

Introduction and Overview

Utah Code 17C-5-105(1) Requirements

Project Area Map



Boundary Description

That area of incorporated Draper City known as the South Mountain Community Reinvestment Area located in the Southeast Quarter, and the Northeast Quarter of Section 12, Township 4 South, Range 1 West, and also the Southwest Quarter, and the Northwest Quarter of Section 7, Township 4 South, Range 1 East of the Salt Lake Base and Meridian.

Beginning at the Southwest corner of Draper City Parcel 3 as depicted on that Triton Terrace Subdivision Plat recorded in Book 2009, at Page 189 in the Office of the Salt Lake County Recorder, said point being the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 7, and being N. $89^{\circ}56'36''$ W. 1340.23 feet along the Quarter Section Line from the Center of said section 7; thence S. $01^{\circ}04'31''$ W. 701.28 feet, more, or less, along the West line of the Northeast quarter of the Southwest quarter of said Section 7 to the Northerly right of way line of Highland Drive as depicted on that Dedication Plat recorded in Book 95-10P, at Page 274; thence along said right of way line the following two (2) courses; 1) N. $73^{\circ}59'25''$ E. 5.36 feet to a 1008.06 foot radius curve to the left, (center bears N. $16^{\circ}00'35''$ W.); 2) Westerly along the arc of said curve 634.42 feet through a central angle of $36^{\circ}03'32''$ (long cord bears N. $55^{\circ}57'39''$ W. 624.00 feet), more, or less, to the Southerly right of way of Bangerter Parkway; thence along said right of way the following three (3) courses; 1) N. $54^{\circ}11'04''$ W. 33.59 feet; 2) N. $35^{\circ}48'56''$ E. 8.11 feet to a 31.00 foot radius curve to the left, (center bears N. $54^{\circ}10'58''$ W.); 3) Northerly along the arc of said curve 49.30 feet through a central angle of $91^{\circ}07'08''$ (long cord bears N. $09^{\circ}44'32''$ W. 44.27 feet); thence N. $36^{\circ}06'28''$ E. 98.02 feet, more, or less, to the Northerly right of way of said Bangerter Parkway as depicted on that Dedication Plat recorded in Book 2012P, at Page 64, and the beginning of a non tangent 26.00 foot radius curve to the left, (center bears N. $34^{\circ}55'53''$ E.); thence along said right of way the following two (2) courses; 1) Easterly 40.71 feet along the arc of said curve through a central angle of $89^{\circ}43'17''$ (long cord bears N. $80^{\circ}04'15''$ E. 36.68 feet; 2) N. $35^{\circ}13'00''$ E. 4.00 feet; thence S. $54^{\circ}48'12''$ E. 121.738 feet, more, or less, to the Southerly right of way of said Highland Drive; thence S. $34^{\circ}57'25''$ W. 25.68 feet along said right of way to the beginning of a 20.00 foot radius curve to the left (center bears S. $55^{\circ}02'12''$ E.) as depicted on that Traverse Ridge Road Dedication Plat recorded in Book 95-10P, at Page 275; thence Southeasterly along the arc of said curve 31.51 feet through a central angle of $90^{\circ}16'43''$ (long cord bears S. $10^{\circ}10'34''$ E. 28.35 feet) to the point of tangency on the Northerly right of way of said Traverse Ridge Road; thence S. $35^{\circ}28'34''$ W. 84.00 feet, more, or less, to the Southerly right of way of said Traverse Ridge Road, and the beginning of a non-tangent 20.00 foot radius curve to the left (center bears S. $34^{\circ}41'05''$ W.); thence Westerly along said right of way and the arc of said curve 30.69 feet through a central angle of $87^{\circ}54'50''$ (long cord bears S. $80^{\circ}43'39''$ W. 27.76 feet) to a point on a 1092.06 radius curve to the right (center bears N. $53^{\circ}17'22''$ W.) said point being on the Southerly right of way of said Highland Drive as depicted on that Dedication Plat recorded in Book 95-10P, at Page 274; thence along said right of way the following five (5) courses; 1) Westerly along the arc of said curve 710.55 feet through a central angle of $37^{\circ}16'48''$ (S. $55^{\circ}21'02''$ W. 698.09 feet); 2) S. $73^{\circ}59'25''$ W. 1489.71 feet to a 2162.85 foot radius curve to the left (center bears S. $16^{\circ}00'35''$ E.); 3) Westerly along the arc of said curve 439.91 feet through a central angle of $11^{\circ}39'13''$ (long cord bears S. $68^{\circ}09'49''$ W. 439.15 feet) 4) S. $62^{\circ}20'12''$ W. 205.13 feet to a 894.00 foot radius curve to the right, (center bears N. $27^{\circ}39'48''$ W.); 5) Westerly along the arc of said curve 487.79 feet through a central angle of $31^{\circ}15'45''$ (long cord bears S. $77^{\circ}58'03''$ W. 481.77 feet) to the Easterly right of way line of the UTA Railroad Property/Corridor; thence along said right of way line the following two (2) courses; 1) N. $50^{\circ}33'13''$ E. 455.81 feet to a 1610.00 foot radius curve to the left, (center bears N. $39^{\circ}26'46''$ W.); 2) Northeasterly along the arc of said curve 365.60 feet through a central angle of $13^{\circ}00'39''$ (long cord bears N. $44^{\circ}02'53''$ E. 364.82 feet) to that property conveyed to Draper City as described in that Quitclaim Deed recorded in Book 10650, at Page 3614; thence the following twenty nine (29) courses along said property; 1) N. $52^{\circ}19'41''$ W. 14.93 feet; 2) N. $37^{\circ}08'50''$ E. 60.64 feet to a 609.21 foot radius curve to the left (center bears N. $53^{\circ}13'27''$ W.); 3) Northeasterly along the arc of said curve 61.41 feet through a central angle of $05^{\circ}46'31''$ (long cord bears N. $33^{\circ}53'17''$ E. 61.38 feet) to a 1462.92 foot radius curve to the left (center bears N. $57^{\circ}00'44''$ W.); 4) Northeasterly along the arc of said curve 123.40 feet through a central angle of $04^{\circ}49'58''$ (long cord bears N. $30^{\circ}34'17''$ E. 123.36

