INTERLOCAL COOPERATION AGREEMENT

November THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this 5 day of , 2025, by and between the **EAGLE MOUNTAIN REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the "Agency"), and the **UNIFIED FIRE SERVICE AREA**, a political subdivision of the State of Utah (the "Fire District") in contemplation of the following facts and circumstances:

A. **WHEREAS,** the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (**"UCA"**) §17A-2-1201 *et seq.* (2000), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the **"Act"**), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting Eagle Mountain City (the "City") in development activities that are likely to advance the policies, goals and objectives of the City's general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS,** this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the "Cooperation Act"); and

C. **WHEREAS,** the Agency will create the Sweet Water Industrial Park Community Reinvestment Project Area #4 (the "Project Area"), through the adoption of the Sweet Water Industrial Park #4 Plan (the "Project Area Plan"), located within the City, which Project Area is described in Exhibit "A" attached hereto and incorporated herein by this reference; and

D. **WHEREAS,** the Project Area contains vacant and underutilized land, which is anticipated to be developed, with encouragement and planning by the Agency, as a data center consisting of real and personal property including a building or group of buildings for the construction, maintenance, use and/or operation of a data center, including ancillary buildings consisting of office buildings, utility buildings and temporary and/or prefabricated construction management buildings (each a "Building" and collectively the "Buildings"). The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, "Tax Increment" (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS,** historically, the Project Area has generated a total of $21 per year in property taxes for the various taxing entities, including the City, Utah County (the "County"), Alpine School District (the "School District"), and other taxing entities; and

F. **WHEREAS,** upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately $34,951,566 per year; and

G. **WHEREAS,** the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (i.e., Tax Increment,) which will be generated by the Project Area; and

H. **WHEREAS,** it is in the best interest of the citizens of the Fire District for the Fire District to remit such payments to the Agency to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS,** the Agency has retained Lewis Robertson & Burningham, Inc., an independent financial consulting firm with substantial experience regarding community reinvestment projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Draft Project Area Plan attached as Exhibit "B"; and

J. **WHEREAS,** the Agency will create the Sweet Water Industrial Park Community Reinvestment Project Area #4 Budget (the "Project Area Budget"), a draft copy of which is attached as Exhibit "C", which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

K. **WHEREAS,** the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The Fire District has determined that significant additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The Fire District has determined that it is in the best interests of its citizens to pay specified portions of its portion of Tax Increment to the Agency in order for the Agency to offset costs and expenses which will be incurred by Agency or participants in Project Area development, including, without limitation, the construction and installation of Buildings, infrastructure improvements, personal property and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2024, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2024 Utah County assessment rolls for all property located within the Project Area (which is currently estimated to be $2,291, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant (s)'s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit "A" (the "Property"), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The Property may be developed in Phases. A "Phase" means each phase of the development of the Property as designated by a participant, which Phase shall include at least one (1) Building and any associated real property identified and designated by a participant. A Phase may or may not be a legally subdivided parcel of real property. The first year of payment of Tax Increment from the Fire District to the Agency shall be determined by the Agency. The Agency may trigger the collection of Tax Increment for a Phase by delivering a letter or other written request to the Utah County Auditor's office identifying such Phase (the "Trigger Notice"). The Agency shall be entitled to receive Tax Increment for each Phase for an initial period of twenty (20) full calendar years commencing with the year after they Agency delivers a Trigger Notice for such Phase (each, an "Increment Period"). However, the Agency will no longer be entitled to receive tax increment on any Phase after the fortieth year following the trigger year of the first Increment Period.

6. **Total Payment to Agency.** The Fire District shall authorize the County to remit to the Agency, beginning with property tax receipts during each Incremental Period for each Phase, 85% of the annual Tax Increment generated from the personal property tax within the Project Area and 55% of the annual Tax Increment generated from the real (*i.e.,* building, land, and fixtures) and centrally assessed property within the Project Area; provided, however, that the total amount of such Tax Increment generated and properly attributable to the Fire District's tax levy that is paid to the Agency under this Agreement shall not exceed $24,020,051 per Phase and shall not exceed a total of $144,120,308 for all Phases within the Project Area.

7. **Property Tax Increase.** This Agreement provides for the payment of the increase in real, personal property, and centrally assessed property taxes collected from the Project Area by the County acting as the tax collection agency for the Fire District. Without limiting the foregoing, this Agreement includes Tax Increment resulting from an increase in the tax rate of the Fire District, which is hereby expressly approved as being included in Tax Increment as required by Section 17C-1-407 of the Act. It is expressly understood that the Property Taxes which are the subject of this Agreement are only those Property Taxes actually collected by the County from the Project Area.

8. **Fire District Inspection Fee.** The Agency shall remit a portion of the Fire District's Tax Increment back to the Fire District to offset a portion of the costs associated with conducting fire inspections on the buildings within the Project Area. The Agency shall remit the following amounts annually to the Fire District:

- **Per 500,000+ square foot building - $12,500**
- **Per 250,000 – 499,000 square foot building - $6,500**
- **Per 1 – 249,000 square foot building - $3,500**

9. **No Independent Duty.** The Fire District shall be responsible to remit to the Agency only Tax Increment actually received by the County acting as the tax collecting agency for the Fire District. The Fire District shall have no independent duty to pay any amount to the Agency other than the Tax Increment actually received by the County, on behalf of the Fire District on an annual basis during each Increment Period for each Phase.

10. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

11. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

12. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

If to Fire District:
Unified Fire Service Area
Attn: District Board
3380 S. 900 W.
Salt Lake City, UT 84119
Phone: (801) 743-7200

If to Agency:
Eagle Mountain Redevelopment Agency
Attn: Agency Board
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
Phone: (801) 789-6603

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

13. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

14. **No Third Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third party beneficiaries to this Agreement.

15. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

16. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this

Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

17. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

18. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

19. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

20. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Utah County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

21. **Declaration of Invalidity**. In the event that a court of competent jurisdiction declares that the County or the Fire District cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the Fire District shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

22. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

23. **Duration.** This Agreement shall terminate with respect to a particular Phase upon the expiration of each Increment Period for such Phase but shall continue for all undeveloped Phases. Notwithstanding, this Agreement shall terminate after the fortieth year following the trigger year of the first Phase.

24. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

25. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

26. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;

b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;

c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;

d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and

e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.

f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.

g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

Fire District: UNIFIED FIRE SERVICE AREA – SALT LAKE COUNTY

Attest:

By: _____

Its: Board Chair

_____
Secretary

Approved as to form:

Rachel S. Anderson
Attorney for Fire District

Agency: EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Attest:

By: _____

Its: Chair

_____
Secretary

Approved as to form:

_____
Attorney for Agency

EXHIBIT "A
to
INTERLOCAL AGREEMENT

Map and Legal Description of Project

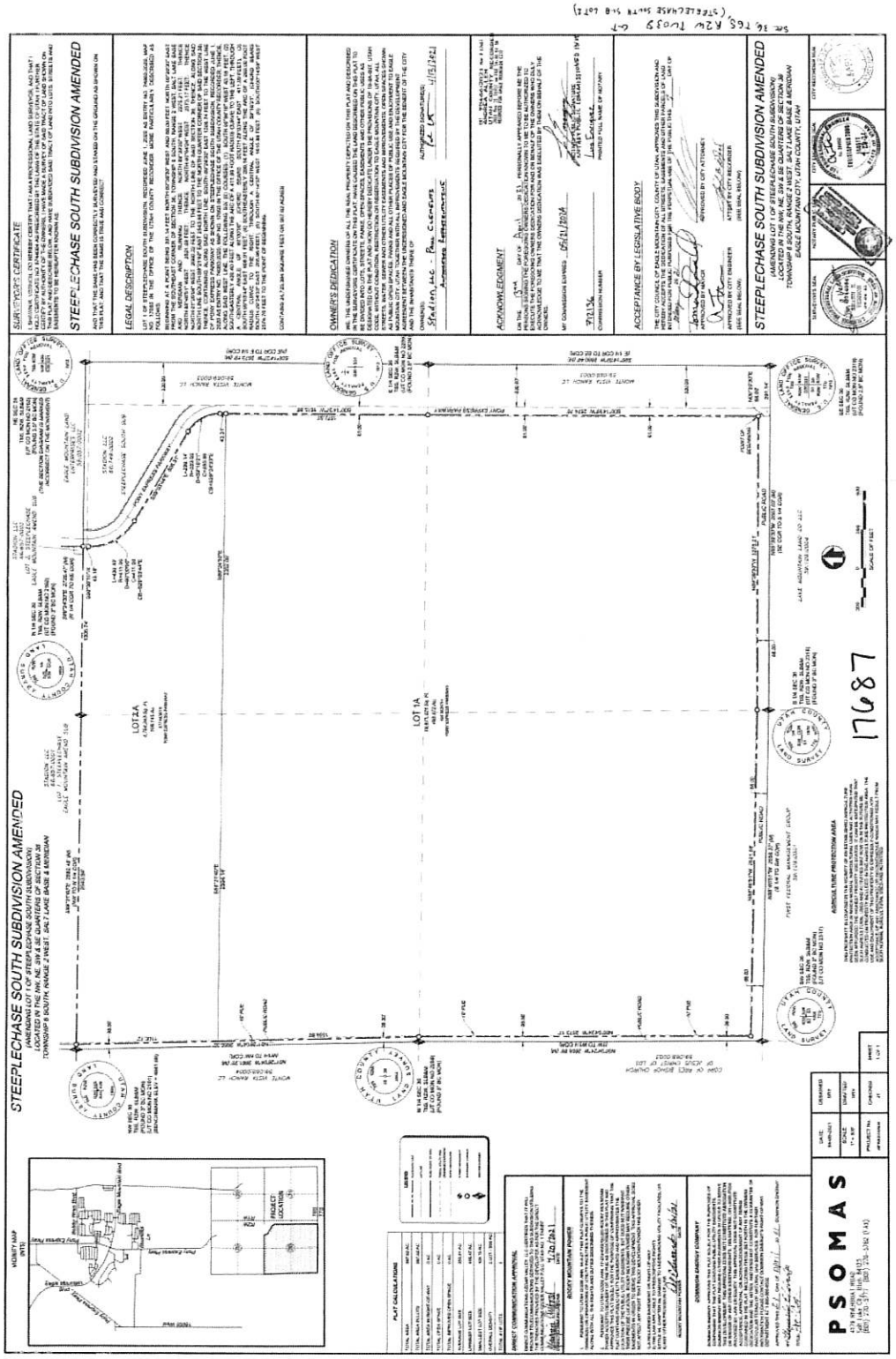

EXHIBIT "B"
To
INTERLOCAL AGREEMENT

Project Area Plan

LRB PUBLIC FINANCE ADVISORS

LEWIS | ROBERTSON | BURNINGHAM

EAGLE MOUNTAIN REDEVELOPMENT AGENCY, UTAH

NOVEMBER 2025

PROJECT AREA PLAN

SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT AREA (CRA) #4

PREPARED BY:

LRB PUBLIC FINANCE ADVISORS

FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

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DEFINITIONS

As used in this Community Reinvestment Project Area Plan, the term:

"**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Reinvestment Agency Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

"Agency" shall mean the Eagle Mountain Redevelopment Agency, which is a separate body corporate and politic created by the City pursuant to the Act.

"**Base taxable value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-1-102(8) from which tax increment will be collected.

"Base year" shall mean the agreed upon year for which the base taxable value is established and shall be incorporated into the interlocal agreements with participating taxing entities.

"City" or "Community" shall mean the City of Eagle Mountain.

"Legislative body" shall mean the City Council of Eagle Mountain which is the legislative body of the City.

"Plan Hearing" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-1-102 (42) and 17C-5-104(3)(e).

"Project Area" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (**Exhibit A** & **Exhibit B**).

"Net Present Value (NPV)" shall mean the discounted value of a cash flow. The NPV illustrates the total value of a stream of revenue over a number of years in today's dollars.

"Project Area Budget" shall mean (as further described under 17-C-5-303 of the Act) the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- the base taxable value of property in the Project Area;

- the projected tax increment expected to be generated within the Project Area;
- the amount of tax increment expected to be shared with other taxing entities;
- the amount of tax increment expected to be used to implement the Project Area plan;
- if the area from which tax increment is to be collected is less than the entire Project Area:
  - the tax identification number of the parcels from which tax increment will be collected; or
  - a legal description of the portion of the Project Area from which tax increment will be collected; and
- for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

"Project Area Plan" or **"Plan"** shall mean the written plan (outlined by 17C-5-105 of the Act) that, after its effective date, guides and controls the community reinvestment activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference. It is anticipated that the **SWEETWATER INDUSTRIAL PARK #4 PLAN** will be subject to an interlocal agreement process with the taxing entities within the Project Area.

"Taxes" includes all levies on an ad valorem basis upon land, local and centrally assessed real property, personal property, or any other property, tangible or intangible**.**

"Taxing Entity" shall mean any public entity that levies a tax on any property within the Project Area.

"Tax Increment" shall mean the difference between the amount of property tax revenues generated each tax year by all taxing entities from the Project Area using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the base taxable value of the property.

"Tax Increment Period" shall mean the period in which the taxing entities from the Project Area consent that a portion of their tax increment from the Project Area be used to fund the objectives outlined in the Project Area Plan.

"Tax Year" shall mean the 12-month period between sequential tax roll equalizations (November 1st - October 31st) of the following year, e.g., the November 1, 2025 - October 31, 2026 tax year.

INTRODUCTION

The Eagle Mountain Redevelopment Agency (the Agency), following thorough consideration of the needs and desires of Eagle Mountain City (the City) and its residents, as well as the City's capacity for new development, has carefully crafted this draft Project Area Plan (the Plan) for the Sweetwater Industrial Park Community Reinvestment Project Area #4 (the Project Area). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lies within the southern portion of the City, generally to the west of Pony Express Parkway and to the south of 1000 North. The Plan is intended to define the method and means of 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. It is the purpose of this Plan to clearly set forth the aims and objectives of development, scope, financing mechanism, and value to the residents of the City and other taxing entities within the Project Area.

The Project Area is being undertaken as a community reinvestment project area pursuant to certain provisions of Chapters 1 and 5 of the Utah Limited Purpose Local Governmental Entities -- 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. The realization of the Plan is subject to interlocal agreements between the taxing entities individually and the Agency.

RESOLUTION AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT PROJECT AREA PLAN

Pursuant to the provisions of §17C-5-103 of the Act, the governing body of the Agency adopted a resolution authorizing the preparation of a draft Community Reinvestment Project Area Plan on **September 2, 2025**.

Utah Code §17C-5-104

RECITALS OF PREREQUISITES FOR ADOPTING A COMMUNITY REINVESTMENT PROJECT AREA PLAN

In order to adopt a community reinvestment project area plan, the Agency shall;

- Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law;
- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has conducted or will conduct one or more public hearings for the purpose of

informing the public about the Project Area, and allowing public input into the Agency's deliberations and considerations regarding the Project Area; and

- Pursuant to the provisions of §17C-5-104 of the Act, the Agency has allowed opportunity for input on the draft Project Area Plan and has made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback.

Utah Code §17C-5-105(1)

DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED PROJECT AREA

A legal description of the Project Area along with a detailed map of the Project Area is attached respectively as **Exhibit A** and **Exhibit B** and incorporated herein. The Project Area lies within the southern portion of the City, generally to the west of Pony Express Parkway and to the south of 1000 North. All the land use in the project area is currently vacant. The Project Area is comprised of approximately 567 acres of property.

