



SOUTH JORDAN  
UTAH

# 2025

# ANNUAL REPORT



SOUTH JORDAN  
REDEVELOPMENT AGENCY

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Retired project areas final year information can be viewed online at  
[sjc.utah.gov/319/Economic-Development](http://sjc.utah.gov/319/Economic-Development)

SOUTH JORDAN REDEVELOPMENT AGENCY  
TAXING ENTITY

# COMMITTEE MEMBERS

## South Jordan City

**Representative:** **Dustin Lewis, City Manager/RDA Executive Director**  
1600 W. Towne Center Drive  
South Jordan, UT 84095  
Phone: 801-254-3742  
Email: dlewis@sjc.utah.gov

**Representative:** **Brian Preece, Director of Planning and Econ Dev/RDA Manager**  
1600 W. Towne Center Drive  
South Jordan, UT 84095  
Phone: 801-254-3742  
Email: bpreece@sjc.utah.gov

**RDA Legal Counsel:** **J. Craig Smith, South Jordan RDA Attorney**  
257 East 200 South, Suite 500  
Salt Lake City, UT 84111  
Phone: 801-413-1600  
Email: jcsmith@shutah.law

**RDA Staff:** **Anna Crookston, City Recorder/RDA Secretary**  
1600 W. Towne Center Drive  
South Jordan, UT 84095  
Phone: 801-254-3742  
Email: acrookston@sjc.utah.gov

**RDA Staff:** **Ambra Holland, Deputy City Recorder/RDA Executive Assistant**  
1600 W. Towne Center Drive  
South Jordan, UT 84095  
Phone: 801-254-3742  
Email: aholland@sjc.utah.gov

SOUTH JORDAN REDEVELOPMENT AGENCY  
TAXING ENTITY  
**COMMITTEE MEMBERS**

**Utah State Board of Education**

**Representative:** **Scott Jones, Deputy Superintendent of Operations**

250 East 500 South  
PO Box 144200  
Salt Lake City, UT 84114-4200  
Phone: 801-538-7514  
Email: scott.jones@schools.utah.gov

**Jordan School District**

**Representative:** **John Larsen, Business Administrator**

7387 S. Campus View Drive  
West Jordan, UT 84084-5500  
Phone: 801-567-8148  
Email: john.larsen@jordandistrict.org

**Representative:** **Bryce Dunford, JSD Board of Education**

5035 W. Woodridge Drive  
South Jordan, UT 84009  
Phone:  
Email: bryce.dunford@jordandistrict.org

**Salt Lake County Council**

**Representative:** **Dave Delquadro, Salt Lake County Council**

2001 S. State Street, Suite N2-202  
Salt Lake City, UT 84190-1010  
Phone: 385-468-7461  
Email: ddelquadro@slco.org

**Salt Lake County Mayor's Office**

**Representative:** **Kersten Swinyard, Economic Development Director  
SL County Office of Regional Development**

2001 S. State Street, Suite S2-100  
Salt Lake City, UT 84114-4575  
Phone: 385-468-4869  
Email: kswinyard@saltlakecounty.gov

**Jordan Valley Water Conservancy District**

**Representative:** **David D. Martin, Special Service District Representative**

8215 South 1300 West  
West Jordan, UT 84088-0070  
Phone: 801-565-4300  
Email: davem@jvwcd.org

# SOUTH JORDAN REDEVELOPMENT AGENCY

# OTHER TAXING ENTITIES

## **Central Utah Water Conservancy District**

**Lisa Anderson, Executive Assistant**

1426 East 750 North, Suite 400

Orem, UT 84097

Phone: 801-226-7103

Email: [landerson@cuwcd.gov](mailto:landerson@cuwcd.gov)

## **South Salt Lake Valley Mosquito Abasement District**

**Dan McBride, Director**

7308 S. Airport Road

West Jordan, UT 84084

Phone: 801-255-4651

Email: [dmcbride@sslvmad.utah.gov](mailto:dmcbride@sslvmad.utah.gov)

## **Jordan Basin Improvement District**

**Joel Thompson, General Manager**

1253 W. Jordan Basin Lane

Bluffdale, UT 84065

Phone: 801-571-1166

Email: [joelt@jbidut.gov](mailto:joelt@jbidut.gov)

## **Crescent Cemetery**

**Glenn Jenkins**

10735 S. Vermeer Way

Sandy, UT 84070

Phone: 801-706-3620

Email: [levelbuilding@yahoo.com](mailto:levelbuilding@yahoo.com)

# AREA 6



## SOUTH I-15 FRONTAGE ROAD

SOUTH JORDAN  
REDEVELOPMENT AGENCY

# SOUTH JORDAN REDEVELOPMENT AGENCY

## SOUTH I-15 FRONTAGE RD

### Project Area Summary

The *South I-15 Frontage Road* project completed its nineteenth (19th) year of a twenty-five (25) year term in 2024. The addition of a freeway exchange at 11400 South and the widening of 11400 South to Bangerter Highway has added significant value to the development of the area, not only for South Jordan, but for Sandy and Draper as well. The project has a participation amount of 100%. There is not a cap on this project area.

Housing: Required 20% - back loaded started in 2017.



### Economic Update

The total project area encompasses 76.52 acres. There are 68.23 developable acres of which approximately 61.22 acres (90%) have been developed and 7.01 acres (10%) remain undeveloped. The project area is 0% residential. Taxable values within the project area have increased from \$1,629,250 in its base year to \$90,678,611 after the 2024 valuation; a 5,466% increase over the term of the project thus far.

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

- **Education:** Valley High School and River's Edge School (completed in 2011) - not taxable
- **Office:** Western Agriculture Credit Union, Cyprus Federal Credit Union, Lighthouse Resources
- **Recreation:** Awaken Event Center
- **Retail:** Sam's Club, Walmart Supercenter, Riverton Chevrolet, Exotic Imports
- **Other:** Development of the I-15 interchange at 11400 South
- **Future Development Plans:** Bank and/or Credit Union, Retail/Commercial mixed development

# SOUTH JORDAN REDEVELOPMENT AGENCY

## SOUTH I-15 FRONTAGE RD

2024 Summary Data			
Tax District	38C & 38L Combined	38C	38L
Base Year	1999		
Trigger Year	2006		
Term	25 years		
Remaining Term	6 years (2030)		
Budget	Multi-year		
Total Acres	76.47	55.05	13.78
Developable Acres	68.23	46.81	13.78
Developed Acres	61.22 (90%)	43.59 (93%)	7.72 (56%)
Undeveloped Acres	7.01 (10%)	3.22 (7%)	6.06 (44%)
Residential Portion	0%		
Total Building Sq. Ft.	615,175	542,052	59,309
Estimated # jobs created	433		
Combined Tax Rate	0.009419		
Base Value	\$1,629,250	\$1,097,583	\$531,667
2024 Value	\$90,678,611	\$63,427,871	\$27,250,740
Percent Increase	5466%	6080%	4872%
2024 Tax Increment Collected	\$841,231	\$588,917	\$252,314
Real Property Value	\$83,728,000	\$58,266,800	\$25,461,200
Personal Property Value	\$6,709,174	\$4,955,189	\$1,753,985
State Assessed	\$241,437	\$205,882	\$35,555
Amount Paid to Other Taxing Entities	None		

Comparison of actual project funds received to the amount forecast for year 19 (2024)	
Received	Original Budget Projection
\$841,231	\$966,048

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2025
\$850,000
100% of total increment generated from the project area

# SOUTH JORDAN REDEVELOPMENT AGENCY

# SOUTH I-15 FRONTAGE RD

## 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
- Increase in revenue received from Income Tax from additional employment

### **Jordan Valley Water Conservancy District**

- Increased property tax base
- Increased water sales

### **Jordan Basin Improvement District**

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

### **Central Utah Water Conservancy District**

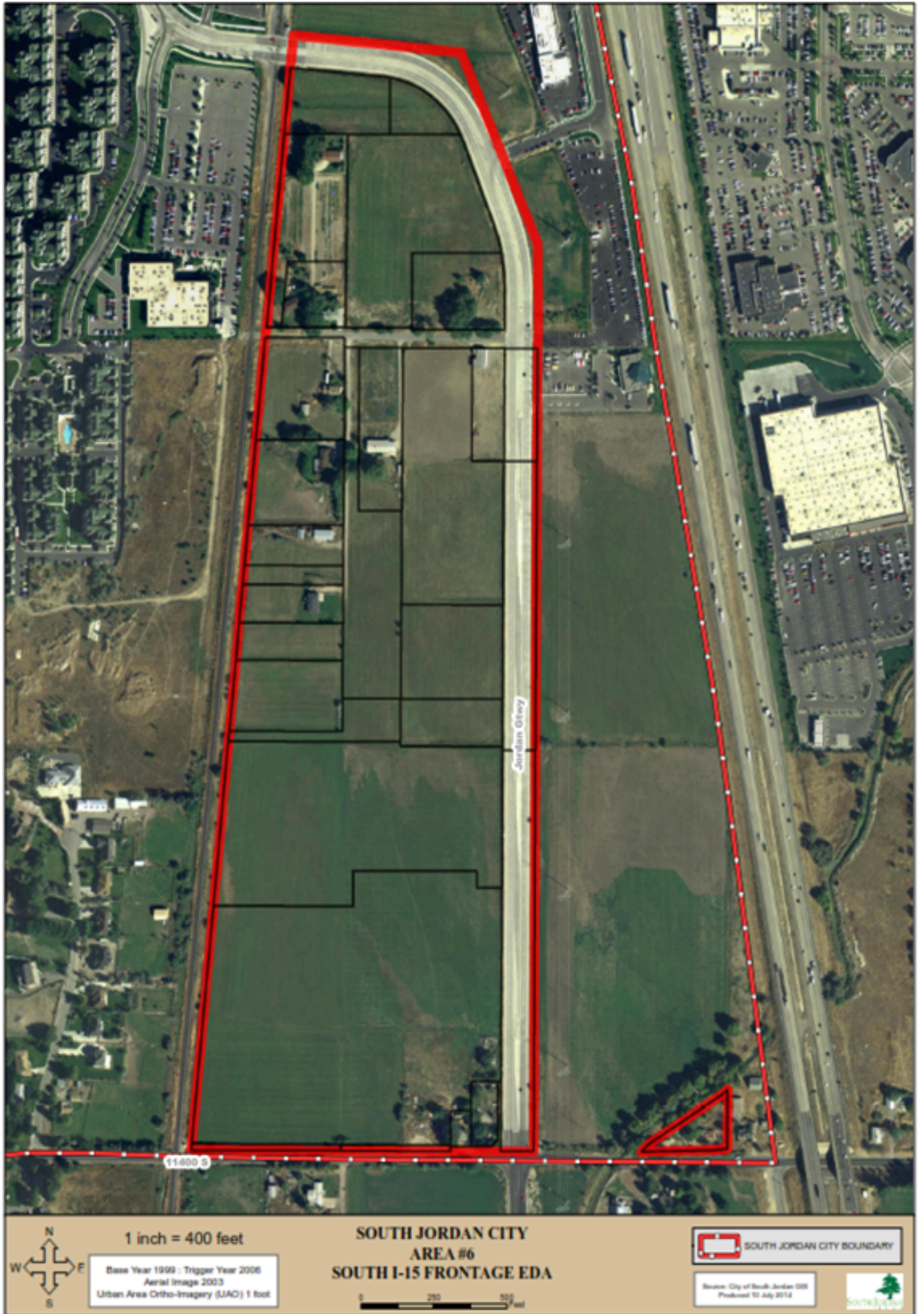
- Increased property tax base
- Increased water sales

### **South Salt Lake Valley Mosquito Abatement District**

- Increased property tax base

### **Crescent Cemetery District**

- Increased property tax base





1 inch = 400 feet

Source: City of South Jordan GIS  
 Produced: 29 May 2024  
 Aerial Imagery: April 2023

**SOUTH JORDAN CITY  
 AREA #6  
 South I-15 Frontage EDA**

0 215 430 Feet

PARCELS 2024  
 SOUTH I-15 FRONTAGE  
 SOUTH JORDAN CITY BOUNDARY

SOUTH I-15 FRONTAGE NEIGHBORHOOD DEVELOPMENT PROJECT AREA SOUTH JORDAN REDEVELOPMENT AGENCY ADOPTED MULTI-YEAR BUDGET																						WALMART		Original Budget as Approved for Project										12/19/00									
		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	SUBTOTAL	YEAR 20	YEAR 21	YEAR 22	YEAR 23	YEAR 24	SUBTOTAL	GRAND TOTAL															
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		2018	2019	2020	2021	2022																	
<b>PROJECT REVENUES</b>																																											
Property Tax	\$65,547	\$82,100	\$82,510	\$82,923	\$83,337	\$83,754	\$84,173	\$84,594	\$85,017	\$85,442	\$85,869	\$86,298	\$86,730	\$87,163	\$87,599	\$88,037	\$88,477	\$88,920	\$89,364	\$1,607,855	\$89,811	\$90,260	\$90,712	\$91,165	\$91,621	\$453,569	\$2,061,424																
(Base Year Taxable Value)	\$4,589,139	\$4,612,085	\$4,635,145	\$4,658,321	\$4,681,612	\$4,705,021	\$4,728,546	\$4,752,188	\$4,775,949	\$4,799,829	\$4,823,828	\$4,847,947	\$4,872,167	\$4,896,548	\$4,921,031	\$4,945,636	\$4,970,364	\$4,995,216	\$5,020,192	\$91,230,784	\$5,045,293	\$5,070,519	\$5,095,872	\$5,121,351	\$5,146,958	\$25,479,994	\$116,710,778																
<b>Projected Tax Increment</b>																																											
RDA TOTAL -100% - 15 YEARS																																											
Agency																																											
Eligible Project Area Expenditures	\$0	\$0	\$0	\$0	\$866,017	\$925,619	\$924,478	\$922,181	\$919,593	\$917,388	\$914,464	\$910,772	\$906,504	\$902,233	\$728,303	\$0	\$0	\$0	\$0	\$9,837,552	\$0	\$0	\$0	\$0	\$0	\$0	\$9,837,552																
Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,815,728	\$0	\$0	\$0	\$0	\$0	\$0	\$3,815,728																
Administration	\$0	\$0	\$0	\$0	\$45,580	\$48,717	\$48,657	\$48,536	\$48,400	\$48,284	\$48,130	\$47,935	\$47,711	\$47,486	\$47,372	\$47,592	\$47,828	\$48,065	\$48,302	\$718,594	\$0	\$0	\$0	\$0	\$0	\$0	\$718,594																
I-15 Interchange Improvements - 11400 South	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$455,473	\$457,727	\$459,992	\$462,269	\$3,314	\$1,838,774	\$1,838,774																
Taxing Agency Flow-thru																																											
School District	\$0	\$99,441	\$119,044	\$368,966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$587,451	\$515,355	\$517,906	\$520,469	\$523,045	\$525,633	\$2,602,407	\$3,189,858																
Other Taxing Agencies	\$0	\$87,886	\$105,212	\$326,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$519,191	\$0	\$0	\$0	\$0	\$461,243	\$461,244	\$980,435																
<b>Total Tax Increment</b>	\$0	\$187,327	\$224,256	\$695,059	\$911,597	\$974,336	\$973,135	\$970,717	\$967,993	\$965,671	\$962,593	\$958,708	\$954,214	\$949,719	\$947,446	\$951,849	\$956,558	\$961,291	\$966,048	\$15,478,516	\$970,828	\$975,632	\$980,461	\$985,313	\$990,190	\$4,902,424	\$20,380,940																
<b>PROJECT EXPENDITURES</b>																																											
<b>CAPITAL COSTS &amp; RELATED EXPENSES</b>																																											
<b>Land Acquisitor</b>																																											
Area #1	\$0	\$8,439,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,439,000	\$0	\$0	\$0	\$0	\$0	\$0	\$8,439,000																
Area #2	\$0	\$5,915,798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,915,798	\$0	\$0	\$0	\$0	\$0	\$0	\$5,915,798																
Area #3	\$0	\$3,372,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,372,646	\$0	\$0	\$0	\$0	\$0	\$0	\$3,372,646																
<b>Total Land Acquisition</b>	\$0	\$17,727,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,727,444	\$0	\$0	\$0	\$0	\$0	\$0	\$17,727,444																
<b>Off-site Improvements</b>																																											
<b>Road Improvements</b>																																											
Jordan Gateway	\$0	\$1,654,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,654,630	\$0	\$0	\$0	\$0	\$0	\$0	\$1,654,630																
11400 South (1/2 share)	\$0	\$0	\$0	\$0	\$3,606,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,606,501	\$0	\$0	\$0	\$0	\$0	\$0	\$3,606,501																
<b>Storm Drain Improvements</b>																																											
Jordan Gateway	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000																
<b>Railroad Crossing Improvements</b>																																											
11400 South (1/2 share)	\$0	\$0	\$0	\$0	\$2,850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,850,000																
<b>Rights-of-Way Acquisitor</b>																																											
Jordan Gateway	\$1,426,421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,426,421	\$0	\$0	\$0	\$0	\$0	\$0	\$1,426,421																
<b>Total Off-site Improvements</b>	\$1,426,421	\$1,954,630	\$0	\$0	\$6,456,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,837,552	\$0	\$0	\$0	\$0	\$0	\$0	\$9,837,552																
<b>On-site Improvements</b>																																											
Area #1	\$0	\$0	\$0	\$3,263,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,263,226	\$0	\$0	\$0	\$0	\$0	\$0	\$3,263,226																
Area #2	\$0	\$0	\$0	\$2,541,084	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,541,084	\$0	\$0	\$0	\$0	\$0	\$0	\$2,541,084																
Area #3	\$0	\$0	\$1,336,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,336,668	\$0	\$0	\$0	\$0	\$0	\$0	\$1,336,668																
<b>Total On-site Improvements</b>	\$0	\$0	\$1,336,668	\$5,804,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,140,978	\$0	\$0	\$0	\$0	\$0	\$0	\$7,140,978																
<b>Building Costs</b>																																											
<b>Area #1</b>																																											
Wal Mart - 219,750 Sq. Ft.	\$0	\$0	\$0	\$3,307,384	\$6,420,216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,727,600	\$0	\$0	\$0	\$0	\$0	\$0	\$9,727,600																
Sam's Club - 129,988 Sq. Ft.	\$0	\$0	\$0	\$2,099,850	\$4,076,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,176,030	\$0	\$0	\$0	\$0	\$0	\$0	\$6,176,030																
<b>Area #2</b>																																											
Estimated 160,000 Sq. Ft. Retail	\$0	\$0	\$0	\$1,577,600	\$3,062,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,640,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,640,000																
Estimated Retail Pad - 3,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$225,000																
Estimated Retail Pad - 4,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000																
Estimated Retail Pad - 5,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$375,000																
<b>Area #3</b>																																											
Estimated 129,000 Sq. Ft. Retail	\$0	\$0	\$1,271,940	\$2,469,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,741,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,741,000																
<b>Total Building Expense</b>	\$0	\$0	\$1,271,940	\$9,453,894	\$13,783,796	\$675,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,184,630	\$0	\$0	\$0	\$0	\$0	\$0	\$25,184,630																
<b>Capital Equipment Expense</b>																																											
<b>Area #1</b>																																											
Wal Mart - 219,750 Sq. Ft.	\$0	\$0	\$0	\$0	\$1,573,410	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,573,410	\$0	\$0	\$0	\$0	\$0	\$0	\$1,573,410																
Sam's Club - 129,988 Sq. Ft.	\$0	\$0	\$0	\$0	\$1,201,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,201,089	\$0	\$0	\$0	\$0	\$0	\$0	\$1,201,089																
<b>Area #2</b>																																											
Estimated 160,000 Sq. Ft. Retail	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000																
Estimated Retail Pad - 3,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000																
Estimated Retail Pad - 4,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000																
Estimated Retail Pad - 5,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000																
<b>Area #3</b>																																											
Estimated 129,000 Sq. Ft. Retail	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000																
<b>Total Capital Equipment Expense</b>	\$0	\$0	\$0	\$0	\$1,400,000	\$4,234,499	\$180,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,814,499	\$0	\$0	\$0	\$0	\$0	\$0	\$5,814,499																
<b>Indirect Development Costs</b>																																											
<b>Area #1</b>																																											
Wal Mart - 219,750 Sq. Ft.	\$0	\$0	\$0	\$808,588	\$808,588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,617,175	\$0	\$0	\$0	\$0	\$0	\$0	\$1,617,175																
Sam's Club - 129,988 Sq. Ft.	\$0	\$0	\$0	\$651,088	\$651,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,302,175	\$0	\$0	\$0	\$0	\$0	\$0	\$1,302,175																
<b>Area #2</b>																																											
Estimated 160,000 Sq. Ft. Retail	\$0	\$0	\$0	\$348,000	\$348,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$696,000	\$0	\$0	\$0	\$0	\$0	\$0	\$696,000																
Estimated Retail Pad - 3,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$33,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,750	\$0	\$0	\$0	\$0	\$0	\$0	\$33,750																
Estimated Retail Pad - 4,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000																
Estimated Retail Pad - 5,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$56,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,250	\$0	\$0	\$0	\$0	\$0	\$0	\$56,250																
<b>Area #3</b>																																											
Estimated 129,000 Sq. Ft. Retail	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000																
<b>Total Indirect Development Costs</b>	\$0	\$0	\$280,575	\$2,088,250	\$1,841,425	\$101,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,311,500	\$0	\$0	\$0	\$0	\$0	\$0	\$4,311,500																
<b>TOTAL CAPITAL AND RELATED EXPENSES</b>	\$1,426,421	\$19,682,074	\$2,889,183	\$17,346,454	\$23,481,722	\$5,010,749	\$180,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,016,803	\$0	\$0	\$0	\$0	\$0	\$0	\$70,016,803																
<b>EXPENDITURES REIMBURSABLE FROM TAX INCREMENT</b>																																											
<b>Operating Expenses</b>																																											



SOUTH JORDAN  
U T A H

# AREA 9

## GATEWAY CENTRAL

SOUTH JORDAN  
REDEVELOPMENT AGENCY



# SOUTH JORDAN REDEVELOPMENT AGENCY

## GATEWAY CENTRAL

### Project Area Summary

The *Gateway Central* project completed its eighth (8th) year of a fifteen (15) year term in 2024. The project area is a mixed use area with a transit oriented development (TOD) component that is anchored with the UTA FrontRunner station. A mix of Class A and B office, commercial, light manufacturing, service, retail and housing are anticipated in the area. The project has a participation amount of 100%. There is not a cap on this project area.

Housing: 20% collected each year beginning in 2017.



### Economic Update

This project area budget was approved at the 2008 TEC meeting. The FrontRunner station is complete and fully operational. With the arrival of the FrontRunner trains, this area is experiencing development pressure.

The total project area encompasses 68.34 acres. There are 56.90 developable acres of which approximately 44.65 acres (78%) have been developed and 12.25 acres (22%) remain undeveloped. The project area is 0% residential. The value for this project area has increased from \$16,343,220 in its base year to \$267,565,342 after the 2024 valuation; an increase of 1,537% within the project area thus far.

