



South Jordan Redevelopment Agency

RETIRED PROJECT AREAS REPORT

South Jordan
Redevelopment Agency
1600 West Towne Center Drive
South Jordan, UT 84095
801.254.3742
sjc.utah.gov

SOUTH JORDAN RDA RETIRED PROJECT AREAS REPORT



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AREA #1 TOWERS AT SOUTH TOWNE

South Jordan
Redevelopment Agency

**FINAL YEAR:
2023**

TOWERS AT SOUTH TOWNE AREA #1



Project Area Summary

The *Towers at South Towne* project area completed its thirty-second (32nd) and final year of a thirty-two (32) year term in 2023. This was South Jordan’s oldest active redevelopment project area. This project area was established in 1990 with a trigger date of 1992 (pre-1993 approved project) which allows for no restrictions and limitations as to the budget and as to what the agency can receive besides the provisions listed below. The agency has elected to use the haircut provisions listed below to build a municipally-owned 70,000 square-foot Aquatic and Fitness Center, as allowed in Utah State Code Section 17C-1-403(3). This facility was financed through bonding and is scheduled for final payoff in September 2023. In 2017 the Jordan School District tax increment returned to the District. The increment from the other Taxing Entities continued to be used for the Aquatics and Fitness Center bond payments. This Project Area has a 75% Participation Rate and does not have a cap.



The agency has elected to use the haircut provisions listed below to build a municipally-owned 70,000 square-foot Aquatic and Fitness Center, as allowed in Utah State Code Section 17C-1-403(3). This facility was financed through bonding and is scheduled for final payoff in September 2023. In 2017 the Jordan School District tax increment returned to the District. The increment from the other Taxing Entities continued to be used for the Aquatics and Fitness Center bond payments. This Project Area has a 75% Participation Rate and does not have a cap.

Recreation Facility Indebtedness: The outstanding balance on the bond used to pay for the recreation facility was prepaid in full (including interest payments still outstanding). The amount paid in full will be repaid to the City. The Agency has pledged all tax increment generated by the Project Area in excess of the Agency’s debt service obligations for bond payments.

Housing: Not required at time of approval.

Tax Increment Distribution Provisions:

Term	Tax Increment Percentage (%)	Haircut Percentage (%)
Year 1-5	100% to Project Area	0% to Agency
Year 6-10	80% to Project Area	20% to Agency
Year 11-15	75% to Project Area	25% to Agency
Year 16-20	70% to Project Area	30% to Agency
Year 21-25	60% to Project Area	40% to Agency
Year 26-32	0% to Project Area	100% to Agency <small>(not including JSD Tax Increment)</small>

TOWERS AT SOUTH TOWNE AREA #1



Economic Update

The total project area encompasses 33.77 acres. There are 30.26 developable acres of which approximately 28.32 acres (94%) have been developed and 1.94 acres (6%) remain undeveloped. The project area is 29% residential. Taxable values within the project area have increased from \$3,000,000 in its base year to \$132,931,691 after the 2023 valuation; an increase of 4,331% over the term of the project.

Notable business developments in the project area over the term of the project include the following:

- **Automotive:** Jerry Seiner Auto Dealerships
- **Class A Office Space:** Towers at South Towne #1 and #2
- **FrontRunner:** A high-speed commuter train adjacent to this project area
- **Hotel:** Holiday Inn
- **Office:** Several small scale consultant, mortgage, marketing, attorney, insurance, computer tech/software development, medical billing, title, and construction companies
- **Residential:** Jordan Station Apartments - 542 units in the Transit Oriented Development (TOD) Area



TOWERS AT SOUTH TOWNE AREA #1



Summary Data for Final Year 2023

2023 Summary Data	
Tax District	39G
Base Year	1990
Trigger Year	1992
Term	32 years
Remaining Term	Final Year
Budget	Not required at time of approval
Total Acres	33.77
Developable Acres	30.26
Developed Acres	28.32 (94%)
Undeveloped Acres	1.94 (6%)
Residential Portion	29%
Total Building Sq. Ft.	932,322
Estimated # jobs created	833
Combined Tax Rate	0.004297 (w/o JSD)
Base Value	\$3,000,000
2023 Value	\$132,931,691
Percent Increase	4331%
2023 Tax Increment Collected	\$570,859
Real Property Value	\$24,452,500
Personal Property Value	\$1,944,034
State Assessed	\$35,873

Comparison of actual project funds received to the amount forecast for year 32 (2023)

Budget not required (pre-1993)

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2024

Complete

TOWERS AT SOUTH TOWNE AREA #1



Taxing Entities that impose a tax on the Project Area and Each's benefits:

South Jordan City

- Increased sales and property tax base
- Increased employment
- Street and other utility system improvements
- 25% of SJC Tax Increment; \$63,029 for 2023 TY

Salt Lake County/Salt Lake County Library

- Increased property tax base
- Increased job count
- 25% of SLCo/SLCo Library Tax Increment Since 1992; \$79,365 for 2023 TY

Jordan School District

- Increased property tax base
- Increase in revenue received from income tax from additional employment
- 25% of Tax Increment for 25 years from 1992 TY to 2016 TY
- 100% of JSD Tax Increment starting 2017 TY; \$688,719 for 2023 TY

South Valley Sewer District

- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements
- 25% of SVSD Tax Increment since 1992; \$8,687 for 2023 TY

Jordan Valley Water Conservancy District

- Increased property tax base
- 25% of JVWCD Tax Increment since 1992; \$13,314 for 2023 TY

Central Utah Water Conservancy District

- Increased property tax base
- 25% of CUWCD Tax Increment since 1992; \$17,102 for 2023 TY

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base
- 25% of SSLVMAD Tax Increment since 1992; \$477 for 2023 TY

Crescent Cemetery District

- Increased property tax base
- 25% of CCD Tax Increment since 1992; \$1,020 for 2023 TY



1 inch = 200 feet

SOUTH JORDAN CITY
AREA #1
TOWERS AT SOUTH JORDAN RDA

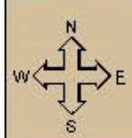
Base Year 1990 : Trigger Year 1992
 Aerial Image 1993 or 1997
 USGS 1 Meter DOQ

0 250 500 Feet

 SOUTH JORDAN CITY BOUNDARY

Source: City of South Jordan GIS
 Produced 10 July 2014

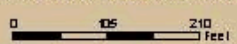







1 inch = 200 feet

Source: City of South Jordan GIS
 Produced: 23 May 2024
 Aerial Imagery: April 2022

SOUTH JORDAN CITY
AREA #1
Towers at South Towne RDA



-  PARCELS 2024
-  TOWERS AT SOUTH TOWNE
-  SOUTH JORDAN CITY BOUNDARY



AREA #2 THE LANDINGS (HARMONS)

South Jordan
Redevelopment Agency

**FINAL YEAR:
2021**

THE LANDINGS (HARMON'S) AREA #2



Project Area Summary

The Landings (Harmon's) project area completed its twentieth (20th) and final year of a twenty (20) year term in 2021. This area was established in 1997 with a trigger date of 2002. The project area is completely built-out and has developed into a strong retail/office development. Harmon's, Savers, and Walgreens anchor the development with other food services, retail and office supporting the area. This Project Area has a 75% Participation Rate. There is not a cap on this project area. Housing: Not required at time of approval.



Economic Update

The total project area encompasses 28.10 acres of which approximately 27.98 acres (100%) have been developed. The project area is 0% residential. Taxable values within the project area have increased from \$3,461,199 in its base year to \$61,974,921 after the 2021 valuation; an increase of 1,691% over the life of the project. Agency obligations will continue and are expected to be met by 2021.

Notable business developments in the project area over the term of the project include the following:

- Government: South Jordan's Gale Center of History & Culture
- Office: Lotsa Tots (daycare), Edward Jones (insurance), Brain Balance, Selling Salt Lake Company (real estate), Zions Bank, Homenet Real Estate
- Medical: Mountain West Chiropractic, After Hours Medical (urgent care facility)
- Restaurants: Panda Express, Del Taco, Cafe Rio, Cold Stone Creamery, Subway, Oh Mai, China Wok, Mod Pizza, Itto Sushi
- Retail: Harmon's, Savers, Walgreens, Mattress Dealzz, AutoZone, Grease Monkey, Red Hanger, Dollar Tree, Sally Beauty Supply, FedEx Office & Print, Utah Copy and Print
- Salons: Bells Nails, Urban Era Artistry, Great Clips, Image Studios, Sport Clips, QPI Nails, Sharkey's Cuts for Kids

Future Development Plans:

- City staff is working with the project owners to keep the spaces occupied as businesses turn over from time to time.

THE LANDINGS (HARMON'S) AREA #2



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2022:

This area is complete; no further tax increment is expected.

Comparison of actual project funds received to the amount forecasted for year 20 (2021):

Received: \$486,059

Original Budget Projection: \$300,841



Summary Data for Final Year 2021

Tax District 38B			
<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>
1997	2002	20 years	Complete
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
28.10	27.98	27.98 (100%)	0.00% (0%)
<u>Residential Portion</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created</u>	<u>Combined Tax Rate</u>
0%	292,552	765	0.010948
<u>Base Value</u>	<u>2021 Value</u>	<u>Percent Increase</u>	<u>2021 Tax Increment Collected</u>
\$3,461,199	\$61,974,921	1,691%	\$486,059
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
\$56,801,600	\$4,966,702	\$206,619	Multi-year
<u>Amount paid to other Taxing Entities</u>		<u>Estimated Current Assessed Value</u>	
25% of Tax Increment collected		\$68,172,400	

THE LANDINGS (HARMON'S) AREA #2



Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City

- Increased sales and property tax base
- 25% of SJC Tax Increment since 2002; \$23,815 for 2021 TY
- Increased job count
- Street and other utility system improvements

Salt Lake County/Salt Lake County Library

- Increased property tax base
- 25% of SLCo /Library Tax Increment since 2002; \$32,928 for 2021 TY
- Increased job count

Jordan School District

- Increased property tax base
- Increase in revenue received from Income Tax from additional employment
- 25% of JSD Tax Increment since 2002; \$90,228 for 2021 TY

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales
- 25% of JWVCD Tax Increment since 2002; \$4,930 for 2021 TY

South Valley Sewer District

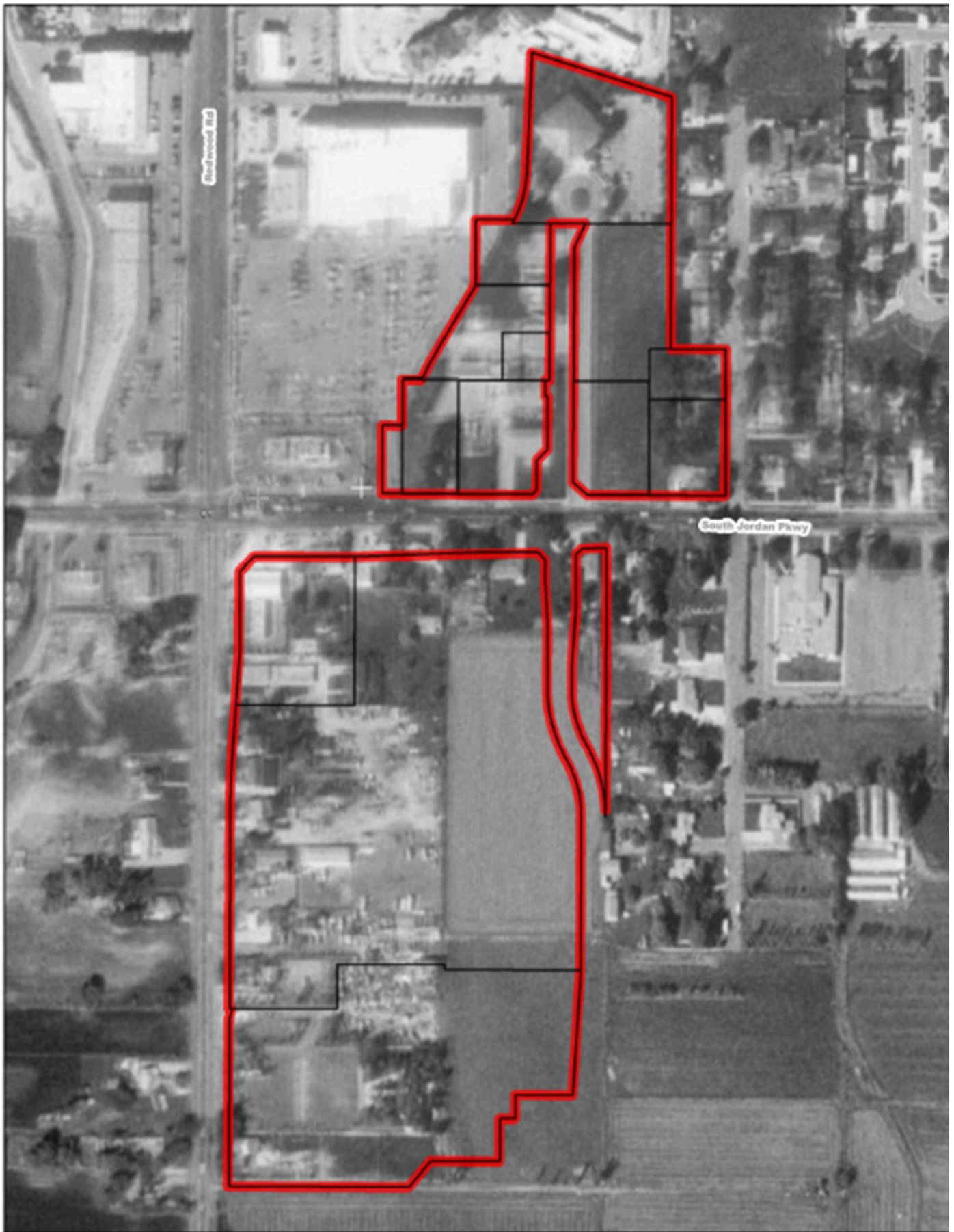
- Increased property tax base
- 25% of SVSD Tax Increment since 2002; \$3,657 for 2021 TY
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

- Increased property tax base
- Increased water sales
- 25% of CUWCD Tax Increment since 2002; \$4,418 for 2021 TY

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base
- 25% of SSLVMAD Tax Increment since 2002; \$175 for 2021 TY



	<p>1 inch = 250 feet</p> <p>Base Year 1997 : Trigger Year 2002 Aerial Image 1993 or 1997 USGS 1 Meter DOQ</p>	<p>SOUTH JORDAN CITY AREA #2 THE LANDINGS RDA (HARMONS)</p> <p>0 250 500 Feet</p>	<p>SOUTH JORDAN CITY BOUNDARY</p> <p>Source: City of South Jordan GIS Produced 10 July 2014</p>
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SOUTH JORDAN CITY
AREA #2
The Landings RDA (Harmons)

1 inch = 250 feet

Source: City of South Jordan GIS
 Produced: 7 June 2022
 Aerial Imagery: April 2021