As delineated in the office of the Utah County Recorder, the Project Area encompasses all of the parcels detailed in **Table 1.**

TABLE 1: PARCEL LIST

PARCEL ID	PARCEL OWNER	ACRES
710490002	STADION LLC	37.31
710490001	STADION LLC	71.78
668150001	STADION LLC	458.21
Total		**567**

Utah Code §17C-5-105(2)

GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING DENSITIES AND HOW THEY WILL BE AFFECTED BY THE PROJECT AREA

GENERAL LAND USES

The property within the Project Area is currently classified as vacant property. The majority of the property surrounding the Project Area to the west is also vacant. The Meta Data Center Complex is immediately north of the Project Area.

Table 2 summarizes the approximate acreage of existing land uses by land use type.

TABLE 2: LAND USES

TYPE	ACRES	% OF AREA
Vacant Commercial	567	100%

This Project Area Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated. Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Project Area Plan shall be undertaken in accordance with the requirements of the City's Code and all other applicable laws including all goals and objectives in the City's General Plan.

LAYOUT OF PRINCIPAL STREETS

There are currently no paved streets within the Project Area, 1000 N., an unpaved road runs along the western and southern periphery of the Project Area. A partially improved road has been created for access to power substation.

POPULATION DENSITIES

There are no residences within the Project Area, therefore the estimated population density is 0.0 residents per acre.

BUILDING DENSITIES

Building densities will increase as development occurs. The intent of this plan is to promote greater economic utilization of the land area.

IMPACT OF COMMUNITY REINVESTMENT ON LAND USE, LAYOUT OF PRINCIPAL STREETS, AND POPULATION DENSITIES

Community reinvestment activities within the Project Area will primarily consist of development and economic enhancement of an underutilized area of the City. The types of land uses will include a data center and affiliated office space.

Land Use – It is anticipated that future development within the Project Area will create space for a data center complex. Other supplementary development may take place during future phases of the development.

Layout of Principal Streets – It is anticipated that the community reinvestment of the Project Area will not alter the layout of principal streets in the area. It is anticipated that access roads will be constructed within the Project Area.

Population Densities – The Project Area does not include any residential components. The population density will not be affected by the Project Area. The daytime population of the City will slightly increase as the Project Area is anticipated to create approximately 60 new jobs.

Utah Code §17C-5-105(3)

STANDARDS GUIDING THE COMMUNITY REINVESTMENT

In order to provide maximum flexibility in the development and economic promotion of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's proposed General Plan; the Zoning Ordinance of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or a developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

Utah Code §17C-5-105(4)

HOW THE PURPOSES OF THIS TITLE WILL BE ATTAINED BY COMMUNITY DEVELOPMENT

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate the development within the Project Area.

Utah Code §17C-5-105(5)

CONFORMANCE OF THE PROPOSED DEVELOPMENT TO THE COMMUNITY'S GENERAL PLAN

The proposed Community Reinvestment Project Area Plan and the development contemplated are consistent with the City's proposed General Plan and land use regulations.

Utah Code §17C-5-105(7)

DESCRIBE ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY REINVESTMENT

The Project Area is being created in order to assist with the construction of a future colocation data center complex.

Utah Code §17C-5-105(8)

METHOD OF SELECTION OF PRIVATE DEVELOPERS TO UNDERTAKE THE COMMUNITY REINVESTMENT AND IDENTIFICATION OF DEVELOPERS CURRENTLY INVOLVED IN THE PROCESS

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms to this plan and is approved by the City. All potential developers may need to provide a detailed development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developer's financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency, developers and property owners shall be by an approved agreement.

Utah Code §17C-5-105(9)

REASON FOR SELECTION OF THE PROJECT AREA

The Project Area is currently classified as greenbelt and is collecting relatively no tax revenue for the taxing entities. The creation of the Project Area will create a significant economic benefit to all taxing entities as this underutilized area will be developed to a higher and greater use.

Utah Code §17C-5-105(10)

DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE PROJECT AREA

PHYSICAL CONDITIONS

The Project Area consists of approximately 567 acres of relatively flat, privately owned land as shown on the Project Area map.

SOCIAL CONDITIONS

The Project Area experiences a lack of connectivity and vitality. There are no residential units and no parks, libraries, or other social gathering places in the Project Area. This is in line with the contemplated uses of the area surrounding the Project Area which is currently under the greenbelt classification or used for similar types of development as contemplated in the Project Area.

ECONOMIC CONDITIONS

The Project Area is currently under greenbelt classification. The Agency desires to encourage development within the Project Area that will directly benefit the existing economic base of the City, Utah County and other taxing entities.

Utah Code §17C-5-105(11)

DESCRIPTION OF ANY TAX INCENTIVES OFFERED PRIVATE ENTITIES FOR FACILITIES LOCATED IN THE PROJECT AREA

Tax increment arising from the development within the Project Area shall be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land and job-oriented incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes during the tax increment period which the Agency deems appropriate under the circumstances. A cost benefit analysis will assist the Agency in making decisions about offering assistance.

In general, tax incentives may be offered to achieve the community reinvestment goals and objectives of this plan, specifically to:

- Foster and accelerate economic development;
- Stimulate job development;
- Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space; and
- Provide attractive development for high-quality tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and interlocal agreement will formally establish the participation percentage and tax increment period for each taxing entity.

Utah Code §17C-5-105(12)

ANTICIPATED PUBLIC BENEFIT TO BE DERIVED FROM THE COMMUNITY DEVELOPMENT

THE BENEFICIAL INFLUENCES UPON THE TAX BASE OF THE COMMUNITY

The beneficial influences upon the tax base of the City and the other taxing entities will include increased property tax revenues, job growth, and affordable housing opportunities in the community. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values as the property within the Project Area will no longer be

classified as greenbelt. Property values include land, buildings and personal property (machines, equipment, etc.).

Job growth in the Project Area will result in increased wages, increasing local purchases and benefiting existing businesses in the area. Job growth will also result in increased income taxes paid. Additionally, business growth will generate corporate income taxes.

There will also be a beneficial impact on the community through increased construction activity within the Project Area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

THE ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY LIKELY TO BE STIMULATED

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available). The City also envisions this area as a future industrial park, this development will further attract new businesses to the area.

EFFORTS TO MAXIMIZE PRIVATE INVESTMENT

The agency has formed a partnership with the developers to realize the vision of this Project Area. It is anticipated that the development will require over $1 billion of private capital. Creating a CRA will act as a catalyst for the development.

"BUT FOR" ANALYSIS

The anticipated development includes numerous costs, including land purchase, infrastructure, and over personal property. "But-for" the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

COST/BENEFIT ANALYSIS

Based on the land use assumptions and tax increment participation levels, the following tables outline the benefits anticipated in the Project Area. As shown below, the proposed community reinvestment will create a net benefit to the City and the other taxing entities that participate in the Project Area. The cost/benefit analysis includes the tax increment projections of the development. The Agency may be allowed to receive 40 years of tax increment for each phase that is undertaken, not to exceed 40 years for all phases beginning with the first-year increment is remitted to the Agency. Additional 20-year periods will be outlined in an amended Project Area Plan, as necessary.

TABLE 3: SOURCES OF TAX INCREMENT FUNDS

ENTITY	PERCENTAGE		LENGTH (YEARS)	TOTAL	NPV AT 4.75%
	REAL PROPERTY	PERSONAL PROPERTY			
Utah County	55%	85%	40	78,359,059	34,301,253
Alpine School District	55%	85%[1]	40	494,824,910	211,479,633
Eagle Mountain City	55%	85%	40	46,857,489	20,511,611
Central Utah Water Conservancy District	55%	75%	20	15,389,941	9,684,066
Unified Fire Service Area – Salt Lake County	55%	85%	40	144,784,376	63,378,574
TOTAL REVENUE				**$780,215,776**	**$339,355,138**

[1] Percentage to personal property in the first five years is 65 percent.