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

- **FrontRunner:** Stop located at South Jordan Station: 10351 South Jordan Gateway with 577 multi-level parking spaces available
- **Office:** Jordan Gateway Corporate Office Building & SoJo Station Class "A" Office Buildings.
- **Hospitality:** Embassy Suites Hotel
- **Medical Manufacturing:** Ultradent has three operational buildings in this project area and anticipates one or two more to be built in the future

# SOUTH JORDAN REDEVELOPMENT AGENCY GATEWAY CENTRAL

<b>2024 Summary Data</b>	
Tax District	39K
Base Year	2007
Trigger Year	2017
Term	15 years
Remaining Term	7 years (2031)
Budget	Multi-year
Total Acres	68.34
Developable Acres	56.90
Developed Acres	44.65 (78%)
Undeveloped Acres	12.25 (22%)
Residential Portion	0%
Total Building Sq. Ft.	1,689,956
Estimated # jobs created	1,452
Combined Tax Rate	0.009419
Base Value	\$16,343,220
2024 Value	\$267,565,342
Percent Increase	1537%
2024 Tax Increment Collected	\$2,374,615
Real Property Value	\$243,629,620
Personal Property Value	\$23,130,192
State Assessed	\$805,530
Amount Paid to Other Taxing Entities	None

<b>Comparison of actual project funds received to the amount forecast for year 8 (2024)</b>	
Received	Original Budget Projection
\$2,374,615.00	\$2,949,000.00

<b>Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2025</b>
\$2,500,000.00
100% of total increment generated from the project area

# SOUTH JORDAN REDEVELOPMENT AGENCY

## GATEWAY CENTRAL

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

#### **South Jordan City**

- Increased sales and property tax base (received tax increment until Project Area triggered in 2017)
- Increased job count
- Street and other utility system improvements

#### **Salt Lake County**

- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased job count

#### **Jordan School District**

- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increase in revenue received from income tax from additional employment

#### **Jordan Valley Water Conservancy District**

- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased water sales

#### **Jordan Basin Improvement District**

- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

#### **Central Utah Water Conservancy District**

- Increased property tax base (received tax increment until Project Area triggered in 2017)
- Increased water sales

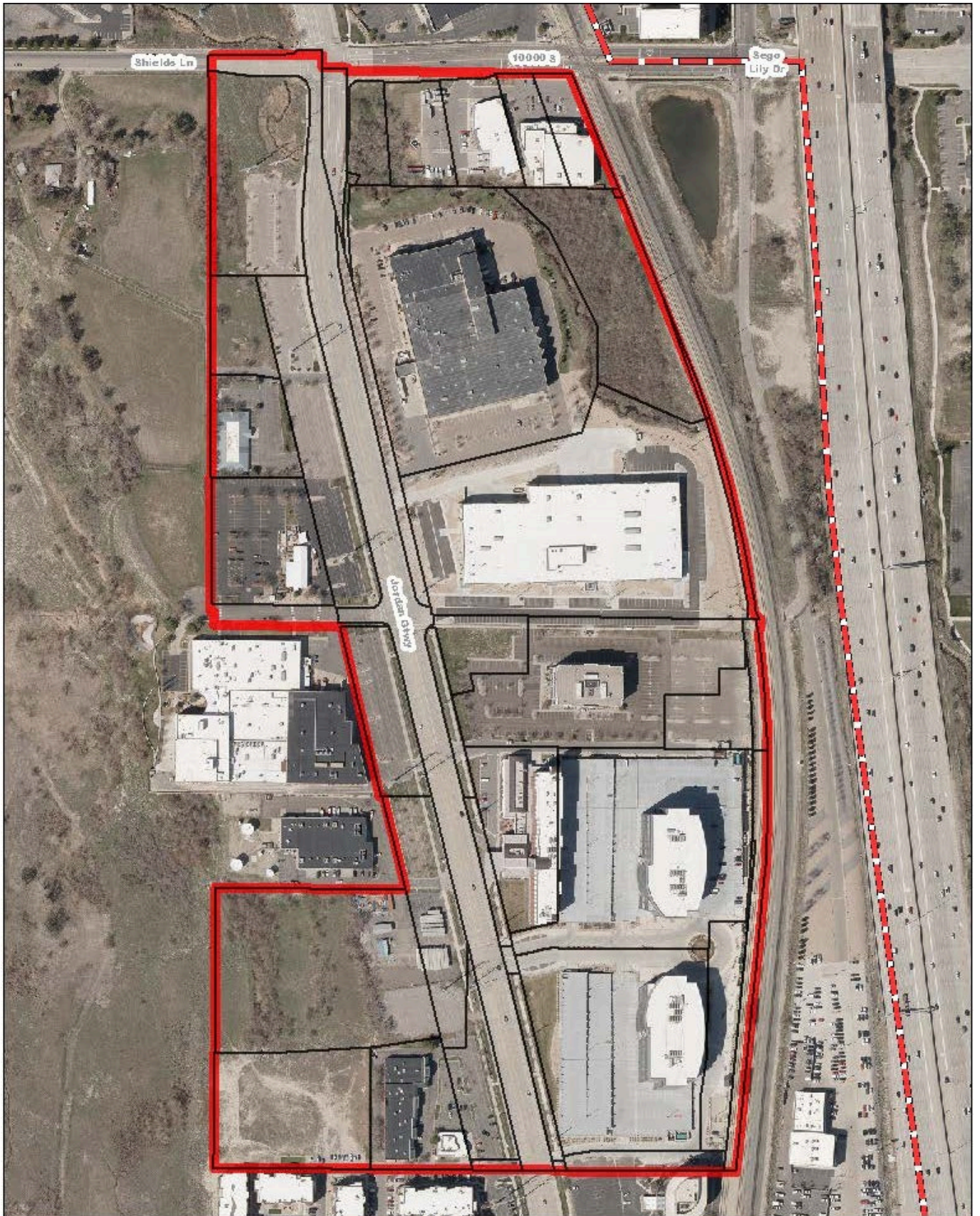
#### **South Salt Lake Valley Mosquito Abatement District**

- Increased property tax base (received tax increment until Project Area triggered in 2017)

#### **Crescent Cemetery District**

- Increased property tax base (received tax increment until Project Area triggered in 2017)








1 inch = 300 feet

SOUTH JORDAN CITY  
AREA #9  
Gateway Central RDA

Source: City of South Jordan GIS  
Produced: 29 May 2024  
Aerial Imagery: April 2023

0 162.5 325 Feet

-  PARCELS 2024
-  GATEWAY CENTRAL
-  SOUTH JORDAN CITY BOUNDARY

**URA AREA 9 GATEWAY CENTRAL PROJECT AREA BUDGET**  
**Adopted by Board--Original Budget as Approved for Project**  
**Adopted by TEC 10/1/08**

Financial Assumptions	
Total Taxable Value	\$247,163,705
Parking Structure Cost	\$20,652,714
Landowners & UTA Contribution	\$7,690,000
Bond Amount	\$12,962,714
Debt Coverage Ratio	1.35
Administrative cost	4%
Increment Collection Period (years)	15
Percent Increment Collected by URA	100%

Development Assumptions
75,000 square feet newly constructed office
48,000 square feet newly constructed industrial
695,000 additional office square feet
570 apartment units
69,000 square foot hotel
37,500 square feet of retail
3 story, 1,000 stall parking garage

Combined Taxable Value (as of 2007)	
\$ 9,474,540	Real Property
\$ 3,459,030	Personal Property
\$ 1,301,958	Centrally Assessed Property
<b>\$ 14,235,528</b>	<b>Total Taxable Value</b>

	Tax Rates	Projected Annual Tax Revenues
<b>Taxing Entities:</b>		
SOUTH VALLEY SEWER DISTRICT	0.000330	\$81,600
SALT LAKE COUNTY LIBRARY	0.000517	\$127,800
CENTRAL UTAH WATER CONSERVANCY DISTRICT	0.000302	\$74,600
CRESENT CEMETERY MAINTENANCE DISTRICT	0.000040	\$9,900
JORDAN VALLEY WATER CONSERVANCY DISTRICT	0.000400	\$98,900
SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT	0.000023	\$5,700
SOUTH JORDAN	0.001708	\$422,200
SALT LAKE	0.001994	\$492,800
JORDAN SCHOOL DISTRICT	0.006617	\$1,635,500
<b>TOTAL</b>	<b>0.011931</b>	<b>\$2,949,000</b>

Increment Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
SOUTH VALLEY SEWER DISTRICT	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$81,600	\$1,224,000
SALT LAKE COUNTY LIBRARY	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$127,800	\$1,917,000
CENTRAL UTAH WATER CONSERVANCY DISTRICT	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$74,600	\$1,119,000
CRESENT CEMETERY MAINTENANCE DISTRICT	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$148,500
JORDAN VALLEY WATER CONSERVANCY DISTRICT	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$98,900	\$1,483,500
SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$5,700	\$85,500
SOUTH JORDAN	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$422,200	\$6,333,000
SALT LAKE	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$492,800	\$7,392,000
JORDAN SCHOOL DISTRICT	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$1,635,500	\$24,532,500
<b>Total</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$2,949,000</b>	<b>\$44,235,000</b>
<b>Increment Available for Bond (Debt Coverage Ratio)</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$1,747,556</b>	<b>\$26,213,333</b>
<b>20% Housing</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$589,800</b>	<b>\$8,847,000</b>
<b>Administrative Costs</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$117,960</b>	<b>\$1,769,400</b>
<b>Remaining Increment</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$493,684</b>	<b>\$7,405,267</b>

Project	
Total Increment Available for Bond	\$26,213,333
Increment Available for Bond NPV @ 7%	\$15,916,586
Excess Increment NPV @ 7% (Increment Available less Bond)	\$2,953,872
Housing	
Total	\$8,847,000
NPV @ 7%	\$5,371,848
Administrative	
Total	\$1,769,400
NPV @ 7%	\$1,074,370
Remaining Increment	
Total	\$7,405,267
NPV @ 7%	\$4,496,435
Total Tax Increment Generated	
Total	\$44,235,000
NPV @ 7%	\$26,859,238

Yrs Increment*	
15	\$15,916,586
14	\$15,283,191
13	\$14,605,459
12	\$13,880,286
11	\$13,104,350
10	\$12,274,099
9	\$11,385,730
8	\$10,435,176
7	\$9,418,083
6	\$8,329,793
5	\$7,165,323

**Years until payoff 11**

\*Increment Available for Bond NPV @ 7%

# AREA 11



MERIT  
MEDICAL

SOUTH JORDAN  
REDEVELOPMENT AGENCY

# SOUTH JORDAN REDEVELOPMENT AGENCY

## MERIT MEDICAL

### Project Area Summary

The *Merit Medical* project area completed its original fifteen (15) year term in 2021. In 2018 the RDA Board and the Taxing Entity Committee approved a fifteen (15) year extension. The project area completed its third (3rd) year of the fifteen (15) year extension in 2024. The Merit Medical Corporate Headquarters anchors this project area. The project area was established to provide financial incentives for Merit Medical to expand its current facilities and grow its employment base at its South Jordan campus. Merit Medical has completed significant improvements to its current buildings. Merit Medical currently has 2,404 employees at this site. Starting with the 2022 Tax Year (the beginning of the extension period) the Project Area will continue to receive 100% of the tax increment revenue; however, all participating taxing entities receive a 25% pass-through amount from the Agency. This project area did not have a cap on the original 15 years. The Project Area Extension maximum cap is \$42,832,595, of which \$37,629,978 is still eligible to receive.

Housing: 20% required for the first 15 years- started in 2007; 10% required for the extension period.



### Economic Update

The total project area encompasses 70.20 acres. There are 68.00 developable acres of which approximately 59.97 acres (88%) have been developed and 8.03 (12%) remain undeveloped. The project area is 5% residential. Taxable values within the project area have increased from \$30,699,926 in its base year to \$240,002,039 after the 2024 valuation; an increase of 683% over the term of the project thus far.

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

- **Medical:** Onsite Care, Dynamic Psychiatry, Comprehensive Chiropractic and Recovery
- **Office:** Merit Medical Corporate Center, Merit Medical parking structure, Martz Law LLC, University Elite PLLC, Utah IEP Advocates
- **Future Development Plans:** Merit Medical's future phases

# SOUTH JORDAN REDEVELOPMENT AGENCY

## MERIT MEDICAL

<b>2024 Summary Data</b>	
Tax District	38H
Base Year	2005
Trigger Year	2007
Term	30 years (15 years + 15 year extension)
Remaining Term	12 years (2036)
Budget	Multi-year
Total Acres	70.20
Developable Acres	68.00
Developed Acres	59.97 (88%)
Undeveloped Acres	8.03 (12%)
Residential Portion	5%
Total Building Sq. Ft.	1,009,465
Estimated # jobs created	1,805
Combined Tax Rate	0.0093970
Base Value	\$30,669,926
2024 Value	\$240,002,039
Percent Increase	683%
2024 Tax Increment Collected	\$1,934,988
Real Property Value	\$155,636,476
Personal Property Value	\$83,963,607
State Assessed	\$401,956
Amount Paid to Other Taxing Entities	25% pass-through to participating taxing entities (see pg. 30 for amounts)

<b>Comparison of actual project funds received to the amount forecast for year 3 of the extension period (2024)</b>	
Received	Original Budget Projection
\$1,934,988.00	\$1,805,935.00

<b>Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2025</b>
\$5,500,000.00
100% of total increment generated from the project area with a 25% pass-through to participating taxing entities

# SOUTH JORDAN REDEVELOPMENT AGENCY

## MERIT MEDICAL

### 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
- Receives 25% Pass-through; \$70,465.25 for 2024 TY

#### **Salt Lake County**

- Increased property tax base
- Increased job count
- Receives 25% Pass-through; \$93,414.56 for 2024 TY

#### **Jordan School District**

- Increased property tax base
- Increase in revenue received from income tax from additional employment
- Receives 25% Pass-through; \$278,729.00 for 2024 TY

#### **Jordan Valley Water Conservancy District**

- Increased property tax base
- Increased water sales
- Receives 25% Pass-through; \$16,072.00 for 2024 TY

#### **Jordan Basin Improvement District**

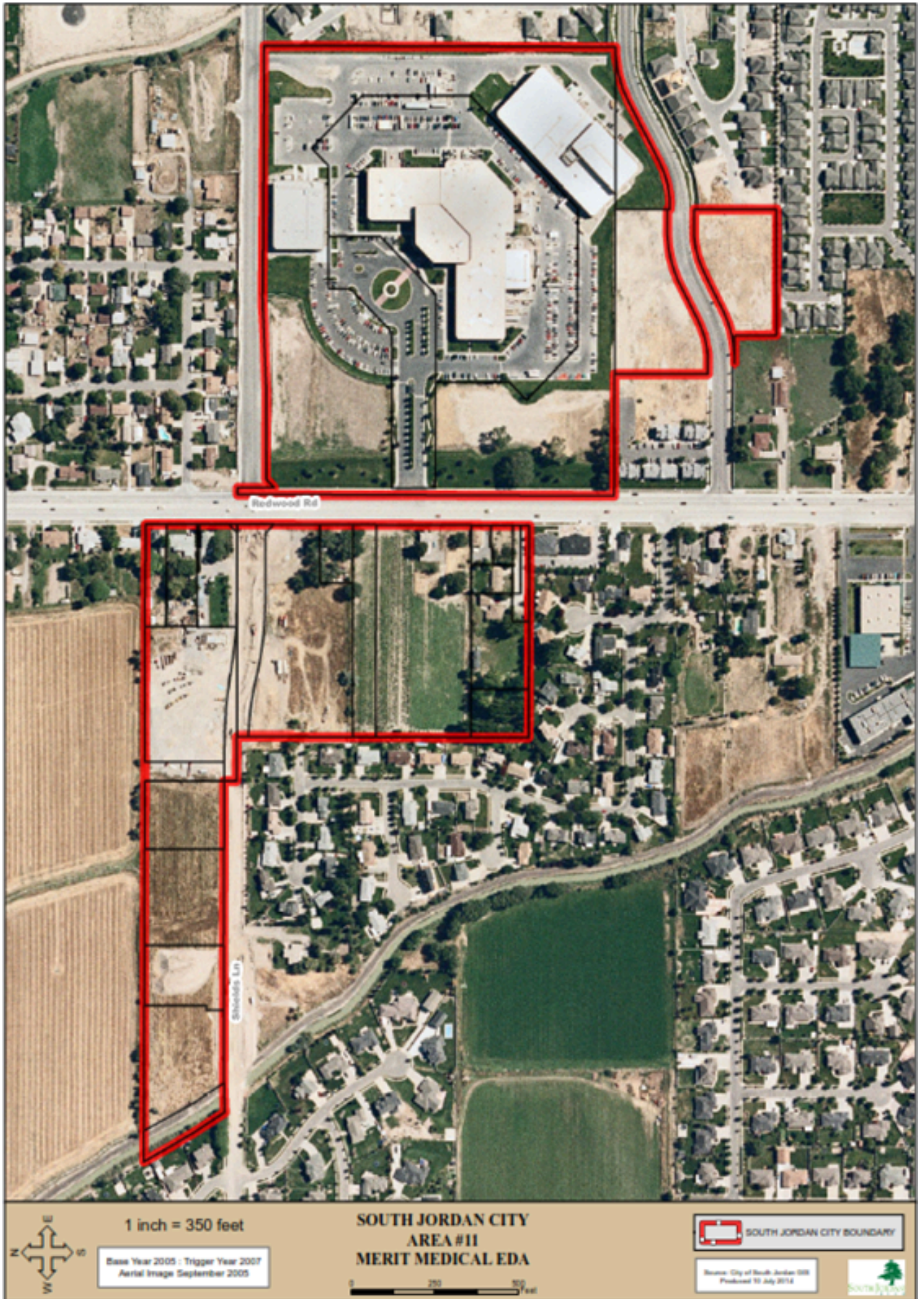
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements
- Receives 25% Pass-through; \$9,661.75 for 2024 TY

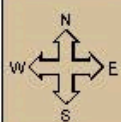
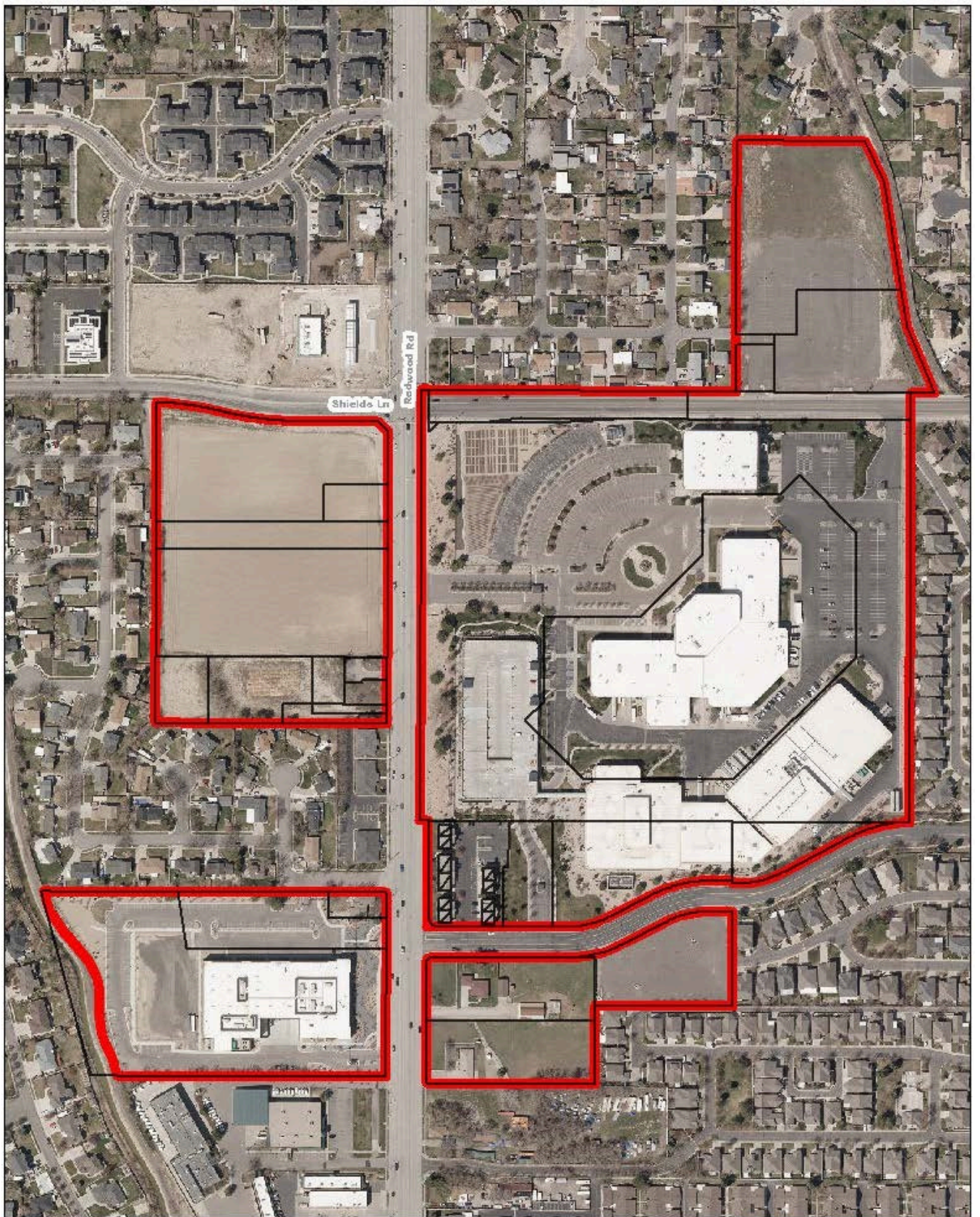
#### **Central Utah Water Conservancy District**

- Increased property tax base
- Increased water sales
- Receives 25% Pass-through; \$19,396.75 for 2024 TY

#### **South Salt Lake Valley Mosquito Abatement District**

- Increased property tax base
- Receives 25% Pass-through; \$456.00 for 2024 TY








1 inch = 325 feet

Source: City of South Jordan GIS  
 Produced: 29 May 2024  
 Aerial Imagery: April 2023

**SOUTH JORDAN CITY  
 AREA #11  
 Merit Medical EDA**

0 175 350 Feet

	PARCELS 2024
	MERIT MEDICAL
	SO SOUTH JORDAN CITY BO UNDRY

**South Jordan City—  
Merit Medical EDA Project Area  
Budget—Original Budget as  
Approved for Project**

	Phase I: Improvements to Existing Facilities		Phase II: Catheter Development Facility			Phase III: Receiving Expansion			Phase IV: Research & Development Facility			Phase V: Office Building				TOTALS
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
<b>Building Improvements</b>																
Improvements to Existing Facilities	\$17,000,000	\$1,961,098	\$2,059,152	\$1,381,055	\$1,450,108	\$1,522,613	\$1,199,163	\$1,259,121	\$1,322,077	\$1,128,635	\$1,185,067	\$1,244,321	\$1,095,229	\$1,149,991	\$1,207,490	\$36,165,120
Catheter Development - 110,000 Sq. Ft.	\$0	\$0	\$14,400,000	\$1,381,055	\$1,450,108	\$1,522,613	\$1,199,163	\$1,259,121	\$1,322,077	\$1,128,635	\$1,185,067	\$1,244,321	\$1,095,229	\$1,149,991	\$1,207,490	\$29,544,870
Receiving Expansion 75,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$8,000,000	\$1,199,163	\$1,259,121	\$1,322,077	\$1,128,635	\$1,185,067	\$1,244,321	\$1,095,229	\$1,149,991	\$1,207,490	\$18,791,094
R&D Facility 80,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000,000	\$1,128,635	\$1,185,067	\$1,244,321	\$1,095,229	\$1,149,991	\$1,207,490	\$14,010,733
Office - 50,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$1,095,229	\$1,149,991	\$1,207,490	\$8,452,710
<b>Total Building Improvements</b>	<b>\$17,000,000</b>	<b>\$1,961,098</b>	<b>\$16,459,152</b>	<b>\$2,762,110</b>	<b>\$2,900,216</b>	<b>\$11,045,226</b>	<b>\$3,597,488</b>	<b>\$3,777,362</b>	<b>\$10,966,231</b>	<b>\$4,514,541</b>	<b>\$4,740,269</b>	<b>\$9,977,283</b>	<b>\$5,476,146</b>	<b>\$5,749,954</b>	<b>\$6,037,451</b>	<b>\$106,964,527</b>
<b>Personal Property</b>																
Improvements to Existing Facilities	\$6,000,000	\$842,117	\$892,644	\$563,101	\$596,887	\$632,701	\$507,108	\$537,535	\$569,787	\$497,980	\$527,859	\$559,531	\$492,482	\$522,031	\$553,353	\$14,295,116
Catheter Development - 110,000 Sq. Ft.	\$0	\$0	\$3,000,000	\$563,101	\$596,887	\$632,701	\$507,108	\$537,535	\$569,787	\$497,980	\$527,859	\$559,531	\$492,482	\$522,031	\$553,353	\$9,560,355
Receiving Expansion 75,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$507,108	\$537,535	\$569,787	\$497,980	\$527,859	\$559,531	\$492,482	\$522,031	\$553,353	\$7,767,666
R&D Facility 80,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$497,980	\$527,859	\$559,531	\$492,482	\$522,031	\$553,353	\$6,153,236
Office - 50,000 Sq. Ft.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500,000	\$492,482	\$522,031	\$553,353	\$3,067,866
<b>Total Personal Property</b>	<b>\$6,000,000</b>	<b>\$842,117</b>	<b>\$3,892,644</b>	<b>\$1,126,202</b>	<b>\$1,193,774</b>	<b>\$4,265,402</b>	<b>\$1,521,324</b>	<b>\$1,612,605</b>	<b>\$4,709,361</b>	<b>\$1,991,920</b>	<b>\$2,111,436</b>	<b>\$3,738,124</b>	<b>\$2,462,410</b>	<b>\$2,610,155</b>	<b>\$2,766,765</b>	<b>\$40,844,239</b>
<b>Total Value of Taxable Merit Medical Project Improvements:</b>	<b>\$23,000,000</b>	<b>\$2,803,215</b>	<b>\$20,351,796</b>	<b>\$3,888,312</b>	<b>\$4,093,990</b>	<b>\$15,310,628</b>	<b>\$5,118,812</b>	<b>\$5,389,967</b>	<b>\$15,675,592</b>	<b>\$6,506,461</b>	<b>\$6,851,705</b>	<b>\$13,715,407</b>	<b>\$7,938,556</b>	<b>\$8,360,109</b>	<b>\$8,804,216</b>	<b>\$147,808,766</b>
<b>Cumulative Merit Medical Project Value:</b>	<b>\$23,000,000</b>	<b>\$25,803,215</b>	<b>\$46,155,011</b>	<b>\$50,043,323</b>	<b>\$54,137,313</b>	<b>\$69,447,941</b>	<b>\$74,566,753</b>	<b>\$79,956,720</b>	<b>\$95,632,312</b>	<b>\$102,138,773</b>	<b>\$108,990,478</b>	<b>\$122,705,885</b>	<b>\$130,644,441</b>	<b>\$139,004,550</b>	<b>\$147,808,766</b>	
<b>Estimated Additional Improvements:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Total Projected Cumulative Value:</b>	<b>\$23,000,000</b>	<b>\$25,803,215</b>	<b>\$46,655,011</b>	<b>\$50,543,323</b>	<b>\$54,637,313</b>	<b>\$69,947,941</b>	<b>\$75,066,753</b>	<b>\$80,456,720</b>	<b>\$95,632,312</b>	<b>\$102,138,773</b>	<b>\$108,990,478</b>	<b>\$122,705,885</b>	<b>\$130,644,441</b>	<b>\$139,004,550</b>	<b>\$147,808,766</b>	
<b>2005 Levy (less assessment &amp; collection)</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	<b>0.015291</b>	
<b>Annual Tax Increment</b>	<b>\$351,693.00</b>	<b>\$394,556.96</b>	<b>\$713,401.77</b>	<b>\$772,857.95</b>	<b>\$835,459.15</b>	<b>\$1,069,573.97</b>	<b>\$1,147,845.72</b>	<b>\$1,230,263.71</b>	<b>\$1,462,313.68</b>	<b>\$1,561,803.98</b>	<b>\$1,666,573.40</b>	<b>\$1,876,295.69</b>	<b>\$1,997,684.15</b>	<b>\$2,125,518.57</b>	<b>\$2,260,143.84</b>	<b>\$19,465,985.54</b>
<b>Administration --- 2.5%</b>	\$8,792.33	\$9,863.92	\$17,835.04	\$19,321.45	\$20,886.48	\$26,739.35	\$28,696.14	\$30,756.59	\$36,557.84	\$39,045.10	\$41,664.33	\$46,907.39	\$49,942.10	\$53,137.96	\$56,503.60	<b>\$486,649.64</b>
<b>Infrastructure Contingency --- 2.5%*</b>	\$8,792.33	\$9,863.92	\$17,835.04	\$19,321.45	\$20,886.48	\$26,739.35	\$28,696.14	\$30,756.59	\$36,557.84	\$39,045.10	\$41,664.33	\$46,907.39	\$49,942.10	\$53,137.96	\$56,503.60	<b>\$486,649.64</b>
<b>Housing --- 20%</b>	\$70,338.60	\$78,911.39	\$142,680.35	\$154,571.59	\$167,091.83	\$213,914.79	\$229,569.14	\$246,052.74	\$292,462.74	\$312,360.80	\$333,314.68	\$375,259.14	\$399,536.83	\$425,103.71	\$452,028.77	<b>\$3,893,197.11</b>
<b>School District Allocation --- 10%</b>	\$35,169.30	\$39,455.70	\$71,340.18	\$77,285.80	\$83,545.92	\$106,957.40	\$114,784.57	\$123,026.37	\$146,231.37	\$156,180.40	\$166,657.34	\$187,629.57	\$199,768.41	\$212,551.86	\$226,014.38	<b>\$1,946,598.55</b>
<b>Total --- 35%</b>	<b>\$123,092.55</b>	<b>\$138,094.94</b>	<b>\$249,690.62</b>	<b>\$270,500.28</b>	<b>\$292,410.70</b>	<b>\$374,350.89</b>	<b>\$401,746.00</b>	<b>\$430,592.30</b>	<b>\$511,809.79</b>	<b>\$546,631.39</b>	<b>\$583,300.69</b>	<b>\$656,703.49</b>	<b>\$699,189.45</b>	<b>\$743,931.50</b>	<b>\$791,050.34</b>	<b>\$6,813,094.94</b>
<b>Available Project Funds --- 65%</b>	<b>\$228,600.45</b>	<b>\$256,462.02</b>	<b>\$463,711.15</b>	<b>\$502,357.67</b>	<b>\$543,048.45</b>	<b>\$695,223.08</b>	<b>\$746,099.72</b>	<b>\$799,671.41</b>	<b>\$950,503.89</b>	<b>\$1,015,172.59</b>	<b>\$1,083,272.71</b>	<b>\$1,219,592.20</b>	<b>\$1,298,494.70</b>	<b>\$1,381,587.07</b>	<b>\$1,469,093.50</b>	<b>\$12,652,890.60</b>

