RDA RESOLUTION NO. 2-2012

RESOLUTION OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY ADOPTING THE PROJECT AREA BUDGET FOR THE EAGLE MOUNTAIN ECONOMIC DEVELOPMENT PROJECT AREA DATED AUGUST 20, 2012.

- WHEREAS, the Redevelopment Agency of Eagle Mountain City (the "Agency") was created to transact the business and exercise the powers provided for in the former Utah Neighborhood Development Act and Utah Redevelopment Agencies Act, and the current Limited Purpose Local Government Entities Community Development and Renewal Agencies Act and any successor law or act (the "Act"); and
- WHEREAS, the Agency adopted by resolution the Economic Development Project Area #2012-1 Plan (the "Project Area Plan" or "Plan") on September 18, 2012, and Eagle Mountain City (the "City") adopted the Project Area Plan by Ordinance on the same day;
- WHEREAS, pursuant to Section 17C-4-204, the Agency has (a) prepared a draft of the Eagle Mountain Economic Development Project Area #2012-1 Budget (the "Project Area Budget" or "Budget") and (b) made the draft Budget available to the public at the Agency's offices during normal business hours; and
- WHEREAS, the Agency has caused a taxing entity committee (TEC) to be created in accordance with the Act;
- WHEREAS, the TEC has held official meetings as required by and in accordance with the Act, and,
- WHEREAS, the TEC Approved by resolution the Project Area Budget on September 18, 2012; and
- **WHEREAS**, the Agency has provided notice of the Budget hearing as provided in Sections 17C-3-201, 401,402, and 404; and
- WHEREAS, the Agency has held a public hearing on the draft Project Area Budget and at that Budget hearing (a) allowed public comment on the draft Project Area Budget and whether the draft Project Area Budget should be revised, approved or rejected, and (b) received all written and heard all oral objections to the draft Project Area Budget; and
- WHEREAS, before holding the Budget hearing, the Agency provided for the State Board of Education and each taxing entity that levies a tax on property within the Eagle Mountain Economic Development Project Area #2012-1 (the "Project Area") an opportunity to consult with the Agency regarding the draft Project Area Budget; and
- WHEREAS, after holding the Budget hearing, the Agency has considered the oral and written objections to the draft Project Area Budget, and whether to revise, approve or reject the draft Project Area Budget;
- NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Eagle Mountain City as follows:

Section 1. Adoption of Project Area Budget. It has become necessary and desirable to adopt the Project Area Budget for the Project Area dated August 20, 2012. The Project Area Budget is now effective and shall be used by the Agency to carry out the Project Area Plan. The Agency hereby officially adopts the Project Area Budget, attached hereto as Exhibit A, by Resolution and directs City Staff and consultants to carry out all necessary noticing and filing requirements contained in the Act and continue negotiations with all taxing entities preparatory to entering into interlocal agreements with each taxing entity to fund the Project Area Budget.

Section 2. Legal Description of the Project Area Boundaries. The legal description of the boundaries of the Project Area covered by the Project Area Budget is attached hereto and incorporated herein as Exhibit B.

A map of the Project Area is attached and incorporated herein as Exhibit C.

Section 3. Agency's Purposes and Intent. The Agency's purposes and intent with respect to the Project Area are to accomplish the following:

- A. Assist in the development of an industrial/manufacturing development to the northeast side of the City within the Project Area.
- B. Provide essential governmental services to the Project Area by providing a mechanism to develop public infrastructure to the Project Area.
- C. Encourage job creation and accomplish appropriate development and economic development within the Project Area.
- D. Provide for the strengthening of the tax base and economic health of the community.

Section 4. Project Area Plan and Project Area Budget Incorporated by Reference. The Project Area Plan (Exhibit D) and Project Area Budget (Exhibit A), together with supporting documents, are incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Budget shall be filed and maintained in the office of the Agency and the City Recorder for the public inspection.

Section 5. Financing.

A. Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of sales tax, tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of economic development project areas permitted by Title 17C, Chapter 3, Part 2, Utah Code Annotated, 1953, as amended.

Section 6. This Resolution shall take effect immediately upon adoption pursuant to the provisions of the Act.

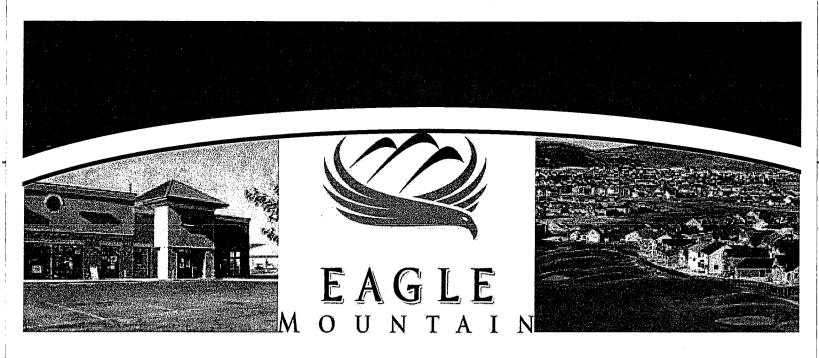
INWITNESS WHEREOF, the Redevelopment Agency of Eagle Mountain City has approved, passed and adopted this Resolution this 18th day of September, 2012.

Attest:

Secretary

hair, Redevelopment Agency of Eagle Mountain City

EXHIBIT A PROJECT AREA BUDGET



EAGLE MOUNTAIN ECONOMIC DEVELOPMENT PROJECT AREA #2012-1

DRAFT PROJECT AREA BUDGET

PREPARED FOR:

REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

DATED: AUGUST 20, 2012



TABLE OF CONTENTS

INTRODUCTION	N	.3
SECTION 1: DESC	CRIPTION OF ECONOMIC DEVELOPMENT PROJECT AREA	.3
SECTION 2:	Project Area Budget	.4
Base Year V	/ALUE	. 4
Payment Tr	UGGER	. 4
Projected T	'ax Increment Revenue – Total Generation	. 4
Projected T	'AX INCREMENT REVENUE – TOTAL TO IMPLEMENT PROJECT AREA PLAN	. 5
Projected T	'AX INCREMENT REVENUE – TOTAL SHARED WITH OTHER ENTITIES	. 7
Projected T	'AX REVENUE – CURRENT REVENUE FROM BASE YEAR	. 7
APPENDIX A:	Map, Site pLan, and Legal Description	. 8
APPENDIX B:	Multi-Year Budget	ĹΟ



INTRODUCTION

The Redevelopment Agency of Eagle Mountain, Utah (the "Agency"), following thorough consideration of the needs and desires of Eagle Mountain City (the "City") and its residents, as well as understanding the City's capacity for new development, has carefully crafted this draft Project Area Budget (the "Budget") in conjunction with a draft Project Area Plan (the "Plan") for the Economic Development Project Area #2012-1 (the "Project Area"). The Plan and Budget are the end result of a comprehensive evaluation of the types of appropriate land-uses that would best spur economic development and job creation for the land encompassed by the Project Area which lies north of West Cedar Point Road at the northeast end of Eagle Mountain's City boundary. The Plan lays out the vision for the Project Area and this Budget defines the means of funding various aspects of development for the Project Area from its current state to a higher and better use. The City has determined that it is in the best interest of its citizens to assist in the development of the Project Area. It is the purpose of this Budget to clearly set forth the Project Area's time frame, its funding mechanism(s), and its value to the residents of the City and other taxing districts.

The Project is being undertaken as an economic development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the "Act", Utah Code Annotated ("UCA") Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

SECTION 1: DESCRIPTION OF ECONOMIC DEVELOPMENT PROJECT AREA

The Project Area lies entirely within the boundaries of the City and is located in the north-eastern portion of the City. The property encompasses approximately 674.06 acres of land.

Table 1: Property Description		
Owner	Parcel ID	Acres
PINE GROVE PROPERTIES LIMITED PARTNERSHIP	58-033-0296	110.58
HHH INVESTMENT GROUP LC	58-033-0217	9.99
WAGSTAFF, NEIL A & NEIL A (ET AL)	58-033-0295	38.17
TWO A LLC	58-033-0282	132.76
TWO A LLC (ET AL)	58-022-0005	124.58
TWO A LLC	58-033-0013	157.99
RCA14 LC (ET AL)	58-033-0011	13.56
SMITH GLENN E LIMITED PARTNERSHIP	58-033-0241	16.26
RCA65 LC	58-033-0020	67.46
PINE GROVE PROPERTIES LIMITED PARTNERSHIP	58-033-0240	0.87
OTHER LAND W/O PARCEL ID OR OWNER INFO		1.84
Total		674.06

As delineated in the office of the Utah County Recorder, the Project Area encompasses all of the parcels and land detailed in TABLE 1: PROPERTY DESCRIPTION.

A map, site plan and legal description of the Project Area are attached hereto in APPENDIX A.



SECTION 2: PROJECT AREA BUDGET

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

BASE YEAR VALUE

The Agency has determined that the base year property tax value for the Project Area Budget will be the total taxable value (including real and personal property) for the 2011 tax year which is estimated to be \$2,024,252. Using the 2011 tax rates established within the Project Area the property taxes levied equate to \$24,749. Accordingly, this amount will continue to flow thru to each taxing entity proportional to the amount of the tax rate being levied.

PAYMENT TRIGGER

This Budget will have a ten (10) to twenty year (20) duration (depending on the option adopted in the final budget) from the date of the first tax increment receipt beginning with taxes collected in 2013 and remitted in 2014. The collection of tax increment shall be exclusively for tax years 2013 through 2023 or 2033 (depending on the budget option adopted as described later in the document), provided that the total amount of tax increment collected by the Agency shall not exceed \$635,000.

PROJECTED TAX INCREMENT REVENUE - TOTAL GENERATION

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates the relocation of a manufacturing company that will construct a 130,000 square-foot manufacturing/industrial building beginning in the Project Area in 2012 or 2013. The contemplated development will generate significant additional property tax above what is currently generated within the Project Area and the development will also generate a significant number of jobs as described below.

PROPERTY TAX

Property tax increment will begin to be generated in the tax year (ending Dec 31) following construction completion and tax increment will actually be paid to the Agency in March or April after collection. It is projected that property tax increment generation within the Project Area could begin as early as 2013 or as late as 2015. In this draft Budget, four (4) different options will be presented from which one (1) option or a combination of the options will be adopted into the final budget. It is currently estimated that during the budget life of the four options presented the following tax increment will be generated over and above the \$247,485 over a 10 years or \$494,970 over 20 years that the properties currently generate at the annual amount of \$24,749:

- Options 1 & 2: Over a 10-yr period, both are estimated to generate \$1.036 million ((NPV \$805,712)
- Options 3 & 4: Over a 20-yr period, both are estimated to generate \$1,93 million (NPV \$1,23 million)

JOBS

The relocation of the manufacturing company will add an estimated 300 jobs initially to the local area. After the first eighteen (18) months of operation, the company expects to add another 40-60 employees.



PROJECTED TAX INCREMENT REVENUE -TOTAL TO IMPLEMENT PROJECT AREA PLAN

The Agency will utilize only a portion of the total estimated incremental property taxes ("Tax Increment") available in each of the four (4) options presented to implement the Project Area Plan.

