

# Redevelopment Agency of Sandy City



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

Thursday, June 25, 2020

Sandy City Hall  
10000 Centennial Parkway, Sandy, Utah

## Agenda

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**Meeting time: Approximately 5:15 p.m.**

1. Motion to convene Redevelopment Agency meeting
2. Resolution RD 20-01. A Resolution of the Redevelopment Agency Board of Directors adopting the annual budget of the Redevelopment Agency of Sandy City, Utah, for the fiscal year beginning July 1, 2020 and ending June 30, 2021.
3. 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).*

## *RESOLUTION #RD 20-01*

### A RESOLUTION OF THE REDEVELOPMENT AGENCY BOARD OF DIRECTORS ADOPTING THE ANNUAL BUDGET OF THE REDEVELOPMENT AGENCY OF SANDY CITY, UTAH, FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021.

WHEREAS, the Executive Director of the Redevelopment Agency has prepared and filed a proposed budget with the Board of Directors of the Redevelopment agency for fiscal year beginning July 1, 2020 and ending June 30, 2021 in accordance with the requirements of section 17C-1-601.5 of the Utah Code Annotated, as amended; and

WHEREAS, the Agency fixed a time and place of a public hearing held June 23, 2020, to consider the proposed budget and ordered notice thereof be published as required by law; and

WHEREAS, the Agency provided notice of the public hearing by (i) publishing notice in at least one newspaper of general circulation within the Agency boundaries, one week before the date of the public hearing, and (ii) publishing the same notice on the Utah Public Notice Website created in Section 63F-1-701 of the Utah Code Annotated, as amended, at least one week before the date of the public hearing; and

WHEREAS, the Agency made a copy of the proposed budget available for public inspection at least three days before the date of the public hearing; and

WHEREAS, on June 23, 2020, a public hearing to consider adoption of the budget was held in accordance with the notice, at which hearing all interested parties were heard for and against the proposed budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Sandy City, as follows:

1. The budget as presented, is hereby adopted and incorporated as the annual budget of the Redevelopment Agency of Sandy City, for the fiscal year beginning July 1, 2020 and ending June 30, 2021, in accordance with requirements of Section 17C-1-601.5 of the Utah Code Annotated, as amended.

2. The Executive Director of the Agency is hereby authorized and directed to certify and file a copy of said budget with the State Tax Commission, the state auditor, the State Board of Education, and each taxing entity that levies a tax on property from which the Agency collects tax increment pursuant to Section 17C-1-601.5(6)(a) of Utah Code, within 90 days of adoption.

*RESOLUTION #RD 20-01*

3. The Executive Director is hereby authorized and directed to certify and file a copy of said budget in the office of the Agency and in the office of the City Recorder, which budget shall be available for public inspection.

**APPROVED AND ADOPTED** the 25<sup>th</sup> day of June, 2020.

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*Chair*

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*Executive Director*

**Attest:**

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*Secretary*

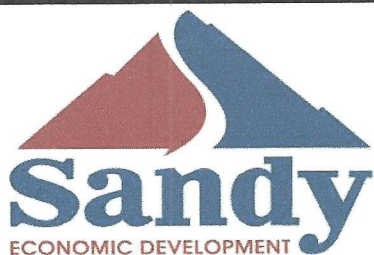
## Policies & Objectives

- Implement citywide economic development plan strategies
- Implement The Cairns development plan including outreach and marketing
- Pursue and retain businesses that compliment and grow Sandy's tax base
- Develop relationships with business, economic development, and governmental entities
- Facilitate completion of approved developments in existing Redevelopment Agency (RDA) project areas
- Evaluate and create new Community Reinvestment Project Areas within the City
- Provide property management services for the city
- Develop and implement affordable housing strategies and programs for EDA Housing Funds

## Prior-year Accomplishments

The Economic Development Office recognizes its role as a facilitator to attract new business and job opportunities to Sandy City. The projects listed below are the result of a coordinated effort by the staff of various city departments, officials, developers and real estate professionals.