0 125 250 Feet


 PARCELS 2022
 THE LANDINGS (HARMONS)
 SOUTH JORDAN CITY BOUNDARY

1600-1700 WEST 10300-10600 SOUTH PROJECT AREA ADOPTED MULTI-YEAR PROJECT BUDGET REDEVELOPMENT AGENCY OF SOUTH JORDAN		HARMONS Original Budget as Approved for Project																							
		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	YEAR 21	YEAR 22	YEAR 23	TOTAL
		1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
PROJECT REVENUES																									
Property Tax	\$69,085	\$70,121	\$71,173	\$72,241	\$73,325	\$74,424	\$75,541	\$76,674	\$77,824	\$78,991	\$80,176	\$81,379	\$82,600	\$83,839	\$85,096	\$86,373	\$87,668	\$88,983	\$90,318	\$91,673	\$93,048	\$94,443	\$95,860	\$1,880,854	
(Base Year Taxable Value)	\$4,964,087	\$5,038,548	\$5,114,127	\$5,190,838	\$5,268,701	\$5,347,732	\$5,427,947	\$5,509,367	\$5,592,007	\$5,675,887	\$5,761,026	\$5,847,441	\$5,935,153	\$6,024,180	\$6,114,543	\$6,206,261	\$6,299,355	\$6,393,845	\$6,489,753	\$6,587,099	\$6,685,905	\$6,786,194	\$6,887,987	\$135,147,982	
Projected Tax Increment																									
RDA TOTAL -75% - 20 YEARS																									
Agency	\$0	\$0	\$0	\$236,208	\$258,007	\$260,134	\$260,519	\$260,524	\$260,195	\$260,225	\$260,358	\$260,546	\$261,477	\$263,807	\$267,536	\$271,485	\$275,494	\$279,563	\$283,693	\$287,885	\$292,139	\$296,458	\$300,841	\$5,397,094	
Tax Entity Flow-thru	\$0	\$83,244	\$185,704	\$78,736	\$86,002	\$86,711	\$86,840	\$86,841	\$86,732	\$86,742	\$86,786	\$86,849	\$87,159	\$87,936	\$89,179	\$90,495	\$91,831	\$93,188	\$94,564	\$95,962	\$97,380	\$98,819	\$100,280	\$2,067,979	
Total Tax Increment	\$0	\$83,244	\$185,704	\$314,944	\$344,009	\$346,845	\$347,359	\$347,365	\$346,927	\$346,967	\$347,144	\$347,395	\$348,636	\$351,743	\$356,715	\$361,980	\$367,325	\$372,751	\$378,257	\$383,847	\$389,519	\$395,277	\$401,121	\$7,465,073	
Additional Revenue																									
Interest - Reserve Fund	\$0	\$0	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$16,652	\$325,019	
Capitalized Interest	\$0	\$0	\$236,289	\$2,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,368	
Construction Fund Earnings	\$0	\$5,103	\$75,413	\$23,676	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,191	
City Contribution	\$0	\$0	\$0	\$212,563	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$469,063	
Total Additional Revenues	\$0	\$5,103	\$330,354	\$254,970	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$30,152	\$1,471,681	
TOTAL PROJECT REVENUES	\$69,085	\$158,468	\$587,231	\$642,154	\$447,486	\$451,422	\$453,051	\$454,191	\$454,903	\$456,110	\$457,472	\$458,926	\$461,388	\$465,733	\$471,963	\$478,505	\$485,145	\$491,886	\$498,727	\$505,671	\$512,718	\$519,873	\$835,500	\$10,817,609	
PROJECT EXPENDITURES																									
CAPITAL COSTS & RELATED EXPENSES																									
Land Acquisition																									
Developer																									
Phase I	7.50 acres	\$0	\$1,461,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase II	14.32 acres	\$0	\$4,721,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase III	9.05 acres	\$0	\$0	\$1,277,899	\$688,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Acquisition		\$0	\$6,182,942	\$1,277,899	\$688,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,148,941
Public Infrastructure																									
Road Improvements																									
Access Rd. - 1580 W. So. to Redwood		\$0	\$124,500	\$87,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Traffic Signal - Beckstead & 10400 South		\$0	\$171,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Access to Library		\$0	\$220,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Road Improvements		\$0	\$515,950	\$87,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$603,318
Sewer Improvements																									
Total Sewer Improvements		\$0	\$300,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Improvements																									
8" water line - Access Road		\$0	\$14,400	\$10,105	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Waterline stubs - Access Road		\$0	\$840	\$560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Hydrants - 21 @ \$2,000		\$0	\$4,000	\$22,000	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Valves - Access Road		\$0	\$3,200	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Water Improvements		\$0	\$22,440	\$35,065	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,505
Storm Drain Improvements																									
10400 So. - Redwood to S. Jordan Canal		\$0	\$0	\$89,167	\$93,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Redwood - 10400 So. to 10600 So.		\$0	\$0	\$119,936	\$128,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clean out boxes - Access Road		\$0	\$6,480	\$4,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Storm Drain Improvements		\$0	\$6,480	\$213,423	\$220,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$440,011
Miscellaneous Public Infrastructure Improvements																									
Site Grading (No. & So. of 10400 So.)		\$0	\$0	\$0	\$251,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping		\$0	\$0	\$16,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Redwood Rd. Corridor Enhancements		\$0	\$0	\$0	\$138,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscaping Berm & Buffer Wall		\$0	\$0	\$111,579	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage		\$0	\$0	\$0	\$19,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Miscellaneous Public Infrastructure Impr.		\$0	\$0	\$127,579	\$484,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$612,229
Total Public Infrastructure Improvements		\$0	\$844,870	\$763,435	\$720,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,329,063
Relocation																									
Total Relocation		\$0	\$89,000	\$70,000	\$43,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$202,500
Demolition																									
Total Demolition		\$0	\$15,000	\$46,200	\$30,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,000
On-site Improvements																									
Phase I	\$2.80 Sq. Ft. X 7.5 Acres	\$0	\$914,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase II	\$2.95 Sq. Ft. X 14.32 Acres	\$0	\$0	\$1,840,149	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase III	\$3.25 Sq. Ft. X 9.05 Acres	\$0	\$0	\$0	\$1,281,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total On-Site Improvements		\$0	\$914,760	\$1,840,149	\$1,281,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,036,117
Building Costs																									
Phase I	65,000 Sq. Ft.	\$0	\$2,766,500	\$596,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase II	105,000 Sq. Ft.	\$0	\$0	\$3,448,250	\$628,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase III	115,000 Sq. Ft.	\$0	\$0	\$0	\$6,119,737	\$694,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Building Costs		\$0	\$2,766,500	\$4,044,750	\$6,746,237	\$694,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,251,987
Capital Equipment Expense																									
Phase I		\$0	\$680,107	\$160,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase II		\$0	\$0	\$1,166,180	\$160,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Phase III		\$0	\$0	\$0	\$1,166,180	\$160,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Capital Equipment Expense		\$0	\$680,107	\$1,326,394	\$1,326,394	\$160,214	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,493,109
TOTAL CAPITAL COSTS AND RELATED EXPENSES		\$0	\$11,493,179	\$9,445,627	\$10,888,197	\$854,714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,681,717
OPERATING EXPENSES																									
Redevelopment Agency (payable from tax increment)		\$0	\$0	\$0	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$270,000
NON-CAPITAL EXPENDITURES																									
Contributions to - Public Infrastructure Improvements - \$303,254																									
Total Contributions & Operating Exp.		\$0	\$0	\$0	\$303,254	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$303,254
Loans to - Public Infrastructure Impr. -TIF - \$3,083,671*																									
Interest - 5.85%		\$0	\$0	\$176,897	\$176,897	\$174,322	\$170,576	\$166,464	\$162,059	\$157															



AREA #3 SOUTH GATE

South Jordan
Redevelopment Agency

**FINAL YEAR:
2013**

SOUTH GATE AREA #3



Project Area Summary

This year the South Gate project completed its fifteenth (15th) and final year. The 2013 tax year was the final tax increment collected for this Project Area. This project is complete and all tax increment for the project area will go to the Taxing Entities in the 2014 tax year. Sterling Village, a multi-family and single-family housing project continues to be a showcase housing project within the City. Additional single-family units as well as the Four Seasons South Towne apartments with 100 multi-family units are located in this project area. These additions increase the variety and availability of housing in the area. Class A office space continues to be an asset to the area as well. Housing: Required 20% - back loaded started in 2007.

Economic Update

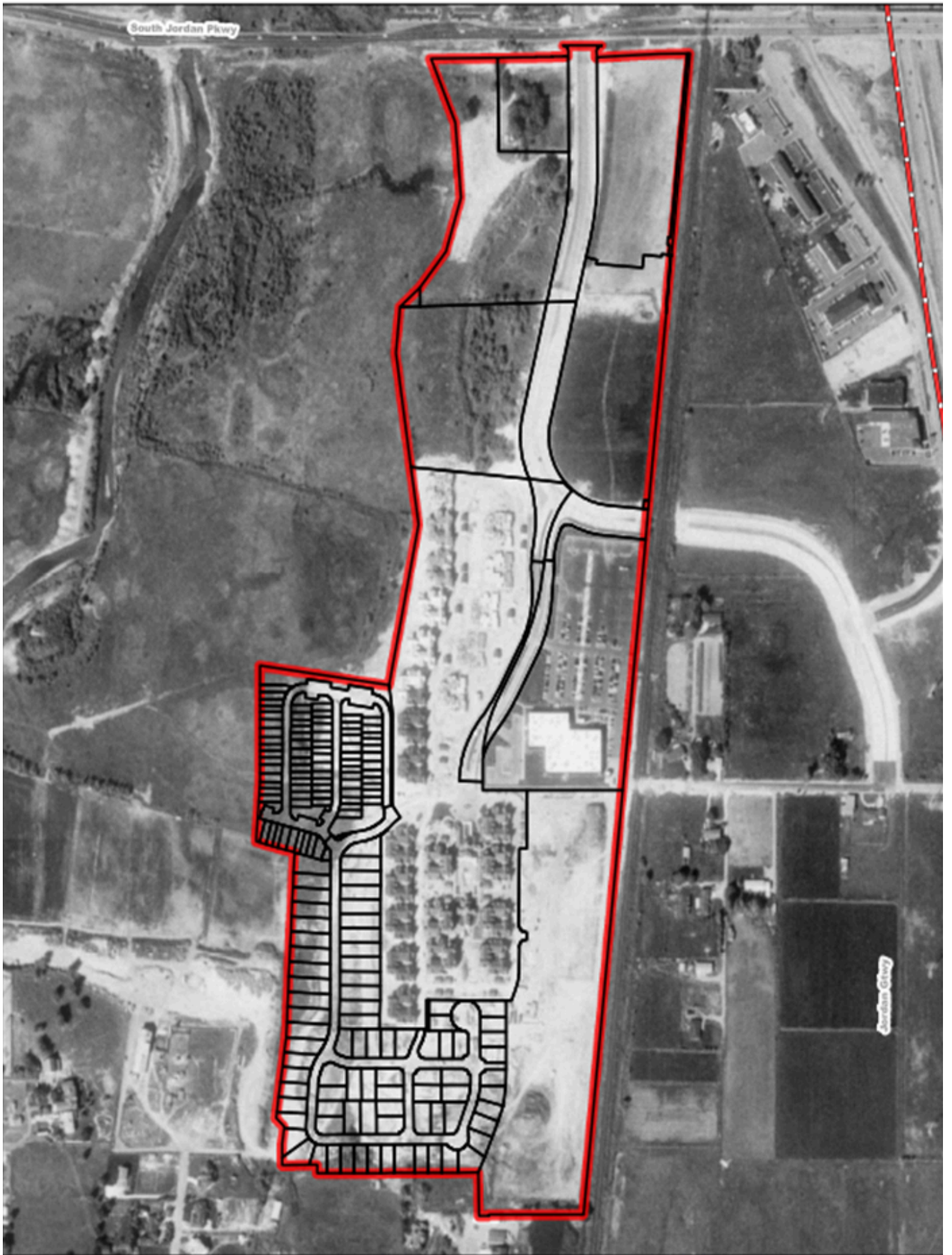
The total project area encompasses 95.77 acres. There are 89.07 developable acres of which approximately 78.88 acres (89%) have been developed and 10.19 acres (11%) remain undeveloped. Taxable values within the project area have increased from \$2,561,846 in its base year to \$101,121,907 after the final year 2013 valuation; a 3,847% increase over the term of the project.

Notable business development in the project area over the term of the project include the following:

- Housing: Sterling Village (high-end apartments, condos and single-family units)
- Four Seasons Apartments
- Class A Office Space: Deseret Generation, Dawson Spinal Care, & Utah Rural Electrical Assoc.

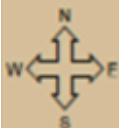
Summary Data for Final Year 2013

Tax District 39H				
<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>	<u>Budget</u>
1997	1999	15 Years	Complete in 2013	Multi-Year
<u>Combined Tax Rate</u>	<u>Base Value</u>	<u>2013 Value</u>	<u>Percent Increase</u>	<u>2013 Tax Increment Collected</u>
0.014839	\$2,561,846	\$101,121,907	3,847%	\$1,376,889
<u>Land Value</u>	<u>Building Value</u>	<u>Total Value</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # Jobs Created</u>
			906,625	
<u>Total Acreage</u>	<u>Developable Acreage</u>		<u>Developed Acres</u>	<u>Undeveloped Acres</u>
95.77	89.07 (less streets, etc.)		78.88 (89%)	10.19 (11%)



South Jordan Pkwy

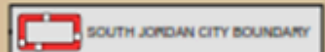
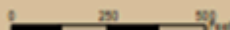
Jordan Gateway



1 inch = 450 feet

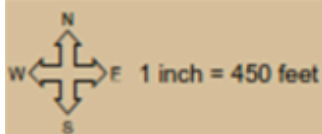
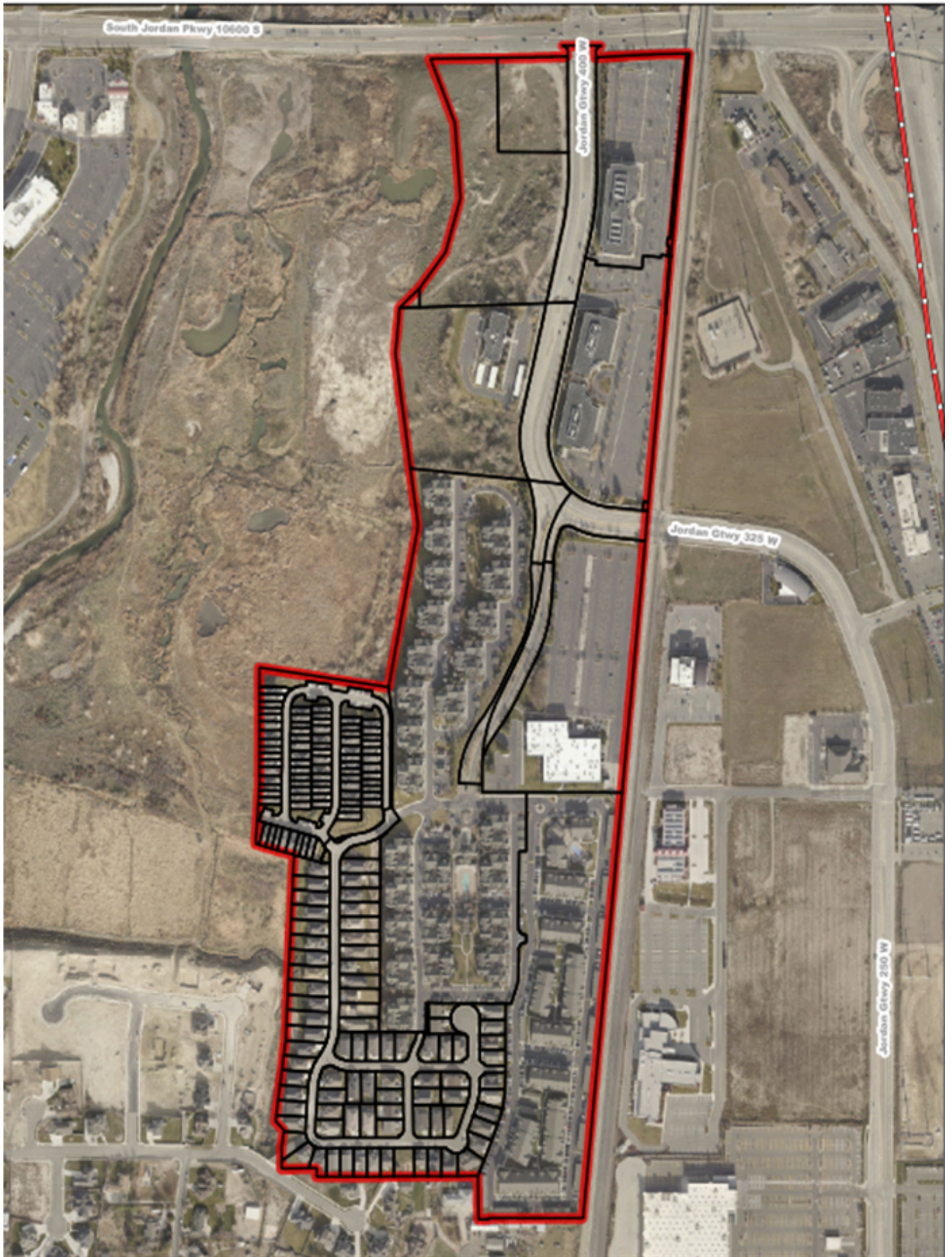
Base Year 1997 : Trigger Year 1999
 Aerial Image 1993 or 1997
 USGS 1 Meter DOQ

SOUTH JORDAN CITY
AREA #3
SOUTH GATE EDA

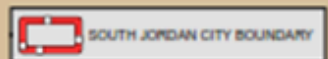
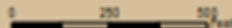


