

Murray City Redevelopment Agency

2025 Annual Report



ZIONS PUBLIC FINANCE, INC.

June 2025

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Chapter 1 – Background and Overview

This report is prepared for the Murray City Redevelopment Agency (“Agency”) in accordance with the requirements of Utah Code Section 17C-1-603, which requires that an Agency submit project area data to a public database maintained by the Governor’s Office of Economic Opportunity (“GOEO”) on or before June 30 of each year. Agencies are required to provide updated information on each of the project areas that are currently collecting funds.

The project areas that are actively collecting funds through calendar year 2024 are as follows:

- Central Business District Urban Renewal Area
- East Vine Street Redevelopment Area
- Fireclay Redevelopment Area

The project areas that have stopped collecting funds are as follows:

- Smelter Site Overlay District Redevelopment Area
- Cherry Street Redevelopment Area

The Agency has a sixth project area, which has not yet been triggered.

- Ore Sampling Mill Urban Renewal Area

The requirements for the report are listed specifically in the Utah Code 17C-1-603 as follows and must be addressed separately for each of the four active project areas whose project area funds collection period has not expired.

- (a) *An assessment of the **change in marginal value**, including:*
 - (i) *The base year;*
 - (ii) *The base taxable value;*
 - (iii) *The prior year’s assessed value;*
 - (iv) *The estimated current assessed value;*
 - (v) *The percentage change in marginal value; and*
 - (vi) *A narrative description of the relative growth in assessed value;*
- (b) *The amount of **project area funds the agency received for each year of the project area funds collection period**, broken down by the applicable budget or funds analysis category including:*
 - (i) *A comparison of the actual project area funds received for each year to the amount of project area funds forecasted for each year when the project area was created, if available;*
 - (ii)
 - (A) *The Agency’s historical receipts and expenditures of project area funds, including the tax year for which the Agency first received project area funds from the project area; or*
 - (B) *If the Agency has not yet received project area funds from the project area, the year in which the Agency expects each project area funds collection period to begin;*
 - (iii) *A list of each taxing entity that levies or imposes a tax within the project area and a description of the benefits that each taxing entity receives from the project area; and*
 - (iv) *The amount paid to other taxing entities under Section 17C-1-410, if applicable;*
- (c) *A description of current and anticipated project area development, including:*

- (i) A narrative of any significant project area development, including infrastructure development, site development, participation agreements, or vertical construction; and
- (ii) Other details of development within the project area, including
 - (A) The total developed acreage;
 - (B) The total undeveloped acreage;
 - (C) The percentage of residential development; and
 - (D) The total number of housing units authorized, if applicable;
- (d) The **project area budget**, if applicable, or other project area funds analyses, with receipts and expenditures categorized by the type of receipt and expenditure related to the development performed or to be performed under the project area plan, including:
 - (i) Each project area funds collection period;
 - (A) The start and end date of the project area funds collection period; and
 - (B) The number of years remaining in each project area funds collection period;
 - (ii) The total amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity, including;
 - (A) The total dollar amount; and
 - (B) The percentage of the total amount of project area funds generated within the project area;
 - (iii) The remaining amount of project area funds the Agency is authorized to receive from the project area cumulatively and from each taxing entity; and
 - (iv) The amount of project area funds the agency is authorized to use to pay for the agency's administrative costs, as described in Subsection 17B-1-409(1), including;
 - (A) The total dollar amount; and
 - (B) The percentage of the total amount of all project area funds;
- (e) The estimated **amount of project area funds** that the Agency is authorized to receive from the project area for the **current calendar year**;
- (f) The estimated **amount of project area funds** to be paid to the Agency for the **next calendar year**;
- (g) A **map** of the project area;
- (h) A description of how the goals, policies, and purposes of the project area plan have been furthered during the preceding year; and
- (i) Any other relevant information the Agency elects to provide.

This report, with separate database filing, meets all legal requirements and is organized as follows:

Chapter 1:	Overview
Chapter 2:	Central Business District Urban Renewal Area
Chapter 3:	East Vine Street Redevelopment Area
Chapter 4:	Fireclay Redevelopment Area
Chapter 5:	Ore Sampling Mill Urban Renewal Area
Chapter 6:	Cherry Street Redevelopment Area
Chapter 7:	Smelter Site Overlay District Redevelopment Area
Appendix A:	Multi-Year Budgets

Chapter 2 – Central Business District (CBD) Urban Renewal Area

Background Information

The Central Business District (CBD) Redevelopment Project Area was created in 1979 and increment was triggered in 1983. Increment was to be collected for a 32-year time period, thus initially expiring after 2014. In 2010, the Agency approached the members of the taxing entity committee to request a 20-year extension of the collection period, through 2034, and this request was granted. In addition, the tax increment collection area was expanded to include an additional 17.54 acres already in the Project Area, but not in the original tax increment collection area.

In 2016, the Agency again approached the taxing entities to include an additional 10.18 acres in the tax increment collection area – an area surrounding Murray City’s previous City Hall location and already located within the existing Project Area. This was done to facilitate implementation of the “Life on State Street Plan” and was approved by the taxing entities. No changes were made to the goals and objectives of the Project Area nor to the Project Area boundaries. The tax increment collection period for the area, including the additional 10.18 acres, extends through 2034.

The general boundaries of the Project Area’s increment collection area are fairly irregular but stretch from 5300 South at the southern end to 4700 South on the north: and from I-15 on the west to approximately 120 East. Although there are approximately 264 acres within the entire Project Area boundaries, roughly 44 of the acres are classified as roads; therefore, the combined parcel acreage totals roughly 220 acres.

TABLE 2.1 PROJECT AREA DESCRIPTION

Project Area Data

Year Established	1979
Initial Year of Tax Increment	1983
Time Frame for Tax Increment Collection	32 years
Time Frame Extension	20 years
Last Year of Tax Increment	2034

The Project Area was originally created to revitalize the downtown area of Murray, including demolishing buildings, removing substandard site improvements, preparing a Downtown Master Plan, developing historic renovation grants, and encouraging development projects that would generate increment. Over the years, major projects have included renovation of the Desert Star Theater, Day Murray Music, Vine Street extension and other downtown infrastructure.

A. Changes in Marginal Value (*Utah Code 17C-1-603(3)(a)*)

The base year was established in 1979. In 2017, the County Assessor’s Office increased the base year value to \$13,652,148.

TABLE 2.2: TAXABLE AND MARGINAL VALUES

Utah Code 17C-1-603(3)(a) Requirement	Value
(i) Base Year	2017
(ii) Base Taxable Value	\$13,652,148
(iii) Prior Year (2023) Assessed Value	\$148,221,371
Prior Year (2024) Assessed Value	\$143,159,605

Utah Code 17C-1-603(3)(a) Requirement		Value
(iv)	Estimated Current Year (2025) Assessed Value	\$147,454,393
(v)	Prior Year (2023) Marginal Value	\$134,569,223
	Prior Year (2024) Marginal Value	\$129,507,457
	% Change in Marginal Value (2023 to 2024)	-3.76%
(vi)	The total taxable value in the project area has grown from \$13,652,148 at the inception of the area, to \$143,159,605 - an increase of 948.62 percent. The 2023 assessed value of the project area was \$148,221,371. The 2024 assessed value was \$143,159,605 - a decrease of 3.42 percent over the one-year time period.	

B. Amount of Project Area Funds Received by Agency (Utah Code 17C-1-603(3)(b))

In 2024, the CBD Project Area received \$1,053,520 in tax increment funds. The original Project Area Plan dated June 1, 1982, projected tax increment revenues of \$700,028 in 2014 only (32 years).

The Agency's historical receipts of project area funds for which data could be obtained are as follows:

TABLE 2.3 HISTORICAL TAX INCREMENT

Year	Amount Received	Original Projection	Difference
2024	\$1,053,520	\$2,093,822	(\$1,040,302)
2023	\$1,147,218	\$2,075,500	(\$928,282)
2022	\$1,229,223	\$2,057,449	(\$828,226)
2021	\$1,330,483	\$2,039,665	(\$709,183)
2020	\$1,340,122	\$2,022,143	(\$682,067)
2019	\$1,229,935	\$1,841,190	(\$611,255)
2018	\$936,308	\$1,506,514	(\$570,206)
2017	\$875,421	\$1,193,811	(\$318,390)
2016	\$956,959	\$954,882	\$2,077
2015	\$997,751	\$947,365	(\$20,052)
2014	\$957,044	No projection available	No projection available
2013	\$937,556	No projection available	No projection available
2012	\$909,736	No projection available	No projection available
2011	\$833,359	No projection available	No projection available
2010	\$724,331	No projection available	No projection available

In addition, the Agency received \$865,705 in 2009. Data for previous years is not available. The first year for which the Agency received project area funds was 1983.

Benefits received by each taxing entity are summarized as follows:

TABLE 2.4: BENEFITS TO TAXING ENTITIES

Taxing Entity	Benefits
Salt Lake County	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards; pass-through of 25% of additional increment beginning in 2016
Murray City	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards
Murray School District	Increased property taxable value; \$400,000 guaranteed annual payment; elimination of blighted properties; increased energy efficiency through sustainable building standards
South Salt Lake Mosquito Abatement District	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards; pass-through of 25% of additional increment beginning in 2016
Central Utah Water Conservancy District	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards pass-through of 25% of additional increment beginning in 2016
Murray City Library	Increased property taxable value; elimination of blighted properties; increased energy efficiency through sustainable building standards

The Murray School District receives a pass-through amount of \$400,000 annually.