- Option #1 will utilize \$625,004 of the approximate total of \$1.036 million of tax increment
- Option #2 will utilize \$187,004 of the approximate total of \$1.036 million of tax increment
- Option #3 will utilize \$629,500 of the approximate total of \$1.93 million of tax increment
- Option #4 will utilize \$267,159 of the approximate total of \$1.93 million of tax increment

Ninety-five percent (95%) of tax increment available for the Budget in each of the four (4) options will be allocated to the Public Infrastructure Fund for the purpose of funding certain public infrastructure projects both within and outside the Project Area necessary to accommodate development in the Project Area. Approximately 5% will be used to offset the administration costs of the Agency. The Public Infrastructure Fund's expenditures will include: parking, roadway, landscaping improvements, and utilities. It is currently projected that at the final year of each budget option the Public Infrastructure Fund will have totaled (\$593,754—Option #1, \$177,654—Option #2, \$629,500—Option #3, \$253,801—Option #4) in total tax increment received. This projection only includes the tax increment from the construction of the manufacturing/industrial building and not any additional development within the Project Area.

TAX INCREMENT - \$635,000 CAP

The total tax increment to be utilized in the Project Area Budget will be capped at \$631,579 meaning that if the Budget reaches \$631,579 in total increment received before the end of the Project Area's 10 or 20-year life span the Budget will not take any more tax increment and the Project Area will terminate. In other words, the Project Area will continue its existence for the full ten (10) or twenty (20) years (depending on the option) unless the total tax increment for the Budget meets the \$631,579 mark of total tax increment received.

ALPINE SCHOOL DISTRICT

For Budget options 2 and 4, the Alpine School District will participate through the construction of certain road way infrastructure instead of contributing tax increment to the Project Area Budget. This road way infrastructure will be determined at a later date through an agreement between the City and the Alpine School District.

EDA #2012-1 Tax Increment Projection

Coption #3 - 20 Years Option #4 - 20 Years (No School District) Istrict) In NPV @ Participation Total NPV @ Rate Amounts 5.00%	\$48,642 26% \$55,182 \$ - 26% \$362,340	\$104,066 \$80,861 75% \$194,050 \$123,576 75% \$194,050 \$123,576 \$13,576 \$123,576 \$ 20,338 \$15,803 26% \$17,928 \$ 11,417 26% \$17,928 \$11,417 \$187,004 \$145,306 \$629,500 \$400,883 \$170,135 \$170,135	Total mounts Total mounts NPV @ Amounts Total mounts NPV @ Amounts \$177,654 \$138,041 \$598,025 \$380,839 \$253,801 \$161,628 \$9.350 \$ 7,265 \$ 31475 \$ 20,044 \$13,358 \$ 8,507 \$187,004 \$145,306 \$629,500 \$400,883 \$2507,159 \$170,135	Total NPV @ Total NPV @ mounts Amounts 5.00% Amounts 5.00% \$51,219 \$ 39,798 \$ 157,055 \$100,017 \$747,372 \$580,724 \$ 64,683 \$41,192 \$ 64,683 \$16,640 \$ 12,930 \$ 51,025 \$32,494 \$849,920 \$ 660,406 \$ 51,025 \$33,494	Total NPV.@ Total NPV.@ Amounts 5.00% Amounts 5.00% Amounts 5.00% 5.00% \$113,819 \$ 88,440 \$212,237 \$135,159 \$ 212,237 \$135,159 \$ 747,372 \$580,724 \$ 1393,617 \$ 887,494 \$ 887,494
iummary of Project Area Budget - 10 & 20 Year Budgets with and without participation from the Alpin Option #1 - 10 Years. Option #1 - 10 Years. (No Scho (No Scho) (No Scho (No Scho)	58% \$ 66,015 \$ 51,295 55% 58% 433,476 336,820 0%	Eagle Mountain City 75% 104,066 80,861 75% \$104 Central Utah Water 58% 21,448 16,665 55% \$ 20 Conservancy District 58% 21,448 16,665 55% \$ 20 Total Sources of Funds: \$625,004 \$ 485,642 \$ 187	Uses of Funds: Total NPV @ Total Public Infrastructure Fund (Roads, Utilities, etc)* \$593,754 \$ 461,360 \$177,65 EDA Administration @ 5% 31,250 24,282 \$9.35 Total Uses of Funds: \$625,004 \$485,642 \$3187,00	Remaining for Taxing Entities: Total NPV @ Amounts 10tal Utah County \$ 47,804 \$ 37,145 \$ 51,21 Apine School District 313,896 243,904 \$ 747,37 Eagle Mountain City 34,689 26,954 \$ 334,68 Central Utah Water 15,531 12,068 \$ 16,64 Conservancy District 15,531 12,068 \$ 16,64 Total Sources of Funds: \$ 417,920 \$ 320,077	Total Tax Increment Generation: Total Amounts 5.00% Amounts Amounts Utah County \$ 113,819 \$ 88,440 \$ 113,81 Alpine School District 747,372 580,724 \$ 747,37

\$1,393,617 \$258,733 \$68,953 \$164,769 \$1,933,541 \$43,911 \$887,494

\$ 68,953 \$ 258,733

\$28,733

\$107,815

\$138,754 \$36,978

107,815 28,733

138,754 36,978 \$1,036,924 \$805,712

\$1,036,924 \$805,712

Total Incremental Property Tax

Eagle Mountain City Central Utah Water Conservancy District Generation:

\$43,911

\$164,769

Service of the servic

PROF NOT * Hilly of the Robert Robert Son Karly of the Control of the Contr 

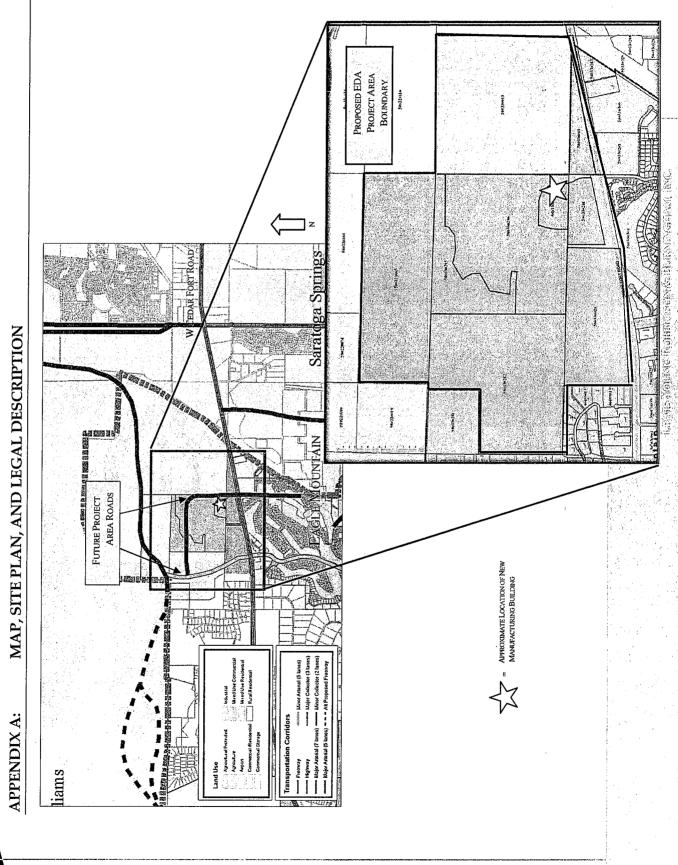
All taxing entities that receive property tax generated within the Project Area, as detailed above in Table 2, will share at least a portion of that increment generation with the Agency. Depending on the option adopted in the final Budget, most, or not all, taxing entities (except Eagle Mountain City) will contribute a portion of their respective tax increment for either 10 or 20 years. Eagle Mountain City will contribute 75% of their respective tax increment over the same period.

PROJECTED TAX INCREMENT REVENUE - TOTAL SHARED WITH OTHER ENTITIES

All taxing entities, except Eagle Mountain City, as detailed in Table 2, will receive a percentage of their respective property tax increment generated within the Project Area during the duration of the Budget and all tax increment thereafter (depending on the option). Eagle Mountain City will receive 25% of their respective property tax increment throughout the duration of the budget.

PROJECTED TAX REVENUE - CURRENT REVENUE FROM BASE YEAR

The taxing entities are currently receiving—and will continue to receive—property tax revenue from the current taxable value of the property within the Project Area which is currently estimated to be valued at \$2,024,252. Based upon the current tax rates in the area, the collective taxing entities are receiving \$24,749 in property tax annually from this Project Area. This equates to approximately \$247,485 for a ten (10) Project Area or \$494,970 over the twenty (20) year Project Area.





THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN UTAH COUNTY, UTAH:

BEGINNING AT A POINT NORTH 1,302.22 FT AND SOUTH 1,359.08 FT FROM THE SOUTH WEST CORNER SECTION 8 T5S R1W SALT LAKE BASE & MERIDIAN UTAH COUNTY, UTAH; THENCE S88°46'08"E 4010.12 FT; THENCE S0°32'58"W 1364.18 FT; THENCE S89°54'30"E 2660.3 FT; THENCE S0°23'26"W 2538.7 FT; THENCE S78°26'26"W 2711.6 FT; THENCE N0°14'00"E 94.7 FT; THENCE S78°03'03"W 1365.2 FT; THENCE N88°53'23"W 71.6 FT; THENCE S01°06'37"W 291.7 FT; THENCE S86°16'52"W 2625.4 FT; THENCE N 1228.4 FT; THENCE N88°53'26"W 1320.09 FT; THENCE N0°13'53"E 1600 FT; THENCE E 1216.2 FT; THENCE N 987.9 FT; THENCE S88°03'28"E 128.3 FT; THENCE N0°48'00"E 1347.67 FT TO P.O.B., AREA = 674.06 AC.



APPENDIX B:

BUDGET SUMMARY & MULTI-YEAR BUDGETS

EAGLE MOUNTAIN CITY, UTAH
EDA #2012-1
Tax Increment Projection
Tax Increment Projection
Tax Increment Project wea Budger - 10 & 20 Year Budgets with and without participation from the Alpine School District.