TABLE 4: PROJECT AREA REVENUES

ENTITY	PROPERTY TAX	FRANCHISE TAX	TOTAL INCREMENTAL REVENUES
Utah County	97,433,861	-	97,433,861
Alpine School District	629,992,288	-	629,992,288
Eagle Mountain City	58,263,921	45,552,656	103,816,577
Central Utah Water Conservancy District	43,643,387	-	43,643,387
Unified Fire Service Area – Salt Lake County	180,028,970	-	180,028,970
TOTAL REVENUE	**$1,009,362,427**	**$45,552,656**	**$1,054,915,083**

TABLE 5: PROJECT AREA EXPENDITURES

ENTITY	CRA BUDGET	GENERAL GOVERNMENT	PUBLIC WORKS	PUBLIC SAFETY	TOTAL INCREMENTAL EXPENDITURES
Utah County	78,359,059	979,432	-	-	79,338,491
Alpine School District	494,824,910	2,064,976	-	-	496,889,886
Eagle Mountain City	46,857,489	1,017,793	218,210	930,389	49,023,881
Central Utah Water Conservancy District	15,389,941	106,980	-	-	15,496,921
Unified Fire Service Area – Salt Lake County	144,784,376	7,649,984	-	-	152,434,360
TOTAL EXPENDITURES	**$780,215,776**	**$11,819,165**	**$218,210**	**$930,389**	**$793,183,540**

The total net benefit to the taxing entities of participating in the Project Area is Project Area is $261,731,544 with the City's net benefit being $54,792,696[1].

[1] The net benefit does not include the $78,021,578 housing portion of tax increment that will be reinvested into the City.

EXHIBIT A: LEGAL DESCRIPTION OF SWEETWATER INDUSTRIAL PARK CRA #4

Parcels: 71:049:0002, 71:049:0001, 66:815:0001
Legal Description: LOT 1 OF STEEPLECHASE SOUTH SUBDIVISION, RECORDED JUNE 1, 2020 AS ENTRY NO. 74983:2020, MAP NO. 17093 IN THE OFFICE OF THE UTAH COUNTY RECORDER. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 391.14 FEET NORTH 89°39'30" WEST AND 88.00 FEET NORTH 00°20'30" EAST FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°39'30" WEST 2275.21 FEET; THENCE NORTH 88°46'51" WEST 2521.08 FEET; THENCE NORTH 00°04'24" WEST 2573.17 FEET; THENCE NORTH 01 °26'04" WEST 2660.32 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE, ALONG SAID NORTH LINE SOUTH 89°21'40" EAST 2543.94 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE, CONTAINING ALONG SAID NORTH LINE, SOUTH 89°24'30" EAST 1306.74 FEET TO THE WEST LINE OF PONY EXPRESS PARKWAY AS SHOWN ON STEEPLECHASE SOUTH SUBDIVISION, RECORDED JUNE 1, 2020 AS ENTRY NO. 74983:2020, MAP NO. 17093 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE, ALONG SAID WEST LINE, THE FOLLOWING SIX (6) COURSES: (1) SOUTH 00°56'16"WEST 43.18 FEET, (2) SOUTHEASTERLY 430.40 FEET ALONG THE ARC OF A 411,00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 60°00'00", (CHORD BEARS SOUTH 29°03'44" EAST 411.00 FEET), (3) SOUTH 59°03'44" EAST 808.91 FEET, (4) SOUTHEASTERLY 299.14 FEET ALONG THE ARC OF A 289.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 59°18'21", (CHORD BEARS SOUTH 29°24'33" EAST 285.96 FEET), (5) SOUTH 00°14'37" WEST 1615.86 FEET, (6) SOUTH 00°14'59" WEST 2574.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 24,725,364 SQUARE FEET OR 567.62 ACRES

EXHIBIT B: PROJECT AREA MAP

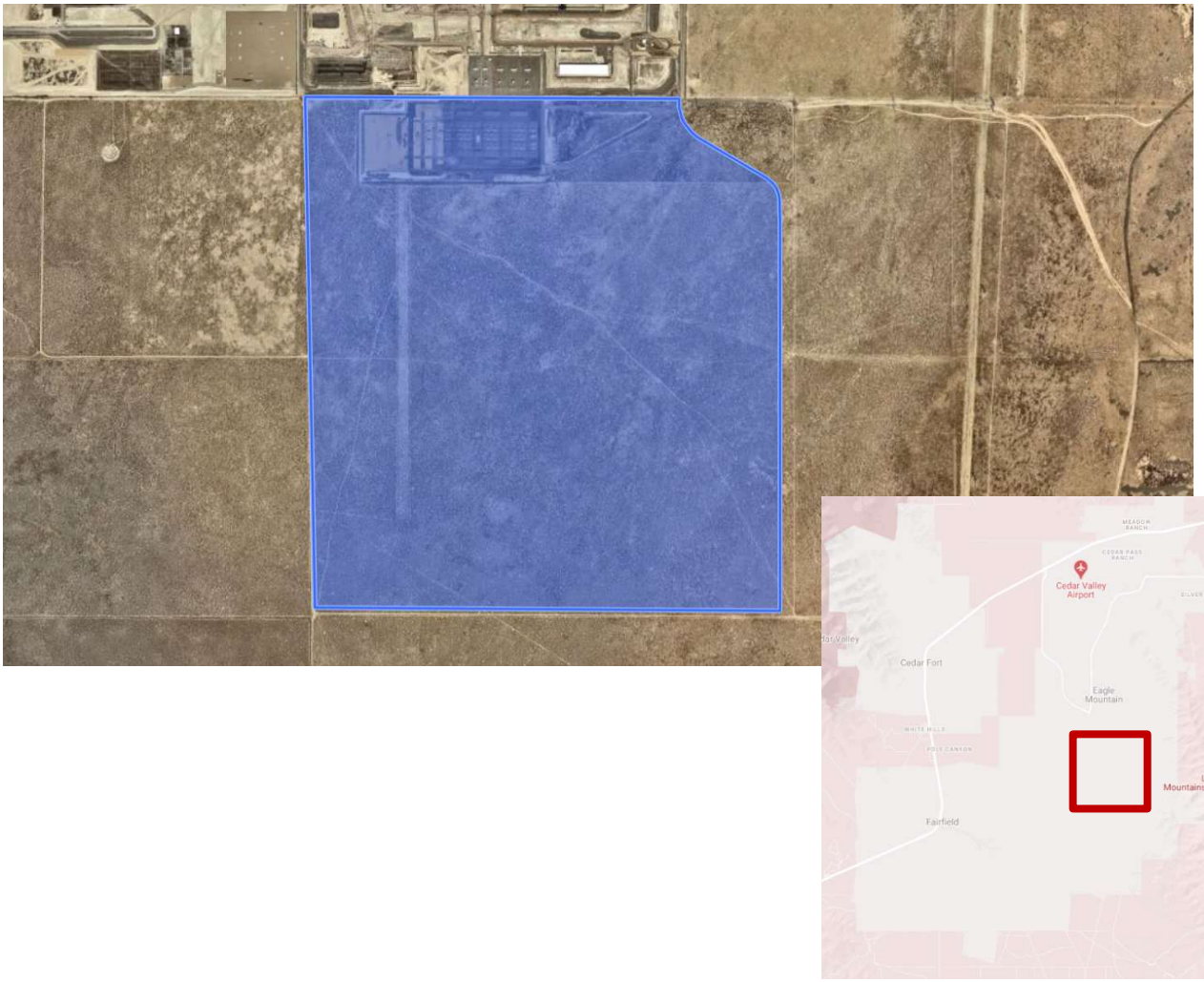

EXHIBIT "C"
To
INTERLOCAL AGREEMENT

Project Area Budget

PUBLIC FINANCE ADVISORS

LEWIS | ROBERTSON | BURNINGHAM

EAGLE MOUNTAIN REDEVELOPMENT AGENCY, UTAH

NOVEMBER 2025

PROJECT AREA BUDGET

SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT AREA (CRA) #4

PREPARED BY:

LRB PUBLIC FINANCE ADVISORS

FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

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SECTION 1: INTRODUCTION

The Eagle Mountain Redevelopment Agency (the Agency), following thorough consideration of the needs and desires of the City of Eagle Mountain (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 Sweetwater Industrial Park Community Reinvestment Project Area #4 (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 southern portion of the City, generally to the west of Pony Express Parkway and to the south of 1000 North.