\* If these infrastructure contingency funds have not been expended by 2009, they shall be allocated and, when collected, paid to the Jordan School District

South Jordan Redevelopment Agency  
 Area #11 Merit Medical EDA Extension  
 Tax Increment Projections

ASSUMPTIONS:	
Discount Rate	4.0%

PROPERTY TAX ANALYSIS:	15-Year Extension Period																				TOTALS	NPV	
	Payment Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037			
	Tax Year	Year 12	Year 13	Year 14	Year 15	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			
<b>Cumulative Taxable Value</b>																							
<b>Tax District 38H</b>																							
Phase 1: South Property Technology Center	-	-	\$18,624,573	\$18,064,573	\$17,574,573	\$17,014,573	\$16,454,573	\$15,964,573	\$18,624,573	\$18,064,573	\$17,574,573	\$17,014,573	\$16,454,573	\$15,964,573	\$18,624,573	\$18,064,573	\$17,574,573	\$17,014,573	\$16,454,573				
Phase 2: Molding Expansion	-	-	-	\$32,815,524	\$31,215,524	\$29,815,524	\$28,215,524	\$26,615,524	\$25,215,524	\$32,815,524	\$31,215,524	\$29,815,524	\$28,215,524	\$26,615,524	\$25,215,524	\$32,815,524	\$31,215,524	\$29,815,524	\$28,215,524				
Phase 3: Terminal Parking/Cafeteria	-	-	-	\$18,062,630	\$17,422,630	\$16,862,630	\$16,222,630	\$15,582,630	\$15,022,630	\$18,062,630	\$17,422,630	\$16,862,630	\$16,222,630	\$15,582,630	\$15,022,630	\$18,062,630	\$17,422,630	\$16,862,630	\$16,222,630				
Phase 4: Daycare Building	-	-	-	\$1,151,877	\$1,131,877	\$1,114,377	\$1,094,377	\$1,074,377	\$1,056,877	\$1,151,877	\$1,131,877	\$1,114,377	\$1,094,377	\$1,074,377	\$1,056,877	\$1,151,877	\$1,131,877	\$1,114,377	\$1,094,377				
Phase 5: Administration Building/Parking	-	-	-	-	\$43,644,536	\$42,044,536	\$40,644,536	\$39,044,536	\$37,444,536	\$43,644,536	\$42,044,536	\$40,644,536	\$39,044,536	\$37,444,536	\$43,644,536	\$42,044,536	\$40,644,536	\$39,044,536	\$37,444,536				
Phase 6: R&D Building	-	-	-	-	-	\$45,828,493	\$43,428,493	\$41,328,493	\$38,928,493	\$45,828,493	\$43,428,493	\$41,328,493	\$38,928,493	\$45,828,493	\$43,428,493	\$41,328,493	\$38,928,493	\$45,828,493					
Phase 7: Innovation Center	-	-	-	-	-	\$25,885,405	\$24,385,405	\$23,885,405	\$23,385,405	\$25,885,405	\$24,385,405	\$23,885,405	\$23,385,405	\$25,885,405	\$24,385,405	\$23,885,405	\$23,385,405	\$25,885,405					
Phase 8: Future Production/Parking	-	-	-	-	-	-	\$65,816,856	\$63,016,856	\$60,566,856	\$65,816,856	\$63,016,856	\$60,566,856	\$57,766,856	\$54,966,856	\$65,816,856	\$63,016,856	\$60,566,856	\$57,766,856	\$54,966,856				
Phase 9: Future Production	-	-	-	-	-	-	-	-	\$25,063,076	\$23,863,076	\$22,813,076	\$21,613,076	\$20,413,076	\$19,363,076	\$25,063,076	\$23,863,076	\$22,813,076	\$21,613,076					
<b>Total Assessed Value:</b>			\$18,624,573	\$70,094,604	\$110,989,140	\$106,851,640	\$174,345,538	\$232,612,394	\$226,094,894	\$254,282,970	\$251,932,970	\$241,145,470	\$248,475,470	\$253,025,470	\$245,457,970	\$254,282,970	\$251,932,970	\$241,145,470	\$248,475,470				
<b>Value of Current EDA</b>		\$142,431,018	\$142,431,018	\$142,431,018	\$142,431,018	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508	\$129,919,508				
<b>Less Base Year Value</b>		(30,669,926)	(30,669,926)	(30,669,926)	(30,669,926)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)	(37,374,532)				
<b>TOTAL TAXABLE VALUE:</b>		\$111,761,092	\$111,761,092	\$130,385,665	\$181,855,696	\$203,534,116	\$199,396,616	\$266,890,514	\$325,157,370	\$318,639,870	\$346,827,946	\$344,477,946	\$333,690,446	\$341,020,446	\$345,570,446	\$338,002,946	\$346,827,946	\$344,477,946	\$333,690,446	\$341,020,446			
<b>TAX RATE &amp; INCREMENT ANALYSIS:</b>	2018 Rates																				Totals (15-Year Extension)		
Salt Lake County	0.002025	226,316	226,316	264,031	368,258	412,157	403,778	540,453	658,444	645,246	702,327	697,568	675,723	690,566	699,780	684,456	702,327	697,568	675,723	690,566	9,576,682	6,955,975	
Jordan School District	0.006501	726,559	726,559	847,637	1,182,244	1,323,175	1,296,277	1,735,055	2,113,848	2,071,478	2,254,728	2,239,451	2,169,322	2,216,974	2,246,553	2,197,357	2,254,728	2,239,451	2,169,322	2,216,974	30,744,695	22,331,256	
South Jordan City	0.001880	210,111	210,111	245,125	341,889	382,644	374,866	501,754	611,296	599,043	652,037	647,619	627,338	641,118	649,672	635,446	652,037	647,619	627,338	641,118	8,890,944	6,457,893	
South Salt Lake Valley Mosquito Abatement District	0.000015	1,676	1,676	1,956	2,728	3,053	2,991	4,003	4,877	4,780	5,202	5,167	5,005	5,115	5,184	5,070	5,202	5,167	5,005	5,115	70,938	51,526	
Jordan Valley Water Conservancy District	0.000400	44,704	44,704	52,154	72,742	81,414	79,759	106,756	130,063	127,456	138,731	137,791	133,476	136,408	138,228	135,201	138,731	137,791	133,476	136,408	1,891,690	1,374,020	
South Valley Sewer District	0.000296	33,081	33,081	38,594	53,829	60,246	59,021	79,000	96,247	94,317	102,661	101,965	98,772	100,942	102,289	100,049	102,661	101,965	98,772	100,942	1,399,851	1,016,775	
Central Utah Water Conservancy District	0.000400	44,704	44,704	52,154	72,742	81,414	79,759	106,756	130,063	127,456	138,731	137,791	133,476	136,408	138,228	135,201	138,731	137,791	133,476	136,408	1,891,690	1,374,020	
Salt Lake County Library	0.000559	62,474	62,474	72,886	101,657	113,776	111,463	149,192	181,763	178,120	193,877	192,563	186,533	190,630	193,174	188,944	193,877	192,563	186,533	190,630	2,643,637	1,920,193	
<b>TOTAL INCREMENTAL TAX REVENUE:</b>		\$1,349,627	\$1,349,627	\$1,574,537	\$2,196,089	\$2,457,878	\$2,407,914	\$3,222,970	\$3,926,600	\$3,847,895	\$4,188,294	\$4,159,916	\$4,029,646	\$4,118,163	\$4,173,109	\$4,081,724	\$4,188,294	\$4,159,916	\$4,029,646	\$4,118,163	\$57,110,127	\$41,481,657	
<b>PROJECT AREA BUDGET</b>		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037			
<b>Sources of Funds:</b>		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
<b>Property Tax Participation Rate for Budget</b>																							
Salt Lake County		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Jordan School District		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
South Jordan City		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
South Salt Lake Valley Mosquito Abatement District		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Jordan Valley Water Conservancy District		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
South Valley Sewer District		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Central Utah Water Conservancy District		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
Salt Lake County Library		100%	100%	100%	100%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			
<b>Property Tax Increment for Budget</b>		\$1,349,627	\$1,349,627	\$1,574,537	\$2,196,089	\$1,843,408	\$1,805,935	\$2,417,227	\$2,944,950	\$2,885,921	\$3,141,221	\$3,119,937	\$3,022,234	\$3,088,622	\$3,129,832	\$3,061,293	\$3,141,221	\$3,119,937	\$3,022,234	\$3,088,622	\$42,832,595	\$31,111,243	
<b>Uses of Tax Increment Funds:</b>		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037			
EDA Housing	20%/10%	\$269,925	\$269,925	\$314,907	\$439,218	\$184,341	\$180,594	\$241,723	\$294,495	\$288,592	\$314,122	\$311,994	\$302,223	\$308,862	\$312,983	\$306,129	\$314,122	\$311,994	\$302,223	\$308,862	\$4,283,259	\$3,111,124	
School District Allocation	10%/0%	\$134,963	\$134,963	\$157,454	\$219,609	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Infrastructure Contingency	2.5%/0%	\$33,741	\$33,741	\$39,363	\$54,902	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
County Administration (County's Increment Only)	1.25%	-	-	-	-	\$4,931	\$4,830	\$6,465	\$7,877	\$7,719	\$8,402	\$8,345	\$8,084	\$8,261	\$8,371	\$8,188	\$8,402	\$8,345	\$8,084	\$8,261	\$114,565	\$83,214	
RDA Administration and Operations	5%/1.25%	\$67,481	\$67,481	\$78,727	\$109,804	\$23,043	\$22,574	\$30,215	\$36,812	\$36,074	\$39,265	\$38,999	\$37,778	\$38,608	\$39,123	\$38,266	\$39,265	\$38,999	\$37,778	\$38,608	\$535,407	\$388,891	
Redevelopment Activities	62.5%/88.75%	\$843,517	\$843,517	\$984,086	\$1,372,556	\$1,631,094	\$1,597,937	\$2,138,824	\$2,605,766	\$2,553,536	\$2,779,431	\$2,760,599	\$2,674,149	\$2,732,891	\$2,769,354	\$2,708,709	\$2,779,431	\$2,760,599	\$2,674,149	\$2,732,891	\$37,899,362	\$27,528,014	
<b>Total Uses</b>		\$1,349,627	\$1,349,627	\$1,574,537	\$2,196,089	\$1,843,408	\$1,805,935	\$2,417,227	\$2,944,950	\$2,885,921	\$3,141,221	\$3,119,937	\$3,022,234	\$3,088,622	\$3,129,832	\$3,061,293	\$3,141,221	\$3,119,937	\$3,022,234	\$3,088,622	\$42,832,595	\$31,111,243	
<b>REMAINING TAX REVENUES FOR TAXING ENTITIES</b>		2019	2020	2021	2022																		



# AREA 12

## COMMERCE PARK

SOUTH JORDAN  
REDEVELOPMENT AGENCY



# SOUTH JORDAN REDEVELOPMENT AGENCY

## COMMERCE PARK

### Project Area Summary

The *Commerce Park* CDA project completed its fifteenth (15th) year of a twenty (20) year term in 2024. Located on the far northwest corner of the City, it houses industrial and commercial uses. Currently, the Rio Tinto Distribution Center and eBay Data Center are the main occupants. There are also several new multi-tenant buildings.

Housing: Not required.



### Economic Update

The total project area encompasses 442.81 acres. There are 350.72 developable acres of which approximately 133.59 acres (38%) have been developed and 217.13 (62%) is undeveloped. The project area is 0% residential. Taxable values within the project area have increased from \$8,575,169 in its base year to \$642,166,483 after the 2024 valuation; an increase of 7,389% over the term of the project thus far.

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

- **Industrial:** Phases I, II, and III of the eBay Data Center, Rio Tinto Distribution Center
- **Other:** AK Masonry, CSJ Equipment, A Klean Solutions, Intact Services USA, Designsapes, AK Pools, Fusion All-Stars, Black Forest Paving, Whitestone Concrete Design, Altered Kustoms
- **Future Development:** Additional potential uses as spin-offs from the Boeing Aeronautics Plant located in neighboring city, West Jordan. Freeport West purchased a majority of the remaining property and is potentially going to build some spec buildings.

# SOUTH JORDAN REDEVELOPMENT AGENCY COMMERCE PARK

2024 Summary Data	
Tax District	381
Base Year	2007
Trigger Year	2010
Term	20 years
Remaining Term	5 years (2029)
Budget	Multi-year
Total Acres	442.81
Developable Acres	350.72
Developed Acres	133.59 (38%)
Undeveloped Acres	217.13 (62%)
Residential Portion	0%
Total Building Sq. Ft.	1,065,359
Estimated # jobs created	486
Combined Tax Rate	0.008864
Base Value	\$8,575,169
2024 Value	\$642,166,483
Percent Increase	7389%
2024 Tax Increment Collected	\$5,705,725
Real Property Value	\$427,288,240
Personal Property Value	\$210,262,406
State Assessed	\$4,615,837
Amount Paid to Other Taxing Entities	\$836,397 annual pass-through to JSD

Comparison of actual project funds received to the amount forecast for year 15 (2024)	
Received	Original Budget Projection
\$5,705,725.00	\$7,289,844.00

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2025
\$3,500,000—100% of total increment generated from the <b>Jordan School District</b> at a tax rate of 0.006617 or the current rate, whichever is less, for 20 years; no cap.
\$940,000—100% of the total increment generated from <b>Salt Lake County</b> for 20 years (not including County Library tax); no cap.
\$900,000—100% of the total increment generated from the <b>City of South Jordan</b> for 20 years; no cap.
\$125,000—100% of the total increment generated from <b>Jordan Basin Improvement District</b> for 20 years; total cap: \$3,202,411; amount received to date: \$1,853,203; amount still eligible to be collected: \$1,349,208
\$240,000—100% of the total increment generated from <b>Jordan Valley Water District</b> for 20 years; no cap.
\$195,000—100% of the total increment generated from <b>Central Utah Water District</b> for 20 years; no cap.
<b>\$5,900,000—Total estimated increment generated from the project area for the 2025 tax year.</b>

# SOUTH JORDAN REDEVELOPMENT AGENCY

## COMMERCE PARK

### 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

#### **Salt Lake County Library System**

The Salt Lake County Library System did not participate in the Daybreak Commerce Park CDA. However, the County Library system has received incremental taxes from this Project Area estimated as follows:

- Estimated taxes to the SLCo Library System from Project Area in 2024: \$286,406
- Estimated taxes to the SLCo Library System from Project Area since inception in 2010: \$3,980,301

#### **Jordan School District**

- Increased property tax base
- Receives 11% of all JSD Tax Increment toward Administration Building—\$474,799.88 in 2024 TY

#### **Jordan Valley Water Conservancy District**

- Increased property tax base
- Increased water sales

#### **Jordan Basin Improvement District**

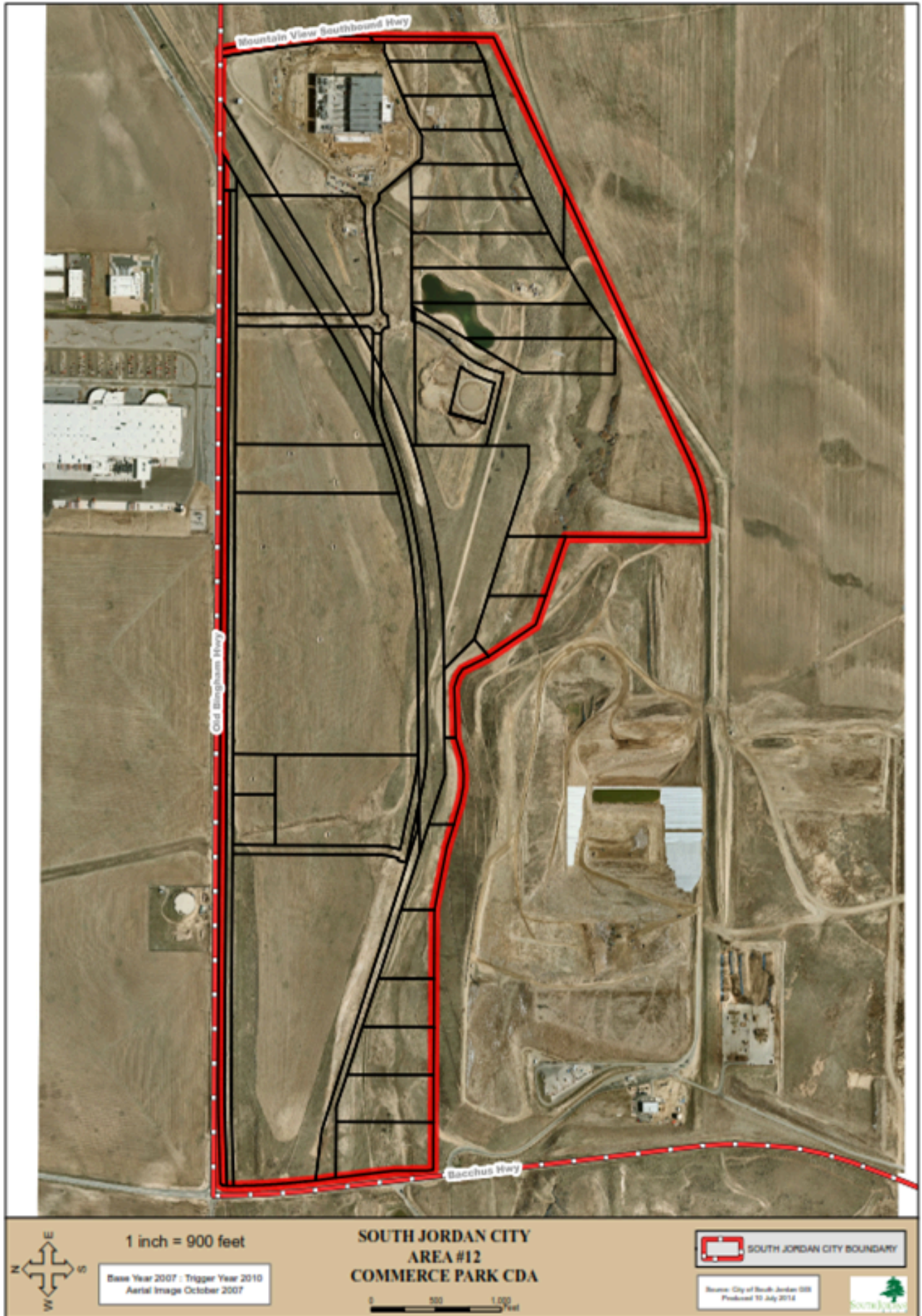
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

#### **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 = 900 feet

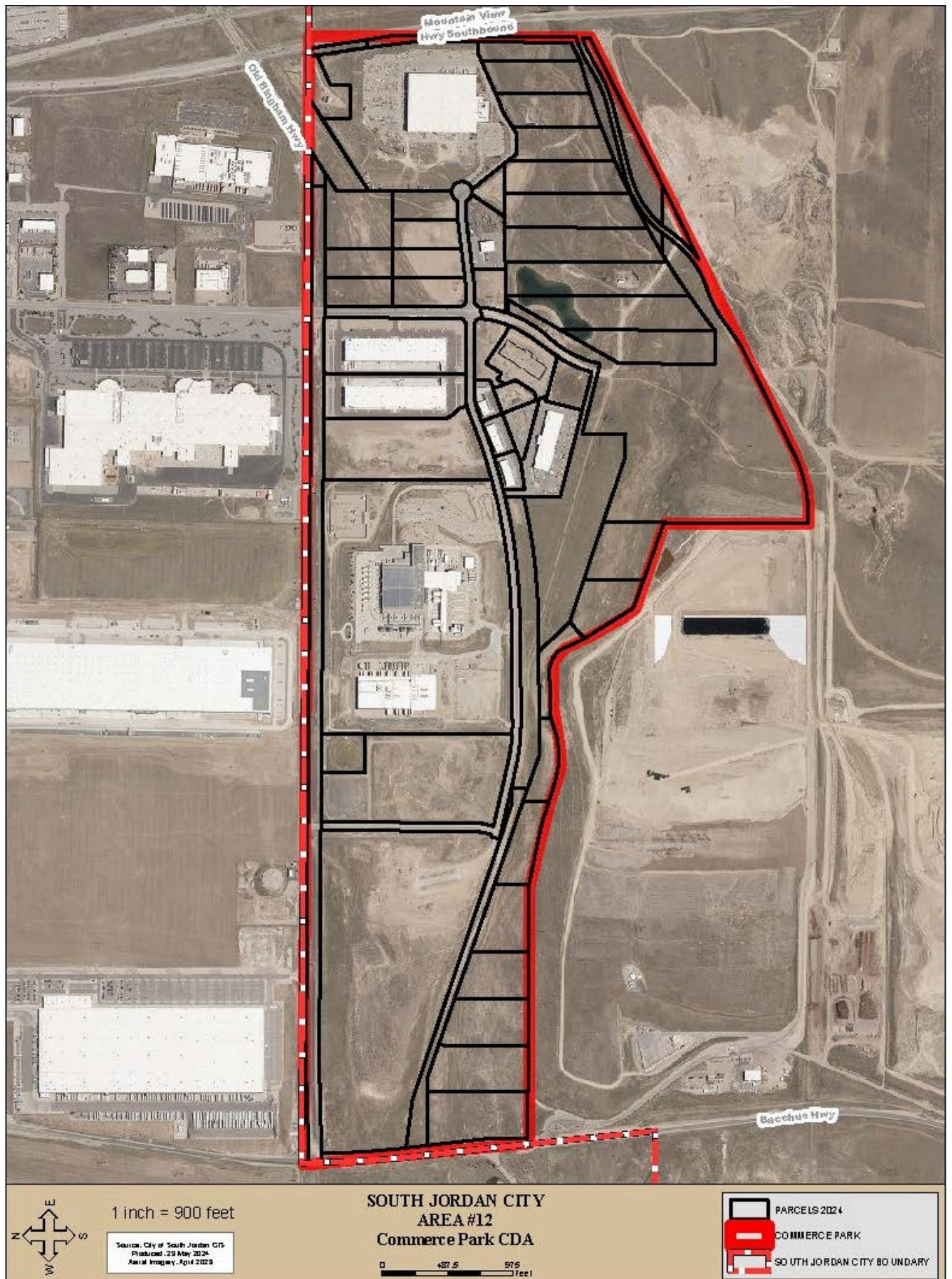
**SOUTH JORDAN CITY  
AREA #12  
COMMERCE PARK CDA**

Base Year 2007 : Trigger Year 2010  
Aerial Image October 2007

0 500 1,000 Feet

**SOUTH JORDAN CITY BOUNDARY**

Source: City of South Jordan GIS  
Produced 10 July 2014



**Original Budget as Approved for Project**

**Daybreak Commerce Park CDA Budget - Draft 10/7/08**

Year	Total	NPV	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>PROJECT COMMERCE PARK</b>												
Total Commerce Park Revenues (less Topaz)	\$ 58,505,198	\$ 43,549,834	\$ -	\$ 171,369	\$ 566,713	\$ 984,955	\$ 1,411,689	\$ 1,847,084	\$ 2,291,314	\$ 2,744,557	\$ 3,206,990	\$ 3,678,800
Total Topaz Revenues	\$ 56,334,802	\$ 43,826,227	\$ -	\$ -	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711
Total Commerce Park Revenues	\$ 114,840,000	\$ 87,376,061	\$ -	\$ 171,369	\$ 3,696,424	\$ 4,114,666	\$ 4,541,400	\$ 4,976,795	\$ 5,421,026	\$ 5,874,268	\$ 6,336,702	\$ 6,808,511
Distributions:												
RDA Administration	\$ (1,462,630)	\$ (1,088,746)	\$ -	\$ (4,284)	\$ (14,168)	\$ (24,624)	\$ (35,292)	\$ (46,177)	\$ (57,283)	\$ (68,614)	\$ (80,175)	\$ (91,970)
RDA Administration (Topaz)	\$ (1,408,370)	\$ (1,095,656)	\$ -	\$ -	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)
Public Infrastructure Maintenance	\$ (2,852,128)	\$ (2,123,054)	\$ -	\$ (8,354)	\$ (27,627)	\$ (48,017)	\$ (68,820)	\$ (90,045)	\$ (111,702)	\$ (133,797)	\$ (156,341)	\$ (179,342)
TRAX Improvements	\$ (1,437,923)	\$ (1,070,355)	\$ -	\$ (4,212)	\$ (13,928)	\$ (24,208)	\$ (34,696)	\$ (45,397)	\$ (56,315)	\$ (67,455)	\$ (78,820)	\$ (90,416)
Public Infrastructure Improvements	\$ (38,345,117)	\$ (28,543,164)	\$ -	\$ (112,317)	\$ (371,431)	\$ (645,553)	\$ (925,240)	\$ (1,210,604)	\$ (1,501,759)	\$ (1,798,820)	\$ (2,101,906)	\$ (2,411,137)
Topaz Incentive - from JSD (Topaz)	\$ (8,490,273)	\$ (7,249,503)	\$ -	\$ -	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)
Topaz Incentive - from all other entities	\$ (13,534,139)	\$ (11,556,258)	\$ -	\$ -	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)	\$ (1,353,414)
Jordan School District - from Project Topaz	\$ (11,037,355)	\$ (8,264,416)	\$ -	\$ -	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)
Public Facility Remainder 2 (Topaz)	\$ (21,864,666)	\$ (15,660,394)	\$ -	\$ -	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)	\$ (424,514)
Public Facility Remainder 1	\$ (14,407,399)	\$ (10,724,514)	\$ -	\$ (42,201)	\$ (139,558)	\$ (242,553)	\$ (347,640)	\$ (454,860)	\$ (564,256)	\$ (675,870)	\$ (789,748)	\$ (905,936)
Year												
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Total Commerce Park Revenues (less Topaz)			\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173	\$ 4,160,173
Total Topaz Revenues			\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711	\$ 3,129,711
Total Commerce Park Revenues			\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884	\$ 7,289,884
Distributions:												
RDA Administration			\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)	\$ (104,004)
RDA Administration (Topaz)			\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)	\$ (78,243)
Public Infrastructure Maintenance			\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)	\$ (202,808)
TRAX Improvements			\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)	\$ (102,247)
Public Infrastructure Improvements			\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)	\$ (2,726,635)
Topaz Incentive - from JSD (Topaz)			\$ (849,027)	\$ (849,027)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Topaz Incentive - from all other entities			\$ (1,353,414)	\$ (1,353,414)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Jordan School District - from Project Topaz			\$ (424,514)	\$ (424,514)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)	\$ (849,027)
Public Facility Remainder 2 (Topaz)			\$ (424,514)	\$ (424,514)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)	\$ (2,202,441)
Public Facility Remainder 1			\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)	\$ (1,024,478)



# AREA 13



## SOUTH STATION

**SOUTH JORDAN  
REDEVELOPMENT AGENCY**

# SOUTH JORDAN REDEVELOPMENT AGENCY

## SOUTH STATION

### Project Area Summary

The *South Station* CDA project completed its fifteenth (15th) year of a twenty (20) year term in 2024. Located on the west side of the City in the Daybreak community. This project area will be a regional shopping and commercial district. The University of Utah medical campus opened in January 2012 and the TRAX station opened in August 2011. Both of which will continue to draw more people to the area. This area has a cap on residential units. A limit of up to 360 single family units are allowed, with 295 currently built. There is also a limit of up to 320 rental apartments allowed, with 315 currently built.