Oniton #4 - 20 Vears (No School District)	Participation Rate Total Amounts NPV @ 5.00%	69	+ 69	75% \$ 194,050 \$ 123,576	\$ 17.928 \$	\$ 267,159 \$ 1	Total Amounts NDV @ 5 00%	٠£	. 69	\$	Total Amounts NPV @ 5.00%	\$	+ 643	\$ 64.683 \$ 41.192	e 69) L	Total Amounts NPV @ 5.00%	4	. .	036 831 3 258 332	→ 64	SE 38 172	
W. W. W. W. W. W. Continue #37207 Years W.	Participation Rate Total Amounts NPV @ 5.00%	26% \$ 55,182 \$ 35,141	\$ 362,340 \$ 2	\$ 194,050 \$	26% \$ 17,928 \$ 11,417	\$ 629,500 \$ 400,883	Total Amounts NPV @ 5.00%		69	629,500 3 400,883	Total Amounts NPV @ 5.00%	157,055 \$ 100,017	69	49	- 69	1,304,041 \$ 830,449	Total Amounts NPV @ 5.00%	 \$ 212.237 \$ 135.159	\$ 1.393.617 \$ 887.494	- 65	· 69	1,933,541, 15,777, 1,231,332	
Option #2:10 Years (No School District)	Párticipation Rate Total Amounts NPV @ 5.00%	55% \$ 62,600 \$ 48,642	- \$ - \$ %0	· •••	55% \$ 20,338 \$ 15,803	145,306	Total Amounts Total Amounts	\$ 177,654 \$ 138,041	\$ 9,350 \$ 7,265	145,306	Fotal Amounts Total Amounts	\$ 51,219 \$ 39,798	\$ 747,372 \$ 580,724	\$ 34,689 \$ 26,954	\$ 16,640 \$ 12,930	849,920 \$ 660,406	Total Amounts NPV @ 5.00%	\$ 113,819 \$ 88,440	S	s	s	1. (4	
Option #1 - 10 Vears	Participation Rate Total Amounts NPV @ 5:00%	\$ 66,015 \$	433,476	104,066	58% 21,448 16,665	625,004 \$ 625,004 \$ 642	Total Amounts NPV @ 5:00%	\$ 593,754 \$ 461,360		\$ 625,004 \$ 485,642	Total Amounts NPV @ 5.00%	€9		34,689 26,954	15,531 12,068	411,920 \$ 320,071	Total Amounts: NPV @ 5,00%	\$ 113,819 \$ 88,440	747,372 580,724	138,754 107,815	36,978 28,733	15. 1036,924 \$ 805,712,	
	unds (Property Tax Increment):	Utah County	Apine School District	Eagle Mountain City	Central Ulah Water Conservancy District	Iotal Sources of Funds:	Uses of Funds:	Public Infrastructure Fund (Roads, Utilities, etc)	EDA Administration @ 5%	lotal Uses of Funds:	Remaining for Taxing Entities:	Utah County	Apine School District	Eagle Mountain City	Central Utah Water Conservancy District	Total Sources of Funds:	Fotal Tax Increment Generation:	Utah County	Alpine School District	Eagle Mountain City	Central Utah Water Conservancy District	Total Incremental Property Tax Generation:	

SNUGZ EDA
Tax Increment Projection - Option #1

<u>Table 3.1: Multi-Year Tax Increment Budget (Project Area Forecast) - 10 Years @ 58%</u>

										`			1.	
	Payment Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
INCREMENTAL PROPERTY TAX ANALYSIS:	Tax Year													
Cumulative Taxable Value	Year		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	1	
	Market Service			MARINA DE LA CARLO	Taligna and the Co	i. Lange				icanina	Bear, and		ĺ	
Building Value		-	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000		
Personal Property Values		-	1,694,600	2,463,065	2,151,530	1,787,688	1,637,688	1,507,688	1,377,688	1,247,688	1,107,688	937,688		
Total Values:		-	8,584,600	9,353,065	9,041,530	8,677,688	8,527,688	8,397,688	8,267,688	8,137,688	7,997,688	7,827,688		
Value of Current Property		2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252			
Total Assessed Value:		2,024,252	10,608,852	11,377,317	11,065,782	10,701,940	10,551,940	10,421,940	10,291,940	10,161,940	10,021,940			
LESS BASE YEAR VALUE (2011):		(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)			
TOTAL INCREMENTAL VALUE:		-	8,584,600	9,353,065	9,041,530	8,677,688	8,527,688	8,397,688	8,267,688	8,137,688	7,997,688	7,827,688		
TAX RATE & INCREMENT ANALYSIS:	2014	[common based of the control					T				 	L		T 1001
Utah County	2011 0.001342	Current Property Taxes 2,717	11,521	10 550	10 104	44.045	44.444	44.070	44.005	40.004	40.700	40 505	Totals	NPV @ 5%
Alpine School District	0.001342	the state of the district of the state of the state of	75,647	12,552 82,419	12,134 79,674	11,645 76,468	11,444 75,146	11,270 74,000	11,095 72,855	10,921	10,733	10,505	113,819	88,44
Eagle Mountain City	0.001636	17,838 3,312	14,044	15,302	14,792	14,197				71,709	70,476	68,978	747,372	580,72
Central Utah Water Conservancy District	0.001636	883	3,743		3,942		13,951	13,739	13,526	13,313	13,084	12,806	138,754	107,81
						3,783	3,718	3,661	3,605	3,548	3,487	3,413	36,978	28,73
Totals:	0.012226	24,749	104,955	114,351	110,542	106,093	104,260	102,670	101,081	99,491	97,780	95,701	1,036,924	805,712
TOTAL INCREMENTAL REVENUE WITHIN EDA:		1	104,955	114,351	110,542	106,093	104,260	102,670	101,081	99,491	97,780	95,701	1,036,924	805,712
	New York (1980)		50 A MARKON PARI 1 1 2 50 100 Pro-	ea a sous on one of the entire walled the second of the		According to the control of the cont	Property was a second of the s	TERROR OF BUILDING TO SERVED TO SERVED	TO A MADE POST OF A SECURIT AND A SECURIT AND A SECURIT	Essentia managaran eta a per arresarre	NOTE NOTICE OF THE PARTY OF THE PARTY OF THE PARTY.		1,030,924	1 000,712
CDA PROJECT AREA BUDGET Sources of Funds:			2014	-2015	.2016	2017	2018	2019	₂2020	2021	2022	2023		
Sources of Funds: Property Tax Participation Rate for Budget	33,2		11 11			2016								
Utah County		58%	58%	58%	58%	58%	58%	58%	58%	58%	58%	58%		
Alpine School District		58%	58%	58%	58%	58%	58%	58%	58%	58%	58%			
Eagle Mountain City		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Central Utah Water Conservancy District		58%	58%	58%	58%	58%	58%	58%	58%	58%	58%	58%		
Property Tax Increment for Budget								stati kataan siyi					Totals	NPV @ 5%
Utah County	Talia lalinaria de la como de la companiore de la compani		6,682	7,280	7,038	6,754	6,638	6,536	6,435	6,334	6,225	6,093	66,015	51,29
Alpine School District	ľ		43,876	47,803	46,211	44,351	43,585	42,920	42,256	41,591	40,876	40,007	433,476	336,82
Eagle Mountain City			10,533	11,476	11,094	10,648	10,463	10,304	10,144	9,985	9,813	9,605	104,066	80,86
Central Utah Water Conservancy District			2,171	2,365	2,286	2,194	2,156	2,124	2,091	2,058	2,022	1,979	21,448	16,66
Total Property Tax Increment for Budget:			63,262	68,925	66,629	63,948	62,842	61,884	60,926	59,968	58,937	57,684	625,004	485,642
Total Sources		· -	63,262	68,925	66,629	63,948	62,842	61,884	60,926	59,968	58,937	57,684	625,004	485,642
Jses of Tax Increment Funds*:	5			2015	2016	2017	2018	2019	2020	2021	2022		· · · · · · · · · · · · · · · · · · ·	l sa nace
Public Infrastructure Fund (Roads, Utilities, etc)	95%	_	60,099	65.478	63.297	60.750	59,700	58,790	2020 57 880	56 970	55 990	2023	70TALS 593 754	√ NPV
EDA Administration @ 5%	5%		3,163	3,446	3,331	3,197	3,142	3,094	3,046	2,998	2,947	54,800 2,884	593,754 31,250	461,360
Fotal Uses	100%		63,262	68,925	66,629	63,948	62,842	61,884	60,926	2,998 59,968	58,937	2,884 57,684	625,004	24,282 485,642
										20,000		07,004	320,004	100,042
REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR:	TAXING ENTITIES		erenerii () () () () () () () () () () () () ()	2015	2016	2017	2018	2019	2020	2021	2022	2023	:::TOTALS:	, NPV
Utah County			4,839	5,272	5,096	4,891	4,807	4,733	4,660	4,587	4,508	4,412	47,804	37,14
Alpine School District	Ļ		31,772	34,616	33,463	32,116	31,561	31,080	30,599	30,118	29,600	28,971	313,896	243,90
Eagle Mountain City		···	3,511	3,825	3,698	3,549	3,488	3,435	3,381	3,328	3,271	3,202	34,689	26,95
Control I Hab Matan Consensation of District									4 5 4 4 1	4 400	4 400		45 504	12,068
Central Utah Water Conservancy District Total:			1,572 41,694	1,713 45,426	1,656 43,913	1,589	1,562	1,538	1,514	1,490	1,465	1,433	15,531	12,000

	Assumptions	198 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Discount Rate		,	5.0%
Inflation Rate			3.0%
Assessed Value Adjustment			100.0%

* Capped at \$631,579

SNUGZ EDA
Tax Increment Projection - Option #2

<u>Table 3.2: Multi-Year Tax Increment Budget (Project Area Forecast) - 10 years No School District Participation</u>

