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# Midvale Redevelopment Agency Main Street Project Area

Revised Budgets  
Fiscal Impact  
Economic Impact  
Community Impact



September 2020

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## SECTION I: EXECUTIVE SUMMARY

Midvale City (the “City”) and the Midvale City Redevelopment Agency (the “Agency”) are working on redeveloping the City’s historic Main Street (“Main Street”, “Project Area”, or “Area”). Redeveloping the Area (See **Exhibit A**) will increase the assessed value of the area, provide more space for businesses, benefit the taxing entities financially, create more jobs, increase the stock of affordable and market rate housing, support and enhance the arts, and establish a sense of place that is unique to Midvale City which will develop into a local and regional draw. The additional opportunity to capture new investments in housing, both affordable and market rate will greatly enhance the overall goal of creating a sense of place that is unique and support various forms of enhanced arts and culture to develop both local and regional interest.

### INCREASE ASSESSED VALUE

Historic growth patterns illustrate that, without intervention, the City’s Main Street Area is unlikely to redevelop while surrounding areas, like the City and Salt Lake County (the “County”) will continue to grow and flourish. The following table shows the differences in growth rates between the Main Street Area, the City, and the County.

**Table 1.1:** Main Street Area, City, and County Growth Comparisons

Average Annual Growth Rate	2009 Value	2017 Value	2020 Value	2009-2020	Difference	2017-2020	Difference
Main Street CDA	\$91M	\$75M	\$89M	-0.27%	0.0%	5.6%	0.0%
Midvale City	\$1,447M	\$1,705M	\$2,250M	4.09%	-1605.7%	9.70%	73.6%
Salt Lake County	\$65,785M	\$79,828M	\$102,771M	4.14%	-1623.1%	8.79%	57.3%

Our analysis estimates that with support from the Agency, the Area will increase in taxable value by 192 percent over an eight year buildout period. This increase in taxable value will create additional property tax revenues for the taxing entities, including the County and Canyons School District (the “School District”).

### DEVELOPMENT CONTINGENCY

The efforts within the Main Street CDA aimed at increasing density, enabling infill development, and promoting vitality in an area are somewhat different than those common to most redevelopment project areas. Traditionally, a project area is built around one or several significant projects. The budget is based on how much revenue the significant project(s) will generate and what is needed to fill any gap in funding or to make the project(s) feasible. For the Main Street CDA, however, the Agency believes a blended approach will yield the most successful results. In other words, basing a budget on infill development and increased density AND on a specific significant project.

The Agency presents two separate budgets in this document. There is a Primary Budget, which is based off of revenues from increased property tax increment created by infill development and higher density redevelopment. The expenses are incurred to enable and encourage development through initiatives such as supporting parking, infrastructure improvements, tax increment reimbursement agreements, façade improvements, and the arts. The second budget is based on all



of the revenue and expense assumptions from the Primary Budget plus revenues and expenses related to a possible single large development project.

There is a path toward a larger scale development of Class-A office space within the Project Area. This will be referred to as the “**Development Contingency**”. Under this development scenario, a developer completes a single project that significantly increases the incremental property tax value of the Area. A significant development means a single commercial development (not residential) with a taxable value of at least \$60,000,000. If the development of a significant structure comes to fruition, the Agency would require a larger amount of tax increment revenues than the \$15,500,000 cap amount established in the Primary Budget. The Contingency Budget will maintain the same level of participation and remittance as the Primary Budget. The only difference is that the Agency’s cap on collected and retained tax increment funds will be set higher, to \$27,000,000.

### **INCREASE BUSINESS SPACE**

The Agency will actively pursue and promote initiatives that will support increasing the density within the Area. One such initiative is supporting parking garages adjacent to Main Street, between 4<sup>th</sup>/Depot Street and Center Street. Having parking structures that support parking for Main Street businesses will create opportunities that can increase density. First, existing vacant land currently being used for parking will become unnecessary and can be repurposed for supporting additional commercial and mixed-use developments. Utilizing these privately owned parking lots to find strategic public parking solutions would be nearly impossible. Density creates higher land values and overall project area value for all the taxing entities.

Second, single-story structures along Main Street will be more likely to develop more stories to realize additional value from their properties if they were not required to provide parking on site but still had parking available. Many cities with Main Streets like Midvale’s have experienced redevelopment success by constructing parking structures adjacent to their own Main Streets. Brief case studies are provided in **Exhibit B**.

Another initiative to increase density and add additional business space in the Area involves the Agency actively supporting businesses’ efforts to renovate their buildings and add additional square footage. Through these efforts and other efforts, the Agency anticipates a 25 percent increase in commercial space within the Area.

Under the Development Contingency, the Agency would support the development of Class-A office space by supporting a parking structure adjacent to the office building. Some of the parking stalls in the parking structure would be designated for public parking. This would support businesses along Main Street and increase the vitality of the Area.

### **BENEFIT TAXING ENTITIES**

Supporting the redevelopment of the Main Street Area will provide a net fiscal benefit to the taxing entities, including the School District, County, and City. The following table summarizes the net fiscal benefit to the taxing entities under the two different budgets (Primary and Contingency).



**Table 1.2: Net Benefit to SD, County, and City (Primary Budget)**

Taxing Entity	Property Tax Revenues from Area TY2019	Average Annual Net Benefit During Participation	Total Net Benefit Over 20 Years	Net Present Value Over 20 Years	Net Benefit in Year 21
Canyons School District	\$412,539	\$261,727	\$4,290,210	\$2,882,891	\$784,068
Salt Lake County	113,611	72,078	883,829	598,284	179,080
Midvale City	65,063	41,278	518,148	350,522	103,402
<b>Total</b>	<b>\$591,214</b>	<b>\$375,084</b>	<b>\$5,692,187</b>	<b>\$3,831,697</b>	<b>\$1,066,550</b>

**Table 1.3: Net Benefit to SD, County, and City (Contingency Budget)**

Taxing Entity	Property Tax Revenues from Area TY2019	Average Annual Net Benefit During Participation	Total Net Benefit Over 20 Years	Net Present Value Over 20 Years	Net Benefit in Year 21
Canyons School District	\$412,539	\$413,289	\$8,265,771	\$5,708,006	\$1,281,014
Salt Lake County	113,611	98,934	1,978,681	1,376,307	315,936
Midvale City	65,063	57,258	1,145,152	796,084	181,778
<b>Total</b>	<b>\$591,214</b>	<b>\$569,480</b>	<b>\$11,389,605</b>	<b>\$7,880,396</b>	<b>\$1,778,727</b>

### CREATE MORE JOBS

The Project Area budgeting model projects an additional 25 percent commercial space created through redevelopment (Primary Budget). This additional commercial space is anticipated to increase the number of jobs directly in the Area by 92 (Primary Budget). Some of these jobs will be in the commercial retail sales and service sectors, including food and beverage sales and services, clothing and other consumer goods sales, and providers of personal services. The additional commercial space is further projected to induce the creation of an additional 203 jobs. These jobs will be created indirectly to support the additional business activities and the additional consumer demands generated by the additional employees.

Under the Contingency Budget, the Agency anticipates an additional 1,092 jobs directly created. These additional jobs will induce the creation of an additional 2,406 jobs. In total, therefore, 3,498 additional jobs will be created.

### INCREASE AFFORDABLE HOUSING

The Agency has and will continue to generate significant tax increment revenues earmarked for affordable housing. Unlike most revenues generated within a project area, revenues earmarked for affordable housing may be used anywhere within the City to promote and increase the development of affordable housing. The Agency believes that the Main Street Area would benefit from redevelopment efforts targeted to support affordable housing. Note that the Agency has recently supported multi-family mixed-income housing in the nearby Bingham Junction Project Area. This development has not had a significant impact on the school district as it has generally attracted many millennials and households without children.

The Agency plans to use housing funds from the Main Street CDA and the other two redevelopment areas to directly incentivize the development of mixed-use space along Main Street. Buildings that currently support commercial uses will receive financial support to add an additional story if they dedicate it to a residential use that will serve households making roughly



80, 50, and/or 30 percent of the average median income of the area. Housing funds will also be used to incentivize mixed-use multi-story infill development. The Agency estimates that this initiative will result in an additional 70 affordable housing units.

Under the assumptions of the Contingency Budget, the Agency would earmark 20 percent of the additional tax increment revenue for affordable housing. This will result in an additional \$2.3 million dedicated to affordable housing or an increase of 76 percent in housing funds generated within the Project Area. This could result in more affordable housing units within the Area or fewer housing funds required from the other project areas.

### **SUPPORT & ENHANCE ARTS**

To create a more vibrant, attractive, and welcoming environment along Main Street, the Agency will actively support the development and enhancement of local artists and art. To accomplish this, the Agency plans to repurpose the Midvale Museum site (7697 S Main Street) to serve as an arts center. Artists from the area will be able to work, network, sell, and display their art at the location.

Some arts programs have already been established along Main Street, including the Midvale Main Street Theatre, the Midvale Performing Arts Center, and the Academia de Danza. The arts incubator could support these organizations by providing space to design and create sets.

### **ESTABLISH SENSE OF PLACE**

The Agency's primary motivation for redeveloping the Main Street Area is to support placemaking efforts within the City. This means preserving, enhancing, and celebrating the historic nature of Midvale's Main Street. It means creating an environment that attracts people to gather, recreate, shop, dine, and build lasting memories.

Although Midvale is "In the Middle of Everything", more can be done to distinguish Midvale from its neighboring cities and all other cities in Utah. For the Agency, the highest level of development is achieved when Midvale City residents, those employed within the City, and visitors alike associate Midvale City with certain positive characteristics and features that are prominent, unique, and found throughout the City.

This document outlines several different initiatives and goals related to redeveloping the Main Street Area, including supporting the arts, housing, parking, and commercial development. The Agency will work on each of these development categories with placemaking as the ultimate end goal.

For example, the Agency will cultivate a sense of place for the Main Street Area and City by promoting and supporting façade improvements. The improvements will tie Main Street together with a good balance of unity, variety, and an enhanced streetscape. The consistency throughout the Area will enhance the sense of place. The Agency will also sponsor and support events and improve connectivity to and throughout the Area. See below for an example from the City's Small Area Plan of improvements made to building facades, landscapes, and connectivity.



*Midblock walkway, existing conditions, 2018*



*Midblock walkway, future vision*



## SECTION II: INTRODUCTION

Midvale City has a unique and historic Main Street. Because very few cities in Utah still have a historic Main Street corridor, Midvale City is seeking to improve and leverage this asset. One goal, as stated in the Midvale Main Street Small Area Plan, is to redevelop Main Street in such a way as to create a sense of place for the City. The Midvale Redevelopment Agency believes that it can support the City develop a stronger and more defined sense of place through redeveloping the historic Main Street.

Creating a redevelopment area and leveraging tax increment are commonly used and effective tools for redevelopment. The Bingham Junction Redevelopment Area (650 acres) has been a key component in transforming the former slag site for Sharon Steel into a productive and beautified area of the City which hosts the business headquarters for Overstock, CHG, and Savage. The area now holds over 50 businesses and employs over 2,500 people.

The Agency and City believe that, with the support of the local taxing entities, the Main Street Area can be redeveloped to increase the assessed value of the area, provide more spaces for businesses, benefit the taxing entities, create more jobs, increase the stock of affordable housing, support and enhance the arts, and establish a sense of place that is unique to Midvale City.

The City and Agency have already made some significant strides towards redeveloping the Main Street Area. First, in November of 2015, the Agency adopted the Main Street Community Development Project Area (the “Main Street CDA” or “CDA”) Plan. Second, in December of 2018, the City adopted the Midvale Main Street Small Area Plan. Third, in February of 2020, the City Council adopted a form-based code for the area which implements the vision and reflects the goals and objectives of the Main Street Small Area Plan. This fourth element, the revised project area budget and fiscal, economic, and community impact study is intended to provide local taxing entities and stakeholders with answers to vital questions prior to entering into interlocal agreements with the Agency.

The four main components of this document are the:

1. Main Street Community Development Area Revised Budget (the “Budget”),
2. Fiscal Impact Study (tax revenues, net benefits, additional commercial space),
3. Economic Impact Study (additional jobs, economic multipliers), and
4. Community Impact Study (housing, arts, and sense of place).

### CATCH THE VISION

The old adage that, “The whole is greater than the sum of its parts” absolutely applies to the Main Street Development. Although the sum of all the individual redevelopment efforts will be considerable, combined, the whole redeveloped Main Street Area will be greater because it will strongly establish a sense of place.

The following two images, pulled from the Small Area Plan, illustrate the impact redevelopment efforts will have on the area.



*Although the planting is in poor shape, the Main Street streetscape design helps to identify the midblock crossing between Center Street and 1st Avenue.*



*Extending the Main Street streetscape improvements northward along the entire length of Main Street will improve the urban environment.*



### **SECTION III: MAIN STREET COMMUNITY DEVELOPMENT AREA REVISED BUDGET**

According to the section of state code that governs redevelopment agencies, a project area budget is not required for a community development area (17C-4-204). Good governance and planning, however, dictate that the Agency prepare and adopt a project area budget that forecasts what level of tax increment revenues the Agency can expect and guide how those revenues are programmed and spent. The following information meets the requirements established in 17C-5-303 for a Community Reinvestment Area's budget. A detailed budget is provided in **Exhibit C**.

#### **(1)(A) BASE TAXABLE VALUE**

The Budget uses the Tax Year 2020 value of \$58,774,598.

#### **(1)(B) PROJECTED AMOUNT OF TAX INCREMENT TO BE GENERATED WITHIN THE COMMUNITY REINVESTMENT PROJECT AREA**

The Project Area is estimated to generate \$112,995,132 of incremental value over an eight-year buildout period (Primary Budget). Using the Tax Year 2019 tax rates, the incremental value will generate a total of \$25,404,583 in tax increment.

Under the Contingency Budget, the significant project is in place at Year 1, adding \$70,000,000 of incremental property tax value to the Area. The Project Area is estimated to generate an additional \$112,995,132 of incremental value over an eight-year buildout period. Using the Tax Year 2019 tax rates, the incremental value will generate a total of \$44,698,999 in tax increment.