feet); 5) N. 26°55'55" E. 83.85 feet to a 183.29 foot radius curve to the right (center bears S. 63°57'58" E.); 6) Northeasterly 33.48 feet along the arc of said curve through a central angle of 10°27'51" (long cord bears N. 31°15'58" E. 33.43 feet); 7) N. 18°40'49" E. 190.31 feet; 8) N. 16°39'18" E. 109.76 feet to a 830.00 foot radius curve to the right (center bears S. 73°20'42" E.); 9) Northeasterly along the arc of said curve 311.84 feet through a central angle of 21°31'35" (long cord bears N. 27°25'05" E. 310.00 feet); 10) N. 38°10'52" E. 79.85 feet; 11) N. 32°43'48" E. 125.99 feet; 12) N. 43°50'20" E. 21.33 feet; 13) N. 29°52'47" E. 28.30 feet to a 387.00 foot radius curve to the right (center bears S. 60°07'13" E.); 14) Northeasterly along the arc said curve 166.28 feet through a central angle of 24°37'07" (long cord bears N. 42°11'20" E. 165.01 feet); 15) N. 54°29'54" E. 23.08 feet; 16) N. 60°17'46" E. 202.11 feet; 17) N. 60°31'33" E. 903.85 feet; 18) N. 66°12'18" E. 15.43 feet to a 295.00 foot radius curve to the left (center bears N. 23°47'42" W.); 19) Northeasterly along the arc of said curve 29.40 feet through a central angle of 05°42'38" (long cord bears N. 63°20'59" E. 29.39 feet); 20) N. 60°29'40" E. 807.95 feet; 21) N. 29°30'20" W. 2.38 feet; 22) N. 60°31'42" E. 179.64 feet to a 217.50 foot radius curve to the right (center bears S. 18°52'52" E.); 23) Northeasterly along the arc of said curve 59.21 feet through a central angle of 15°35'51" (long cord bears N. 78°55'04" E. 59.03 feet); 24) N. 86°42'59" E. 75.98 feet to a 82.50 foot radius curve to the left (center bears N. 03°17'01" W.); 25) Northeasterly along the arc of said curve 37.91 feet through a central angle of 26°19'48" (long cord bears N. 73°33'05" E. 37.58 feet); 26) N. 60°23'11" E. 20.00 feet; 28) S. 29°36'49" E. 39.38 feet; 29) S. 60°30'05" W. 1025.87 feet, more, or less, to the West line of the Southeast quarter of the Northwest quarter of said Section 7; thence S. 0°29'31" E. 229.36 feet, more, or less, along said West Line to the northwest corner of said Draper City Parcel 3; thence along the boundary of said parcel the following seven (7) courses; 1) N. 88°45'29" W. 30.61 feet; 2) S. 21°38'08" E. 132.11 feet; 3) East 39.31 feet; 4) S. 14°02'34" W. 84.49 feet; 5) S. 02°46'45" E. 113.81; 6) S. 08°15'48" E. 163.42 feet; 7) S. 24°07'24" E. 69.32 feet; 8) N. 89°56'36" W. 150.22 to the point of beginning. The above described area contains 63.484 acres, more, or less.