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 lies west of Pony Express Parkway and to the south of 1000 North, and is located within the City's southern boundaries. The property encompasses approximately 567 acres of vacant/greenbelt land.

A map of the Project Area is 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 Value for the Project Area will be equal to taxable value for the tax year immediately prior to the triggering of the Project Area and the individual phases. As the trigger year(s) have not been determined, the 2025 tax year has been used to estimate the Base Year Value. The Base Year Value is estimated to be $2,291. Using the tax rates established within the Project Area, the property taxes levied equate to $21.19 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

Each phase will have a forty (40)-year duration from the date of the first tax increment received by the Agency. The first year for collection of tax increment will be determined by the Agency. The Agency will provide a trigger notice to Utah County before each first year of collection.

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 the next two to three years. 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 2026, though there is no requirement under this agreement that mandates the beginning date and it can be later. It is currently estimated that during the 40-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of $1.003 billion or at a net present value (NPV)[1] of $438 million. This amount is over and above the $838 of base taxes that the property would generate over 40 years at the $21.19 annual amount it currently generates as shown in Table 4.1 below.

[1] Net Present Value of future cash flows assumes a 4.75% discount rate. The same 4.75% 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 $2,291. Based upon the tax rates in the area, the collective taxing entities are receiving $21.19 in property tax annually from this Project Area. This equates to approximately $848 over the 40-year life of the first phase of the Project Area.

TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 40 YEARS)

ENTITY	TOTAL	NPV AT 4.75%
Utah County	$82	$36
Alpine School District	$529	$235
Eagle Mountain City	$49	$22
Central Utah Water Conservancy District	$37	$16
Unified Fire Service Area – Salt Lake County	$151	$67
TOTAL REVENUE	**$848**	**$376**

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 55% of their respective tax increment off of the real property for 40 years with the exception of Central Utah Water Conservancy District, who will participate for a 20-year period. Utah County, Eagle Mountain City, and Unified Fire Service Area will contribute 85% of their respective tax increment off of the personal property within the Project Area for 40 years. For the first five years, Alpine School District will contribute 65% of their respective tax increment off of the personal property. Contributions will then increase to 85% for the remaining 35-year period. Central Utah Water Conservancy District will contribute 75% of their respective tax increment off of the personal property within the Project Area for 20 years. The State will not contribute any portion of their incremental sales tax to implement the Project Area Plan. The assumptions in this analysis only include the tax increment projections on the first phase of the development. The Agency may be allowed to receive 40 years of tax increment for each phase that is undertaken, not to exceed 40 years for all phases beginning with the first year increment is remitted to the Agency. Each additional 20-year period will be outlined in a Project Area Budget, as necessary. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS

ENTITY	PERCENTAGE		LENGTH (YEARS)	TOTAL	NPV AT 4.75%
	REAL PROPERTY	PERSONAL PROPERTY			
Utah County	55%	85%	40	78,359,059	34,301,253
Alpine School District	55%	85%[1]	40	494,824,910	211,479,633
Eagle Mountain City	55%	85%	40	46,857,489	20,511,611
Central Utah Water Conservancy District	55%	75%	20	15,389,941	9,684,066
Unified Fire Service Area – Salt Lake County	55%	85%	40	144,784,376	63,378,574
TOTAL SOURCES OF TAX INCREMENT FUNDS				**$780,215,776**	**$339,355,138**

[1] Percentage to personal property in the first five years is 65 percent.

USES OF TAX INCREMENT

The anticipated development includes numerous costs, including land purchase, infrastructure and over $4.5 billion of personal property. "But-for" the creation of the CRA and public participation, the costs associated with the development would be too high, and the Project Area would remain in its underutilized state.

The Agency will take an annual $5,000 to administer the CRA. Ten percent will go towards affordable housing, as required by the Act. The remaining Tax Increment collected by the Agency will be used to overcome the obstacles outlined above including offsetting certain on-site public infrastructure costs, development incentives, Agency requested improvements and upgrades, desirable Project Area improvements, and other redevelopment activities as approved by the Agency.

TABLE 4.3: USES OF TAX INCREMENT

USES	TOTAL	NPV AT 4.75%
Redevelopment Activities	690,290,962	300,240,482
CRA Housing Requirement	78,021,578	33,935,514
Eagle Mountain Project Area Administration	200,000	88,815
County Project Area Administration – Returned to Meta	11,703,237	5,090,327
TOTAL USES OF TAX INCREMENT FUNDS	**$780,215,776**	**$339,355,138**

A multi-year projection of tax increment is included 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 $21.19 in property taxes annually from this Project Area. At the end of 40 years an additional $23,887,432 in property taxes annually is anticipated, totaling approximately $23,887,453 in property taxes annually for the area. "But for" the assistance provided by the RDA through tax increment revenues, this increase in property taxes generated for the taxing entities would not be possible.

TABLE 4.4: 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
Utah County	$2.05	$2,305,856	$2,305,858
Alpine School District	$13.23	$14,909,310	$14,909,324
Eagle Mountain City	$1.22	$1,378,866	$1,378,867
Central Utah Water Conservancy District	$0.92	$1,032,858	$1,032,859
Unified Fire Service Area – Salt Lake County	$3.78	$4,260,541	$4,260,545
TOTAL REVENUE	**$21.19**	**$23,887,432**	**$23,887,453**

SECTION 5: COST/BENEFIT ANALYSIS

ADDITIONAL REVENUES

Other Tax Revenues

The development within the Project Area will also generate energy sales and use taxes. Table 5.1 shows the total revenues generated by the Project Area. This total includes the anticipated property tax increment and energy sales and use tax.

TABLE 5.1 TOTAL REVENUES

ENTITY	PROPERTY TAX	FRANCHISE TAX	TOTAL INCREMENTAL REVENUES
Utah County	97,433,861	-	97,433,861
Alpine School District	629,992,288	-	629,992,288
Eagle Mountain City	58,263,921	45,552,656	103,816,577
Central Utah Water Conservancy District	43,643,387	-	43,643,387
Unified Fire Service Area – Salt Lake County	180,028,970	-	180,028,970
TOTAL REVENUE	**$1,009,362,427**	**$45,552,656**	**$1,054,915,083**

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 5.2 TOTAL EXPENDITURES

ENTITY	CRA BUDGET	GENERAL GOVERNMENT	PUBLIC WORKS	PUBLIC SAFETY	TOTAL INCREMENTAL EXPENDITURES
Utah County	78,359,059	979,432	-	-	79,338,491
Alpine School District	494,824,910	2,064,976	-	-	496,889,886
Eagle Mountain City	46,857,489	1,017,793	218,210	930,389	49,023,881
Central Utah Water Conservancy District	15,389,941	106,980	-	-	15,496,921
Unified Fire Service Area – Salt Lake County	144,784,376	7,649,984	-	-	152,434,360
TOTAL EXPENDITURES	**$780,215,776**	**$11,819,165**	**$218,210**	**$930,389**	**$793,183,540**

The total net benefit to the taxing entities participating in the Project Area is $261,731,544 with the City's net benefit being $54,792,696[2].

EXHIBIT A: PROJECT AREA MAP

[2] The net benefit does not include the $78,021,578 housing portion of tax increment that will be reinvested into the City.