Housing: Not required.



### Economic Update

The total project area encompasses 103.50 acres. There are 94.43 developable acres of which approximately 62.22 acres (66%) is developed and 32.21 acres (34%) remain undeveloped. The project area is 22% residential. Taxable values within the project area have increased from \$5,867,945 in its base year to \$258,480,379 after the 2024 valuation; an increase of 4,305% over the term of the project thus far.

Notable business development in the project area include the following:

- **Commercial:** Black Diamond Gymnastics, Nest Boutique, Daybreak Academy, Souldies Barbershop, Mathnasium
- **Restaurants:** The Break Sports Grill, The Porch, Tio's Mexican, CupBop, Ground to Earth
- **Office:** Rio Tinto Regional Offices, Zander Real Estate Team, CompuSoft Development
- **Medical:** Phase I University of Utah Medical Campus, Phase II University of Utah Medical Campus, Freedom Integrated Medicine
- **Residential:** Olympus at Daybreak Apartments, Sagewood at Daybreak (senior living), and townhomes
- **Other:** Daybreak Parkway TRAX Station

# SOUTH JORDAN REDEVELOPMENT AGENCY

## SOUTH STATION

2024 Summary Data	
Tax District	38J
Base Year	2007
Trigger Year	2010
Term	20 years
Remaining Term	5 years (2029)
Budget	Multi-year
Total Acres	103.50
Developable Acres	94.43
Developed Acres	62.22 (66%)
Undeveloped Acres	32.21 (34%)
Residential Portion	22%
Total Building Sq. Ft.	2,505,727
Estimated # jobs created	1,535
Combined Tax Rate	0.008864
Base Value	\$5,867,945
2024 Value	\$258,480,379
Percent Increase	4305%
2024 Tax Increment Collected	\$2,242,853
Real Property Value	\$248,843,035
Personal Property Value	\$8,674,618
State Assessed	\$962,726
Amount Paid to Other Taxing Entities	None

Comparison of actual project funds received to the amount forecast for year 15 (2024)	
Received	Original Budget Projection
\$2,242,853.00	\$5,419,505.00

Estimate of tax increment to be paid to the Agency for calendar year beginning January 1, 2025
\$1,398,700—100% of total increment generated from the <b>Jordan School District</b> at a tax rate of 0.006617 for 20 years; no cap.
\$336,900—100% of the total increment generated from <b>Salt Lake County</b> for 20 years (not including County Library tax); no cap.
\$354,700—100% of the total increment generated from the <b>City of South Jordan</b> for 20 years; no cap.
\$48,500—100% of the total increment generated from <b>Jordan Basin Improvement District</b> for 20 years; total cap: \$1,763,830; amount received to date: \$524,275; amount still eligible to be collected: \$1,239,555
\$83,000—100% of the total increment generated from <b>Jordan Valley Water District</b> for 20 years; no cap.
\$78,200—100% of the total increment generated from <b>Central Utah Water District</b> for 20 years; no cap.
<b>\$2,300,000—Total estimated increment generated from the project area for the 2025 tax year.</b>

# SOUTH JORDAN REDEVELOPMENT AGENCY

## SOUTH STATION

### 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

#### **Salt Lake County Library System**

The Salt Lake County Library System did not participate in the Daybreak Commerce Park CDA. However, the County Library system has received incremental taxes from this Project Area estimated as follows:

- Estimated taxes to the SLCo Library System from Project Area in 2024: \$97,018
- Estimated taxes to the SLCo Library System from Project Area since inception in 2010: \$1,117,016

#### **Jordan School District**

- Increased property tax base

#### **Jordan Valley Water Conservancy District**

- Increased property tax base
- Increased water sales

#### **Jordan Basin Improvement District**

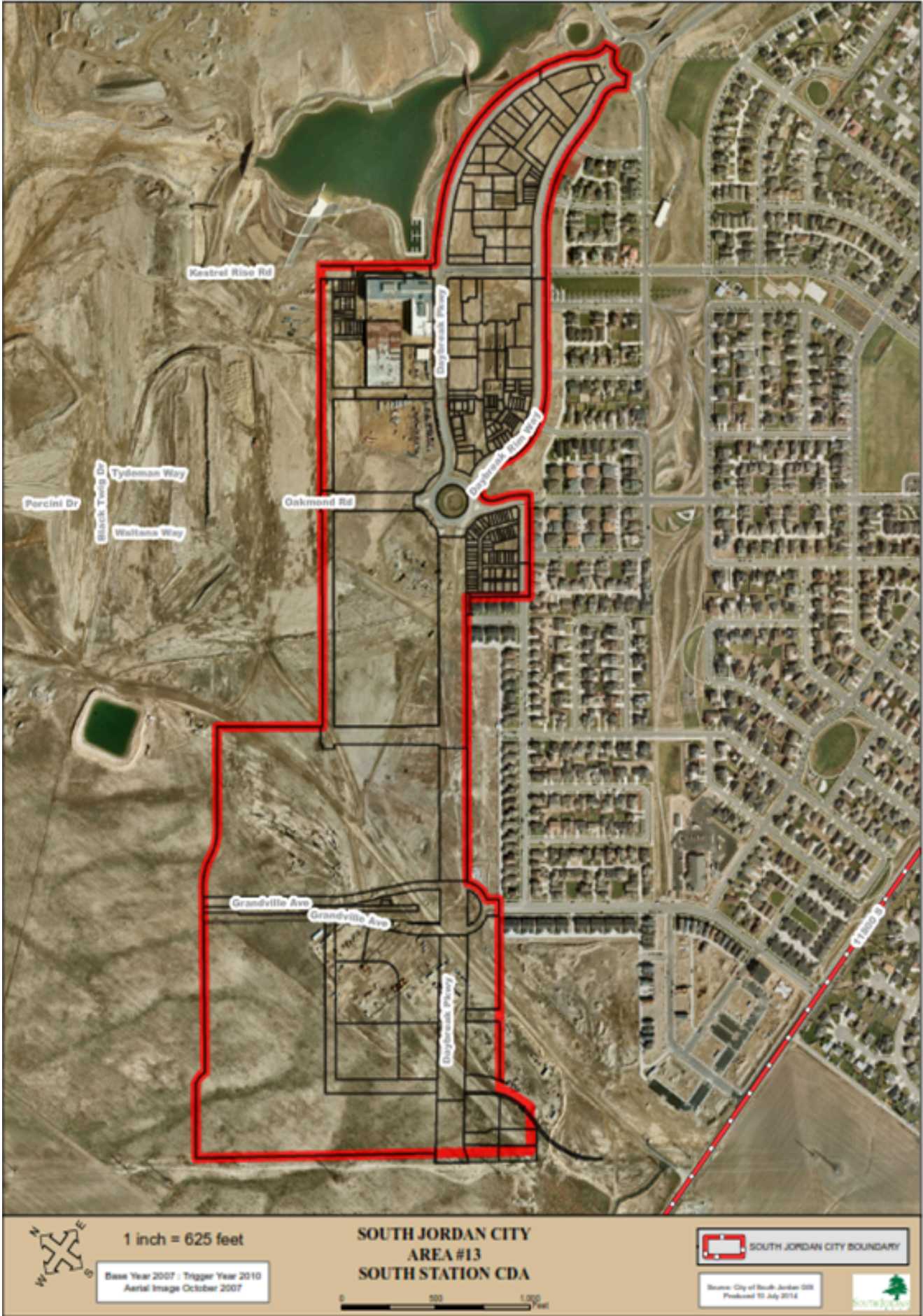
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

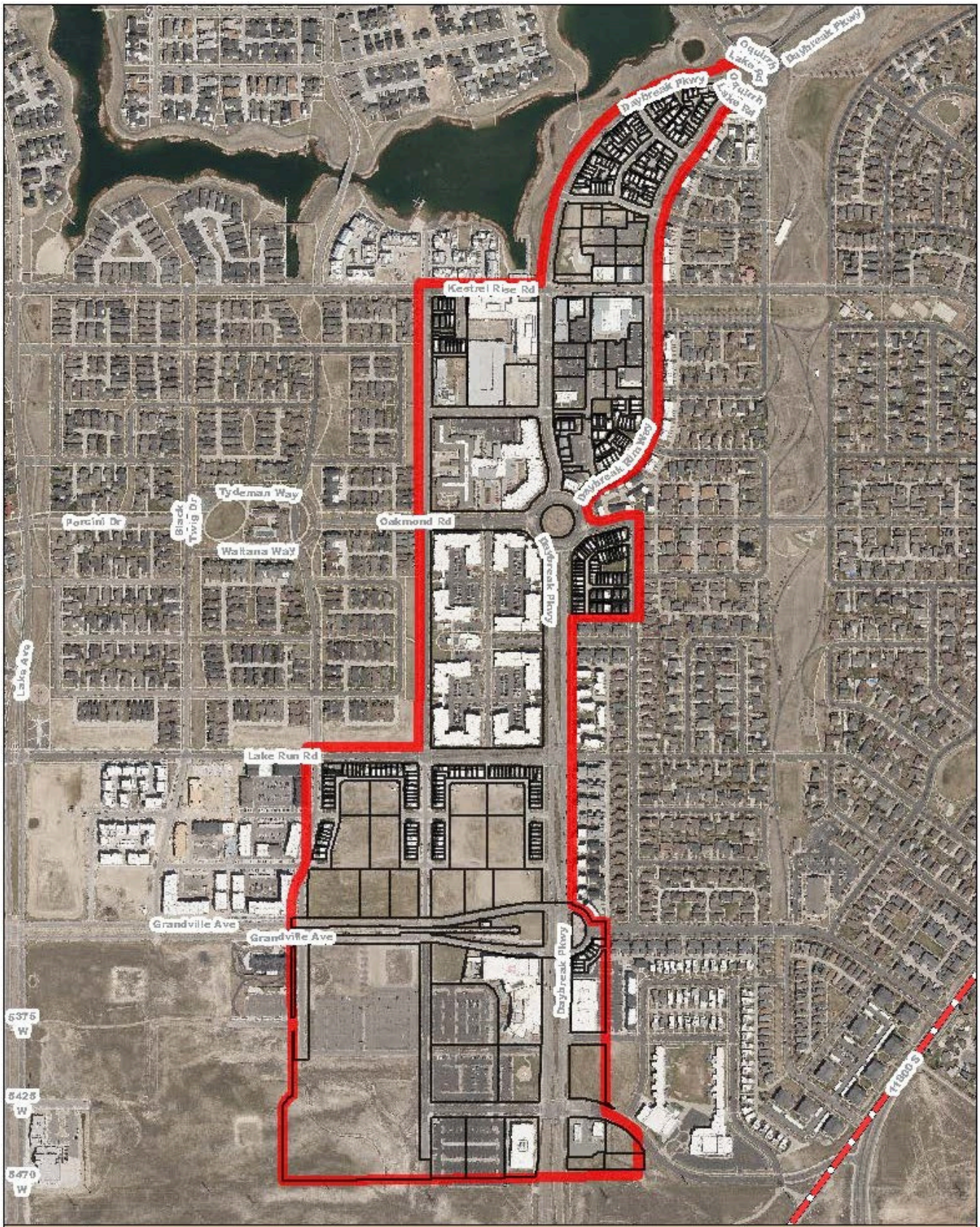
#### **Central Utah Water Conservancy District**


- Increased property tax base
- Increased water sales

#### **South Salt Lake Valley Mosquito Abatement District**

- The South Salt Lake Valley Mosquito Abatement District did not participate in the Daybreak Commerce Park CDA, however, has received incremental taxes from this Project Area.
- Increased property tax base







 1 inch = 625 feet  
 Source: City of South Jordan GIS  
 Produced: 29 May 2024  
 Aerial Imagery: April 2023

**SOUTH JORDAN CITY**  
**AREA #13**  
**South Station CDA**

0      312.5      625  
 Feet


 PARCELS 2024  
 SOUTH STATION  
 SOUTH JORDAN CITY BO UNDRY

Original Budget as Approved for Project

South Station CDA Budget - draft 10/7/08

YEAR	Total	NPV	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>PROJECT SOUTH STATION</b>												
Total Revenues	\$ 63,556,661	\$ 46,647,133	\$ -	\$ 361,054	\$ 811,473	\$ 1,179,176	\$ 1,434,815	\$ 1,695,620	\$ 1,961,694	\$ 2,314,606	\$ 2,674,644	\$ 3,041,951
Distributions:												
RDA Administration	\$ (1,588,917)	\$ (1,166,178)	\$ -	\$ (9,026)	\$ (20,287)	\$ (29,479)	\$ (35,870)	\$ (42,390)	\$ (49,042)	\$ (57,865)	\$ (66,866)	\$ (76,049)
Jordan School District - Commerce Park and South Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Infrastructure Maintenance	\$ (3,098,387)	\$ (2,274,048)	\$ -	\$ (17,601)	\$ (39,559)	\$ (57,485)	\$ (69,947)	\$ (82,661)	\$ (95,633)	\$ (112,837)	\$ (130,389)	\$ (148,295)
TRAX Improvements	\$ (1,562,077)	\$ (1,146,479)	\$ -	\$ (8,874)	\$ (19,944)	\$ (28,981)	\$ (35,264)	\$ (41,674)	\$ (48,214)	\$ (56,888)	\$ (65,737)	\$ (74,764)
Public Infrastructure	\$ (41,655,916)	\$ (30,573,177)	\$ -	\$ (236,640)	\$ (531,851)	\$ (772,849)	\$ (940,397)	\$ (1,111,333)	\$ (1,285,722)	\$ (1,517,025)	\$ (1,752,999)	\$ (1,993,737)
Public Facility Remainder 1	\$ (15,651,365)	\$ (11,487,251)	\$ -	\$ (88,913)	\$ (199,832)	\$ (290,382)	\$ (353,335)	\$ (417,561)	\$ (483,084)	\$ (569,991)	\$ (658,654)	\$ (749,106)

YEAR	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>PROJECT SOUTH STATION</b>										
Total Revenues	\$ 3,416,672	\$ 3,798,955	\$ 4,188,952	\$ 4,586,817	\$ 4,992,707	\$ 5,419,505	\$ 5,419,505	\$ 5,419,505	\$ 5,419,505	\$ 5,419,505
Distributions:										
RDA Administration	\$ (85,417)	\$ (94,974)	\$ (104,724)	\$ (114,670)	\$ (124,818)	\$ (135,488)	\$ (135,488)	\$ (135,488)	\$ (135,488)	\$ (135,488)
Jordan School District - Commerce Park and South Station	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Infrastructure Maintenance	\$ (166,563)	\$ (185,199)	\$ (204,211)	\$ (223,607)	\$ (243,394)	\$ (264,201)	\$ (264,201)	\$ (264,201)	\$ (264,201)	\$ (264,201)
TRAX Improvements	\$ (83,974)	\$ (93,370)	\$ (102,955)	\$ (112,733)	\$ (122,709)	\$ (133,199)	\$ (133,199)	\$ (133,199)	\$ (133,199)	\$ (133,199)
Public Infrastructure	\$ (2,239,334)	\$ (2,489,888)	\$ (2,745,497)	\$ (3,006,263)	\$ (3,272,289)	\$ (3,552,018)	\$ (3,552,018)	\$ (3,552,018)	\$ (3,552,018)	\$ (3,552,018)
Public Facility Remainder 1	\$ (841,384)	\$ (935,525)	\$ (1,031,565)	\$ (1,129,542)	\$ (1,229,496)	\$ (1,334,599)	\$ (1,334,599)	\$ (1,334,599)	\$ (1,334,599)	\$ (1,334,599)

# AREA 14

TIM DAHLE  
NISSAN

SOUTH JORDAN  
REDEVELOPMENT AGENCY



# SOUTH JORDAN REDEVELOPMENT AGENCY

## TIM DAHLE NISSAN

### Project Area Summary

The *Tim Dahle Nissan* CDA project completed its tenth (10th) year of a twelve (12) year term in 2024. Located on the east side of Jordan Gateway at 11155 South. This project only involves South Jordan City sales tax and does not involve sales tax from any other entity nor does it involve property tax increment from any taxing entity, including the City. Housing: Not required.

### Economic Update

The total project area encompasses 11.59 acres. There are 11.59 developable acres of which approximately 8.78 acres (76%) are developed and 2.81 acres (24%) remains undeveloped. This CDA project agreement consists of the City rebating up to 30% of the City's Point of Sale taxes received with an annual cap of \$60,000 and aggregate cap of \$500,000.

Notable business development in the project area include the following:

- Automotive: Tim Dahle Nissan dealership
- Future Development: Possible second dealership

2024 Summary Data	
Tax District	39M
Start Year	2015
Term	12 years
Remaining Term	2 years (2026)
Total Acres	12.76
Developable Acres	12.76
Developed Acres	8.78 (69%)
Undeveloped Acres	3.98 (31%)
Residential Portion	0%
Total Building Sq. Ft.	57,583
Estimated # jobs created	100
2024 Value	\$28,421,300
Real Property Value	\$22,150,200
State Assessed	\$6,271,100



# SOUTH JORDAN REDEVELOPMENT AGENCY

## TIM DAHLE NISSAN

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

#### **South Jordan City**

- Increased sales and property tax base—Received \$38,852 in Real Property Taxes in 2024 TY
- Increased job count
- Street and other utility system improvements

#### **Salt Lake County**

- Increased property tax base—Received \$49,538 in Real Property Taxes in 2024 TY
- Increased job count

#### **Jordan School District**

- Increased property tax base—Received \$153,191 in Real Property Taxes in 2024 TY
- Increase in revenue received from income tax from additional employment

#### **Jordan Valley Water Conservancy District**

- Increased property tax base—Received \$9,123 in Real Property Taxes in 2024 TY
- Increased water sales

#### **Jordan Basin Improvement District**

- Increased property tax base—Received \$5,315 in Real Property Taxes in 2024 TY
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

#### **Central Utah Water Conservancy District**

- Increased property tax base—Received \$10,800 in Real Property Taxes in 2024 TY
- Increased water sales

#### **South Salt Lake Valley Mosquito Abatement District**

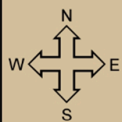
- Increased property tax base—Received \$256 in Real Property Taxes in 2024 TY

#### **Crescent Cemetery District**

- Increased property tax base—Received \$625 in Real Property Taxes in 2024 TY



Jordan Gtwy



1 inch = 125 feet

Source: City of South Jordan GIS  
Produced: 17 July 2015  
Aerial Imagery: 2014

**SOUTH JORDAN CITY  
AREA #14  
TIM DAHLE NISSAN CDA**



	PARCELS 2015
	TIM DAHLE NISSAN
	SOUTH JORDAN CITY BOUNDARY





1 inch = 125 feet

Source: City of South Jordan GIS  
Produced: 30 May 2024  
Aerial Imagery: April 2023

**SOUTH JORDAN CITY**  
**AREA #14**  
**Tim Dahle Nissan CDA**

0 65 130 Feet

PARCELS 2024  
TIM DAHLE NISSAN  
SOUTH JORDAN CITY BOUNDARY



# AREA 15

## RIVERTON CHEVROLET

SOUTH JORDAN  
REDEVELOPMENT AGENCY



# SOUTH JORDAN REDEVELOPMENT AGENCY

## RIVERTON CHEVROLET

### Project Area Summary

The Riverton Chevrolet CDA project completed its ninth (9th) year of a ten (10) year term in 2024. Located on the west side of Jordan Gateway at 11100 South. This project only involves South Jordan City sales tax and does not involve sales tax from any other entity nor does it involve property tax increment from any taxing entity, including the City.

Housing: Not required.

### Economic Update

The total project area encompasses 13.78 acres. There are 13.78 developable acres of which approximately 6.90 acres (50%) are developed and 6.88 acres (50%) remains undeveloped. Riverton Chevrolet may sell the remaining property or, if possible, open a second dealership on the remaining property in the next few years. This CDA project agreement consists of the City rebating up to 30% of the City's Point of Sale taxes received with an annual cap of \$65,000 and aggregate cap of \$550,000.

Notable business development in the project area include the following:

- **Automotive:** Riverton Chevrolet dealership
- **Future Development:** Potential second dealership



2024 Summary Data	
Tax District	38C
Start Year	2015
Term	10 years
Remaining Term	1 year (2025)
Total Acres	13.78
Developable Acres	13.78
Developed Acres	6.90 (50%)
Undeveloped Acres	6.88 (50%)
Residential Portion	0%
Total Building Sq. Ft.	59,309
Estimated # jobs created	98
2024 Value	\$63,427,871
Real Property Value	\$58,266,800
State Assessed	\$205,882

# SOUTH JORDAN REDEVELOPMENT AGENCY

## RIVERTON CHEVROLET

### 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
- Increase in revenue received from income tax from additional employment

#### **Jordan Valley Water Conservancy District**

- Increased property tax base
- Increased water sales

#### **Jordan Basin Improvement District**

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

#### **Central Utah Water Conservancy District**

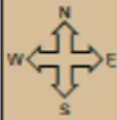
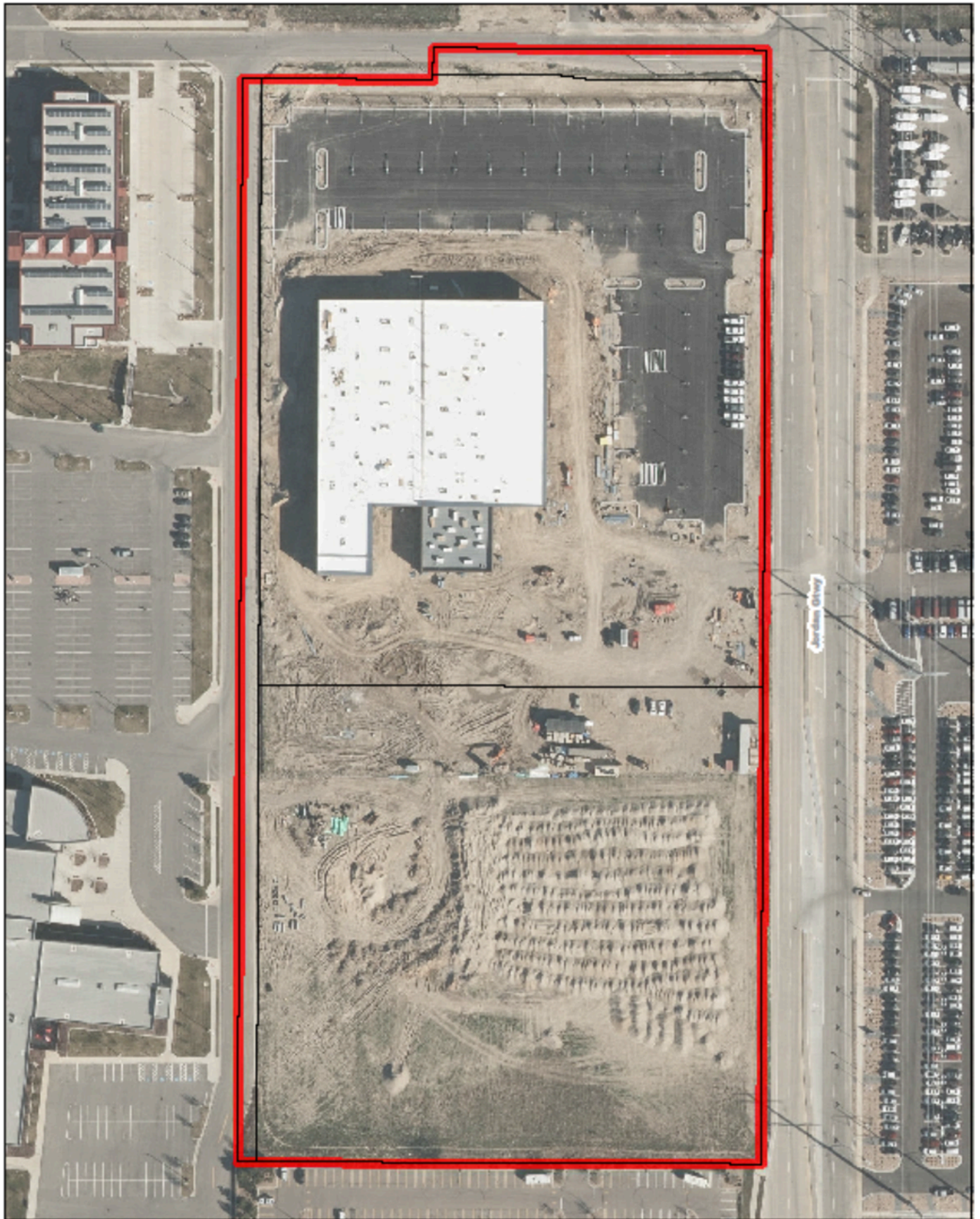
- Increased property tax base
- Increased water sales

#### **South Salt Lake Valley Mosquito Abatement District**

- Increased property tax base

#### **Crescent Cemetery District**

- Increased property tax base



1 inch = 130 feet

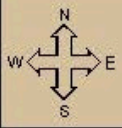
Source: City of South Jordan GIS  
Produced: 20 July 2016  
Aerial Imagery: March 2016

**SOUTH JORDAN CITY  
AREA #15  
RIVERTON CHEVROLET CDA**

0 125 250 Feet



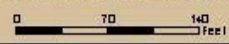
PARCELS 2016  
RIVERTON CHEVROLET  
SOUTH JORDAN CITY BOUNDARY



1 inch = 130 feet

Source: City of South Jordan GIS  
Produced: 30 May 2024  
Aerial Imagery: April 2023

**SOUTH JORDAN CITY  
AREA #15  
Riverton Chevrolet CDA**



	PARCELS 2024
	RVERTON CHEVROLET
	SOUTH JORDAN CITY BOUNDARY



# AREA 16

## SW QUADRANT URBAN CENTER



SOUTH JORDAN  
REDEVELOPMENT AGENCY

# SOUTH JORDAN REDEVELOPMENT AGENCY SW QUADRANT URBAN CENTER

## Project Area Summary

The SW Quadrant Urban Center Community Reinvestment Project Area (CRA) is largely vacant, but areas around the Project area, particularly to the east, south, and southwest, are developed with significant residential presence. A county library was recently constructed, and a city fire station and police precinct are located in the area. This Project Area surrounds the South Jordan Housing Transit Reinvestment Zone (HTRZ). The area to the north and northwest are largely vacant or agricultural land. South Jordan City is the only taxing entity participating in this project area.

