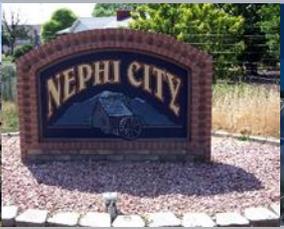


PROJECT AREA BUDGET NEPHI SOUTH MAIN STREET COMMUNITY REINVESTMENT AREA (CRA)

NEPHI CITY COMMUNITY REINVESTMENT AGENCY



SEPTEMBER 2017



**LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.**

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM



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Section 1: Introduction

The Nephi City Community Reinvestment Agency (the “Agency”), following thorough consideration of the needs and desires of the City of Nephi (the “City”) and its residents, as well as understanding the City’s capacity for new development, has carefully crafted the Project Area Plan (the “Plan”) for the Nephi South Main Street Community Reinvestment Project Area (the “Project Area”). The Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies within the north section of the City, generally to east of Interstate 15, to the west of Main Street, and to the north of 1300 South.

The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City has determined it is in the best interest of its citizens to assist in the development of the Project Area. This **Project Area Budget** document (the “Budget”) is predicated upon certain elements, objectives and conditions outlined in the Plan and intended to be used as a financing tool to assist the Agency in meeting Plan objectives discussed herein and more specifically referenced and identified in the Plan.

The creation of the Project Area is being undertaken as a community reinvestment project pursuant to certain provisions of Chapters 1 and 5 of the Utah Community Reinvestment Agency Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been observed at all times throughout the establishment of the Project Area.

Section 2: Description of Community Development Project Area

The Project Area is made up of approximately 1.5 acres of land located in the northern portion of parcel XA00-2504-122. The Project Area is in the north section of the City, generally to east of Interstate 15, to the west of Main Street, and to the north of 1300 South.

A map of the Project Area are attached hereto in **EXHIBIT A**.

Section 3: General Overview of Project Area Budget

The purpose of the Project Area Budget is to provide the financial framework necessary to implement the Project Area Plan vision and objectives. The Project Area Plan has identified that tax increment financing is essential in order to meet the objectives of the CRA Project Area. The following information will detail the sources and uses of tax increment and other necessary details needed for public officials, interested parties, and the public in general to understand the mechanics of the Project Area Budget.

Base Year Value

The Agency has determined that the base year property tax value for the Project Area will be the total taxable value for the 2016 tax year which is estimated to be \$55,440. Using the tax rates established within the Project Area the property taxes levied equate to \$741 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

Payment Trigger

This Budget will have a twenty-two year (20) duration from the date of the first tax increment received by the Agency. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1, e.g., if requested prior to March 1, 2018, Year 1 of increment will be 2019. The Agency anticipates it will trigger the tax increment by March 1, 2020 but in no case will the Agency trigger the first tax increment collection after March 1, 2022.

Projected Tax Increment Revenue – Total Generation

Development within the Project Area will commence upon favorable market conditions which will include both horizontal and vertical infrastructure and development. The Agency anticipates that new development will begin in the Project Area in 2018. The contemplated development will generate significant additional property tax revenue as well as incremental sales and use tax above what is currently generated within the Project Area.

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will actually be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2020 or as late as 2022. It is currently estimated that during the 20-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$1.20 million or at a net present value (NPV)¹ of \$816,867. This amount is over and above the \$14,070 of base taxes that the property would generate over 20 years at the \$741 annual amount it currently generates as shown in Table 4.1 below.

¹ Net Present Value of future cash flows assumes a 4% discount rate. The same 4% discount rate is used in all remaining NPV calculations. This total is prior to accounting for the flow-through of tax increment to the respective taxing entities.



Section 4: Property Tax Increment

Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area (“Base Taxes”). The current assessed value is estimated to be \$55,440. Based upon the tax rates in the area, the collective taxing entities are receiving \$741 in property tax annually from this Project Area. This equates to approximately \$14,070 over the 20-year life of the Project Area.

TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 20 YEARS)

| Entity | Total | NPV at 4% |
|--|-----------------|----------------|
| Juab County | \$2,494 | \$1,724 |
| Juab County School District | 8,658 | 5,985 |
| Nephi City | 1,441 | 996 |
| East Juab County Water Conservancy District | 238 | 165 |
| Juab County Fire Protection Special Service District | 817 | 565 |
| Central Utah Water Conservancy District | 421 | 291 |
| Total Revenue | \$14,070 | \$9,726 |

Property Tax Increment Shared with RDA

All taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. All taxing entities will contribute various portions of their respective tax increment for 20 years. Tables 4.2 and 4.3 show the assumptions used for the Project Area Budget.

TABLE 4.2: TAX INCREMENT PARTICIPATION SCHEDULE

| Entity | Years 1-5 | Years 6-10 | Years 11-20 |
|--|-----------|------------|-------------|
| Juab County | 100% | 90% | 85% |
| Juab County School District | 85% | 85% | 60% |
| Nephi City | 100% | 90% | 85% |
| East Juab County Water Conservancy District | 100% | 90% | 85% |
| Juab County Fire Protection Special Service District | 100% | 90% | 85% |
| Central Utah Water Conservancy District | 100% | 90% | 85% |

TABLE 4.3: SOURCES OF TAX INCREMENT FUNDS

| Entity | Length | Total | NPV at 4% |
|--|----------|------------------|------------------|
| Juab County | 20 Years | \$191,808 | \$132,161 |
| Juab County School District | 20 Years | 536,290 | 376,583 |
| Nephi City | 20 Years | 110,808 | 76,350 |
| East Juab County Water Conservancy District | 20 Years | 18,306 | 12,613 |
| Juab County Fire Protection Special Service District | 20 Years | 62,856 | 43,310 |
| Central Utah Water Conservancy District | 20 Years | 32,400 | 22,325 |
| Total Sources of Tax Increment Funds | | \$952,468 | \$663,342 |

Uses of Tax Increment

The cost of developing and managing an adequate hospitality product is prohibitive in the City when it's considered against the average daily rate of hotels in the region. "But for" the creation of the CRA and its associated public participation, this type of land use would likely not develop and the land would continue to be underutilized.

The majority of the Tax Increment collected by the Agency (85%) will be used to repay the debt service required to construct the development and other redevelopment activities as approved by the Agency. 10% will go towards affordable housing, as outlined the Act. The remaining 5% will be used to offset the administration costs of the Agency.

TABLE 4.4: USES OF TAX INCREMENT

| Uses | Total | NPV at 4% |
|--|------------------|------------------|
| Redevelopment Activities @ 85% | \$809,598 | \$563,840 |
| CRA Housing Requirement @ 10% | 95,247 | 66,334 |
| Project Area Administration @ 5% | 47,623 | 33,167 |
| Total Uses of Tax Increment Funds | \$952,468 | \$663,342 |

A multi-year projection of tax increment is including in **EXHIBIT B**.

Total Annual Property Tax Revenue for Taxing Entities at Conclusion of Project

As described above, the collective taxing entities are currently receiving approximately \$741 in property taxes annually from this Project Area. At the end of 20 years an additional \$60,107 in property taxes annually is anticipated, totaling approximately \$60,848 in property taxes annually for the area. "But for" the assistance provided by the RDA through tax increment revenues, this increase of approximately 8,117 percent in property taxes generated for the taxing entities would not be possible.

TABLE 4.5: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES

| Entity | Annual Base Year Property Taxes | Annual Property Tax Increment at Conclusion of Project | Total Annual Property Taxes |
|--|---------------------------------|--|-----------------------------|
| Juab County | \$131 | \$10,656 | \$10,787 |
| Juab County School District | 456 | 36,986 | 37,442 |
| Nephi City | 76 | 6,156 | 6,232 |
| East Juab County Water Conservancy District | 13 | 1,017 | 1,030 |
| Juab County Fire Protection Special Service District | 43 | 3,492 | 3,535 |
| Central Utah Water Conservancy District | 22 | 1,800 | 1,822 |
| Total Revenue | \$741 | \$60,107 | \$60,848 |

Section 5: Cost/Benefit Analysis

Additional Revenues

Sales Tax Revenues

The Project Area will also produce sales and use tax (including transient room tax) on the hotel. Juab County (the “County”) and the City will also share a portion of their incremental sales and use taxes (including County transient room tax) during the life of the Project Area. It is currently anticipated that the County and City may share a portion of their sales taxes for a 21-year period Table 5.1 depicts the projected amount of incremental sales tax that will be shared with the Agency.