				•				*						
	Payment Year	2013	2014	2015	2016	× 2017	-2018	2019	2020	2021	2022	2023		
INCREMENTAL PROPERTY TAX ANALYSIS:	Tax Year						3, 3, 3, 3, 1							
Cumulative Taxable Value	Year		Year 1	Year 2	Year 3	∴ Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
	Constitution of the	1		× 4.5.0 (1.10)	S. Kalio a th	Length St.	464.5		Medan, chare and			1 160 1405 ·		
Building Value		-	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000			
Personal Property Values			1,694,600	2,463,065	2,151,530	1,787,688	1,637,688	1,507,688	1,377,688	1,247,688	1,107,688	937,688		
Total Values:			8,584,600	9,353,065	9,041,530	8,677,688	8,527,688	8,397,688	8,267,688	8,137,688	7,997,688	7,827,688		
Value of Current Property		2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252		
Total Assessed Value:		2,024,252	10,608,852	11,377,317	11,065,782	10,701,940	10,551,940	10,421,940	10,291,940	10,161,940	10,021,940			
LESS BASE YEAR VALUE (2011): TOTAL INCREMENTAL VALUE:		(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)			
TOTAL INGREMENTAL VALUE.		-	8,584,600	9,353,065	9,041,530	8,677,688	8,527,688	8,397,688	8,267,688	8,137,688	7,997,688	7,827,688		
TAX RATE & INCREMENT ANALYSIS:	2011	Current Property Taxes					ay ar a a						Totals	NPV @ 5
Utah County	0.001342	2,717	11,521	12,552	12,134	11,645	11,444	11,270	11,095	10,921	10,733	10,505	113,819	88,4
Alpine School District	0.008812	17,838	75,647	82,419	79,674	76,468	75,146	74,000	72,855	71,709	70,476	68,978	747,372	580,7
Eagle Mountain City	0.001636	3,312	14,044	15,302	14,792	14,197	13,951	13,739	13,526	13,313	13,084	12,806	138,754	107,8
Central Utah Water Conservancy District	0.000436	883	3,743	4,078	3,942	3,783	3,718	3,661	3,605	3,548	3,487	3,413	36,978	28,7
Totals:	0.012226	24,749	104,955	114,351	110,542	106,093	104,260	102,670	101,081	99,491	97,780	95,701	1,036,924	805,7
TOTAL INCREMENTAL REVENUE WITHIN EDA:			104,955 ‡	114,351	110,542	106,093	104,260	102,670	101,081	99,491	97,780	95,701	1,036,924	805,71
CDA PROJECT/AREA BUDGET			2014	2015	2016	2017	2018	2019	2020	2021	2022			
Sources of Funds:							Charles and Charle					3 16 2		
Property Tax Participation Rate for Budget						13					\$45. July 100			
Utah County														
Otali County	1	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%		
Alpine School District		0%	0%	55% 0%	0%	0%	0%	. 55% 0%	0%	55% 0%	55% 0%			
Alpine School District Eagle Mountain City		0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%		
Alpine School District Eagle Mountain City Central Utah Water Conservancy District		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0 <u>%</u> 75%		
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget		0% 75%	0% 75% 55%	0% 75% 55%	0% 75% 55%	0% 75% 55%	0% 75% 55%	0% 75% 55%	0% 75% 55%	0% 75% 55%	0% 75% 55%	0% 75% 55%		
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County		0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	0% 75%	Totals 62,600	
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District		0% 75%	0% 75% 55% 6,336	0% 75% 55% 6,903	0% 75% 55% 6,674	0% 75% 55% 6,405	0% 75% 55% 6,294	0% 75% 55% 6,198	0% 75% 55% 6,102	0% 75% 55% 6,006	0% 75% 55% 5,903	0% 75% 55% 5,778	62,600 -	48,64
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City		0% 75%	0% 75% 55% 6,336 - 10,533	0% 75% 55% 6,903 - 11,476	0% 75% 55% 6,674 - 11,094	0% 75% 55% 6,405 - 10,648	0% 75% 55% 6,294 - 10,463	0% 75% 55% 6,198 - 10,304	0% 75% 55% 6,102 - 10,144	0% 75% 55% 6,006 - 9,985	0% 75% 55% 5,903 - 9,813	0% 75% 55% 5,778 - 9,605	62,600 - 104,066	48,64 - 80,86
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District		0% 75%	0% 75% 55% 6,336 - 10,533 2,059	0% 75% 55% 6,903 - 11,476 2,243	0% 75% 55% 6,674 - 11,094 2,168	0% 75% 55% 6,405 - 10,648 2,081	0% 75% 55% 6,294 - 10,463 2,045	0% 75% 55% 6,198 - 10,304 2,014	0% 75% 55% 6,102 - 10,144 1,983	0% 75% 55% 6,006 - 9,985 1,951	0% 75% 55% 5,903 - 9,813 1,918	0% 75% 55% 5,778 - 9,605 1,877	62,600 - 104,066 20,338	48,64 - 80,86 15,80
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget:		0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928	0% 75% 55% 6,903 - 11,476 2,243 20,623	0% 75% 55% 6,674 - 11,094 2,168 19,936	0% 75% 55% 6,405 - 10,648 2,081 19,133	0% 75% 55% 6,294 - 10,463 2,045 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516	0% 75% 55% 6,102 - 10,144 1,983 18,229	0% 75% 55% 6,006 - 9,985 1,951 17,943	0% 75% 55% 5,903 - 9,813 1,918 17,634	0% 75% 55% 5,778 - 9,605 1,877 17,259	62,600 - 104,066 20,338 187,004	48,64 - 80,86 15,80 145,30
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District		0% 75%	0% 75% 55% 6,336 - 10,533 2,059	0% 75% 55% 6,903 - 11,476 2,243	0% 75% 55% 6,674 - 11,094 2,168	0% 75% 55% 6,405 - 10,648 2,081	0% 75% 55% 6,294 - 10,463 2,045	0% 75% 55% 6,198 - 10,304 2,014	0% 75% 55% 6,102 - 10,144 1,983	0% 75% 55% 6,006 - 9,985 1,951	0% 75% 55% 5,903 - 9,813 1,918	0% 75% 55% 5,778 - 9,605 1,877	62,600 - 104,066 20,338	48,64 - 80,86 15,80 145,30
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget:		0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928	0% 75% 55% 6,903 - 11,476 2,243 20,623	0% 75% 55% 6,674 - 11,094 2,168 19,936	0% 75% 55% 6,405 - 10,648 2,081 19,133	0% 75% 55% 6,294 - 10,463 2,045 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516	0% 75% 55% 6,102 - 10,144 1,983 18,229	0% 75% 55% 6,006 - 9,985 1,951 17,943	0% 75% 55% 5,903 - 9,813 1,918 17,634	0% 75% 55% 5,778 - 9,605 1,877 17,259	62,600 - 104,066 20,338 187,004	48,64 - 80,86 15,80 145,30
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget: Total Sources	95%	0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928	0% 75% 55% 6,903 - 11,476 2,243 20,623	0% 75% 55% 6,674 - 11,094 2,168 19,936 19,936	0% 75% 55% 6,405 - 10,648 2,081 19,133 19,133	0% 75% 55% 6,294 - 10,463 2,045 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516	0% 75% 55% 6,102 - 10,144 1,983 18,229	0% 75% 55% 6,006 - 9,985 1,951 17,943 17,943	0% 75% 55% 5,903 - 9,813 1,918 17,634	0% 75% 55% 5,778 - 9,605 1,877 17,259	62,600 - 104,066 20,338 187,004	48,64 - 80,86 15,80 145,30 145,30
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget: Total Sources Uses of Tax Increment Funds*: Public Infrastructure Fund (Roads, Utilities, etc)	j-	0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928 18,928	0% 75% 55% 6,903 - 11,476 2,243 20,623 20,623	0% 75% 55% 6,674 - 11,094 2,168 19,936 19,936	0% 75% 55% 6,405 - 10,648 2,081 19,133 19,133	0% 75% 55% 6,294 - 10,463 2,045 18,803 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516 18,516	0% 75% 55% 6,102 - 10,144 1,983 18,229 18,229	0% 75% 55% 6,006 - 9,985 1,951 17,943 17,943	0% 75% 55% 5,903 - 9,813 1,918 17,634 17,634	0% 75% 55% 5,778 - 9,605 1,877 17,259 17,259	62,600 - 104,066 20,338 187,004 187,004 TOTALS 177,654	48,64 - 80,86 15,80 145,30 145,30 NPV 138,04
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget: Total Sources Uses of Tax Increment Funds*:	95% 5% 100%	0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928	0% 75% 55% 6,903 - 11,476 2,243 20,623 20,623	0% 75% 55% 6,674 - 11,094 2,168 19,936 19,936	0% 75% 55% 6,405 - 10,648 2,081 19,133 19,133	0% 75% 55% 6,294 - 10,463 2,045 18,803 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516 18,516	0% 75% 55% 6,102 - 10,144 1,983 18,229 18,229	0% 75% 55% 6,006 - 9,985 1,951 17,943 17,943	0% 75% 55% 5,903 - 9,813 1,918 17,634 17,634	0% 75% 55% 5,778 - 9,605 1,877 17,259 17,259	62,600 - 104,066 20,338 187,004 187,004	: NPV @ 5% 48,64 - 80,86 15,80 145,30 145,30 NPV 138,04 7,26 145,30