#### **(1)(C) PROJECT AREA FUNDS COLLECTION PERIOD**

The collection period is budgeted to be 20 years. The Agency will trigger the project area for collection no later than June 30, 2024.

#### **(1)(D) PROJECTED AMOUNT OF TAX INCREMENT TO BE PAID TO OTHER TAXING ENTITIES**

The Agency will request 100 percent participation from all of the local taxing entities for twenty years. This is forecasted to amount to \$24.4M over 20 years or \$44.7M under the Contingency Budget. The Agency will, however, remit annually 40 percent of the increment back to the taxing entities. This is forecasted to amount to \$10.1M over 20 years or \$17.9M under the Contingency Budget.

#### **(1)(F) PERCENTAGE OF TAX INCREMENT THE AGENCY IS AUTHORIZED TO RECEIVE FROM THE PROJECT AREA**

The Agency will request 100 percent participation from Salt Lake County, Canyons School District, Midvale City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, Unified Fire Service Area, Salt Lake County Library, and Jordan/Canyons School District Debt Service Area and will annually remit back to those taxing entities 40 percent of the property tax increment.

#### **(1)(G) MAXIMUM CUMULATIVE DOLLAR AMOUNT OF TAX INCREMENT THE AGENCY IS AUTHORIZED TO RECEIVE FROM THE PROJECT AREA**

The Project Area will sunset after 20 years of receiving tax increment revenues or once the Agency has collected and retained a cap amount of \$15,500,000, or \$27,000,000 under the



Contingency Budget, whichever comes first. Note that the cap amounts (\$15.5M or \$27M) only pertain to tax increment revenues collected **and** retained by the Agency. All revenues remitted back to the taxing entities do not contribute toward the cap amount.

**(3) AMOUNT OF PROJECT AREA FUNDS THE AGENCY WILL USE TO IMPLEMENT THE PROJECT AREA PLAN INCLUDING THE ESTIMATED AMOUNT OF PROJECT AREA FUNDS THAT WILL BE USED FOR LAND ACQUISITION, PUBLIC IMPROVEMENTS, INFRASTRUCTURE IMPROVEMENTS, ANY LOANS, GRANTS, OR OTHER INCENTIVES TO PRIVATE OR PUBLIC ENTITIES**

The Agency will budget 77 percent of the tax increment revenues it receives toward redevelopment activities. Assuming 20 years of participation, the Agency will collect \$15,242,750 and allocate \$11,736,917 toward redevelopment activities. The following table highlights how the Agency will program the revenues it will put toward redevelopment activities.

**Table 3.1:** Budgeted Redevelopment Activities (Primary Budget)

<b>Redevelopment Activities (77% of Total Budget)</b>	<b>Percent</b>	<b>Total</b>
Parking structure(s)	45%	\$5,100,000
Relocations, demolition, land acquisitions, infrastructure, Etc.	9%	1,000,000
Capital Projects	13%	1,500,000
Professional Services	1%	150,000
Developer Reimbursements	13%	1,500,000
Public Art	17%	1,945,250
Bingham Junction Repayment	5%	541,667
<b>Total</b>	<b>100%</b>	<b>\$11,736,917</b>

Under the Contingency Budget, the Agency will collect and retain \$26,819,399 and allocate \$20,650,937 toward redevelopment activities. The following table highlights how the Agency will program the revenues it will put toward redevelopment activities.

**Table 3.2:** Budgeted Redevelopment Activities (Contingency Budget)

<b>Redevelopment Activities (77% of Total Budget)</b>	<b>Percent</b>	<b>Total</b>
Large Office Building Parking	83%	\$8,914,020
Parking structure(s)	25%	5,100,000
Relocations, demolition, land acquisitions, infrastructure, Etc.	5%	1,000,000
Capital Projects	10%	1,500,000
Professional Services	1%	150,000
Developer Reimbursements	7%	1,500,000
Public Art	7%	1,945,250
Bingham Junction Repayment	3%	541,667
<b>Total</b>	<b>100%</b>	<b>\$26,819,399</b>

**(4) AGENCY'S COMBINED INCREMENTAL VALUE**

The Agency's combined incremental value includes the incremental values from Bingham Junction RDA (assumed to be built out), Jordan Bluffs RDA (enough value to trigger per interlocal agreements), and the Main Street CDA (no incremental value). The value is about \$719,788,488. The following table shows the breakdown of the Agency's incremental value.



**Table 3.3:** Midvale Redevelopment Agency's Incremental Value

<b>Project Area</b>	<b>Total</b>
Bingham Junction RDA	\$681,571,927
Jordan Bluffs RDA	38,216,561
Main Street CDA	0
<b>Total</b>	<b>\$719,788,488</b>

**(5) AMOUNT OF PROJECT AREA FUNDS THAT WILL BE USED TO COVER THE COST OF ADMINISTERING THE COMMUNITY REINVESTMENT PROJECT AREA PLAN**

The Agency will designate *three percent* of the tax increment revenues generated within the Area and participated to the Agency toward administrative costs. This amounts to \$457,2828 or \$804,582 (Contingency Budget) over the 20-year life of the project area.

**(6) FOR PROPERTY THAT THE AGENCY OWNS AND EXPECTS TO SELL, THE EXPECTED TOTAL COST OF THE PROPERTY TO THE AGENCY AND THE EXPECTED SALE PRICE**

The Agency owns seven parcels within the Project Area. The parcels add up to 0.84 acres and have a total market value of \$792,500. Procuring the property likely cost the Agency about three-quarters of its current market value or about \$600,000. The expected sell price for any property the Agency sells will be for the land's market value, or the Agency could possibly sell the land for a reduced price if the incentive could shape the property's development in a way that would be more favorable to the Area and City.

**REDEVELOPMENT ACTIVITIES**

The budget document requirement found in 17C-5-303(3) calls for the amounts of project area funds that are budgeted to be used for various redevelopment activities, including land acquisition, public improvements, any grants, etc. This subsection will provide information related to the budgeted numbers stated in **Table 3.1**.

**PARKING STRUCTURE(S)**

Under the Contingency Budget, the Agency will raise an additional \$8,914,020 for redevelopment activities. This figure excludes the three percent designated for administrative costs and 20 percent earmarked for affordable housing. The additional \$8.9M for redevelopment activities will be used to support a parking structure for the Class-A office building with an assessed value greater than \$60M. The following paragraphs highlight expenses included in both the Primary Budget and the Contingency Budget. The other line items and amounts are both identical.

Supporting parking is one of the main objectives based on the budget, with about one-third of the total Primary Budget (\$5,100,000) allocated toward developing parking structures. The Agency believes that developing one or more parking structures adjacent to Main Street will help revitalize the Area. The Agency will follow a model for redeveloping a Main Street that has been proven to be successful by many cities. A few examples are provided in **Exhibit B**. The key component contributing to these successful development efforts was supporting parking via parking structures.



According to the Small Area Plan, “Planning for pedestrian access and parking master planning should be a key part of future investments in the Main Street midblock corridors.” A parking master plan will help the Agency determine how many parking stalls would be required to support the redevelopment of the Area. To support the development of a parking master plan, the Agency recently completed a detailed survey of the Main Street Area, which included a count of all parking spaces. The survey detailed whether the parking spaces were on street, public, or reserved for a business.

#### **RELOCATIONS, DEMOLITION, LAND ACQUISITIONS, INFRASTRUCTURE, ETC.**

There are several parcels that the Agency could purchase that would enhance the development potential of land owned by the Agency. The consolidation of the Agency’s land would open opportunities to develop parking structures, sell the property to a developer, or utilize the land for public gathering and/or recreation.

#### **CAPITAL PROJECTS**

Roughly thirteen percent of the Redevelopment Activities Budget (\$1,500,000) is estimated to be used to support capital projects. It is not the intent of the Agency to pull funding from the taxing entities to subsidize the City’s general fund by supporting projects that should just be paid for by the City. The Agency will only support capital projects that will enable increased density of development, improve connectivity throughout and to the Area, and support affordable housing projects. One example includes relocating the power poles as outlined in the Small Area Plan.

#### **PROFESSIONAL SERVICES**

\$150,000 will be set aside to fund various professional services that the Agency will require. These services may include legal services to help form agreements, market analysis to help determine the best mix of developments in the Area, and engineering studies to support infrastructure improvements (especially those that will help support affordable housing projects).

#### **DEVELOPER REIMBURSEMENTS**

Redevelopment agencies have the unique ability to influence the size, scale, look, and feel of developments. Agencies typically do this by offering tax reimbursements to developers for meeting specific standards related to a project’s size, façade, use, etc. Agencies can have a significant impact on developments by incentivizing the types of development that will most benefit the project areas.

The Midvale City Redevelopment Agency will carefully utilize \$1.5M for developer reimbursements. To avoid providing support to developments that will likely occur even without public support, the Agency will scrutinize development plans, pro forma, and perform break-even analysis for all developments looking for support.

The Agency will seek to target those types of developments that will most benefit the Area and the City. The most beneficial types of development will include a balanced mix of commercial (retail sales, service providers, and office), higher density residential, and public spaces. To determine the correct mix of developments, the Agency will perform or commission a market study for the Area and utilize data from a sales tax leakage study it recently performed (8/2020).



The Agency will also seek to support several anchor tenants to take purchase within the Area. Anchor tenants will provide an increased and sustained level of traffic and vitality through the Area.

The Agency will shape the look and feel of new developments and remodels through grants, forgivable loans, and tax reimbursement agreements. In this way the Agency will be able to influence the Area so that it supports the development of a sense of place for the City.

#### **PUBLIC ART**

The Agency has budgeted \$1,945,250 to support and enhance public arts within the Project Area. About twenty percent of the \$1.9M will be used to cover startup and operating costs for an arts center. Slowly over time, the operations costs for the arts center will shift from the CDA to the arts center, which the Agency believes can become self-sustaining through renting art spaces, collecting a small percent commission on art sales, fundraisers, and grants.

The remaining \$1.5M will be used to support public art initiatives, including murals, utility box art wraps, other public art initiatives and projects, and maintaining public art installations.

#### **BINGHAM JUNCTION REPAYMENT**

Legally, tax increment revenues must be expended to directly benefit the project area from whence they were generated. A project area may, however, lend money to another project area. To help prime the Main Street CDA for redevelopment, the Bingham Junction RDA has loaned it \$541,667. The Main Street CDA must repay this loan to the Bingham Junction RDA so that those revenues can be used to provide a direct benefit to the RDA.



## SECTION IV: FISCAL IMPACT STUDY

A key factor that determines whether taxing entities decide to participate tax increment revenues or not is whether the project area will generate a net fiscal benefit. In other words, will the additional tax revenues offset the increase in costs created by the additional redevelopment? Based on our model’s assumptions, the taxing entities will experience a net benefit through participating in the Project Area. The following table illustrates the calculated net benefits to the School District, County, and City based on the Primary Budget.

**Table 4.1: Taxing Entities’ Net Benefits (Primary Budget)**

<b>Taxing Entity</b>	<b>Annual Net Benefit After Buildout</b>	<b>Total Net Benefit (20 Years)</b>
Canyons School District	\$250,991	\$4,290,210
Salt Lake County	56,348	883,829
Midvale City	32,928	517,994
<b>Total</b>	<b>\$340,276</b>	<b>\$5,692,187</b>

Based on the Contingency Budget:

**Table 4.2: Taxing Entities’ Net Benefits (Contingency Budget)**

<b>Taxing Entity</b>	<b>Annual Net Benefit After Buildout</b>	<b>Total Net Benefit (20 Years)</b>
Canyons School District	\$463,782	\$8,265,771
Salt Lake County	111,091	1,978,681
Midvale City	64,287	1,145,152
<b>Total</b>	<b>\$639,160</b>	<b>\$11,389,605</b>

### CANYONS SCHOOL DISTRICT NET FISCAL BENEFIT

Increases in costs to the School District are driven by increases in the student population. To calculate the net fiscal benefit to Canyon’s School District, the model used the following data and assumptions for increases in costs.

**Table 4.3: Canyons SD Data**

<b>Statistics</b>	
Estimated 2019-2020 Enrollment	34,451
Total 2019-2020 Budget	\$294,844,429
Expenditure per Student	\$8,558
Weighted Pupil Average	\$3,532
<b>Net Cost per Student</b>	<b>\$5,026</b>



**Table 4.4: Development & Canyons SD Assumptions**

<b>Assumptions</b>	
Current Number of Detached Single-Family Homes in Area	197
Reduction in Detached Single-Family Homes	2.5%
Reduction in Detached Single-Family Homes	5
Increase in Additional Multi-Family Homes	81
Students per Detached Single-Family Homes	0.50
Students per Multi-Family Housing Unit	0.15*
<b>Net Change in Students</b>	<b>9.7</b>

\*Used per 5/27 discussion with SD CFO, Leon Wilcox.

An increase of 9.7 students will increase the annual net cost to the School District by \$48,693 (\$5,026 \* 9.7) without adjusting for inflation. After the eight year buildout period, the total annual net increase in costs is estimated to be \$52,241 adjusting two percent annually for inflation. The increase in costs to the School District will be significantly outweighed by the increase in retained (not participated to the Agency) incremental property tax revenues. Based on the assumptions built into the Contingency Budget, the School District’s additional costs would remain the same, because the significant project does not consist of any residential components.

Assuming the School District participates 60 percent of the incremental property tax revenues over 20 years, the **total net benefit after 20 years is estimated to be \$4,290,210 for the Primary Budget and \$8,265,771 for the Contingency Budget.** These figures sum the annual difference between the annual increase in costs (adjusted for inflation) with the annual additional tax increment revenue (retained by the School District). Note that the tax increment revenues are not adjusted for inflation because the certified tax rate process eliminates any gains that would come from inflation.