TABLE 5.2 TOTAL REVENUES

| Entity | Length | Participation Schedule | Sales Tax | Transient Room Tax |
|----------------------|----------|---|------------------|--------------------|
| Juab County | 21 Years | Years 1-5 100% Years 6-10 90% Years 11-20 85% | \$93,153 | \$1,092,760 |
| Nephi City | 21 Years | Years 1-5 100% Years 6-10 90% Years 11-20 85% | 186,305 | - |
| Total Revenue | | | \$279,458 | \$1,092,760 |

Other Tax Revenues

In addition to incremental property and sales tax, the Project Area will also generate energy sales and use taxes for natural gas and electric. Table 5.2 shows the total revenues generated by the Project Area. This total includes the anticipated property tax increment, sales tax, and energy sales and use tax.

TABLE 5.2 TOTAL REVENUES

| Entity | Property Tax | Sales Tax | Franchise Tax | Total Incremental Revenues |
|--|--------------------|--------------------|------------------|----------------------------|
| Juab County | \$213,120 | \$1,335,182 | - | \$1,548,302 |
| Juab County School District | 739,710 | - | - | 739,710 |
| Nephi City | 123,120 | 209,734 | 255,664 | 588,518 |
| East Juab County Water Conservancy District | 20,340 | - | - | 20,340 |
| Juab County Fire Protection Special Service District | 69,840 | - | - | 69,840 |
| Central Utah Water Conservancy District | 36,000 | - | - | 36,000 |
| Total Revenue | \$1,202,130 | \$1,544,916 | \$255,664 | \$3,002,710 |

Additional Costs

The development anticipated within the Project Area will also likely result in additional general government, public works, and public safety costs. These costs, along with the estimated budget to implement the Project Area Plan, are identified below.

TABLE 5.3 TOTAL EXPENDITURES

| Entity | CRA Budget ² | General Government | Public Works | Public Safety | Total Incremental Expenditures |
|--|-------------------------|--------------------|-----------------|-----------------|--------------------------------|
| Juab County | \$1,377,721 | \$19,371 | - | - | \$1,397,092 |
| Juab County School District | 536,290 | 14,199 | - | - | 550,489 |
| Nephi City | 297,113 | 24,807 | 65,725 | 92,166 | 479,811 |
| East Juab County Water Conservancy District | 18,306 | 404 | - | - | 18,710 |
| Juab County Fire Protection Special Service District | 62,856 | 2,328 | - | - | 65,184 |
| Central Utah Water Conservancy District | 32,400 | 7,678 | - | - | 40,078 |
| Total Expenditures | \$2,324,686 | \$68,787 | \$65,725 | \$92,166 | \$2,551,364 |

The total net benefit to the taxing entities of participating in the Project Area is \$451,346, with the City's net benefit being \$108,707.

² Includes Sales Tax and Transient Room Tax Participation

Exhibit A: Project Area Map





Exhibit B: Multi-Year Budget



Nephi City Community Reinvestment Agency
 Nephi South Main Street CRA
 Increment and Budget Analysis

| ASSUMPTIONS: | |
|----------------|------|
| Discount Rate | 4.0% |
| Inflation Rate | 0.0% |