- Updated the Capital Facilities and Financial Plan (CFFP) for the RDA
- Successful adoption of SB 77 - Tax Increment growth calculation
- Successful adoption of HB 280 - local option TRT for tourism
- Completed design, PSA and Participation Agreement of The Summit at The Cairns Project
- Re-design of Centennial Towers Project
- Implemented update to eImpact data dashboard to website
- Awarding of RFP for Wasatch Shadows to Gardner/Boyer - Stadium Master Plan
- Property disposition: RSL Sign Deed, Gardner #2 Closing, Horman Property / Summit PSA
- Property acquisition/assembly: Pacific Retail Dry Creek/Dimple Dell Trail easements
- Office Buildings: American Express, Sandy Towers West
- Businesses: American Express, Castlight, Red Olive, Cornerstone OnDemand, Cigna Health, Club Demo, Elite Coding and Billing, Kiewit Infrastructure West, Landcar insurance, Lewis Bilsbolis Bisgaard & Smith, Mint Construction, Numotion, Pinnacle Quality, SmileLove, Spiff, Title One, Total Care Auto,
- Retail Projects: Home Goods, Cafe Berlin, Vessel Kitchen, Duluth Trading, El Mexiquense, Mazza, Midici, Harrison Mitsubishi, La Puente, Legend, Localz Bistro, Mo' Bettahs, One Click Retail, Shake Shack, Wasatch Rx
- Residential Projects in The Cairns: East Village Phase 2, Arcadia Phase 2, Affordable Housing Cottage Ave., Red Sky Apts
- COVID-19: Trained in SBA Programs; participated on State and Local Response and Recovery Task Forces



### Fund 2101 - RDA City Center Increment

Department 1800	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
3161100 Interest Income	\$ 40,723	\$ 25,407	\$ 125,522	\$ 55,000	\$ 15,000
Project Area Loan Payoff - Civic Center North	-	-	-	1,523,740	-
<b>Total Financing Sources</b>	<b>\$ 40,723</b>	<b>\$ 25,407</b>	<b>\$ 125,522</b>	<b>\$ 1,578,740</b>	<b>\$ 15,000</b>
Financing Uses:					
410000 Administration	\$ 317,787	\$ 283,937	\$ 198,925	\$ -	\$ -
417600 Project Area Infrastructure					
21040 South Town Mall Mural	-	-	85,000	-	-
21009 Capital Facilities Plan Projects	-	14,750	185,250	1,897,562	1,610,390
<b>Total Financing Uses</b>	<b>\$ 317,787</b>	<b>\$ 298,687</b>	<b>\$ 469,175</b>	<b>\$ 1,897,562</b>	<b>\$ 1,610,390</b>
Excess (Deficiency) Sources over Uses	(277,064)	(273,280)	(343,653)	(318,822)	(1,595,390)

### Fund 2102 - RDA City Center Haircut

Department 1800	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
Financing Sources:					
311130 Property Taxes - Haircut	\$ 790,397	\$ 1,015,101	\$ 612,250	\$ -	\$ -
<b>Total Financing Sources</b>	<b>\$ 790,397</b>	<b>\$ 1,015,101</b>	<b>\$ 612,250</b>	<b>\$ -</b>	<b>\$ -</b>
Financing Uses:					
None	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Financing Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Excess (Deficiency) Sources over Uses	790,397	1,015,101	612,250	-	-

### Fund 210 - RDA City Center Summary

	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
<b>Total Financing Sources</b>	<b>\$ 831,120</b>	<b>\$ 1,040,508</b>	<b>\$ 737,772</b>	<b>\$ 1,578,740</b>	<b>\$ 15,000</b>
<b>Total Financing Uses</b>	<b>317,787</b>	<b>298,687</b>	<b>469,175</b>	<b>1,897,562</b>	<b>1,610,390</b>
Excess (Deficiency) Sources over Uses	513,333	741,821	268,596	(318,822)	(1,595,390)
Balance - Beginning	390,461	903,794	1,645,615	1,914,212	1,595,390
<b>Balance - Ending</b>	<b>\$ 903,794</b>	<b>\$ 1,645,615</b>	<b>\$ 1,914,212</b>	<b>\$ 1,595,390</b>	<b>\$ -</b>