Detailed annual additional costs and revenues calculations can be seen in **Exhibit D.** The average annual net benefit to the School District during the participation period (20 years) is estimated to be \$214,510. After the participation period ends (Year 21), the net annual benefit to the School District will be \$784,068. Under the Contingency Budget, the average annual net benefit to the School District during the participation period (20 years) is estimated to be \$413,289. After the participation period ends (Year 21), the net annual benefit to the School District will be \$1,281,014.

**SALT LAKE COUNTY NET FISCAL BENEFIT**

Increases in costs to the County can be measured by increases in the total population. To calculate the net fiscal benefit to Salt Lake County, the model used the following data and assumptions for increases in costs.



**Table 4.5: Salt Lake County Data**

<b>Salt Lake County Statistics</b>	
FY 2019 Budget General Fund	\$356,325,427
Total Population	1,160,437
Total Housing Units	411,472
Residents per Household	2.82
<b>Budgeted Cost per Resident</b>	<b>\$307</b>

Based on the growth and redevelopment assumptions for the Area, an additional 81 residential units will be developed within the Area, resulting in an additional 228 residents at buildout (eight years). This will add an additional \$52,373 in costs to the County’s general fund. This figure included an annual two percent increase in costs due to inflation.

The County will receive additional revenues as a result of redevelopment from incremental property tax revenues and additional sales tax revenues. At buildout, the County’s total incremental property tax revenue will amount to \$218,420. Participating 60 percent of its incremental property tax revenue (\$131,052) will leave \$87,368 in property tax increment revenue for the County. Under the Contingency Budget, at buildout, the County’s total incremental property tax revenue will amount to \$355,276. Participating 60 percent of its incremental property tax revenue (\$213,166) will leave \$142,110 in property tax increment revenue for the County.

To calculate the additional sales tax revenues to the County, the model used the following assumptions.

**Table 4.6: Increase in Taxable Sales Assumptions**

<b>Assumptions</b>	
Existing Developed Commercial Square Feet	300,000
Percent Increase in Commercial Square Feet	25%
Increase in Commercial Square Feet	75,000
Annual Sales per Square Foot	\$135
<b>Additional Annual Taxable Sales at Buildout (Inflation Adjusted)</b>	<b>\$11,863,051</b>

The sales tax rate used to calculate County revenues includes the County Option, County Option Transportation, and the Zoo, Arts, and Parks rates which add up to 0.006. The analysis recognizes that not all additional taxable sales generated through redevelopment in the Main Street Area should be counted as incremental taxable sales to the County. A large portion of the additional sales tax revenues would continue to be generated elsewhere within the County, even if redevelopment did not occur within the Main Street Area. The analysis, therefore, only counted 30 percent of the additional taxable sales forecasted within the Area as incremental revenues for the County.

At buildout, the Project Area will generate an additional \$11.8M in taxable sales. 30 percent of \$11.8 million is \$3.5 million. The County rate, 0.006 times \$3.5 million equals \$21,353 of incremental sales tax revenue.



Assuming the County participates 60 percent of the incremental property tax revenues over 20 years, the **total net benefit after 20 years is estimated to be \$883,829 (Primary Budget)**. For **the Contingency Budget, the total net benefit after 20 years is estimated to be \$1,978,681**. These figures sum the annual difference between the annual increase in costs (adjusted for inflation) with the annual additional tax increment revenue (retained by the County). Note that the property tax increment revenues are not adjusted for inflation because the certified tax rate process eliminates any gains that would come from inflation, but the additional sales tax revenues do adjust for inflation.

Detailed annual additional costs and revenues calculations can be seen in **Exhibit E**. The average annual net benefit to the County during the participation period (20 years) is estimated to be \$44,191 (Primary Budget). After the participation period ends (Year 21), the net annual benefit to the County will be \$179,080. For the Contingency Budget, the average annual net benefit to the County during the participation period (20 years) is estimated to be \$98,934. After the participation period ends (Year 21), the net annual benefit to the County will be \$315,936.

### MIDVALE CITY NET FISCAL BENEFIT

Increases in costs to the City can also be measured by increases in the total population. To calculate the net fiscal benefit to the City, the model used the following data and assumptions for increases in costs.

**Table 4.7: Midvale City Data**

<b>Salt Lake County Statistics</b>	
FY 2020 Police, Public Works, and Parks Budget	\$13,136,671
Total Occupied Housing	11,910
Total Population	33,208
Residents per Household	2.79
<b>Additional Cost per Resident</b>	<b>\$396</b>

Based on the growth and redevelopment assumptions for the Area, an additional 81 residential units will be developed within the Area, resulting in an additional 228 residents at buildout (eight years). This will add an additional \$66,707 in costs to City services likely to be impacted. This figure included an annual two percent increase in costs due to inflation.

The City will receive additional revenues as a result of redevelopment from incremental property tax revenues and additional sales tax revenues. At buildout, the City’s total incremental property tax revenue will amount to \$125,086 (Primary Budget). Participating 60 percent of its incremental property tax revenue (\$75,051) will leave \$50,034 in property tax increment revenue for the City. For the Contingency Budget, at buildout, the City’s total incremental property tax revenue will amount to \$203,461. Participating 60 percent of its incremental property tax revenue (\$122,077) will leave \$81,384 in property tax increment revenue for the City.

To calculate the additional sales tax revenues to the City, the model used the assumptions illustrated in **Table 4.5**.



The sales tax rate used to calculate City revenues consists only of half (point of sale portion) of the one percent local sales and use tax (0.005). Because not all additional taxable sales generated through redevelopment in the Main Street Area would not have been spent elsewhere in the City, the analysis only counted 60 percent of the additional taxable sales as incremental for the City.

At buildout, the Project Area will generate an additional \$11.8M in taxable sales. 60 percent of \$11.8 million is \$7.1 million. The City rate, 0.005 times \$7.1 million equals \$35,589 of incremental sales tax revenue.

Franchise taxes (from electricity, gas, and telecommunications) compose a third source of additional revenues to the City. At buildout, they amount to \$14,021. The average annual amount of franchise tax revenue to the City over the 20 year participation period is \$12,605. Because new Class-A office space typically includes solar panels and energy efficient designs, the model assumes no increase in franchise tax revenues from the development of a large office building.

Assuming the City participates 60 percent of the incremental property tax revenues over 20 years, the **total net benefit after 20 years is estimated to be \$518,148 (Primary Budget). Under the Contingency Budget, the total net benefit after 20 years is estimated to be \$1,145,152.** These figures sum the annual difference between the annual increase in costs (adjusted for inflation) with the annual additional tax increment revenue (retained by the City). Note that the property tax increment revenues are not adjusted for inflation because the certified tax rate process eliminates any gains that would come from inflation, but the additional sales tax revenues do adjust for inflation.

Detailed annual additional costs and revenues calculations can be seen in **Exhibit F**. The average annual net benefit to the City during the participation period (20 years) is estimated to be \$25,907 (Primary Budget). After the participation period ends (Year 21), the net annual benefit to the City will be \$103,402. Under the Contingency Budget the average annual net benefit to the City during the participation period (20 years) is estimated to be \$57,258. After the participation period ends (Year 21), the net annual benefit to the City will be \$181,778.

The following Table illustrates the net benefits to the School District, County, and City.

**Table 4.8: Net Benefit to SD, County, and City (Primary Budget)**

Taxing Entity	Average Annual Net Benefit During Participation	Total Net Benefit Over 20 Years	Net Present Value Over 20 Years	Net Benefit in Year 21
Canyons School District	\$214,510	\$4,290,210	\$2,882,891	\$784,068
Salt Lake County	44,191	883,829	598,284	179,080
Midvale City	25,907	518,148	350,522	103,402
<b>Total</b>	<b>\$284,608</b>	<b>\$5,692,187</b>	<b>\$3,831,697</b>	<b>\$1,066,550</b>



**Table 4.9: Net Benefit to SD, County, and City (Contingency Budget)**

Taxing Entity	Average Annual Net Benefit During Participation	Total Net Benefit Over 20 Years	Net Present Value Over 20 Years	Net Benefit in Year 21
Canyons School District	\$413,289	\$8,265,771	\$5,708,006	\$1,281,014
Salt Lake County	98,934	1,978,681	1,376,307	315,936
Midvale City	57,258	1,145,152	796,084	181,778
<b>Total</b>	<b>\$569,480</b>	<b>\$11,389,605</b>	<b>\$7,880,396</b>	<b>\$1,778,727</b>

### **PARTICIPATION VERSUS NON-PARTICIPATION**

Another important consideration for whether a taxing entity would want to participate tax increment to support a project area is the impact of participation versus non-participation. Two questions related to this consideration are:

- 1) Will growth and development happen without public support?
- 2) Would this entity be better off by not participating?

To answer the first question, refer to **Table 1.1: Main Street Area, City, and County Growth Comparisons**. Between 2009 and 2020, the area saw a slight decrease in its total assessed value. City and Countywide, however, assessed values increased by an average annual rate of four percent. When the window is narrowed to only look at growth between 2017 to 2020, however, the Main Street CDA grew by an average annual rate of 5.6 percent while the City grew by 9.7 percent and the County grew at an average annual rate of 8.79 percent.

**Based on historic growth rates, it is safe to assume that the Main Street CDA is unlikely to redevelop in any significant way without some interventions.** If growth does occur, it will likely be slowly over time and at a much slower pace when compared to the City or County’s growth.

To answer the second question, it makes sense to calculate the break-even point for participating. In other words, if the taxing entity did not participate, how much growth would have to occur in order for the entity to receive the same level of property tax increment over 20 years that it is projected to receive when participating?

Based on the growth projections in the Primary Budget, the Project Area, if unassisted by the taxing entities, would have to increase at an average annual rate of 4.5 percent or 6.7 percent under the Contingency Budget.

If, for example, the Main Street CDA never receives public support but grows at an average annual rate of 4.6 percent, then the taxing entities will be better off having not participated. Based on historic growth patterns for the Area, however, an average annual growth rate over 20 years of 4.6 percent or higher is highly unlikely.

Another common method for entities to decide whether to take advantage of an investment opportunity is by calculating the return on investment (the “ROI”). The formula is simple:



**( Net Profit / Amount Invested ) \* 100 = ROI**

**(Primary Budget)**

The ROI after 20 years for the **School District** is  $(\$4,290,210 / \$7,851,817) * 100 = 54.64$

The ROI after 20 years for the **County** is  $(\$883,829 / \$2,162,354) * 100 = 40.87$

The ROI after 20 years for the **City** is  $(\$518,148 / \$1,238,348) * 100 = 41.84$

**(Contingency Budget)**

The ROI after 20 years for the **School District** is  $(\$8,265,771 / \$13,815,159) * 100 = 59.83$

The ROI after 20 years for the **County** is  $(\$1,978,681 / \$3,804,631) * 100 = 52.01$

The ROI after 20 years for the **City** is  $(\$1,145,152 / \$2,178,855) * 100 = 52.56$

Based on the analysis, not participating will likely mean slow or stagnant growth and a smaller net benefit than would have been realized through participating. Participating will yield a positive net benefit and high level of ROI for the School District, County, and City.



## SECTION V: ECONOMIC IMPACT STUDY

In addition to the positive fiscal impacts, redeveloping the Main Street Area will also result in positive economic impacts in the form of additional jobs and increased spending because of the impact of economic multipliers.

### JOB CREATION

The CDA’s Primary Budget model assumes two drivers for commercial growth and redevelopment. The first driver is based on anticipated improvements to existing commercial spaces. The model assumes an increase of \$24.8M in assessed value to existing commercial spaces. This incremental value will be created by improving facades, renovating existing space, and improving and increasing the amount of personal property.

The second driver for commercial growth comes from an estimated increase in the amount of commercial space. Additional commercial space will be created by adding levels to existing buildings, building on vacant parcels, and repurposing residential space into commercial space. The model assumes an increase in commercial space of 25 percent or an additional 89,186 square feet of commercial space. Based on a ratio of 1.03 jobs created per 1,000 square feet of commercial space, the additional 89K square feet of commercial space will create an additional 92 jobs. The ratio above came from the Metropolitan Council’s Local Planning Handbook (11/2016).

These 92 jobs that are directly created as a result of redevelopment efforts will be in various different industries. The mix of new jobs will likely correlate with the types of development encouraged and supported by the Agency. The appropriate mix will be determined in part by a market analysis which is yet to come, but some of these jobs will be in the commercial retail sales and service sectors, including food and beverage sales and services, clothing and other consumer goods sales, and providers of personal services.

The newly created 92 jobs will also induce even more jobs to be created. The businesses themselves will need supplies and services to support their businesses functions. A retail food service business, for example, may rely on local retail and wholesale businesses to keep its kitchen stocked. The 92 additional employees are also likely to procure goods and services within the vicinity of their places of employment. This concept is commonly referred to as the employment multiplier.

The employment multiplier’s impact on employment will induce an additional 203 jobs to be created, using a multiplier of 2.2. This ratio came from the Economic Policy Institute’s Updated employment multipliers for the U.S. economy (1/23/2019). In total, **redevelopment of the Area will create an additional 295 jobs**, including directly created and induced jobs.

**Table 5.1: Job Creation (Primary Budget)**

Jobs Directly Created	Additional Jobs Induced	Total Jobs Created (Direct & Induced)
92	203	295



Under the Contingency Budget, the model assumes additional employees based on a conservative ratio of 300 square feet of office per employee. If the Class-A office building is 300,000 square feet, an additional 1,000 jobs will be created within the Area. This is in addition to the 92 jobs created under the Primary Budget assumptions.

**Table 5.2: Job Creation (Contingency Budget)**

<b>Jobs Directly Created</b>	<b>Additional Jobs Induced</b>	<b>Total Jobs Created (Direct &amp; Induced)</b>
1,092	2,406	3,498

The additional jobs will benefit the City and County, providing employment opportunities to its residents and possibly bringing new residents into the City and County. The School District will also benefit from the additional jobs, as it receives payroll and corporate income taxes as revenue sources.