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget: Total Sources Uses of Tax Increment Funds*: Public Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5% Total Uses	5% 100%	0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928 18,928	0% 75% 55% 6,903 - 11,476 2,243 20,623 20,623 20,623 19,591 1,031 20,623	0% 75% 55% 6,674 - 11,094 2,168 19,936 19,936 2016 18,939 997 19,936	0% 75% 55% 6,405 - 10,648 2,081 19,133 19,133 - 2017 18,177 957 19,133	0% 75% 55% 6,294 - 10,463 2,045 18,803 18,803 17,863 940 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516 18,516 2019 17,590 926 18,516	0% 75% 55% 6,102 - 10,144 1,983 18,229 18,229 17,318 911 18,229	0% 75% 55% 6,006 - 9,985 1,951 17,943 17,943 17,943	0% 75% 55% 5,903 - 9,813 1,918 17,634 17,634 2022 16,752 882 17,634	0% 75% 55% 5,778 - 9,605 1,877 17,259 17,259 2023 16,396 863 17,259	62,600 - 104,066 20,338 187,004 187,004 TOTAUS 177,654 9,350 187,004	48,64 - 80,86 15,80 145,30 145,30 145,30
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget: Total Sources Uses of Tax Increment Funds Public Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5% Total Uses REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR T	5% 100%	0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928 18,928 17,982 946 18,928	0% 75% 55% 6,903 - 11,476 2,243 20,623 20,623 20,623 19,591 1,031 20,623	0% 75% 55% 6,674 - 11,094 2,168 19,936 19,936 2016 18,939 997 19,936	0% 75% 55% 6,405 - 10,648 2,081 19,133 19,133 2017 18,177 957 19,133	0% 75% 55% 6,294 - 10,463 2,045 18,803 18,803 17,863 940 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516 18,516 2019 17,590 926 18,516	0% 75% 55% 6,102 - 10,144 1,983 18,229 18,229 2020 17,318 911 18,229	0% 75% 55% 6,006 - 9,985 1,951 17,943 17,943 17,943 17,046 897 17,943	0% 75% 55% 5,903 - 9,813 1,918 17,634 17,634 2022 16,752 882 17,634	0% 75% 55% 5,778 - 9,605 1,877 17,259 17,259 2023 16,396 863 17,259	62,600 - 104,066 20,338 187,004 187,004 TOTALS 177,654 9,350 187,004	48,6 - 80,8 15,8 145,3 145,3 145,3 NPV 138,0 7,2 145,3
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget: Total Sources Uses of Tax Increment Funds Public Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5% Total Uses REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR TUTAL County	5% 100%	0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928 18,928 18,928 17,982 946 18,928	0% 75% 55% 6,903 - 11,476 2,243 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,628 20,62	0% 75% 55% 6,674 - 11,094 2,168 19,936 19,936 19,936 2016 18,939 997 19,936	0% 75% 55% 6,405 - 10,648 2,081 19,133 19,133 19,133 2017 18,177 957 19,133	0% 75% 55% 6,294 - 10,463 2,045 18,803 18,803 2018 17,863 940 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516 18,516 2019 17,590 926 18,516	0% 75% 55% 6,102 - 10,144 1,983 18,229 18,229 17,318 911 18,229	0% 75% 55% 6,006 - 9,985 1,951 17,943 17,943 17,943 2021 17,046 897 17,943	0% 75% 55% 5,903 - 9,813 1,918 17,634 17,634 2022 16,752 882 17,634	0% 75% 55% 55% 5,778 - 9,605 1,877 17,259 17,259 17,259 2023 16,396 863 17,259	62,600 - 104,066 20,338 187,004 187,004 TOTALS 177,654 9,350 187,004 TOTALS 51,219	48,6 80,8 15,8 145,3 145,3 145,3 NPV 138,0 7,2 145,3 NPV 39,7
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget: Total Sources Uses of Tax Increment Funds*: Public Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5% Total Uses REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR TUTAL County Alpine School District	5% 100%	0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928 18,928 17,982 946 18,928	0% 75% 55% 6,903 - 11,476 2,243 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,62	0% 75% 55% 6,674 - 11,094 2,168 19,936 19,936 2016 18,939 997 19,936	0% 75% 55% 6,405 - 10,648 2,081 19,133 19,133 - 2017 18,177 957 19,133 - 2017 5,240 76,468	0% 75% 55% 6,294 - 10,463 2,045 18,803 18,803 18,803 2018 17,863 940 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516 18,516 2019 17,590 926 18,516	0% 75% 55% 6,102 - 10,144 1,983 18,229 18,229 2020 17,318 911 18,229 2020 4,993 72,855	0% 75% 55% 6,006 - 9,985 1,951 17,943 17,943 17,943 2021 17,046 897 17,943	0% 75% 55% 5,903 - 9,813 1,918 17,634 17,634 2022 16,752 882 17,634 2022 4,830 70,476	0% 75% 55% 5578 5,778 - 9,605 1,877 17,259 17,259 2023 4,727 68,978	62,600 - 104,066 20,338 187,004 187,004 TOTAUS 177,654 9,350 187,004 TOTAUS 51,219 747,372	48,6 80,8 15,8 145,3 145,3 145,3 NPV 138,0 7,2 145,3 NPV 39,7 580,7
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget: Total Property Tax Increment for Budget: Total Sources Uses of Tax Increment Funds* Public Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5% Total Uses REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR TUTAL County Alpine School District Eagle Mountain City	5% 100%	0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928 18,928 17,982 946 18,928 5,184 75,647 3,511	0% 75% 55% 6,903 - 11,476 2,243 20,623 20,623 20,623 20,623 19,591 1,031 20,623 2015 5,648 82,419 3,825	0% 75% 55% 6,674 - 11,094 2,168 19,936 19,936 19,936 2016 18,939 997 19,936 2016 5,460 79,674 3,698	0% 75% 55% 6,405 - 10,648 2,081 19,133 19,133 - 2017 18,177 957 19,133 - 2017 5,240 76,468 3,549	0% 75% 55% 6,294 - 10,463 2,045 18,803 18,803 2018 17,863 940 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516 18,516 2019 17,590 926 18,516 2019 5,071 74,000 3,435	0% 75% 55% 6,102 - 10,144 1,983 18,229 18,229 17,318 911 18,229 2020 4,993 72,855 3,381	0% 75% 55% 6,006 - 9,985 1,951 17,943 17,943 17,943 2021 17,046 897 17,943 4,914 71,709 3,328	0% 75% 55% 5,903 - 9,813 1,918 17,634 17,634 2022 16,752 882 17,634 2022 4,830 70,476 3,271	0% 75% 55% 55% 5,778 - 9,605 1,877 17,259 17,259 17,259 2023 4,727 68,978 3,202	62,600 - 104,066 20,338 187,004 187,004 TOTAUS 177,654 9,350 187,004 TOTAUS 51,219 747,372 34,689	48,6 80,6 15,6 145,3 145,3 145,3 NPV 138,0 7,2 145,3 NPV 39,7 580,7 26,9
Alpine School District Eagle Mountain City Central Utah Water Conservancy District Property Tax Increment for Budget Utah County Alpine School District Eagle Mountain City Central Utah Water Conservancy District Total Property Tax Increment for Budget: Total Sources Uses of Tax Increment Funds*: Public Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5% Total Uses REMAINING PROPERTY TAX INCREMENTAL REVENUES FOR TUTAL County Alpine School District	5% 100%	0% 75% 55%	0% 75% 55% 6,336 - 10,533 2,059 18,928 18,928 17,982 946 18,928	0% 75% 55% 6,903 - 11,476 2,243 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,623 20,62	0% 75% 55% 6,674 - 11,094 2,168 19,936 19,936 2016 18,939 997 19,936	0% 75% 55% 6,405 - 10,648 2,081 19,133 19,133 - 2017 18,177 957 19,133 - 2017 5,240 76,468	0% 75% 55% 6,294 - 10,463 2,045 18,803 18,803 18,803 2018 17,863 940 18,803	0% 75% 55% 6,198 - 10,304 2,014 18,516 18,516 2019 17,590 926 18,516	0% 75% 55% 6,102 - 10,144 1,983 18,229 18,229 2020 17,318 911 18,229 2020 4,993 72,855	0% 75% 55% 6,006 - 9,985 1,951 17,943 17,943 17,943 2021 17,046 897 17,943	0% 75% 55% 5,903 - 9,813 1,918 17,634 17,634 2022 16,752 882 17,634 2022 4,830 70,476	0% 75% 55% 5578 5,778 - 9,605 1,877 17,259 17,259 2023 4,727 68,978	62,600 - 104,066 20,338 187,004 187,004 TOTAUS 177,654 9,350 187,004 TOTAUS 51,219 747,372	48,64 - 80,86 15,86 145,30 145,30 NPV 138,04 7,26