Source: City of South Jordan GIS
 Produced 10 July 2014





**SOUTH JORDAN CITY
AREA #3
SOUTH GATE EDA (FINAL YEAR 2013)**



SOUTH JORDAN CITY BOUNDARY

Source: City of South Jordan GIS
Produced 9 July 2013
Aerial Imagery Fall 2013



SOUTH GATE ECONOMIC DEVELOPMENT PROJECT SOUTH JORDAN REDEVELOPMENT AGENCY ADOPTED MULTI-YEAR BUDGET	SOUTH GATE PROJECT COMPLETED																
	Original Budget as Approved for Project																
	YEAR 0 1998	YEAR 1 1999	YEAR 2 2000	YEAR 3 2001	YEAR 4 2002	YEAR 5 2003	YEAR 6 2004	YEAR 7 2005	YEAR 8 2006	YEAR 9 2007	YEAR 10 2008	YEAR 11 2009	YEAR 12 2010	YEAR 13 2011	YEAR 14 2012	YEAR 15 2013	TOTAL
PROJECT REVENUES																	
Property Tax																	
Base Year Taxable Value	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	2,806,980	42,104,700
Current year real taxable value	13,537,080	35,167,080	47,615,180	80,396,990	80,396,990	80,396,990	80,396,990	80,396,990	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	105,732,392	1,330,626,346
Current year personal taxable value	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	67,500,000
Incremental taxable value	15,230,100	36,860,100	49,308,200	82,090,010	82,090,010	82,090,010	82,090,010	82,090,010	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	107,425,412	1,356,021,646
Projected tax increment	209,277	506,495	677,544	1,127,999	1,127,999	1,127,999	1,127,999	1,127,999	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	18,633,098
Total Tax Increment	209,277	506,495	677,544	1,127,999	1,127,999	1,127,999	1,127,999	1,127,999	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	18,633,098
PROJECT EXPENDITURES																	
To Taxing Agencies																	
From Base Year Taxable Value	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	578,565
From Tax Increment	209,277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CAPITAL COST & RELATED EXPENSES																	
To South Jordan City																	
Jordan Gateway Road 96-97	0	481,170	643,667	996,599	976,142	0	0	0	0	0	0	0	0	0	0	0	3,097,578
Jordan Gateway Road 97-98	0	0	0	0	20,456	984,941	0	0	0	0	0	0	0	0	0	0	1,005,397
Sewer	0	0	0	0	0	86,658	574,421	0	0	0	0	0	0	0	0	0	661,079
To Sterling Village Developer																	
Entry Road	0	0	0	0	0	0	0	0	0	0	0	0	597,674	402,326	0	0	1,000,000
Storm Drain System	0	0	0	0	0	0	0	0	0	0	0	0	0	150,000	0	0	150,000
Storm Water Pollution Plan	0	0	0	0	0	0	0	0	0	0	0	0	0	50,000	0	0	50,000
Sewer System	0	0	0	0	0	0	0	0	0	0	0	0	0	78,471	396,529	0	475,000
Galena Canal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150,000	0	150,000
To E&H Investments																	
Traffic Signal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175,000	0	175,000
To South Jordan City																	
10600 South Underpass	0	0	0	75,000	75,000	0	0	0	0	0	0	0	0	0	0	0	150,000
Jordan Gateway Road-Future	0	0	0	0	0	0	497,178	1,071,599	902,326	902,326	902,326	902,326	802,326	204,652	121,529	0	6,306,588
TOTAL CAPITAL COSTS	0	481,170	643,667	1,071,599	1,071,598	1,071,599	1,071,599	1,071,599	902,326	902,326	902,326	902,326	802,326	802,326	802,326	721,529	13,220,642
ADMINISTRATIVE COSTS	0	25,325	33,877	56,400	56,400	56,400	56,400	56,400	73,807	73,807	73,807	73,807	73,807	73,807	73,807	73,807	931,658
HOUSING COSTS	0	0	0	0	0	0	0	0	500,000	500,000	500,000	500,000	600,000	600,000	600,000	680,797	4,480,797
Total Expenditures From Base Year	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	38,571	578,565
Total Expenditures From Increment	209,277	506,495	677,544	1,127,999	1,127,999	1,127,999	1,127,999	1,127,999	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	1,476,133	18,633,098



AREA #4 SOUTH GATEWAY (ULTRADENT)

South Jordan
Redevelopment Agency

**FINAL YEAR:
2012**

SOUTH GATEWAY (ULTRADENT) AREA #4



Project Area Summary

The South Gateway (UltraDent) project completed the twelfth (12th) year of its twelve-year term this year. This project is complete and all tax increment for the project area will go to the Taxing Entities in the 2013 tax year. UltraDent, a premier dental equipment supplier for teeth whitening operations, is the sole property owner in the area. Development in the project area is complete. Housing: not required, due to \$100,000 per year cap.



Economic Update

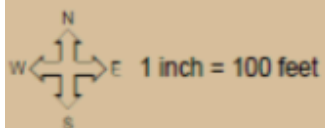
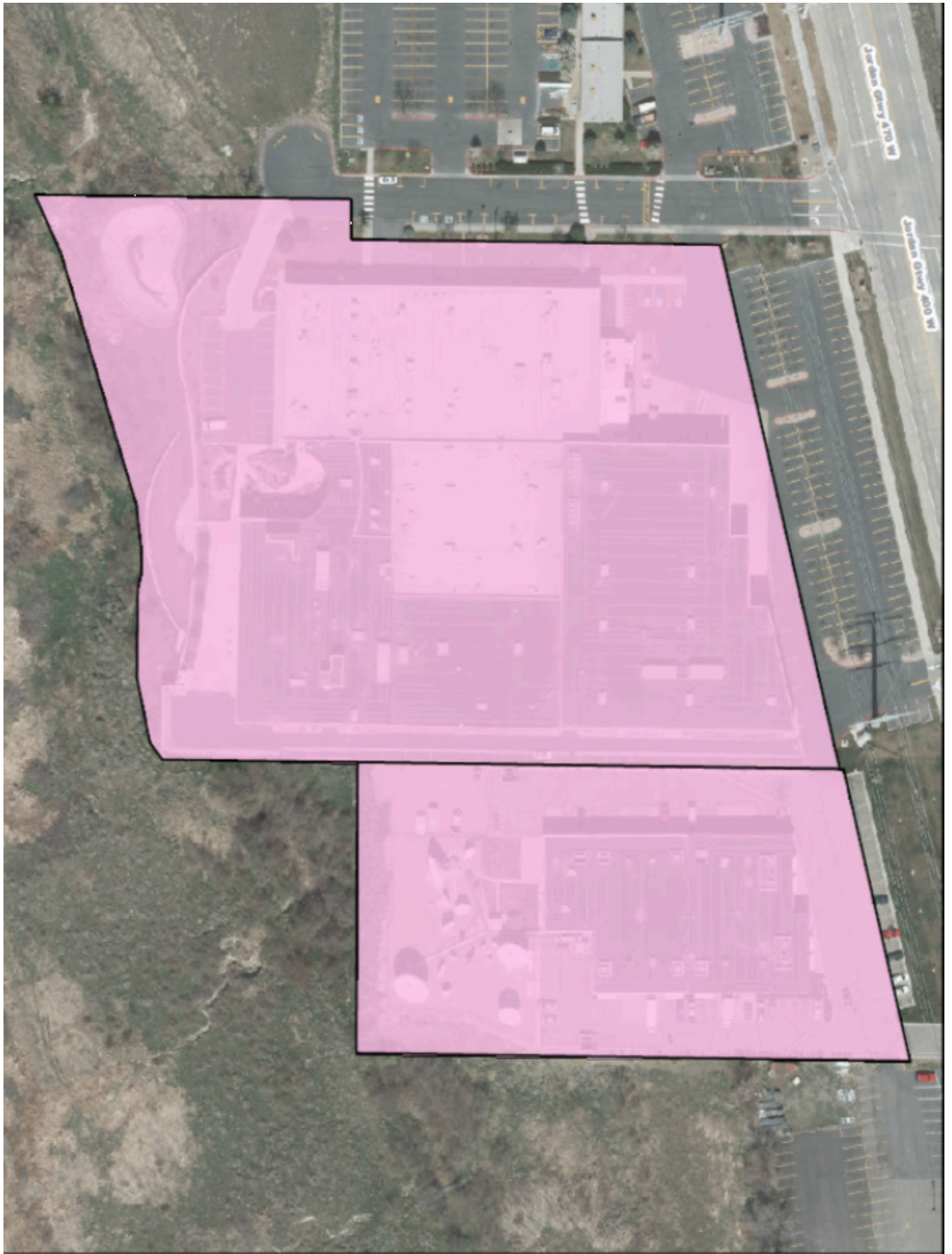
The total project area encompasses 7.27 acres of which approximately 7.27 acres (100%) have been developed. Taxable values within the project area have increased from \$10,221,282 in its base year to \$47,000,144 after the 2012 valuation; a 360% increase over the term of the project. The tax increment for this project area is capped at \$100,000 per year.

Notable business developments in the project area over the term of the project include the following:

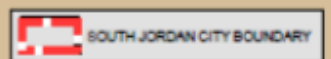
- UltraDent

Summary Data for Final Year 2012

Base Year 1999	Trigger Year 2001	Term 12 Years	Remaining Term Complete
Total Acreage 7.27	Developed (acres) 7.27 (100%)	Undeveloped (acres) 0.00 (0%)	
Combined Tax Rate 0.014240	Base Value \$10,221,282	2012 Value \$47,000,144	Percent Increase 360%
Taxing District 38D	Budget Multi-Year	Tax Increment Collected (2012) \$523,731	



**SOUTH JORDAN CITY
AREA #4
SOUTH GATEWAY RDA (ULTRADENT)**



Printed 25 July 2013
Aerial Imagery April 2012



10200 SOUTH JORDAN GATEWAY ECONOMIC DEVELOPMENT PROJECT AREA--COMPLETED		ULTRADENT														
SOUTH JORDAN REDEVELOPMENT AGENCY		Original Budget as Approved for Project														
ADOPTED MULTI-YEAR BUDGET		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	TOTAL
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	
PROJECT REVENUES																
Property Tax (Base Year Taxable Value)		\$161,050	\$161,500	\$161,953	\$162,408	\$162,865	\$163,324	\$163,786	\$164,249	\$164,716	\$165,184	\$165,655	\$166,128	\$166,604	\$167,082	\$2,296,504
		\$11,275,645	\$11,307,169	\$11,338,850	\$11,370,689	\$11,402,688	\$11,434,847	\$11,467,166	\$11,499,647	\$11,532,291	\$11,565,097	\$11,598,068	\$11,631,204	\$11,664,505	\$11,697,973	\$160,785,838
Contribution from City for Infrastructure Improvement Gap		\$58,870	\$0	\$1,167,552	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,226,422
Projected Tax Increment RDA TOTAL - \$100,000 - 12 YEARS																
Agency																
Administration - 5%		\$0	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Infrastructure Improvements - Jordan Gateway - Inside & Outside Project Area		\$0	\$0	\$89,775	\$84,837	\$80,171	\$75,762	\$71,595	\$67,657	\$63,936	\$60,420	\$57,097	\$53,956	\$50,989	\$48,184	\$804,379
Capitalized Interest (12 Yrs. @ 5.5%)		\$0	\$0	\$5,225	\$10,163	\$14,829	\$19,238	\$23,405	\$27,343	\$31,064	\$34,580	\$37,903	\$41,044	\$44,011	\$46,816	\$335,621
Subtotal		\$0	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,200,000
Taxing Agency Flow-thru Other Taxing Agencies		\$0	\$99,609	\$11,742	\$10,407	\$9,437	\$8,843	\$8,373	\$7,784	\$7,076	\$6,249	\$5,425	\$4,604	\$5,120	\$5,638	\$190,307
TOTAL TAX INCREMENT		\$0	\$99,609	\$111,742	\$110,407	\$109,437	\$108,843	\$108,373	\$107,784	\$107,076	\$106,249	\$105,425	\$104,604	\$105,120	\$105,638	\$1,390,307
TOTAL PROJECT REVENUES		\$219,920	\$261,109	\$1,441,247	\$272,815	\$272,301	\$272,167	\$272,158	\$272,033	\$271,792	\$271,434	\$271,081	\$270,732	\$271,724	\$272,720	\$4,913,233
PROJECT EXPENDITURES																
CAPITAL COSTS & RELATED EXPENSES																
Land Acquisition																
Area #1		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Area #2		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Acquisition		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-site Improvements - Inside & Outside Project Area																
Road Improvements																
Jordan Gateway		\$0	\$0	\$1,491,308	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,491,308
Storm Drain Improvements																
Jordan Gateway		\$0	\$0	\$183,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,740
Water Improvements																
Jordan Gateway		\$0	\$0	\$173,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,740
Sewer Improvements																
Jordan Gateway		\$0	\$0	\$122,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,013
Rights-of-Way Acquisition																
Jordan Gateway		\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Total Off-site Improvements - Inside & Outside Project Area		\$0	\$0	\$2,030,801	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,030,801
Building Costs																
Area #1																
Ultradent - 115,000 Sq. Ft. - Office, Manufacturing & Distribution		\$0	\$6,733,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,733,950
Area #2																
p		\$0	\$240,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240,000
Total Building Expense		\$0	\$6,973,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,973,950
Capital Equipment Expense																
Area #1																
Ultradent - 115,000 Sq. Ft. - Office, Manufacturing & Distribution		\$0	\$0	\$766,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$766,050
Area #2																
RL Maires - 20,857 Sq. Ft. - Office		\$0	\$0	\$83,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,428
Total Capital Equipment Expense		\$0	\$0	\$849,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$849,478
TOTAL CAPITAL AND RELATED EXPENSES		\$0	\$6,973,950	\$2,880,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,854,229
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																
Administration		\$0	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Infrastructure Improvements - Jordan Gateway - Inside & Outside Project Area		\$0	\$0	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$1,140,000
Property Tax Payable																
Other Taxing Agencies		\$0	\$99,609	\$11,742	\$10,407	\$9,437	\$8,843	\$8,373	\$7,784	\$7,076	\$6,249	\$5,425	\$4,604	\$5,120	\$5,638	\$190,307
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT		\$0	\$99,609	\$111,742	\$110,407	\$109,437	\$108,843	\$108,373	\$107,784	\$107,076	\$106,249	\$105,425	\$104,604	\$105,120	\$105,638	\$1,390,307
TOTAL PROJECT EXPENDITURES		\$0	\$7,073,559	\$2,992,021	\$110,407	\$109,437	\$108,843	\$108,373	\$107,784	\$107,076	\$106,249	\$105,425	\$104,604	\$105,120	\$105,638	\$11,244,536



AREA #5 SOUTH JORDAN PARKWAY

South Jordan
Redevelopment Agency

**FINAL YEAR:
2015**

SOUTH JORDAN PARKWAY AREA #5



Project Area Summary

The South Jordan Parkway project completed its fifteenth (15th) and final year of its fifteen-year term in 2015. The project area spans the north and south side of the South Jordan Parkway (10400/10600 South) from approximately 900 West to 1300 West. Significant Class B office space and a fair amount of retail development continue to occur along this corridor. The sky bridge located at 1300 West continues to be an impediment for development on the northwest corner of 10400 South and 1300 West due to the visibility obstruction for the land on this corner of the intersection. Housing: Required 20% - back loaded started in 2012.



Economic Update

The total project area encompasses 67.77 acres. There are 63.62 developable acres of which approximately 50.42 acres (79%) have been developed and 13.20 acres (21%) remain undeveloped. Taxable values within the project area have increased from \$6,776,803 in its base year to \$76,131,573 after the 2015 valuation; an increase of 1,023% over the term of the project thus far.

Notable business development in the project area over the term of the project include the following:

- Class B Office: Dental, Law, Insurance, Title, DAI Corporate Offices, Jenkins Soffe Mortuary, Parkway Corners — Phase 1
- Retail: Pet Care Animal Hospital, GT Automotive Center, Tunex, The Gun Vault, Parkway Plaza East Strip Commercial, Car Wash, C-stores
- Restaurants: Kneaders and Schmidt's Bakery

Other:

- Realignment of 1000 West
- Demolition of old South Jordan Elementary School , which increased the number of undeveloped acres.
- Offices at Parkway Corners — Phase 2, Class B office building (2-Story, 8,000 sq. ft.) is under construction just south of the Maverik convenience store.

Future Development Plans:

- Renovation of the Maverik convenience store (TBD).
- Anticipated redevelopment of the old South Jordan Elementary property (TBD).