#### **ADDITIONAL SPENDING**

A focused effort to redevelop the Main Street Area is estimated to increase taxable sales within the Area by \$11.8M at buildout (Year 8). This figure is quite conservative, however, because it only accounts for additional sales generated by new commercial space being developed. The figure does not account for an increase in sales that existing businesses will enjoy as a result of redeveloping the Area.

Just as directly creating 92 jobs will induce additional jobs to be created, increasing the taxable sales in the Area will also induce additional spending to occur. The new business and employees will spend money within the Area, City, and County to support their business' functions or procure their own personal goods and services.

To measure the amount of induced spending generated by redevelopment of the Area, the analysis used a multiplier ratio of 1.25. This means that for every dollar of taxable sales directly generated in the Area, an additional \$1.25 of taxable sales is induced. Thus, at buildout, the \$11.8M of additional taxable sales will generate an additional \$14.8M in taxable sales. Therefore, the **Area will create an additional \$26.6M in additional taxable sales.**

Because it is difficult to estimate where the induced increase in taxable sales would be generated (within or outside of the City or County) the potential sales tax revenues are not included in the fiscal impact. While this more stringent calculation of net benefits may not consider potential revenues and benefits that taxing entities are likely to enjoy, it does provide a more conservative and thus defensible analysis.

Although an additional 1,000 employees in the Area would likely boost taxable sales within the City and County, the analysis does not include this fiscal and economic benefit. Increased sales assumptions are only based on additional commercial space created. It is also difficult to forecast the level of spending the 1,000 employees would bring to the City.



## SECTION VI: COMMUNITY IMPACT STUDY

As illustrated in the previous two sections, Midvale City is forecasted to enjoy a modest net fiscal impact and economic impact. For the City, the primary motivation for pursuing redevelopment along Main Street is not for the fiscal or economic gains. The City's main motivator is the benefits that will be created through supporting housing, the arts, and in developing a sense of place. These are viewed through the lens of community impacts.

### HOUSING

Ensuring a sufficient supply of housing at all levels of AMI, in particular, at 80% AMI and below has been an ongoing challenge for Salt Lake County and Midvale City alike. For the County to participate in a project area, a favorable condition includes promoting, "Housing units that are affordable to residents at various income levels, including 80 percent (\$57K), 50 percent (\$36K), and 30 percent (\$21K) Area Median Income for Salt Lake County." Similarly, an unfavorable condition for the County to participate includes, "Project Areas that are predominately housing, including detached single-family dwellings, or including housing units that are predominately market rate." The County, therefore, is more likely to participate if the redevelopment efforts support multifamily residential units that are affordable at a variety of income levels.

The CDA budgeting model assumes an increase in multifamily housing by 81 units. Furthermore, the model assumes a decrease in single-family housing by five units. The Agency's aim for the Area will be to incorporate many of the policies found in the Affordable Housing Plan. These policies include:

- Encourage Mixed-Income Multi-Unit Developments;
- Focus Programs on Households Making 80% AMI or less;
- Support the Development of Walkable Neighborhoods Through Improved Connectivity, Development of Neighborhood Scaled Amenities, Good Urban Design;
- Better Amenities and Recreational Services in the City;
- Modernize Parking Regulations to Support Residential Development;
- Modernize Setback and Open Space Requirements;
- Adopt By-Right Development;
- Include Density Bonuses for Affordable Housing;
- Provide a Financial Incentive to Repair Homes; and
- Create a Program to Acquire and Redevelop Blighted Residential Units in Single Family Neighborhoods.

Note that there are other policies and actionable projects within the Midvale City Housing Plan that will also improve housing affordability within the Area.

In addition to the Housing Plan, the Small Area Plan also encourages the development of affordable housing. One of the strategic focuses for the Area, as identified in the Small Area Plan is to, "Expand housing and employment options in the Main Street neighborhood." The plan sees housing as a key component to the Area's success. There must be a better variety of housing options, improved connectivity throughout the neighborhoods (including walkability), and improved amenities.



The Main Street CDA will pursue the policies and programs listed in the Midvale City Housing Plan to assist in achieving the housing goals established in the Small Area Plan. The Agency plans to also use funds earmarked for housing that are generated by the Bingham Junction and Jordan Bluffs Redevelopment Areas.

## **ARTS**

Supporting and enhancing the arts is a key and critical component to the Agency's strategy for redeveloping the Area and establishing a sense of place.

A major, arts focused, initiative for the Area is the development of the Midvale City Arts Center (the "Arts Center" or "Center"). The Agency plans to repurpose the Midvale City Museum for the Arts Center. The Center will provide a place for artists and especially local artists to create and exhibit art, collaborate, learn and teach skills, and reach out to the community. The focus and direction for the art gallery will be local. The Arts Center will include a community gallery, where works by Midvale City artists will be displayed. All the programs, initiatives, and events sponsored by the Arts Center will foster an organic gathering space where City residents will come to create, admire, and be inspired.

Supporting artist spaces in Midvale will yield a number of benefits to the community. Some benefits from artist space development often seen by a community include beautification of space, animation of vacant property, diversification of low income communities, youth development, slight increases in job opportunities, and increases in nearby property values. Most of these benefits blend positive economic and social outcomes. Animation of vacant property, for example, will increase tax revenues to the City (economic) and reduce the presence of blight and improve the community (social). The Agency intends to track and measure benefits to the area resulting from development and specifically the development of artist spaces.

Further details on the development of the Midvale City Arts Center are available in Arts Incubator Proposal. This can be found on the Agency's website, <https://www.midvalecity.org/departments/community-development/redevelopment-agency>.

The Agency will also look for and seize opportunities to promote and preserve public art within the Area. There are several utility boxes along Center Street that could be wrapped with an artistic covering. The Agency has undertaken this exact project within the Bingham Junction Project Area. The artistically wrapped utility boxes greatly improved the aesthetics within the Area.

The Agency will also seek out spaces and opportunities to commission murals within the Area. The Small Area Plan notes how art can be used to improve pedestrian connections between blocks and midblock. It states, "This connection can be improved in several ways. Increasing visibility will help pedestrians locate the connection. It can be made more pedestrian friendly with new amenities such as upgraded landscaping and benches in the west side parcel. Upgrading the connection is an opportunity for installing public art such as murals, a colorful crosswalk paint job, and public sculpture. These public art opportunities are an excellent way to involve local artists and arts organizations."

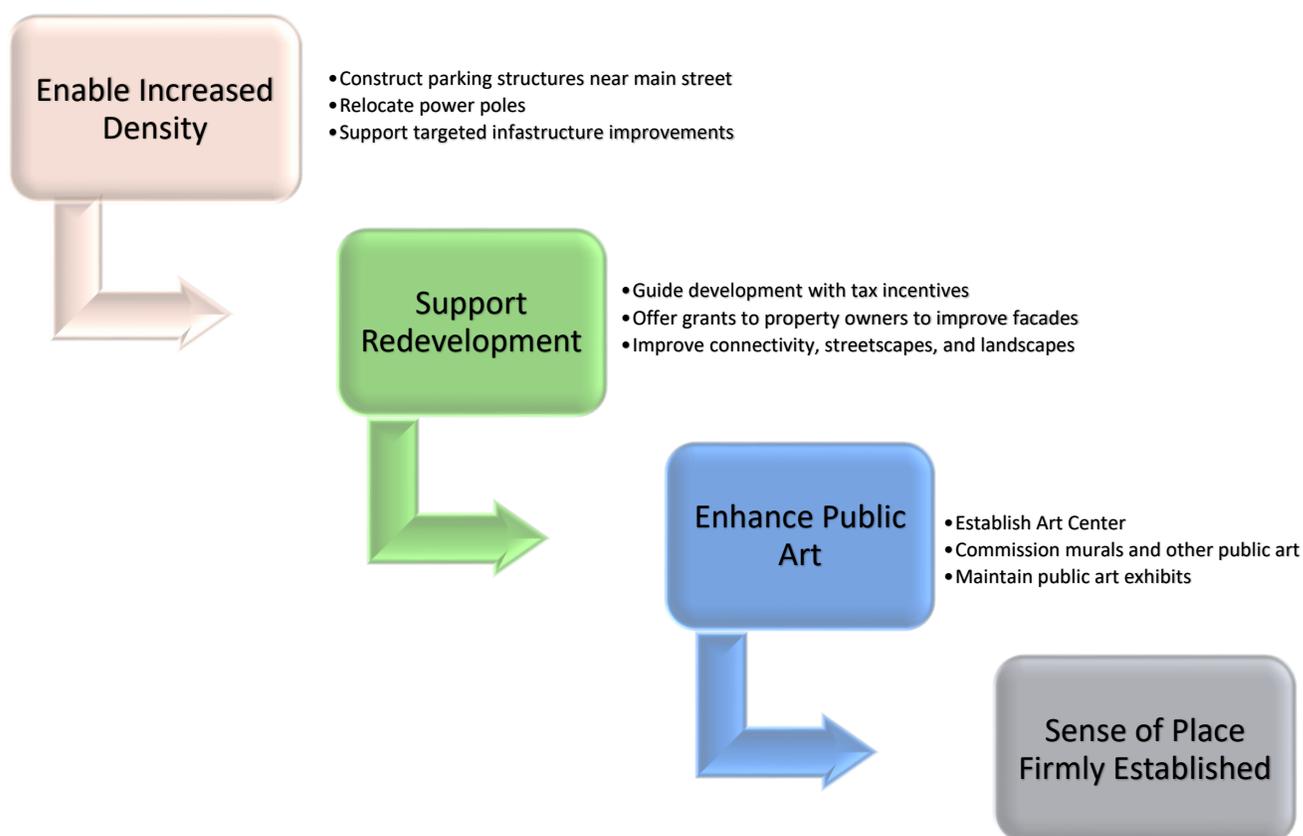


Nearly thirteen percent or \$1.9M of the Project Area’s budget will be dedicated to public art. This illustrates that supporting the arts will not be undertaken as a token gesture in the Area but is a major focus with significant funding behind it.

### **SENSE OF PLACE**

The City’s historic Main Street Area provides a unique opportunity wherein the Agency can help the City to establish a sense of place. Although Midvale is “In the Middle of Everything”, it could do more to stand out and be distinct from the cities that surround it. The Agency will craft the redevelopment in the Area so that it develops a distinct sense of place. When people are in the Area, they will know they are in Midvale and not in West Jordan, Sandy, Cottonwood Heights, or Murray. The Area will signal to residents, business owners, and visitors alike characteristics that are unique to Midvale.

Successfully developing a sense of place will be the Agency’s crowning achievement in the Area. It means that efforts to redevelop commercial and residential properties were successful, the support for the arts shaped the Area and inspired the people, and that a rare historic Main Street corridor was revitalized. The following graphic shows how the Agency’s redevelopment efforts progress to the final and desired end, firmly establishing a sense of place.





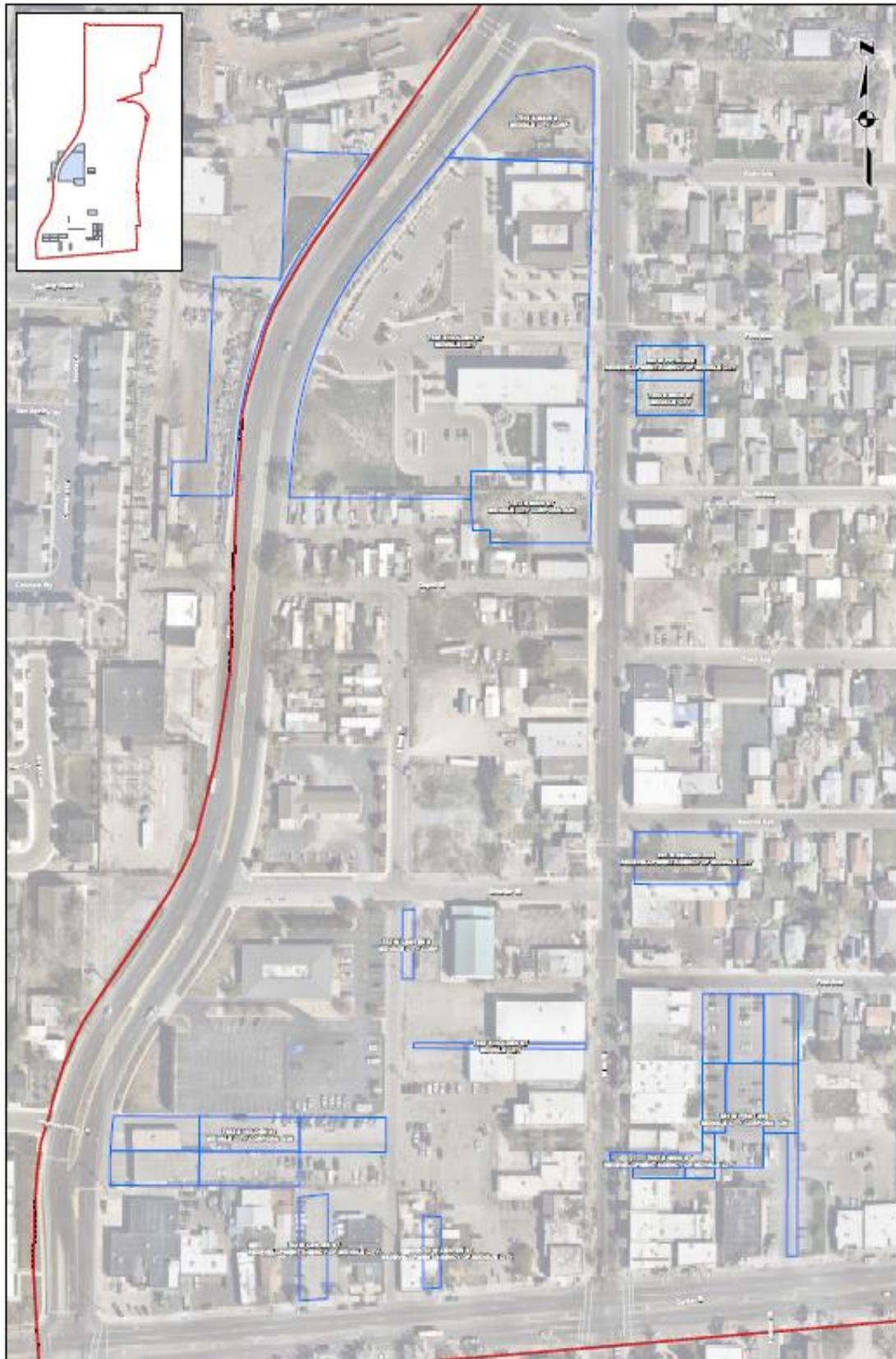
Developing a sense of place does not involve many isolated and unique initiatives, but it shapes how initiatives under each other categories are pursued. Take, for example, the bullet point under “Enhance Public Art”, commission murals and other public art. The Agency will strive for consistency in the public art it commissions, the public art’s styles and mediums. A cohesive array of public art throughout the Area will tie it together and make connections to the City. In this way achieving a sense of place shapes how policies and initiatives are pursued.