Assumptions	
Discount Rate	5.0%
Inflation Rate	3.0%
Assessed Value Adjustment	100.0%

* Capped at \$631,579

SNUGZ EDA

Tax Increment Projection - Option #3

<u>Table 3.2 : Multi-Year Tax Increment Budget (Project Area Forecast) - 20 Years @ 26% Participation Rate</u>

2010	1+ Payment Year 2013	10259-NV 2014	2015	2016	strawy 2017 (savaranta	2018	2019-2019	2020	1644 2021 - Art 16	0.05 a. 2000	2023	2024	anastra 20025 retransito	ars = 2006 page 41	2027: saidt	2028	0000	2020 2020 June 2020	and 9031 - America	vi in 2032 sections	-62-2 033 Selico	
CREMENTAL PROPERTY TAX ANALYSIS	TRIVEN	100000			Marine at the Control			7.2	Sterry Sterry						10.00			2000				
mulative Taxable Value	CONTRACTOR OF THE PROPERTY OF			Year 3	Year 4	Year 5		Year 7	Year 8	Checker A report 19 miles 1	Year 10	the analysis of the state of th		2 Year 13	Year 14			Year 17				
		5 247 247 2 COUNTY	35027	22 P. C.	recorded to the second	CHARLES TO THE CONTRACT OF THE PARTY OF THE	100.0	44.7	(earo	(ed 5	Telea II			[Bal. 13	Teal 14	16al 15		T 981:17	3		4	
Iding Value	3.45	6.110.000	6.110.000	6,110,000	6,110,000	6.110.000	6.110.000	6.110.000	6,110,000	6.110.000	6.110.000	6.110.000	6,110,000	6,110,000	6,110,000	6.110.000	6,110,000		6.110.000		6.110.000	
rsonal Property Values		1,694,600	2,463,065	2,151,530	1,787,688	1,637,688	1,507,688	1.377.688	1,247,688	1,107,688	937.688	737.688	517.688	397,688	397,688	397,688	397,688	397.688	397,688	6,110,000	397.688	
otal Values:		8.584.600	9.353.065	9.041.530	8.677.688	8.527.688	8,397,688	8,267,688	8,137,688	7,997,688	7.827.688	7.627.688	7.407.688	7.287.688	7.287.688	7,287,688	7,287,688	7,287,688	7,287,688	7,287,688	7,287,688	
ue of Current Property	2.024,252	2,024,252	2,024,252	2.024,252	2.024.252	2.024,252	2.024,252	2.024.252	2.024.252	2.024.252	2.024.252	2.024,252	2.024.252	2.024.252	2.024.252	2,024,252	2.024.252	2.024.252	2.024.252	2.024.252	2,024,252	
Total Assessed Value:	2,024,252	10.608.852	11.377.317	11.065.782	10,701,940	10.551,940	10.421.940	10,291,940	10,161,940	10.021,940	9.851,940	9,651,940	9,431,940	9.311.940	9.311.940	9,311,940	9.311.940	9.311.940	9.311.940	9,311,940	9.311.940	
SS BASE YEAR VALUE (2011):	(2.024,252		(2.024.252)	(2.024.252)	(2.024.252)	(2,024,252)	(2,024,252)	(2.024,252)	(2.024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2,024,252)	(2.024.252)	(2.024.252)	(2.024.252)	(2.024.252)	-11	(2.024.252)	(2.024.252)	-11	
OTAL INCREMENTAL VALUE:	(2,024,202	8.584.600	9,353,065	9.041.530	8.677.688	8.527.688	8.397.688	8,267,688	8.137.688	7,997,688	7.827.688	7.627.688	7.407.688	7,287,688	7,287,688	7.287.688	7.287.688	7.287.688	7.287.688	7.287.688	7,287,688	
			0,000,000	0,041,000	0,077,000	0,027,000	0,007,0001	0,207,000	0,137,000	7,007,000	1,021,000	7,027,000	7,407,000	7,257,006	1,201,000	7,207,000	1,201,000	7,207,000	1,201,000	7,207,000	1,201,000	
X RATE & INCREMENT ANALYSIS:	2011 Current Property/Taxes	#	20-41-7-7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-		7 7 7 3 7 7 7 TO			earth ar the title	3 -		and the state of the	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			. 1.	1						Totals
Jiah County	0.001342	11,521	12,552	12,134	11,645	11.444	11,270	11.095	10,921	10,733	10,505	10,236	9,941	9.780	9.780	9,780	9.780	9.780	9.780	9.780	9.780	212.237
Alpine School District	0.008812	75,647	82,419	79,674	76.468	75,146	74,000	72,855	71,709	70,476	68,978	67,215	65,277	64,219	64,219	64,219 1	64,219	64,219	64,219	64,219	64,219	1,393,617
Eagle Mountain City	0.001636		15,302	14,792	14,197	13.951	13,739	13,526	13,313	13,084	12,806	12,479	12,119	11,923	11.923	11.923	11,923	11,923	11,923	11.923	11,923	258.733
Central Utah Water Conservancy District	0.000436	3,743	4,078	3.942	3,783	3,718	3,661	3,605	3,548	3,487	3,413	3,326	3,230	3,177	3,177	3.177	3.177	3,177 1	3,177	3,177	3,177	68,953
Totals:	0.012226 24:749	104.955	114,351	110,542	106.093	104,260	102.670	101.081	99,491	97,780	95,701	93,256	90.566	89.099	89.099	89,099	89,099	89.099	89.099	89,099	89.099	1.933.541
10186.	0.012220	104,555	114,331	110,042	100,093	104,200	102,670	101,061	99,491	91,100	95,701	93,256	90,000	89,099 [89,099	99,099 [89,099	89,099	89,099	89,089	89,099	1,933,541
TOTAL MODELISMEN DEPOSITION OF THE PROPERTY OF																						
TOTAL INCREMENTAL REVENUE WITHIN EDA:		104,955	114,351	110,542	106,093	104,260	102,670	101,081	99,491 [97,780	95,701	93,256	90,566	1 99,099	89,099	89,099	89,099	89,099	89,099	89,099	89,099	1,933,541
DA PROJECT AREA BUDGET		2014	2015	2016	2017	/2018	2019	2020 g	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030 👍 🖆	2031 // 4	2032	72033	
ources of Funds:		7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	CARROTTE PARTY		. Na. 161 161	Control of the or			gradus konstitut	407919-1-12-129-19	用的现代为 类	NEW YORK			11350 C-1	e nateral		14 TE (12 H	SETTING !	130 W. 7556	
operty Tax Participation Rate for Budget	The state of the state of the state of	Service Committee	Stary Sales of	a a Najiri da a Kasa Kasa A															100.00		ar the surphysion.	
Ulah County	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	
Alpine School District	26%		26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	
Eagle Mountain City	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
Central Utah Water Conservancy District	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	
operty Tax Increment for Budget		(All the Control of t				, the						2/4 15 1875			1 10 8 10							Totals
Utah County		2,995	3,263	3,155	3,028	2,975	2,930	2,885	2.839	2.791	2,731	2,661	2.585	2,543	2,543	2,543	2,543	2,543	2,543	2.543	2.543	55,182
Alpine School District		19,668							2,000	2,/31			2,000									
Eagle Mountain City			21,429	20,715	19,882	19,538	19,240	18,942	18,644	18,324	17,934	17,476	16,972	16,697	16,697	16,697	16,697	16,697	16,697	16,697	16,697	362,340
		10,533	11,476	11,094	10,648	10,463	10,304	18,942 10,144	18,644 9,985	18,324 9,813	17,934 9,605	9,359	16,972 9,089	16,697 8,942	8,942	8,942	8,942	8,942	8,942	16,697 8,942	8,942	194,050
		10,533 973	11,476 1,060	11,094 1,025	10,648 984	10,463 967	10,304 952	18,942 10,144 937	18,644 9,985 922	18,324 9,813 907	17,934 9,605 887	9,359 865	16,972 9,089 840	16,697 8,942 826	8,942 826	8,942 826	8,942 826	8,942 826	8,942 826	16,697 8,942 826	8,942 826	194,050 17,928
Total Property Tax Increment for Budget:		10,533	11,476	11,094	10,648	10,463	10,304	18,942 10,144	18,644 9,985	18,324 9,813	17,934 9,605	9,359	16,972 9,089	16,697 8,942	8,942	8,942	8,942	8,942	8,942	16,697 8,942	8,942	194,050
Central Ulah Water Conservancy District Total Property Tax Increment for Budget: Otal Sources		10,533 973	11,476 1,060	11,094 1,025	10,648 984	10,463 967	10,304 952	18,942 10,144 937	18,644 9,985 922	18,324 9,813 907	17,934 9,605 887	9,359 865	16,972 9,089 840	16,697 8,942 826	8,942 826	8,942 826	8,942 826	8,942 826	8,942 826	16,697 8,942 826	8,942 826	194,050 17,928
Total Property Tax Increment for Budget: otal Sources		10,533 973 34,170	11,476 1,060 37,229 37,229	11,094 1,025 35,989 35,989	10,648 984 34,541 34,541	10,463 967 33,944 33,944	10,304 952 33,426 33,426	18,942 10,144 937 32,909 32,909	18,644 9,985 922 32,391 32,391	18,324 9,813 907 31,834 31,834	17,934 9,605 887 31,157 31,157	9,359 865 30,361	16,972 9,089 840 29,486	16,697 8,942 826 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008	8,942 826 29,008	16,697 8,942 826 29,008	8,942 826 29,008	194,050 17,928 629,500
Total Property Tax Increment for Budget: otal Sources ses of Tax Increment Funds		10,533 973 34,170 34,170	11,476 1,060 37,229 37,229	11,094 1,025 35,989 35,989	10,648 984 34,541 34,541	10,463 967 33,944 33,944	10,304 952 33,426 33,426	18,942 10,144 937 32,909 32,909	18,644 9,985 922 32,391 32,391	18,324 9,813 907 31,834 31,834	17,934 9,605 887 31,157 31,157	9,359 865 30,361 30,361	16,972 9,089 840 29,486 29,486	16,697 8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	16,697 8,942 826 29,008 29,008	8,942 826 29,008 29,008	194,050 17,928 629,500 629,500
Total Property Tax Increment for Budget: otal Sources ses of Tax Increment Funds		10,533 973 34,170 34,170 32,462	11,476 1,060 37,229 37,229	11,094 1,025 35,989 35,989	10,648 984 34,541 34,541	10,463 967 33,944 33,944	10,304 952 33,426 33,426	18,942 10,144 937 32,909 32,909	18,644 9,985 922 32,391 32,391	18,324 9,813 907 31,834 31,834	17,934 9,605 887 31,157 31,157	9,359 865 30,361 30,361	16,972 9,089 840 29,486	16,697 8,942 826 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	16,697 8,942 826 29,008	8,942 826 29,008 29,008	194,050 17,928 629,500 629,500
Total Property Tax Increment for Budget: otal Sources ses of Tax Increment Funds: Public Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5%	李廷登 名下去 第 子英格兰名 第二	10,533 973 34,170 34,170	11,476 1,060 37,229 37,229	11,094 1,025 35,989 35,989	10,648 984 34,541 34,541	10,463 967 33,944 33,944	10,304 952 33,426 33,426	18,942 10,144 937 32,909 32,909	18,644 9,985 922 32,391 32,391	18,324 9,813 907 31,834 31,834	17,934 9,605 887 31,157 31,157	9,359 865 30,361 30,361	16,972 9,089 840 29,486 29,486	16,697 8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	8,942 826 29,008 29,008	16,697 8,942 826 29,008 29,008	8,942 826 29,008 29,008	194,050 17,928 629,500 629,500
Total Property Tax Increment for Budget: otal Sources ses of Tax Increment Funds: Diblic Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5% Development Enhancements	95% - 5% - 0% -	10,533 973 34,170 34,170 32,462 1,709	11,476 1,060 37,229 37,229 37,229 2015 35,367 1,861	11,094 1,025 35,989 35,989 35,989	10,648 984 34,541 34,541 32,814	10,463 967 33,944 33,944 2018	10,304 952 33,426 33,426 2019 31,755	18,942 10,144 937 32,909 32,909 32,909	18,644 9,985 922 32,391 32,391 32,391	18,324 9,813 907 31,834 31,834 2022 30,242	17,934 9,605 887 31,157 31,157 2023 29,599	9,359 865 30,361 30,361 2024 28,843	16,972 9,089 840 29,486 29,486	16,697 8,942 826 29,008 29,008 29,008	8,942 826 29,008 29,008 29,008	8,942 826 29,008 29,008 29,008	8,942 826 29,008 29,008 29,008	8,942 826 29,008 29,008 29,008	8,942 826 29,008 29,008 29,008	16,697 8,942 826 29,008 29,008	8,942 826 29,008 29,008 29,008	194,050 17,928 629,500 629,500 TOTALS