Project Area Parcels

Parcel ID	District	Owner	Address	Taxable Value	Acreage
33124000180000	55	TRIPLE S INVESTMENT COMPANY	65 E HIGHLAND DR	\$ 215,400	1.12
33124000290000	55	CELTIC INVESTMENT, INC	102 W HIGHLAND DR	\$ 1,957,400	9.51
34071001420000	55	DRAPER CITY	65 E HIGHLAND DR	\$ -	5.93
34071760210000	55	DRAPER CITY	275 E HIGHLAND DR	\$ -	1.22
34073000180000	55	TRIPLE S INVESTMENT COMPANY	65 E HIGHLAND DR	\$ 5,209,900	55

B) Contain a general statement of the existing land uses, layout of principal streets, population densities, and building intensities of the community reinvestment project area and how each will be affected by the project area development

Land Uses

Existing: The 72-acre Project Area consists solely of vacant land.

Anticipated: The Project Area, a former gravel pit site, will be redeveloped and transformed into an approximately 800,000-square-foot, high-wage employment center.

Layout of Principal Streets

Existing: The southern boundary of the Project Area follows Highland Drive from the Porter Rockwell Trail to South Bangerter Parkway.

Anticipated: Road improvements are expected to occur on Highland Drive, with the possibility of adding a traffic light to improve public safety and accommodate the daytime employment population.

Population Densities

Existing: The Project Area consists solely of vacant land.

Anticipated: Pluralsight's global headquarters will create approximately 2,464 high-wage jobs, in addition to the roughly 600 employees currently located in Davis County, Utah.

Building Intensities

Existing: The Project Area consists solely of vacant land.

Anticipated: During the first 10 years of the Project Area life, the developer anticipates constructing 800,000 square feet of office space that will provide the necessary amenities and infrastructure for Pluralsight's campus.

C) State the standards that will guide the project area development

The Draper City General Plan will guide Project Area development. A few of the land use and character standards articulated in the General Plan have application to the proposed development:

- Ensure a rich variety of living, working, and leisure environments that visually, aesthetically, socially, and economically complement one another.
- Encourage the integration of uses including residential, retail, office, and light industrial uses in specific areas supported by compatible transit infrastructure.
- Create an unsurpassed quality of life and aesthetic experience for citizens and visitors.



Photo courtesy of Pluralsight

D) Show how the project area development will further purposes of this title (17C)

The Project Area will redevelop a gravel pit site and leverage private investment to support all direct, indirect, and induced economic growth and activity associated with the constructing of Pluralsight's global headquarters.

E) Be consistent with the general plan of the community in which the community reinvestment project area is located and show that the project area development will conform to the community's general plan

The Draper City General Plan includes the following objectives that the Project Area will support and conform to:

- Economic Vitality Goal 1.2 calls for targeting technology related research and development, as well as corporate or regional headquarters.
- Economic Vitality Goal 3.1 recommends supporting businesses through economic development programs and resources.
- Economic Vitality Goal 4.6 encourages a variety of outdoor recreational opportunities.
 - Note: The Project Area includes a portion of the Porter Rockwell Trail that offers residents, visitors, and job center employees the opportunity to improve their well-being through walking, running, and biking.
- Economic Vitality Goal 5.6 suggests improving pedestrian, bicycle, and mass transit networks to provide alternative modes of transportation to access commercial centers.
- Economic Vitality Goal 6.2 supports the redevelopment of underutilized or vacant parcels.

F) If applicable, describe how project area development will eliminate or reduce blight in the community reinvestment project area

Not applicable.

G) Describe any specific project area development that is the object of the community reinvestment project area plan

The Project Area will include the development of Pluralsight's 800,000-square-foot global headquarters and associated amenities.

H) If applicable, explain how the agency plans to select a participant

The Agency anticipates entering into a post-performance tax increment reimbursement agreement with Pluralsight's selected developer. Tax increment reimbursements will only be provided following significant up-front private investment that generates tax increment above the baseline assessed taxable value within the Project Area, as well as Pluralsight achieving benchmarks that conform to its Economic Development Tax Increment Finance ("EDTIF") commitment from the Governor's Office of Economic Development ("GOED").