## Fund 2111 - RDA Civic Center South Increment

Department 1810	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
<b>Financing Sources:</b>					
311130 Property Taxes - Increment	\$ 664,679	\$ 700,528	\$ 659,779	\$ -	\$ -
316110 Interest Income	15,084	16,440	25,718	14,000	4,000
341100 Transfer In - Gen. Fund (Sales Tax)	22,803	42,500	4,332	-	-
Project Area Loan Payoff - Civic Center North	-	-	-	1,244,183	-
<b>Total Financing Sources</b>	<b>\$ 702,566</b>	<b>\$ 759,468</b>	<b>\$ 689,829</b>	<b>\$ 1,258,183</b>	<b>\$ 4,000</b>
<b>Financing Uses:</b>					
410000 Administration	\$ 365,386	\$ 336,596	\$ 186,359	\$ 296,443	\$ 253,878
41383 Sewer District Payment	24,855	24,851	24,731	-	-
417600 Project Area Infrastructure					
21009 Capital Facilities Plan Projects	-	-	-	-	560,657
21035 Dahle/Meyer Southtowne	85,309	85,368	86,464	-	-
441311 Transfer to Debt Service					
Road Bonds (2007)	470,308	-	-	-	-
<b>Total Financing Uses</b>	<b>\$ 945,858</b>	<b>\$ 446,815</b>	<b>\$ 297,554</b>	<b>\$ 296,443</b>	<b>\$ 814,535</b>
Excess (Deficiency) Sources over Uses	(243,292)	312,653	392,275	961,740	(810,535)

## Fund 2112 - RDA Civic Center South Haircut

Department 1810	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
<b>Financing Sources:</b>					
311130 Property Taxes - Haircut	\$ 443,119	\$ 467,020	\$ 439,853	\$ 737,517	\$ 740,000
<b>Total Financing Sources</b>	<b>\$ 443,119</b>	<b>\$ 467,020</b>	<b>\$ 439,853</b>	<b>\$ 737,517</b>	<b>\$ 740,000</b>
<b>Financing Uses:</b>					
4413109 Transfer to Debt Service					
Park Projects Bonds (1999)	\$ 771,490	\$ 763,722	\$ 761,782	\$ 827,822	\$ -
441560 Transfer to Golf Fund					
Golf Course Bonds (2002)	150,000	150,000	150,000	150,000	150,000
<b>Total Financing Uses</b>	<b>\$ 921,490</b>	<b>\$ 913,722</b>	<b>\$ 911,782</b>	<b>\$ 977,822</b>	<b>\$ 150,000</b>
Excess (Deficiency) Sources over Uses	(478,371)	(446,703)	(471,929)	(240,305)	590,000

## Fund 211 - RDA Civic Center South Summary

	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
<b>Total Financing Sources</b>	<b>\$ 1,145,685</b>	<b>\$ 1,226,488</b>	<b>\$ 1,129,682</b>	<b>\$ 1,995,700</b>	<b>\$ 744,000</b>
<b>Total Financing Uses</b>	<b>1,867,348</b>	<b>1,360,537</b>	<b>1,209,336</b>	<b>1,274,265</b>	<b>964,535</b>
Excess (Deficiency) Sources over Uses	(721,663)	(134,050)	(79,654)	721,435	(220,535)
Fund Balance (Deficit) - Beginning	434,467	(287,197)	(421,246)	(500,900)	220,535
<b>Fund Balance (Deficit) - Ending</b>	<b>\$ (287,197)</b>	<b>\$ (421,246)</b>	<b>\$ (500,900)</b>	<b>\$ 220,535</b>	<b>\$ -</b>

### Fund 2121 - RDA Civic Center North Increment

Department 1820	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
<b>Financing Sources:</b>					
311130 Property Taxes - Increment	\$ 1,331,908	\$ 1,121,018	\$ 1,268,774	\$ 2,066,868	\$ 2,070,000
316110 Interest Income	1	(20,918)	14,512	-	-
316300 Sale of Fixed Assets	4,462,815	2,232,167	-	1,182,274	-
341410 Transfer In - Cap Proj General Rev	2,000,000	-	-	-	-
<b>Total Financing Sources</b>	<b>\$ 7,794,724</b>	<b>\$ 3,332,267</b>	<b>\$ 1,283,286</b>	<b>\$ 3,249,142</b>	<b>\$ 2,070,000</b>
<b>Financing Uses:</b>					
410000 Administration	\$ 549,423	\$ 452,185	\$ 316,670	\$ 813,848	\$ 740,484
413792 Project Area Professional Services	-	-	16,972	83,028	50,000
417600 Project Area Infrastructure					
21037 Parking Structure - Mtn. America CU	-	-	6,000,000	113,923	113,923
21033 Obligated Reserves	-	-	-	-	2,836,790
441310 Transfer to Debt Service					
Road Bonds (2007)	469,892	-	-	-	-
Monroe St Property (2013)	892,930	892,860	891,543	892,195	893,666
Inter-fund Loan Payoff	2,000,000	-	-	-	-
Project Area Loan Payoff - City Center	-	-	-	1,523,740	-
Project Area Loan Payoff - Civic Center South	-	-	-	1,244,183	-
<b>Total Financing Uses</b>	<b>\$ 3,912,245</b>	<b>\$ 1,345,046</b>	<b>\$ 7,225,185</b>	<b>\$ 4,670,917</b>	<b>\$ 4,634,863</b>
Excess (Deficiency) Sources over Uses	3,882,479	1,987,222	(5,941,899)	(1,421,775)	(2,564,863)