Cedar Valley Airport
Cedar Fort
Eagle Mountain
Lake Mountains HP
Fairfield

EXHIBIT B: MULTI-YEAR BUDGET

Eagle Mountain Redevelopment Agency
Sweetwater CRA #4
Increment and Budget Analysis

ASSUMPTIONS:	
Discount Rate	4.2%
Inflation Rate	0.0%

INCREMENTAL TAX ANALYSIS: Cumulative Taxable Value	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Phase I Real Property Value (Building & Land)		$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947
Phase II Real Property Value (Building & Land)		$0	$0	$0	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947
Phase I Personal Property Value		$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000
Phase II Personal Property Value		$0	$0	$0	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000
Total Assessed Value:		**$2,687,022,947**	**$2,039,022,947**	**$1,026,522,947**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**
Value of Current Property		$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291
Less Base Year Value		($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)
TOTAL INCREMENTAL VALUE:		**$2,687,022,947**	**$2,039,022,947**	**$1,026,522,947**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**
TAX RATE & INCREMENT ANALYSIS:	**2025 Rates**										
Utah County	0.000893	2,399,511	1,820,847	916,685	2,956,858	2,305,856	3,390,851	2,378,189	1,401,694	2,956,858	2,305,856
Alpine School District	0.005774	15,514,870	11,776,638	5,927,143	19,118,566	14,909,810	21,924,720	15,377,004	9,064,165	19,118,566	14,909,810
Eagle Mountain City	0.000534	1,434,670	1,088,098	548,314	1,768,192	1,378,866	2,027,676	1,422,170	838,191	1,768,192	1,378,866
Central Utah Water Conservancy District	0.000400	1,074,801	815,501	410,609	1,324,448	1,032,858	1,518,858	1,064,758	627,858	1,324,448	1,032,858
Unified Fire Service Area	0.001650	4,433,588	3,364,388	1,693,763	5,463,391	4,260,541	6,265,251	4,394,151	2,589,516	5,463,391	4,260,541
Totals:	0.009251	24,857,639	18,863,001	9,496,364	30,631,411	23,887,432	35,127,357	24,636,763	14,520,794	30,631,411	23,887,432
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:	0.009251	**$24,857,639**	**$18,863,001**	**$9,496,364**	**$30,631,411**	**$23,887,432**	**$35,127,357**	**$24,636,763**	**$14,520,794**	**$30,631,411**	**$23,887,432**
PROJECT AREA BUDGET											
PROJECT AREA BUDGET		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Sources of Funds:	**Year**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Property tax Participation Rate for Budget (County, City, UFA)											
Real Property Value (Building & Land)		55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
Personal Property Value		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%
Property Tax Participation Rate for Budget Adjust for ADD First Five Years											
Real Property Value (Building & Land)		55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
Personal Property Value		65%	65%	65%	65%	65%	85%	85%	85%	85%	85%
Property tax Participation Rate for Budget Adjust for CDRA											
Real Property Value (Building & Land)		55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
Personal Property Value		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Property Tax Increment for Budget											
Utah County		$1,592,428	$1,500,661	$722,026	$2,398,616	$1,843,268	$2,765,514	$1,901,751	$1,074,730	$2,398,616	$1,843,268
Alpine School District		$9,583,030	$7,551,021	$3,751,008	$12,175,820	$9,436,510	$17,881,387	$12,315,828	$6,919,039	$15,496,147	$11,918,288
Eagle Mountain City		$1,191,441	$897,914	$427,749	$1,432,129	$1,102,246	$1,653,724	$1,139,011	$594,672	$1,432,129	$1,102,246
Central Utah Water Conservancy District		$792,025	$597,502	$298,875	$958,492	$789,792	$1,104,292	$764,092	$486,042	$958,492	$789,792
Unified Fire Service Area		$3,631,438	$2,722,498	$1,332,367	$4,478,787	$3,484,814	$4,109,842	$3,519,417	$1,989,754	$4,478,787	$3,484,814
Total Property Tax Increment for Budget:		**$17,640,343**	**$13,319,122**	**$6,567,215**	**$21,392,604**	**$16,530,631**	**$28,514,779**	**$19,643,100**	**$11,088,267**	**$24,712,631**	**$19,009,409**
Uses of Tax Increment Funds:		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Redevelopment Activities (Infrastructure, Incentives, etc.)	88.5%	$15,606,702	$11,782,423	$5,805,986	$18,920,523	$14,624,008	$25,230,580	$17,379,144	$9,808,115	$21,865,578	$16,818,327
CRA Housing Requirement	10.0%	$1,764,034	$1,331,912	$656,722	$2,139,200	$1,653,063	$2,851,478	$1,964,310	$1,108,827	$2,471,263	$1,900,941
MI RDA Administration		$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
County RDA Administration (1.5%) (Returned to MIRDA)	1.5%	$264,605	$199,787	$98,508	$320,898	$247,959	$427,722	$294,647	$166,324	$370,689	$285,141
Total Uses		**$17,640,343**	**$13,319,122**	**$6,567,215**	**$21,392,604**	**$16,530,631**	**$28,514,779**	**$19,643,100**	**$11,088,267**	**$24,712,631**	**$19,009,409**
REMAINING TAX REVENUES FOR TAXING ENTITIES		**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Utah County		$407,083	$320,284	$184,659	$560,238	$162,588	$625,337	$473,438	$326,964	$560,238	$162,588
Alpine School District		$5,931,840	$4,222,297	$2,175,136	$6,943,037	$5,165,807	$4,043,334	$3,061,176	$2,114,696	$3,622,409	$2,991,022
Eagle Mountain City		$242,426	$191,525	$118,423	$335,013	$275,620	$373,942	$283,108	$195,519	$335,013	$275,620
Central Utah Water Conservancy District		$282,784	$217,884	$116,734	$365,956	$298,066	$414,566	$301,166	$191,816	$365,956	$298,066
Unified Fire Service Area		$262,170	$191,790	$141,196	$1,014,387	$854,726	$1,154,498	$874,775	$604,192	$1,014,387	$854,726
Total		**$7,217,307**	**$5,543,879**	**$2,929,148**	**$9,239,407**	**$7,356,801**	**$6,612,618**	**$4,993,662**	**$3,432,527**	**$5,918,780**	**$4,878,023**