C. Description of Current and Anticipated Project Area Development (*Utah Code 17C-1-603(3)(c)*)

Murray City completed and adopted the Downtown Strategic Plan, providing a roadmap for future development in the downtown portion of the CBD.

A concept plan for a historic public plaza was created through collaboration with IO Landarch and a steering committee, featuring outdoor space, public art, and small entrepreneurial retail opportunities.

The Agency sold a historic chapel to a local restaurant owner, who will preserve, renovate, and expand the business on-site.

The Agency entered into participation and development agreements with Rockworth Development for the development of multiple RDA owned properties in the downtown core. These parcels, collectively known as Block One, will include a mixed-use development consisting of approximately 48,600 sf of commercial mixed use and 150 units of multi-family housing. RDA involvement includes contribution of land and use of tax increment funding to assist in construction of an underground parking structure.

Additionally, the City completed and adopted a form-based code within a portion of the CBD which was adopted on June 17, 2025.

Agency staff continues to collaborate with developers to encourage private commercial growth and to increase the tax base in this area.

Based on property codes provided by the Salt Lake County Assessor's Office, the area has approximately 212.19 developed acres and approximately 4.37 undeveloped acres. Within the project area, 6 percent of the geographic area is developed as residential.

D. Project Area Budget (Utah Code 17C-1-603(3)(d))

A project area budget for the CBD Urban Renewal Area is included in Appendix A.

The collection period for the project area funds commenced in 1983 and with previously approved extensions the collection period concludes at the end of 2034, with 10 years remaining for collection of tax increment funds.

The Agency is authorized to receive the following percentages from each member of the taxing entity. There is a cap on County project area funds to be collected by the Agency. Set by resolution in 2011, that cap is \$32,000,000 and no other caps are in place.

TABLE 2.5: PARTICIPATION RATE BY TAXING ENTITY

Taxing Entity	% of Increment (or amount) to Agency through 2014	% of Increment (or amount) to Agency 2015 - 2034
Salt Lake County	100%	75%
Murray City	100%	100%
Murray School District	100%	100%*
South Salt Lake Mosquito Abatement	100%	75%
Central Utah Water Conservancy	100%	75%
Murray City Library	100%	100%

*From the School District's portion, the Agency makes annual payments of \$400,000 in order to keep the School District constant with the amount it had been receiving from the expanded tax increment collection area before that area was included in the collection area.

Through 2014, funds were distributed to the Agency, based on the following distribution formula: 100 percent of tax increment revenues from Salt Lake County, Murray City, South Salt Lake Valley Mosquito Abatement and Central Utah Water Conservancy.

After 2015, the percentage contribution to the Agency from Salt Lake County, South Salt Lake Valley Mosquito Abatement and Central Utah Water Conservancy is 75 percent through 2034. Murray City and Murray School District continue to contribute 100 percent of their tax increment revenues they generate through 2034. However, Murray School has a guaranteed annual payment of \$400,000 from the Agency.

Beginning in 2016, the Agency received tax increment from the expanded collection area, which included an additional 10.18 acres surrounding Murray City's previous City Hall location. The

distribution percentages shown in Table 2.5 above have been applied to the expanded tax increment collection area.

The remaining amount of funds that the Agency is authorized to receive is based on the percentages of total increment shown in the preceding table. There is no future cap on project area funds to be received – rather, the cap is a percentage amount.

The Agency is authorized to receive four percent of Agency funds for administrative costs. There is no cap amount on administrative funds; rather, the cap is four percent of total funds received by the agency annually.

E. Tax Increment Receipts for Current Year (Utah Code 17C-1-603(3)(e))

The following table shows the tax increment that was received by the Agency in 2025 for tax receipts in 2024.

TABLE 2.6: TAX INCREMENT RECEIPTS FOR 2025

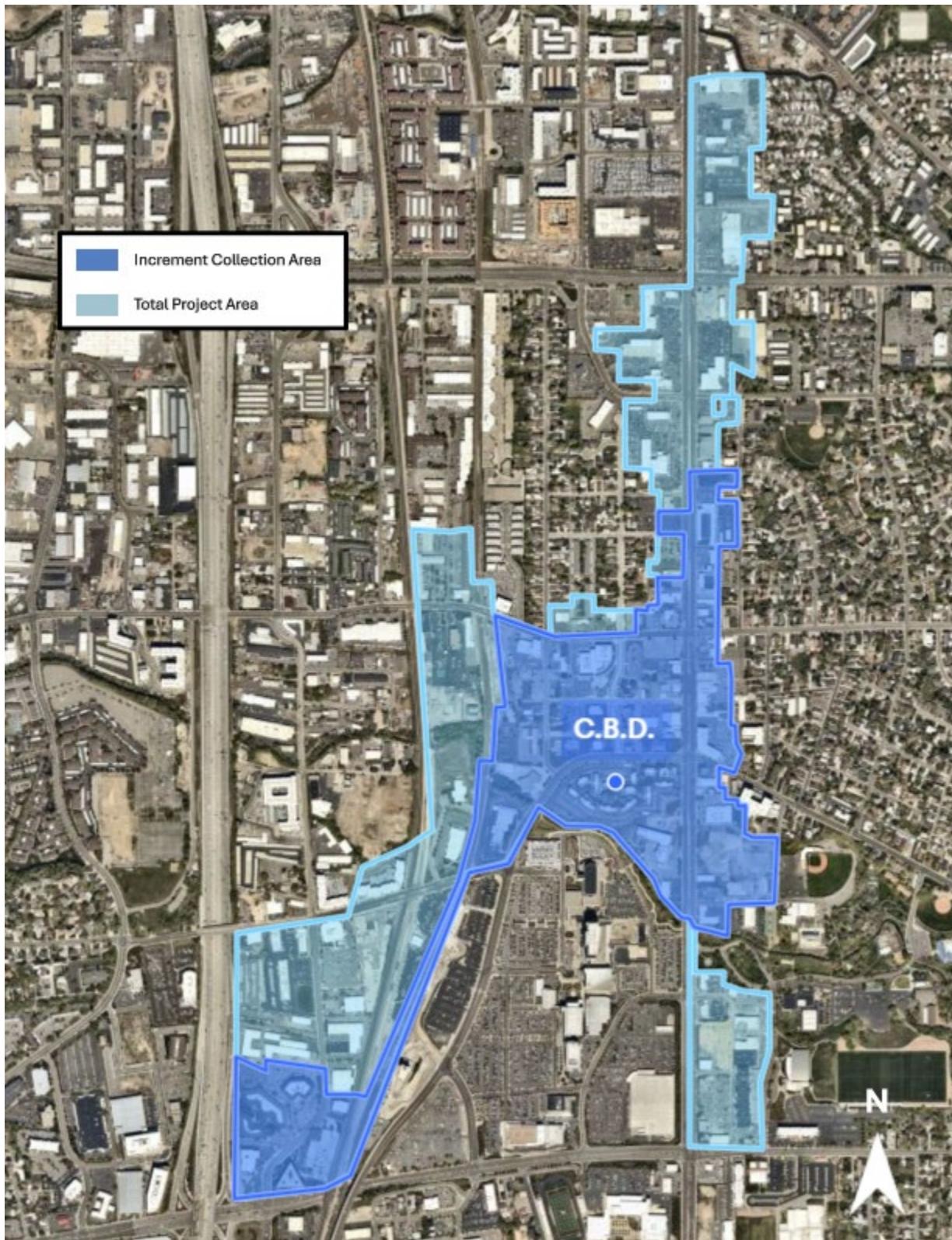
Taxing Entity	2025 Receipts
Salt Lake County	\$168,830
Murray City School District	\$589,873
Murray City	\$183,473
Murray City Library	\$40,214
South Salt Lake Valley Mosquito Abatement District	\$1,166
Central Utah Water Conservancy District	\$49,275
County Assessing & Collecting	\$18,747
Multi County Assessing & Collecting	\$1,942
Total	\$1,053,520

F. Projected Tax Increment Receipts for Next Calendar Year (Utah Code 17C-1-603(3)(f))

The following tax increment projections are for informational purposes only and are not meant to limit in any way the actual amount of tax increment to be received by the Agency.

TABLE 2.7: PROJECTED TAX INCREMENT RECEIPTS FOR 2026

Taxing Entity	Projected 2026 Receipts
Salt Lake County	\$174,428
Murray City School District	\$609,433
Murray City	\$189,556
Murray City Library	\$41,546
South Salt Lake Valley Mosquito Abatement District	\$1,204
Central Utah Water Conservancy District	\$50,909
County Assessing & Collecting	\$19,368
Multi County Assessing & Collecting	\$2,007
Total	\$1,088,451

G. Project Area Map (Utah Code 17C-1-603(3)(g))

H. Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

The Agency's efforts support goals of creating a vibrant, walkable, mixed-use downtown that integrates civic, retail, and housing uses; enhances urban design and public spaces; and promotes local economic growth. The strategic plan, plaza design, and property transactions are advancing objectives related to revitalization and support for small businesses.

The project area plan also lists providing public or private recreation area and other public grounds as a goal. This is being met through the Agency's work on creating concepts for the plaza.

Chapter 3 – East Vine Street Redevelopment Area

Background Information

The East Vine Street Redevelopment Project Area was created in 1992; increment was triggered in 2009 and expires in 2028.