Housing: 10% collected each year starting in Tax Year 2026.

## Economic Update

The total project area encompasses 839.32 acres. There are 677.74 developable acres of which approximately 40.98 acres (6%) are developed and 636.76 acres (94%) remains undeveloped.

Notable business development in the project area include the following:

- **Development:** Salt Lake County Library, South Jordan City Fire and Police Station.
- **Future Development:** Retail, Office, Entertainment, Hospitality, Housing, etc.



# SOUTH JORDAN REDEVELOPMENT AGENCY SW QUADRANT URBAN CENTER

<b>2024 Summary Data</b>	
Tax District	TBD
Base Year	2021
Trigger Year	2026
Term	30 Years
Remaining Term	30 Years (2055)
Budget	Multi-year
Total Acres	839.32
Developable Acres	677.74
Developed Acres	40.98 (6%)
Undeveloped Acres	636.76 (94%)
Residential Portion	TBD
Total Building Sq. Ft.	TBD
Estimated # jobs created	N/A
Combined Tax Rate	TBD
Base Value	\$91,066,650
2024 Value	N/A
Percent Increase	N/A
2024 Tax Increment Collected	N/A
Real Property Value	N/A
Personal Property Value	N/A
State Assessed	N/A
Amount Paid to Other Taxing Entities	N/A

# SOUTH JORDAN REDEVELOPMENT AGENCY

## SW QUADRANT URBAN CENTER

### 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

### The following entities are not participating, however, still benefit:

#### **Salt Lake County**

- Increased property tax base
- Increased job count

#### **Jordan School District**

- Increased property tax base
- Increase in revenue received from income tax from additional employment

#### **Jordan Valley Water Conservancy District**

- Increased property tax base
- Increased water sales

#### **Jordan Basin Improvement District**

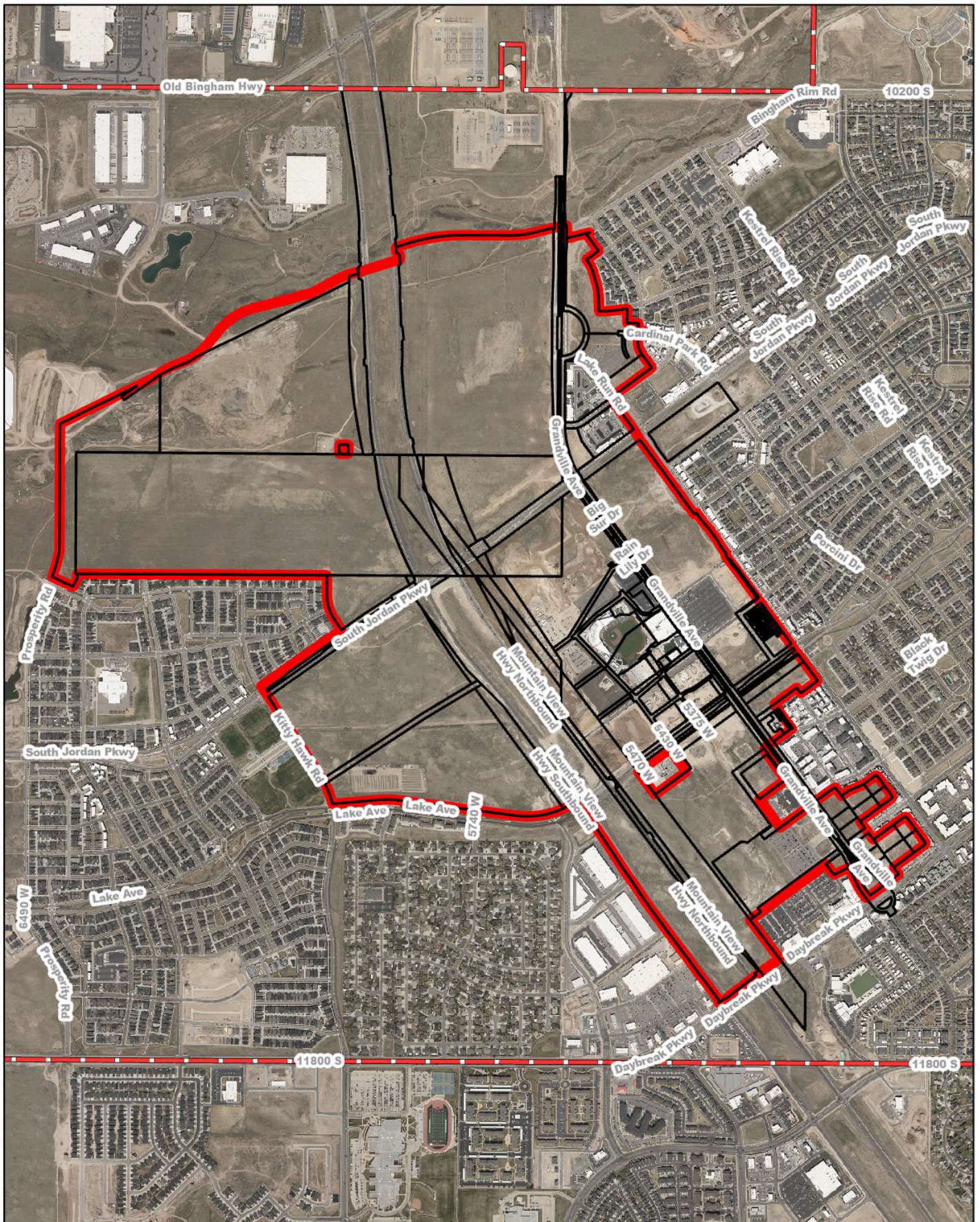
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

#### **Central Utah Water Conservancy District**

- Increased property tax base
- Increased water sales

#### **South Salt Lake Valley Mosquito Abatement District**

- Increased property tax base



	<p>1 inch = 1,353 feet</p> <p>Source: City of South Jordan GIS Produced: 22 July 2025 Aerial Imagery: April 2025</p>	<p><b>SOUTH JORDAN CITY</b> <b>AREA #16</b> <b>Southwest Quadrant Urban Center CDA</b></p> <p>0 145290 580 870 1,160 1,450 Feet</p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> PARCELS 2025</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red; margin-right: 5px;"></span> SOUTHWEST QUADRANT URBAN CENTER</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed red; margin-right: 5px;"></span> SOUTH JORDAN CITY BOUNDARY</li> </ul>
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**Project Area #16 Revenue Assumptions**

Projected Total Property Tax		Project Period											
Year	Base Year	Total	NPV @ 6%	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Project Year	0	2025-2054	2022-2054	1	2	3	4	5	6	7	8	9	10
Increment Year				1	2	3	1	2	3	4	5	6	7
Salt Lake County	\$161,825	\$134,369,347	\$54,912,166	\$276,648	\$296,565	\$352,559	\$1,199,167	\$1,912,454	\$2,524,734	\$2,997,633	\$3,392,008	\$3,743,040	\$4,017,375
Multicounty Assessing & Collecting	\$1,093	\$907,390	\$370,819	\$1,868	\$2,003	\$2,381	\$8,098	\$12,915	\$17,049	\$20,243	\$22,906	\$25,277	\$27,129
County Assessing & Collecting	\$17,849	\$14,820,705	\$6,056,716	\$30,514	\$32,711	\$38,887	\$132,266	\$210,940	\$278,474	\$330,634	\$374,133	\$412,851	\$443,109
Jordan School District	\$397,597	\$330,138,755	\$134,916,441	\$679,710	\$728,646	\$866,220	\$2,946,293	\$4,698,803	\$6,203,146	\$7,365,035	\$8,333,993	\$9,196,463	\$9,870,490
State Basic Levy	\$151,262	\$125,597,909	\$51,327,579	\$258,589	\$277,206	\$329,545	\$1,120,887	\$1,787,611	\$2,359,923	\$2,801,952	\$3,170,582	\$3,498,700	\$3,755,127
Ut. Charter School - Jordan	\$12,840	\$10,661,833	\$4,357,127	\$21,951	\$23,532	\$27,975	\$95,151	\$151,748	\$200,331	\$237,854	\$269,146	\$297,000	\$318,768
South Jordan City	\$148,257	\$123,102,587	\$50,307,825	\$253,451	\$271,698	\$322,997	\$1,098,618	\$1,752,096	\$2,313,037	\$2,746,284	\$3,107,591	\$3,429,190	\$3,680,522
South SL Valley Mosquito Abatement Dist.	\$1,093	\$907,390	\$370,819	\$1,868	\$2,003	\$2,381	\$8,098	\$12,915	\$17,049	\$20,243	\$22,906	\$25,277	\$27,129
Jordan Valley Water Conservancy	\$33,604	\$27,902,245	\$11,402,695	\$57,447	\$61,583	\$73,210	\$249,011	\$397,127	\$524,270	\$622,469	\$704,362	\$777,255	\$834,221
South Valley Sewer district	\$22,767	\$18,903,960	\$7,725,403	\$38,921	\$41,723	\$49,600	\$168,707	\$269,057	\$355,196	\$421,727	\$477,210	\$526,595	\$565,191
Salt Lake County Library	\$43,166	\$35,841,908	\$14,647,364	\$73,793	\$79,106	\$94,042	\$319,868	\$510,131	\$673,452	\$799,594	\$904,790	\$998,425	\$1,071,601
Central Utah Water Conservancy Dist.	\$36,427	\$30,246,336	\$12,360,645	\$62,273	\$66,756	\$79,361	\$269,931	\$430,490	\$568,314	\$674,763	\$763,536	\$842,553	\$904,305
<b>Total</b>	<b>\$1,027,778</b>	<b>\$853,400,364</b>	<b>\$348,755,601</b>	<b>\$1,757,033</b>	<b>\$1,883,531</b>	<b>\$2,239,157</b>	<b>\$7,616,092</b>	<b>\$12,146,287</b>	<b>\$16,034,976</b>	<b>\$19,038,430</b>	<b>\$21,543,163</b>	<b>\$23,772,625</b>	<b>\$25,514,967</b>
<b>Projected Total Tax Increment (vs. 2021 Base Year)</b>		<b>Project Period</b>											
Project Year	2021 Certified Tax Rates	Total	NPV @ 6%	1	2	3	4	5	6	7	8	9	10
Increment Year		2025-2054	2025-2054	1	2	3	1	2	3	4	5	6	7
Salt Lake County	0.001777	\$87,244,985	\$43,019,718	\$0	\$0	\$0	\$1,037,341	\$1,750,628	\$2,362,909	\$2,835,808	\$3,230,182	\$3,581,215	\$3,855,550
Jordan School District	0.004366	\$214,356,557	\$105,697,291	\$0	\$0	\$0	\$2,548,696	\$4,301,206	\$5,805,549	\$6,967,438	\$7,936,396	\$8,798,866	\$9,472,893
State Basic Levy	0.001661	\$81,549,758	\$40,211,452	\$0	\$0	\$0	\$969,625	\$1,636,350	\$2,208,662	\$2,650,690	\$3,019,321	\$3,347,438	\$3,603,865
Ut. Charter School - Jordan	0.000141	\$6,922,646	\$3,413,495	\$0	\$0	\$0	\$82,310	\$138,907	\$187,490	\$225,013	\$256,306	\$284,159	\$305,927
South Jordan City	0.001628	\$79,929,564	\$39,412,549	\$0	\$0	\$0	\$950,361	\$1,603,840	\$2,164,781	\$2,598,028	\$2,959,334	\$3,280,933	\$3,532,265
South SL Valley Mosquito Abatement Dist.	0.000012	\$589,161	\$290,510	\$0	\$0	\$0	\$7,005	\$11,822	\$15,957	\$19,150	\$21,813	\$24,184	\$26,036
Jordan Valley Water Conservancy	0.000369	\$18,116,713	\$8,933,188	\$0	\$0	\$0	\$215,407	\$363,524	\$490,666	\$588,865	\$670,758	\$743,651	\$800,618
South Valley Sewer district	0.000250	\$12,274,196	\$6,052,296	\$0	\$0	\$0	\$145,940	\$246,290	\$332,430	\$398,960	\$454,443	\$503,829	\$542,424
Salt Lake County Library	0.000474	\$23,271,875	\$11,475,153	\$0	\$0	\$0	\$276,702	\$466,966	\$630,286	\$756,428	\$861,624	\$955,259	\$1,028,436
Central Utah Water Conservancy Dist.	0.000400	\$19,638,713	\$9,683,673	\$0	\$0	\$0	\$233,504	\$394,064	\$531,887	\$638,336	\$727,109	\$806,126	\$867,878
<b>Total</b>	<b>0.011286</b>	<b>\$543,894,169</b>	<b>\$268,189,325</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,466,892</b>	<b>\$10,913,596</b>	<b>\$14,730,616</b>	<b>\$17,678,717</b>	<b>\$20,137,288</b>	<b>\$22,325,661</b>	<b>\$24,035,892</b>
<b>Projected Increment to RDA</b>		<b>Project Period</b>											
Project Year	Participation Rates	Total	NPV @ 6%	1	2	3	4	5	6	7	8	9	10
Increment Year		2025-2054	2025-2054	1	2	3	1	2	3	4	5	6	7
Salt Lake County	75%	\$65,433,738	\$32,264,788	\$0	\$0	\$0	\$778,006	\$1,312,971	\$1,772,182	\$2,126,856	\$2,422,637	\$2,685,911	\$2,891,662
Jordan School District	75%	\$160,767,418	\$79,272,969	\$0	\$0	\$0	\$1,911,522	\$3,225,905	\$4,354,162	\$5,225,579	\$5,952,297	\$6,599,149	\$7,104,669
State Basic Levy	75%	\$61,162,318	\$30,158,589	\$0	\$0	\$0	\$727,219	\$1,227,262	\$1,656,496	\$1,988,018	\$2,264,491	\$2,510,579	\$2,702,899
Ut. Charter School - Jordan	75%	\$5,191,985	\$2,560,121	\$0	\$0	\$0	\$61,733	\$104,181	\$140,618	\$168,760	\$192,229	\$213,120	\$229,445
South Jordan City	90%	\$71,936,607	\$35,471,294	\$0	\$0	\$0	\$855,325	\$1,443,456	\$1,948,303	\$2,338,225	\$2,663,401	\$2,952,840	\$3,179,039
South SL Valley Mosquito Abatement Dist.	75%	\$441,871	\$217,883	\$0	\$0	\$0	\$5,254	\$8,866	\$11,967	\$14,363	\$16,360	\$18,138	\$19,527
Jordan Valley Water Conservancy	75%	\$13,587,535	\$6,699,891	\$0	\$0	\$0	\$161,556	\$272,643	\$367,999	\$441,649	\$503,069	\$557,738	\$600,463
South Valley Sewer district	75%	\$9,205,647	\$4,539,222	\$0	\$0	\$0	\$109,455	\$184,717	\$249,322	\$299,220	\$340,832	\$377,872	\$406,818
Salt Lake County Library	75%	\$17,453,907	\$8,606,364	\$0	\$0	\$0	\$207,527	\$350,224	\$472,715	\$567,321	\$646,218	\$716,445	\$771,327
Central Utah Water Conservancy Dist.	75%	\$14,729,035	\$7,262,755	\$0	\$0	\$0	\$175,128	\$295,548	\$398,915	\$478,752	\$545,332	\$604,595	\$650,909
<b>Total</b>		<b>\$419,910,061</b>	<b>\$207,053,876</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,992,723</b>	<b>\$8,425,773</b>	<b>\$11,372,679</b>	<b>\$13,648,742</b>	<b>\$15,546,866</b>	<b>\$17,236,386</b>	<b>\$18,556,759</b>
<b>Projected RDA Distributions</b>		<b>Project Period</b>											
Project Year	Total	NPV @ 6%	1	2	3	4	5	6	7	8	9	10	
Increment Year	2025-2054	2025-2054	1	2	3	1	2	3	4	5	6	7	
Affordable Housing	\$41,991,006	\$20,705,388				\$499,272	\$842,577	\$1,137,268	\$1,364,874	\$1,554,687	\$1,723,639	\$1,855,676	
Administrative Fee	\$4,199,101	\$2,070,539				\$49,927	\$84,258	\$113,727	\$136,487	\$155,469	\$172,364	\$185,568	
Maintenance Fee	\$8,398,201	\$4,141,078				\$99,854	\$168,515	\$227,454	\$272,975	\$310,937	\$344,728	\$371,135	
<b>Net Tax Increment After Fees</b>		<b>\$365,321,753</b>	<b>\$180,136,873</b>				<b>\$4,343,669</b>	<b>\$7,330,422</b>	<b>\$9,894,231</b>	<b>\$11,874,406</b>	<b>\$13,525,773</b>	<b>\$14,995,656</b>	<b>\$16,144,380</b>

**Project Area #16 Revenue Assumptions**

Projected Total Property Tax													
Project Period													
Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Project Year	11	12	13	14	15	16	17	18	19	20	21	22	23
Increment Year	8	9	10	11	12	13	14	15	16	17	18	19	20
Salt Lake County	\$4,183,477	\$4,339,067	\$4,491,505	\$4,596,507	\$4,697,059	\$4,769,993	\$4,831,833	\$4,897,930	\$4,946,999	\$4,978,985	\$5,015,229	\$5,051,859	\$5,083,845
Multicounty Assessing & Collecting	\$28,251	\$29,302	\$30,331	\$31,040	\$31,719	\$32,212	\$32,629	\$33,075	\$33,407	\$33,623	\$33,868	\$34,115	\$34,331
County Assessing & Collecting	\$461,430	\$478,592	\$495,405	\$506,987	\$518,077	\$526,122	\$532,943	\$540,233	\$545,645	\$549,173	\$553,171	\$557,211	\$560,739
Jordan School District	\$10,278,593	\$10,660,870	\$11,035,403	\$11,293,387	\$11,540,438	\$11,719,635	\$11,871,572	\$12,033,968	\$12,154,529	\$12,233,117	\$12,322,165	\$12,412,164	\$12,490,752
State Basic Levy	\$3,910,385	\$4,055,819	\$4,198,306	\$4,296,453	\$4,390,442	\$4,458,615	\$4,516,418	\$4,578,200	\$4,624,066	\$4,653,964	\$4,687,842	\$4,722,081	\$4,751,979
Ut. Charter School - Jordan	\$331,947	\$344,293	\$356,388	\$364,720	\$372,699	\$378,486	\$383,392	\$388,637	\$392,531	\$395,069	\$397,944	\$400,851	\$403,389
South Jordan City	\$3,832,696	\$3,975,240	\$4,114,896	\$4,211,093	\$4,303,214	\$4,370,033	\$4,426,688	\$4,487,242	\$4,532,197	\$4,561,501	\$4,594,706	\$4,628,265	\$4,657,569
South SL Valley Mosquito Abatement Dist.	\$28,251	\$29,302	\$30,331	\$31,040	\$31,719	\$32,212	\$32,629	\$33,075	\$33,407	\$33,623	\$33,868	\$34,115	\$34,331
Jordan Valley Water Conservancy	\$868,713	\$901,022	\$932,676	\$954,480	\$975,360	\$990,505	\$1,003,346	\$1,017,072	\$1,027,261	\$1,033,903	\$1,041,429	\$1,049,035	\$1,055,677
South Valley Sewer district	\$588,559	\$610,448	\$631,894	\$646,667	\$660,813	\$671,074	\$679,774	\$689,073	\$695,976	\$700,476	\$705,575	\$710,729	\$715,229
Salt Lake County Library	\$1,115,908	\$1,157,410	\$1,198,072	\$1,226,080	\$1,252,901	\$1,272,356	\$1,288,851	\$1,306,482	\$1,319,571	\$1,328,103	\$1,337,771	\$1,347,541	\$1,356,073
Central Utah Water Conservancy Dist.	\$941,694	\$976,717	\$1,011,031	\$1,034,667	\$1,057,301	\$1,073,718	\$1,087,638	\$1,102,517	\$1,113,562	\$1,120,762	\$1,128,920	\$1,137,166	\$1,144,366
<b>Total</b>	<b>\$26,569,903</b>	<b>\$27,558,080</b>	<b>\$28,526,239</b>	<b>\$29,193,120</b>	<b>\$29,831,742</b>	<b>\$30,294,960</b>	<b>\$30,687,713</b>	<b>\$31,107,505</b>	<b>\$31,419,152</b>	<b>\$31,622,300</b>	<b>\$31,852,487</b>	<b>\$32,085,132</b>	<b>\$32,288,280</b>
\$30,594,522													
Projected Total Tax Increment (vs. 2021 Base Year)													
Project Period													
Project Year	11	12	13	14	15	16	17	18	19	20	21	22	23
Increment Year	8	9	10	11	12	13	14	15	16	17	18	19	20
Salt Lake County	\$4,021,651	\$4,177,241	\$4,329,680	\$4,434,681	\$4,535,233	\$4,535,233	\$4,535,233	\$4,535,233	\$4,535,233	\$4,535,233	\$4,535,233	\$4,535,233	\$4,535,233
Jordan School District	\$9,880,996	\$10,263,273	\$10,637,806	\$10,895,790	\$11,142,841	\$11,142,841	\$11,142,841	\$11,142,841	\$11,142,841	\$11,142,841	\$11,142,841	\$11,142,841	\$11,142,841
State Basic Levy	\$3,759,124	\$3,904,557	\$4,047,044	\$4,145,192	\$4,239,180	\$4,239,180	\$4,239,180	\$4,239,180	\$4,239,180	\$4,239,180	\$4,239,180	\$4,239,180	\$4,239,180
Ut. Charter School - Jordan	\$319,107	\$331,452	\$343,548	\$351,880	\$359,858	\$359,858	\$359,858	\$359,858	\$359,858	\$359,858	\$359,858	\$359,858	\$359,858
South Jordan City	\$3,684,439	\$3,826,983	\$3,966,640	\$4,062,837	\$4,154,958	\$4,154,958	\$4,154,958	\$4,154,958	\$4,154,958	\$4,154,958	\$4,154,958	\$4,154,958	\$4,154,958
South SL Valley Mosquito Abatement Dist.	\$27,158	\$28,209	\$29,238	\$29,947	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626
Jordan Valley Water Conservancy	\$835,109	\$867,418	\$899,072	\$920,876	\$941,756	\$941,756	\$941,756	\$941,756	\$941,756	\$941,756	\$941,756	\$941,756	\$941,756
South Valley Sewer district	\$565,792	\$587,682	\$609,128	\$623,900	\$638,046	\$638,046	\$638,046	\$638,046	\$638,046	\$638,046	\$638,046	\$638,046	\$638,046
Salt Lake County Library	\$1,072,742	\$1,114,244	\$1,154,906	\$1,182,914	\$1,209,736	\$1,209,736	\$1,209,736	\$1,209,736	\$1,209,736	\$1,209,736	\$1,209,736	\$1,209,736	\$1,209,736
Central Utah Water Conservancy Dist.	\$905,268	\$940,291	\$974,604	\$998,240	\$1,020,874	\$1,020,874	\$1,020,874	\$1,020,874	\$1,020,874	\$1,020,874	\$1,020,874	\$1,020,874	\$1,020,874
<b>Total</b>	<b>\$25,071,385</b>	<b>\$26,041,351</b>	<b>\$26,991,667</b>	<b>\$27,646,257</b>	<b>\$28,273,110</b>	<b>\$28,273,110</b>	<b>\$28,273,110</b>	<b>\$28,273,110</b>	<b>\$28,273,110</b>	<b>\$28,273,110</b>	<b>\$28,273,110</b>	<b>\$28,273,110</b>	<b>\$28,273,110</b>
Projected Increment to RDA													
Project Period													
Project Year	11	12	13	14	15	16	17	18	19	20	21	22	23
Increment Year	8	9	10	11	12	13	14	15	16	17	18	19	20
Salt Lake County	\$3,016,238	\$3,132,931	\$3,247,260	\$3,326,011	\$3,401,425	\$3,401,425	\$3,401,425	\$3,401,425	\$3,401,425	\$3,401,425	\$3,401,425	\$3,401,425	\$3,401,425
Jordan School District	\$7,410,747	\$7,697,455	\$7,978,355	\$8,171,842	\$8,357,131	\$8,357,131	\$8,357,131	\$8,357,131	\$8,357,131	\$8,357,131	\$8,357,131	\$8,357,131	\$8,357,131
State Basic Levy	\$2,819,343	\$2,928,418	\$3,035,283	\$3,108,894	\$3,179,385	\$3,179,385	\$3,179,385	\$3,179,385	\$3,179,385	\$3,179,385	\$3,179,385	\$3,179,385	\$3,179,385
Ut. Charter School - Jordan	\$239,330	\$248,589	\$257,661	\$263,910	\$269,894	\$269,894	\$269,894	\$269,894	\$269,894	\$269,894	\$269,894	\$269,894	\$269,894
South Jordan City	\$3,315,995	\$3,444,285	\$3,569,976	\$3,656,553	\$3,739,462	\$3,739,462	\$3,739,462	\$3,739,462	\$3,739,462	\$3,739,462	\$3,739,462	\$3,739,462	\$3,739,462
South SL Valley Mosquito Abatement Dist.	\$20,369	\$21,157	\$21,929	\$22,460	\$22,970	\$22,970	\$22,970	\$22,970	\$22,970	\$22,970	\$22,970	\$22,970	\$22,970
Jordan Valley Water Conservancy	\$626,332	\$650,564	\$674,304	\$690,657	\$706,317	\$706,317	\$706,317	\$706,317	\$706,317	\$706,317	\$706,317	\$706,317	\$706,317
South Valley Sewer district	\$424,344	\$440,761	\$456,846	\$467,925	\$478,535	\$478,535	\$478,535	\$478,535	\$478,535	\$478,535	\$478,535	\$478,535	\$478,535
Salt Lake County Library	\$804,557	\$835,683	\$866,180	\$887,186	\$907,302	\$907,302	\$907,302	\$907,302	\$907,302	\$907,302	\$907,302	\$907,302	\$907,302
Central Utah Water Conservancy Dist.	\$678,951	\$705,218	\$730,953	\$748,680	\$765,656	\$765,656	\$765,656	\$765,656	\$765,656	\$765,656	\$765,656	\$765,656	\$765,656
<b>Total</b>	<b>\$19,356,205</b>	<b>\$20,105,060</b>	<b>\$20,838,746</b>	<b>\$21,344,118</b>	<b>\$21,828,076</b>	<b>\$21,828,076</b>	<b>\$21,828,076</b>	<b>\$21,828,076</b>	<b>\$21,828,076</b>	<b>\$21,828,076</b>	<b>\$21,828,076</b>	<b>\$21,828,076</b>	<b>\$21,828,076</b>
Projected RDA Distributions													
Project Period													
Project Year	11	12	13	14	15	16	17	18	19	20	21	22	23
Increment Year	8	9	10	11	12	13	14	15	16	17	18	19	20
Affordable Housing	\$1,935,620	\$2,010,506	\$2,083,875	\$2,134,412	\$2,182,808	\$2,182,808	\$2,182,808	\$2,182,808	\$2,182,808	\$2,182,808	\$2,182,808	\$2,182,808	\$2,182,808
Administrative Fee	\$193,562	\$201,051	\$208,387	\$213,441	\$218,281	\$218,281	\$218,281	\$218,281	\$218,281	\$218,281	\$218,281	\$218,281	\$218,281
Maintenance Fee	\$387,124	\$402,101	\$416,775	\$426,882	\$436,562	\$436,562	\$436,562	\$436,562	\$436,562	\$436,562	\$436,562	\$436,562	\$436,562
<b>Net Tax Increment After Fees</b>	<b>\$16,839,898</b>	<b>\$17,491,403</b>	<b>\$18,129,709</b>	<b>\$18,569,383</b>	<b>\$18,990,426</b>	<b>\$18,990,426</b>	<b>\$18,990,426</b>	<b>\$18,990,426</b>	<b>\$18,990,426</b>	<b>\$18,990,426</b>	<b>\$18,990,426</b>	<b>\$18,990,426</b>	<b>\$18,990,426</b>