| INCREMENTAL TAX ANALYSIS: | Payment Year | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | TOTALS | NPV | |
|--|--------------|--------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|
| | Tax Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | | | 2039 |
| Cumulative Taxable Value | Year | Year 0 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 | | | |
| Hotel | | - | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | | |
| Future Development | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| TOTAL INCREMENTAL VALUE: | | - | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | \$4,500,000 | | |
| TAX RATE & INCREMENT ANALYSIS: | 2016 RATES | | | | | | | | | | | | | | | | | | | | | | | | |
| Juab County | 0.002368 | - | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 10,656 | 213,120 | 144,819 |
| Juab County School District | 0.008219 | - | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 36,986 | 739,710 | 502,645 |
| Nephi City | 0.001368 | - | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 6,156 | 123,120 | 83,662 |
| East Juab County Water Conservancy District | 0.000226 | - | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 1,017 | 20,340 | 13,821 |
| Juab County Fire Protection Special Service District | 0.000776 | - | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 3,492 | 69,840 | 47,457 |
| Central Utah Water Conservancy District | 0.000400 | - | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 36,000 | 24,463 |
| Totals: | 0.013357 | - | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 60,107 | 1,202,130 | 816,867 |
| TOTAL INCREMENTAL REVENUE IN PROJECT AREA: | | - | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$60,107 | \$1,202,130 | \$816,867 |
| PROJECT AREA BUDGET | | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | TOTALS | NPV | |
| Sources of Funds: | | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | | |
| <u>Property Tax Participation Rate for Budget</u> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Juab County | | 0% | 100% | 100% | 100% | 100% | 100% | 90% | 90% | 90% | 90% | 90% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | | |
| Juab County School District | | 0% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | 60% | | |
| Nephi City | | 0% | 100% | 100% | 100% | 100% | 100% | 90% | 90% | 90% | 90% | 90% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | | |
| East Juab County Water Conservancy District | | 0% | 100% | 100% | 100% | 100% | 100% | 90% | 90% | 90% | 90% | 90% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | | |
| Juab County Fire Protection Special Service District | | 0% | 100% | 100% | 100% | 100% | 100% | 90% | 90% | 90% | 90% | 90% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | | |
| Central Utah Water Conservancy District | | 0% | 100% | 100% | 100% | 100% | 100% | 90% | 90% | 90% | 90% | 90% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | 85% | | |
| <u>Property Tax Increment for Budget</u> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Juab County | | - | \$10,656 | \$10,656 | \$10,656 | \$10,656 | \$10,656 | \$9,590 | \$9,590 | \$9,590 | \$9,590 | \$9,590 | \$9,058 | \$9,058 | \$9,058 | \$9,058 | \$9,058 | \$9,058 | \$9,058 | \$9,058 | \$9,058 | \$9,058 | \$9,058 | \$191,808 | \$132,161 |
| Juab County School District | | - | \$31,438 | \$31,438 | \$31,438 | \$31,438 | \$31,438 | \$31,438 | \$31,438 | \$31,438 | \$31,438 | \$31,438 | \$22,191 | \$22,191 | \$22,191 | \$22,191 | \$22,191 | \$22,191 | \$22,191 | \$22,191 | \$22,191 | \$22,191 | \$22,191 | \$536,290 | \$376,583 |
| Nephi City | | - | \$6,156 | \$6,156 | \$6,156 | \$6,156 | \$6,156 | \$5,540 | \$5,540 | \$5,540 | \$5,540 | \$5,540 | \$5,233 | \$5,233 | \$5,233 | \$5,233 | \$5,233 | \$5,233 | \$5,233 | \$5,233 | \$5,233 | \$5,233 | \$5,233 | \$110,808 | \$76,350 |