Total Property Tax Increment for Budget: otal Sources ses of Tax Increment Funds* ubilic Infrastructure Fund (Roads, Utilities, etc) DA Administration @ 5% ovelopment Enhancements Other Projectis	95% - 5% - 0% - 0% -	10,533 973 34,170 34,170 32,462 1,709	11,476 1,060 37,229 37,229 37,229 2015 35,367 1,861	11,094 1,025 35,989 35,989 35,989 34,189 1,799	10,648 984 34,541 34,541 32,617 32,814 1,727	10,463 967 33,944 33,944 32,246 1,697	10,304 952 33,426 33,426 33,426 31,755 1,671	18,942 10,144 937 32,909 32,909 32,909 31,263 1,645	18,644 9,985 922 32,391 32,391 32,391 32,391 30,772 1,620	18,324 9,813 907 31,834 31,634 30,242 1,592	17,934 9,605 887 31,157 31,157 2023 29,599 1,558	9,359 865 30,361 30,361 2024 28,843 1,518	16,972 9,089 840 29,486 29,486 4***2025 28,011 1,474	16,697 8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 2027 27,558 1,450	8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 27,558 1,450	16,697 8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 27,558 1,450	194,050 17,928 629,500 629,500 TOTALS 598,025 31,475
Total Property Tax Increment for Budget: tal Sources es of Tax Increment Funds* ubilic Infrastructure Fund (Roads, Utilities, etc) DA Administration @ 5% bevelopment Enhancements Other Projects	95% - 5% - 0% -	10,533 973 34,170 34,170 32,462 1,709	11,476 1,060 37,229 37,229 37,229 2015 35,367 1,861	11,094 1,025 35,989 35,989 35,989 2016 34,189 1,799	10,648 984 34,541 34,541 34,541 32,814 1,727	10,463 967 33,944 33,944 32,246 1,697	10,304 952 33,426 33,426 33,426 31,755 1,671	18,942 10,144 937 32,909 32,909 32,909 31,263 1,645	18,644 9,985 922 32,391 32,391 1,620 1,620	18,324 9,813 907 31,834 31,834 2022 30,242 1,592	17,934 9,605 887 31,157 31,157 2023 29,599 1,558 -	9,359 865 30,361 30,361 2024 28,843 1,518	16,972 9,089 840 29,486 29,486 29,486 2025 28,011 1,474	16,697 8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 27,558 1,450	16,697 8,942 826 29,008 29,008 29,008 27,558 1,450	8,942 826 29,008 29,008 29,008 2033 27,558 1,450	194,050 17,928 629,500 629,500 TOTALS 598,025 31,475
Total Property Tax Increment for Budget: ses OfTax Increment Funds: Description of the State of Stat	95% - 5% - 0% - 0% - 100% -	10,533 973 34,170 34,170 32,462 1,709 34,170	11,476 1,060 37,229 37,229 37,229 35,367 1,861 - - - 37,229	11,094 1,025 35,989 35,989 35,989 2016 34,189 1,799 - - 35,989	10,648 984 34,541 34,541 34,541 32,814 1,727 - - 34,541	10,463 967 33,944 33,944 32,246 1,697 - - 33,944	10,304 952 33,426 33,426 31,755 1,671 - - 33,426	18,942 10,144 937 32,909 32,909 32,909 31,263 1,645 - 32,909	18,644 9,985 922 32,391 32,391 32,391 1,620 1,620 2,32,391	18,324 9,813 907 31,834 31,834 2022 30,242 1,592 - - 31,834	17,934 9,605 887 31,157 31,157 2023 29,599 1,558 - - 31,157	9,359 865 30,361 30,361 2024 28,843 1,518 - - 30,361	16,972 9,089 840 29,486 29,486 29,486 1,442 2025 28,011 1,474 - 29,486	16,697 8,942 826 29,008 29,008 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 29,008 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 2028 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 29,008 2026 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 2030 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 2031 27,558 1,450 - - 29,008	16,697 8,942 826 29,008 29,008 29,008 27,558 1,450 - - 29,008	8,942 626 29,008 29,008 2033 27,558 1,450 - - 29,008	194,050 17,928 629,500 629,500 598,025 31,475 - - 629,500
Total Property Tax Increment for Budget:	95% - 5% - 0% - 0% - 100% -	10,533 973 34,170 34,170 32,462 1,709 34,170	11,476 1,060 37,229 37,229 37,229 35,367 1,861 - - - 37,229	11,094 1,025 35,989 35,989 35,989 2016 34,189 1,799 - - 35,989	10,648 984 34,541 34,541 34,541 32,814 1,727 - - 34,541	10,463 967 33,944 33,944 33,944 2018 32,246 1,697	10,304 952 33,426 33,426 31,755 1,671 - - 33,426	18,942 10,144 937 32,909 32,909 31,263 1,645 - - - 32,909	18,644 9,985 922 32,391 32,391 32,391 1,620 1,620 2,32,391	18,324 9,813 907 31,834 31,834 2022 30,242 1,592 - - 31,834	17,934 9,605 887 31,157 31,157 2023 29,599 1,558 - - 31,157	9,359 865 30,361 30,361 30,361 2024 28,643 1,518 - 30,361	16,972 9,089 840 29,486 29,486 2025 28,011 1,474 - - - 29,486	16,697 8,942 826 29,008 29,008 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 29,008 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 2028 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 2029 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 2030 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 27,558 1,450 - - 29,008	16,697 8,942 826 29,008 29,008 29,008 27,558 1,450 - - 29,008	9,942 826 29,008 29,008 29,008 27,558 1,450 - 29,008	194,050 17,926 629,500 629,500 598,025 31,475 - - 629,500
Total Property Tax Increment for Budget: otal Sources ses of Tax Increment Funds: Public Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5% Development Enhancements Other Projects otal Uses MAINING PROPERTY TAX INCREMENTAL REVENUES FOR TA Utah County	95% - 5% - 0% - 0% - 100% -	10,533 973 34,170 34,170 32,462 1,709 	11,476 1,060 37,229 37,229 37,229 2015 35,367 1,861 - - 37,229 37,229	11,094 1,025 35,989 35,989 35,989 2016 34,189 1,799 - - 35,989	10,648 984 34,541 34,541 32,541 1,727 	10,463 967 33,944 33,944 32,246 1,697 - - 33,944 2018 8,469	10,304 952 33,426 33,426 33,426 31,755 1,671 - - 33,426 8,340	18,942 10,144 937 32,909 32,909 31,263 1,645 - 32,909	18,644 9,985 922 32,391 32,391 30,772 1,620 	18,324 9,813 907 31,834 31,834 31,834 2022 30,242 1,592 - - 31,834	17,934 9,605 887 31,157 31,157 2023 29,599 1,558 - - 31,157	9,359 865 30,361 30,361 30,361 2024 28,843 1,518 - - 30,361	16,972 9,089 840 29,486 29,486 2025 28,011 1,474 - - 29,486	16,697 8,942 826 29,008 29,008 27,558 1,450 	8,942 826 29,008 29,008 29,008 2027 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 27,558 1,450 29,008	8,942 826 29,008 29,008 2029 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 29,008 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 2031 27,558 1,450 - - 29,008	16,697 8,942 826 29,008 29,008 29,008 27,558 1,450 - - 29,008	9,942 926 29,008 29,008 2033 27,558 1,450 - - 29,008 2033 7,237	194,050 17,928 629,500 629,500 598,025 31,475 - 629,500
Total Property Tax Increment for Budget: otal Sources ses of Tax Increment Funds; Public Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5% Development Enhancements Other Projectis otal Uses MAINING PROPERTY TAX INCREMENTAL REVENUES FOR TA Upha School District	95% - 5% - 0% - 0% - 100% -	10,533 973 34,170 34,170 32,462 1,709 - - - 34,170 8,525 55,979	11,476 1,060 37,229 37,229 37,229 2015 35,367 1,861 - - 37,229 2015 9,288 60,990	11,094 1,025 35,989 35,989 35,989 1,799 - - 35,989 2016 8,979 58,959	10,648 984 34,541 34,541 32,514 1,727 - 34,541 34,541	10,463 967 33,944 33,944 32,246 1,697 - - 33,944 2018 8,469 55,608	10,304 952 33,426 33,426 31,755 1,671 - - 33,426 2019 8,340 54,760	18,942 10,144 937 32,909 32,909 32,909 31,263 1,645 - - 32,909 8,210 53,913	18,644 9,985 922 32,391 32,391 32,391 150,2021 1,620 	18,324 9,813 907 31,834 31,834 2022 30,242 1,592 - - 31,834 2022 7,942 52,152	17,934 9,605 887 31,157 31,157 2023 29,599 1,558 - - 31,157 2023 7,774 51,043	9,359 865 30,361 30,361 30,361 2024 28,843 1,518 - - 30,361 7,575 49,739	16,972 9,089 840 29,486 29,486 29,486 11,474 2025 28,011 1,474 - 29,486 48,305	16,697 8,942 826 29,008 29,008 27,558 1,450 - 29,008 2026 7,237 47,522	8,942 826 29,008 29,008 2027 27,558 1,450 - - 29,008 2027 47,237 47,522	8,942 826 29,008 29,008 2028 27,558 1,450 - - 29,008 2028 7,237 47,522	8,942 826 29,008 29,008 2029 27,558 1,450 - - 29,008 2029 7,237 47,522	8,942 826 29,008 29,008 2030 27,558 1,450 - - 29,008 2030 7,237 47,522	8,942 826 29,008 29,008 27,558 1,450 - - 29,008 2031 7,237 47,522	16,897 8,942 826 29,008 29,008 29,008 27,558 1,450 - - 29,008 27,237 47,522	8,942 826 29,008 29,008 29,008 2033 27,558 1,450 - - 29,008	194,050 17,928 629,500 629,500 598,025 31,476 - - 629,500 **TOTALS**** 629,500
Total Property Tax Increment for Budget: otal Sources ses of Tax Increment Funds* Public Infrastructure Fund (Roads, Utilities, etc) EDA Administration @ 5% Development Enhancements Other Projects otal Uses EMAINING PROPERTY/TAX INCREMENTAL/REVENUES/FOR/TA	95% - 5% - 0% - 0% - 100% -	10,533 973 34,170 34,170 32,462 1,709 	11,476 1,060 37,229 37,229 37,229 2015 35,367 1,861 - - 37,229 37,229	11,094 1,025 35,989 35,989 35,989 2016 34,189 1,799 - - 35,989	10,648 984 34,541 34,541 32,541 1,727 	10,463 967 33,944 33,944 32,246 1,697 - - 33,944 2018 8,469	10,304 952 33,426 33,426 33,426 31,755 1,671 - - 33,426 8,340	18,942 10,144 937 32,909 32,909 31,263 1,645 - 32,909	18,644 9,985 922 32,391 32,391 30,772 1,620 	18,324 9,813 907 31,834 31,834 31,834 2022 30,242 1,592 - - 31,834	17,934 9,605 887 31,157 31,157 2023 29,599 1,558 - - 31,157	9,359 865 30,361 30,361 30,361 2024 28,843 1,518 - - 30,361	16,972 9,089 840 29,486 29,486 2025 28,011 1,474 - - 29,486	16,697 8,942 826 29,008 29,008 27,558 1,450 	8,942 826 29,008 29,008 29,008 2027 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 27,558 1,450 29,008	8,942 826 29,008 29,008 2029 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 29,008 27,558 1,450 - - 29,008	8,942 826 29,008 29,008 2031 27,558 1,450 - - 29,008	16,697 8,942 826 29,008 29,008 29,008 27,558 1,450 - - 29,008	9,942 926 29,008 29,008 2033 27,558 1,450 - - 29,008 2033 7,237	194,050 17,928 629,500 629,500 598,025 31,475 - 629,500