**Project Area #16 Revenue Assumptions**

<b>Projected Total Property Tax</b>										
	<b>Project Period</b>									
<b>Year</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
<b>Project Year</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>
<b>Increment Year</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
Salt Lake County	\$5,117,568	\$5,154,198	\$5,186,184	\$5,218,170	\$5,254,801	\$5,286,787	\$5,318,773	\$5,355,403	\$5,387,389	\$5,419,375
Multicounty Assessing & Collecting	\$34,559	\$34,806	\$35,022	\$35,238	\$35,485	\$35,701	\$35,917	\$36,165	\$36,381	\$36,597
County Assessing & Collecting	\$564,459	\$568,499	\$572,027	\$575,555	\$579,595	\$583,123	\$586,651	\$590,692	\$594,220	\$597,748
Jordan School District	\$12,573,608	\$12,663,607	\$12,742,195	\$12,820,783	\$12,910,782	\$12,989,370	\$13,067,958	\$13,157,957	\$13,236,545	\$13,315,133
State Basic Levy	\$4,783,500	\$4,817,740	\$4,847,638	\$4,877,536	\$4,911,775	\$4,941,673	\$4,971,571	\$5,005,810	\$5,035,708	\$5,065,606
Ut. Charter School - Jordan	\$406,065	\$408,971	\$411,509	\$414,047	\$416,954	\$419,492	\$422,030	\$424,936	\$427,474	\$430,012
South Jordan City	\$4,688,464	\$4,722,023	\$4,751,327	\$4,780,631	\$4,814,190	\$4,843,494	\$4,872,798	\$4,906,357	\$4,935,661	\$4,964,965
South SL Valley Mosquito Abatement Dist.	\$34,559	\$34,806	\$35,022	\$35,238	\$35,485	\$35,701	\$35,917	\$36,165	\$36,381	\$36,597
Jordan Valley Water Conservancy	\$1,062,680	\$1,070,287	\$1,076,929	\$1,083,571	\$1,091,177	\$1,097,819	\$1,104,461	\$1,112,067	\$1,118,709	\$1,125,351
South Valley Sewer district	\$719,973	\$725,126	\$729,626	\$734,126	\$739,280	\$743,780	\$748,280	\$753,433	\$757,933	\$762,433
Salt Lake County Library	\$1,365,069	\$1,374,840	\$1,383,372	\$1,391,904	\$1,401,674	\$1,410,206	\$1,418,738	\$1,428,509	\$1,437,041	\$1,445,573
Central Utah Water Conservancy Dist.	\$1,151,957	\$1,160,202	\$1,167,402	\$1,174,602	\$1,182,848	\$1,190,048	\$1,197,248	\$1,205,493	\$1,212,693	\$1,219,893
<b>Total</b>	<b>\$32,502,460</b>	<b>\$32,735,105</b>	<b>\$32,938,253</b>	<b>\$33,141,401</b>	<b>\$33,374,046</b>	<b>\$33,577,194</b>	<b>\$33,780,342</b>	<b>\$34,012,987</b>	<b>\$34,216,135</b>	<b>\$34,419,283</b>
										\$33,391,505
<b>Projected Total Tax Increment (vs. 2021 Base Year)</b>										
	<b>Project Period</b>									
<b>Project Year</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>
<b>Increment Year</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
Salt Lake County	\$2,172,324	\$2,172,324	\$2,172,324	\$954,018	\$954,018	\$954,018	\$357,992	\$357,992	\$357,992	\$357,992
Jordan School District	\$5,337,292	\$5,337,292	\$5,337,292	\$2,343,975	\$2,343,975	\$2,343,975	\$879,568	\$879,568	\$879,568	\$879,568
State Basic Levy	\$2,030,518	\$2,030,518	\$2,030,518	\$891,741	\$891,741	\$891,741	\$334,623	\$334,623	\$334,623	\$334,623
Ut. Charter School - Jordan	\$172,368	\$172,368	\$172,368	\$75,699	\$75,699	\$75,699	\$28,406	\$28,406	\$28,406	\$28,406
South Jordan City	\$1,990,177	\$1,990,177	\$1,990,177	\$874,025	\$874,025	\$874,025	\$327,975	\$327,975	\$327,975	\$327,975
South SL Valley Mosquito Abatement Dist.	\$14,670	\$14,670	\$14,670	\$6,442	\$6,442	\$6,442	\$2,418	\$2,418	\$2,418	\$2,418
Jordan Valley Water Conservancy	\$451,090	\$451,090	\$451,090	\$198,105	\$198,105	\$198,105	\$74,338	\$74,338	\$74,338	\$74,338
South Valley Sewer district	\$305,617	\$305,617	\$305,617	\$134,218	\$134,218	\$134,218	\$50,365	\$50,365	\$50,365	\$50,365
Salt Lake County Library	\$579,450	\$579,450	\$579,450	\$254,476	\$254,476	\$254,476	\$95,491	\$95,491	\$95,491	\$95,491
Central Utah Water Conservancy Dist.	\$488,987	\$488,987	\$488,987	\$214,748	\$214,748	\$214,748	\$80,583	\$80,583	\$80,583	\$80,583
<b>Total</b>	<b>\$13,542,493</b>	<b>\$13,542,493</b>	<b>\$13,542,493</b>	<b>\$5,947,448</b>	<b>\$5,947,448</b>	<b>\$5,947,448</b>	<b>\$2,231,759</b>	<b>\$2,231,759</b>	<b>\$2,231,759</b>	<b>\$2,231,759</b>
<b>Projected Increment to RDA</b>										
	<b>Project Period</b>									
<b>Project Year</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>
<b>Increment Year</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
Salt Lake County	\$1,629,243	\$1,629,243	\$1,629,243	\$715,514	\$715,514	\$715,514	\$268,494	\$268,494	\$268,494	\$268,494
Jordan School District	\$4,002,969	\$4,002,969	\$4,002,969	\$1,757,982	\$1,757,982	\$1,757,982	\$659,676	\$659,676	\$659,676	\$659,676
State Basic Levy	\$1,522,889	\$1,522,889	\$1,522,889	\$668,806	\$668,806	\$668,806	\$250,967	\$250,967	\$250,967	\$250,967
Ut. Charter School - Jordan	\$129,276	\$129,276	\$129,276	\$56,774	\$56,774	\$56,774	\$21,304	\$21,304	\$21,304	\$21,304
South Jordan City	\$1,791,159	\$1,791,159	\$1,791,159	\$786,622	\$786,622	\$786,622	\$295,177	\$295,177	\$295,177	\$295,177
South SL Valley Mosquito Abatement Dist.	\$11,002	\$11,002	\$11,002	\$4,832	\$4,832	\$4,832	\$1,813	\$1,813	\$1,813	\$1,813
Jordan Valley Water Conservancy	\$338,318	\$338,318	\$338,318	\$148,579	\$148,579	\$148,579	\$55,754	\$55,754	\$55,754	\$55,754
South Valley Sewer district	\$229,213	\$229,213	\$229,213	\$100,663	\$100,663	\$100,663	\$37,773	\$37,773	\$37,773	\$37,773
Salt Lake County Library	\$434,587	\$434,587	\$434,587	\$190,857	\$190,857	\$190,857	\$71,619	\$71,619	\$71,619	\$71,619
Central Utah Water Conservancy Dist.	\$366,740	\$366,740	\$366,740	\$161,061	\$161,061	\$161,061	\$60,438	\$60,438	\$60,438	\$60,438
<b>Total</b>	<b>\$10,455,397</b>	<b>\$10,455,397</b>	<b>\$10,455,397</b>	<b>\$4,591,690</b>	<b>\$4,591,690</b>	<b>\$4,591,690</b>	<b>\$1,723,015</b>	<b>\$1,723,015</b>	<b>\$1,723,015</b>	<b>\$1,723,015</b>
<b>Projected RDA Distributions</b>										
	<b>Project Period</b>									
<b>Project Year</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>
<b>Increment Year</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
Affordable Housing	\$1,045,540	\$1,045,540	\$1,045,540	\$459,169	\$459,169	\$459,169	\$172,302	\$172,302	\$172,302	\$172,302
Administrative Fee	\$104,554	\$104,554	\$104,554	\$45,917	\$45,917	\$45,917	\$17,230	\$17,230	\$17,230	\$17,230
Maintenance Fee	\$209,108	\$209,108	\$209,108	\$91,834	\$91,834	\$91,834	\$34,460	\$34,460	\$34,460	\$34,460
<b>Net Tax Increment After Fees</b>	<b>\$9,096,195</b>	<b>\$9,096,195</b>	<b>\$9,096,195</b>	<b>\$3,994,770</b>	<b>\$3,994,770</b>	<b>\$3,994,770</b>	<b>\$1,499,023</b>	<b>\$1,499,023</b>	<b>\$1,499,023</b>	<b>\$1,499,023</b>

# AREA 17

## DAYBREAK TOWN CENTER HTRZ

SOUTH JORDAN CITY



## SOUTH JORDAN CITY

# DAYBREAK TOWN CENTER HTRZ

### Project Area Summary

The *Daybreak Town Center HTRZ* is incorporated within the 290-acre planned Downtown Daybreak area in South Jordan and is strategically aligned along the Mountain View Corridor and sited between two existing TRAX stations and the newly opened third Central Station at the entrance to the newly constructed ballpark. Located on the west side of the city, the project is well positioned to purposefully add housing density and affordability. This mix of land uses is to be organized in a compact, walkable format around connected parks and plaza spaces that promotes civic engagement, sustainable mobility choices, and further utilization of the Mid-Jordan light rail transit line.

Housing: 500 (10.6%) of the planned 4,742 residential units will be restricted to affordable units. The 500 affordable units will be restricted as follows: 350 for 80% AMI buyers, 100 Units for 70% AMI buyers, and 50 units for 60% AMI buyers.



### Economic Update

The total project area encompasses 155.92 acres. There are 150.69 developable acres of which approximately 37.09 acres (25%) are developed and 113.60 acres (75%) remains undeveloped.

Notable business development in the project area include the following:

- **Development:** Ballpark at America First Square, Megaplex Downtown Daybreak, restaurants, amphitheater
- **Future Development:** Housing, performing arts center, shopping, restaurants, parking structures

## SOUTH JORDAN CITY

# DAYBREAK TOWN CENTER HTRZ

<b>2024 Summary Data</b>	
Tax District	TBD
Base Year	2022
Trigger Year	2026
Term	30 Years
Remaining Term	30 years (2055)
Budget	multi-year
Total Acres	155.92
Developable Acres	150.69
Developed Acres	37.09 (25%)
Undeveloped Acres	113.60 (75%)
Residential Portion	mixed use
Total Building Sq. Ft.	0
Estimated # jobs created	N/A
Combined Tax Rate	TBD
Base Value	\$39,986,900
2024 Value	N/A
Percent Increase	N/A
2024 Tax Increment Collected	N/A
Real Property Value	N/A
Personal Property Value	N/A
State Assessed	N/A
Amount Paid to Other Taxing Entities	20%

## SOUTH JORDAN CITY

# DAYBREAK TOWN CENTER HTRZ

### 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
- Increase in revenue received from income tax from additional employment

#### **Jordan Valley Water Conservancy District**

- Increased property tax base
- Increased water sales

#### **Jordan Basin Improvement District**

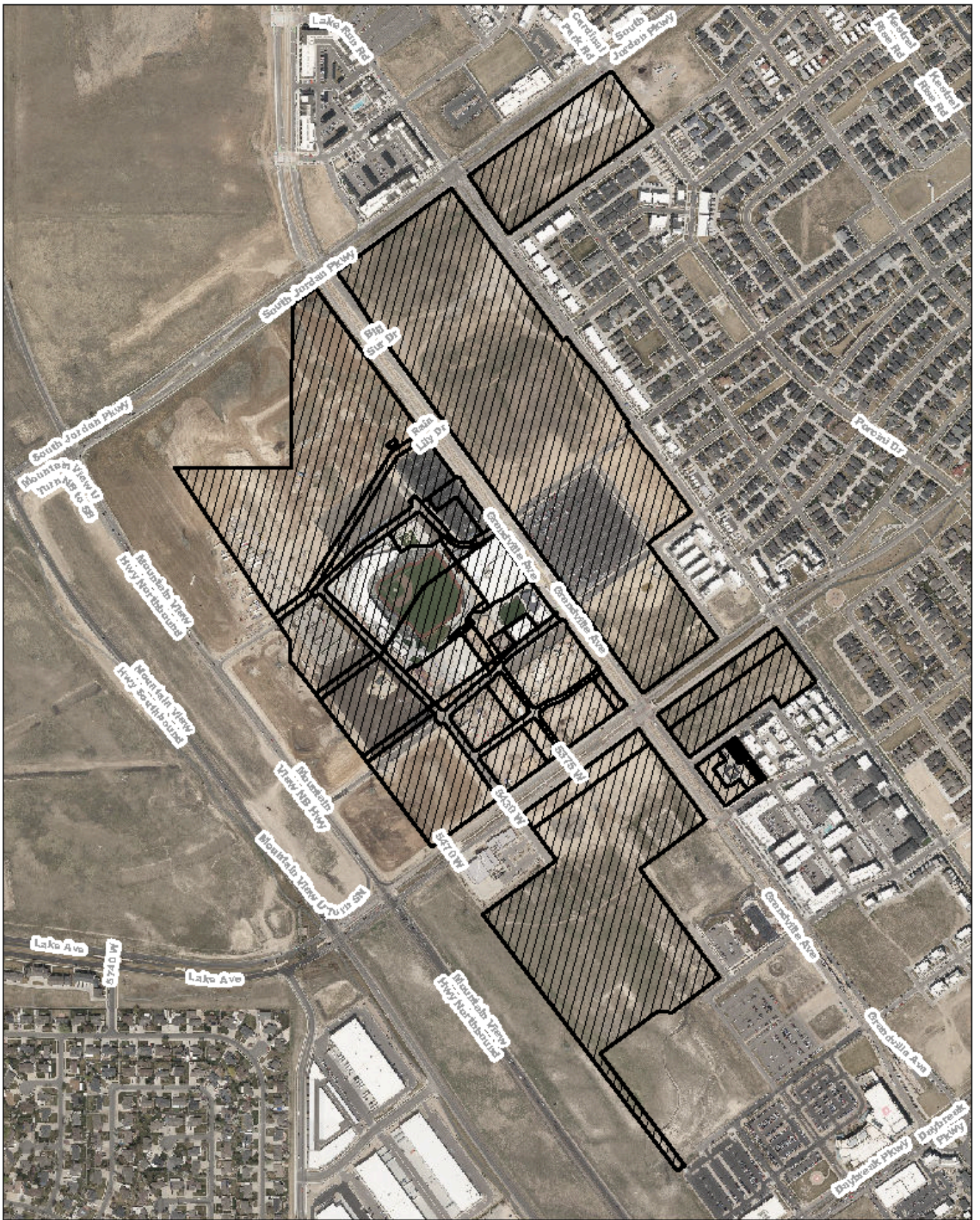
- Increased property tax base
- Increased impact fee collection
- Increased sewer fee collection
- Sewer infrastructure improvements

#### **Central Utah Water Conservancy District**

- Increased property tax base
- Increased water sales

#### **South Salt Lake Valley Mosquito Abatement District**

- Increased property tax base



**SOUTH JORDAN CITY  
AREA #17  
Daybreak Town Center (HTRZ)**

1 inch = 660 feet

Source: City of South Jordan GIS  
Produced: 1 July 2025  
Aerial Imagery: April 2025

0 300 720 Feet

PARCELS 2025  
SOUTH JORDAN CITY BO UNDRY

# 30-YEAR HTRZ PROPERTY TAX INCREMENT AND SALES TAX INCREMENT PROJECTIONS BY YEAR

Estimated Taxable Value			Project Period										
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Year			1	2	3	4	5	6	7	8	9	10	11
Project Year	Total												
Increment Year													
Office Land Sales (Acres)	26.7		6.50	-	-	-	5.00	-	-	-	5.00	-	-
Residential Land Sales (Acres)	73.0		5.68	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	4.91
Retail Land Sales (Acres)	4.9		4.93	-	-	-	-	-	-	-	-	-	-
Hotel Land Sales (Acres)	2.6		-	0.82	-	-	1.83	-	-	-	-	-	-
Entertainment Land Sales (Acres)	0.0		-	-	-	-	-	-	-	-	-	-	-
Office SF Absorbed	1,499,400		-	-	20,800	20,800	60,000	60,000	80,000	60,000	60,000	60,000	55,000
Residential - Townhomes	262		-	-	33	33	33	33	33	33	33	31	-
Residential - Multifamily	4,462		-	-	300	300	300	300	300	300	300	300	300
Residential Units Absorbed	4,724		-	-	333	333	333	333	333	333	333	331	300
Retail SF Absorbed	286,000		-	-	82,167	82,167	82,167	39,500	-	-	-	-	-
Hotel Keys Absorbed	289		-	-	-	99	-	-	190	-	-	-	-
Office Investment Value	\$ 437,922,144	\$ 6,229,080	\$ -	\$ 5,720,000	\$ 5,720,000	\$ 21,291,600	\$ 16,500,000	\$ 22,000,000	\$ 16,500,000	\$ 21,291,600	\$ 16,500,000	\$ 15,125,000	\$ 15,125,000
Residential Investment Value	\$ 1,540,385,391	\$ 5,443,258	\$ 5,749,920	\$ 112,355,421	\$ 112,355,421	\$ 112,355,421	\$ 112,355,421	\$ 112,355,421	\$ 112,355,421	\$ 112,355,421	\$ 112,355,421	\$ 111,349,027	\$ 94,700,560
Residential Taxable Value	\$ 847,211,965	\$ 2,993,792	\$ 3,162,456	\$ 61,795,482	\$ 61,795,482	\$ 61,795,482	\$ 61,795,482	\$ 61,795,482	\$ 61,795,482	\$ 61,795,482	\$ 61,795,482	\$ 61,241,965	\$ 52,085,308
Retail Investment Value	\$ 96,235,938	\$ 4,724,518	\$ -	\$ 26,290,868	\$ 26,290,868	\$ 26,290,868	\$ 12,638,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Investment Value	\$ 45,887,631	\$ -	\$ 785,822	\$ -	\$ 14,850,000	\$ 1,751,809	\$ -	\$ 28,500,000	\$ -	\$ -	\$ -	\$ -	\$ -
Entertainment Investment Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Incremental Taxable Value</b>	<b>\$1,427,257,678</b>	<b>\$13,947,389</b>	<b>\$17,895,668</b>	<b>\$111,702,018</b>	<b>\$220,358,367</b>	<b>\$331,488,126</b>	<b>\$422,422,423</b>	<b>\$534,717,904</b>	<b>\$613,013,386</b>	<b>\$696,100,467</b>	<b>\$773,842,432</b>	<b>\$841,052,740</b>	
<b>Projected Total Incremental Tax</b>			<b>Project Period</b>										
	'22 Tax Rates												
Salt Lake County	0.001079	\$35,189,942	\$0	\$0	\$0	\$237,767	\$357,676	\$455,794	\$576,961	\$661,441	\$751,092	\$834,976	\$907,496
Multicounty Assessing & Collecting	0.000015	\$489,202	\$0	\$0	\$0	\$3,305	\$4,972	\$6,336	\$8,021	\$9,195	\$10,442	\$11,608	\$12,616
County Assessing & Collecting	0.000160	\$5,218,156	\$0	\$0	\$0	\$35,257	\$53,038	\$67,588	\$85,555	\$98,082	\$111,376	\$123,815	\$134,568
Jordan School District	0.004215	\$137,465,806	\$0	\$0	\$0	\$928,811	\$1,397,222	\$1,780,511	\$2,253,836	\$2,583,851	\$2,934,063	\$3,261,746	\$3,545,037
State Basic Levy	0.001652	\$53,877,464	\$0	\$0	\$0	\$364,032	\$547,618	\$697,842	\$883,354	\$1,012,698	\$1,149,958	\$1,278,388	\$1,389,419
Ut. Charter School - Jordan	0.000101	\$3,293,961	\$0	\$0	\$0	\$22,256	\$33,480	\$42,665	\$54,007	\$61,914	\$70,306	\$78,158	\$84,946
South Jordan City	0.001440	\$46,963,407	\$0	\$0	\$0	\$317,316	\$477,343	\$608,288	\$769,994	\$882,739	\$1,002,385	\$1,114,333	\$1,211,116
South SL Valley Mosquito Abatement Dist.	0.000009	\$293,521	\$0	\$0	\$0	\$1,983	\$2,983	\$3,802	\$4,812	\$5,517	\$6,265	\$6,965	\$7,569
Jordan Valley Water Conservancy	0.000319	\$10,403,699	\$0	\$0	\$0	\$70,294	\$105,745	\$134,753	\$170,575	\$195,551	\$222,056	\$246,856	\$268,296
South Valley Sewer district	0.000199	\$6,490,082	\$0	\$0	\$0	\$43,851	\$65,966	\$84,062	\$106,409	\$121,990	\$138,524	\$153,995	\$167,369
Salt Lake County Library	0.000386	\$12,588,802	\$0	\$0	\$0	\$85,058	\$127,954	\$163,055	\$206,401	\$236,623	\$268,695	\$298,703	\$324,646
Central Utah Water Conservancy Dist.	0.000400	\$13,045,391	\$0	\$0	\$0	\$88,143	\$132,595	\$168,969	\$213,887	\$245,205	\$278,440	\$309,537	\$336,421
<b>Total</b>	<b>0.000975</b>	<b>\$325,319,439</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,198,080</b>	<b>\$3,306,594</b>	<b>\$4,213,664</b>	<b>\$5,333,811</b>	<b>\$6,114,809</b>	<b>\$6,943,602</b>	<b>\$7,719,078</b>	<b>\$8,389,501</b>
<b>Projected Increment to HTRZ</b>			<b>Project Period</b>										
	'22 Tax Rates												
Salt Lake County	0.001079	\$17,676,411	\$0	\$0	\$0	\$190,213	\$286,141	\$364,635	\$461,568	\$529,153	\$600,874	\$667,981	\$725,997
Jordan School District	0.004215	\$69,051,041	\$0	\$0	\$0	\$743,048	\$1,117,778	\$1,424,408	\$1,803,069	\$2,067,081	\$2,347,251	\$2,609,397	\$2,836,030
State Basic Levy	0.001652	\$27,063,421	\$0	\$0	\$0	\$291,226	\$438,095	\$558,273	\$706,683	\$810,158	\$919,966	\$1,022,710	\$1,111,535
Ut. Charter School - Jordan	0.000101	\$1,654,604	\$0	\$0	\$0	\$117,805	\$176,784	\$224,132	\$283,205	\$324,531	\$366,245	\$408,256	\$450,171
South Jordan City	0.001440	\$23,590,391	\$0	\$0	\$0	\$253,853	\$381,874	\$486,631	\$615,995	\$706,191	\$801,908	\$891,466	\$968,893
South SL Valley Mosquito Abatement Dist.	0.000009	\$147,440	\$0	\$0	\$0	\$1,587	\$2,387	\$3,041	\$3,850	\$4,414	\$5,012	\$5,572	\$6,056
Jordan Valley Water Conservancy	0.000319	\$5,225,927	\$0	\$0	\$0	\$56,235	\$84,596	\$107,802	\$136,460	\$156,441	\$177,645	\$197,485	\$214,637
South Valley Sewer district	0.000199	\$3,260,061	\$0	\$0	\$0	\$35,081	\$52,773	\$67,250	\$85,127	\$97,592	\$110,819	\$123,196	\$133,896
Salt Lake County Library	0.000386	\$6,323,535	\$0	\$0	\$0	\$68,047	\$102,364	\$130,444	\$165,121	\$189,299	\$214,956	\$238,963	\$259,717
Central Utah Water Conservancy Dist.	0.000400	\$6,552,886	\$0	\$0	\$0	\$70,515	\$106,076	\$135,175	\$171,110	\$196,164	\$222,752	\$247,630	\$269,137
<b>Total Tax Increment Available to HTRZ Annual (15-year/parcel)</b>	<b>0.000975</b>	<b>\$160,545,718</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,727,610</b>	<b>\$2,598,867</b>	<b>\$3,311,792</b>	<b>\$4,192,188</b>	<b>\$4,806,025</b>	<b>\$5,457,428</b>	<b>\$6,066,925</b>	<b>\$6,593,853</b>

