on December 24, 2020 (Date), to accept the terms of this ADDENDUM in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in this ADDENDUM shall lapse.

_____ Buyer Seller Signature (Date) (Time) _____ Buyer Seller Signature (Date) (Time)

ACCEPTANCE/COUNTEROFFER/REJECTION CHECK

ONE:
 ACCEPTANCE: Seller Buyer hereby accepts the terms of this ADDENDUM.

COUNTEROFFER: Seller Buyer presents as a counteroffer the terms of attached ADDENDUM NO. ____.

_____ (Signature) (Date) (Time) _____ (Signature) (Date) (Time)

REJECTION: Seller Buyer rejects the foregoing ADDENDUM.

_____ (Signature) (Date) (Time) _____ (Signature)
_____ (Date) (Time)

Meeting of the Redevelopment Agency of Sandy City

October 27, 2020 - Online Meeting
City Council Chambers, Sandy City Hall
10000 South Centennial Parkway, Sandy, Utah

MINUTES

Present: Present: Chairman Zach Robinson, Brooke Christensen, Alison Stroud, Kristin Coleman-Nicholl, Marci Houseman, Cyndi Sharkey, Monica Zoltanski.

Absent: Mayor Kurt Bradburn

Others in Attendance: CAO Matthew Huish, Economic Development Director Nick Duerksen, City Attorney Bob Thompson, Executive Director Mike Applegarth, Council Office Analyst Dustin Fratto, Council Clerk Christine Edwards.

1. Motion was made by Mr. Robinson to recess the meeting of the City Council and convene the Sandy City Redevelopment Meeting. Ms. Nicholl seconded the motion with all voting “yes”.

The Redevelopment Agency Meeting commenced at 9:13 p.m.

2. Resolution RD 20-04. A Resolution Re-appropriating unexpended funds within the redevelopment funds.

Nick Duerksen referred the summary of the RDA budget allocations, stating there were no new changes.

Zach Robinson opened the public hearing. No comments were made. Mr. Robinson closed the public hearing.

Motion made by Ms. Nicholl to adopt Resolution RD 20-04. A Resolution Re-appropriating unexpended funds within the redevelopment funds. Ms. Christensen seconded the motion.

Vote: Ms. Nicholl – Yes, Ms. Christensen – Yes, Ms. Sharkey – Yes, Ms. Stroud- Yes, Ms. Houseman - Yes, Ms. Zoltanski- Yes, Mr. Robinson – Yes.

Motion Passed: Yes –7, No – 0

3. Motion to adjourn Redevelopment Agency Meeting: Ms. Nicholl made a motion to recess the meeting of the RDA. Ms. Zoltanski seconded the motion, with all voting “yes”.

The meeting recessed at 9:16 p.m.

ATTEST:

Zach Robinson – Chairman

Vickey Barrett - Secretary