The general boundaries of the Project Area are fairly irregular, with the center section of the Project Area intersected by Vine Street and Wodoak Lane.

TABLE 4.1 PROJECT AREA DESCRIPTION

Project Area Data	
Year Established	1992
Initial Year of Tax Increment	2009
Time Frame for Tax Increment Collection	20 years
Last Year of Tax Increment	2028

The Project Area was originally created to improve blighted and abandoned properties, including the demolition, clearance, and disposition of the abandoned Hi-Land Dairy property. Road and infrastructure improvements have also been made to this area.

A. Changes in Marginal Value (*Utah Code 17C-1-603(3)(a)*)

The base year value as reflected by the County Auditor's Office is \$1,610,173.

TABLE 4.2: TAXABLE AND MARGINAL VALUES

Utah Code 17C-1-603(3)(a) Requirement	Value
(i) Base Year	2009
(ii) Base Taxable Value	\$1,610,173
(iii) Prior Year (2023) Assessed Value	\$10,890,416
Prior Year (2024) Assessed Value	\$10,419,594
(iv) Estimated Current Year (2025) Assessed Value	\$10,732,182
(v) Prior Year (2023) Marginal Value	\$9,280,243
Prior Year (2024) Marginal Value	\$8,809,421
% Change in Marginal Value (2023 to 2024)	-5.07%
(vi) The total taxable value in the project area has grown from \$1,610,173 at the inception of the area, to \$10,419,594 - an increase of 547.11 percent. The 2023 assessed value of the project area was \$10,890,416. The 2024 assessed value was \$10,419,594 - a decrease of 4.32 percent over the one-year time period.	

B. Amount of Project Area Funds Received by Agency (*Utah Code 17C-1-603(3)(b)*)

In 2024, the East Vine Street Project Area received \$49,122 in tax increment funds. The projected project area funds from when the project area was created are not available.

The Agency's historical receipts of East Vine Street project area funds for which data could be obtained are as follows:

TABLE 4.3 HISTORICAL TAX INCREMENT

Year	Amount Received	Original Projection	Difference
2024	\$49,122	\$26,791	\$22,331
2023	\$58,078	\$28,704	\$29,374
2022	\$56,039	\$28,704	\$27,335
2021	\$55,664	\$28,704	\$26,957
2020	\$56,905	\$28,704	\$28,129
2019	\$53,149	\$28,704	\$24,445
2018	\$41,653	\$30,618	\$11,035
2017	\$28,554	\$30,618	(\$2,064)
2016	\$27,245	\$30,618	(\$3,373)
2015	\$30,096	\$30,096	\$0
2014	\$30,108	\$30,108	\$0
2013	\$39,282	\$42,384	\$0
2012	\$43,143	\$43,144	\$0
2011	\$50,166	No projection available	No projection available
2010	\$47,629	No projection available	No projection available

In addition, the Agency requested \$48,974 for 2009. The first year for which the Agency received project area funds was 2009.

Benefits received by each taxing entity are summarized as follows:

TABLE 4.4: BENEFITS TO TAXING ENTITIES

Taxing Entity	Benefits
Salt Lake County	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Murray City	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Murray City Library	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Murray School District	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
South Salt Lake Mosquito Abatement District	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements
Central Utah Water Conservancy District	Increased property taxable value; elimination of blighted properties; cleanup of properties; infrastructure improvements

C. Description of Current and Anticipated Project Area Development (Utah Code 17C-1-603(3)(c))

Major projects in the East Vine Street Redevelopment Area have been completed and involved the reimbursement of infrastructure that was previously paid for by Murray City. No new development projects or agreements are anticipated in this project area. Any remaining funds to improve Vine Street will be expended within the Project Area to improve access and infrastructure.

Based on property codes provided by the Salt Lake County Assessor's Office, the area has approximately 11.65 developed acres and no undeveloped acres, not including roadways. Approximately 9.29 percent of the area is residential development. There is no specific number of authorized housing units.

D. Project Area Budget (Utah Code 17C-1-603(3)(d))

A project area budget for the East Vine Street RDA is included in Appendix A.

The collection period for the project area funds commenced in 2009 and extends through 2028. Therefore, there are 4 years remaining for collection of tax increment funds. The Agency is authorized to receive the following percentages from each member of the taxing entity. There is no cap on project area funds to be received; rather, the cap is a percentage amount as shown below and for the timeframe shown below.

TABLE 4.5: TAXING ENTITY CONTRIBUTION

Taxing Entity	Participation Rate
2013	100%
2014-2018	80%
2019-2023	75%
2024-2028	70%

The remaining amount of funds that the Agency is authorized to receive is based on the percentages of total increment shown in the preceding table. There is no future cap on project area funds to be received; rather, the cap is a percentage amount for the years shown.

The Agency is authorized to use five percent of Agency revenues for administrative expenses. There is no cap dollar amount of administrative funds; rather, the cap is five percent of Agency revenues per year.

E. Tax Increment Receipts for Current Year (Utah Code 17C-1-603(3)(e))

The following table shows the tax increment that was received by the Agency in 2025 for tax receipts in 2024.

TABLE 4.6: TAX INCREMENT RECEIPTS FOR 2025

Taxing Entity	2025 Receipts
Salt Lake County	\$8,027
Murray City School District	\$28,055
Murray City	\$8,728
Murray City Library	\$1,912
South Salt Lake Valley Mosquito Abatement District	\$55
Central Utah Water Conservancy District	\$2,345
Total	\$49,122

F. Projected Tax Increment Receipts for Next Calendar Year (Utah Code 17C-1-603(3)(f))

The following tax increment projections are for informational purposes only and are not meant to limit in any way the actual amount of tax increment to be received by the Agency.

TABLE 4.7: PROJECTED TAX INCREMENT RECEIPTS FOR 2026

Taxing Entity	Projected 2026 Receipts
Salt Lake County	\$8,309
Murray City School District	\$29,053
Murray City	\$9,038
Murray City Library	\$1,979
South Salt Lake Valley Mosquito Abatement District	\$57
Central Utah Water Conservancy District	\$2,428
Total	\$50,865

G. Project Area Map (Utah Code 17C-1-603(3)(g))



East Vine
Murray City

Murray City
GIS Division
4444 South 500 West
Murray, Utah 84123
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sources deemed reliable.



MURRAY

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H. Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

The Agency is working toward using the remaining funds through infrastructure improvements to Vine Street. These efforts are being conducted to accomplish the goal of improving infrastructure, which aids commercial development in the City. The street improvements help fulfill the goals of eliminating infrastructure deficiencies, enhancing pedestrian circulation, and supporting neighborhood connectivity.

Chapter 4 – Fireclay Redevelopment Area

Background Information

The Fireclay Redevelopment Project Area was created in 2005 and increment was triggered in 2014. Increment is authorized for a 20-year time period and expires in 2033.

The general boundaries of the Project Area are State Street on the east, 4500 South on the south, the heavy rail line on the west and Big Cottonwood Creek on the north.

TABLE 6.1 PROJECT AREA DESCRIPTION

Project Area Data	
Year Established	2005
Initial Year of Tax Increment	2014
Time Frame for Tax Increment Collection	20 years
Last Year of Tax Increment	2033

The Project Area was originally created to facilitate a mixed-use development in this area, provide utility and transportation infrastructure; urban design and pedestrian amenities; environmental remediation; and site preparation.

A. Changes in Marginal Value (*Utah Code 17C-1-603(3)(a)*)

The base year value as reflected by the County Auditor's Office is \$22,908,320.

TABLE 6.2: TAXABLE AND MARGINAL VALUES

Utah Code 17C-1-603(3)(a) Requirement	Value
(i) Base Year	2014
(ii) Base Taxable Value	\$22,908,320
(iii) Prior Year (2023) Assessed Value	\$259,495,348
Prior Year (2024) Assessed Value	\$268,137,768
(iv) Estimated Current Year (2025) Assessed Value	\$281,544,656
(v) Prior Year (2023) Marginal Value	\$236,587,028
Prior Year (2024) Marginal Value	\$245,229,448
% Change in Marginal Value (2023 to 2024)	3.65%
(vi) The total taxable value in the project area has grown from \$22,908,320 at the inception of the area, to \$268,137,768 - an increase of 970.48 percent. The 2023 assessed value of the project area was \$259,495,348. The 2024 assessed value was \$268,137,768 - an increase of 3.33 percent over the one-year time period.	

B. Amount of Project Area Funds Received by Agency (*Utah Code 17C-1-603(3)(b)*)

In 2024, Fireclay received \$1,981,466 in tax increment funds. The original Project Area Plan dated July 2005, projected tax increment revenues of \$2,141,170 in 2024.

The Agency first received tax increment for the Fireclay area in 2014. Historical tax increment receipts are as follows, along with a comparison of the actual project area funds received for each year to the amount of project area funds forecasted for each year when the project area was created.