# 30-YEAR HTRZ PROPERTY TAX INCREMENT AND SALES TAX INCREMENT PROJECTIONS BY YEAR (CONT.)

Estimated Taxable Value	Year	Project Period											
		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
Project Year	Total	12	13	14	15	16	17	18	19	20	21	22	
Increment Year		9	10	11	12	13	14	15	16	17	18	19	
Office Land Sales (Acres)	26.7	-	5.00	-	-	-	5.20	-	-	-	-	-	
Residential Land Sales (Acres)	73.0	4.91	3.50	-	-	-	-	-	-	-	-	-	
Retail Land Sales (Acres)	4.9	-	-	-	-	-	-	-	-	-	-	-	
Hotel Land Sales (Acres)	2.6	-	-	-	-	-	-	-	-	-	-	-	
Entertainment Land Sales (Acres)	0.0	-	-	-	-	-	-	-	-	-	-	-	
Office SF Absorbed	1,499,400	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	
Residential - Townhomes	262	-	-	-	-	-	-	-	-	-	-	-	
Residential - Multifamily	4,462	300	300	300	300	300	262	-	-	-	-	-	
Residential Units Absorbed	4,724	300	300	300	300	300	262	-	-	-	-	-	
Retail SF Absorbed	286,000	-	-	-	-	-	-	-	-	-	-	-	
Hotel Keys Absorbed	289	-	-	-	-	-	-	-	-	-	-	-	
Office Investment Value	\$ 437,922,144	\$ 15,125,000	\$ 19,916,600	\$ 15,125,000	\$ 15,125,000	\$ 15,125,000	\$ 20,108,264	\$ 15,125,000	\$ 15,125,000	\$ 15,125,000	\$ 15,125,000	\$ 15,125,000	
Residential Investment Value	\$ 1,540,385,391	\$ 94,700,560	\$ 93,354,120	\$ 90,000,000	\$ 90,000,000	\$ 90,000,000	\$ 78,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	
Residential Taxable Value	\$ 847,211,965	\$ 52,085,308	\$ 51,344,766	\$ 49,500,000	\$ 49,500,000	\$ 49,500,000	\$ 43,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	
Retail Investment Value	\$ 96,235,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hotel Investment Value	\$ 45,887,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Entertainment Investment Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Incremental Taxable Value</b>	<b>\$1,427,257,678</b>	<b>\$908,263,048</b>	<b>\$979,524,414</b>	<b>\$1,044,149,414</b>	<b>\$1,108,774,414</b>	<b>\$1,173,399,414</b>	<b>\$1,236,737,678</b>	<b>\$1,251,862,678</b>	<b>\$1,266,987,678</b>	<b>\$1,282,112,678</b>	<b>\$1,297,237,678</b>	<b>\$1,312,362,678</b>	
Projected Total Incremental Tax	'22 Tax Rates	Project Period											
Salt Lake County	0.001079	\$35,189,942	\$980,016	\$1,056,907	\$1,126,637	\$1,196,368	\$1,266,098	\$1,334,440	\$1,350,760	\$1,367,080	\$1,383,400	\$1,399,719	\$1,416,039
Multicounty Assessing & Collecting	0.000015	\$489,202	\$13,624	\$14,693	\$15,662	\$16,632	\$17,601	\$18,551	\$18,778	\$19,005	\$19,232	\$19,459	\$19,685
County Assessing & Collecting	0.000160	\$5,218,156	\$145,322	\$156,724	\$167,064	\$177,404	\$187,744	\$197,878	\$200,298	\$202,718	\$205,138	\$207,558	\$209,978
Jordan School District	0.004215	\$137,465,806	\$3,828,329	\$4,128,695	\$4,401,090	\$4,673,484	\$4,945,879	\$5,212,849	\$5,276,601	\$5,340,353	\$5,404,105	\$5,467,857	\$5,531,609
State Basic Levy	0.001652	\$53,877,464	\$1,500,451	\$1,618,174	\$1,724,935	\$1,831,695	\$1,938,456	\$2,043,091	\$2,068,077	\$2,093,064	\$2,118,050	\$2,143,037	\$2,168,023
Ut. Charter School - Jordan	0.000101	\$3,293,961	\$91,735	\$98,932	\$105,459	\$111,986	\$118,513	\$124,911	\$126,438	\$127,966	\$129,493	\$131,021	\$132,549
South Jordan City	0.001440	\$46,963,407	\$1,307,899	\$1,410,515	\$1,503,575	\$1,596,635	\$1,689,695	\$1,780,902	\$1,802,682	\$1,824,462	\$1,846,242	\$1,868,022	\$1,889,802
South SL Valley Mosquito Abatement Dist.	0.000009	\$293,521	\$8,174	\$8,816	\$9,397	\$9,979	\$10,561	\$11,131	\$11,267	\$11,403	\$11,539	\$11,675	\$11,811
Jordan Valley Water Conservancy	0.000319	\$10,403,699	\$289,736	\$312,468	\$333,084	\$353,699	\$374,314	\$394,519	\$399,344	\$404,169	\$408,994	\$413,819	\$418,644
South Valley Sewer district	0.000199	\$6,490,082	\$180,744	\$194,925	\$207,786	\$220,646	\$233,506	\$246,111	\$249,121	\$252,131	\$255,140	\$258,150	\$261,160
Salt Lake County Library	0.000386	\$12,588,802	\$350,590	\$378,096	\$403,042	\$427,987	\$452,932	\$477,381	\$483,219	\$489,057	\$494,895	\$500,734	\$506,572
Central Utah Water Conservancy Dist.	0.000400	\$13,045,391	\$363,305	\$391,810	\$417,660	\$443,510	\$469,360	\$494,695	\$500,745	\$506,795	\$512,845	\$518,895	\$524,945
<b>Total</b>	<b>0.009975</b>	<b>\$325,319,439</b>	<b>\$9,059,924</b>	<b>\$9,770,756</b>	<b>\$10,415,390</b>	<b>\$11,060,025</b>	<b>\$11,704,659</b>	<b>\$12,336,458</b>	<b>\$12,487,330</b>	<b>\$12,638,202</b>	<b>\$12,789,074</b>	<b>\$12,939,946</b>	<b>\$13,090,818</b>
										\$12,416,479	\$12,564,704	\$12,712,929	\$12,861,154
Projected Increment to HTRZ	'22 Tax Rates	Project Period											
Salt Lake County	0.001079	\$17,676,411	\$784,013	\$845,525	\$901,310	\$957,094	\$1,012,878	\$1,067,552	\$1,080,608	\$903,450	\$820,579	\$755,141	\$671,263
Jordan School District	0.004215	\$69,051,041	\$3,062,663	\$3,302,956	\$3,520,872	\$3,738,787	\$3,956,703	\$4,170,279	\$4,221,281	\$3,529,234	\$3,205,506	\$2,949,877	\$2,622,218
State Basic Levy	0.001652	\$27,063,421	\$1,200,360	\$1,294,539	\$1,379,948	\$1,465,356	\$1,550,765	\$1,634,473	\$1,654,462	\$1,383,225	\$1,256,345	\$1,156,156	\$1,027,735
Ut. Charter School - Jordan	0.000101	\$1,654,604	\$73,388	\$79,146	\$84,367	\$89,589	\$94,811	\$99,928	\$101,151	\$84,568	\$76,810	\$70,685	\$62,834
South Jordan City	0.001440	\$23,590,391	\$1,046,319	\$1,128,412	\$1,202,860	\$1,277,308	\$1,351,756	\$1,424,722	\$1,442,146	\$1,205,717	\$1,095,119	\$1,007,787	\$895,847
South SL Valley Mosquito Abatement Dist.	0.000009	\$147,440	\$6,539	\$7,053	\$7,518	\$7,983	\$8,448	\$8,905	\$9,013	\$7,536	\$6,844	\$6,299	\$5,599
Jordan Valley Water Conservancy	0.000319	\$5,225,927	\$231,789	\$249,975	\$266,467	\$282,959	\$299,452	\$315,615	\$319,475	\$267,100	\$242,599	\$223,253	\$198,455
South Valley Sewer district	0.000199	\$3,260,061	\$144,595	\$155,940	\$166,229	\$176,517	\$186,805	\$196,889	\$199,297	\$166,623	\$151,339	\$139,271	\$123,801
Salt Lake County Library	0.000386	\$6,323,535	\$280,472	\$302,477	\$322,433	\$342,390	\$362,346	\$381,905	\$386,575	\$323,199	\$293,553	\$270,143	\$240,137
Central Utah Water Conservancy Dist.	0.000400	\$6,552,886	\$290,644	\$313,448	\$334,128	\$354,808	\$375,488	\$395,756	\$400,596	\$334,921	\$304,200	\$279,941	\$248,846
<b>Total Tax Increment Available to HTRZ Annual (15-year/parcel)</b>	<b>0.009975</b>	<b>\$160,545,718</b>	<b>\$7,120,782</b>	<b>\$7,679,471</b>	<b>\$8,186,131</b>	<b>\$8,692,791</b>	<b>\$9,199,451</b>	<b>\$9,696,023</b>	<b>\$9,814,603</b>	<b>\$8,205,574</b>	<b>\$7,452,896</b>	<b>\$6,858,552</b>	<b>\$6,096,735</b>

# 30-YEAR HTRZ PROPERTY TAX INCREMENT AND SALES TAX INCREMENT PROJECTIONS BY YEAR (CONT.)

Estimated Taxable Value		Project Period												
		2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055		
Year		23	24	25	26	27	28	29	30	31	32	33		
Project Year	Total	20	21	22	23	24	25	26	27	28	29	30		
Increment Year														
Office Land Sales (Acres)	26.7	-	-	-	-	-	-	-	-	-	-	-		
Residential Land Sales (Acres)	73.0	-	-	-	-	-	-	-	-	-	-	-		
Retail Land Sales (Acres)	4.9	-	-	-	-	-	-	-	-	-	-	-		
Hotel Land Sales (Acres)	2.6	-	-	-	-	-	-	-	-	-	-	-		
Entertainment Land Sales (Acres)	0.0	-	-	-	-	-	-	-	-	-	-	-		
Office SF Absorbed	1,499,400	55,000	55,000	55,000	55,000	55,000	55,000	55,000	32,800	-	-	-		
Residential - Townhomes	262	-	-	-	-	-	-	-	-	-	-	-		
Residential - Multifamily	4,462	-	-	-	-	-	-	-	-	-	-	-		
Residential Units Absorbed	4,724	-	-	-	-	-	-	-	-	-	-	-		
Retail SF Absorbed	286,000	-	-	-	-	-	-	-	-	-	-	-		
Hotel Keys Absorbed	289	-	-	-	-	-	-	-	-	-	-	-		
Office Investment Value	\$ 437,922,144	\$ 15,125,000	\$ 15,125,000	\$ 15,125,000	\$ 15,125,000	\$ 15,125,000	\$ 15,125,000	\$ 15,125,000	\$ 9,020,000	\$ -	\$ -	\$ -		
Residential Investment Value	\$ 1,540,385,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Residential Taxable Value	\$ 847,211,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Retail Investment Value	\$ 96,235,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Hotel Investment Value	\$ 45,887,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Entertainment Investment Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Total Incremental Taxable Value</b>	<b>\$1,427,257,678</b>	<b>\$1,327,487,678</b>	<b>\$1,342,612,678</b>	<b>\$1,357,737,678</b>	<b>\$1,372,862,678</b>	<b>\$1,387,987,678</b>	<b>\$1,403,112,678</b>	<b>\$1,418,237,678</b>	<b>\$1,427,257,678</b>	<b>\$1,427,257,678</b>	<b>\$1,427,257,678</b>	<b>\$1,427,257,678</b>		
Projected Total Incremental Tax		Project Period												
'22 Tax Rates		2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055		
Salt Lake County	0.001079	\$35,189,942	\$1,432,359	\$1,448,679	\$1,464,999	\$1,481,319	\$1,497,639	\$1,513,959	\$1,530,278	\$1,540,011	\$1,540,011	\$1,540,011		
Multicounty Assessing & Collecting	0.000015	\$489,202	\$19,912	\$20,139	\$20,366	\$20,593	\$20,820	\$21,047	\$21,274	\$21,409	\$21,409	\$21,409		
County Assessing & Collecting	0.000160	\$5,218,156	\$212,398	\$214,818	\$217,238	\$219,658	\$222,078	\$224,498	\$226,918	\$228,361	\$228,361	\$228,361		
Jordan School District	0.004215	\$137,465,806	\$5,595,361	\$5,659,112	\$5,722,864	\$5,786,616	\$5,850,368	\$5,914,120	\$5,977,872	\$6,015,891	\$6,015,891	\$6,015,891		
State Basic Levy	0.001652	\$53,877,464	\$2,193,010	\$2,217,996	\$2,242,983	\$2,267,969	\$2,292,956	\$2,317,942	\$2,342,929	\$2,357,830	\$2,357,830	\$2,357,830		
Ut. Charter School - Jordan	0.000101	\$3,293,961	\$134,076	\$135,604	\$137,132	\$138,659	\$140,187	\$141,714	\$143,242	\$144,153	\$144,153	\$144,153		
South Jordan City	0.001440	\$46,963,407	\$1,911,582	\$1,933,362	\$1,955,142	\$1,976,922	\$1,998,702	\$2,020,482	\$2,042,262	\$2,055,251	\$2,055,251	\$2,055,251		
South SL Valley Mosquito Abatement Dist.	0.000009	\$293,521	\$11,947	\$12,084	\$12,220	\$12,356	\$12,492	\$12,628	\$12,764	\$12,845	\$12,845	\$12,845		
Jordan Valley Water Conservancy	0.000319	\$10,403,699	\$423,469	\$428,293	\$433,118	\$437,943	\$442,768	\$447,593	\$452,418	\$455,295	\$455,295	\$455,295		
South Valley Sewer district	0.000199	\$6,490,082	\$264,170	\$267,180	\$270,190	\$273,200	\$276,210	\$279,219	\$282,229	\$284,024	\$284,024	\$284,024		
Salt Lake County Library	0.000386	\$12,588,802	\$512,410	\$518,248	\$524,087	\$529,925	\$535,763	\$541,601	\$547,440	\$550,921	\$550,921	\$550,921		
Central Utah Water Conservancy Dist.	0.000400	\$13,045,391	\$530,995	\$537,045	\$543,095	\$549,145	\$555,195	\$561,245	\$567,295	\$570,903	\$570,903	\$570,903		
<b>Total</b>	<b>0.009975</b>	<b>\$325,319,439</b>	<b>\$13,241,690</b>	<b>\$13,392,561</b>	<b>\$13,543,433</b>	<b>\$13,694,305</b>	<b>\$13,845,177</b>	<b>\$13,996,049</b>	<b>\$14,146,921</b>	<b>\$14,236,895</b>	<b>\$14,236,895</b>	<b>\$14,236,895</b>		
Projected Increment to HTRZ		Project Period												
'22 Tax Rates		2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055		
Salt Lake County	0.001079	\$17,676,411	\$616,734	\$558,069	\$504,018	\$459,058	\$414,098	\$365,641	\$322,913	\$274,915	\$219,130	\$164,457		
Jordan School District	0.004215	\$69,051,041	\$2,409,207	\$2,180,039	\$1,968,895	\$1,793,263	\$1,617,631	\$1,428,340	\$1,261,426	\$1,073,926	\$856,010	\$642,433		
State Basic Levy	0.001652	\$27,063,421	\$944,249	\$854,431	\$771,676	\$702,840	\$634,004	\$559,814	\$494,395	\$420,907	\$335,499	\$251,791		
Ut. Charter School - Jordan	0.000101	\$1,654,604	\$57,730	\$52,238	\$47,179	\$42,970	\$38,762	\$34,216	\$30,226	\$25,733	\$20,512	\$14,172		
South Jordan City	0.001440	\$23,590,391	\$823,074	\$744,782	\$672,647	\$612,645	\$552,643	\$487,974	\$430,950	\$366,893	\$292,445	\$219,479		
South SL Valley Mosquito Abatement Dist.	0.000009	\$147,440	\$5,144	\$4,655	\$4,204	\$3,829	\$3,454	\$3,050	\$2,693	\$2,293	\$1,828	\$1,372		
Jordan Valley Water Conservancy	0.000319	\$5,225,927	\$182,334	\$164,990	\$149,010	\$135,718	\$122,426	\$108,100	\$95,467	\$81,277	\$64,785	\$48,621		
South Valley Sewer district	0.000199	\$3,260,061	\$113,744	\$102,925	\$92,956	\$84,664	\$76,372	\$67,435	\$59,555	\$50,703	\$40,414	\$30,331		
Salt Lake County Library	0.000386	\$6,323,535	\$220,630	\$199,643	\$180,307	\$164,223	\$148,139	\$130,804	\$115,518	\$98,348	\$78,391	\$58,833		
Central Utah Water Conservancy Dist.	0.000400	\$6,552,886	\$228,632	\$206,884	\$186,846	\$170,179	\$153,512	\$135,548	\$119,708	\$101,915	\$81,235	\$60,966		
<b>Total Tax Increment Available to HTRZ Annual (15-year/parcel)</b>	<b>0.009975</b>	<b>\$160,545,718</b>	<b>\$5,601,478</b>	<b>\$5,068,656</b>	<b>\$4,577,739</b>	<b>\$4,169,390</b>	<b>\$3,761,041</b>	<b>\$3,320,932</b>	<b>\$2,932,852</b>	<b>\$2,496,909</b>	<b>\$1,990,249</b>	<b>\$1,493,677</b>		

# 30-YEAR HTRZ PROPERTY TAX INCREMENT AND SALES TAX INCREMENT PROJECTIONS BY YEAR (CONT.)

Year		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Project Year		1	2	3	4	5	6	7	8	9	10	11
Increment Year	Total											
Retail Taxable Sales	15%	Project Period										
Ticket Sales (Source: LHM Estimates for new entertainment venue)	\$10,500,000	\$ -	\$ -	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000
Concessions F&B (Source: LHM Estimates for new entertainment venue)	\$9,000,000	\$ -	\$ -	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000
Retail SF Absorbed		-	-	82,167	82,167	82,167	82,167	59,333	-	-	-	-
Estimated Incremental Annual Retail Sales	\$ 500.00	\$ -	\$ -	\$ 41,083,333	\$ 41,083,333	\$ 41,083,333	\$ 41,083,500	\$ 29,666,500	\$ -	\$ -	\$ -	\$ -
Estimated Total Annual Retail Sales		\$ -	\$ -	\$ 41,083,333	\$ 82,166,667	\$ 123,250,000	\$ 164,333,500	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000
Estimated Total Taxable Sales		\$ -	\$ -	\$ 60,583,333	\$ 101,666,667	\$ 142,750,000	\$ 183,833,500	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000
<b>Estimated Annual Sales Tax</b>												
Total		\$ -	\$ -	\$ 2,978,542	\$ 5,957,083	\$ 8,935,625	\$ 11,914,179	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000
State of Utah		\$ -	\$ -	\$ 1,992,542	\$ 3,985,083	\$ 5,977,625	\$ 7,970,175	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000
South Jordan Local Option		\$ -	\$ -	\$ 410,833	\$ 821,667	\$ 1,232,500	\$ 1,643,335	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000
County Local Option		\$ -	\$ -	\$ 102,708	\$ 205,417	\$ 308,125	\$ 410,834	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
Mass Transit		\$ -	\$ -	\$ 123,250	\$ 246,500	\$ 369,750	\$ 493,001	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000
Add'l Mass Transit		\$ -	\$ -	\$ 102,708	\$ 205,417	\$ 308,125	\$ 410,834	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
County Option Transportation		\$ -	\$ -	\$ 102,708	\$ 205,417	\$ 308,125	\$ 410,834	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
Transportation Infrastructure		\$ -	\$ -	\$ 102,708	\$ 205,417	\$ 308,125	\$ 410,834	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
Arts & Zoo		\$ -	\$ -	\$ 41,083	\$ 82,167	\$ 123,250	\$ 164,334	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000
Total Annual State Sales Tax Revenues to TTIF		\$ -	\$ -	\$ 298,881	\$ 597,763	\$ 896,644	\$ 1,195,526	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350
Annual Incremental State Sales Tax to TTIF		\$ -	\$ -	\$ 298,881	\$ 298,881	\$ 298,881	\$ 298,882	\$ 215,824	\$ -	\$ -	\$ -	\$ -
<b>Sales Revenues to TTIF (15-years/property)</b>	<b>\$40,796,382</b>				<b>\$597,763</b>	<b>\$896,644</b>	<b>\$1,195,526</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>

Year		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Project Year		12	13	14	15	16	17	18	19	20	21	22
Increment Year	Total											
Retail Taxable Sales	15%	Project Period										
Ticket Sales (Source: LHM Estimates for new entertainment venue)	\$10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000
Concessions F&B (Source: LHM Estimates for new entertainment venue)	\$9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000
Retail SF Absorbed		-	-	-	-	-	-	-	-	-	-	-
Estimated Incremental Annual Retail Sales	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Total Annual Retail Sales		\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000
Estimated Total Taxable Sales		\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000
<b>Estimated Annual Sales Tax</b>												
Total		\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000
State of Utah		\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000
South Jordan Local Option		\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000
County Local Option		\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
Mass Transit		\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000
Add'l Mass Transit		\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
County Option Transportation		\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
Transportation Infrastructure		\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
Arts & Zoo		\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000
Total Annual State Sales Tax Revenues to TTIF		\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350
Annual Incremental State Sales Tax to TTIF		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sales Revenues to TTIF (15-years/property)</b>	<b>\$40,796,382</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>

# 30-YEAR HTRZ PROPERTY TAX INCREMENT AND SALES TAX INCREMENT PROJECTIONS BY YEAR (CONT.)

Year		2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Project Year		23	24	25	26	27	28	29	30	31	32	33
Increment Year	Total	20	21	22	23	24	25	26	27	28	29	30
<b>Retail Taxable Sales</b>	<b>15%</b>											
Ticket Sales (Source: LHM Estimates for new entertainment venue)	\$10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000
Concessions F&B (Source: LHM Estimates for new entertainment venue)	\$9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000	\$ 9,000,000
Retail SF Absorbed												
Estimated Incremental Annual Retail Sales	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Total Annual Retail Sales		\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000	\$ 194,000,000
Estimated Total Taxable Sales		\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000	\$ 213,500,000
<b>Estimated Annual Sales Tax</b>												
Total		\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000	\$ 14,065,000
State of Utah		\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000	\$ 9,409,000
South Jordan Local Option		\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000	\$ 1,940,000
County Local Option		\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
Mass Transit		\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000	\$ 582,000
Add'l Mass Transit		\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
County Option Transportation		\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
Transportation Infrastructure		\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000	\$ 485,000
Arts & Zoo		\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000	\$ 194,000
Total Annual State Sales Tax Revenues to TTIF		\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350	\$ 1,411,350
Annual Incremental State Sales Tax to TTIF		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sales Revenues to TTIF (15-years/property)</b>	<b>\$40,796,382</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>	<b>\$1,411,350</b>



SOUTH JORDAN  
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# PROJECT AREAS SUMMARY

SOUTH JORDAN  
REDEVELOPMENT AGENCY

**South Jordan City Redevelopment Agency**  
**Annual Report Summary**  
**2024 Tax Year**

	Area #6	Area #9	Area #11	Area #12	Area #13	Area #16	Area #17	Active Areas
<b>ACTIVE AREAS</b>	South I-15 Frontage	Gateway Central	Merit Medical	Commerce Park	South Station	SW Quadrant Urban Ctr	Daybreak Town Center	Total
Taxing District	38C & 38L	39K	38H	38I	38J	TBD	TBD	ACTIVE
Project Area Term:								
Base Year	1999	2007	2005	2007	2007	2021	2022	
Trigger Year	2006	2017	2007	2010	2010	2026	2026	
Term (years)	25	15	30	20	20	30 Years	30 Years	
Remaining term	6 years (2030)	7 years (2031)	12 years (2036)	5 years (2029)	5 years (2029)	30 Years (2055)	30 years (2055)	
Project Area:								
Total Acreage	76.52	68.34	70.20	442.81	103.50	839.32	155.92	1756.61
Developable Acreage	68.23	56.90	68.00	350.72	94.43	677.74	150.69	1466.71
Developed Acreage	61.22	48.34	49.11	129.75	64.17	40.98	37.09	430.66
Undeveloped Acreage	7.01	13.42	19.16	220.97	34.42	636.76	113.60	1045.34
% Developed (est.)	90%	85%	72%	37%	68%	6%	25%	29%
% Undeveloped (est.)	10%	24%	28%	63%	36%	94%	75%	71%
% Residential (est.)	0%	0%	5%	0%	22%	TBD	mixed use	
Project Area Value:								
Combined tax rate	0.009419	0.009419	0.009397	0.008864	0.008864	TBD	TBD	
Base Value	\$ 1,629,250	\$ 16,343,220	\$ 30,669,926	\$ 8,575,169	\$ 5,867,945	\$ 91,066,650	\$ 39,986,900	\$ 194,139,060
2024 Value	\$ 90,678,611	\$ 267,565,342	\$ 240,002,039	\$ 642,166,483	\$ 258,480,379	N/A	N/A	\$ 1,498,892,854
% Increase (base)	5466%	1537%	683%	7389%	4305%	N/A	N/A	672%
Project Area Financial Update:								
Budget	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	
2024 TIF Collected	\$ 841,231	\$ 2,374,615	\$ 1,934,988	\$ 5,705,725	\$ 2,242,853	N/A	N/A	\$ 13,099,412
Administration Fee Collected	\$ 42,062	\$ 118,731	\$ 21,959	\$ 142,643	\$ 56,071	N/A	N/A	\$ 381,466
Total Collected To Date	\$ 11,779,314	\$ 11,985,605	\$ 18,023,819	\$ 70,871,366	\$ 19,717,504	-	-	\$ 132,377,608
Project Area Provisions (Per Year):								
Agency %	100%	100%	100%	100%	100%			
Infrastructure %			2.5%	5.0%	5.0%			
Maximum (cap)			until obligation met					
Agency Administration Fee %	5.0%	5.0%	1.25%	2.5%	2.5%			
Housing requirement	20%	20%	20%	n/a	n/a			

	Area #14	Area #15
	Tim Dahle Nissan	Riverton Chevrolet
Taxing District	39M	38C
Project Area Term:		
Base Year	N/A	N/A
Trigger Year	2015	2016
Term (years)	12	10
Remaining term	2 years (2026)	1 year (2025)
Project Area:		
Total Acreage	12.76	13.78
Developable Acreage	12.76	13.78
Developed Acreage	8.78	6.90
Undeveloped Acreage	2.81	6.88
% Developed (est.)	69%	50%
% Undeveloped (est.)	22%	50%
% Residential (est.)	0%	0%
Project Area Value:		
Combined tax rate		
Base Value		
2024 Value	\$ 28,421,300	\$ 63,427,871
% Increase (base)		
Project Area Financial Update:		
Budget		
2024 TIF Collected		
Administration Fee Collected		
Total Collected To Date		
Project Area Provisions (Per Year):		
Agency %		
Infrastructure %		
Maximum (cap)		
Agency Administration Fee %		
Housing requirement		

	Area #1	Area #2	Area #3	Area #4	Area #5	Area #7	Area #8	Area #10	Complete Areas
<b>COMPLETE AREAS</b>	Towers at South Towne (Final Year Numbers)	The Landings - Harmons (Final Year Numbers)	South Gate (Final Year Numbers)	South Gateway - UltraDent (Final Year Numbers)	South Jordan Parkway (Final Year Numbers)	North Jordan Gateway (Final Year Numbers)	South Jordan Towne Center (Final Year Numbers)	The District (Final Year Numbers)	Total
Taxing District	39G	38B	39H	38D	38E	39I	38F	38G	COMPLETE
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	
Remaining term	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	
Project Area:									
Total Acreage	68.34	28.10	95.77	7.58	67.77	37.24	56.86	92.55	454.21
Developable Acreage	56.90	27.98	89.07	7.58	63.62	31.10	56.06	91.78	424.09
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.)	50%	100%	89%	100%	79%	100%	92%	100%	87%
% Undeveloped (est.)	3%	0%	11%	0%	21%	0%	8%	0%	7%
% Residential (est.)	0%	0%	0%	0%	0%	43%	26%	6%	
Project Area Value:									
Combined tax rate									
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	\$ 267,565,342	\$ 61,974,921	\$ 101,121,907	\$ 47,000,144	\$ 76,131,573	\$ 79,302,696	\$ 57,534,500	\$ 190,877,175	\$ 881,508,258
% Increase (base)	8819%	1691%	3847%	360%	1023%	118850%	699%	3342%	2170%
Project Area Financial Update:									
Budget	No Budget	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	Multi-year	
Total Collected To Date	\$ 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%	