### Fund 2122 - RDA Civic Center North Haircut

Department 1820	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
<b>Financing Sources:</b>					
311130 Property Taxes - Haircut	\$ 570,818	\$ 747,346	\$ 845,850	\$ 1,377,912	\$ 1,380,000
<b>Total Financing Sources</b>	<b>\$ 570,818</b>	<b>\$ 747,346</b>	<b>\$ 845,850</b>	<b>\$ 1,377,912</b>	<b>\$ 1,380,000</b>
<b>Financing Uses:</b>					
None	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Financing Uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (Deficiency) Sources over Uses	570,818	747,346	845,850	1,377,912	1,380,000

### Fund 212 - RDA Civic Center North Summary

	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
<b>Total Financing Sources</b>	<b>\$ 8,365,541</b>	<b>\$ 4,079,613</b>	<b>\$ 2,129,136</b>	<b>\$ 4,627,054</b>	<b>\$ 3,450,000</b>
<b>Total Financing Uses</b>	<b>3,912,245</b>	<b>1,345,046</b>	<b>7,225,185</b>	<b>4,670,917</b>	<b>4,634,863</b>
Excess (Deficiency) Sources over Uses	4,453,296	2,734,567	(5,096,050)	(43,863)	(1,184,863)
Fund Balance (Deficit) - Beginning	(863,088)	3,590,208	6,324,776	1,228,726	1,184,863
<b>Fund Balance (Deficit) - Ending</b>	<b>\$ 3,590,208</b>	<b>\$ 6,324,776</b>	<b>\$ 1,228,726</b>	<b>\$ 1,184,863</b>	<b>\$ -</b>

### Fund 2131 - EDA South Towne Ridge Increment

Department 1830	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
<b>Financing Sources:</b>					
311130 Property Taxes - Increment	\$ 1,417,353	\$ 1,942,556	\$ 1,919,788	\$ -	\$ -
316110 Interest Income	58,509	101,235	204,829	125,000	50,000
341214 Transfer In - CDA 9400 South	-	-	1,015,216	-	-
<b>Total Financing Sources</b>	<b>\$ 1,475,862</b>	<b>\$ 2,043,791</b>	<b>\$ 3,139,834</b>	<b>\$ 125,000</b>	<b>\$ 50,000</b>
<b>Financing Uses:</b>					
410000 Administration	\$ 116,545	\$ 103,170	\$ 308,478	\$ 56,883	\$ -
417600 Project Area Infrastructure					
21009 Capital Facilities Plan Projects	-	-	-	2,419,444	469,740
21026 WCF of Utah	484,910	756,726	751,699	329,586	-
21038 Connexion Point	-	-	-	192,000	96,000
441311 Transfer to Debt Service	83,550	-	-	-	-
<b>Total Financing Uses</b>	<b>\$ 685,005</b>	<b>\$ 859,896</b>	<b>\$ 1,060,177</b>	<b>\$ 2,997,913</b>	<b>\$ 565,740</b>
Excess (Deficiency) Sources over Uses	790,857	1,183,894	2,079,657	(2,872,913)	(515,740)
Fund Balance (Deficit) - Beginning	(665,755)	125,102	1,308,996	3,388,653	515,740
<b>Fund Balance (Deficit) - Ending</b>	<b>\$ 125,102</b>	<b>\$ 1,308,996</b>	<b>\$ 3,388,653</b>	<b>\$ 515,740</b>	<b>\$ -</b>