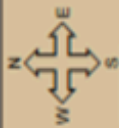
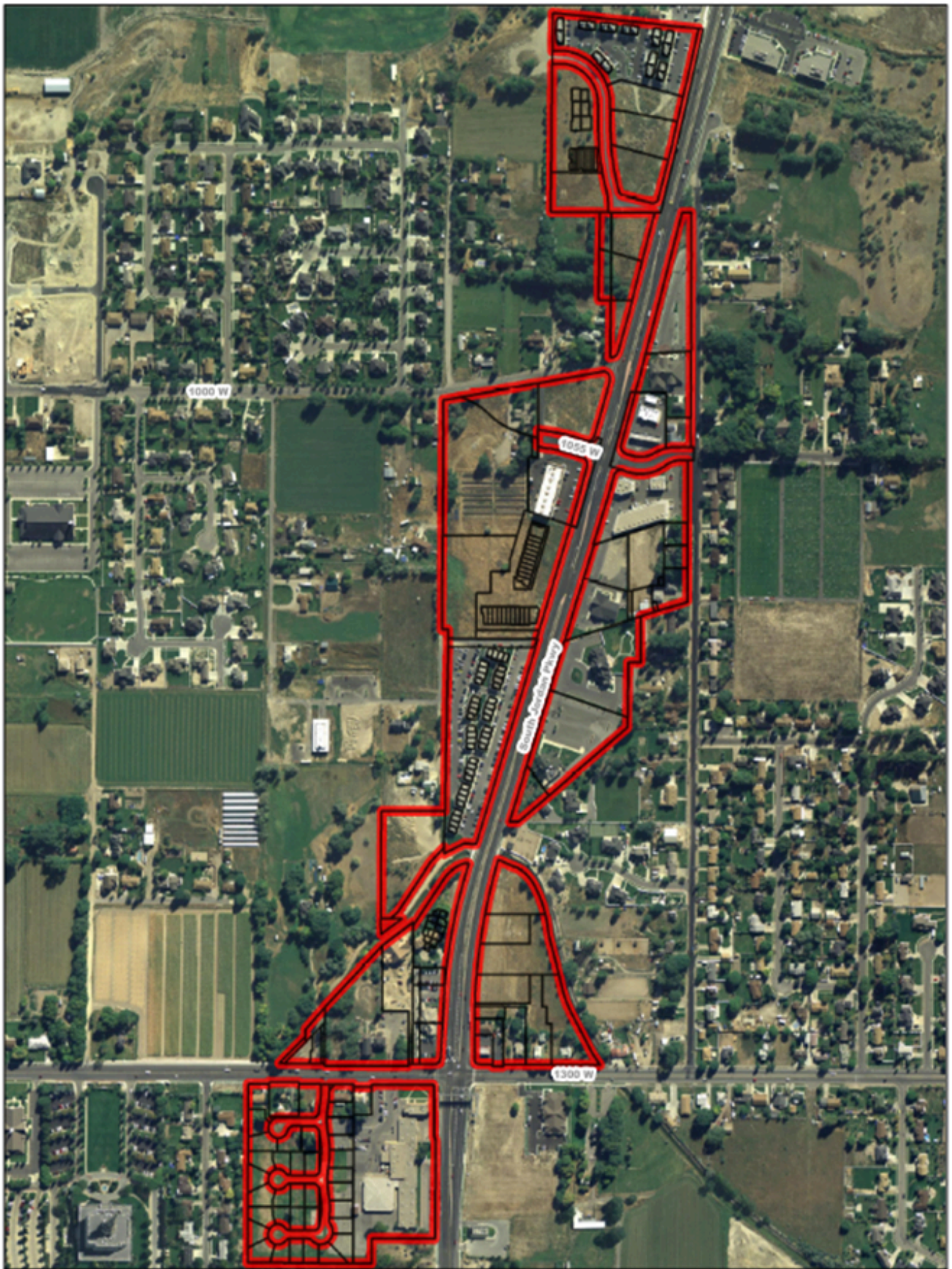
SOUTH JORDAN PARKWAY AREA #5



Summary Data for Final Year 2015

Tax District 38E				
<u>Base Year</u> 2000	<u>Trigger Year</u> 2001	<u>Term</u> 15 Years	<u>Remaining Term</u> Completed (2015)	<u>Budget</u> Multi-Year
<u>Combined Tax Rate</u> 0.013634	<u>Base Value</u> \$6,776,803	<u>2015 Value</u> \$76,131,573	<u>Percent Increase</u> 1,023%	<u>2015 Tax Increment</u> \$871,756
<u>Real Prop Value</u> \$71,931,504	<u>State Assessed</u> \$855,252	<u>Pers Prop Value</u> \$3,344,817	<u>Total Building Sq. Ft.</u> 967,604	<u>Estimated # Jobs Created</u> 1,152
<u>Total Acreage</u> 67.77	<u>Developable Acreage</u> 63.62 (less streets, etc.)		<u>Developed Acres</u> 50.42 (79%)	<u>Undeveloped Acres</u> 13.20(21%)

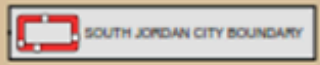
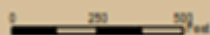




1 inch = 500 feet

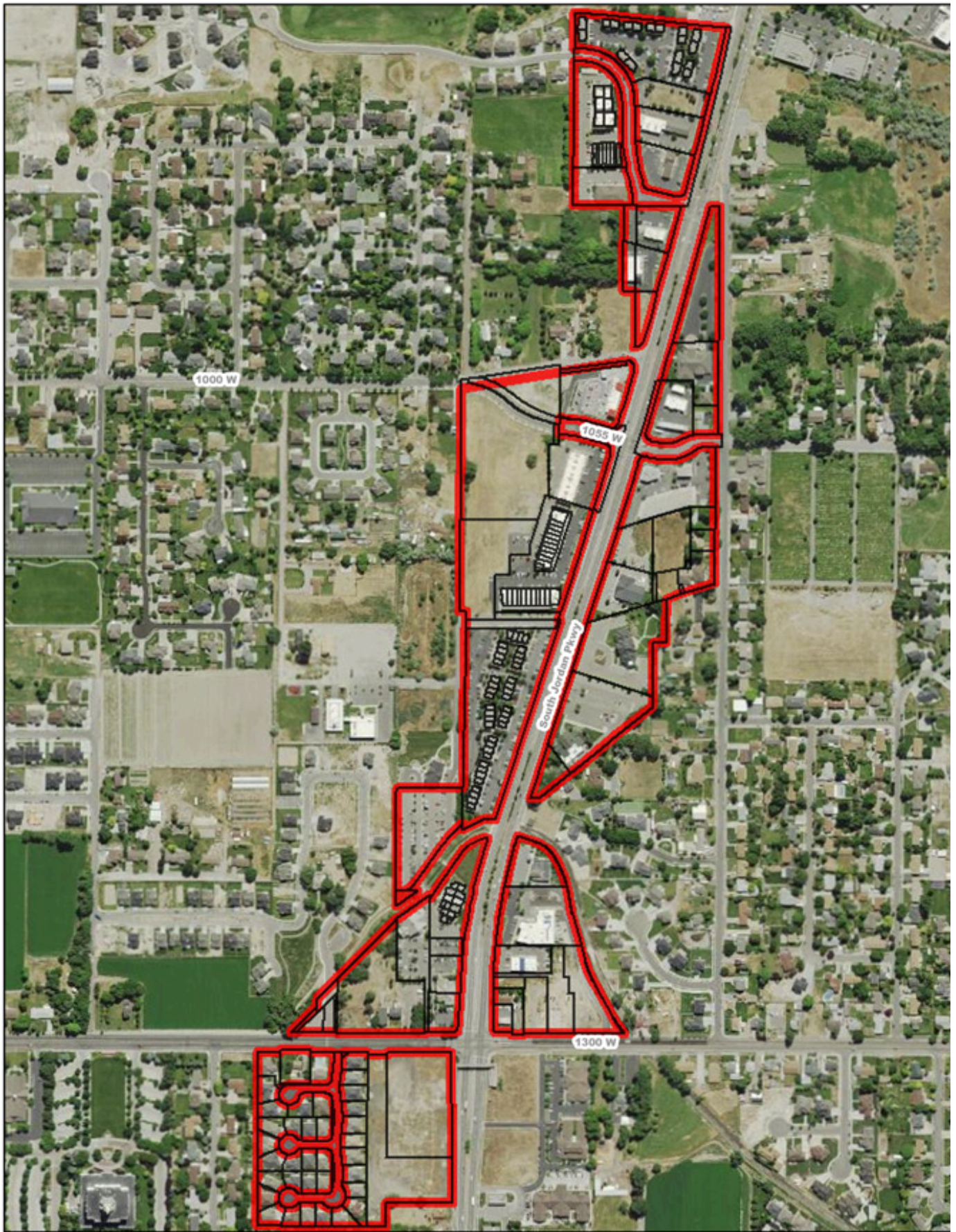
Base Year 2000 : Trigger Year 2001
 Aerial Image 2003
 Urban Area Ortho-Imagery (UAO) 1 foot

SOUTH JORDAN CITY
AREA #5
SOUTH JORDAN PARKWAY RDA



Source: City of South Jordan GIS
 Produced 10 July 2014





1 inch = 500 feet

Source: City of South Jordan GIS
 Produced: 15 July 2015
 Aerial Imagery: 2014

**SOUTH JORDAN CITY
 AREA #5
 SOUTH JORDAN PARKWAY RDA**



PARCELS 2015

SOUTH JORDAN PARKWAY

SOUTH JORDAN CITY BOUNDARY

SOUTH JORDAN PARKWAY REDEVELOPMENT PROJECT AREA
 SOUTH JORDAN REDEVELOPMENT AGENCY
 MULTI-YEAR BUDGET FOR BOND PURPOSES

12/10/02

Original Budget as Approved for Project

	YEAR 1 1999	YEAR 2 2000	YEAR 3 2001	YEAR 4 2002	YEAR 5 2003	YEAR 6 2004	YEAR 7 2005	YEAR 8 2006	YEAR 9 2007	YEAR 10 2008	YEAR 11 2009	YEAR 12 2010	YEAR 13 2011	YEAR 14 2012	YEAR 15 2013	YEAR 16 2014	YEAR 17 2015	TOTAL
PROJECT REVENUES																		
Property Tax (Base Year Taxable Value)	\$102,959 \$6,611,778	\$102,959 \$6,611,778	\$102,959 \$6,611,778	\$102,959 \$6,640,782	\$103,410 \$6,669,930	\$103,864 \$6,699,225	\$104,320 \$6,728,666	\$104,779 \$6,758,254	\$105,240 \$6,787,990	\$105,703 \$6,817,875	\$106,168 \$6,847,909	\$106,636 \$6,878,093	\$107,106 \$6,908,429	\$107,578 \$6,938,915	\$108,053 \$6,969,555	\$108,530 \$7,000,347	\$109,009 \$7,031,294	\$1,792,229 \$115,512,598
Projected Tax Increment RDA TOTAL -100% - 15 YEARS																		
Agency																		
Eligible Project Area Expenditures	\$0	\$0	\$223,659	\$324,464	\$331,641	\$358,913	\$378,676	\$394,971	\$395,460	\$395,472	\$395,374	\$395,123	\$395,969	\$115,093	\$0	\$0	\$0	\$4,104,815
Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,045	\$398,728	\$400,456	\$488,902	\$1,570,131
RDA Administration	\$0	\$0	\$11,772	\$17,077	\$17,455	\$18,890	\$19,930	\$20,788	\$20,814	\$20,814	\$20,809	\$20,796	\$20,840	\$20,902	\$20,986	\$21,077	\$25,732	\$298,681
Taxing Agency Flow-thru Other Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Tax Increment	\$0	\$0	\$235,431	\$341,541	\$349,096	\$377,803	\$398,606	\$415,759	\$416,274	\$416,287	\$416,183	\$415,919	\$416,809	\$418,040	\$419,714	\$421,533	\$514,634	\$5,973,627
PROJECT EXPENDITURES																		
CAPITAL COSTS & RELATED EXPENSES																		
Land Acquisition																		
Phase I	\$0	\$6,832,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,832,038
Total Land Acquisition	\$0	\$6,832,038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,832,038
Public Improvements - In & Outside the Project Area																		
South Jordan Parkway																		
Water Line - 1300 West to River Park Rd.	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000
Street Lighting - 1300 West to River Park Rd.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm Drainage																		
Retention Pond - Construction	\$0	\$0	\$1,290,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,290,000
Property Acquisition	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000
Lines	\$0	\$0	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000
Intersection Improv. - Signalization - River Park Rd.	\$0	\$0	\$270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,000
Road Improvements - 1300 West	\$0	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000
Total Public Improvements	\$0	\$0	\$4,110,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,110,000
Building Costs																		
Phase I																		
Maddox	\$0	\$2,259,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,259,460
Magnolia Reception Center	\$0	\$1,125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,125,000
South Jordan Plaza Office Condominimums	\$0	\$2,756,800	\$834,000	\$834,000	\$834,000	\$834,000	\$834,000	\$625,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,552,300
South Jordan Parkway Retail Plaza	\$0	\$1,552,485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,552,485
Marquis @ South Towne	\$0	\$650,000	\$700,000	\$700,000	\$700,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,100,000
Phillips 66	\$0	\$558,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$558,005
Phase II	\$0	\$0	\$1,128,750	\$3,000,000	\$0	\$270,000	\$540,000	\$540,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,478,750
Total Building Expense	\$0	\$0	\$7,732,194	\$6,814,159	\$514,137	\$1,454,000	\$1,374,000	\$1,165,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,053,990
Capital Equipment Expense																		
Phase I																		
Maddox	\$0	\$0	\$258,224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$258,224
Magnolia Reception Center	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000
South Jordan Plaza Office Condominimums	\$0	\$0	\$139,406	\$32,800	\$32,800	\$32,800	\$32,800	\$32,800	\$24,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,006
South Jordan Parkway Retail Plaza	\$0	\$0	\$84,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,681
Marquis @ South Towne	\$0	\$0	\$52,619	\$42,092	\$42,092	\$42,092	\$21,046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199,941
Phillips 66	\$0	\$0	\$47,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,829
Phase II	\$0	\$0	\$0	\$135,750	\$174,000	\$9,879	\$19,758	\$19,758	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$359,145
Total Capital Equipment Expense	\$0	\$0	\$657,759	\$210,642	\$248,892	\$84,771	\$73,604	\$52,558	\$24,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,352,826
TOTAL CAPITAL AND RELATED EXPENSES	\$0	\$6,832,038	\$8,659,953	\$7,024,801	\$763,029	\$1,538,771	\$1,447,604	\$1,218,058	\$24,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,508,854
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																		
Operating Expenses Redevelopment Agency Administration - 5%	\$0	\$0	\$11,772	\$17,077	\$17,455	\$18,890	\$19,930	\$20,788	\$20,814	\$20,814	\$20,809	\$20,796	\$20,840	\$20,902	\$20,986	\$21,077	\$25,732	\$298,681
Housing (NPV - \$805,935, Discounted @ 5%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$282,045	\$398,728	\$400,456	\$488,902	\$1,570,131
Tax increment for public infrastructure in & outside that benefits the project area, site improvements, land acquisition & writedown and other eligible expenditures.	\$0	\$0	\$223,659	\$324,464	\$331,641	\$358,913	\$378,676	\$394,971	\$395,460	\$395,472	\$395,374	\$395,123	\$395,969	\$115,093	\$0	\$0	\$0	\$4,104,815
Property Tax Payable Other Taxing Agencies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	\$0	\$0	\$235,431	\$341,541	\$349,096	\$377,803	\$398,606	\$415,759	\$416,274	\$416,287	\$416,183	\$415,919	\$416,809	\$418,040	\$419,714	\$421,533	\$514,634	\$5,973,627
TOTAL PROJECT EXPENDITURES	\$0	\$6,832,038	\$8,895,384	\$7,366,342	\$1,112,125	\$1,916,574	\$1,846,210	\$1,633,817	\$440,874	\$416,287	\$416,183	\$415,919	\$416,809	\$418,040	\$419,714	\$421,533	\$514,634	\$33,482,481



AREA #7 NORTH JORDAN GATEWAY

South Jordan
Redevelopment Agency

**FINAL YEAR:
2017**

NORTH JORDAN GATEWAY AREA #7



Project Area Summary

The North Jordan Gateway project completed its fifteenth (15th) and final year in 2017. Located between I-15 and along the hillside of the Jordan River in the northeast area of South Jordan, the project area lends itself to light industrial/commercial and residential growth inline with the future transit-oriented development in the area around UTA's South Jordan Frontrunner Station. Currently, Ivanti, a computer software research and development company, is the largest commercial employer in the project area. Morgan Stanley owns the second building and occupies a portion of it. Over time, Morgan Stanley intends to increase their employee count in this building. The San Marino apartment complex houses 320 apartment units. The project has a participation amount of 91%. There is not a cap on this project area. Housing: Required 20% - back loaded starting in 2013.



Economic Update

The total project area encompasses 37.24 acres. There are 31.10 developable acres of which approximately 31.10 acres (100%) have been developed. The project area is 43% residential. Taxable values within the project area have increased from \$66,669 in its base year to \$79,302,696 after the 2017 valuation; an increase of 118,850% over the term of the project.

Notable business development in the project area over the term of the project include the following:

- Commercial: Ivanti, Concentrix Corporation, 4Life Research USA
- Office: Morgan Stanley Smith Barney
- Daycare: ABC Great Beginnings at San Marino
- Residential: San Marino apartments (320 units)

NORTH JORDAN GATEWAY AREA #7



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2018:

This project area is complete; no further tax increment is expected.