Agency staff are convinced that the Main Street Area provides the perfect opportunity wherein development can be shaped and influenced to help further establish and solidify a sense of place. Through smart planning, careful selection of development partners and projects to support, precise and clear agreements with developers and property owners, a strong support of the arts, and support from local taxing entities, the Agency will successfully redevelop the Main Street Area. As previously stated, the pinnacle of successful development means effectively establishing a sense of place that is unique to Midvale City.





### City & Agency Owned Parcels Within Project Area





## EXHIBIT B: MAIN STREET REDEVELOPMENT CASE STUDIES

The following case studies highlight cities that have been extremely successful in developing their downtown or Main Streets into cultural centers for their communities. The developments were each crafted in ways that persevere the cities' old town or Main Street America feel but in modern ways. Although there are no great examples of this type of development within Salt Lake County, Agency staff believe that Midvale's Main Street offers the perfect place to redevelop the Main Street in a way that is modern, preserves and celebrates its history, and acts as a cultural center for the community.

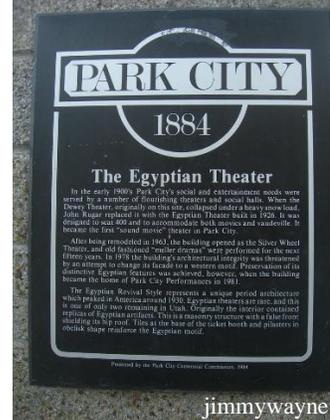
### Park City, Utah

Park City was founded in 1869 as a mining town. When demand for silver surged between the late 1800s and early 1900s, miners flocked to Park City to profit from its rich silver mines. By the late 1950's, however, the decline in the price of silver decimated Park City's population and vitality. The city's transition toward a tourism-based economy began in 1963 when its first ski resort opened. Every year about 600,000 visitors come to Park City to lodge, dine, participate in the Sundance Film Festival, ski, and enjoy other recreational activities.

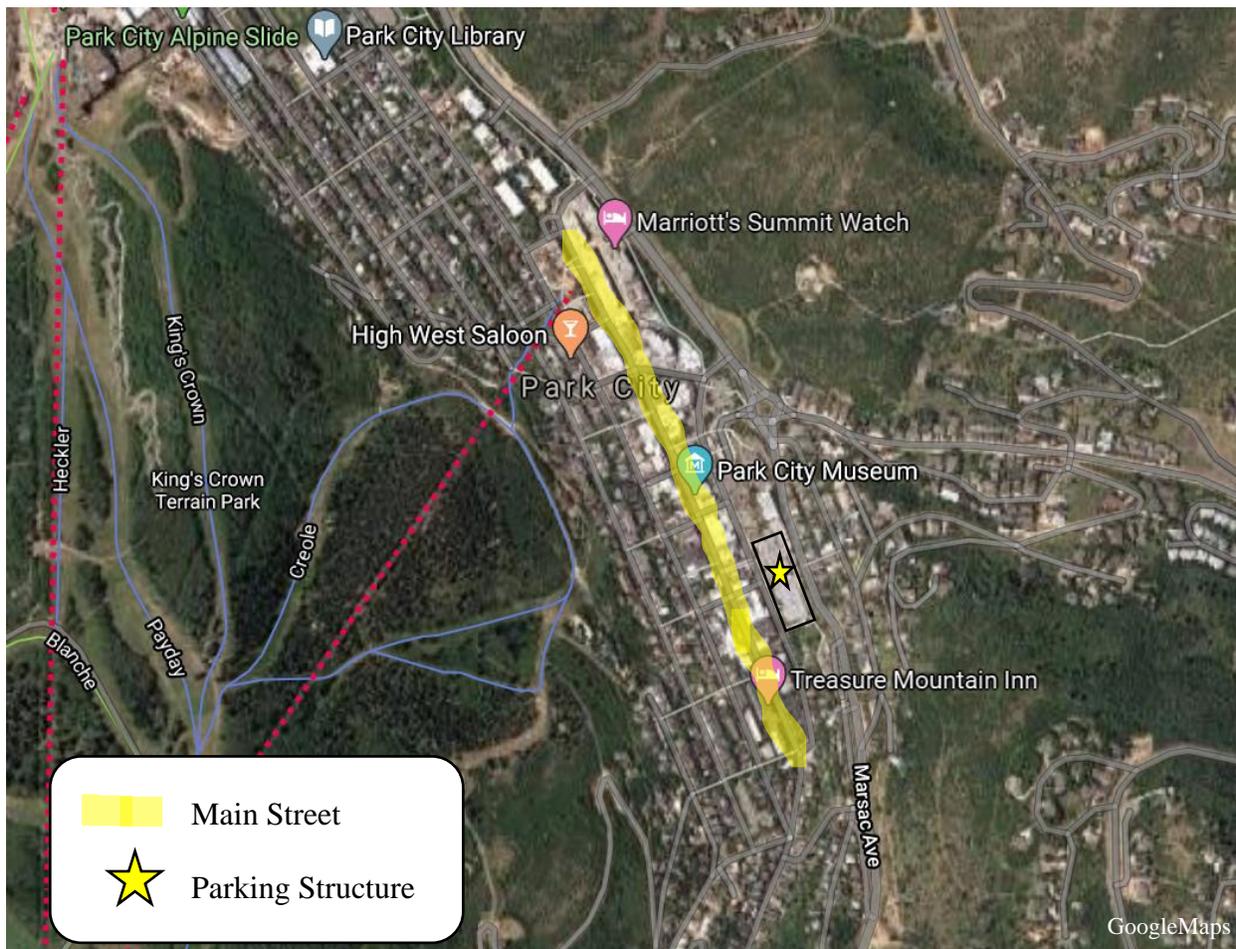
Park City's Main Street is an attractive and vibrant area of the city. The buildings' facades are individually unique yet cohesive and form a whole, with a mixture of Victorian and Old Western style buildings. The area is also deeply steeped in the arts with many private art studios and even one of the few preserved Banksy works in the United States.



Park City's Main Street also has strong ties to its history as a mining town. This is evident in the preserved and displayed mining artifacts, statuary, and historical markers.



Parking is a key element to Park City's Main Street's success, and the city has put significant resources into making parking accessible, convenient, and sustainable. The city's website provides detailed information on parking permits, parking maps, the parking management plan, and a mobile app. The following map, pulled from the city's website, shows where parking is available within the Old Town Park City.



The China Bridge Parking Structure, indicated by a yellow star, enables development at a higher level of density along Main Street. Many visitors wishing to dine and shop at the establishments on Main Street find parking at the China Bridge Parking Structure convenient and reasonably priced.

## Provo, Utah

The Provo area was originally settled by the Timpanogos people. They were able to establish a significant population due to the Provo River providing food, water, and the area's fertile ground. In 1849, 30 families were directed by Brigham Young to establish a fort to secure the area, Fort Utah. The railroad reached the area in 1872 and a large textile factory was established.

Today, Provo is the third largest city in Utah. The city hosts the state's fifth largest college/university and an economy driven by various businesses and organizations. The city's Center Street provides an anchor for Provo. It hosts the headquarters for a major business enterprise (Nu Skin), a significant religious building (Provo City Center Temple), The Covey Center for the Arts, the Utah Valley Convention Center, public service buildings (Provo City office building, public parks, the courthouse, the DMV, housing authority, and the county offices), hotels, small retail and service businesses, and food and beverage outlets.



Provo's Center Street is enhanced with art from the various entities and institutions listed above. Most of the buildings along the Downtown Historic District were built between 1880 and 1930. The predominating architectural styles are Classical Revival and Gothic Revival.



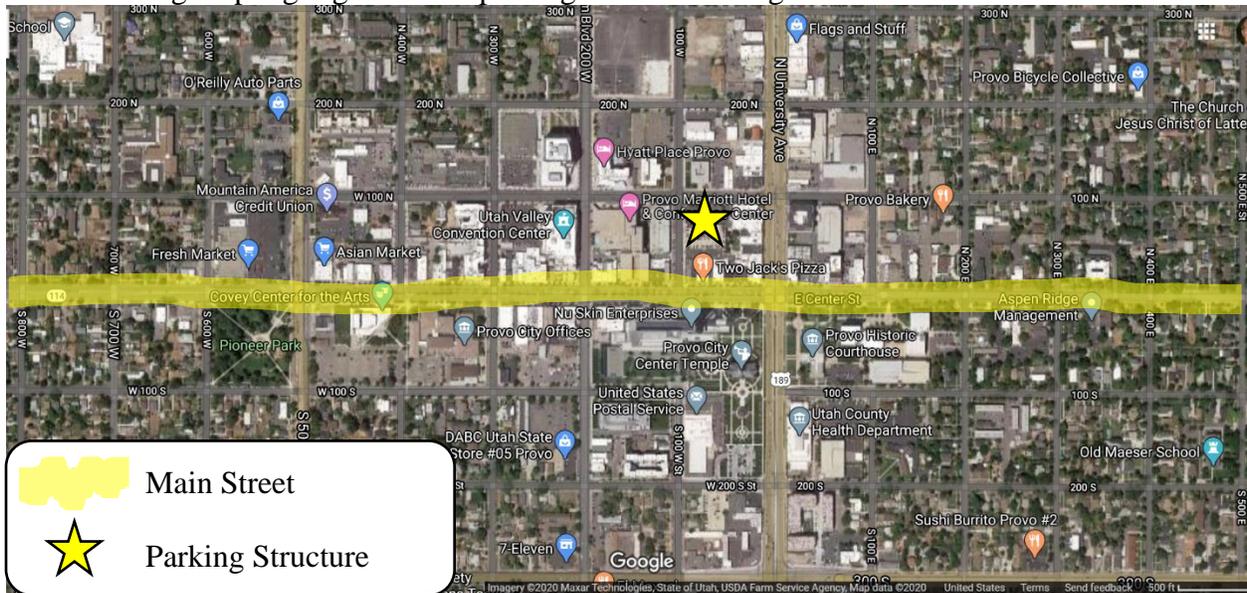


Provo has cultivated and guided development along Center Street through parking and traffic control. Traffic along Center Street is divided by a median with grass, trees, and angled parking.



On-street parking is available on opposite ends of the street and along the median. The speed limit through the heart of Center Street (between 500 West and 200 East) is 15 miles per hour. The angled parking, designated crosswalks (signs, painted lanes, and brick pavers), and bulb outs with planters further encourage slow motor vehicle speeds.

The following map highlights where parking is located along the Downtown Historic District.



Ample parking is available near the corner of 100 North and 100 West in the Provo Town Square – Public Parking Garage.

## Casper, Wyoming

In 1859, the United States Army founded Fort Caspar near the North Platte River. Soon after the construction of the fort, a bridge across the river was built along with a trading post. Casper (a misspelling of Caspar) was founded in 1888 to the east of Fort Caspar, which was no longer in use. The town was founded to support shipping and commerce at the intersection of the railroad tracks from the Fremont, Elkhorn & Missouri Valley Railroad. During its first 20 years, most of Casper's wealth came from cattle ranching and sheep. The town's center was established in the fall of 1888, the corner of Center and Second streets.<sup>1</sup>

In early 2013, to revitalize the city's historic downtown, the Downtown Development Authority Board developed the concept for the David Street Station. The initiative was intended to bring economic stimulus, businesses, and jobs to the city via downtown growth by providing a place for the community to gather. VisitCasper.com describes the David Street Station as, "The biggest symbol of Casper's present and future. (It is a) hub of activity in downtown Casper. Completed in 2018, David Street Station is a versatile outdoor space complete with a stage for concerts and performances, green area and a splash pad in the summer months. In the winter, the splash pad converts to an ice rink that is open through the winter. It hosts hundreds of community events throughout the year like movie nights, ice skating with Santa, festivals and live music."



Statuary along 2<sup>nd</sup> Street reflects Casper's history. It and the well-maintained planters also highlight the city's ties to the natural world. The banner hanging from the streetlight advertises city events.