I) State each reason the agency selected the community reinvestment project area

1. The Project Area will facilitate the redevelopment of a vacant gravel pit.
2. The Project Area will house Pluralsight's global headquarters and is expected to create up to 2,464 jobs with wages (in aggregate) that exceed 110 percent of the county average wage.
3. The Project Area will include a future TRAX transit stop, thus creating a transit-oriented development.

J) Describe the physical, social, and economic conditions that exist in the community reinvestment project area

The Project Area is comprised of five vacant parcels of land. The Project Area is strategically located directly east of Interstate 15 and at the confluence of future Red and Blue TRAX lines.



Photo courtesy of Pluralsight

K) Describe each type of financial assistance that the agency anticipates offering a participant

The Agency intends to enter into a post-performance tax increment reimbursement agreement with the Project Area developer. The developer will receive a portion of the tax increment generated within the Project Area that is above the agreed upon base taxable value at the onset of the project. Additionally, the Agency will set-aside 10% of tax increment toward targeted housing uses as required by Utah Code Title 17C.

L) Report the results of the public benefit analysis

i) The following analysis shall consider the benefit of any financial assistance or other public subsidy proposed to be provided by the agency, including:

A) An evaluation of the reasonableness of the costs of the proposed project area development

The City plans to use \$7.5 million of the tax increment generated to make public infrastructure improvements along Highland Drive. Pluralsight and their developer anticipate private investment in the Project Area to exceed \$300 million within the first ten years of the Project Area's life. This extraordinary private investment will provide a great benefit to the City and is deemed reasonable by the Agency.

B) Efforts that have been, or will be made, to maximize private investment

The Project Area's catalyst, Pluralsight's global headquarters, will provide an extraordinary amount of private investment within a Project Area solely comprised of vacant land. While private investment will exceed \$300 million in the Project Area, public participation will not exceed a 75% participation rate from any taxing entity. The Agency will provide assistance in the form of post-performance tax increment reimbursements to ensure private investment and job creation has been realized. Additionally, the Agency will impose a cap (\$) within its reimbursement agreement to ensure that public expenses are controlled and that the upside of the Project Area's success is passed on to the City's resident taxpayers.

	Phase 1	Phase 2	Phase 3	Phase 4
Estimated Completion	2020	2023	2026	2029
Office (ft. ²)	350,000	150,000	150,000	150,000
Building Construction Investment	\$101,000,000	\$43,000,000	\$63,000,000	\$53,000,000
Personal Property Investment	\$17,500,000	\$7,500,000	\$7,750,000	\$8,000,000

	Building Construction	Personal Property Investment	
	\$260,000,000	\$40,750,000	
Project Area Acres	72	72	Total
Private Investment per Acre	\$3,611,111.11	\$565,972.22	\$4,177,083.33

- C) *The rationale for the use of project area funds, including an analysis of whether the proposed project area development might reasonably be expected to occur in the foreseeable future solely through private investment*

The Agency's rationale for use of Project Area funds includes the following:

- The State of Utah manages a sophisticated and well vetted EDTIF incentive program. In September of 2017, GOED's Board of Directors approved Pluralsight for an EDTIF post-performance refundable tax credit for 25% of the \$86 million of new state revenue Pluralsight would generate through the creation of 2,464 jobs. That number of jobs represents \$1,421,599,490 in total new state wages. The agreement requires a local incentive proposal to be brought before the Board of Directors in order for the company to be eligible for the state incentive. The City is pleased to partner with the State of Utah in fulfilling its EDTIF requirement of Pluralsight.
- For years, the Agency and Pluralsight's developer have not been able to field a development proposal of this magnitude and cohesion at the site of the Project Area. It is the Agency's opinion that the presence of a global headquarters in its City and Salt Lake County wouldn't be feasible or occur in the foreseeable future solely through private investment without public participation.