TABLE 6.3 HISTORICAL TAX INCREMENT

Year	Amount Received	Original Projection	Difference
2024	\$1,981,466	\$2,141,170	(\$159,704)
2023	\$1,992,657	\$2,156,427	(\$163,770)
2022	\$1,928,015	\$2,170,952	(\$242,937)
2021	\$1,827,517	\$2,057,030	(\$229,516)
2020	\$1,776,513	\$1,971,690	(\$195,177)
2019	\$1,335,120	\$1,740,321	(\$405,201)
2018	\$958,720	\$1,617,034	(\$658,314)
2017	\$780,875	\$1,227,925	(\$447,050)
2016	\$730,781	\$794,864	(\$64,083)
2015	\$813,339	\$434,345	\$378,994
2014	\$844,924	\$119,070	\$477,314

Benefits received by each taxing entity are summarized as follows:

TABLE 6.4: BENEFITS TO TAXING ENTITIES

Taxing Entity	Benefits
Salt Lake County	Increased property values; infrastructure improvements
Murray City School District	Increased property values; infrastructure improvements
Murray City	Increased property values; infrastructure improvements
Murray City Library	Increased property values; infrastructure improvements
South Salt Lake Valley Mosquito Abatement District	Increased property values; infrastructure improvements
Jordan Valley Water Conservancy District	Increased property values; infrastructure improvements
Cottonwood Improvement District	Increased property values; infrastructure improvements
Central Utah Water Conservancy District	Increased property values; infrastructure improvements

C. Description of Current and Anticipated Project Area Development (*Utah Code 17C-1-603(3)(c)*)

Increment funds have been used for reimbursement of infrastructure improvements for three developments in Fireclay. Additionally, Murray City is being reimbursed for water, sewer, and power upgrades in the area.

Horizon Development's affordable housing complex, Murray Depot (4274 South Birchall Boulevard) was completed in 2020 and is bringing additional increment to the project area. The development has 93 residential units over ground floor commercial spaces. Though no RDA funds were used for this project, it brings affordable housing options to the area and increases property tax increment the RDA will capture. The development also constructed a trail providing connectivity to the rest of the trail system within the Fireclay neighborhood.

Since the creation of the Fireclay redevelopment area, the Redevelopment Agency of Murray has entered into three development agreements. The first is with Hamlet Development, which developed 41 condominium units, approximately 14,000 sf of commercial, and 10 townhome live/work units. Landmark Critical Care, which is a 34,897 square foot facility, was developed as part of this project and was completed during the summer of 2013. Additionally, a community park was developed adjacent to the walking trail and includes playground equipment and picnic areas. In 2025, Hamlet Development was paid \$255,051.12 based on tax increment generated in 2024 and a development agreement in place between the Murray City RDA and Hamlet Development. Including the 2025 payment, the parties to this agreement have been reimbursed a total of \$2,134,921.96.

The second development agreement began with Fireclay Investment Partners and was approved in January of 2009. Phase One consists of fifteen apartment buildings with 400 units and totals 381,180 square feet. Phase Two has ten buildings with 268 apartments and totals 283,416 square feet. Amenities in this area include a clubhouse and walking trails for the residents. Phase Three of the project was intended to bring substantial commercial space, office, and a parking structure to the area but it is unlikely that Phase Three will ever be built.

In June of 2017, the Redevelopment Agency approved a fourth amendment to the development agreement with the goal of addressing some of the parking issues created when Phase Three of the project was not completed. That amendment included committing \$200,000 of funding for parking remediation efforts. In 2018, a portion of the Fireclay Investment Partners development was sold to another entity called Murray TOD/Timberlane Partners. In 2019, the Timberlane portion of the project was subsequently sold to SREIT Avida, LLC.

In early 2020, the City approved a subdivision of the property located at 106 West Fireclay Avenue, which created a 0.46-acre parcel (151 West 4250 South) which was subsequently developed into a surface parking lot, providing about 50 additional parking spaces. The RDA did not expend any funds for this improvement.

Further, per the fourth amendment of the agreement, the construction of the last portion of 4250 South was completed in 2020. Vacant buildings which had been an attractive nuisance for many years were removed by the property owner to clear the way for the road improvement project. The Public Works Department completed construction of 4250 South between 120 West and 175 West and was reimbursed \$124,821.33 for labor and construction costs. The remaining \$75,178.67 of the \$200,000.00 which was committed in 2017 was returned to SREIT AVIDA, LLC.

In 2025, SREIT AVIDA, LLC was paid \$376,543.00 based on tax increment generated in 2024 and a development agreement in place between the Murray City RDA and Fireclay Investment Partners which has since been assigned to SREIT Avida, LLC. The assignment of the development agreement ensures that future TIF payments will be made to SREIT Avida, LLC. Including the 2025 payment, the parties of this agreement have been reimbursed a total of \$3,393,556.67.

The third development agreement is with Parley's Partners. This project has four phases with two phases completed and the third phase underway. Phase One contains a 137-unit apartment building and a four-story, 237-space parking structure. This phase also includes a 3,800 square foot clubhouse with an outdoor pool, sports court, tot lot play area and open space with gathering areas. Phase Two contains 65 apartment units. Phase Three is currently under construction and will contain 67 units. In 2025 this partner was paid \$119,020.00 based on tax increment generated in 2024 and a

development agreement in place between the Murray City RDA and Parley's Partners. Including the 2025 payment Parley's Partners has been reimbursed a total of \$983,376.31.

Major Fireclay area developments in the past year include:

- Construction began on a 272-unit market-rate multi-family housing project at 44th and Main.
- Agency funds were allocated to support a 67-unit affordable senior housing project (age 62+).
- Construction also began on a smaller mixed-use development with 4 residential units and commercial space.
- Murray City purchased land for future public space to serve area residents.
- The Murray North Station Area Plan was adopted and certified.

Based on property codes provided by the Salt Lake County Assessor's Office, the area has approximately 72.13 developed acres and 3.17 undeveloped acres, not including roadways. Approximately 36.26 percent of the area is in residential development and a substantial amount of that is dedicated to affordable housing.

D. Project Area Budget (Utah Code 17C-1-603(3)(d))

A project area budget for the Fireclay RDA is included in Appendix A.

The collection period for the project area funds commenced in 2014 and extends through 2033. Therefore, there are 9 years remaining for collection of tax increment funds. The Agency is authorized to receive 100 percent of tax increment funds for the 20-year period. There is no dollar amount cap on project area funds to be received; rather, the cap is the 20-year collection timeframe. However, there is a 12% education mitigation amount that is disbursed to the Murray School District.

The Agency is authorized to receive five percent of Agency funds for administrative costs for the duration of the collection period. There is no cap on the dollar amount; rather, the cap is five percent of total funds received by the Agency.

E. Tax Increment Receipts for Current Year (Utah Code 17C-1-603(3)(e))

The following table shows the tax increment that was received by the Agency in 2025 for tax receipts in 2024.

TABLE 6.5: TAX INCREMENT RECEIPTS FOR 2025

Taxing Entity	2025 Receipts
Salt Lake County	\$318,315
Murray City School District	\$1,114,111
Murray City	\$346,649
South Salt Lake Valley Mosquito Abatement District	\$2,207
Central Utah Water Conservancy District	\$93,206
Cottonwood Improvement District	\$31,146
Murray City Library	\$75,832
Total	\$1,981,466

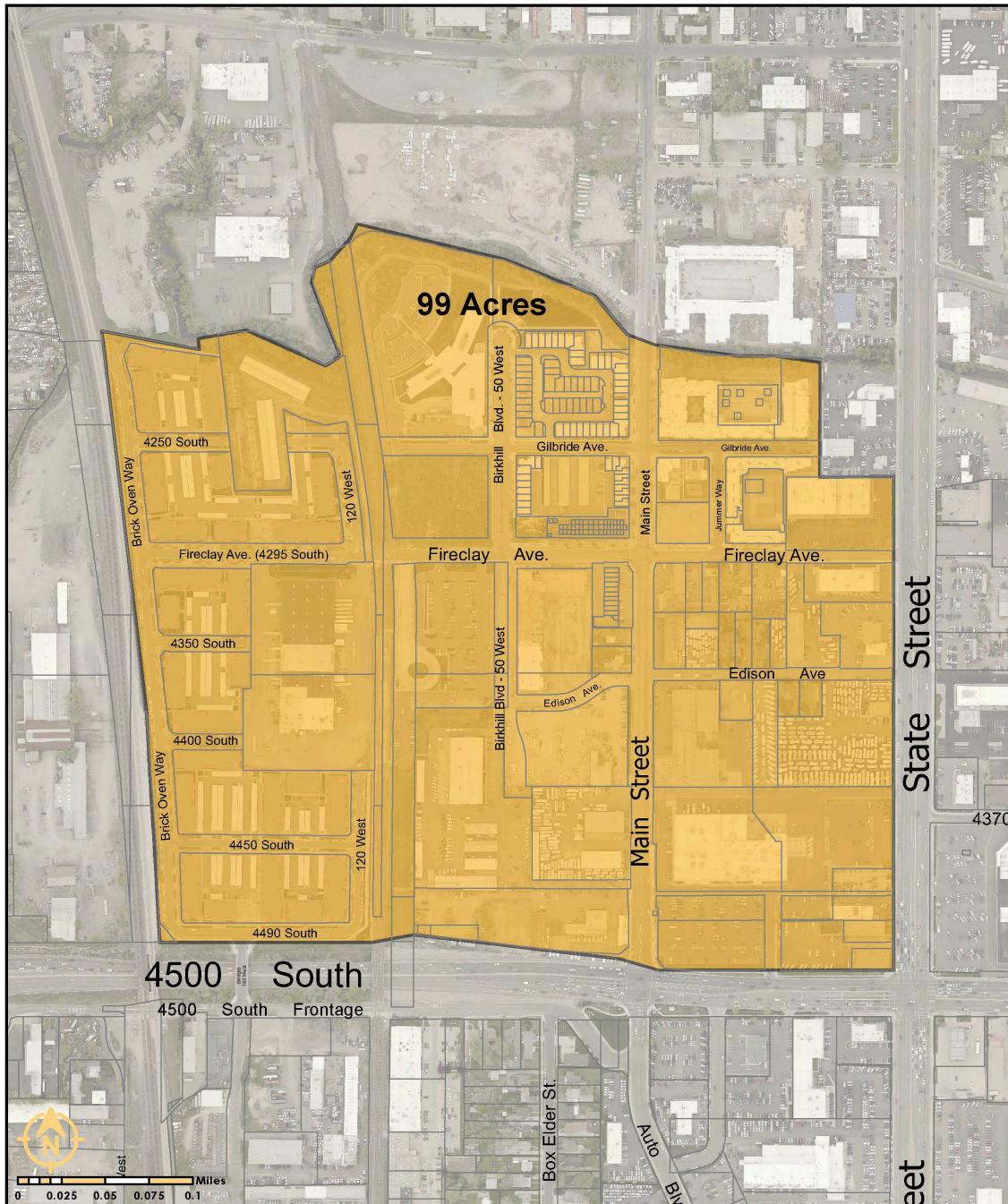
F. Projected Tax Increment Receipts for Next Calendar Year (Utah Code 17C-1-603(3)(f))

The following tax increment projections are for informational purposes only and are not meant to limit in any way the actual amount of tax increment to be received by the Agency.