Street view of the David Street Station in 2011 (prior to project commencement)

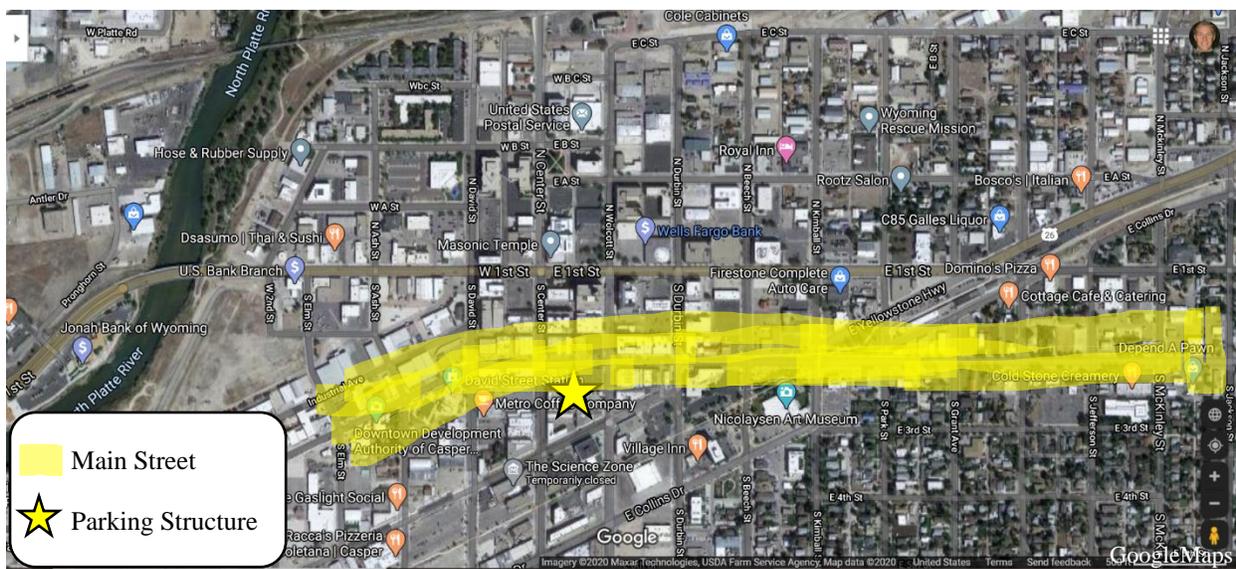


<sup>1</sup> (Hunt, 2014)

Aerial view of the David Street Station in 2019



The design of 2<sup>nd</sup> Street, between David Street and Durbin Street, promotes slower speed for vehicle traffic while also providing on street parking and an interesting look and feel for the area. The street curves once to the north and then to the south on each block throughout the length of these three blocks. See the image below.

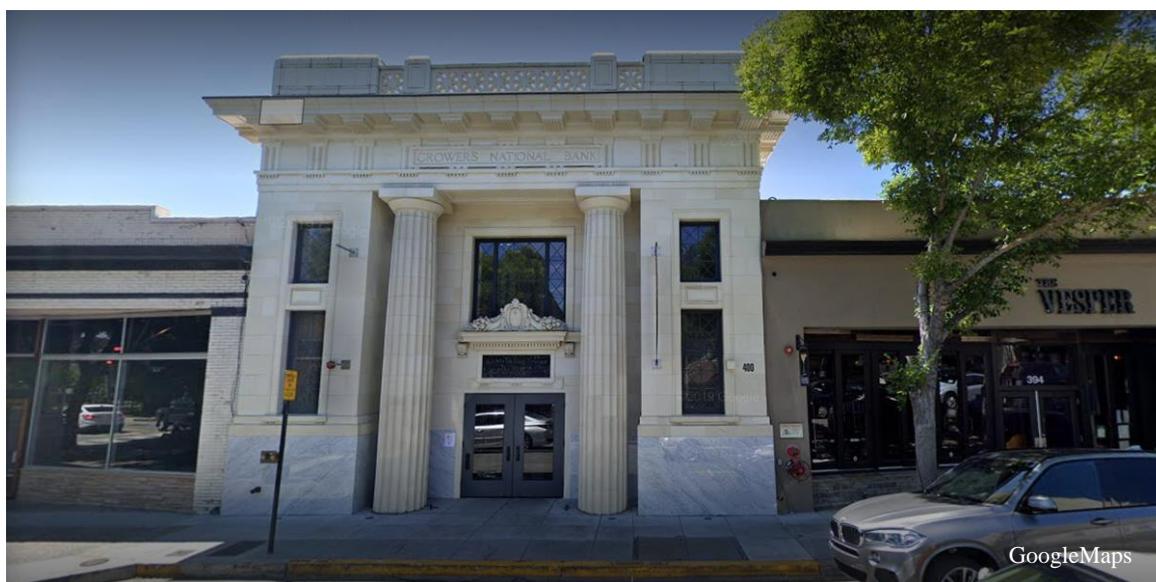
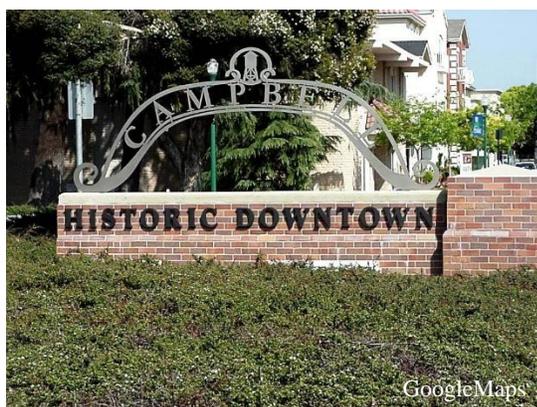


Note also the Downtown Parking Garage located between Center Street and Wolcott Street. The parking garage offers a total of 449 spaces. The parking garage supports the businesses along 2<sup>nd</sup> Street by providing parking for monthly and hourly users.

## Campbell, CA

Campbell, California is located just outside of San Jose. It was founded in 1887 and due to its close proximity to a rail line, became a central location for processing and shipping fruit produced in the area. The town grew steadily over the following 50 years, as housing developments replaced fruit orchards. Today, the city's economy is community based, relying very little on tourism.

Campbell, CA and its Main Street (Campbell Avenue) are both comparable to Midvale City and its Main Street. Twenty years ago, Campbell Avenue appeared very similar to how Midvale's Main Street appears today. The mixture of residential units around both Campbell Ave and Main Street consists of older and small houses and new town homes. Both streets are also close to tracks lines. It is also noteworthy that Campbell is just a few miles from the residential and commercial district, Santa Row. The development concept for Jordan Bluffs is being patterned after Santa Row.



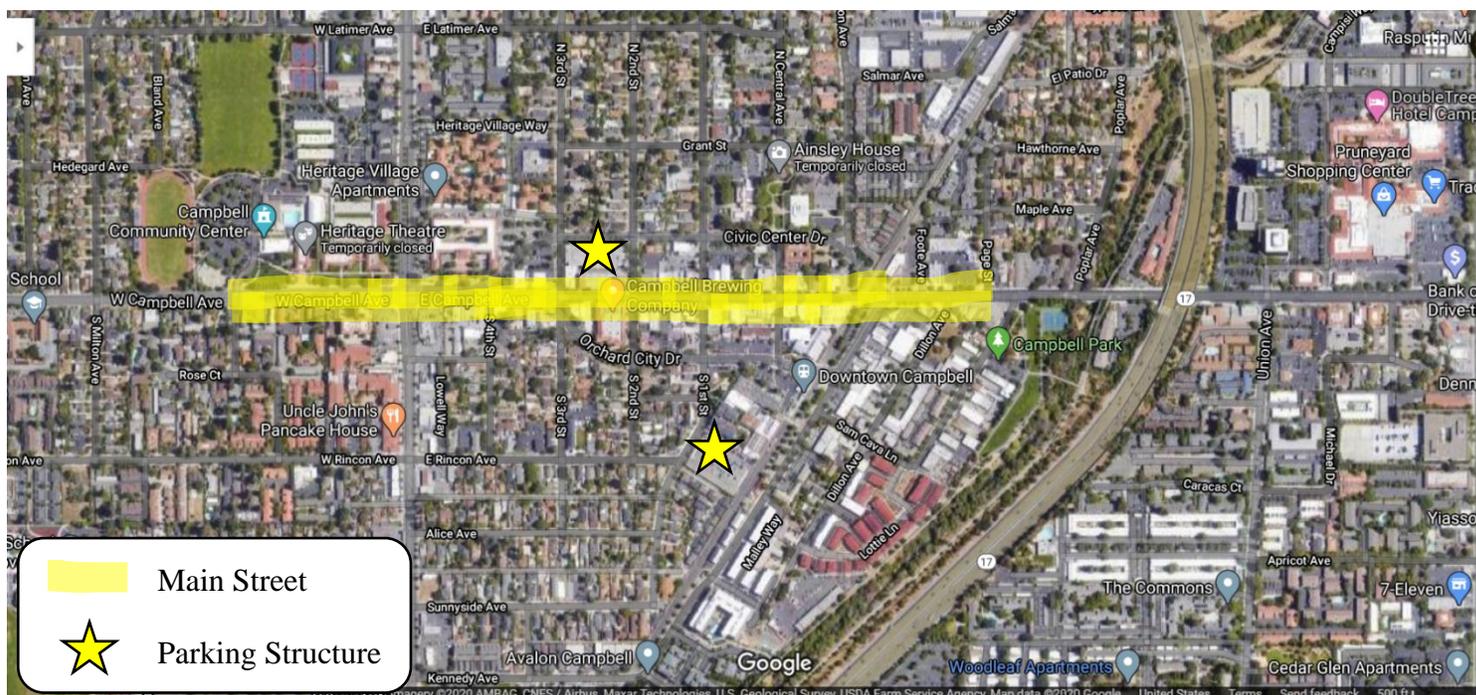
Campbell guided its downtown's redevelopment in a way that preserves and even showcases its history. One of the oldest standing buildings in Campbell is the Grower's National Bank



Building, pictured above. Although the building has changed hands and uses several times, it is currently in a very good state and continues to highlight the city's history as a center for collecting, preparing, and shipping produce. Other historic structures found in the historic downtown district include the water tower, the Ainsley House, and the Campbell Museum.



The city has supported the development of its historic downtown to be a vibrant entertainment and shopping district, hosting over 100 restaurants, retail outlets, and service providers. Various entities and organizations sponsor events throughout the year within the downtown district. One way in which the city supported this level of development was through investing in parking garages.







**EXHIBIT C: PROJECT AREA CONTINGENCY BUDGET**



Midvale RDA Budget Model																						Total		Yr NPV	
Main Street CDA Budget Model																									
Contingency Budget																									
Project Area Value																									
Base Year TY 2020	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					
Incremental Value	\$ -	\$ 84,924,392	\$ 99,048,783	\$ 113,173,175	\$ 127,297,566	\$ 141,421,958	\$ 155,546,349	\$ 169,670,741	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132	\$ 183,795,132				
Base Year Value	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598	\$ 58,774,598				
<b>Total Value</b>	<b>\$ 58,774,598</b>	<b>\$ 143,698,990</b>	<b>\$ 157,823,381</b>	<b>\$ 171,947,773</b>	<b>\$ 186,072,164</b>	<b>\$ 200,196,556</b>	<b>\$ 214,320,947</b>	<b>\$ 228,445,339</b>	<b>\$ 242,569,730</b>																
Property Tax Rates																									
Total Tax Rate		0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626	0.013626				
Taxing Entity Revenues (Retained by Taxing Entities)																						40%			
Salt Lake County	\$ 65,664	\$ 76,585	\$ 87,505	\$ 98,426	\$ 109,347	\$ 120,268	\$ 131,189	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 2,536,420	\$ 1,579,834		
Canyons School District	238,434	278,089	317,745	357,401	397,056	436,712	476,368	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	9,210,106	5,736,605		
Midvale City	37,605	43,859	50,113	56,367	62,622	68,876	75,130	81,384	81,384	81,384	81,384	81,384	81,384	81,384	81,384	81,384	81,384	81,384	81,384	81,384	81,384	1,452,570	904,747		
South Salt Lake Valley Mosquito Abatement District	476	555	634	713	792	871	950	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	18,370	11,442		
Jordan Valley Water Conservancy District	13,010	15,174	17,338	19,502	21,666	23,830	25,994	28,157	28,157	28,157	28,157	28,157	28,157	28,157	28,157	28,157	28,157	28,157	28,157	28,157	28,157	502,560	313,025		
Central Utah Water Conservancy District	13,588	15,848	18,108	20,368	22,628	24,887	27,147	29,407	29,407	29,407	29,407	29,407	29,407	29,407	29,407	29,407	29,407	29,407	29,407	29,407	29,407	524,867	326,919		
Unified Fire Service Area	59,311	69,176	79,040	88,905	98,769	108,634	118,498	128,363	128,363	128,363	128,363	128,363	128,363	128,363	128,363	128,363	128,363	128,363	128,363	128,363	128,363	2,291,045	1,427,000		
Salt Lake County Library	18,208	21,236	24,264	27,293	30,321	33,349	36,377	39,406	39,406	39,406	39,406	39,406	39,406	39,406	39,406	39,406	39,406	39,406	39,406	39,406	39,406	703,322	438,071		
Jordan/Canyons School District Debt Service Area	16,577	19,334	22,091	24,848	27,606	30,363	33,120	35,877	35,877	35,877	35,877	35,877	35,877	35,877	35,877	35,877	35,877	35,877	35,877	35,877	35,877	640,338	398,841		
<b>Total Revenues to Taxing Entities</b>	<b>\$ 462,872</b>	<b>\$ 539,855</b>	<b>\$ 616,839</b>	<b>\$ 693,823</b>	<b>\$ 770,806</b>	<b>\$ 847,790</b>	<b>\$ 924,773</b>	<b>\$ 1,001,757</b>	<b>\$ 17,879,599</b>	<b>\$ 11,136,483</b>															
Participated Property Tax Revenue (Participated to Agency)																						60%			
Total Participated Property Tax Revenue	\$ 694,308	\$ 809,783	\$ 925,259	\$ 1,040,734	\$ 1,156,209	\$ 1,271,685	\$ 1,387,160	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 1,502,635	\$ 26,819,399	\$ 16,704,725		
Agency Budget																									
Administrative Costs	3%	\$ 20,829	\$ 24,293	\$ 27,758	\$ 31,222	\$ 34,686	\$ 38,151	\$ 41,615	\$ 45,079	\$ 45,079	\$ 45,079	\$ 45,079	\$ 45,079	\$ 45,079	\$ 45,079	\$ 45,079	\$ 45,079	\$ 45,079	\$ 45,079	\$ 45,079	\$ 45,079	\$ 804,582	\$ 501,142		
Affordable Housing	20%	138,862	161,957	185,052	208,147	231,242	254,337	277,432	300,527	300,527	300,527	300,527	300,527	300,527	300,527	300,527	300,527	300,527	300,527	300,527	300,527	5,363,880	3,340,945		
Redevelopment Activities	77%	534,617	623,533	712,449	801,365	890,281	979,197	1,068,113	1,157,029	1,157,029	1,157,029	1,157,029	1,157,029	1,157,029	1,157,029	1,157,029	1,157,029	1,157,029	1,157,029	1,157,029	1,157,029	20,650,937	12,862,638		
Large Office Building Parking	83%	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	445,701	8,914,020	5,797,650		
Parking Structures	25%	132,030	153,989	175,948	197,907	219,866	241,825	263,784	285,742	285,742	285,742	285,742	285,742	285,742	285,742	285,742	285,742	285,742	285,742	285,742	285,742	5,100,000	3,176,585		
Relocations, demolition, land acquisitions, Infrastructure, Etc.	5%	25,888	30,194	34,500	38,805	43,111	47,417	51,722	56,028	56,028	56,028	56,028	56,028	56,028	56,028	56,028	56,028	56,028	56,028	56,028	56,028	1,000,000	622,860		
Capital Projects	10%	51,777	60,388	68,999	77,611	86,222	94,833	103,445	112,056	112,056	112,056	112,056	112,056	112,056	112,056	112,056	112,056	112,056	112,056	112,056	112,056	2,000,000	1,245,720		
Professional Services	1%	3,883	4,529	5,175	5,821	6,467	7,112	7,758	8,404	8,404	8,404	8,404	8,404	8,404	8,404	8,404	8,404	8,404	8,404	8,404	8,404	150,000	93,429		
Developer Reimbursements	7%	38,832	45,291	51,749	58,208	64,666	71,125	77,583	84,042	84,042	84,042	84,042	84,042	84,042	84,042	84,042	84,042	84,042	84,042	84,042	84,042	1,500,000	934,290		
Public Art	7%	37,415	43,638	49,861	56,083	62,306	68,529	74,752	80,974	80,974	80,974	80,974	80,974	80,974	80,974	80,974	80,974	80,974	80,974	80,974	80,974	1,445,250	900,188		
Bingham Junction Repayment	3%	14,023	16,355	18,687	21,020	23,352	25,684	28,016	30,348	30,348	30,348	30,348	30,348	30,348	30,348	30,348	30,348	30,348	30,348	30,348	30,348	541,667	337,383		
<b>Total CDA Expenses</b>		<b>\$ 694,308</b>	<b>\$ 809,783</b>	<b>\$ 925,259</b>	<b>\$ 1,040,734</b>	<b>\$ 1,156,209</b>	<b>\$ 1,271,685</b>	<b>\$ 1,387,160</b>	<b>\$ 1,502,635</b>	<b>\$ 26,819,399</b>	<b>\$ 16,704,725</b>														