The Agency has conducted an analysis that compares an adjacent development to underscore the need for, and benefits from, public assistance:

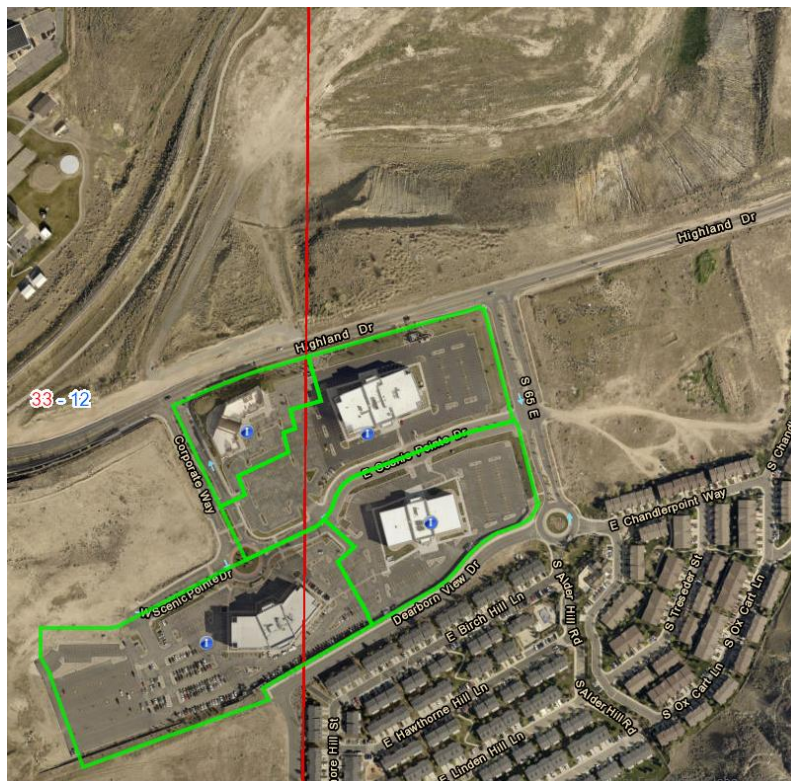
Given the proximity to the Point of the Mountain, Silicon Slopes, and the property that will be available after the prison relocates, it is likely that the property included in this Project Area would be developed at some point. However, it is unlikely that a development of this magnitude and impact would develop on its own. This is apparent when viewing a development across the street (Highland Drive) from the Project Area that has been developed in the last few years.

As projected in the Project Area, the comparison properties' values grew primarily from capital investment into the development. The combined 2014 value for the properties was \$18,519,200. The assessed taxable value of the properties in 2018 was \$67,282,500, a 363% increase. Projected over a similar 5-year time period, the Project Area is anticipated to grow from its current value of \$7,382,700 to \$155,494,300, an increase of 2,206%. Furthermore, the proposed Project Area would see multiple rounds of capital investment, which

would result in continued improvement and stimulate growth beyond the Project Area boundaries, as mentioned above.

	Years 1-5	
	Increase (\$)	Increase (%)
Comparison Property	\$48,763,300	363%
South Mountain CRA	\$155,494,300	2,206%

Beyond the increases in taxable value, the Project Area will have a significant employment impact on the area. If estimates are met, there will be 34 new jobs per acre in the Project Area. Furthermore, as mentioned above, the Project Area will include the global headquarters of a Utah-based company, as well as improved bicycle, pedestrian, and recreational trail networks. This is in stark contrast to the sprawling parking lots that comprise the majority of the acreage in the comparison development across Highland Drive.



Comparison Property

The Project Area is necessary to support the comprehensive and significant development that includes dramatic increases in property values, significant employment development and employment density, and recreational amenities that will accompany the development. When compared with nearby properties, it is evident the Project Area is essential to supporting the project and its myriad benefits.

- D) An estimate of the total amount of project area funds that the agency intends to spend on project area development and the length of time over which the project area funds will be spent

The Agency's tax increment reimbursement agreement will be capped at \$23,031,983. Over the 20-year life of the Project Area, the following increment distributions are proposed:

Commitments

- Mandatory Housing Set-Aside: \$5,001,553
- Public Infrastructure Expenditures: \$7,500,000
- Agency Administration: \$2,500,776

Reimbursement Agreement

- Post-Performance Job Creation: \$21,547,647
- Performance-Based Education Program with Canyons School District: \$1,484,336

Total Anticipated Tax Increment Generated (Commitments + Reimbursement Agreement)

- \$50,015,527

ii) The anticipated public benefit derived from the proposed project area development, including:

A) The beneficial influences on the community's tax base

Sales tax is the primary revenue source for the City. This Project Area will generate substantial property tax through the construction of new commercial property, which will strengthen the City's economic well-being and its desire to not raise taxes on its residents. Further, the property tax benefits will amplify upon expiration of the Project Area. The Project Area's taxable value in 2017 totaled \$7,382,700. If the Project Area parcels remained vacant and no development occurred, there would be little increase in value; however, it's anticipated that the project's first year would yield \$106,791,200 in incremental taxable value above the \$7,382,700 baseline. The incremental taxable value above the baseline is expected to reach \$285,033,200 by the tenth year of tax increment collection.