INCREMENTAL TAX ANALYSIS: Cumulative Taxable Value	Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
Phase I Real Property Value (Building & Land)		$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947
Phase II Real Property Value (Building & Land)		$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947
Phase I Personal Property Value		$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000
Phase II Personal Property Value		$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000
Total Assessed Value:		**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**
Value of Current Property		$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291
Less Base Year Value		($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)
TOTAL INCREMENTAL VALUE:		**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**
TAX RATE & INCREMENT ANALYSIS:	**2025 Rates**												
Utah County	0.000893	3,390,851	2,378,189	1,401,694	2,956,858	2,305,856	3,390,851	2,378,189	1,401,694	2,956,858	2,305,856	3,390,851	2,378,189
Alpine School District	0.005774	21,924,720	15,377,004	9,064,165	19,118,566	14,909,810	21,924,720	15,377,004	9,064,165	19,118,566	14,909,810	21,924,720	15,377,004
Eagle Mountain City	0.000534	2,027,676	1,422,170	838,191	1,768,192	1,378,866	2,027,676	1,422,170	838,191	1,768,192	1,378,866	2,027,676	1,422,170
Central Utah Water Conservancy District	0.000400	1,518,858	1,064,758	627,858	1,324,448	1,032,858	1,518,858	1,064,758	627,858	1,324,448	1,032,858	1,518,858	1,064,758
Unified Fire Service Area	0.001650	6,265,251	4,394,151	2,589,516	5,463,391	4,260,541	6,265,251	4,394,151	2,589,516	5,463,391	4,260,541	6,265,251	4,394,151
Totals:	0.009251	35,127,357	24,636,763	14,520,794	30,631,411	23,887,432	35,127,357	24,636,763	14,520,794	30,631,411	23,887,432	35,127,357	24,636,763
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:	0.009251	**$35,127,357**	**$24,636,763**	**$14,520,794**	**$30,631,411**	**$23,887,432**	**$35,127,357**	**$24,636,763**	**$14,520,794**	**$30,631,411**	**$23,887,432**	**$35,127,357**	**$24,636,763**
PROJECT AREA BUDGET													
PROJECT AREA BUDGET		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047		
Sources of Funds:	**Year**	**Year 11**	**Year 12**	**Year 13**	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**
Property tax Participation Rate for Budget (County, City, UFA)													
Real Property Value (Building & Land)		55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
Personal Property Value		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%
Property Tax Participation Rate for Budget Adjust for ADD First Five Years													
Real Property Value (Building & Land)		55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%
Personal Property Value		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%
Property tax Participation Rate for Budget Adjust for CDRA													
Real Property Value (Building & Land)		55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	0%	0%
Personal Property Value		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	0%	0%
Property Tax Increment for Budget													
Utah County		$2,765,514	$1,901,751	$1,074,730	$2,398,616	$1,843,268	$2,765,514	$1,901,751	$1,074,730	$2,398,616	$1,843,268	$2,765,514	$1,901,751
Alpine School District		$17,881,387	$12,315,828	$6,919,039	$15,496,147	$11,918,288	$17,881,387	$12,315,828	$6,919,039	$15,496,147	$11,918,288	$17,881,387	$12,315,828
Eagle Mountain City		$1,653,724	$1,139,011	$594,672	$1,432,129	$1,102,246	$1,653,724	$1,139,011	$594,672	$1,432,129	$1,102,246	$1,653,724	$1,139,011
Central Utah Water Conservancy District		$1,104,292	$764,092	$486,042	$958,492	$789,792	$1,104,292	$764,092	$486,042	$958,492	$789,792		
Unified Fire Service Area		$4,109,842	$3,519,417	$1,989,754	$4,478,787	$3,484,814	$4,109,842	$3,519,417	$1,989,754	$4,478,787	$3,484,814	$4,109,842	$3,519,417
Total Property Tax Increment for Budget:		**$28,514,779**	**$19,643,100**	**$11,088,267**	**$24,712,631**	**$19,009,409**	**$28,514,779**	**$19,643,100**	**$11,088,267**	**$24,712,631**	**$19,009,409**	**$27,410,487**	**$18,879,008**
Uses of Tax Increment Funds:		**Year 11**	**Year 12**	**Year 13**	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**
Redevelopment Activities (Infrastructure, Incentives, etc.)	88.5%	$25,230,580	$17,379,144	$9,808,115	$21,865,578	$16,818,327	$25,230,580	$17,379,144	$9,808,115	$21,865,578	$16,818,327	$24,253,281	$16,702,922
CRA Housing Requirement	10.0%	$2,851,478	$1,964,310	$1,108,827	$2,471,263	$1,900,941	$2,851,478	$1,964,310	$1,108,827	$2,471,263	$1,900,941	$2,741,049	$1,887,901
MI RDA Administration		$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
County RDA Administration (1.5%) (Returned to MIRDA)	1.5%	$427,722	$294,647	$166,324	$370,689	$285,141	$427,722	$294,647	$166,324	$370,689	$285,141	$411,157	$283,185
Total Uses		**$28,514,779**	**$19,643,100**	**$11,088,267**	**$24,712,631**	**$19,009,409**	**$28,514,779**	**$19,643,100**	**$11,088,267**	**$24,712,631**	**$19,009,409**	**$27,410,487**	**$18,879,008**
REMAINING TAX REVENUES FOR TAXING ENTITIES		**Year 11**	**Year 12**	**Year 13**	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**
Utah County		$625,337	$473,438	$326,964	$560,238	$162,588	$625,337	$473,438	$326,964	$560,238	$162,588	$625,337	$473,438
Alpine School District		$4,043,334	$3,061,176	$2,114,696	$3,622,409	$2,991,022	$4,043,334	$3,061,176	$2,114,696	$3,622,409	$2,991,022	$4,043,334	$3,061,176
Eagle Mountain City		$373,942	$283,108	$195,519	$335,013	$275,620	$373,942	$283,108	$195,519	$335,013	$275,620	$373,942	$283,108
Central Utah Water Conservancy District		$414,566	$301,166	$191,816	$365,956	$298,066	$414,566	$301,166	$191,816	$365,956	$298,066	$1,518,858	$1,064,758
Unified Fire Service Area		$1,154,498	$874,775	$604,192	$1,014,387	$854,726	$1,154,498	$874,775	$604,192	$1,014,387	$854,726	$1,154,498	$874,775
Total		**$6,612,618**	**$4,993,662**	**$3,432,527**	**$5,918,780**	**$4,878,023**	**$6,612,618**	**$4,993,662**	**$3,432,527**	**$5,918,780**	**$4,878,023**	**$7,716,910**	**$5,757,755**

Notes: The values, calculated increments, and years are estimates only.
The projected model does not take into account the phasing and staggering of future phases as the phasing and timing data has not been provided.

Eagle Mountain Redevelopment Agency
Sweetwater CRA #4
Increment and Budget Analysis