TABLE 6.6: PROJECTED TAX INCREMENT RECEIPTS FOR 2026

Taxing Entity	Projected 2026 Receipts
Salt Lake County	\$336,785
Murray City School District	\$1,178,380
Murray City	\$366,162
South Salt Lake Valley Mosquito Abatement District	\$2,338
Central Utah Water Conservancy District	\$98,289
Cottonwood Improvement District	\$32,908
Murray City Library	\$80,251
Total	\$2,095,113

G. Project Area Map (Utah Code 17C-1-603(3)(g))



Fireclay
Murray City

Murray City
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H. Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

The Fireclay area continues to transition into a mixed-use, transit-oriented neighborhood. Per state law, the Murray North Station Area plan was completed and has been adopted. This will further guide development in the area as additional housing, open space, and commercial space is proposed. The Agency's efforts have helped in the property values to increase significantly both in year one, and since project area development began. Infrastructure improvements have helped in creating safer and higher quality development.

The addition of new housing, both market-rate and affordable, advances Fireclay's mixed-use and TOD goals to provide a mix of housing types. Land acquisition for public space and the adoption of a new station area plan are an effort to promote walkability, connectivity, and public gathering opportunities. These actions reinforce the area's development as a transit-connected, pedestrian-friendly neighborhood with diverse housing and land use options.

Chapter 5 – Ore Sampling Mill Urban Renewal Area

Background Information

The Ore Sampling Mill Urban Renewal Area was created in 2018. Increment has not yet been triggered. Once triggered, increment is authorized for a 20-year time period.

The general boundaries of the Project Area are Commerce Drive on the east side. The northern boundary follows parcel boundaries along the southern side of 5300 South. The eastern boundary begins at 5300 South and runs south along the rail line to 5400 South, and then follows the parcel boundaries along the western side of 300 W to Anderson Ave (5560 South). The southern boundary follows parcel boundaries along the northern side of Anderson Ave and 5560 South, until meeting up with the west boundary along Commerce Drive.

TABLE 7.1 PROJECT AREA DESCRIPTION

Project Area Data

Year Established	2018
Initial Year of Tax Increment (Estimated)	2024
Time Frame for Tax Increment Collection	20 years
Last Year of Tax Increment (Estimated)	2043

It is anticipated that the project area will redevelop the deteriorating and unsightly ore sampling mill, which gives a blighted appearance to the entire area, but which also has great potential to become an office, retail, and entertainment destination for the larger, regional area. The mill is a significant historic structure and the plan for the project area encourages adaptive reuse of the property.

In August of 2020, the RDA Board approved a development and participation agreement with Jesse Knight Legacy Center, LLC, allowing for post-performance reimbursement of contamination and site cleanup costs in an amount up to \$2,500,000. The project plan for clean-up has been approved by the Utah State DEQ, with cleanup underway. Subdivision of the site related to the cleanup plan and the future construction of offices and commercial space was approved July 1, 2021.

The Agency does not anticipate triggering the collection of TIF until the project is completed.

A map of the project area is included on the following page.

Project Area Map



Ore Sampling Mill Urban Renewal Area
Murray City

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Chapter 6 – Cherry Street Redevelopment Area

Background Information

The Cherry Street Redevelopment Project Area was created in 1991 with increment collection being triggered in 2009 and expired in 2023.

The general boundaries of the Project Area are fairly irregular but stretch from 4800 South at the southern end to Jensen Lane on the north and from Cherry Street on the west to Plum Street on the east.

TABLE 3.1 PROJECT AREA DESCRIPTION

Project Area Data

Project Area Data	
Year Established	1991
Initial Year of Tax Increment	2009
Time Frame for Tax Increment Collection	15 years
Last Year of Tax Increment	2023

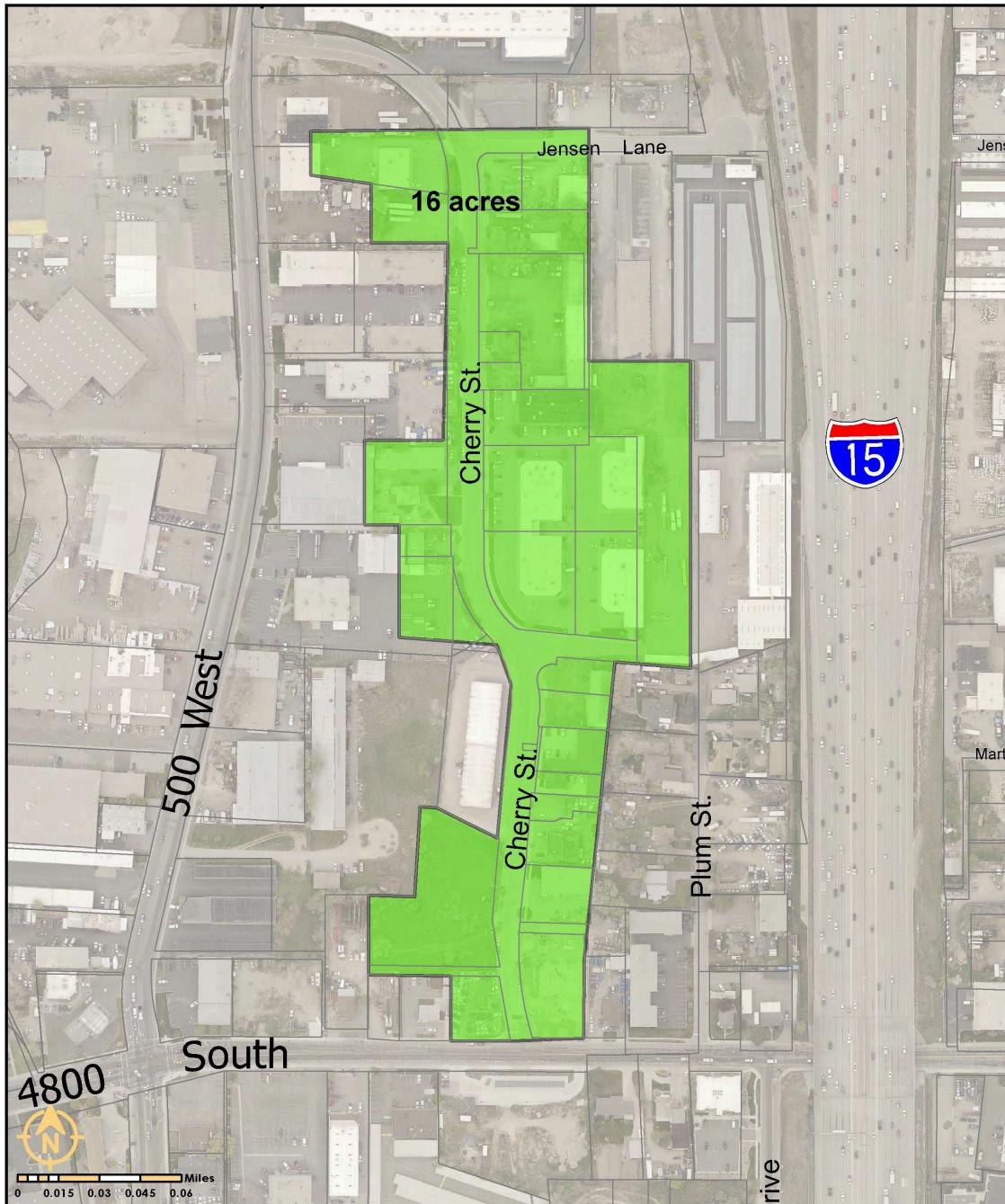
The Project Area was originally created to improve Cherry Street and other public infrastructure, such as water, sewer, and roads in the area.

This project area is no longer collecting tax increment. However, remaining funds have been allocated to support infrastructure development in the project area.

Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

Although the project area is no longer active in increment collection, the planned infrastructure projects align with original goals to improve circulation and utility systems, support industrial uses, and stimulate economic reinvestment.

Project Area Map (Utah Code 17C-1-603(3)(g))

Cherry Street
Murray City

Murray City
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Chapter 7 – Smelter Site Overlay District Redevelopment Area

Background Information

The Smelter Site Overlay District (SSOD) Redevelopment Project Area was created in 1999; increment was triggered in 2009 and expired in 2023.