Comparison of actual project funds received to the amount forecast for year 15 (2017):

Received: \$832,429

Original Budget Projection: \$1,176,145



Summary Data for Final Year 2017

Tax District 39I				
<u>Base Year</u> 1999	<u>Trigger Year</u> 2003	<u>Term</u> 15 Years	<u>Remaining Term</u> Complete	<u>Budget</u> Multi-Year
<u>Combined Tax Rate</u> 0.012596	<u>Base Value</u> \$66,669	<u>2017 Value</u> \$79,302,696	<u>Percent Increase</u> 118,850%	<u>2017 Tax Increment Collected</u> \$832,429
<u>Real Prop Value</u> \$71,174,943	<u>State Assessed</u> \$461,269	<u>Personal Prop Value</u>	<u>Total Building Sq. Ft.</u> 807,950	<u>Estimated # Jobs Created</u> 763
<u>Total Acres</u> 37.24	<u>Developable Acres</u> 31.10 (less streets, etc.)		<u>Developed Acres</u> 31.10 (100%)	<u>Undeveloped Acres</u> 0.00 (0%)
<u>Residential Portion</u> 43%	<u>Amount Paid to Other Taxing Entities</u> Taxing Entities received 9% of Tax Increment collected		<u>Estimated Current Assessed Value</u> \$91,461,647	

NORTH JORDAN GATEWAY AREA #7



Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City

- Increased sales and property tax base
- 9% of Tax Increment since 2003
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- 9% of Tax Increment since 2003
- Increased job count

Jordan School District

- Increased property tax base
- 9% of Tax Increment since 2003
- Increase in revenue received from Income Tax from additional employment

Jordan Valley Water Conservancy District

- Increased property tax base
- 9% of Tax Increment since 2003
- Increased water sales

South Valley Sewer District

- Increased property tax base
- 9% of Tax Increment since 2003
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Valley Water Conservancy District

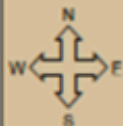
- Increased property tax base
- 9% of Tax Increment since 2003
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

- Increased property tax base
- 9% of Tax Increment since 2003

Crescent Cemetery District

- Increased property tax base
- 9% of Tax Increment since 2003

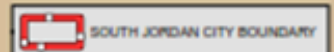


1 inch = 325 feet

Base Year 1999 : Trigger Year 2003
Aerial Image 1993 OR 1997
USGS 1 Meter DOQ

SOUTH JORDAN CITY
AREA #7
NORTH JORDAN GATEWAY EDA

0 250 500 Feet



SOUTH JORDAN CITY BOUNDARY

Source: City of South Jordan GIS
Produced 10 July 2014





1 inch = 325 feet
Source: City of South Jordan GIS
Produced: 23 July 2018
Aerial Imagery: April 2018

**SOUTH JORDAN CITY
AREA #7
NORTH JORDAN GATEWAY EDA**

0 125 250
US Feet

-  PARCELS 2018
-  NORTH JORDAN GATEWAY
-  SOUTH JORDAN CITY BOUNDARY

**NORTH JORDAN GATEWAY EDA PROJECT AREA
SOUTH JORDAN REDEVELOPMENT AGENCY
ADOPTED MULTI-YEAR BUDGET**

BOYER-TENFOLD

Original Budget as Approved for Project

	YEAR 1 2000	YEAR 2 2001	YEAR 3 2002	YEAR 4 2003	YEAR 5 2004	YEAR 6 2005	YEAR 7 2006	YEAR 8 2007	YEAR 9 2008	YEAR 10 2009	YEAR 11 2010	YEAR 12 2011	YEAR 13 2012	YEAR 14 2013	YEAR 15 2014	YEAR 16 2015	YEAR 17 2016	TOTAL	
PROJECT REVENUES																			
Property Tax	\$6,639	\$6,675	\$6,709	\$6,742	\$6,776	\$6,810	\$6,844	\$6,878	\$6,913	\$6,947	\$6,982	\$7,017	\$7,052	\$7,087	\$7,123	\$7,158	\$7,194	\$117,546	
(Base Year Taxable Value)	\$436,930	\$439,115	\$441,310	\$443,517	\$445,734	\$447,963	\$450,203	\$452,454	\$454,716	\$456,990	\$459,275	\$461,571	\$463,879	\$466,198	\$468,529	\$470,872	\$473,226	\$7,732,482	
Projected Tax Increment																			
RDA TOTAL - 15 YEARS																			
Agency																			
Eligible Project Area Expenditures	\$0	\$0	\$711,868	\$698,998	\$903,714	\$1,172,562	\$1,141,950	\$1,018,189	\$922,389	\$1,101,355	\$1,082,878	\$923,182	\$696,983	\$0	\$0	\$0	\$0	\$10,374,069	
Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,000	\$999,289	\$960,761	\$881,301	\$994,361	\$4,155,712	
RDA Administration	\$0	\$0	\$37,467	\$36,789	\$47,564	\$61,713	\$60,103	\$53,589	\$48,547	\$57,966	\$56,994	\$51,288	\$56,499	\$55,516	\$53,376	\$48,961	\$55,242	\$781,613	
Infrastructure Benefitting Project Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,288	\$56,499	\$55,516	\$53,376	\$48,961	\$55,242	\$320,882		
\$0	\$0	\$749,335	\$735,788	\$951,278	\$1,234,275	\$1,202,053	\$1,071,778	\$970,936	\$1,159,321	\$1,139,872	\$1,025,757	\$1,129,982	\$1,110,321	\$1,067,512	\$979,224	\$1,104,846	\$15,632,276		
Taxing Agency Flow-thru																			
Other Taxing Agencies	\$0	\$379,510	\$78,872	\$76,600	\$97,410	\$124,738	\$121,626	\$109,046	\$99,308	\$117,500	\$115,621	\$104,601	\$114,667	\$112,767	\$108,634	\$100,108	\$112,239	\$1,973,246	
Total Tax Increment	\$0	\$379,510	\$828,207	\$812,388	\$1,048,688	\$1,359,012	\$1,323,679	\$1,180,824	\$1,070,244	\$1,276,821	\$1,255,493	\$1,130,358	\$1,244,649	\$1,223,088	\$1,176,145	\$1,079,331	\$1,217,085	\$17,605,522	
TOTAL PROJECT REVENUES	\$6,639	\$386,186	\$834,916	\$819,130	\$1,055,464	\$1,365,822	\$1,330,523	\$1,187,702	\$1,077,156	\$1,283,768	\$1,262,475	\$1,137,375	\$1,251,701	\$1,230,175	\$1,183,268	\$1,086,489	\$1,224,279	\$17,723,068	
PROJECT EXPENDITURES																			
CAPITAL COSTS & RELATED EXPENSES																			
Land Acquisition																			
Phase I	\$4,257,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,257,530
Phase II	\$0	\$0	\$2,128,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,128,765
Phase III	\$0	\$0	\$2,128,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,128,765
Total Land Acquisition	\$4,257,530	\$0	\$4,257,530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,515,060
Public Improvements																			
Including Road Improvements, Sewer, Water, Storm Drainage, and Bridge Crossing located in & outside the project area	\$0	\$5,665,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,665,125
Total Public Improvements	\$0	\$5,665,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,665,125
On-site Improvements																			
Phase I	\$0	\$3,088,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,088,480
Phase II	\$0	\$0	\$0	\$1,544,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,544,240
Phase III	\$0	\$0	\$0	\$1,544,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,544,240
Total On-site Improvements	\$0	\$3,088,480	\$0	\$3,088,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,176,960
Building Costs																			
Phase I - 200,000 Sq. Ft. @ \$68.15/Sq. Ft.	\$0	\$13,630,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,630,000
Tenant Finish - 200,000 Sq. Ft. @ \$20/Sq. Ft.	\$0	\$4,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000,000
Phase II - 100,000 Sq. Ft. @ \$68.15/Sq. Ft.	\$0	\$0	\$0	\$0	\$6,815,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,815,000
Tenant Finish - 100,000 Sq. Ft. @ \$20/Sq. Ft.	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Phase III - 100,000 Sq. Ft. @ \$68.15/Sq. Ft.	\$0	\$0	\$0	\$0	\$6,815,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,815,000
Tenant Finish - 100,000 Sq. Ft. @ \$20/Sq. Ft.	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Total Building Expense	\$0	\$17,630,000	\$0	\$0	\$17,630,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,260,000
Capital Equipment Expense																			
Phase I	\$0	\$0	\$25,271,683	\$0	\$0	\$0	\$4,561,539	\$0	\$0	\$14,842,059	\$4,561,539	\$0	\$0	\$0	\$4,561,539	\$14,842,059	\$0	\$0	\$68,640,418
Phase II	\$0	\$0	\$0	\$0	\$0	\$12,635,841	\$0	\$0	\$0	\$2,280,769	\$0	\$0	\$7,421,029	\$2,280,769	\$0	\$0	\$0	\$0	\$24,618,409
Phase III	\$0	\$0	\$0	\$0	\$0	\$12,635,842	\$0	\$0	\$0	\$2,280,770	\$0	\$0	\$7,421,030	\$2,280,770	\$0	\$0	\$0	\$0	\$24,618,412
Total Capital Equipment Expense	\$0	\$0	\$25,271,683	\$0	\$0	\$25,271,683	\$4,561,539	\$0	\$0	\$19,403,598	\$4,561,539	\$0	\$14,842,059	\$4,561,539	\$4,561,539	\$14,842,059	\$0	\$0	\$117,877,239
Indirect Development Costs																			
Architectural and Engineering Fees - 6% of Hard Costs	\$0	\$965,309	\$0	\$0	\$965,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,930,618
Legal, Title, Property Taxes, Misc.	\$0	\$430,000	\$0	\$0	\$430,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$860,000
City Impact Fees - \$2.00/Sq. Ft.	\$0	\$400,000	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000
Leasing Commission - \$5.00/Sq. Ft.	\$0	\$1,000,000	\$0	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000
Construction Loan Points - 0.5%	\$0	\$151,713	\$0	\$0	\$151,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,426
Construction Interest - 8.5% , 16 months	\$0	\$1,599,591	\$0	\$0	\$1,599,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,199,182
Permanent Loan Points - 1%	\$0	\$303,426	\$0	\$0	\$303,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$606,852
Set Up Fee - 1%	\$0	\$303,426	\$0	\$0	\$303,426	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$606,852
Construction Management Fee	\$0	\$83,356	\$0	\$0	\$83,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166,712
Contingency - 3%	\$0	\$128,145	\$0	\$0	\$128,145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$256,290
Total Indirect Development Costs	\$0	\$5,364,966	\$0	\$0	\$5,364,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,729,932
TOTAL CAPITAL AND RELATED EXPENSES	\$4,257,530	\$31,748,571	\$29,529,213	\$3,088,480	\$22,994,966	\$25,271,683	\$4,561,539	\$0	\$0	\$19,403,598	\$4,561,539	\$0	\$14,842,059	\$4,561,539	\$4,561,539	\$14,842,059	\$0	\$0	\$184,224,316
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																			
Operating Expenses																			
Redevelopment Agency																			
Administration - 5%	\$0	\$0	\$37,467	\$36,789	\$47,564	\$61,713	\$60,103	\$53,589	\$48,547	\$57,966	\$56,994	\$51,288	\$56,499	\$55,516	\$53,376	\$48,961	\$55,242	\$781,613	
Infrastructure Expenses benefiting Project Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,288	\$56,499	\$55,516	\$53,376	\$48,961	\$55,242	\$320,882	
\$0	\$0	\$37,467	\$36,789	\$47,564	\$61,713	\$60,103	\$53,589	\$48,547	\$57,966	\$56,994	\$102,576	\$112,998	\$111,032	\$106,751	\$97,922	\$110,485	\$1,102,495		
Housing (NPV - \$2,295,894, Discounted @ 5%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,000	\$999,289	\$960,761	\$881,301	\$994,361	\$4,155,712	
Tax increment for public infrastructure improvements in & outside the project area, land acquisition, writedown & other eligible expenditures	\$0	\$0	\$711,868	\$698,998	\$903,714	\$1,172,562	\$1,141,950	\$1,018,189	\$922,389	\$1,101,355	\$1,082,878	\$923,182	\$696,983	\$0	\$0	\$0	\$0	\$10,374,069	
Property Tax Flow Thru																			
Jordan School District - 57.92%	\$0	\$219,812	\$45,683	\$44,367	\$56,420	\$72,248	\$70,446	\$63,159	\$57,519	\$68,056	\$66,968	\$60,585	\$66,415	\$65,315	\$62,921	\$57,982	\$65,009	\$1,142,904	
Salt Lake County - 16.80%	\$0	\$63,758	\$13,250	\$12,869	\$16,365	\$20,956	\$20,433	\$18,320	\$16,684	\$19,740	\$19,424	\$17,573	\$19,264	\$18,945	\$18,250	\$16,818	\$18,856	\$331,505	
South Jordan City - 12.20%	\$0	\$46,300	\$9,622	\$9,345	\$11,884	\$15,218	\$14,838	\$13,304	\$12,116	\$14,335	\$14,106	\$12,761	\$13,989	\$13,758	\$13,253	\$12,213	\$13,693	\$240,736	
Salt Lake County Library - 3.82%	\$0	\$14,497	\$3,013	\$2,926	\$3,721	\$4,765	\$4,646	\$4,166	\$3,794	\$4,489	\$4,417	\$3,996	\$4,380	\$4,308	\$4,150	\$3,824	\$4,288	\$75,378	
Mosquito Abatement - .078%																			



AREA #8 SOUTH JORDAN TOWNE CENTER

South Jordan
Redevelopment Agency

**FINAL YEAR:
2019**

SOUTH JORDAN TOWNE CENTER AREA #8



Project Area Summary

The South Jordan Towne Center project completed its fifteenth (15th) and final year in 2019. Created to foster development around South Jordan's City Hall and the County Library, the Towne Center Project Area continues to see growth. The west side of the project area is mostly developed with a good mix of retail/commercial. In time, the south end of the Project Area will receive additional commercial development. The sky bridge located at 1300 West was removed in Spring 2017, increasing visibility on this corner and making it more attractive to the new commercial and office space currently being constructed. The project has a participation amount of 100%. There is not a cap on this project area. Housing: Required 20% - Started in 2005 with trigger year.



Economic Update

The total project area encompasses 56.83 acres. There are 56.06 developable acres of which approximately 51.77 acres (92%) have been developed and 4.29 acres (8%) remain undeveloped. The project area is 26.32% residential. Taxable values within the project area have increased from \$7,199,247 in its base year to \$57,534,500 after the 2019 valuation; an increase of 699% over the term of the project.

Notable business development in the project area over the term of the project include the following:

- Office/Commercial: Sweet William Floral & Design, Academy of Ballet Arts Utah, Happy Design Nail Spa, Painting with a Twist, Olympus Gymnastics
- Financial/Credit: America First Credit Union, Deseret First Credit Union, Security Service Federal Credit Union
- Medical: Stonehenge of South Jordan, After Hours Medical, The Lodge at Jordan River, South Valley Orthomed, Jordan Hearing and Balance
- Retail: Les Schwab, Apna Bazaar International Foods and Spices, Natural Grocers, Guitars and More, Vortex Hobbies
- Restaurants: Pie Pizzeria, DP Cheesesteak, Menchies, Over The Top Cookies, Red Dragon, Tonyburger, Sodalicious, Astro Burger

SOUTH JORDAN TOWNE CENTER AREA #8



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2020:

This project area is complete; no further tax increment is expected.

Comparison of actual project funds received to the amount forecast for year 15 (2019):

Received: \$397,258
(Should have received \$586,787)

Original Budget Projection: \$589,280



Summary Data for Final Year 2019

Tax District 38F			
<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>
2002	2005	15 years	Complete
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
56.86	56.06	51.77 (92%)	4.29 (8%)
<u>Residential Portion</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created</u>	<u>Combined Tax Rate</u>
26.32%	496,796	530	0.011630
<u>Base Value</u>	<u>2019 Value</u>	<u>Percent Increase</u>	<u>2019 Tax Increment Collected</u>
\$7,199,247	\$57,534,500	699%	\$586,787
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
\$52,200,274	\$4,766,850	\$567,376	Multi-year
<u>Amount paid to other Taxing Entities</u>		<u>Estimated Current Assessed Value</u>	
None		\$57,534,500	

SOUTH JORDAN TOWNE CENTER AREA #8



Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City

- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- Increased job count

Jordan School District

- Increased property tax base
- Increased income tax base

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales

South Valley Sewer District

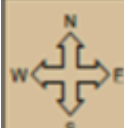
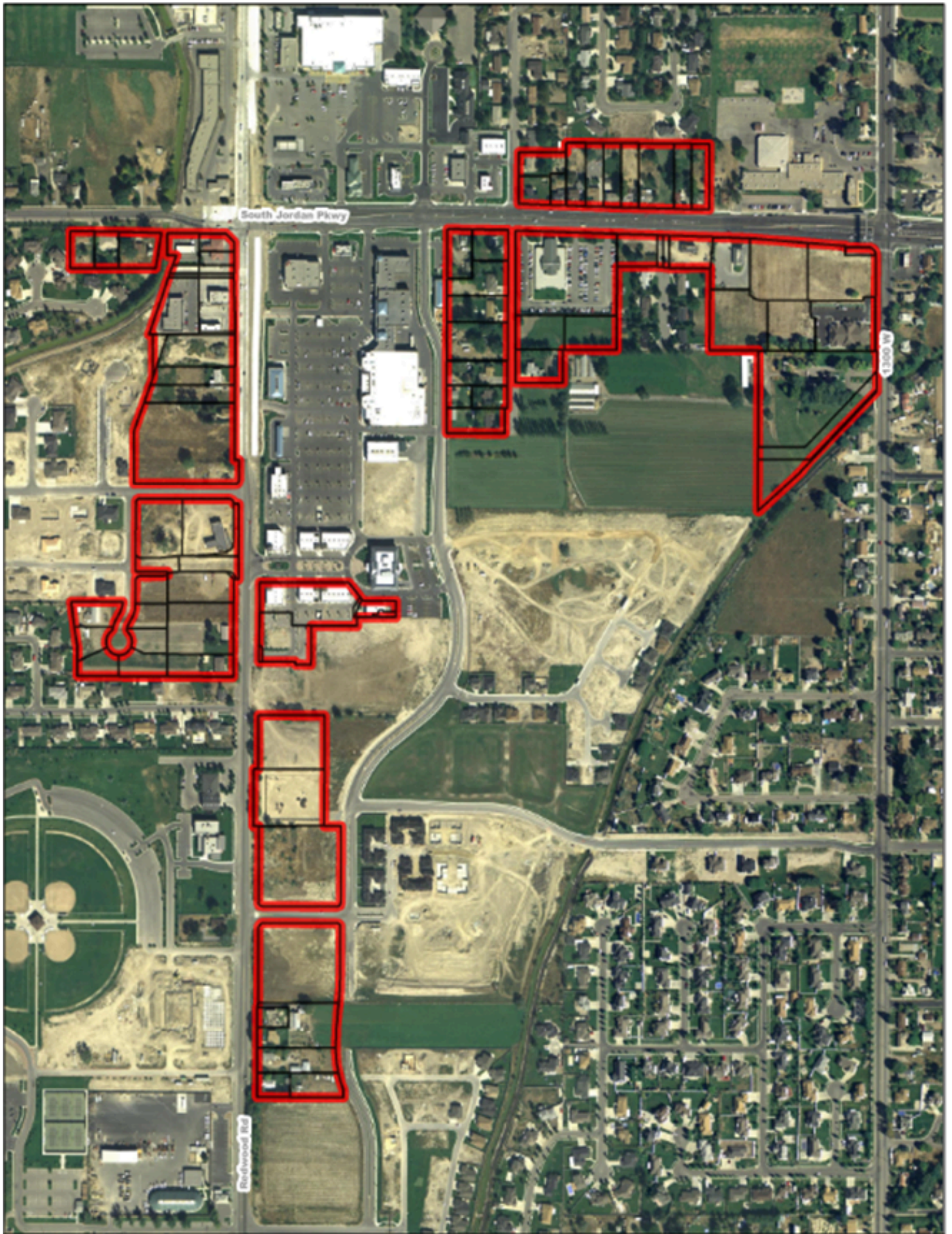
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