**EXHIBIT D: SCHOOL DISTRICT NET BENEFIT CALCULATION**



<b>Midvale Redevelopment Agency</b>																						
<b>Main Street CDA Budget Model</b>																						
<b>Canyons School District Impact</b>																						
<b>Canyons SD Stats</b>																						
<b>Net Cost per Student</b>	\$	5,026																				
<b>Main Street CDA Impact on SD</b>																						
<b>Net Change in Students</b>		9,6875																				
<b>SD Fiscal Impact - Additional Costs (Both Budgets)</b>																						
	TY2020	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	
Years to Buildout	8	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	
Annual New Growth (Adjusted for Inflation)		6,087	6,208	6,333	6,459	6,588	6,720	6,855	6,992	7,131	7,274	7,420	7,568	7,719	7,874	8,031	8,192	8,356	8,523	8,693	8,867	
Net Annual New Growth	6,087	6,087	12,295	18,627	25,087	31,675	38,395	45,250	52,241	53,286	54,352	55,439	56,548	57,679	58,832	60,009	61,209	62,433	63,682	64,955	66,255	
<b>Additional Revenues (Primary Budget)</b>																						
Total Property Tax Increment		99,139	198,278	297,417	396,556	495,696	594,835	693,974	793,113	793,113	793,113	793,113	793,113	793,113	793,113	793,113	793,113	793,113	793,113	793,113	793,113	
Participated Portion		59,483	118,967	178,450	237,934	297,417	356,901	416,384	475,868	475,868	475,868	475,868	475,868	475,868	475,868	475,868	475,868	475,868	475,868	475,868	475,868	
Retained by School District		39,656	79,311	118,967	158,623	198,278	237,934	277,589	317,245	317,245	317,245	317,245	317,245	317,245	317,245	317,245	317,245	317,245	317,245	317,245	317,245	
<b>Annual Net Fiscal Impact (Primary Budget)</b>	\$	33,569	67,016	100,339	133,536	166,603	199,539	232,340	265,004	263,959	262,893	261,806	260,697	259,567	258,413	257,236	256,036	254,812	253,563	252,290	250,991	
<b>Cumulative Net Impact (Primary Budget)</b>	\$	33,569	100,585	200,925	334,461	501,064	700,603	932,942	1,197,946	1,461,905	1,724,799	1,986,605	2,247,302	2,506,869	2,765,282	3,022,518	3,278,554	3,533,366	3,786,930	4,039,219	4,290,210	
<b>NPV Over 20 Years (Primary Budget)</b>	\$	2,882,891																				
<b>Cumulative Net Impact over 20 Years (Primary Budget)</b>	\$	4,290,210																			<b>ROI:</b>	<b>54.64</b>
<b>Additional Revenues (Contingency Budget)</b>																						
Total Property Tax Increment		596,084	695,223	794,363	893,502	992,641	1,091,780	1,190,919	1,290,058	1,290,058	1,290,058	1,290,058	1,290,058	1,290,058	1,290,058	1,290,058	1,290,058	1,290,058	1,290,058	1,290,058	1,290,058	
Participated Portion		357,651	417,134	476,618	536,101	595,584	655,068	714,551	774,035	774,035	774,035	774,035	774,035	774,035	774,035	774,035	774,035	774,035	774,035	774,035	774,035	
Retained by School District		238,434	278,089	317,745	357,401	397,056	436,712	476,368	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	516,023	
<b>Annual Net Fiscal Impact (Contingency Budget)</b>	\$	232,347	265,794	299,118	332,314	365,381	398,317	431,118	463,782	462,737	461,671	460,584	459,476	458,345	457,191	456,014	454,814	453,590	452,341	451,068	449,769	
<b>Cumulative Net Impact (Contingency Budget)</b>	\$	232,347	498,141	797,259	1,129,573	1,494,954	1,893,271	2,324,389	2,788,171	3,250,908	3,712,579	4,173,164	4,632,639	5,090,984	5,548,175	6,004,189	6,459,004	6,912,594	7,364,935	7,816,003	8,265,771	
<b>NPV Over 20 Years (Contingency Budget)</b>	\$	5,708,006																				
<b>Cumulative Net Impact over 20 Years (Contingency Budget)</b>	\$	8,265,771																			<b>ROI: \$</b>	<b>59.83</b>



**EXHIBIT E: COUNTY NET BENEFIT CALCULATION**



<b>Midvale Redevelopment Agency</b>																					
<b>Main Street CDA Budget Model</b>																					
<b>Salt Lake County Impact</b>																					
<b>Salt Lake County, Utah</b>																					
Total Housing	411,472																				
Total Population	1,160,437																				
Residents per Household	2.82																				
<b>County Fiscal Impact - Additional Costs (Per Capita)</b>																					
	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	
Cost to GF per Resident	\$ 307	\$ 313	\$ 319	\$ 326	\$ 332	\$ 339	\$ 346	\$ 353	\$ 360	\$ 367	\$ 374	\$ 382	\$ 389	\$ 397	\$ 405	\$ 413	\$ 422	\$ 430	\$ 439	\$ 447	
<b>Total</b>	<b>\$ 307</b>	<b>\$ 313</b>	<b>\$ 319</b>	<b>\$ 326</b>	<b>\$ 332</b>	<b>\$ 339</b>	<b>\$ 346</b>	<b>\$ 353</b>	<b>\$ 360</b>	<b>\$ 367</b>	<b>\$ 374</b>	<b>\$ 382</b>	<b>\$ 389</b>	<b>\$ 397</b>	<b>\$ 405</b>	<b>\$ 413</b>	<b>\$ 422</b>	<b>\$ 430</b>	<b>\$ 439</b>	<b>\$ 447</b>	
	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	
Cumulative Additional Population	29	57	86	114	143	171	200	228	228	228	228	228	228	228	228	228	228	228	228	228	
Additional Cost to GF	\$ 5,699	\$ 11,626	\$ 17,788	\$ 24,192	\$ 30,845	\$ 37,754	\$ 44,928	\$ 52,373	\$ 53,420	\$ 54,489	\$ 55,578	\$ 56,690	\$ 57,824	\$ 58,980	\$ 60,160	\$ 61,363	\$ 62,590	\$ 63,842	\$ 65,119	\$ 66,421	
<b>Total (Both Budgets)</b>	<b>\$ 5,699</b>	<b>\$ 11,626</b>	<b>\$ 17,788</b>	<b>\$ 24,192</b>	<b>\$ 30,845</b>	<b>\$ 37,754</b>	<b>\$ 44,928</b>	<b>\$ 52,373</b>	<b>\$ 53,420</b>	<b>\$ 54,489</b>	<b>\$ 55,578</b>	<b>\$ 56,690</b>	<b>\$ 57,824</b>	<b>\$ 58,980</b>	<b>\$ 60,160</b>	<b>\$ 61,363</b>	<b>\$ 62,590</b>	<b>\$ 63,842</b>	<b>\$ 65,119</b>	<b>\$ 66,421</b>	
<b>Additional Revenues (Primary Budget)</b>																					
Property Tax Increment	\$ 10,921	\$ 21,842	\$ 32,763	\$ 43,684	\$ 54,605	\$ 65,526	\$ 76,447	\$ 87,368	\$ 87,368	\$ 87,368	\$ 87,368	\$ 87,368	\$ 87,368	\$ 87,368	\$ 87,368	\$ 87,368	\$ 87,368	\$ 87,368	\$ 87,368	\$ 87,368	
Additional Sales Tax Revenues	2,324	4,740	7,253	9,864	12,576	15,393	18,318	21,353	21,781	22,216	22,660	23,114	23,576	24,048	24,528	25,019	25,519	26,030	26,550	27,081	
<b>Annual Additional Revenues</b>	<b>\$ 13,245</b>	<b>\$ 26,582</b>	<b>\$ 40,016</b>	<b>\$ 53,548</b>	<b>\$ 67,181</b>	<b>\$ 80,919</b>	<b>\$ 94,765</b>	<b>\$ 108,721</b>	<b>\$ 109,148</b>	<b>\$ 109,584</b>	<b>\$ 110,028</b>	<b>\$ 110,482</b>	<b>\$ 110,944</b>	<b>\$ 111,415</b>	<b>\$ 111,896</b>	<b>\$ 112,387</b>	<b>\$ 112,887</b>	<b>\$ 113,398</b>	<b>\$ 113,918</b>	<b>\$ 114,449</b>	
<b>Cumulative Additional Revenues</b>	<b>\$ 13,245</b>	<b>\$ 39,827</b>	<b>\$ 79,843</b>	<b>\$ 133,390</b>	<b>\$ 200,571</b>	<b>\$ 281,490</b>	<b>\$ 376,255</b>	<b>\$ 484,976</b>	<b>\$ 594,125</b>	<b>\$ 703,709</b>	<b>\$ 813,737</b>	<b>\$ 924,219</b>	<b>\$ 1,035,163</b>	<b>\$ 1,146,578</b>	<b>\$ 1,258,474</b>	<b>\$ 1,370,861</b>	<b>\$ 1,483,748</b>	<b>\$ 1,597,146</b>	<b>\$ 1,711,064</b>	<b>\$ 1,825,513</b>	
Annual Net Fiscal Impact	\$ 7,545	\$ 14,956	\$ 22,227	\$ 29,355	\$ 36,336	\$ 43,165	\$ 49,837	\$ 56,348	\$ 55,728	\$ 55,095	\$ 54,450	\$ 53,791	\$ 53,120	\$ 52,435	\$ 51,736	\$ 51,024	\$ 50,297	\$ 49,555	\$ 48,799	\$ 48,028	
<b>Cumulative Net Impact</b>	<b>\$ 7,545</b>	<b>\$ 22,501</b>	<b>\$ 44,729</b>	<b>\$ 74,084</b>	<b>\$ 110,420</b>	<b>\$ 153,585</b>	<b>\$ 203,422</b>	<b>\$ 259,770</b>	<b>\$ 315,498</b>	<b>\$ 370,594</b>	<b>\$ 425,044</b>	<b>\$ 478,835</b>	<b>\$ 531,955</b>	<b>\$ 584,390</b>	<b>\$ 636,126</b>	<b>\$ 687,150</b>	<b>\$ 737,447</b>	<b>\$ 787,002</b>	<b>\$ 835,802</b>	<b>\$ 883,829</b>	
NPV of Revenues Over 20 Years	\$1,218,154																			<b>ROI:</b>	<b>40.87</b>
NPV of Net Benefit Over 20 Years	\$598,284																				
<b>Additional Revenues (Contingency Budget)</b>																					
Property Tax Increment	\$ 65,664	\$ 76,585	\$ 87,505	\$ 98,426	\$ 109,347	\$ 120,268	\$ 131,189	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	\$ 142,110	
Additional Sales Tax Revenues	2,324	4,740	7,253	9,864	12,576	15,393	18,318	21,353	21,781	22,216	22,660	23,114	23,576	24,048	24,528	25,019	25,519	26,030	26,550	27,081	
<b>Annual Additional Revenues</b>	<b>\$ 67,987</b>	<b>\$ 81,325</b>	<b>\$ 94,758</b>	<b>\$ 108,290</b>	<b>\$ 121,924</b>	<b>\$ 135,662</b>	<b>\$ 149,507</b>	<b>\$ 163,464</b>	<b>\$ 163,891</b>	<b>\$ 164,327</b>	<b>\$ 164,771</b>	<b>\$ 165,224</b>	<b>\$ 165,686</b>	<b>\$ 166,158</b>	<b>\$ 166,639</b>	<b>\$ 167,129</b>	<b>\$ 167,630</b>	<b>\$ 168,140</b>	<b>\$ 168,661</b>	<b>\$ 169,192</b>	
<b>Cumulative Additional Revenues</b>	<b>\$ 67,987</b>	<b>\$ 149,312</b>	<b>\$ 244,070</b>	<b>\$ 352,360</b>	<b>\$ 474,284</b>	<b>\$ 609,946</b>	<b>\$ 759,453</b>	<b>\$ 922,917</b>	<b>\$ 1,086,808</b>	<b>\$ 1,251,134</b>	<b>\$ 1,415,905</b>	<b>\$ 1,581,129</b>	<b>\$ 1,746,816</b>	<b>\$ 1,912,974</b>	<b>\$ 2,079,613</b>	<b>\$ 2,246,742</b>	<b>\$ 2,414,372</b>	<b>\$ 2,582,512</b>	<b>\$ 2,751,173</b>	<b>\$ 2,920,365</b>	
Annual Net Fiscal Impact	\$ 62,288	\$ 69,698	\$ 76,970	\$ 84,098	\$ 91,079	\$ 97,907	\$ 104,580	\$ 111,091	\$ 110,471	\$ 109,838	\$ 109,192	\$ 108,534	\$ 107,863	\$ 107,178	\$ 106,479	\$ 105,766	\$ 105,039	\$ 104,298	\$ 103,542	\$ 102,770	
<b>Cumulative Net Impact</b>	<b>\$ 62,288</b>	<b>\$ 131,986</b>	<b>\$ 208,956</b>	<b>\$ 293,054</b>	<b>\$ 384,133</b>	<b>\$ 482,040</b>	<b>\$ 586,620</b>	<b>\$ 697,711</b>	<b>\$ 808,181</b>	<b>\$ 918,019</b>	<b>\$ 1,027,212</b>	<b>\$ 1,135,746</b>	<b>\$ 1,243,608</b>	<b>\$ 1,350,786</b>	<b>\$ 1,457,265</b>	<b>\$ 1,563,031</b>	<b>\$ 1,668,071</b>	<b>\$ 1,772,369</b>	<b>\$ 1,875,910</b>	<b>\$ 1,978,681</b>	
NPV of Revenues Over 20 Years	\$1,996,177																			<b>ROI:</b>	<b>\$ 52.01</b>
NPV of Net Benefit Over 20 Years	\$1,376,307																				