### Fund 2132 - EDA South Towne Ridge Housing

Department 1830	2017 Actual	2018 Actual	2019 Actual	2020 Estimated	2021 Tentative
<b>Financing Sources:</b>					
311130 Property Taxes - Housing	\$ 354,337	\$ 485,639	\$ 479,947	\$ -	\$ -
314930 Building Rental	7,089	(8,600)	6,000	6,000	6,000
316900 Sundry Revenue	156	-	-	-	-
<b>Total Financing Sources</b>	<b>\$ 361,582</b>	<b>\$ 477,039</b>	<b>\$ 485,947</b>	<b>\$ 6,000</b>	<b>\$ 6,000</b>
<b>Financing Uses:</b>					
417600 Project Area Infrastructure					
21015 EDA Housing Programs	\$ 410,378	\$ 4,043	\$ 5,527	\$ 2,147,444	\$ -
441100 Transfer Out - General Fund (SB 235)	-	-	116,397	179,271	200,000
<b>Total Financing Uses</b>	<b>\$ 410,378</b>	<b>\$ 4,043</b>	<b>\$ 121,924</b>	<b>\$ 2,326,715</b>	<b>\$ 200,000</b>
Excess (Deficiency) Sources over Uses	(48,795)	472,996	364,024	(2,320,715)	(194,000)
Fund Balance (Deficit) - Beginning	1,726,491	1,677,696	2,150,692	2,514,715	194,000
<b>Fund Balance (Deficit) - Ending</b>	<b>\$ 1,677,696</b>	<b>\$ 2,150,692</b>	<b>\$ 2,514,715</b>	<b>\$ 194,000</b>	<b>\$ -</b>



**Fund 2140 - CDA 9400 South**

<b>Department 1840</b>	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>2019 Actual</b>	<b>2020 Estimated</b>	<b>2021 Tentative</b>
<b>Financing Sources:</b>					
311130 Property Taxes - Increment	\$ 94,141	\$ 89,183	\$ 95,186	\$ 93,967	\$ 95,000
316110 Interest Income	-	-	21,217	-	-
311700 Transient Room Tax - County	3,332,491	3,581,154	3,591,532	2,780,000	2,900,000
317500 Forbearance Agreement	75,000	-	75,000	-	-
<b>Total Financing Sources</b>	<b>\$ 3,501,632</b>	<b>\$ 3,670,337</b>	<b>\$ 3,782,935</b>	<b>\$ 2,873,967</b>	<b>\$ 2,995,000</b>
<b>Financing Uses:</b>					
418300 Interest Expense	\$ 4,280	\$ (10,618)	\$ (5,360)	\$ -	\$ -
441213 Transfer to EDA S. Towne Ridge	-	-	1,015,216	-	-
441310 Transfer to Debt Service					
Soccer Stadium Bonds (2007)	2,457,770	2,537,938	2,616,017	2,705,122	2,813,092
Soccer Stadium Bonds (2008)	345,691	343,204	345,152	786,245	544,619
417600 Project Area Infrastructure					
21033 Obligated Reserves	-	-	-	-	1,546,828
<b>Total Financing Uses</b>	<b>\$ 2,807,741</b>	<b>\$ 2,870,524</b>	<b>\$ 3,971,025</b>	<b>\$ 3,491,367</b>	<b>\$ 4,904,539</b>
Excess (Deficiency) Sources over Uses	693,891	799,813	(188,090)	(617,400)	(1,909,539)
Fund Balance (Deficit) - Beginning	1,221,324	1,915,216	2,715,029	2,526,939	1,909,539
<b>Fund Balance (Deficit) - Ending</b>	<b>\$ 1,915,216</b>	<b>\$ 2,715,029</b>	<b>\$ 2,526,939</b>	<b>\$ 1,909,539</b>	<b>\$ -</b>