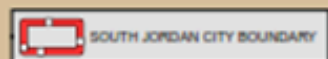
- Increased property tax base



1 inch = 500 feet

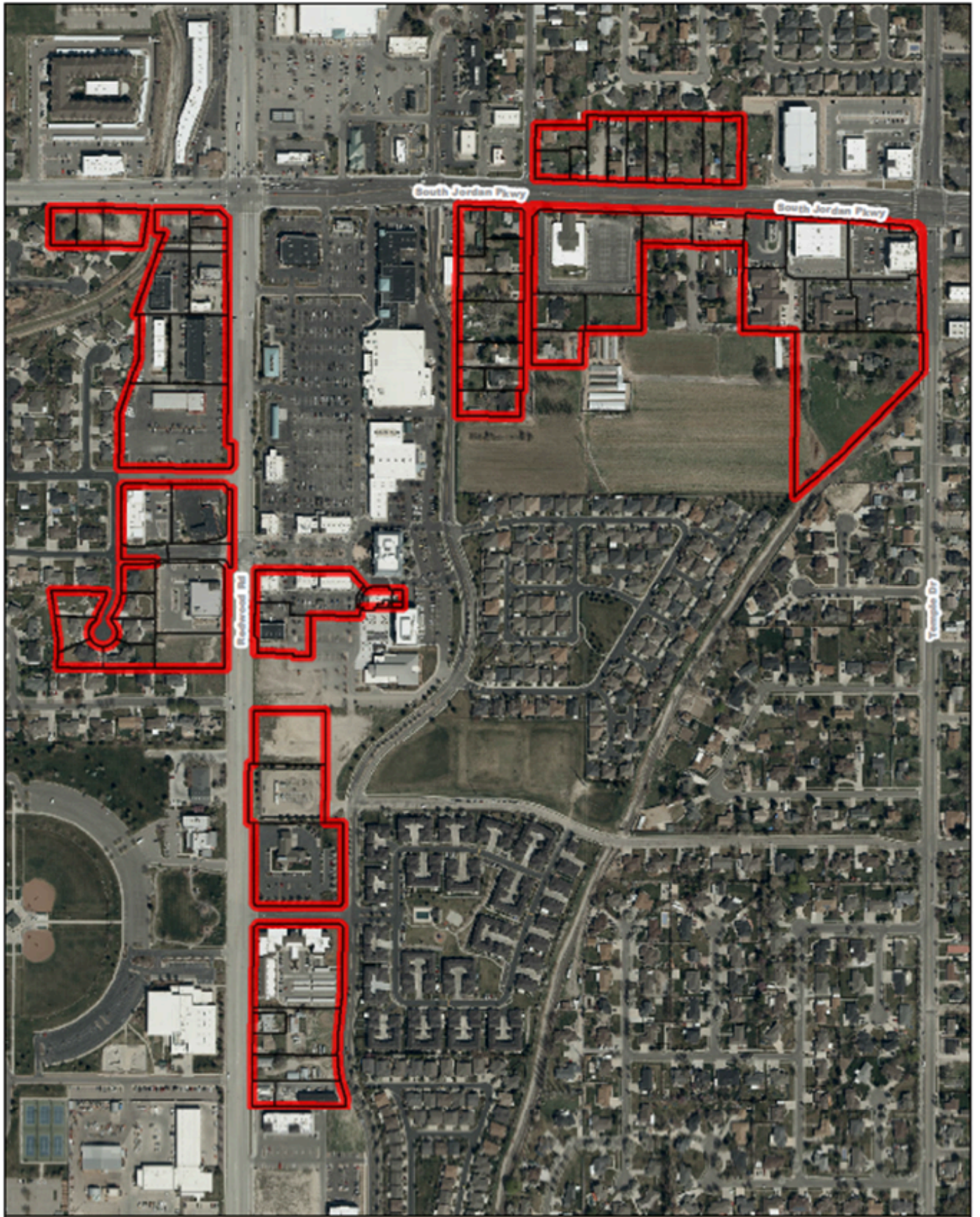
Base Year 2002 - Trigger Year 2005
 Aerial Image 2003
 Urban Area Ortho-Imagery (UAI) 1 foot

SOUTH JORDAN CITY
AREA #8
SOUTH JORDAN TOWNE CENTER RDA



Source: City of South Jordan GIS
 Produced 10 July 2014





	<p>1 inch = 475 feet</p> <p><small>Source: City of South Jordan GIS Produced: 25 June 2020 Aerial Imagery: April 2020</small></p>	<p>SOUTH ORDAN CITY AREA #8 South Jordan Towne Center RDA</p> <p style="font-size: small;">0 250 500 Feet</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 10px; border: 1px solid black;"></td> <td style="font-size: x-small;">PARCELS 2020</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 2px solid red;"></td> <td style="font-size: x-small;">SOUTH JORDAN TOWNE CENTER</td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black;"></td> <td style="font-size: x-small;">SOUTH JORDAN CITY BOUNDARY</td> </tr> </table>		PARCELS 2020		SOUTH JORDAN TOWNE CENTER		SOUTH JORDAN CITY BOUNDARY
	PARCELS 2020								
	SOUTH JORDAN TOWNE CENTER								
	SOUTH JORDAN CITY BOUNDARY								

South Jordan Center Redevelopment Project Area Redevelopment Agency of the City of South Jordan 15 Year - Multi-year Budget - Cumulative																		FINAL	1/10/2003	
		Original Budget as Approved for Project																Cummulative	Allocated %	
		Base Year 2002	Increment Tax Year 1 2004	Increment Tax Year 2 2005	Increment Tax Year 3 2006	Increment Tax Year 4 2007	Increment Tax Year 5 2008	Increment Tax Year 6 2009	Increment Tax Year 7 2010	Increment Tax Year 8 2011	Increment Tax Year 9 2012	Increment Tax Year 10 2013	Increment Tax Year 11 2014	Increment Tax Year 12 2015	Increment Tax Year 13 2016	Increment Tax Year 14 2017	Increment Tax Year 15 2018	2004-2018	of Total Tax Increment	
Project Revenues																				
Property Tax		\$ 2,123,861	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 132,741	\$ 2,123,861	
(Base Year Taxable Value)		\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	\$ 8,522,717	
Projected Tax Increment		\$ 8,355,157	\$ -	\$ 242,298	\$ 503,617	\$ 553,302	\$ 579,000	\$ 584,140	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 8,355,156	
RDA Total - Capped at \$4.73 Million			Percentage 0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	84.34%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Total Tax Increment to the Redevelopment Agency		\$ 4,727,197	\$ 242,298	\$ 503,617	\$ 553,302	\$ 579,000	\$ 584,140	\$ 589,280	\$ 589,280	\$ 589,280	\$ 496,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,727,197		
Projected Taxing Entity Flow-thru			Percentage 0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15.66%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%			
Paid to Other Taxing Entities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 3,627,959	43.42%	
Total Tax Increment		\$ 8,355,156	\$ -	\$ 242,298	\$ 503,617	\$ 553,302	\$ 579,000	\$ 584,140	\$ 589,280	\$ 589,280	\$ 589,279	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 8,355,156		
Project Expenditures																				
Capital Costs & Related Expenses																				
Public Improvements Benefiting the Project																				
Eligible Project Area Expenditures																				
Phase I - 9400 S to 10800 South		\$ 1,129,560	\$ 1,129,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,129,560	
Phase II - 10800 S to 11800 South		\$ 1,213,000	\$ 1,213,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,213,000	
Beckstead Lane		\$ 3,495,000	\$ 3,495,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,495,000	
Total Public & Special Improvements		\$ 5,837,560	\$ 5,837,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,837,560	
Private Improvements Benefiting the Project		\$ 37,834,984																		
Total Improvements		\$ 43,672,544																		
Redevelopment Agency Investments																				
Tax Increment for public infrastructure within and outside project area, land acquisition, writedown, relocation & other eligible expenditures		\$ 3,544,647	\$ -	\$ 181,724	\$ 377,713	\$ 414,977	\$ 434,250	\$ 438,105	\$ 441,960	\$ 441,960	\$ 441,960	\$ 371,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,544,647	74.98%
Redevelopment Agency Operating Expenses																				
Housing @ 20%		\$ 946,039	20%	\$ 48,460	\$ 100,723	\$ 110,660	\$ 115,800	\$ 116,828	\$ 117,856	\$ 117,856	\$ 117,856	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 946,039	20.01%
RDA Administration @ 5%		\$ 236,510	5%	\$ 12,115	\$ 25,181	\$ 27,665	\$ 28,950	\$ 29,207	\$ 29,464	\$ 29,464	\$ 29,464	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 236,510	5.00%
Total Tax Increment to the Redevelopment Agency		\$ 4,727,197																\$ 4,727,196	100%	
Total Expenditures Benefiting the Project		\$ 48,399,741																		
Projected Taxing Entity Flow-thru Paid to Other Taxing Entities																				
		Percentage																		
South Jordan City		12%										\$ 11,038	\$ 70,487	\$ 70,487	\$ 70,487	\$ 70,487	\$ 70,487	\$ 70,487	\$ 433,957	5.19%
Salt Lake County		19%										\$ 17,206	\$ 109,873	\$ 109,873	\$ 109,873	\$ 109,873	\$ 109,873	\$ 109,873	\$ 676,443	8.10%
Salt Lake County Library		4%										\$ 3,454	\$ 22,058	\$ 22,058	\$ 22,058	\$ 22,058	\$ 22,058	\$ 22,058	\$ 135,801	1.63%
Jordan School District		57%										\$ 52,404	\$ 334,650	\$ 334,650	\$ 334,650	\$ 334,650	\$ 334,650	\$ 334,650	\$ 2,060,306	24.66%
Mosquito Abatement		0%										\$ 71	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 454	\$ 2,795	0.03%
Central Utah Water		2%										\$ 2,234	\$ 14,264	\$ 14,264	\$ 14,264	\$ 14,264	\$ 14,264	\$ 14,264	\$ 87,816	1.05%
Jordan Valley Water District		3%										\$ 2,370	\$ 15,134	\$ 15,134	\$ 15,134	\$ 15,134	\$ 15,134	\$ 15,134	\$ 93,174	1.12%
SL Co Sewer District #1		4%										\$ 3,502	\$ 22,360	\$ 22,360	\$ 22,360	\$ 22,360	\$ 22,360	\$ 137,664	1.65%	
Total Property Tax Flow Thru		100.0%										\$ 92,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 589,280	\$ 3,627,959	43.42%



AREA #10 THE DISTRICT

South Jordan
Redevelopment Agency

**FINAL YEAR:
2020**

THE DISTRICT AREA #10



Project Area Summary

The District project area completed its fifteenth (15th) and final year of a fifteen (15) year term in 2020. Harmon's, Target, and LHM Megaplex 20 anchor The District with a variety of additional retail/commercial that support the overall vision of the area.

Approximately 6.88 acres were removed from the project area boundary by the County Assessor's office when the San Tropez residential development straddled the RDA boundary. These units are outside the project area and will provide added tax base for the taxing entities. This condominium project would not have been built without the help of this project area. Residential units have been constructed in the southwest portion of the project area. The project, San Tropez West, consists of 84 townhome rental units. Housing: 20% required - started in 2006.

Economic Update

The total project area encompasses 92.55 acres of which 91.78 (100%) have been developed. The project area is 6% residential. Taxable values within the project area have increased from \$5,545,010 in its base year to \$190,877,175 after the 2020 valuation; a 3,342% increase over the term of the project.

Notable business developments in the project area over the term of the project include the following:

- Financial: American First Credit Union, Chase Bank, Key Bank, Wells Fargo Bank
- Health/Beauty: Cookie Cutters Haircuts for Kids, Hair Elegance, Aveda Salon and Spa, Revivology, Lunchbox (a Waxing Salon), Amazing Lash Studio, Orangetheory Fitness, Palm Beach Tan
- Residential: San Tropez and San Tropez West with 84 townhome rental units consisting of 14 six-plexes
- Restaurants: The Angry Korean, Baskin Robbins, Beans and Brews, Blue Fish Sushi Bar, Café Rio, Carl's Jr., Chick-Fil-A, Cold Stone Creamery, The Habit Burger Grill, Jamba Juice, Pizzeria Limone, The Protein Foundry, Noodles & Co., Fried Rice Express, Red Robin, Rooster's Gourmet Popcorn, Sizzler, Subway, Sweet Churros, Taco Bell, Village Baker, Village Inn, Wallaby's, The Wild Rose, Wing Nuts, Zao, Zupas
- Retail: AT & T, Bath & Body Works, Buckle, Claire's, DownEast, Fanzz, Famous Footwear, Harmon's, Hobby Lobby, GNC, JC Penney, Mattress Warehouse, Megaplex 20, Office Max, Playlive Nation, The Red Balloon, Ross Dress for Less, Ryan's Diamonds, Seagull Book & Tape, T Mobile, Target, Warhammer, Zumiez

Future Development Plans:

- Retail: Two new retail pad sites have been added - one in the JC Penney parking lot and one in the Target parking lot.

THE DISTRICT AREA #10



Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2021:

This area is complete; no further tax increment is expected.

Comparison of the actual project funds received to the amount forecast for year 15 (2020):

Received: \$2,162,100

Original Budget Projection: \$1,042,925



Summary Data for Final Year 2020

Tax District 38G			
<u>Base Year</u>	<u>Trigger Year</u>	<u>Term</u>	<u>Remaining Term</u>
2003	2006	15 years	Complete
<u>Total Acres</u>	<u>Developable Acres</u>	<u>Developed Acres</u>	<u>Undeveloped Acres</u>
92.55	91.78	91.78 (100%)	0.00 (0%)
<u>Residential Portion</u>	<u>Total Building Sq. Ft.</u>	<u>Estimated # jobs created</u>	<u>Combined Tax Rate</u>
6%	1,164,874	1,735	0.011884
<u>Base Value</u>	<u>2020 Value</u>	<u>Percent Increase</u>	<u>2020 Tax Increment Collected</u>
\$5,545,010	\$190,877,175	3,342%	\$2,162,100
<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>State Assessed</u>	<u>Budget</u>
\$176,108,025	\$13,884,179	\$924,971	Multi-year
<u>Amount paid to other Taxing Entities</u>		<u>Estimated Current Assessed Value</u>	
\$519,709 to the Jordan School District		\$200,421,000	

THE DISTRICT AREA #10



Taxing Entities that impose a tax on the Project Area and each's benefits:

South Jordan City

- Increased sales and property tax base
- Increased job count
- Street and other utility system improvements

Salt Lake County

- Increased property tax base
- Increased job count

Jordan School District

- Increased property tax base
- Receives 25% of tax increment; \$519,709 for 2020 TY
- Increase in revenue received from income tax from additional employment