The general boundaries of the Project Area are State Street on the east, 5300 South on the south, the rail line on the west and Little Cottonwood Creek on the north.

TABLE 5.1 PROJECT AREA DESCRIPTION

Project Area Data	
Year Established	1999
Initial Year of Tax Increment	2009
Time Frame for Tax Increment Collection	15 years
Last Year of Tax Increment	2023

The Project Area was originally created to improve blighted properties, including the demolition of smelter stacks, to construct infrastructure and to attract major developments including Costco Wholesale Warehouse and Intermountain Healthcare.

This project area is no longer collecting tax increment. However, remaining funds will be used to support infrastructure development in the project area.

Description of Goals, Policies, and Purposes of the Plan (Utah Code 17C-1-603(3)(h))

The project area plan lists infrastructure improvements and improvements to walkability as a goal within the area. The Agency assisted in funding additional improvements in the past year, and even with the project area no longer collecting tax increment, is still exploring ways to increase walkability in the area. Property values in the project not only increased both between 2022 to 2023, but over the life of the project area as well.

In the past year, Murray City began work with UTA to update the Murray Central Station Area Plan. Additionally, the City began collaborating with Lochner Engineering on concepts for a grade-separated pedestrian crossing over State Street to enhance trail access and transit connectivity. In efforts to help support transit access in the area, UTA broke ground on the Midvalley Express BRT line, which will serve the area.

The Agency's efforts in the Smelter Site project area have directly supported several key redevelopment goals:

- Traffic safety and access are being addressed through the planning of a potential grade-separated pedestrian crossing over State Street, which will enhance safe connectivity for pedestrians and cyclists traveling to and from the Murray Central TRAX and FrontRunner stations.
- Recreation and trail connectivity are being encouraged as the proposed pedestrian crossing is designed to tie into existing and planned trail networks, improving regional active transportation infrastructure.

- The area's use of mass transit is being strengthened through Murray City's partnership with UTA to update the Murray Central Station Area Plan and by the groundbreaking of the Midvalley Express BRT line, which will expand high-capacity transit options in the project area.

These investments represent critical public infrastructure improvements that make future private development in the area more feasible, by resolving longstanding access barriers and supporting transit-oriented growth.

Project Area Map (Utah Code 17C-1-603(3)(g))



Smelter Site **Murray City**

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Appendix A: Multi-Year Budgets

Murray City Redevelopment Agency
Central Business District Urban Renewal Area
Multi-Year Budget

Valuation Analysis		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
Fiscal Year for Budget		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Calendar Year for Increment		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Base Year Value																					
Real Property																					
Personal Property																					
Centrally Assessed																					
Total Base Year Value		\$7,083,613	\$9,075,613	\$13,652,148																	
Assessed Value																					
Real Property																					
Personal Property																					
Centrally Assessed																					
Total Assessed Value		\$93,963,984	\$100,365,100	\$103,020,502	\$115,707,371	\$131,515,800	\$139,812,331	\$144,042,124	\$153,702,111	\$148,221,371	\$143,159,605	\$147,454,393	\$151,878,025	\$156,434,366	\$161,127,397	\$165,961,219	\$170,940,055	\$176,068,257	\$181,350,304	\$186,790,814	\$192,394,538
Incremental Value																					
Real Property																					
Personal Property																					
Centrally Assessed																					
Total Incremental Value		\$86,880,371	\$91,289,487	\$89,368,354	\$102,055,223	\$117,863,652	\$126,160,183	\$130,389,976	\$140,049,963	\$134,569,223	\$129,507,457	\$133,802,245	\$138,225,877	\$142,782,218	\$147,475,249	\$152,309,071	\$157,287,907	\$162,416,109	\$167,698,156	\$173,138,666	\$178,742,390
Tax Rates																					
Fiscal Year for Budget		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Calendar Year for Increment		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Real & Centrally Assessed Property																					
Salt Lake County		0.002819	0.002371	0.002238	0.002025	0.001933	0.001817	0.001777	0.001459	0.001394	0.001297	0.001297	0.001297	0.001297	0.001297	0.001297	0.001297	0.001297	0.001297	0.001297	
Murray City School District		0.007086	0.006291	0.006185	0.005885	0.006345	0.006076	0.005785	0.005105	0.004742	0.004541	0.004541	0.004541	0.004541	0.004541	0.004541	0.004541	0.004541	0.004541	0.004541	
Murray City		0.002049	0.001892	0.001759	0.002383	0.002249	0.002128	0.002026	0.001317	0.001467	0.001413	0.001413	0.001413	0.001413	0.001413	0.001413	0.001413	0.001413	0.001413	0.001413	
Murray City Library		0.002049	0.001892	0.001759	0.002383	0.002249	0.002128	0.001608	0.001317	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	
South Salt Lake Valley Mosquito Abatement District		0.000019	0.000018	0.000017	0.000015	0.000014	0.000013	0.000012	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	
Central Utah Water Conservancy District		0.000405	0.000400	0.000400	0.000400	0.000400	0.000382	0.000375	0.000322	0.000387	0.000380	0.000380	0.000380	0.000380	0.000380	0.000380	0.000380	0.000380	0.000380	0.000380	
County Assessing & Collecting																					
Multi County Assessing & Collecting																					
TOTAL		0.012378	0.010972	0.010599	0.010708	0.010941	0.010631	0.010183	0.008729	0.008500	0.008108										
Personal Property																					
Salt Lake County		0.002819	0.002371	0.002238	0.002025	0.001933	0.001933	0.001817	0.001777	0.001459	0.001394	0.001394	0.001394	0.001394	0.001394	0.001394	0.001394	0.001394	0.001394	0.001394	
Murray City School District		0.007086	0.006291	0.006185	0.005885	0.006345	0.006076	0.005785	0.005105	0.004742	0.004742	0.004742	0.004742	0.004742	0.004742	0.004742	0.004742	0.004742	0.004742	0.004742	
Murray City		0.002049	0.001892	0.001759	0.002383	0.002249	0.002128	0.001608	0.001317	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	
Murray City Library		0.002049	0.001892	0.001759	0.002383	0.002249	0.002128	0.001608	0.001317	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	0.001467	
South Salt Lake Valley Mosquito Abatement District		0.000019	0.000018	0.000017	0.000015	0.000014	0.000014	0.000013	0.000012	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	
Central Utah Water Conservancy District		0.000405	0.000400	0.000400	0.000400	0.000400	0.000378	0.000382	0.000322												

Agency Budget													Fiscal Year for Budget													
Fiscal Year for Budget		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026		2027	2028	2029	2030	2031	2032	2033	2034	2035				
Calendar Year for Increment		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035			
Final Taxing Entity Contribution																										
Salt Lake County												\$205,865	\$188,549	\$168,830	\$174,428	\$180,194	\$186,133	\$192,250	\$198,550	\$205,039	\$211,723	\$218,608	\$225,699	\$233,003		
Murray City School District												\$717,961	\$643,484	\$589,873	\$609,433	\$629,580	\$650,330	\$671,704	\$693,718	\$716,393	\$739,748	\$763,804	\$788,582	\$814,102		
Murray City												\$185,851	\$195,200	\$183,473	\$189,556	\$195,822	\$202,277	\$208,925	\$215,772	\$222,825	\$230,089	\$237,572	\$245,279	\$253,217		
Murray City Library												\$48,264	\$44,705	\$40,214	\$41,546	\$42,919	\$44,334	\$45,791	\$47,291	\$48,837	\$50,429	\$52,069	\$53,758	\$55,498		
South Salt Lake Valley Mosquito Abatement District												\$1,276	\$1,211	\$1,166	\$1,204	\$1,244	\$1,285	\$1,327	\$1,371	\$1,416	\$1,462	\$1,509	\$1,558	\$1,609		
Central Utah Water Conservancy District												\$45,341	\$51,119	\$49,275	\$50,909	\$52,592	\$54,325	\$56,111	\$57,950	\$59,844	\$61,795	\$63,805	\$65,875	\$68,007		
County Assessing & Collecting												\$22,583	\$20,932	\$18,747	\$19,368	\$20,008	\$20,668	\$21,347	\$22,046	\$22,767	\$23,509	\$24,274	\$25,061	\$25,872		
Multi County Assessing & Collecting												\$2,082	\$2,019	\$1,942	\$2,007	\$2,073	\$2,142	\$2,212	\$2,285	\$2,359	\$2,436	\$2,515	\$2,597	\$2,681		
TOTAL		\$927,313	\$956,959	\$875,421	\$936,308	\$1,229,935	\$1,340,076	\$1,330,482	\$1,229,223	\$1,147,218	\$1,053,520		\$1,088,451	\$1,124,433	\$1,161,493	\$1,199,666	\$1,238,984	\$1,279,481	\$1,321,193	\$1,364,156	\$1,408,409	\$1,453,989				
Additional Revenues																										
Land Reimbursement													\$325,000	\$334,832												
Investment Earnings													\$198,298	\$204,297												
Rent													\$21,996	\$22,661												
TOTAL REVENUES													\$1,692,512	\$1,615,311												
Expenditures																										
Administrative		(\$37,093)	(\$38,278)	(\$35,017)	(\$37,452)	(\$49,197)	(\$53,603)	(\$53,219)	(\$49,169)																	
Murray School District Pass-Through		(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)	(\$400,000)															
Housing Allocation		(\$185,463)	(\$191,392)	(\$175,084)	(\$187,262)	(\$245,987)	(\$268,015)	(\$266,096)	(\$245,845)																	
Downtown Acquisition Sales Tax Bond		(\$282,534)	(\$279,269)	(\$278,771)	(\$279,234)	(\$279,643)																				
Administrative Costs												(\$54,879)	(\$56,539)	(\$58,250)	(\$60,012)	(\$61,828)	(\$63,698)	(\$65,625)	(\$67,611)	(\$69,656)	(\$71,763)	(\$73,934)	(\$76,171)			
Program Expenses												(\$81,252)	(\$83,710)	(\$86,243)	(\$88,852)	(\$91,540)	(\$94,309)	(\$97,162)	(\$100,102)	(\$103,130)	(\$106,250)	(\$109,465)	(\$112,776)			
Debt Service												(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)	(\$563,500)			
Additional Expenditures												(\$81,824)	(\$84,299)	(\$86,850)	(\$89,477)	(\$92,184)	(\$94,973)	(\$97,846)	(\$100,807)	(\$103,856)	(\$106,998)	(\$110,235)	(\$113,570)			
Remaining Increment for Additional Projects		\$22,224	\$48,020	(\$13,451)	\$32,360	\$255,107	\$618,458	\$611,167	\$534,209	\$511,057	\$427,262		(\$106,391)	(\$77,408)	(\$47,558)	(\$16,815)	\$14,850	\$47,462	\$81,050	\$115,644	\$151,274	\$187,971				