B) The associated business and economic activity the proposed project area development will likely stimulate

The Project Area will house Pluralsight's global headquarters and is expected to create up to 2,464 jobs, in addition to their 600 existing Utah-based jobs, with wages that exceed 110 percent (in aggregate) of the county average wage. Such an influx of high wage jobs will provide a base of daytime residents that will undoubtedly boost sales tax revenues within the City. Additionally, it's likely that a portion of new employees will make the City their home in which they live, work, and play. Pluralsight also serves 40 percent of Fortune 500 companies, which will create opportunities for high-level executives to visit the City and patronize local hotels, restaurants, and other amenities. It's also important to note that Pluralsight will be another Silicon Slopes anchor of the City, and the company's guests will become aware of the development opportunities that abound at the Point of the Mountain.

C) Whether the adoption of the proposed community reinvestment project area plan is necessary and appropriate to undertake the proposed project area development

The Project Area is necessary to support the extraordinary capital investment that is required in developing a state-of-the-art global headquarters for one of Utah's most promising homegrown businesses and its daytime influx of high-wage employees. The public investment assures that a comprehensive global headquarters will develop in a timely manner and the construction costs, combined with high-wage jobs, deems this project an appropriate undertaking that will position the City as a business and technology leader with an unrivaled experience and quality of life for its visitors and residents.

D) Whether the adoption of the proposed community reinvestment project area will be a benefit or a burden on the participating school district

Canyons School District (“CSD”) is the participating school district in the proposed Project Area. According to CSD, \$7,845 will be spent per pupil in the 2018-2019 school year. In order to understand the impacts an influx of approximately 2,464 new jobs could have on CSD’s ability to meet student needs, an analysis of potential scenarios was required.

The analysis included several key assumptions: 1) the 2,464 new employees would follow trends of the Utah population as a whole; 2) children under 18 years of age comprise 29.4% of the total population in Utah; 3) per-pupil spending will increase each year over the 20-year project duration; 4) the creation of 2,464 jobs will occur over the 20-year project duration; and 5) not all new employees will reside within CSD.

In order to estimate the number of new children that will take advantage of CSD’s services, first the total new population was estimated using various marriage rates:

Approximate Number of New Employees: 2,464					
Marriage Rate	Spouse Multiplier	Adult Population (New Employees x Spouse Multiplier)	Total Population¹ (Adult Population / 0.706)	Total Children under 18 (Total Population x 0.294)	Average New Children Per Year (Total Children / 20 years)
100%	2	4,928	6980.17	2052.17	102.61
75%	1.75	4,312	6107.65	1795.65	89.78
65%	1.65	4,065.6	5758.64	1693.77	84.69
50%	1.5	3,696	5235.13	1539.13	76.96
33%	1.33	3,277.12	4641.81	1364.69	68.23
25%	1.25	3,080	4362.61	1282.61	64.13

The “Spouse Multiplier” accounts for the addition of a spouse for a certain percentage of the population (e.g., a marriage rate of 100% means that each employee has a spouse, which doubles the number of people counted in the adult population). “Total Population” is derived from knowing that, if children comprise 29.4% (0.294) of the total population, adults comprise 70.6% (.706); thus, adult population is divided by .706 to arrive at the total population (adults plus children). “Total Children under 18” is 29.4% of “Total Population.” While analysis was performed on a variety of marriage rate scenarios, the marriage rate in Utah for adults aged 20-64 (prime working age) is 65%. Scenarios above 65% marriage rate are unlikely.

In order to understand whether the influx of children would be a cost burden on CSD, per-pupil spending was forecast over the duration of the project. Forecasts were based on actual budgeted per-pupil spending between the 2014-15 school year and the 2018-19 school year:

¹ Adult population = 0.706 * Total Population $\rightarrow y = 0.706 * x \rightarrow \frac{y}{0.706} = x$

	Actual Budgeted Spending Per Pupil				
School Year	14-15	15-16	16-17	17-18	18-19
Spending Per Pupil	\$6,606.00	\$7,063.00	\$7,126.00	\$7,784.00	\$7,845.00
Average Annual Spending Increase	4.46%	Average Annual Per-Pupil Spending (2020-2040)		\$13,366.22	

With an average per-pupil cost of \$13,366.22 over the course of the project, average annual new tax revenues that will be collected during the 20-year project life (\$434,859.88) allow for an average of 32.5 new students each year. It should also be noted that this projected average revenue is over six times the projected baseline taxable values averaged over the same 20-year time period (\$63,867.13).