**Fund 2150 - CDA Union Heights**

<b>Department 1850</b>	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>2019 Actual</b>	<b>2020 Estimated</b>	<b>2021 Tentative</b>
<b>Financing Sources:</b>					
311130 Property Taxes - Increment	\$ 55,277	\$ 47,391	\$ 46,029	\$ 50,375	\$ 52,000
<b>Total Financing Sources</b>	<b>\$ 55,277</b>	<b>\$ 47,391</b>	<b>\$ 46,029</b>	<b>\$ 50,375</b>	<b>\$ 52,000</b>
<b>Financing Uses:</b>					
417600 Project Area Infrastructure					
21030 Union Heights	\$ 45,460	\$ 57,185	\$ 46,029	\$ 50,375	\$ 52,000
<b>Total Financing Uses</b>	<b>\$ 45,460</b>	<b>\$ 57,185</b>	<b>\$ 46,029</b>	<b>\$ 50,375</b>	<b>\$ 52,000</b>
Excess (Deficiency) Sources over Uses	9,817	(9,794)	-	-	-
Fund Balance (Deficit) - Beginning	(23)	9,794	-	-	-
<b>Fund Balance (Deficit) - Ending</b>	<b>\$ 9,794</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Fund 2160 - CDA 11400 South**

<b>Department 1860</b>	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>2019 Actual</b>	<b>2020 Estimated</b>	<b>2021 Tentative</b>
<b>Financing Sources:</b>					
311130 Property Taxes - Increment	\$ 516,662	\$ 514,178	\$ 431,572	\$ 474,438	\$ 475,000
316110 Interest Income	7,468	15,589	32,822	20,000	5,000
317500 Fee-in-Lieu of Taxes	25,000	25,000	50,000	-	-
<b>Total Financing Sources</b>	<b>\$ 549,130</b>	<b>\$ 554,767</b>	<b>\$ 514,393</b>	<b>\$ 494,438</b>	<b>\$ 480,000</b>
<b>Financing Uses:</b>					
417600 Project Area Infrastructure					
21031 Scheels	\$ 257,838	\$ 259,432	\$ 342,640	\$ 365,677	\$ 390,000
21041 Potential Development Obligations	-	-	-	-	1,426,584
<b>Total Financing Uses</b>	<b>\$ 257,838</b>	<b>\$ 259,432</b>	<b>\$ 342,640</b>	<b>\$ 365,677</b>	<b>\$ 1,816,584</b>
Excess (Deficiency) Sources over Uses	291,292	295,335	171,754	128,761	(1,336,584)
Fund Balance (Deficit) - Beginning	449,443	740,734	1,036,069	1,207,823	1,336,584
<b>Fund Balance (Deficit) - Ending</b>	<b>\$ 740,734</b>	<b>\$ 1,036,069</b>	<b>\$ 1,207,823</b>	<b>\$ 1,336,584</b>	<b>\$ -</b>

**Fund 2170 - CDA Transit-Oriented**

<b>Department 1870</b>	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>2019 Actual</b>	<b>2020 Estimated</b>	<b>2021 Tentative</b>
<b>Financing Sources:</b>					
311130 Property Taxes - Increment	\$ -	\$ 672,365	\$ 1,082,597	\$ 1,276,118	\$ 1,280,000
311131 Canyons School District Payment	-	(119,686)	(194,795)	(247,477)	(248,200)
311132 Salt Lake County Payment	-	(56,165)	(88,301)	(93,374)	(93,700)
311133 Sandy City Payment	-	(12,363)	(19,770)	(19,667)	(19,700)
<b>Total Financing Sources</b>	<b>\$ -</b>	<b>\$ 484,151</b>	<b>\$ 779,731</b>	<b>\$ 915,600</b>	<b>\$ 918,400</b>
<b>Financing Uses:</b>					
410000 Administration	\$ -	\$ -	\$ 26,939	\$ 62,059	\$ 63,471
413792 Project Area Professional Services	-	-	3,423	36,577	20,000
417600 Project Area Infrastructure	-	234,664	-	-	-
21009 Capital Facilities Plan Projects	-	-	-	889,048	516,613
21039 East Village	-	-	388,869	426,218	430,000
<b>Total Financing Uses</b>	<b>\$ -</b>	<b>\$ 234,664</b>	<b>\$ 419,231</b>	<b>\$ 1,413,902</b>	<b>\$ 1,030,084</b>
Excess (Deficiency) Sources over Uses	-	249,486	360,500	(498,302)	(111,684)
Fund Balance (Deficit) - Beginning	-	-	249,486	609,986	111,684
<b>Fund Balance (Deficit) - Ending</b>	<b>\$ -</b>	<b>\$ 249,486</b>	<b>\$ 609,986</b>	<b>\$ 111,684</b>	<b>\$ -</b>