*The Agency will pay Murray School District \$400,000 annually, from tax increment funds generated by the School District and received by the Agency, as part of the Project Area Plan agreement.

Comparison to Original Budget																									
Originally Budgeted Tax Increment		\$947,365	\$954,882	\$1,193,811	\$1,506,514	\$1,841,190	\$2,022,143	\$2,039,665	\$2,057,449	\$2,075,500	\$2,093,822														
Actual Tax Increment		\$927,313	\$956,959	\$875,421	\$936,308	\$1,229,935	\$1,340,076	\$1,330,482	\$1,229,223	\$1,147,218	\$1,053,520														
Difference		(\$20,052)	\$2,077	(\$318,390)	(\$570,206)	(\$611,255)	(\$682,067)	(\$709,183)	(\$828,226)	(\$928,282)	(\$1,040,302)		(\$1,023,968)	(\$1,006,862)	(\$988,960)	(\$970,234)	(\$950,654)	(\$930,190)	(\$908,813)	(\$886,489)	(\$863,185)	(\$838,869)			

Murray City Redevelopment Agency

East Vine Street Redevelopment Area

Multi-Year Budget

Valuation Analysis	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
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Base Year Value																	
Real Property																	
Centrally Assessed Property																	
Personal Property																	
Total Base Year Value	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173	\$1,610,173										
Assessed Value																	
Real Property																	
Centrally Assessed Property																	
Personal Property																	
Total Taxable Value	\$5,291,675	\$4,904,473	\$4,910,245	\$4,988,947	\$5,051,940	\$5,345,764	\$7,292,928	\$8,545,267	\$8,932,538	\$9,046,049	\$10,354,227	\$10,890,416	\$10,419,594	\$10,732,182	\$11,054,147	\$11,385,772	\$11,727,345
Incremental Value																	
Real Property																	
Centrally Assessed Property																	
Personal Property																	
Total Incremental Value	\$3,681,502	\$3,294,300	\$3,300,072	\$3,378,774	\$3,441,767	\$3,735,591	\$5,682,755	\$6,935,094	\$7,322,365	\$7,435,876	\$8,744,054	\$9,280,243	\$8,809,421	\$9,122,009	\$9,443,974	\$9,775,599	\$10,117,172
Tax Rates																	
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Real & Centrally Assessed Property																	
Salt Lake County	0.003036	0.003036	0.002819	0.002371	0.002238	0.002025	0.001933	0.001820	0.001777	0.001459	0.001394	0.001297	0.001297	0.001297	0.001297	0.001297	
Murray City School District	0.006846	0.006846	0.007086	0.006291	0.006185	0.005885	0.006345	0.006068	0.005785	0.005105	0.004742	0.004541	0.004541	0.004541	0.004541	0.004541	
Murray City*	0.002156	0.002156	0.002049	0.001892	0.001759	0.002383	0.002249	0.002130	0.002026	0.001317	0.001467	0.001413	0.001413	0.001413	0.001413	0.001413	
Murray City Library																	
South Salt Lake Valley Mosquito Abatement District	0.000020	0.000020	0.000019	0.000018	0.000017	0.000015	0.000014	0.0000382	0.000012	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	0.000009	
Central Utah Water Conservancy District	0.000422	0.000422	0.000405	0.000400	0.000400	0.000400	0.000400	-	0.000375	0.000322	0.000387	0.000380	0.000380	0.000380	0.000380	0.000380	
TOTAL	0.011719	0.012480	0.012378	0.010972	0.010599	0.010708	0.010941	0.010400	0.009975	0.008554	0.008330	0.007949	0.007949	0.007640	0.007640	0.007640	
Personal Property																	
Salt Lake County																	
Murray City School District																	
Murray City*																	
Murray City Library																	
South Salt Lake Valley Mosquito Abatement District																	
Central Utah Water Conservancy District																	
TOTAL	0.001394	0.001394	0.001394	0.001394	0.001394	0.001394											
Participation Rates																	
Salt Lake County	100%	100%	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%	
Murray City School District	100%	100%	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%	
Murray City*	100%	100%	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%	
Murray City Library																	
South Salt Lake Valley Mosquito Abatement District	100%	100%	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%	
Central Utah Water Conservancy District	100%	100%	80%	80%	80%	80%	80%	75%	75%	75%	75%	75%	70%	70%	70%	70%	
TOTAL	0.010416	0.010416	0.010416	0.010416	0.010416	0.010416											
Tax Increment Calcul																	

Murray City Redevelopment Agency

Fireclay Redevelopment Area

Multi-Year Budget

Valuation Analysis	Year 0	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
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Base Year Value																						
Tax District AAO																						
Real & Centrally Assessed Property	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	\$10,760,150	
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	\$83,164	
Total Base Year Value	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,843,314	\$10,760,150												
Tax District AAP																						
Real & Centrally Assessed Property	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$0	\$0											
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0											
Total Base Year Value	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$1,668,897	\$0	\$0											
Tax District AAQ																						
Real & Centrally Assessed Property	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$12,065,006	\$12,065,006	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781	\$10,794,781
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	\$1,270,225	
Total Base Year Value	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$10,396,109	\$12,065,006												
Assessed Value																						
Tax District AAO																						
Real & Centrally Assessed Property	\$9,055,121	\$18,158,770	\$19,066,709	\$25,272,614	\$25,684,012	\$26,972,012	\$30,505,978	\$38,443,470	\$48,746,597	\$51,126,119	\$57,922,922	\$64,088,531	\$67,418,114	\$70,789,020	\$74,328,471	\$78,044,894	\$81,947,139	\$86,044,496	\$90,346,721	\$94,864,057	\$99,607,260	\$104,587,623
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$277,238	\$301,788	\$345,525	\$358,776	\$376,715	\$395,551	\$415,328	\$436,094	\$457,899	\$480,794	\$504,834	\$530,076	\$556,579
Total Assessed Value	\$9,055,121	\$18,158,770	\$19,066,709	\$25,272,614	\$25,684,012	\$26,972,012	\$30,505,978	\$38,443,470	\$48,746,597	\$51,403,357	\$58,224,710	\$64,434,056	\$67,776,890	\$71,165,735	\$74,724,021	\$78,460,222	\$82,383,233	\$86,502,395	\$90,827,515	\$95,368,891	\$100,137,335	\$105,144,202
Tax District AAP																						
Real & Centrally Assessed Property	\$1,215,100	\$1,215,100	\$1,275,855	\$1,148,338	\$1,148,313	\$1,171,395	\$1,272,294	\$0	\$0													
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0													
Total Assessed Value	\$1,215,100	\$1,215,100	\$1,275,855	\$1,148,338	\$1,148,313	\$1,171,395	\$1,272,294	\$0	\$0													
Tax District AAQ																						
Real & Centrally Assessed Property	\$25,174,041	\$40,170,652	\$53,363,624	\$66,641,164	\$70,523,806	\$73,103,057	\$93,132,643	\$113,390,718	\$142,708,547	\$150,496,481	\$186,619,387	\$192,728,471	\$196,760,113	\$206,598,119	\$216,928,025	\$227,774,426	\$239,163,147	\$251,121,304	\$263,677,370	\$276,861,238	\$290,704,300	\$305,239,515
Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100,451	\$2,137,760	\$2,332,821	\$3,600,765	\$3,780,803	\$3,969,843	\$4,168,336	\$4,376,752	\$4,595,590	\$4,825,369	\$5,066,638	\$5,319,970	\$5,585,968
Total Assessed Value	\$25,174,041	\$40,170,652	\$53,363,624	\$66,641,164	\$70,523,806	\$73,103,057	\$93,132,643	\$113,390,718	\$142,708,547	\$152,596,932	\$188,757,147	\$195,061,292	\$200,360,878	\$210,378,922	\$220,897,868	\$231,942,761	\$243,539,899	\$255,716,894	\$268,502,739	\$281,927,876	\$296,024,270	\$310,825,483
Incremental Value																						
Tax District AAO																						
Real & Centrally Assessed Property																						
Personal Property																						
Total Incremental Value	(\$1,788,193)	\$7,315,456	\$8,223,395	\$14,429,300	\$14,840,698	\$16,128,698	\$19,662,664	\$27,600,156	\$37,903,283	\$40,560,043	\$47,381,396	\$53,590,742	\$56,933,576	\$60,322,421	<b							