As stated in the assumptions, it is assumed that not all new employees will reside in CSD. Various scenarios were analyzed based on the above population numbers for different residency rates and averaged over the 20-year duration of the project:

	Marriage Rates				
Residency Rates	75%	65%	50%	33%	25%
75%	67.4	63.5	57.7	51.2	48.1
66%	59.3	55.9	50.8	45.1	42.3
50%	44.9	42.3	38.5	34.1	32.1
40%	35.9	33.9	30.8	27.3	25.7
33%	29.6	27.9	25.4	22.5	21.2
25%	22.5	21.2	19.2	17.1	16.0
10%	9.0	8.5	7.7	6.8	6.4

Each cell in the above table represents the projected average number of new students into CSD each year at the corresponding marriage and residency rates. Cells highlighted in green are below the maximum number of students that could be accounted for (32.5) with the forecasted new tax revenues for CSD (30% collection). It is important to remember that Utah's average marriage rate is 65%, so scenarios above the 65% marriage threshold are unlikely; however, they were included for completeness.

Pluralsight currently has two locations, located within two separate school districts. Based on current employee counts and residency locations, only 40% of employees live within the same school district as the Pluralsight campuses are located. It is reasonable to assume that similar residency rates would apply to new jobs created within the Project Area, especially when considering the proximity to Utah County and the planned TRAX transit line extension to the Project Area.

Matching the current employee residency rate (40%) and the Utah average marriage rate (65%), the estimated number of new pupils each year over the project's 20-year duration is 34. While this number exceeds the 32.5-student limit that projected new tax revenue would

support, it is important to note a few key shortcomings of these assumptions: 1) above numbers assume that all children under 18 are school-aged; 2) all school-aged children attend CSD schools rather than private schools; 3) the assumptions are based on averages, which means that in actuality, there will be some years, especially early in the process, with revenue surpluses; and 4) millennials comprise 42.6% of the “Tech” industry workforce.² Marriage rates are significantly lower for younger individuals, so a marriage rate of 65% is likely a high estimate.

In light of these analyses, it is unlikely that any costs induced by an increased population would exceed the revenue generated for CSD by this project. Furthermore, after the 20-year project timeline, the school district will receive its full share of the taxable value of the property, which is projected to exceed \$1.7 million in tax revenue annually.

² <https://www.visier.com/wp-content/uploads/2017/09/Visier-Insights-AgeismInTech-Sept2017.pdf>