	Total Agency Projects (excluding Area #14 & #15)
<b>ALL AREAS</b>	ALL
Taxing District	
Project Areas:	
Total Acreage	2210.82
Developable Acreage	1890.80
Developed Acreage	798.49
Undeveloped Acreage	1074.96
% Developed (est.)	42%
% Undeveloped (est.)	57%
Project Areas Value:	
Base Value	\$ 232,971,116
Final Year Value	\$ 2,380,401,112
% Increase (base)	922%
Project Areas Financial Update:	
Total Collected To Date	\$ 215,905,268

## South Jordan RDA Actual Cumulative Income & 2024 Payment Obligation Summaries

### CUMULATIVE TAX INCREMENT RECEIVED FOR ALL PROJECT AREAS

AREA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
#1 Towers at South Towne - 39G	\$ 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	\$ -	\$ -	\$ -	\$ 148,453	\$ 269,695	\$ 319,696	\$ 370,032	\$ 395,337	\$ 411,067	\$ 378,342	\$ 358,181	\$ 322,130	\$ 336,230
#3 South Gate - 39H	\$ 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	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ 235,431	\$ 303,878	\$ 378,344	\$ 463,531	\$ 486,719	\$ 636,330	\$ 698,899	\$ 761,872	\$ 956,498	\$ 929,422	\$ 937,210
#6 South I-15 Frontage Road - 38C	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 363,252	\$ 370,226	\$ 514,788	\$ 614,984	\$ 630,528	\$ 635,329
#7 North Jordan Gateway - 39I	\$ -	\$ -	\$ -	\$ -	\$ 78,530	\$ 185,797	\$ 189,945	\$ 173,255	\$ 165,389	\$ 362,468	\$ 431,371	\$ 446,810	\$ 481,582
#8 South Jordan Towne Center - 38F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,311	\$ 189,740	\$ 243,797	\$ 312,212	\$ 325,125	\$ 294,482	\$ 334,928
#9 Gateway Central	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
#10 The District - 38G	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 1,275,802	\$ 1,870,562	\$ 1,954,386	\$ 1,445,974	\$ 1,714,183
#11 Merit Medical - 38H	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,135	\$ 359,280	\$ 472,804	\$ 424,271	\$ 485,517
#12 Commerce Park - 38I	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,360,486	\$ 3,640,965
#13 South Station - 38J	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,688	\$ 814,936
<b>\$</b>	<b>758,943</b>	<b>984,860</b>	<b>1,584,879</b>	<b>1,980,237</b>	<b>2,121,946</b>	<b>2,446,643</b>	<b>2,674,680</b>	<b>3,935,628</b>	<b>5,045,149</b>	<b>6,240,766</b>	<b>6,956,477</b>	<b>9,265,026</b>	<b>11,237,178</b>

AREA	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
#1 Towers at South Towne - 39G	\$ 568,910	\$ 590,221	\$ 570,859	\$ 579,001	\$ 407,233	\$ 372,784	\$ 396,611	\$ 916,863	\$ 534,790	\$ 372,783	\$ 372,785	\$ 570,859	Complete	\$ 12,815,340
#2 The Landings (Harmon's) - 38B	\$ 347,894	\$ 354,944	\$ 332,730	\$ 337,311	\$ 368,730	\$ 357,574	\$ 414,344	\$ 593,763	\$ 622,982	\$ 486,059	Complete	Complete	Complete	\$ 7,525,494
#3 South Gate - 39H	\$ 1,298,894	\$ 1,376,889	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 14,267,348
#4 South Gateway (Ultradent) - 38D	\$ 100,000	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 1,198,071
#5 South Jordan Parkway - 38E	\$ 856,716	\$ 821,732	\$ 876,198	\$ 871,756	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 10,214,536
#6 South I-15 Frontage Road - 38C	\$ 659,483	\$ 636,397	\$ 584,517	\$ 570,507	\$ 621,419	\$ 578,870	\$ 727,809	\$ 848,789	\$ 887,806	\$ 830,335	\$ 801,965	\$ 902,310	\$ 841,231	\$ 12,620,545
#7 North Jordan Gateway - 39I	\$ 679,139	\$ 689,293	\$ 701,284	\$ 783,082	\$ 881,201	\$ 832,429	Complete	Complete	Complete	Complete	Complete	Complete	Complete	\$ 7,081,575
#8 South Jordan Towne Center - 38F	\$ 361,422	\$ 351,236	\$ 324,787	\$ 330,607	\$ 318,797	\$ 364,934	\$ 469,203	\$ 586,787	Complete	Complete	Complete	Complete	Complete	\$ 4,958,368
#9 Gateway Central	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 730,762	\$ 1,392,474	\$ 1,813,287	\$ 2,116,214	\$ 2,076,854	\$ 1,713,264	\$ 2,142,750	\$ 2,374,615	\$ 14,360,220
#10 The District - 38G	\$ 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	Complete	\$ 25,466,928
#11 Merit Medical - 38H	\$ 846,925	\$ 969,275	\$ 1,159,133	\$ 1,281,874	\$ 1,251,945	\$ 1,259,866	\$ 1,187,458	\$ 1,354,724	\$ 1,429,915	\$ 1,781,364	\$ 1,500,382	\$ 1,914,951	\$ 1,934,988	\$ 19,958,807
#12 Commerce Park - 38I	\$ 3,989,408	\$ 3,566,101	\$ 5,666,495	\$ 5,046,587	\$ 5,999,823	\$ 5,711,970	\$ 5,807,751	\$ 6,447,130	\$ 6,056,104	\$ 5,812,167	\$ 4,902,947	\$ 5,243,524	\$ 5,705,725	\$ 75,957,183
#13 South Station - 38J	\$ 892,613	\$ 968,165	\$ 969,775	\$ 975,144	\$ 1,308,675	\$ 1,283,383	\$ 1,357,246	\$ 1,669,064	\$ 2,039,032	\$ 2,199,063	\$ 2,249,514	\$ 2,331,019	\$ 2,242,853	\$ 21,926,170
<b>\$</b>	<b>12,301,882</b>	<b>12,056,216</b>	<b>12,313,805</b>	<b>12,478,238</b>	<b>13,023,288</b>	<b>13,296,020</b>	<b>13,593,213</b>	<b>16,331,402</b>	<b>15,848,943</b>	<b>13,558,625</b>	<b>11,540,857</b>	<b>13,105,413</b>	<b>13,099,412</b>	<b>\$ 227,779,726</b>

### 2024 TAX INCREMENT PAYMENT/OBLIGATION SUMMARY

	Increased Tax Value over Base	Increment Received	Admin Fee %	Admin Fee	Housing	Reimbursement To Developers	JSD Pass-through	JSD Admin Bldg.	Infrastructure	Available for RDA Obligations
#1 Towers at South Towne - 39G	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#2 The Landings (Harmon's) - 38B	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#3 South Gate - 39H	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#4 South Gateway (Ultradent) - 38D	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#5 South Jordan Parkway - 38E	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#6 South I-15 Frontage Road - 38C		\$ 841,231	5.0%	\$ 42,062	\$ 168,246	~	~	~	~	\$ 630,923
#7 North Jordan Gateway - 39I	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#8 South Jordan Towne Center - 38F	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#9 Gateway Central		\$ 2,374,615	5.0%	\$ 118,731	\$ 474,923	~	~	~	~	\$ 1,780,961
#10 The District - 38G	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete	Complete
#11 Merit Medical - 38H		\$ 1,934,988	1.25%	\$ 24,187	\$ 145,124	\$ 1,277,481	\$ 278,729	~	~	\$ 209,467
#12 Commerce Park - 38I		\$ 5,705,725	2.5%	\$ 142,643	n/a	\$ 2,958,253	\$ 922,371	\$ 474,800	\$ 285,286	\$ 922,372
#13 South Station - 38J		\$ 2,242,853	2.5%	\$ 56,071	n/a	\$ 1,924,607	~	\$ 150,033	\$ 112,143	\$ (1)

### RDA TRANSFERS OUT FOR FY 24-25

Transfer	Amount*	Purpose
Transfer to General Fund	\$ 25,000	Risk Management Fee
Transfer to General Fund	\$ 190,456	RDA Portion of Homeless Shelter Funding
Transfer to CDA	\$ 125,000	Tim Dahle Nissan & Riverton Chevrolet payments
Transfer to Debt Service	\$ 1,213,950	Debt Service on the 2015 RDA Bond
<b>TOTAL TRANSFERS</b>	<b>\$ 1,554,406</b>	

\*These are actual amounts for FY 24-25 but have not been audited

### South Jordan RDA Actual Cumulative Housing Revenue & Expenses

AREA	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	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	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	COMPLETE
#3 South Gate - 39H	172,094	~	~	\$ 356,621	\$ 380,241	\$ 407,344	\$ 410,755	\$ 419,163	\$ 431,873	\$ 447,472	COMPLETE
#4 South Gateway (Ultradent) - 38D	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	COMPLETE	COMPLETE
#5 South Jordan Parkway - 38E	164,051	~	~	~	~	~	\$ 349,935	\$ 351,493	\$ 335,394	\$ 328,397	\$ 339,290
#6 South I-15 Frontage Road - 38C	421,369	~	~	~	~	~	~	~	~	~	~
#7 North Jordan Gateway - 39I	39,669	~	~	~	~	~	\$ 129,031	\$ 135,985	\$ 175,497	\$ 177,527	\$ 179,926
#8 South Jordan Towne Center - 38F	No Backload	\$ 30,062	\$ 37,948	\$ 48,759	\$ 62,442	\$ 65,025	\$ 58,896	\$ 66,986	\$ 72,284	\$ 70,247	\$ 64,957
#9 Gateway Central	No Backload	~	~	~	~	~	~	~	~	~	~
#10 The District - 38G	No Backload	~	\$ 120,000	\$ 255,160	\$ 374,112	\$ 390,877	\$ 289,195	\$ 342,837	\$ 340,096	\$ 346,393	\$ 339,778
#11 Merit Medical - 38H	No Backload	~	~	\$ 68,827	\$ 71,856	\$ 94,561	\$ 84,854	\$ 97,103	\$ 169,385	\$ 193,855	\$ 231,826
#12 Commerce Park - 38I	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#13 South Station - 38J	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Interest				\$ 4,466	\$ 10,864	\$ 15,128	\$ 8,763	\$ 8,013	\$ 51,351	\$ 26,700	\$ 56,422
Misc.						\$ 2,500					
Bond Proceeds											
Transfer From RDA						\$ 3,077,718					
Transfer from CDA									\$ 999,999		
		\$ 30,062	\$ 157,948	\$ 733,833	\$ 899,516	\$ 4,053,153	\$ 1,331,429	\$ 1,421,580	\$ 2,575,879	\$ 1,590,592	\$ 1,212,199

AREA	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	Housing Revenue 2024	Project Area Total
#1 Towers at South Towne - 39G	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	COMPLETE	n/a
#2 The Landings (Harmon's) - 38B	No Housing	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	n/a
#3 South Gate - 39H	227,328	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 2,853,470
#4 South Gateway (Ultradent) - 38D	No Housing	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	n/a
#5 South Jordan Parkway - 38E	425,653	\$ 338,401	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 1,703,621
#6 South I-15 Frontage Road - 38C	421,369	~	~	\$ 425,846	\$ 455,633	\$ 479,829	\$ 487,633	\$ 476,139	\$ 470,465	\$ 180,462	\$ 168,246	\$ 3,144,253
#7 North Jordan Gateway - 39I	-	\$ 196,285	\$ 215,909	\$ 206,200	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 1,236,434
#8 South Jordan Towne Center - 38F	No Backload	\$ 66,121	\$ 63,759	\$ 70,149	\$ 88,350	\$ 79,452	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 880,481
#9 Gateway Central	No Backload	~	~	\$ 146,152	\$ 278,495	\$ 362,657	\$ 423,243	\$ 415,371	\$ 339,895	\$ 428,550	\$ 474,923	\$ 2,869,287
#10 The District - 38G	No Backload	\$ 340,474	\$ 373,093	\$ 352,202	\$ 368,063	\$ 420,199	\$ 429,626	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 4,742,327
#11 Merit Medical - 38H	No Backload	\$ 256,375	\$ 250,389	\$ 251,973	\$ 237,492	\$ 270,946	\$ 285,983	\$ 356,273	\$ 145,124	\$ 132,544	\$ 145,124	\$ 3,112,664
#12 Commerce Park - 38I	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
#13 South Station - 38J	No Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Interest*		\$ 48,209	\$ 61,311	\$ 153,473	\$ 205,250	\$ 316,607	\$ 145,288	\$ 79,311	\$ 50,031	\$ 644,432	\$ 814,745	\$ 2,700,364
Misc.												\$ 2,500
Bond Proceeds			\$ 355,110		\$ 1,440,707							\$ 1,795,817
Transfer From RDA												\$ 3,077,718
Transfer from CDA												\$ 999,999
		\$ 1,245,865	\$ 1,319,571	\$ 1,605,995	\$ 3,073,991	\$ 1,929,690	\$ 1,771,773	\$ 1,327,094	\$ 1,005,516	\$ 1,385,988	\$ 1,603,038	\$ 29,118,935

\*Interest number provided is reported at fair value

Housing Expenses 2005	Housing Expenses 2006	Housing Expenses 2007	Housing Expenses 2008	Housing Expenses 2009	Housing Expenses 2010	Housing Expenses 2011	Housing Expenses 2012	Housing Expenses 2013	Housing Expenses 2014
\$ -	\$ -	\$ (107,520)	\$ (259,661)	\$ (3,635,657)	\$ (348,163)	\$ (337,597)	\$ (337,994)	\$ (681,555)	\$ (624,562)

Housing Expenses 2015	Housing Expenses 2016	Housing Expenses 2017	Housing Expenses 2018	Housing Expenses 2019	Housing Expenses 2020	Housing Expenses 2021	Housing Expenses 2022	Housing Expenses 2023	Housing Expenses 2024	Total
\$ (329,707)	\$ (1,115,053)	\$ (647,541)	\$ (328,749)	\$ (328,661)	\$ (325,870)	\$ (1,506,860)	\$ (1,691,605)	\$ (316,306)	\$ (333,332)	\$ (12,923,061)

**Housing Fund Balance** **\$ 14,202,874**

\*\*This number is unaudited as of 7/22/2025 which does not include all year-end and month-end transactions

**SOUTH JORDAN RDA EXPENSES**

AREA	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
#1 Towers at South Towne - 39G	\$ 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				\$ 256,119	\$ 400,184	\$ 363,617	\$ 463,992	\$ 229,601	\$ 466,048	\$ 216,979	\$ 165,877	\$ 147,396	\$ 165,486
#3 South Gate - 39H	\$ 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			\$ 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			\$ 11,772	\$ 469,763	\$ 252,620	\$ 407,213	\$ 51,350	\$ 121,392	\$ 867,296	\$ 118,100	\$ 77,518	\$ 58,887	\$ 68,730
#6 South I-15 Frontage Road (Wal-Mart) - 38C								\$ 362,130	\$ 295,986	\$ 589,543	\$ 640,750	\$ 640,009	\$ 666,616
#7 North Jordan Gateway - 39I					\$ 93,303	\$ 62,832	\$ 35,688	\$ 97,162	\$ 26,132	\$ 94,768	\$ 48,378	\$ 120,701	\$ 49,713
#8 South Jordan Towne Center - 38F						\$ 1,233,765	\$ 311,443	\$ 313,610	\$ 202,277	\$ 305,705	\$ 213,074	\$ 194,903	\$ 214,367
#9 Gateway Central											\$ 112,184	\$ 569,303	\$ 2,800
#10 The District - 38G								\$ 568,499	\$ 1,034,369	\$ 9,637,692	\$ 1,491,047	\$ 1,019,577	\$ 1,409,159
#11 Merit Medical - 38H									\$ 280,987	\$ 353,549	\$ 392,608	\$ 338,653	\$ 407,770
#12 Commerce Park - 38I												\$ 63,424	\$ 1,941,564
#13 South Station - 38J										\$ 644,667	\$ 355,332	\$ 20,055	\$ 446,000
	\$ 328,033	\$ 424,023	\$ 1,073,854	\$ 2,325,532	\$ 1,357,978	\$ 2,583,444	\$ 1,302,160	\$ 2,321,542	\$ 3,567,564	\$ 12,542,210	\$ 3,950,489	\$ 3,535,175	\$ 5,802,260

AREA	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
#1 Towers at South Towne - 39G	\$ 324,039	\$ 292,114	\$ 286,166	\$ 319,713	\$ 214,140	\$ 159,583	\$ 17,857	\$ 17,857	\$ 17,857	\$ 20,833	\$ 31,250	\$ 31,250	COMPLETE	\$ 6,464,156
#2 The Landings (Harmon's) - 38B	\$ 190,666	\$ 172,740	\$ 146,871	\$ 176,770	\$ 157,756	\$ 154,839	\$ 159,909	\$ 161,458	\$ 162,554	\$ 166,471	COMPLETE	COMPLETE	COMPLETE	\$ 4,525,333
#3 South Gate - 39H	\$ 116,881	\$ 102,502	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 2,641,105
#4 South Gateway (Ultradent) - 38D	\$ 51,937	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 730,949
#5 South Jordan Parkway - 38E	\$ 96,222	\$ 76,134	\$ 54,192	\$ 83,631	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 2,814,819
#6 South I-15 Frontage Road (Wal-Mart) - 38C	\$ 701,264	\$ 658,023	\$ 59,296	\$ 88,265	\$ 49,055	\$ 44,368	\$ 70,653	\$ 60,297	\$ 62,110	\$ 62,307	\$ 71,348	\$ 76,366	\$ 40,555	\$ 5,238,941
#7 North Jordan Gateway - 39I	\$ 177,969	\$ 77,874	\$ 43,964	\$ 77,723	\$ 62,044	\$ 57,253	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 1,125,505
#8 South Jordan Towne Center - 38F	\$ 240,273	\$ 74,864	\$ 25,139	\$ 55,100	\$ 33,924	\$ 33,162	\$ 39,945	\$ 37,720	COMPLETE	COMPLETE	COMPLETE	COMPLETE	COMPLETE	\$ 3,529,271
#9 Gateway Central	\$ -					\$ 52,131	\$ 2,189,981	\$ 1,322,521	\$ 1,340,268	\$ 1,342,579	\$ 1,335,113	\$ 1,352,838	\$ 1,321,687	\$ 10,941,405
#10 The District - 38G	\$ 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	COMPLETE	\$ 27,737,282
#11 Merit Medical - 38H	\$ 708,986	\$ 785,627	\$ 908,163	\$ 1,033,055	\$ 989,251	\$ 993,037	\$ 908,077	\$ 1,068,864	\$ 1,127,194	\$ 1,221,817	\$ 1,147,572	\$ 1,246,049	\$ 1,643,725	\$ 15,554,985
#12 Commerce Park - 38I	\$ 3,573,839	\$ 3,485,449	\$ 4,651,272	\$ 6,313,543	\$ 5,386,760	\$ 5,030,856	\$ 5,078,895	\$ 5,799,114	\$ 8,240,428	\$ 1,735,475	\$ 210,780	\$ 779,705	\$ 1,563,897	\$ 53,855,001
#13 South Station - 38J	\$ 1,369,794	\$ 936,870	\$ 1,673,511	\$ 947,217	\$ 1,238,611	\$ 1,194,136	\$ 1,242,526	\$ 1,631,264	\$ 4,564,053	\$ 1,710,154	\$ 1,848,907	\$ 2,454,293	\$ 2,524,191	\$ 24,801,581
	\$ 8,975,654	\$ 8,077,076	\$ 9,232,427	\$ 10,498,479	\$ 9,561,668	\$ 9,117,115	\$ 11,457,639	\$ 11,827,411	\$ 16,159,437	\$ 6,259,636	\$ 4,644,970	\$ 5,940,501	\$ 7,094,055	\$ 159,960,332





SOUTH JORDAN  
U T A H



# APPENDIX

**SOUTH JORDAN  
REDEVELOPMENT AGENCY**

## Redevelopment Agency

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
<b>Revenues</b>				
Project #1 Towers Haircut	189,085	0	0	0
Project #2 Harmons	0	0	0	0
Project #5 South Jordan Parkway Increment	0	0	0	0
Project #6 South I-15 Frontage	93,930	830,000	329,442	900,000
Project #7 North Jordan Gateway Increment	0	0	0	0
Project #8 South Towne Center Increment	0	0	0	0
Project #9 Gateway Central	248,373	2,300,000	1,139,815	2,250,000
Project #10 South Bangerter	0	0	0	0
Project #11 Merit Medical	219,176	1,830,000	928,794	1,925,000
Intergovernmental Revenue	3,713,904	0	906,560	0
Admin. Fee - CDA	120,000	120,000	120,000	120,000
Investment Earnings	130,203	30,000	130,652	30,000
<b>Total Revenues</b>	<b>4,714,671</b>	<b>5,110,000</b>	<b>3,555,263</b>	<b>5,225,000</b>
<b>Transfer From Other Funds</b>				
Use of Fund Balance	0	0	0	0
<b>Total Trans From Other Funds</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Revenues and Transfers</b>	<b>4,714,671</b>	<b>5,110,000</b>	<b>3,555,263</b>	<b>5,225,000</b>
<b>Operating Expenditures</b>				
Materials and Supplies	47,644	72,700	45,853	55,700
Operating Expenditures	316,056	471,984	303,077	503,709
<b>Total Operating Expenditures</b>	<b>363,700</b>	<b>544,684</b>	<b>348,930</b>	<b>559,409</b>
<b>Project Expenditures</b>				
Tax Increment Commitments	1,549,094	1,374,400	1,358,263	1,880,619
<b>Total Project Expenditures</b>	<b>1,549,094</b>	<b>1,374,400</b>	<b>1,358,263</b>	<b>1,880,619</b>
<b>Transfers Out</b>				
Transfer to CDA	125,000	125,000	125,000	30,000
Transfer to Debt Service Fund	763,625	0	0	0
Transfer to SID Debt Service Fund	1,214,450	1,213,950	1,213,950	1,216,450
Transfer to General Fund	19	25,000	25,000	25,000
Contribution to Fund Balance	698,783	1,826,966	484,120	1,513,522
<b>Total Transfers Out</b>	<b>2,801,877</b>	<b>3,190,916</b>	<b>1,848,070</b>	<b>2,784,972</b>
<b>Total Expenditures</b>	<b>4,714,671</b>	<b>5,110,000</b>	<b>3,555,263</b>	<b>5,225,000</b>

## RDA Housing

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
<b>Revenues</b>				
Housing Revenue	153,862	875,000	692,513	747,500
Intergovernmental Revenues	912,541	0	0	0
Investment Earnings	784,375	0	750,476	250,000
<b>Total Revenues</b>	<b>1,850,777</b>	<b>875,000</b>	<b>1,442,989</b>	<b>997,500</b>
<b>Transfer From Other Funds</b>				
Use of Fund Balance	0	9,960,456	0	9,537,500
<b>Total Trans From Other Funds</b>	<b>0</b>	<b>9,960,456</b>	<b>0</b>	<b>9,537,500</b>
<b>Total Revenues and Transfers</b>	<b>1,850,777</b>	<b>10,835,456</b>	<b>1,442,989</b>	<b>10,535,000</b>
<b>Operating Expenditures</b>				
Operating Expenditures	150,000	175,000	168,000	175,000
<b>Total Operating Expenditures</b>	<b>150,000</b>	<b>175,000</b>	<b>168,000</b>	<b>175,000</b>
<b>Project Expenditures</b>				
Housing Expenses	1,473	10,470,000	138,850	10,110,000
<b>Total Project Expenditures</b>	<b>1,473</b>	<b>10,470,000</b>	<b>138,850</b>	<b>10,110,000</b>
<b>Transfers Out</b>				
Transfer to General Fund	163,336	190,456	190,456	250,000
Contribution to Fund Balance	1,535,969	0	945,683	0
<b>Total Transfers Out</b>	<b>1,699,305</b>	<b>190,456</b>	<b>1,136,139</b>	<b>250,000</b>
<b>Total Expenditures</b>	<b>1,850,777</b>	<b>10,835,456</b>	<b>1,442,989</b>	<b>10,535,000</b>

## CDA

	Prior Year Actual FY 23-24	Adopted Budget FY 24-25	Estimated Actual FY 24-25	Proposed Budget FY 25-26
<b>Revenues</b>				
Project#12 Commerce Park	790,891	5,000,000	3,423,514	5,500,000
Project#13 South Station	616,819	2,200,000	1,344,282	2,500,000
Intergovernmental Revenue	6,166,833	0	0	0
Investment Earnings	709,047	0	644,007	0
<b>Total Revenues</b>	<b>8,283,590</b>	<b>7,200,000</b>	<b>5,411,803</b>	<b>8,000,000</b>
<b>Transfer From Other Funds</b>				
Transfer from RDA	125,000	125,000	125,000	30,000
Use of Fund Balance	0	0	0	0
<b>Total Trans From Other Funds</b>	<b>125,000</b>	<b>125,000</b>	<b>125,000</b>	<b>30,000</b>
<b>Total Revenues and Transfers</b>	<b>8,408,590</b>	<b>7,325,000</b>	<b>5,536,803</b>	<b>8,030,000</b>
<b>Operating Expenditures</b>				
Operating Expenditures	120,000	120,000	120,000	120,000
Infrastructure Maintenance	49,291	50,000	20,282	0
<b>Total Operating Expenditures</b>	<b>169,291</b>	<b>170,000</b>	<b>140,282</b>	<b>120,000</b>
<b>Project Expenditures</b>				
Tax Increment Commitments	2,668,798	3,950,000	3,155,682	3,630,000
<b>Total Project Expenditures</b>	<b>2,668,798</b>	<b>3,950,000</b>	<b>3,155,682</b>	<b>3,630,000</b>
<b>Transfers Out</b>				
Transfer to Capital Equipment	0	300,000	300,000	0
Transfer to General CIP	1,250,000	300,000	300,000	1,000,000
Contribution to Fund Balance	4,320,502	2,605,000	1,640,839	3,280,000
<b>Total Transfers Out</b>	<b>5,570,502</b>	<b>3,205,000</b>	<b>2,240,839</b>	<b>4,280,000</b>
<b>Total Expenditures</b>	<b>8,408,590</b>	<b>7,325,000</b>	<b>5,536,803</b>	<b>8,030,000</b>

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