| East Juab County Water Conservancy District | | - | \$1,017 | \$1,017 | \$1,017 | \$1,017 | \$1,017 | \$915 | \$915 | \$915 | \$915 | \$915 | \$864 | \$864 | \$864 | \$864 | \$864 | \$864 | \$864 | \$864 | \$864 | \$864 | \$864 | \$18,306 | \$12,613 |
| Juab County Fire Protection Special Service District | | - | \$3,492 | \$3,492 | \$3,492 | \$3,492 | \$3,492 | \$3,143 | \$3,143 | \$3,143 | \$3,143 | \$3,143 | \$2,968 | \$2,968 | \$2,968 | \$2,968 | \$2,968 | \$2,968 | \$2,968 | \$2,968 | \$2,968 | \$2,968 | \$2,968 | \$62,856 | \$43,310 |
| Central Utah Water Conservancy District | | - | \$1,800 | \$1,800 | \$1,800 | \$1,800 | \$1,800 | \$1,620 | \$1,620 | \$1,620 | \$1,620 | \$1,620 | \$1,530 | \$1,530 | \$1,530 | \$1,530 | \$1,530 | \$1,530 | \$1,530 | \$1,530 | \$1,530 | \$1,530 | \$1,530 | \$32,400 | \$22,325 |
| Total Property Tax Increment for Budget: | | - | \$54,559 | \$54,559 | \$54,559 | \$54,559 | \$54,559 | \$52,247 | \$52,247 | \$52,247 | \$52,247 | \$52,247 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$952,468 | \$663,342 |
| Uses of Tax Increment Funds: | | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | TOTALS | NPV | |
| Hotel Infrastructure | 85.0% | | \$46,375 | \$46,375 | \$46,375 | \$46,375 | \$46,375 | \$44,410 | \$44,410 | \$44,410 | \$44,410 | \$44,410 | \$35,568 | \$35,568 | \$35,568 | \$35,568 | \$35,568 | \$35,568 | \$35,568 | \$35,568 | \$35,568 | \$35,568 | \$35,568 | \$809,598 | \$563,840 |
| Affordable Housing | 10.0% | | \$5,456 | \$5,456 | \$5,456 | \$5,456 | \$5,456 | \$5,225 | \$5,225 | \$5,225 | \$5,225 | \$5,225 | \$4,184 | \$4,184 | \$4,184 | \$4,184 | \$4,184 | \$4,184 | \$4,184 | \$4,184 | \$4,184 | \$4,184 | \$4,184 | \$95,247 | \$66,334 |
| Project Area Administration | 5.0% | | \$2,728 | \$2,728 | \$2,728 | \$2,728 | \$2,728 | \$2,612 | \$2,612 | \$2,612 | \$2,612 | \$2,612 | \$2,092 | \$2,092 | \$2,092 | \$2,092 | \$2,092 | \$2,092 | \$2,092 | \$2,092 | \$2,092 | \$2,092 | \$2,092 | \$47,623 | \$33,167 |
| Total Uses | 100.0% | | \$54,559 | \$54,559 | \$54,559 | \$54,559 | \$54,559 | \$52,247 | \$52,247 | \$52,247 | \$52,247 | \$52,247 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$41,844 | \$952,468 | \$663,342 |
| REMAINING TAX REVENUES FOR TAXING ENTITIES | | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | TOTALS | NPV | |
| Juab County | | - | - | - | - | - | - | \$1,066 | \$1,066 | \$1,066 | \$1,066 | \$1,066 | \$1,598 | \$1,598 | \$1,598 | \$1,598 | \$1,598 | \$1,598 | \$1,598 | \$1,598 | \$1,598 | \$1,598 | \$21,312 | \$12,657 | |
| Juab County School District | | - | \$5,548 | \$5,548 | \$5,548 | \$5,548 | \$5,548 | \$5,548 | \$5,548 | \$5,548 | \$5,548 | \$5,548 | \$14,794 | \$14,794 | \$14,794 | \$14,794 | \$14,794 | \$14,794 | \$14,794 | \$14,794 | \$14,794 | \$14,794 | \$203,420 | \$126,062 | |
| Nephi City | | - | - | - | - | - | - | \$616 | \$616 | \$616 | \$616 | \$616 | \$923 | \$923 | \$923 | \$923 | \$923 | \$923 | \$923 | \$923 | \$923 | \$923 | \$12,312 | \$7,312 | |
| East Juab County Water Conservancy District | | - | - | - | - | - | - | \$102 | \$102 | \$102 | \$102 | \$102 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$153 | \$2,034 | \$1,208 | |
| Juab County Fire Protection Special Service District | | - | - | - | - | - | - | \$349 | \$349 | \$349 | \$349 | \$349 | \$524 | \$524 | \$524 | \$524 | \$524 | \$524 | \$524 | \$524 | \$524 | \$524 | \$6,984 | \$4,148 | |
| Central Utah Water Conservancy District | | - | - | - | - | - | - | \$180 | \$180 | \$180 | \$180 | \$180 | \$270 | \$270 | \$270 | \$270 | \$270 | \$270 | \$270 | \$270 | \$270 | \$270 | \$3,600 | \$2,224 | |
| Total | | - | \$5,548 | \$5,548 | \$5,548 | \$5,548 | \$5,548 | \$7,860 | \$7,860 | \$7,860 | \$7,860 | \$7,860 | \$18,262 | \$18,262 | \$18,262 | \$18,262 | \$18,262 | \$18,262 | \$18,262 | \$18,262 | \$18,262 | \$18,262 | \$249,662 | \$153,611 | |