South Mountain Community Reinvestment Area		Payment Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
		Tax Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Taxable Value		Project Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
Phase I																							
Office Park Real Property Value			\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	\$ 96,673,900	
Office Park Personal Property Value			\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000	
Square Footage			350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	
Phase II																							
Office Park Real Property Value			\$ -	\$ -	\$ -	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	\$ 41,203,100	
Office Park Personal Property Value			\$ -	\$ -	\$ -	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	
Square Footage			-	-	-	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Phase III																							
Office Park Real Property Value			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	\$ 57,203,100	
Office Park Personal Property Value			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	\$ 7,750,000	
Square Footage			-	-	-	-	-	-	-	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Phase IV																							
Office Park Real Property Value			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,203,100	\$ 49,203,100	\$ 49,203,100	\$ 49,203,100	\$ 49,203,100	\$ 49,203,100	\$ 49,203,100	\$ 49,203,100	\$ 49,203,100	\$ 49,203,100	\$ 49,203,100	
Office Park Personal Property Value			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	\$ 8,000,000	
Square Footage			-	-	-	-	-	-	-	-	-	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Total Taxable Value			\$ 114,173,900	\$ 114,173,900	\$ 114,173,900	\$ 162,877,000	\$ 162,877,000	\$ 162,877,000	\$ 227,830,100	\$ 227,830,100	\$ 227,830,100	\$ 285,033,200	\$ 285,033,200	\$ 285,033,200	\$ 285,033,200	\$ 285,033,200	\$ 285,033,200	\$ 285,033,200	\$ 285,033,200	\$ 285,033,200	\$ 285,033,200	\$ 285,033,200	
Less: Base Taxable Value			\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	\$ (7,382,700)	
TOTAL INCREMENTAL PROPERTY TAX VALUE			\$ 106,791,200	\$ 106,791,200	\$ 106,791,200	\$ 155,494,300	\$ 155,494,300	\$ 155,494,300	\$ 220,447,400	\$ 220,447,400	\$ 220,447,400	\$ 277,650,500	\$ 277,650,500	\$ 277,650,500	\$ 277,650,500	\$ 277,650,500	\$ 277,650,500	\$ 277,650,500	\$ 277,650,500	\$ 277,650,500	\$ 277,650,500	\$ 277,650,500	
Total Square Footage			350,000	350,000	350,000	500,000	500,000	500,000	650,000	650,000	650,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	
Tax District 55		Tax Rate (2017)																					
Salt Lake County		0.0022000	\$ 234,941	\$ 234,941	\$ 234,941	\$ 342,087	\$ 342,087	\$ 342,087	\$ 484,984	\$ 484,984	\$ 484,984	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	
Salt Lake County Library		0.0005980	\$ 63,861	\$ 63,861	\$ 63,861	\$ 92,986	\$ 92,986	\$ 92,986	\$ 131,828	\$ 131,828	\$ 131,828	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	
Canyons School District		0.0064390	\$ 687,629	\$ 687,629	\$ 687,629	\$ 1,001,228	\$ 1,001,228	\$ 1,001,228	\$ 1,419,461	\$ 1,419,461	\$ 1,419,461	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	
Draper City		0.0001460	\$ 155,915	\$ 155,915	\$ 155,915	\$ 227,022	\$ 227,022	\$ 227,022	\$ 321,853	\$ 321,853	\$ 321,853	\$ 405,370	\$ 405,370	\$ 405,370	\$ 405,370	\$ 405,370	\$ 405,370	\$ 405,370	\$ 405,370	\$ 405,370	\$ 405,370	\$ 405,370	
South Salt Lake Valley Mosquito Abatement District		0.0000170	\$ 1,815	\$ 1,815	\$ 1,815	\$ 2,643	\$ 2,643	\$ 2,643	\$ 3,748	\$ 3,748	\$ 3,748	\$ 4,720	\$ 4,720	\$ 4,720	\$ 4,720	\$ 4,720	\$ 4,720	\$ 4,720	\$ 4,720	\$ 4,720	\$ 4,720	\$ 4,720	
Central Utah Water Conservancy District		0.0004000	\$ 42,716	\$ 42,716	\$ 42,716	\$ 62,198	\$ 62,198	\$ 62,198	\$ 88,179	\$ 88,179	\$ 88,179	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	
Jordan Valley Water Conservancy District		0.0004000	\$ 42,716	\$ 42,716	\$ 42,716	\$ 62,198	\$ 62,198	\$ 62,198	\$ 88,179	\$ 88,179	\$ 88,179	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	\$ 111,060	
South Valley Sewer District		0.0003160	\$ 33,746	\$ 33,746	\$ 33,746	\$ 49,136	\$ 49,136	\$ 49,136	\$ 69,661	\$ 69,661	\$ 69,661	\$ 87,738	\$ 87,738	\$ 87,738	\$ 87,738	\$ 87,738	\$ 87,738	\$ 87,738	\$ 87,738	\$ 87,738	\$ 87,738	\$ 87,738	
TOTAL PROPERTY TAX INCREMENTAL REVENUE		0.0118300	\$ 1,263,340	\$ 1,263,340	\$ 1,263,340	\$ 1,839,498	\$ 1,839,498	\$ 1,839,498	\$ 2,607,893	\$ 2,607,893	\$ 2,607,893	\$ 3,284,605	\$ 3,284,605	\$ 3,284,605	\$ 3,284,605	\$ 3,284,605	\$ 3,284,605	\$ 3,284,605	\$ 3,284,605	\$ 3,284,605	\$ 3,284,605	\$ 3,284,605	
RDA Share of Increment from Taxing Entities																							
Salt Lake County		100%	\$ 234,941	\$ 234,941	\$ 234,941	\$ 342,087	\$ 342,087	\$ 342,087	\$ 484,984	\$ 484,984	\$ 484,984	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	\$ 610,831	
Salt Lake County Library		100%	\$ 63,861	\$ 63,861	\$ 63,861	\$ 92,986	\$ 92,986	\$ 92,986	\$ 131,828	\$ 131,828	\$ 131,828	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	\$ 166,035	
Canyons School District		100%	\$ 687,629	\$ 687,629	\$ 687,629	\$ 1,001,228	\$ 1,001,228	\$ 1,001,228	\$ 1,419,461	\$ 1,419,461	\$ 1,419,461	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	\$ 1,787,792	
Draper City		70%	\$ 109,141	\$ 109,141	\$ 109,141	\$ 158,915	\$ 158,915																