Jordan Valley Water Conservancy District

- Increased property tax base
- Increased water sales

South Valley Sewer District

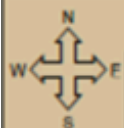
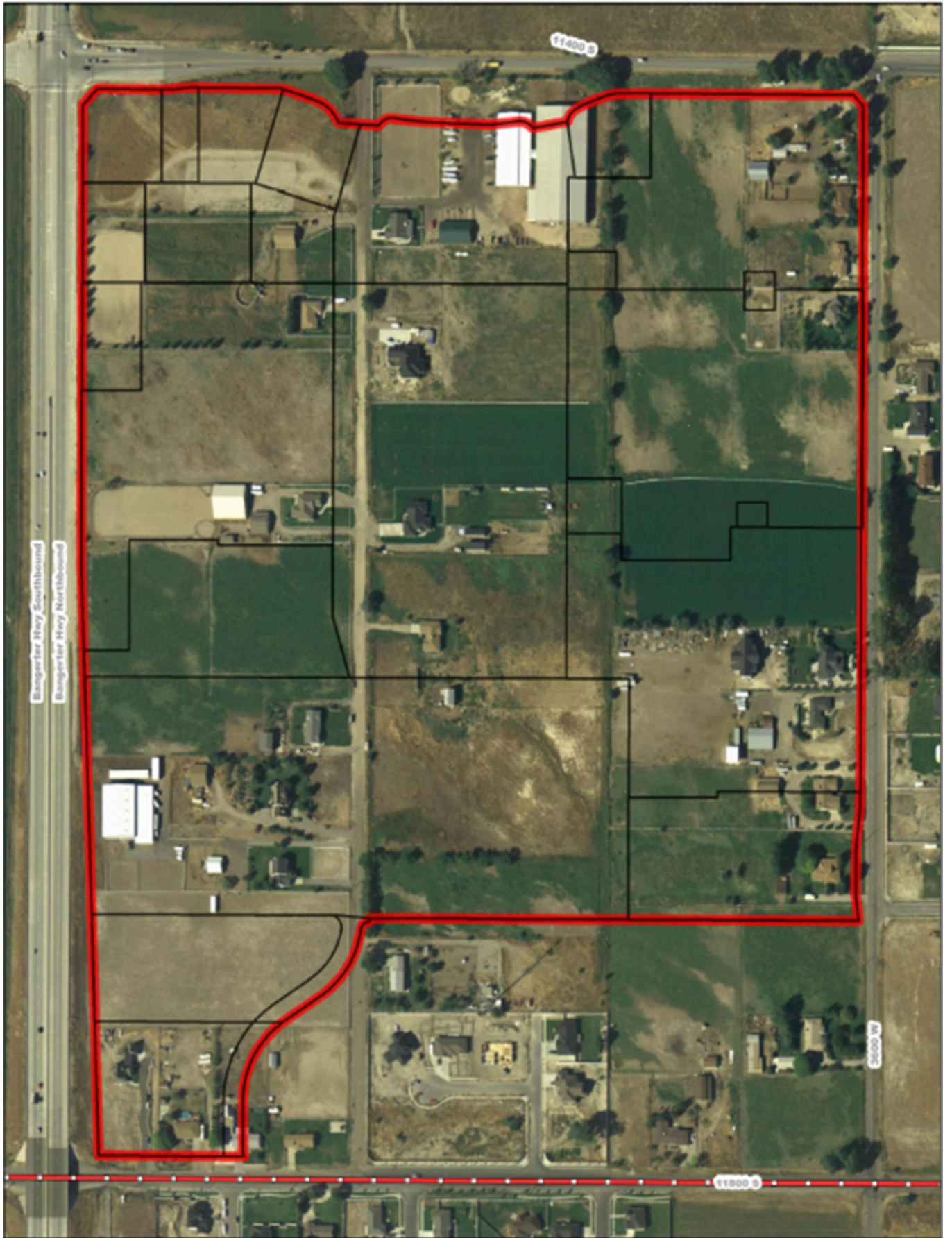
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

Central Utah Water Conservancy District

- Increased property tax base
- Increased water sales

South Salt Lake Valley Mosquito Abatement District

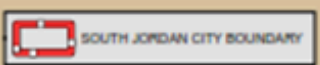
- Increased property tax base



1 inch = 300 feet

Base Year 2003 : Trigger Year 2006
Aerial Image 2003
Urban Area Ortho-Imagery (UAO) 1 foot

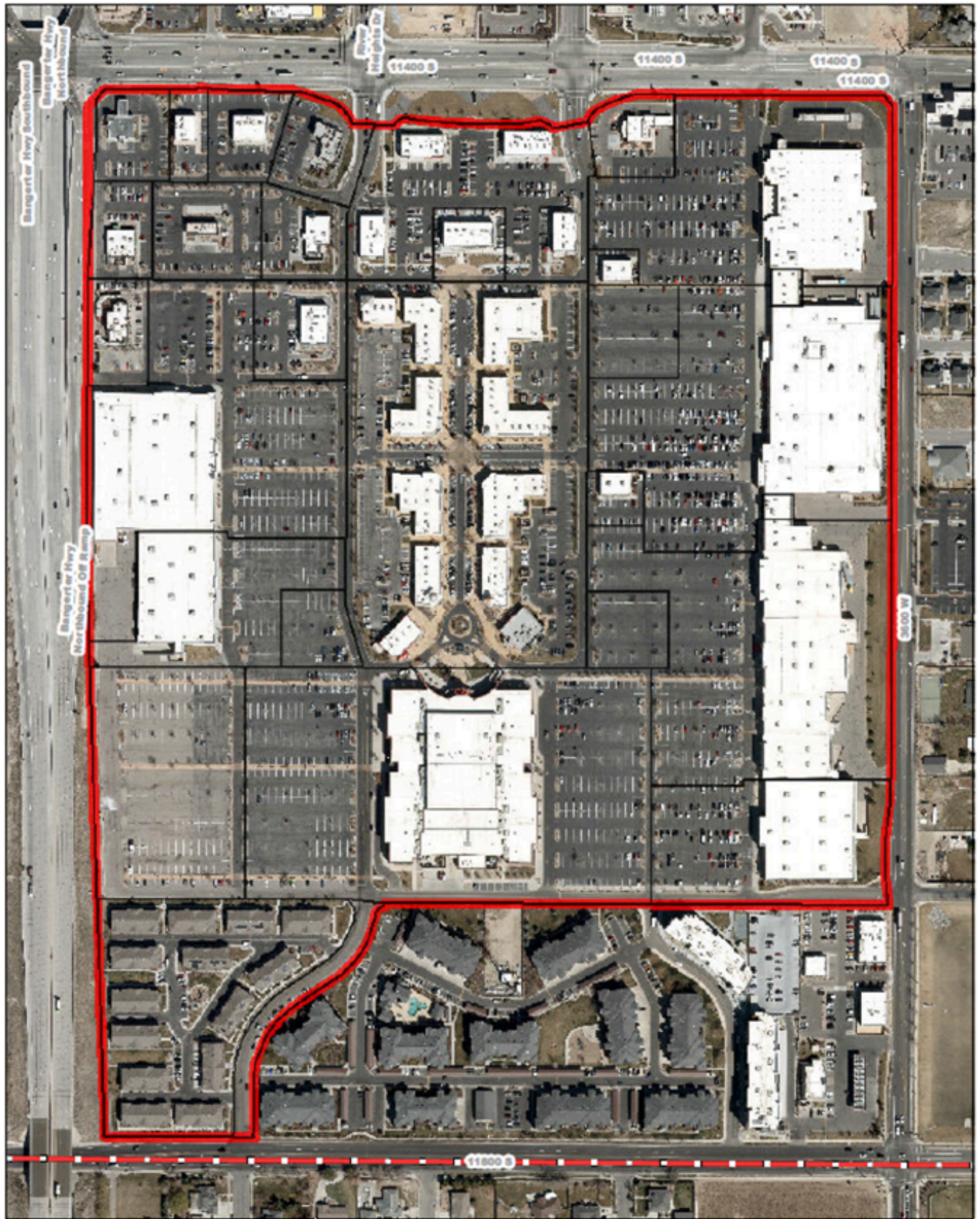
**SOUTH JORDAN CITY
AREA #10
THE DISTRICT RDA**



SOUTH JORDAN CITY BOUNDARY

Source: City of South Jordan GIS
Produced 10 July 2014





1 inch = 300 feet

**SOUTH JORDAN CITY
AREA #10
The District RDA**

Source: City of South Jordan GIS
Produced: 9 July 2021
Aerial Imagery: April 2021

0 152.5 305 Feet

PARCELS 2021
 THE DISTRICT
 SOUTH JORDAN CITY BOUNDARY

SOUTH BANGERTER REDEVELOPMENT PROJECT AREA REDEVELOPMENT AGENCY OF SOUTH JORDAN 15 YEAR - MULTI-YEAR BUDGET - CUMULATIVE																		FINAL 8/15/2004		
Original Budget as Approved for Project																		CUMULATIVE 2006-2020	ALLOCATED % OF TOTAL TAX INCREMENT	
BASE YEAR 2003	2004	2005	INCREMENT TAX YEAR 1 2006	INCREMENT TAX YEAR 2 2007	INCREMENT TAX YEAR 3 2008	INCREMENT TAX YEAR 4 2009	INCREMENT TAX YEAR 5 2010	INCREMENT TAX YEAR 6 2011	INCREMENT TAX YEAR 7 2012	INCREMENT TAX YEAR 8 2013	INCREMENT TAX YEAR 9 2014	INCREMENT TAX YEAR 10 2015	INCREMENT TAX YEAR 11 2016	INCREMENT TAX YEAR 12 2017	INCREMENT TAX YEAR 13 2018	INCREMENT TAX YEAR 14 2019	INCREMENT TAX YEAR 15 2020			
PROJECT REVENUES																				
Property Tax	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$90,327	\$1,354,909	
(Base Year Taxable Value)	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170	\$6,043,170		
Projected Tax Increment																				
TOTAL -15 YEARS																				
Agency																				
Eligible Project Area Revenues	\$0	\$0	\$0	\$553,571	\$813,184	\$818,481	\$820,777	\$818,170	\$802,816	\$788,910	\$778,830	\$765,004	\$751,177	\$735,734	\$723,971	\$722,970	\$726,500	\$730,047	\$11,350,141	52.50%
Housing	\$0	\$0	\$0	\$210,884	\$309,784	\$311,802	\$312,677	\$311,684	\$305,835	\$300,537	\$296,697	\$291,430	\$286,163	\$280,280	\$275,798	\$275,417	\$276,762	\$278,113	\$4,323,863	20.00%
RDA Administration	\$0	\$0	\$0	\$26,361	\$38,723	\$38,975	\$39,085	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$540,483	2.50%
Total Tax Increment to the Redevelopment Agency	\$0	\$0	\$0	\$790,816	\$1,161,691	\$1,169,259	\$1,172,539	\$1,168,814	\$1,146,881	\$1,127,014	\$1,112,615	\$1,092,863	\$1,073,110	\$1,051,049	\$1,034,244	\$1,032,814	\$1,037,857	\$1,042,925	\$16,214,488	75.00%
Projected Taxing Entity Flow-thru Paid to School District	\$0	\$0	\$0	\$263,605	\$387,230	\$389,753	\$390,846	\$389,605	\$382,294	\$375,671	\$370,872	\$364,288	\$357,703	\$350,350	\$344,748	\$344,271	\$345,952	\$347,642	\$5,404,829	25.00%
Total Project Revenues	\$0	\$0	\$0	\$1,054,421	\$1,548,921	\$1,559,012	\$1,563,385	\$1,558,419	\$1,529,174	\$1,502,685	\$1,483,486	\$1,457,150	\$1,430,813	\$1,401,398	\$1,378,992	\$1,377,085	\$1,383,809	\$1,390,566	\$21,619,317	100.00%
PROJECT EXPENDITURES																				
CAPITAL COSTS & RELATED EXPENSES																				
Land	\$0	\$3,131,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land	\$0	\$3,131,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,131,428
Infrastructure Benefiting Project, In & Outside Project Area																				
Roads																				
11800 South	\$0	\$0	\$1,193,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,193,116
11400 South	\$0	\$0	\$2,110,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,110,912
3600 West	\$0	\$0	\$889,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$889,348
3800 South	\$0	\$0	\$1,010,074	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,010,074
Open Space Buffer	\$0	\$0	\$381,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$381,150
Infrastructure Improvements - Contingency - 2.5%	\$0	\$0	\$0	\$26,361	\$38,723	\$38,975	\$39,085	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$540,483	
Total Infrastructure Benefiting Project, In & Outside Project Area	\$0	\$0	\$5,584,600	\$26,361	\$38,723	\$38,975	\$39,085	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$6,125,083	
On-site Improvements	\$0	\$0	\$9,754,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,754,391
Total On-Site Improvements	\$0	\$0	\$9,754,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,754,391
Building Improvements																				
Retail Anchors & Grocery - 339,000 Sq. Ft.	\$0	\$0	\$22,485,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,485,600
Entertainment & Recreation - 175500 Sq. Ft.	\$0	\$0	\$13,470,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,470,000
Boxes - 187,000 Sq. Ft.	\$0	\$0	\$14,025,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,025,000
Small Shops & Pads - 240,200 Sq. Ft.	\$0	\$0	\$10,809,000	\$10,809,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,618,000
Office - 20,000 Sq. Ft.	\$0	\$0	\$0	\$2,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200,000
Housing - Single Family - 5.27 acres / 6 units per acre	\$0	\$0	\$0	\$1,386,000	\$1,386,000	\$1,386,000	\$1,212,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,370,750
Total Building Improvements	\$0	\$0	\$60,789,600	\$14,395,000	\$1,386,000	\$1,386,000	\$1,212,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,169,350
Personal Property - Capital Equipment																				
Retail Anchors & Grocery - 339,000 Sq. Ft.	\$0	\$0	\$0	\$7,186,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,186,000
Entertainment & Recreation - 175500 Sq. Ft.	\$0	\$0	\$0	\$11,455,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,455,000
Boxes - 187,000 Sq. Ft.	\$0	\$0	\$0	\$1,028,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,028,500
Small Shops & Pads - 240,200 Sq. Ft.	\$0	\$0	\$0	\$900,750	\$900,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,801,500
Office - 20,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$160,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,000
Total Personal Property - Capital Equipment	\$0	\$0	\$0	\$20,570,250	\$1,060,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,631,000
TOTAL CAPITAL COSTS & RELATED EXPENSES	\$0	\$3,131,428	\$76,128,591	\$34,991,611	\$2,485,473	\$1,424,975	\$1,251,835	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$119,811,252	
EXPENDITURES REIMBURSABLE FROM TAX INCREMENT																				
Administration - 2.5%	\$0	\$0	\$0	\$26,361	\$38,723	\$38,975	\$39,085	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$540,483	2.50%
Housing - 20% per annum	\$0	\$0	\$0	\$210,884	\$309,784	\$311,802	\$312,677	\$311,684	\$305,835	\$300,537	\$296,697	\$291,430	\$286,163	\$280,280	\$275,798	\$275,417	\$276,762	\$278,113	\$4,323,863	20.00%
Available Tax Increment for Project Area Improvements & Infrastructure Benefiting the Project Area, In & Outside the Project Area - 50%	\$0	\$0	\$0	\$527,211	\$774,461	\$779,506	\$781,693	\$779,210	\$764,587	\$751,343	\$741,743	\$728,575	\$715,407	\$700,699	\$689,496	\$688,543	\$691,905	\$695,283	\$10,809,658	50.00%
Infrastructure Improvements - Contingency - 2.5%	\$0	\$0	\$0	\$26,361	\$38,723	\$38,975	\$39,085	\$38,960	\$38,229	\$37,567	\$37,087	\$36,429	\$35,770	\$35,035	\$34,475	\$34,427	\$34,595	\$34,764	\$540,483	2.50%
Tax Increment Paid to School District - 25%	\$0	\$0	\$0	\$263,605	\$387,230	\$389,753	\$390,846	\$389,605	\$382,294	\$375,671	\$370,872	\$364,288	\$357,703	\$350,350	\$344,748	\$344,271	\$345,952	\$347,642	\$5,404,829	25.00%
TOTAL EXPENDITURES REIMBURSABLE FROM TAX INCREMENT	\$0	\$0	\$0	\$1,054,421	\$1,548,921	\$1,559,012	\$1,563,385	\$1,558,419	\$1,529,174	\$1,502,685	\$1,483,486	\$1,457,150	\$1,430,813	\$1,401,398	\$1,378,992	\$1,377,085	\$1,383,809	\$1,390,566	\$21,619,317	100.00%



RETIRED PROJECT AREAS SUMMARY

South Jordan
Redevelopment Agency

South Jordan City Redevelopment Agency

Retired Project Areas Report Summary

Final Year Information

	Area #1	Area #2	Area #3	Area #4	Area #5	Area #7	Area #8	Area #10	All Areas
	Towers at South Towne	The Landings (Harmons)	South Gate	South Gateway (Ultradent)	South Jordan Parkway	North Jordan Gateway	South Jordan Towne Center	The District	Total Agency Projects
Taxing District	39G	38B	39H	38D	38E	39I	38F	38G	ALL
Project Area Term:									
Base Year	1990	1997	1997	1999	2000	1999	2002	2003	
Trigger Year	1992	2002	1999	2001	2001	2003	2005	2006	
Term (years)	32	20	15	12	15	15	15	15	
Final Year	2023	2021	2013	2012	2015	2017	2019	2020	
Project Area:									
Total Acreage	76.47	28.10	95.77	7.58	67.77	37.24	56.86	92.55	462.34
Developable Acreage	68.23	27.98	89.07	7.58	63.62	31.1	56.06	91.78	435.42
Developed Acreage	28.32	27.98	78.88	7.58	50.42	31.10	51.77	91.78	367.83
Undeveloped Acreage	1.94	0.00	10.19	0.00	13.20	0.00	4.29	0.00	29.62
% Developed (est.)	42%	100%	89%	100%	79%	100%	92%	100%	84%
% Undeveloped (est.)	3%	0%	11%	0%	21%	0%	8%	0%	7%
% Residential (est.)	0%	0%	0%	0%	0%	43%	26%	6%	
Project Area Value:									
Base Value	\$ 3,000,000	\$ 3,461,199	\$ 2,561,846	\$ 10,221,282	\$ 6,776,803	\$ 66,669	\$ 7,199,247	\$ 5,545,010	\$ 38,832,056
Final Year Value	\$ 90,678,611	\$ 61,974,921	\$ 101,121,907	\$ 47,000,144	\$ 76,131,573	\$ 79,302,696	\$ 57,534,500	\$ 190,877,175	\$ 704,621,527
% Increase (base)	2923%	1691%	3847%	360%	1023%	118850%	699%	3342%	1715%
Project Area Financial Update:									
Budget	No Budget Req.	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	
Total Collected	\$ 12,815,340	\$ 7,525,494	\$ 14,267,348	\$ 1,198,071	\$ 10,214,536	\$ 7,081,575	\$ 4,958,368	\$ 25,466,928	\$ 83,527,660
Project Area Provisions (Per Year):									
Agency %	Variable	75%	100%	\$100,000/yr cap	100%	90.8%	100.0%	100.0%	
Infrastructure %								3%	
Maximum (cap)				\$ 1,200,000				until obligation met	
Agency Administration Fee %	0.0%	5.0%	5.0%	n/a	5.0%	5.0%	5.0%	5.0%	
Housing requirement	n/a	n/a	20%	0%	20%	20%	20%	20%	