INCREMENTAL TAX ANALYSIS: Cumulative Taxable Value	Year	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40		
Phase I Real Property Value (Building & Land)		$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947	$176,022,947		
Phase II Real Property Value (Building & Land)		$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947	$259,622,947		
Phase I Personal Property Value		$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000		
Phase II Personal Property Value		$283,500,000	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000	$850,500,000	$364,500,000	$283,500,000	$2,511,000,000	$1,863,000,000		
Total Assessed Value:		**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**		
Value of Current Property		$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291	$2,291		
Less Base Year Value		($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)	($2,291)		
TOTAL INCREMENTAL VALUE:		**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**	**$3,797,145,893**	**$2,663,145,893**	**$1,569,645,893**	**$3,311,145,893**	**$2,582,145,893**		
TAX RATE & INCREMENT ANALYSIS:	**2025 Rates**																				
Utah County	0.000893	1,401,694	2,956,853	2,305,856	3,390,851	2,378,189	1,401,694	2,956,853	2,305,856	3,390,851	2,378,189	1,401,694	2,956,853	2,305,856	3,390,851	2,378,189	1,401,694	2,956,853	2,305,856	97,433,861	42,769,488
Alpine School District	0.005774	9,063,135	19,118,556	14,909,310	21,924,720	15,377,004	9,063,135	19,118,556	14,909,310	21,924,720	15,377,004	9,063,135	19,118,556	14,909,310	21,924,720	15,377,004	9,063,135	19,118,556	14,909,310	620,992,288	275,247,732
Eagle Mountain City	0.000534	838,191	1,768,152	1,378,866	2,027,676	1,422,120	838,191	1,768,152	1,378,866	2,027,676	1,422,120	838,191	1,768,152	1,378,866	2,027,676	1,422,120	838,191	1,768,152	1,378,866	58,263,921	25,455,887
Central Utah Water Conservancy District	0.000400	627,858	1,324,458	1,032,858	1,518,858	1,065,258	627,858	1,324,458	1,032,858	1,518,858	1,065,258	627,858	1,324,458	1,032,858	1,518,858	1,065,258	627,858	1,324,458	1,032,858	43,643,387	19,068,080
Unified Fire Service Area	0.001650	2,589,916	5,463,391	4,260,541	6,265,291	4,394,191	2,589,916	5,463,391	4,260,541	6,265,291	4,394,191	2,589,916	5,463,391	4,260,541	6,265,291	4,394,191	2,589,916	5,463,391	4,260,541	180,024,970	78,555,830
Totals:	0.009251	14,520,794	30,631,411	23,887,432	35,127,397	24,636,763	14,520,794	30,631,411	23,887,432	35,127,397	24,636,763	14,520,794	30,631,411	23,887,432	35,127,397	24,636,763	14,520,794	30,631,411	23,887,432	1,000,362,427	440,097,018
TOTAL INCREMENTAL REVENUE IN PROJECT AREA:	0.009251	**$14,520,794**	**$30,631,411**	**$23,887,432**	**$35,127,397**	**$24,636,763**	**$14,520,794**	**$30,631,411**	**$23,887,432**	**$35,127,397**	**$24,636,763**	**$14,520,794**	**$30,631,411**	**$23,887,432**	**$35,127,397**	**$24,636,763**	**$14,520,794**	**$30,631,411**	**$23,887,432**	**$1,000,362,427**	**$440,997,018**
PROJECT AREA BUDGET																					
PROJECT AREA BUDGET																					
Sources of Funds:	**Year**	**Year 23**	**Year 24**	**Year 25**	**Year 26**	**Year 27**	**Year 28**	**Year 29**	**Year 30**	**Year 31**	**Year 32**	**Year 33**	**Year 34**	**Year 35**	**Year 36**	**Year 37**	**Year 38**	**Year 39**	**Year 40**	**TOTALS**	**NPV**
Property Tax Participation Rate for Budget (County, City, UFA)																					
Real Property Value (Building & Land)		55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%		
Personal Property Value		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%		
Property Tax Participation Rate for Budget Adjust for ASD First Five Years																					
Real Property Value (Building & Land)		55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%	55%		
Personal Property Value		85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%		
Property Tax Participation Rate for Budget Adjust for CUWCD																					
Real Property Value (Building & Land)		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Personal Property Value		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Property Tax Increment for Budget																					
Utah County		$1,074,730	$2,396,616	$1,843,268	$2,765,514	$1,904,751	$1,074,730	$2,396,616	$1,843,268	$2,765,514	$1,904,751	$1,074,730	$2,396,616	$1,843,268	$2,765,514	$1,904,751	$1,074,730	$2,396,616	$1,843,268	**$78,359,059**	**$34,301,253**
Alpine School District		$6,949,039	$15,496,147	$11,918,288	$17,881,387	$12,315,828	$6,949,039	$15,496,147	$11,918,288	$17,881,387	$12,315,828	$6,949,039	$15,496,147	$11,918,288	$17,881,387	$12,315,828	$6,949,039	$15,496,147	$11,918,288	**$494,824,910**	**$211,479,633**
Eagle Mountain City		$642,672	$1,433,139	$1,102,246	$1,653,734	$1,139,011	$642,672	$1,433,139	$1,102,246	$1,653,734	$1,139,011	$642,672	$1,433,139	$1,102,246	$1,653,734	$1,139,011	$642,672	$1,433,139	$1,102,246	**$46,857,489**	**$20,511,611**
Central Utah Water Conservancy District																				**$15,389,941**	**$9,684,066**
Unified Fire Service Area		$1,985,484	$4,428,237	$3,405,815	$5,109,852	$3,519,417	$1,985,484	$4,428,237	$3,405,815	$5,109,852	$3,519,417	$1,985,484	$4,428,237	$3,405,815	$5,109,852	$3,519,417	$1,985,484	$4,428,237	$3,405,815	**$144,784,576**	**$63,378,574**
Total Property Tax Increment for Budget:		**$10,652,225**	**$23,754,139**	**$18,269,617**	**$27,410,487**	**$18,879,008**	**$10,652,225**	**$23,754,139**	**$18,269,617**	**$27,410,487**	**$18,879,008**	**$10,652,225**	**$23,754,139**	**$18,269,617**	**$27,410,487**	**$18,879,008**	**$10,652,225**	**$23,754,139**	**$18,269,617**	**$780,215,776**	**$339,355,138**
Uses of Tax Increment Funds:		**Year 23**	**Year 24**	**Year 25**	**Year 26**	**Year 27**	**Year 28**	**Year 29**	**Year 30**	**Year 31**	**Year 32**	**Year 33**	**Year 34**	**Year 35**	**Year 36**	**Year 37**	**Year 38**	**Year 39**	**Year 40**	**TOTALS**	**NPV**
Redevelopment Activities (Infrastructure, Incentives, etc.)	88.5%	$9,422,219	$21,017,413	$16,163,611	$24,253,281	$16,702,922	$9,422,219	$21,017,413	$16,163,611	$24,253,281	$16,702,922	$9,422,219	$21,017,413	$16,163,611	$24,253,281	$16,702,922	$9,422,219	$21,017,413	$16,163,611	**$690,290,962**	**$300,240,482**
CRA Housing Requirement	10.0%	$1,065,222	$2,375,414	$1,826,962	$2,741,049	$1,887,901	$1,065,222	$2,375,414	$1,826,962	$2,741,049	$1,887,901	$1,065,222	$2,375,414	$1,826,962	$2,741,049	$1,887,901	$1,065,222	$2,375,414	$1,826,962	**$78,021,578**	**$33,935,514**
UM RDA Administration		$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	**$200,000**	**$88,815**
County RDA Administration (1.5%) - Returned to META	1.5%	$159,783	$356,312	$274,044	$411,157	$283,185	$159,783	$356,312	$274,044	$411,157	$283,185	$159,783	$356,312	$274,044	$411,157	$283,185	$159,783	$356,312	$274,044	**$11,703,237**	**$5,090,327**
Total Uses		**$10,652,225**	**$23,754,139**	**$18,269,617**	**$27,410,487**	**$18,879,008**	**$10,652,225**	**$23,754,139**	**$18,269,617**	**$27,410,487**	**$18,879,008**	**$10,652,225**	**$23,754,139**	**$18,269,617**	**$27,410,487**	**$18,879,008**	**$10,652,225**	**$23,754,139**	**$18,269,617**	**$780,215,776**	**$339,355,138**
REMAINING TAX REVENUES FOR TAXING ENTITIES		**Year 23**	**Year 24**	**Year 25**	**Year 26**	**Year 27**	**Year 28**	**Year 29**	**Year 30**	**Year 31**	**Year 32**	**Year 33**	**Year 34**	**Year 35**	**Year 36**	**Year 37**	**Year 38**	**Year 39**	**Year 40**	**TOTALS**	**NPV**
Utah County		$326,964	$560,238	$462,588	$625,337	$473,438	$326,964	$560,238	$462,588	$625,337	$473,438	$326,964	$560,238	$462,588	$625,337	$473,438	$326,964	$560,238	$462,588	**$19,074,802**	**$8,268,236**
Alpine School District		$2,114,096	$3,622,409	$2,991,022	$4,043,334	$3,061,176	$2,114,096	$3,622,409	$2,991,022	$4,043,334	$3,061,176	$2,114,096	$3,622,409	$2,991,022	$4,043,334	$3,061,176	$2,114,096	$3,622,409	$2,991,022	**$135,167,377**	**$63,768,100**
Eagle Mountain City		$195,519	$335,013	$276,620	$373,942	$283,108	$195,519	$335,013	$276,620	$373,942	$283,108	$195,519	$335,013	$276,620	$373,942	$283,108	$195,519	$335,013	$276,620	**$11,406,432**	**$4,944,275**
Central Utah Water Conservancy District		$627,858	$1,324,458	$1,032,858	$1,518,858	$1,065,258	$627,858	$1,324,458	$1,032,858	$1,518,858	$1,065,258	$627,858	$1,324,458	$1,032,858	$1,518,858	$1,065,258	$627,858	$1,324,458	$1,032,858	**$28,253,446**	**$9,384,014**
Unified Fire Service Area		$604,132	$1,035,153	$854,726	$1,155,438	$874,773	$604,132	$1,035,153	$854,726	$1,155,438	$874,773	$604,132	$1,035,153	$854,726	$1,155,438	$874,773	$604,132	$1,035,153	$854,726	**$35,244,594**	**$15,277,255**
Total		**$3,868,569**	**$6,877,272**	**$5,617,815**	**$7,716,910**	**$5,757,755**	**$3,868,569**	**$6,877,272**	**$5,617,815**	**$7,716,910**	**$5,757,755**	**$3,868,569**	**$6,877,272**	**$5,617,815**	**$7,716,910**	**$5,757,755**	**$3,868,569**	**$6,877,272**	**$5,617,815**	**$229,146,651**	**$101,641,880**

Notes: The values, calculated increments, and years are estimates only.
This project model does not take into account the phasing and triggering of