Assumption	S Beginners on the filter of factors of
Discount Rate	5,0%
Inflation Rate	3.0%
Assessed Value Adjustment	100.0%
* Conned at \$624 570	

SNUGZ EDA
Tax Increment Projection - Option #4

<u>Table 3.4: Multi-Year Tax Increment Budget (Project Area Forecast) - 20 years without School District Partcipation</u>

	Payment Year 2013	Apren 2014	2015	2016	2017 V. 1-1	-, 1 - 2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
INCREMENTAL PROPERTY TAX ANALYSIS	e Tax Year	建设于ARES (6)	MARKET STATE	Market Commencer	建筑建筑 10000000000000000000000000000000000	全型模型的。由于2011年		artica de la composición dela composición de la composición de la composición de la composición dela composición de la composición dela composición dela composición de la composición de la composición de la composición dela composición del composición dela composición d		Elektri inggh	第300年的大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大	MEDITAL TOTAL	1544707-00-55		TA LOVE PRO	12 15 12 15 16 16 16 16 16 16 16 16 16 16 16 16 16	VINT-INGAT	\$30017788496	10 AC 10 MAY	S. Tet 20Ker	6762-098	
Cumulative Taxable Value	Year Year	Year 1	Year 2	Year 3	Year 4	Year 5	>>⊃Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Z'w Year 13	Year 14	Vear.15	P IN CARCOLOGICAL TRANSPORT	Year 17	Year 18	Year 19	Year 20	
	To the second of the second	Contact Contact		-64-ER-201 27-2	70 SHARE 4400 G	3-27 to 12 20 in	MOSKIE WARREN		Maria Cons			22001220122	autoria e e e e e e e e e		- 10 - 10 Call (Call			A 1	1.04			
Building Value		6,110,000	6,110,000	6.110.000	6,110,000	6.110.000	6.110.000	6,110,000	6.110.000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6,110,000	6.110.000	6.110.000	The second second second	The state of the s	6.110.000	
Personal Property Values	-	1,694,600	2,463,065	2.151.530	1,787,688	1,637,688	1,507,688	1,377,688	1,247,688	1,107,688	937.688	737,688	517,688	397.688	397.688	397,688	397.688	397.688	397.688	397.688	397,688	
Total Values:		8,584,600	9,353,065	9.041.530	8,677,688	8,527,688	8.397.688	8,267,688	8,137,688	7,997,688	7.827.688	7.627.688		7,287,688	7.287.688	7.287.688	7,287,688			7.287.688	7.287.688	
Value of Current Property	2.024,252	2.024,252	2.024.252	2,024,252	2,024,252	2.024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252	2,024,252		2,024,252	2,024,252	2,024,252	2.024.252	2.024.252	.,,		2.024.252	
Total Assessed Value;	2.024,252	2 10.608.852	11,377,317	11,065,782	10,701,940	10,551,940	10,421,940	10,291,940	10,161,940	10.021.940	9.851,940	9,651,940		9.311.940	9.311.940	9,311,940	9.311.940	9,311,940			9,311,940	
LESS BASE YEAR VALUE (2011);	(2,024,252				(2,024,252)	(2,024,252)	(2,024,252)	(2.024.252)	(2,024,252)	(2,024,252)	(2.024.252)			(2,024,252)		(2,024,252)	(2.024.252)		(2,024,252)			
TOTAL INCREMENTAL VALUE:	-	8,584,600	9.353.065		8,677,688	8.527.688	8,397,688	8.267.688	8,137,688	7,997,688	7.827.688	7,627,688		7.287.688		7,287,688 1					7,287,688	
·			· · · · · · · · · · · · · · · · · · ·				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			1,001,000	7,02.,000	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	7,207,000 [1,201,000	1,201,000	1,207,000	1,207,000 (1,207,000 }	7,207,000 1	7,201,000	
TAX RATE & INCREMENT ANALYSIS:	2011 Current Property Taxes	3 - 7 - 4 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7	Parada in the same	Las free day lates 1.	T	rant a feet to the local			30 S C	VIII TO DESCRIPTION	ari i izriti til	Contract Contract Contract	ratio a conf		2010 7 11	1 1			- Linear J. P.		10.00	Totals NPV @ 5%
Utah County	0.001342		12,552	12,134	11.645	11,444	11,270	11.095	10,921	10,733	10,505	10,236	9,941	9.780	9.780	9,780	9.780	9.780	9.780 (9,780	9.780	212,237 135,159
Alpine School District	0.008812		82,419		76,468	75,146	74.000	72.855	71,709	70,476	68,978			64,219	64,219	64,219	64,219	64,219	64,219	64,219	64,219	1,393,617 887,494
Eagle Mountain City	0.001636		15,302		14,197	13,951	13,739	13,526	13,313	13,084	12,806	12.479		11,923	11.923	11,923	11,923	11.923	11,923	11,923	11,923	258,733 164,769
Central Utah Water Conservancy District	0.000436				3,783	3,718	3,661	3,605	3,548	3,487	3,413			3,177	3.177	3,177	3.177	3.177	3,177	3.177	3.177	68.953 43.911
Totals:	0.012226 24.749		114,351	110,542	106,093	104,260	102,670	101,081	99,491	97,780	95,701	93,256			89.099	89,099				-1	-,	
1000	O.O IZZZO PRINCENSKI STORENICHO	104,000	114,301	110,542	100,033	104,200 [102,070	101,001	35,431	97,700	95,701]	83,230	80,500	89,099	89,099	89,099	89,099	89,099	89,099	89,099	89,099	1,933,541 1,231,332
TOTAL INCOMESTAL DESCRIPTION FOR									,							1						
TOTAL INCREMENTAL REVENUE WITHIN EDA:		104,955	114,351	110,542	106,093	104,260	102,670 [101,081	99,491	97,780	95,701 [93,256	90,566 (89,099 (89,099	89,099	89,099	89,099	89,099	89,099	89,099	1,933,541 1,231,332
CDA PROJECT AREA BUDGET		2014	2015	2016	2017	2018 5 7	2019	2020	₽ - 2021 I	2022	2023	2024	2025	2026	2027	2028	วกวด เป็น	2020	2031	2022	วักวว	
Sources of Funds	and the second state of the second	3 31-31-31-31-17-11 PAIR -9. III		4504007.76.282	Market Committee	WHEREAT TO SHEET AND THE	Actor Alle and the state of the last	Marie Contract - Santa Contract Children	with a transfer would at all the	7 150 2 84 87	TAMANA I LAND IN THE PARTY	many and the second of the second of	200		7.0	30 249 249	Co. The second of	- No. 10. 10. 10. 10. 10. 10.		19 1	START FIRE SAME	
		A DESTRUMENTAL CONTRACTOR	HARRIST ALCOHOLOGICA	SHEED WOOD IN STREET	senios aprecionarios	MC48058 (27 - 55) / 1905 (50	9909000034405500460406444	Age against the production	Table and the second	group articles was the	40.55.235.71506		300000000000000000000000000000000000000	STORES OF THE	P. P. Carrier	W-17171 / 1968 N	COLUMN TO	COLUMN CARROLLE	YESTE LIVER THE	to make by		
Utah County	26%	6 26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%	200/	26%	26%	26%	26%	26%	000	000/	0007	
Alpine School District	0%	6 0%	0%		0%	0%	0%	0%	0%	0%	0%	0%		0%	0%	0%	0%	0%	26%	26%	26%	
Eagle Mountain City	75%	75%	75%		75%	75%	75%	75%	75%	75%	75%			75%	75%	75%	75%	75%	75%	750	75%	
Central Utah Water Conservancy District	26%		26%		26%	26%	26%	26%	26%	26%	26%			26%	26%	26%	26%	26%	26%	26%	26%	
Property Tax Increment for Budger		91 44 5 5 5 5 5 5	Jan Stelle					T Jan - Grant P.	4 1 1 1	20,0		2070	2070	2070	2070	2070	2070	2076	2070	2078	2070	Totals NPV @ 5%
Utah County		2,995	3,263	3,155	3.028	2,975	2.930	2.885	2.839	2,791	2.731	2.661	2,585	2,543	2,543	2,543	2.543	2.543	2,543	2,543	2.543	55,182 35,141
Alpine School District		-	-	-			-				- 2,101	2,001	2,555	2,010	-		- 2,010	2,010	2,040	2,040	2,040	50,102 50,141
Eagle Mountain City		10,533	11,476	11,094	10,648	10,463	10,304	10,144	9,985	9.813	9,605	9,359	9.089	8,942	8,942	8,942	8.942	8.942	8.942	8,942	8,942	194,050 123,576
Central Utah Water Conservancy District		973	1,060	1,025	984	967	952	937	922	907	887	865		826	826	826	826	826	826	826	826	17,928 11,417
Total Property Tax Increment for Budget:		14,502	15,800	15,274	14,659	14,406	14,186	13,966	13,747	13,510	13,223	12,885	12,514	12,311	12,311	12,311	12,311	12,311	12,311	12,311	12,311	267,159 170,135
Total Sources		14.502	15.800	15,274	14,659	14,406	14.186	13.966	13.747	13,510	13.223	12.885	12.514	12,311	12,311	12,311	12,311	12.311	12,311	12,311	12.311	267,159 170,135
		1.4002	10,000	10,2,4	14,000 }	14,400	14,100	10,000	10,147 [10,010	13,223	12,000 [12,514	12,311	12,311	12,3111	12,311	12,311	12,311	12,511	12,311	207,159 170,135
Uses of Tax Increment Funds		PROPERTY OF THE STATE OF	2015	2016	2017	2018	0 62019	2020	2021	2022	2023	2024	# 2025 F	2026	2027	2028	2029	2030	2031	3000	20033	TOTALS NPV C
Public Infrastructure Fund (Roads, Utilities, etc)	95%	13,777	15.010	14,510	13,926	13.685	13,477	13,268	13.059	12,835	12,562	12.241	11.888	11.695	11.695	11,695	11.695	11.695	11.695	11.695	11.695	253,801 161,628
EDA Administration @ 5%	5%	725	790	764	733	720	709	698	687	676	661		1.1/4-2-2	616	616							
Development Enhancements	0%	- 125	130	- 104	733	- 120	- 109	- 090	- 001	- 070	- 1001	044	626			616	616	616	616	616	616	13,358 8,507
Other Projects	0%	<u> </u>															 -					
Total Uses	100% -		15.800	15,274	14,659	14.406	14.186	13,966	13.747	13,510	13.223			12.311	12,311	12.311	12,311	12.311	40.044	- 12 244	40.244	007.450 470.405
		1 1,002	10,000 }	10,274 j	17,005 [1 000-1-1-1	14,100 }	19,300)	13,14/	10,010 }	10,223	12,080	12,314	12,311	14,311 [12,311	12,311	12,311	12,311	12,311	12,311	267,159 170,135
REMAINING PROPERTY TAX INCREMENTAL REVENUES IS	OR TAXING ENTITIES [Harris 1982 1982 1982 1982 1982 1982 1982 1982 1982 1982 1982 1982 1982 1982 1	2015	2016	2017	2018	2019	· (- 2021 S	2022	2023	2024	2025 1	2026	2027	2028	2029 3 12	2030 V-1	2031	2032	2033	TOTALS IN NPV
Ulah County		8,525	9,288	8,979	8,618	8,469	8,340	8,210	8,081	7,942	7,774	7,575	7,356	7,237	7,237	7,237	7,237	7,237	7,237	7,237	7.237	157,055 100,017
Alpine School District		75,647	82,419		76,468	75,146	74,000	72,855	71,709	70,476	68,978	67,215	65,277.	64,219	64,219	64,219	64,219	64,219	64,219	64,219	64,219	1,393,617 887,494
Eagle Mountain City		3,511	3,825	3,698	3,549	3,488	3,435	3,381	3,328	3,271	3,202	3,120		2,981	2,981	2,981	2,981	2,981	2,981	2,981	2,981	64,683 41,192
Central Utah Water Conservancy District		2.770	3,018	2,917	2,800	2,751	2,709	2,667	2,626	2,580	2,526	2,461	2,390	2,351	2,351	2,351	2,351	2,351	2,351	2,351	2,351	51,025 32,494
Total:		90,454	98,551	95,268	91,434	89,854	88,484	87,114	85,745	84,269	82,478	80.371	78.053	76,788	76,788	76,788	76,788	76,788	76,788	76,788	76,788	1,666,381 1,061,198
	······································						, , , , ,			, /	,	,0,11	. 5,500 (,. 00)	, 0,, 00		, 0,, 00)	. 0,. 00	101.00	,0,,00	. 0,1.00	1,000,000 1,000,100

	Assumptions	医多数 机基件 特性 医牵头 复新
Discount Rate		5.0%
Inflation Rate		3.0%
Assessed Value Adjustment		100,0%

* Capped at \$631,579

EXHIBIT B LEGAL DESCRIPTION



THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN UTAH COUNTY, UTAH:

BEGINNING AT A POINT NORTH 1,302.22 FT AND SOUTH 1,359.08 FT FROM THE SOUTH WEST CORNER SECTION 8 T5S R1W SALT LAKE BASE & MERIDIAN UTAH COUNTY, UTAH; THENCE S88°46'08"E 4010.12 FT; THENCE S0°32'58"W 1364.18 FT; THENCE S89°54'30"E 2660.3 FT; THENCE S0°23'26"W 2538.7 FT; THENCE S78°26'26"W 2711.6 FT; THENCE N0°14'00"E 94.7 FT; THENCE S78°03'03"W 1365.2 FT; THENCE N88°53'23"W 71.6 FT; THENCE S01°06'37"W 291.7 FT; THENCE S86°16'52"W 2625.4 FT; THENCE N 1228.4 FT; THENCE N88°53'26"W 1320.09 FT; THENCE N0°13'53"E 1600 FT; THENCE E 1216.2 FT; THENCE N 987.9 FT; THENCE S88°03'28"E 128.3 FT; THENCE N0°48'00"E 1347.67 FT TO P.O.B., AREA = 674.06 AC.

EXHIBIT C PROJECT AREA MAP

MAP, SITE PLAN, AND LEGAL DESCRIPTION

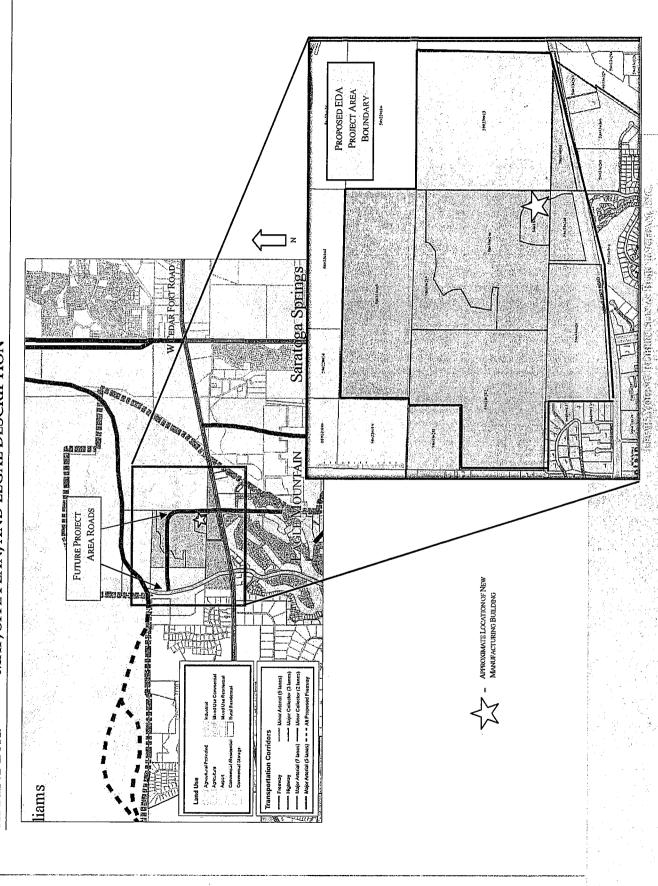


EXHIBIT D PROJECT AREA PLAN