South Jordan RDA Retired Project Areas Actual Cumulative Income

CUMULATIVE TAX INCREMENT RECEIVED

PROJECT AREA	FINAL YEAR	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
#1 Towers at South Towne - 39G	2023	\$ 286,197	\$ 399,558	\$ 499,448	\$ 601,572	\$ 517,772	\$ 537,129	\$ 544,903	\$ 539,664	\$ 513,200	\$ 540,508	\$ 566,879	\$ 491,930	\$ 522,881
#2 The Landings (Harmon's) - 38B	2021	\$ -	\$ -	\$ -	\$ 148,453	\$ 269,695	\$ 319,696	\$ 370,032	\$ 395,337	\$ 411,067	\$ 378,342	\$ 358,181	\$ 322,130	\$ 336,230
#3 South Gate - 39H	2013	\$ 472,746	\$ 585,302	\$ 750,000	\$ 826,334	\$ 777,605	\$ 840,490	\$ 832,770	\$ 938,050	\$ 922,634	\$ 1,040,734	\$ 1,176,249	\$ 1,193,305	\$ 1,235,346
#4 South Gateway (Ultradent) - 38D	2012	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 98,071
#5 South Jordan Parkway - 38E	2015	\$ -	\$ -	\$ 235,431	\$ 303,878	\$ 378,344	\$ 463,531	\$ 486,719	\$ 636,330	\$ 698,899	\$ 761,872	\$ 956,498	\$ 929,422	\$ 937,210
#7 North Jordan Gateway - 39I	2017	\$ -	\$ -	\$ -	\$ -	\$ 78,530	\$ 185,797	\$ 189,945	\$ 173,255	\$ 165,389	\$ 362,468	\$ 431,371	\$ 446,810	\$ 481,582
#8 South Jordan Towne Center - 38F	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,311	\$ 189,740	\$ 243,797	\$ 312,212	\$ 325,125	\$ 294,482	\$ 334,928
#10 The District - 38G	2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 1,275,802	\$ 1,870,562	\$ 1,954,386	\$ 1,445,974	\$ 1,714,183
		\$ 472,746	\$ 585,302	\$ 1,085,431	\$ 1,378,665	\$ 1,604,174	\$ 1,909,514	\$ 2,129,777	\$ 3,032,712	\$ 3,817,588	\$ 4,826,190	\$ 5,301,810	\$ 4,732,123	\$ 5,137,550

PROJECT AREA	FINAL YEAR	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
#1 Towers at South Towne - 39G	2023	\$ 568,910	\$ 590,221	\$ 570,859	\$ 579,001	\$ 407,233	\$ 372,784	\$ 396,611	\$ 916,863	\$ 534,790	\$ 372,783	\$ 372,785	\$ 570,859	\$ 12,815,340
#2 The Landings (Harmon's) - 38B	2021	\$ 347,894	\$ 354,944	\$ 332,730	\$ 337,311	\$ 368,730	\$ 357,574	\$ 414,344	\$ 593,763	\$ 622,982	\$ 486,059	Complete	Complete	\$ 7,525,494
#3 South Gate - 39H	2013	\$ 1,298,894	\$ 1,376,889	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 14,267,348
#4 South Gateway (Ultradent) - 38D	2012	\$ 100,000	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 1,198,071
#5 South Jordan Parkway - 38E	2015	\$ 856,716	\$ 821,732	\$ 876,198	\$ 871,756	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 10,214,536
#7 North Jordan Gateway - 39I	2017	\$ 679,139	\$ 689,293	\$ 701,284	\$ 783,082	\$ 881,201	\$ 832,429	Complete	Complete	Complete	Complete	Complete	Complete	\$ 7,081,575
#8 South Jordan Towne Center - 38F	2019	\$ 361,422	\$ 351,236	\$ 324,787	\$ 330,607	\$ 318,797	\$ 364,934	\$ 469,203	\$ 586,787	Complete	Complete	Complete	Complete	\$ 4,958,368
#10 The District - 38G	2020	\$ 1,700,478	\$ 1,731,963	\$ 1,698,886	\$ 1,702,369	\$ 1,865,465	\$ 1,803,448	\$ 1,840,317	\$ 2,100,995	\$ 2,162,100	Complete	Complete	Complete	\$ 25,466,928
		\$ 5,344,543	\$ 5,326,057	\$ 3,933,885	\$ 4,025,125	\$ 3,434,193	\$ 3,358,385	\$ 2,723,864	\$ 3,281,545	\$ 2,785,082	\$ 486,059	\$ 372,785	\$ 570,859	\$ 70,712,320

South Jordan RDA Actual Retired Project Areas Cumulative Housing Revenue

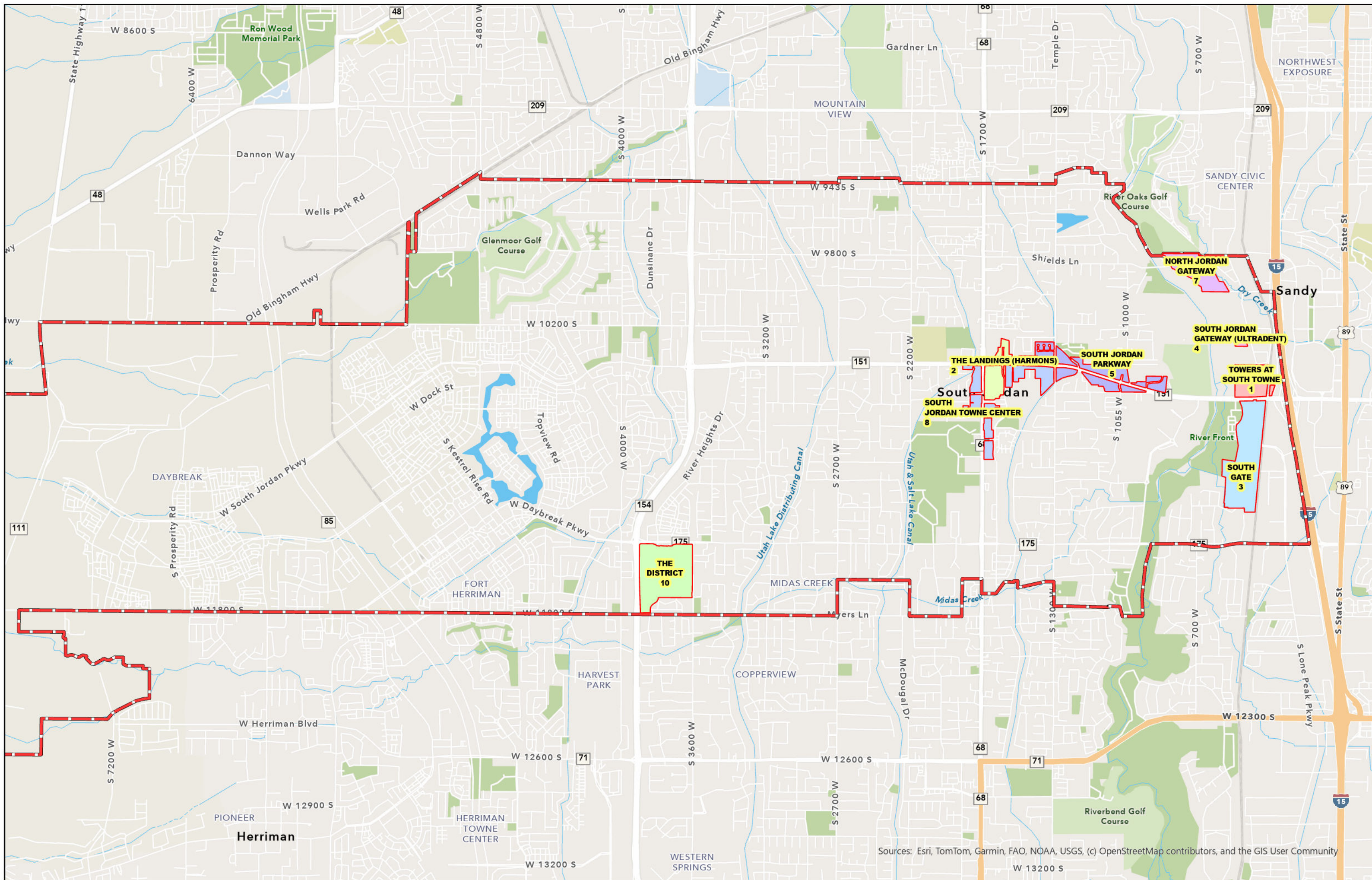
PROJECT AREA	FINAL YEAR	HOUSING BACKLOADED PER YEAR	Housing Revenue 2005	Housing Revenue 2006	Housing Revenue 2007	Housing Revenue 2008	Housing Revenue 2009	Housing Revenue 2010	Housing Revenue 2011	Housing Revenue 2012	Housing Revenue 2013	Housing Revenue 2014
#1 Towers at South Towne - 39G	2023	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#2 The Landings (Harmon's) - 38B	2021	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#3 South Gate - 39H	2013	407,639	~	~	\$ 592,165	\$ 615,785	\$ 642,888	\$ 646,300	\$ 654,708	\$ 667,417	\$ 683,016	Complete
#4 South Gateway (Ultradent) - 38D	2012	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Complete	Complete	Complete
#5 South Jordan Parkway - 38E	2015	340,486	~	~	~	~	~	\$ 526,370	\$ 527,928	\$ 511,829	\$ 504,832	\$ 339,290
#7 North Jordan Gateway - 39I	2017	177,039	~	~	~	~	~	\$ 266,401	\$ 273,356	\$ 312,867	\$ 314,898	\$ 317,296
#8 South Jordan Towne Center - 38F	2019	No Backload	\$ 30,062	\$ 37,948	\$ 48,759	\$ 62,442	\$ 65,025	\$ 58,896	\$ 66,986	\$ 72,284	\$ 70,247	\$ 64,957
#10 The District - 38G	2020	No Backload	~	\$ 120,000	\$ 255,160	\$ 374,112	\$ 390,877	\$ 289,195	\$ 342,837	\$ 340,096	\$ 346,393	\$ 339,778
			\$ 30,062	\$ 157,948	\$ 896,085	\$ 1,052,340	\$ 1,098,791	\$ 1,787,162	\$ 1,865,813	\$ 1,904,493	\$ 1,919,386	\$ 1,061,322

PROJECT AREA	FINAL YEAR	HOUSING BACKLOADED PER YEAR	Housing Revenue 2015	Housing Revenue 2016	Housing Revenue 2017	Housing Revenue 2018	Housing Revenue 2019	Housing Revenue 2020	Housing Revenue 2021	Housing Revenue 2022	Housing Revenue 2023	TOTAL
#1 Towers at South Towne - 39G	2023	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#2 The Landings (Harmon's) - 38B	2021	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Complete	Complete	n/a
#3 South Gate - 39H	2013	407,639	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 4,502,280
#4 South Gateway (Ultradent) - 38D	2012	No Housing	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	n/a
#5 South Jordan Parkway - 38E	2015	340,486	\$ 338,401	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 2,748,649
#7 North Jordan Gateway - 39I	2017	177,039	\$ 196,285	\$ 215,909	\$ 206,200	Complete	Complete	Complete	Complete	Complete	Complete	\$ 2,103,212
#8 South Jordan Towne Center - 38F	2019	No Backload	\$ 66,121	\$ 63,759	\$ 70,149	\$ 88,350	\$ 79,452	Complete	Complete	Complete	Complete	\$ 945,439
#10 The District - 38G	2020	No Backload	\$ 340,474	\$ 373,093	\$ 352,202	\$ 368,063	\$ 420,199	\$ 429,626	Complete	Complete	Complete	\$ 5,082,105
			\$ 941,281	\$ 652,761	\$ 628,551	\$ 456,414	\$ 499,651	\$ 429,626	\$ -	\$ -	\$ -	\$ 15,381,685

SOUTH JORDAN RDA RETIRED AREAS EXPENSES

AREA	FINAL YEAR	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
#1 Towers at South Towne - 39G	2023	\$ 269,936	\$ 359,260	\$ 328,299	\$ 647,260	\$ 394,238	\$ 366,907	\$ 345,666	\$ 405,245	\$ 297,817	\$ 374,237	\$ 340,530	\$ 281,886	\$ 320,216
#2 The Landings (Harmon's) - 38B	2021				\$ 256,119	\$ 400,184	\$ 363,617	\$ 463,992	\$ 229,601	\$ 466,048	\$ 216,979	\$ 165,877	\$ 147,396	\$ 165,486
#3 South Gate - 39H	2013	\$ 58,097	\$ 64,764	\$ 673,783	\$ 746,005	\$ 128,257	\$ 95,567	\$ 67,830	\$ 135,402	\$ 82,925	\$ 132,215	\$ 87,425	\$ 70,900	\$ 78,552
#4 South Gateway (Ultradent) - 38D	2012			\$ 60,000	\$ 206,385	\$ 89,377	\$ 53,542	\$ 26,191	\$ 88,499	\$ 13,728	\$ 74,756	\$ 25,766	\$ 9,481	\$ 31,287
#5 South Jordan Parkway - 38E	2015			\$ 11,772	\$ 469,763	\$ 252,620	\$ 407,213	\$ 51,350	\$ 121,392	\$ 867,296	\$ 118,100	\$ 77,518	\$ 58,887	\$ 68,730
#7 North Jordan Gateway - 39I	2017					\$ 93,303	\$ 62,832	\$ 35,688	\$ 97,162	\$ 26,132	\$ 94,768	\$ 48,378	\$ 120,701	\$ 49,713
#8 South Jordan Towne Center - 38F	2019						\$ 1,233,765	\$ 311,443	\$ 313,610	\$ 202,277	\$ 305,705	\$ 213,074	\$ 194,903	\$ 214,367
#10 The District - 38G	2020								\$ 568,499	\$ 1,034,369	\$ 9,637,692	\$ 1,491,047	\$ 1,019,577	\$ 1,409,159
		\$ 58,097	\$ 64,764	\$ 745,555	\$ 1,678,272	\$ 963,740	\$ 2,216,537	\$ 956,494	\$ 1,554,167	\$ 2,692,775	\$ 10,580,214	\$ 2,109,085	\$ 1,621,845	\$ 2,017,294

AREA	FINAL YEAR	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
#1 Towers at South Towne - 39G	2023	\$ 324,039	\$ 292,114	\$ 286,166	\$ 319,713	\$ 214,140	\$ 159,583	\$ 17,857	\$ 17,857	\$ 17,857	\$ 20,833	\$ 31,250	\$ 31,250	\$ 6,464,156
#2 The Landings (Harmon's) - 38B	2021	\$ 190,666	\$ 172,740	\$ 146,871	\$ 176,770	\$ 157,756	\$ 154,839	\$ 159,909	\$ 161,458	\$ 162,554	\$ 166,471	Complete	Complete	\$ 4,525,333
#3 South Gate - 39H	2013	\$ 116,881	\$ 102,502	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 2,641,105
#4 South Gateway (Ultradent) - 38D	2012	\$ 51,937	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 730,949
#5 South Jordan Parkway - 38E	2015	\$ 96,222	\$ 76,134	\$ 54,192	\$ 83,631	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 2,814,819
#7 North Jordan Gateway - 39I	2017	\$ 177,969	\$ 77,874	\$ 43,964	\$ 77,723	\$ 62,044	\$ 57,253	Complete	Complete	Complete	Complete	Complete	Complete	\$ 1,125,505
#8 South Jordan Towne Center - 38F	2019	\$ 240,273	\$ 74,864	\$ 25,139	\$ 55,100	\$ 33,924	\$ 33,162	\$ 39,945	\$ 37,720	Complete	Complete	Complete	Complete	\$ 3,529,271
#10 The District - 38G	2020	\$ 1,423,786	\$ 1,414,878	\$ 1,383,853	\$ 1,403,461	\$ 1,430,128	\$ 1,397,750	\$ 1,749,796	\$ 1,728,316	\$ 644,973	Complete	Complete	Complete	\$ 27,737,282
		\$ 2,297,733	\$ 1,918,993	\$ 1,654,019	\$ 1,796,685	\$ 1,683,851	\$ 1,643,004	\$ 1,949,650	\$ 1,927,494	\$ 807,527	\$ 166,471	\$ 31,250	\$ 31,250	\$ 49,568,420



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

South Jordan Redevelopment Agency
1600 W. Towne Center Drive
South Jordan, UT 84095
801-254-3742
sjc.utah.gov