Valuation Analysis	Year 0	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	
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Participation Rates																							
Tax District AAO																							
Salt Lake County	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Murray City School District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Murray City	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
South Salt Lake Valley Mosquito Abatement District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Central Utah Water Conservancy District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Murray City Library	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Tax District AAP																							
Salt Lake County	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Murray City School District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Murray City	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
South Salt Lake Valley Mosquito Abatement District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Jordan Valley Water Conservancy	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Cottonwood Improvement District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Central Utah Water Conservancy	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Murray City Library	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Tax District AAQ																							
Salt Lake County	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Murray City School District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Murray City	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
South Salt Lake Valley Mosquito Abatement District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Central Utah Water Conservancy District	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Murray City Library	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Tax Increment Calculations	Year 0	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	
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Incremental Tax Revenues to Taxing Entities	Totals																						
Tax District AAO																							
Salt Lake County	\$1,487,027	\$0	\$0	\$24,966	\$40,676	\$41,836	\$36,096	\$39,817	\$53,351	\$68,882	\$72,083	\$69,199	\$74,721	\$73,870	\$78,267	\$82,884	\$87,731	\$92,822	\$98,166	\$103,778	\$109,671	\$115,858	\$122,354
Murray City School District	\$4,995,008	\$0	\$0	\$56,297	\$102,246	\$105,161	\$99,756	\$115,715	\$175,123	\$230,257	\$234,696	\$242,030	\$254,222	\$258,591	\$273,983	\$290,145	\$307,115	\$324,934	\$343,643	\$363,288	\$383,915	\$405,574	\$428,315
Murray City	\$1,553,505	\$0	\$0	\$17,730	\$29,566	\$30,409	\$28,370	\$46,856	\$62,073	\$80,670	\$65,236	\$62,465	\$78,578	\$80,462	\$85,251	\$90,280	\$95,561	\$101,105	\$106,927	\$113,039	\$119,457	\$126,197	\$133,273
South Salt Lake Valley Mosquito Abatement District	\$10,262	\$0	\$0	\$164	\$274	\$282	\$274	\$295	\$386	\$493	\$487	\$427	\$482	\$512	\$543	\$575	\$609	\$644	\$681	\$720	\$761	\$804	\$849
Central Utah Water Conservancy District	\$389,130	\$0	\$0	\$3,470	\$5,844	\$6,010	\$6,451	\$7,865	\$11,040	\$14,479	\$15,211	\$15,268	\$20,722	\$21,637	\$22,925	\$							

Valuation Analysis	Year 0	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	
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Agency Budget	Year 0	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	
Fiscal Year for Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Calendar Year for Increment	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Revenues	Totals																						
Salt Lake County	\$0	\$0	\$154,222	\$197,764	\$209,868	\$175,321	\$206,555	\$249,214	\$306,314	\$321,841	\$325,368	\$329,886	\$318,315	\$336,785	\$355,144	\$374,420	\$394,660	\$415,912	\$438,226	\$461,657	\$486,259	\$512,091	
Murray City School District	\$0	\$0	\$347,762	\$497,110	\$527,537	\$484,521	\$600,285	\$818,035	\$1,023,853	\$1,047,915	\$1,137,980	\$1,122,377	\$1,114,111	\$1,178,380	\$1,242,599	\$1,310,029	\$1,380,830	\$1,455,171	\$1,533,229	\$1,615,190	\$1,701,249	\$1,791,611	
Murray City	\$0	\$0	\$109,520	\$143,745	\$152,544	\$137,797	\$243,072	\$289,954	\$358,735	\$291,279	\$293,704	\$346,874	\$346,649	\$366,162	\$386,106	\$407,048	\$429,036	\$452,124	\$476,367	\$501,821	\$528,549	\$556,612	
South Salt Lake Valley Mosquito Abatement District	\$0	\$0	\$1,016	\$1,333	\$1,415	\$1,332	\$1,530	\$1,805	\$2,190	\$2,174	\$2,008	\$2,130	\$2,207	\$2,338	\$2,465	\$2,599	\$2,740	\$2,887	\$3,042	\$3,205	\$3,375	\$3,555	
Central Utah Water Conservancy District	\$0	\$0	\$21,437	\$28,412	\$30,151	\$31,335	\$40,801	\$51,570	\$64,383	\$67,917	\$71,790	\$91,473	\$93,206	\$98,289	\$103,639	\$109,256	\$115,154	\$121,347	\$127,850	\$134,678	\$141,847	\$149,375	
Jordan Valley Water Conservancy	\$0	\$0	(\$157)	(\$208)	(\$199)	(\$159)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Cottonwood Improvement District	\$0	\$0	\$9,622	\$11,981	\$12,816	\$11,758	\$14,492	\$17,124	\$21,037	\$20,670	\$20,896	\$21,594	\$31,146	\$32,908	\$34,653	\$36,485	\$38,409	\$40,430	\$42,551	\$44,778	\$47,117	\$49,573	
Murray City Library																							
Total Increment Available	\$0	\$0	\$643,422	\$880,136	\$934,331	\$841,865	\$1,106,577	\$1,427,702	\$1,776,513	\$1,827,514	\$1,928,015	\$1,992,657	\$1,981,466	\$2,095,113	\$2,209,232	\$2,329,056	\$2,454,872	\$2,586,979	\$2,725,691	\$2,871,338	\$3,024,268	\$3,184,845	
<i>Less: County Adjustments (Prior to TY2020)</i>			<i>(\$34,133)</i>	<i>(\$47,039)</i>	<i>(\$66,797)</i>	<i>(\$203,550)</i>	<i>(\$60,990)</i>	<i>(\$147,857)</i>	<i>(\$92,582)</i>	<i>\$0</i>													
Total Increment to Agency	<i>(\$34,133)</i>	<i>\$596,384</i>	<i>\$813,339</i>	<i>\$730,781</i>	<i>\$780,875</i>	<i>\$958,720</i>	<i>\$1,335,120</i>	<i>\$1,776,513</i>	<i>\$1,827,514</i>	<i>\$1,928,015</i>	<i>\$1,992,657</i>	<i>\$1,981,466</i>	<i>\$2,095,113</i>	<i>\$2,209,232</i>	<i>\$2,329,056</i>	<i>\$2,454,872</i>	<i>\$2,586,979</i>	<i>\$2,725,691</i>	<i>\$2,871,338</i>	<i>\$3,024,268</i>	<i>\$3,184,845</i>		
Additional Revenues																							
Investment Earnings																							
Total Revenue																							
Expenditures																							
Administrative	5%	\$0	\$1,707	(\$29,819)	(\$40,667)	(\$36,539)	(\$39,044)	(\$47,936)	(\$66,756)	(\$88,826)	(\$91,376)	(\$96,401)											
Housing	20%	\$0	\$6,827	(\$119,277)	(\$162,668)	(\$146,156)	(\$156,175)	(\$191,744)	(\$267,024)	(\$355,303)	(\$365,503)	(\$385,603)											
Education Mitigation	12%	\$0	\$4,096	(\$71,566)	(\$97,601)	(\$87,694)	(\$93,705)	(\$115,046)	(\$160,214)	(\$213,182)	(\$219,302)	(\$231,362)	(\$239,119)	(\$237,776)	(\$251,414)	(\$265,108)	(\$279,487)	(\$294,585)	(\$310,437)	(\$327,083)	(\$344,561)	(\$362,912)	(\$382,181)
City Infrastructure Reimbursement	5%	\$0	\$1,707	(\$29,819)	(\$40,667)	(\$36,539)	(\$39,044)	(\$47,936)	(\$66,756)	(\$88,826)	(\$91,376)	(\$96,401)											
Low Income Housing																							
Development Agreement Reimbursement																							
Professional Services																							
Program Costs																							
Admin Costs																							
Remaining Amount for Projects	\$0	(\$19,797)	\$345,902	\$471,737	\$423,853	\$452,907	\$556,058	\$774,370	\$1,030,377	\$1,059,958	\$1,118,249	\$940,106	\$905,855	\$980,730	\$1,055,265	\$1,134,045	\$1,217,297	\$1,305,261	\$1,398,189	\$1,496,346	\$1,600,012	\$1,709,479	

* Adjustments to tax increment were included in tax increment calculations to agency, or in aggregate, prior to FY2020. Any future adjustments will be shown separately.

Comparison to Original Budget																							
Originally Budgeted Tax Increment			\$119,070	\$434,345	\$794,864	\$1,227,925	\$1,617,034	\$1,740,321	\$1,971,690	\$2,057,030	\$2,170,952	\$2,156,427	\$2,141,170	\$2,215,287	\$2,114,230	\$2,105,673	\$2,100,966	\$2,098,753	\$2,097,458	\$2,097,080	\$2,094,133	\$2,094,133	
Actual Tax Increment			\$596,384	\$813,339	\$730,781	\$780,875	\$958,720	\$1,335,120	\$1,776,513	\$1,827,514	\$1,928,015	\$1,992,657	\$1,981,466	\$2,095,113	\$2,209,232	\$2,329,056	\$2,454,872	\$2,586,979	\$2,725,691	\$2,871,338	\$3,024		