**EXHIBIT F: CITY NET BENEFIT CALCULATION**



**Midvale Redevelopment Agency  
Main Street CDA Budget Model  
Midvale City Impact**

Midvale, Utah	
Total Housing	12,669
Total Occupied Housing	11,910
Total Population	33,208
Residents per Household	2.79

City Fiscal Impact - Additional Costs - Per Capita	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
Cost to Police per Resident	\$ 257	\$ 262	\$ 267	\$ 272	\$ 278	\$ 283	\$ 289	\$ 295	\$ 301	\$ 307	\$ 313	\$ 319	\$ 325	\$ 332	\$ 338	\$ 345	\$ 352	\$ 359	\$ 366	\$ 374
Cost to Public Works per Resident	96	98	100	102	104	106	108	111	113	115	117	120	122	125	127	130	132	135	137	140
Cost to Community Dev per Resident	43	44	45	45	46	47	48	49	50	51	52	53	54	55	56	58	59	60	61	62
<b>Total</b>	<b>\$ 396</b>	<b>\$ 403</b>	<b>\$ 412</b>	<b>\$ 420</b>	<b>\$ 428</b>	<b>\$ 437</b>	<b>\$ 445</b>	<b>\$ 454</b>	<b>\$ 463</b>	<b>\$ 473</b>	<b>\$ 482</b>	<b>\$ 492</b>	<b>\$ 502</b>	<b>\$ 512</b>	<b>\$ 522</b>	<b>\$ 532</b>	<b>\$ 543</b>	<b>\$ 554</b>	<b>\$ 565</b>	<b>\$ 576</b>

	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
Cumulative Additional Population	28	56	85	113	141	169	198	226	226	226	226	226	226	226	226	226	226	226	226	226
Additional Cost to Police	\$ 4,707	\$ 9,603	\$ 14,693	\$ 19,982	\$ 25,478	\$ 31,185	\$ 37,110	\$ 43,259	\$ 44,125	\$ 45,007	\$ 45,907	\$ 46,825	\$ 47,762	\$ 48,717	\$ 49,691	\$ 50,685	\$ 51,699	\$ 52,733	\$ 53,788	\$ 54,863
Additional Cost to Public Works	1,766	3,603	5,513	7,497	9,559	11,700	13,923	16,230	16,555	16,886	17,224	17,568	17,920	18,278	18,643	19,016	19,397	19,785	20,180	20,584
Additional Cost to Community Dev	785	1,602	2,451	3,334	4,251	5,203	6,192	7,218	7,362	7,509	7,659	7,813	7,969	8,128	8,291	8,457	8,626	8,798	8,974	9,154
<b>Total (Both Budgets)</b>	<b>\$ 7,259</b>	<b>\$ 14,809</b>	<b>\$ 22,657</b>	<b>\$ 30,814</b>	<b>\$ 39,287</b>	<b>\$ 48,088</b>	<b>\$ 57,224</b>	<b>\$ 66,707</b>	<b>\$ 68,041</b>	<b>\$ 69,402</b>	<b>\$ 70,790</b>	<b>\$ 72,206</b>	<b>\$ 73,650</b>	<b>\$ 75,123</b>	<b>\$ 76,626</b>	<b>\$ 78,158</b>	<b>\$ 79,721</b>	<b>\$ 81,316</b>	<b>\$ 82,942</b>	<b>\$ 84,601</b>

Additional Revenues (Primary Budget)	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
Property Tax Increment	\$ 6,254	\$ 12,509	\$ 18,763	\$ 25,017	\$ 31,271	\$ 37,526	\$ 43,780	\$ 50,034	\$ 50,034	\$ 50,034	\$ 50,034	\$ 50,034	\$ 50,034	\$ 50,034	\$ 50,034	\$ 50,034	\$ 50,034	\$ 50,034	\$ 50,034	\$ 50,034
Additional Sales Tax Revenues	3,873	7,901	12,088	16,439	20,960	25,655	30,530	35,589	36,301	37,027	37,767	38,523	39,293	40,079	40,881	41,698	42,532	43,383	44,251	45,136
Additional Franchise Tax Revenues	1,526	3,113	4,762	6,476	8,258	10,107	12,028	14,021	14,301	14,587	14,879	15,176	15,480	15,790	16,105	16,428	16,756	17,091	17,433	17,782
<b>Annual Additional Revenues</b>	<b>\$ 11,653</b>	<b>\$ 23,522</b>	<b>\$ 35,613</b>	<b>\$ 47,933</b>	<b>\$ 60,489</b>	<b>\$ 73,288</b>	<b>\$ 86,337</b>	<b>\$ 99,644</b>	<b>\$ 100,636</b>	<b>\$ 101,648</b>	<b>\$ 102,681</b>	<b>\$ 103,734</b>	<b>\$ 104,808</b>	<b>\$ 105,903</b>	<b>\$ 107,020</b>	<b>\$ 108,160</b>	<b>\$ 109,323</b>	<b>\$ 110,508</b>	<b>\$ 111,718</b>	<b>\$ 112,952</b>
<b>Cumulative Additional Revenues</b>	<b>\$ 11,653</b>	<b>\$ 35,174</b>	<b>\$ 70,787</b>	<b>\$ 118,720</b>	<b>\$ 179,210</b>	<b>\$ 252,498</b>	<b>\$ 338,835</b>	<b>\$ 438,479</b>	<b>\$ 539,116</b>	<b>\$ 640,764</b>	<b>\$ 743,445</b>	<b>\$ 847,178</b>	<b>\$ 951,986</b>	<b>\$ 1,057,889</b>	<b>\$ 1,164,909</b>	<b>\$ 1,273,070</b>	<b>\$ 1,382,392</b>	<b>\$ 1,492,901</b>	<b>\$ 1,604,619</b>	<b>\$ 1,717,570</b>
<b>Annual Net Fiscal Impact</b>	<b>\$ 4,394</b>	<b>\$ 8,713</b>	<b>\$ 12,956</b>	<b>\$ 17,119</b>	<b>\$ 21,202</b>	<b>\$ 25,201</b>	<b>\$ 29,113</b>	<b>\$ 32,937</b>	<b>\$ 32,595</b>	<b>\$ 32,246</b>	<b>\$ 31,890</b>	<b>\$ 31,527</b>	<b>\$ 31,157</b>	<b>\$ 30,780</b>	<b>\$ 30,395</b>	<b>\$ 30,002</b>	<b>\$ 29,601</b>	<b>\$ 29,193</b>	<b>\$ 28,776</b>	<b>\$ 28,351</b>
<b>Cumulative Net Impact</b>	<b>\$ 4,394</b>	<b>\$ 13,107</b>	<b>\$ 26,063</b>	<b>\$ 43,182</b>	<b>\$ 64,384</b>	<b>\$ 89,584</b>	<b>\$ 118,698</b>	<b>\$ 151,634</b>	<b>\$ 184,229</b>	<b>\$ 216,475</b>	<b>\$ 248,366</b>	<b>\$ 279,893</b>	<b>\$ 311,051</b>	<b>\$ 341,831</b>	<b>\$ 372,225</b>	<b>\$ 402,227</b>	<b>\$ 431,829</b>	<b>\$ 461,021</b>	<b>\$ 489,797</b>	<b>\$ 518,148</b>

<b>NPV of Revenues Over 20 Years</b>	<b>\$1,140,050</b>																				<b>ROI:</b>	<b>41.84</b>	
<b>NPV of Net Benefit Over 20 Years</b>	<b>\$350,522</b>																						

Additional Revenues (Contingency Budget)	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
Property Tax Increment	\$ 37,605	\$ 43,859	\$ 50,113	\$ 56,367	\$ 62,622	\$ 68,876	\$ 75,130	\$ 81,384	\$ 81,384	\$ 81,384	\$ 81,384	\$ 81,384	\$ 81,384	\$ 81,384	\$ 81,384	\$ 81,384	\$ 81,384	\$ 81,384	\$ 81,384	\$ 81,384
Additional Sales Tax Revenues	3,873	7,901	12,088	16,439	20,960	25,655	30,530	35,589	36,301	37,027	37,767	38,523	39,293	40,079	40,881	41,698	42,532	43,383	44,251	45,136
Additional Franchise Tax Revenues	1,526	3,113	4,762	6,476	8,258	10,107	12,028	14,021	14,301	14,587	14,879	15,176	15,480	15,790	16,105	16,428	16,756	17,091	17,433	17,782
<b>Annual Additional Revenues</b>	<b>\$ 43,003</b>	<b>\$ 54,872</b>	<b>\$ 66,963</b>	<b>\$ 79,283</b>	<b>\$ 91,839</b>	<b>\$ 104,639</b>	<b>\$ 117,688</b>	<b>\$ 130,994</b>	<b>\$ 131,987</b>	<b>\$ 132,999</b>	<b>\$ 134,031</b>	<b>\$ 135,084</b>	<b>\$ 136,158</b>	<b>\$ 137,253</b>	<b>\$ 138,371</b>	<b>\$ 139,510</b>	<b>\$ 140,673</b>	<b>\$ 141,859</b>	<b>\$ 143,068</b>	<b>\$ 144,302</b>
<b>Cumulative Additional Revenues</b>	<b>\$ 43,003</b>	<b>\$ 97,875</b>	<b>\$ 164,838</b>	<b>\$ 244,121</b>	<b>\$ 335,961</b>	<b>\$ 440,599</b>	<b>\$ 558,287</b>	<b>\$ 689,281</b>	<b>\$ 821,268</b>	<b>\$ 954,267</b>	<b>\$ 1,088,297</b>	<b>\$ 1,223,381</b>	<b>\$ 1,359,539</b>	<b>\$ 1,496,792</b>	<b>\$ 1,635,163</b>	<b>\$ 1,774,673</b>	<b>\$ 1,915,346</b>	<b>\$ 2,057,205</b>	<b>\$ 2,200,273</b>	<b>\$ 2,344,575</b>
<b>Annual Net Fiscal Impact</b>	<b>\$ 35,744</b>	<b>\$ 40,063</b>	<b>\$ 44,306</b>	<b>\$ 48,470</b>	<b>\$ 52,552</b>	<b>\$ 56,551</b>	<b>\$ 60,463</b>	<b>\$ 64,287</b>	<b>\$ 63,945</b>	<b>\$ 63,596</b>	<b>\$ 63,241</b>	<b>\$ 62,878</b>	<b>\$ 62,508</b>	<b>\$ 62,130</b>	<b>\$ 61,745</b>	<b>\$ 61,352</b>	<b>\$ 60,952</b>	<b>\$ 60,543</b>	<b>\$ 60,126</b>	<b>\$ 59,701</b>
<b>Cumulative Net Impact</b>	<b>\$ 35,744</b>	<b>\$ 75,807</b>	<b>\$ 120,113</b>	<b>\$ 168,583</b>	<b>\$ 221,135</b>	<b>\$ 277,686</b>	<b>\$ 338,149</b>	<b>\$ 402,436</b>	<b>\$ 466,382</b>	<b>\$ 529,978</b>	<b>\$ 593,219</b>	<b>\$ 656,096</b>	<b>\$ 718,604</b>	<b>\$ 780,734</b>	<b>\$ 842,479</b>	<b>\$ 903,831</b>	<b>\$ 964,783</b>	<b>\$ 1,025,325</b>	<b>\$ 1,085,452</b>	<b>\$ 1,145,152</b>

<b>NPV of Revenues Over 20 Years</b>	<b>\$1,585,613</b>																				<b>ROI:</b>	<b>52.56</b>	
<b>NPV of Net Benefit Over 20 Years</b>	<b>\$796,084</b>																						