

SALT LAKE CITY ORDINANCE
No. 50 of 2018

(Adoption of 9 Line Community Reinvestment Area Project Area Plan)

An ordinance adopting the Community Reinvestment Area Project Area Plan for the 9 Line Community Reinvestment Project Area, as approved by the Board of Directors of the Redevelopment Agency of Salt Lake City, and designating the Plan as the official Community Reinvestment Project Area Plan for the 9 Line Community Reinvestment Project Area.

WHEREAS, the Redevelopment Agency of Salt Lake City (the "Agency") prepared a Draft Community Reinvestment Project Area Plan (the "Draft Plan") for the 9 Line Community Reinvestment Project Area, the legal description of which is attached hereto as **Exhibit A**.

WHEREAS, on August 21, 2018, the Board of Directors of the Agency held a public hearing on the Draft Plan and pursuant to Utah Code § 17C-5-108 and adopted a resolution approving the Draft Plan as the Official Community Reinvestment Project Area Plan for the 9 Line Community Reinvestment Project Area ("Official Plan") (see Agency Resolution No. R-24-2018).

WHEREAS, Utah Code § 17C-5-109 requires that, before a community reinvestment project area plan approved by the Agency may take effect, it must be adopted by ordinance of the legislative body of the community that created the Agency.

WHEREAS, the Act also requires certain notice to be given by the community legislative body upon its adoption of a community reinvestment project area plan under Utah Code § 17C-5-110.

NOW, THEREFORE, BE IT ORDAINED BY THE SALT LAKE CITY COUNCIL AS FOLLOWS:

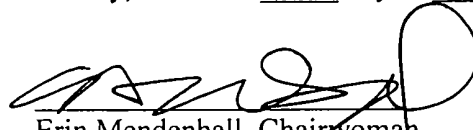
SECTION 1. The Salt Lake City Council hereby adopts the 9 Line Community Reinvestment Project Area Plan, as approved by the Agency as the Official Plan for the 9 Line Community Reinvestment Project Area.

SECTION 2. The City staff is hereby authorized and directed to publish or cause to be published the notice required by Utah Code § 17C-5-110, whereupon the Official Plan shall become effective.

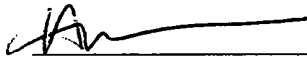
SECTION 4. This ordinance shall take effect immediately upon the date of its first publication.

12877618
10/31/2018 11:34 AM \$0.00
Book - 10726 Pg - 4874-4972
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SALT LAKE CITY CORPORATION
ATTN SUSAN LUNDMARK
451 S STATE ST, ROOM 404
SLC UT 84111
BY: RWA, DEPUTY - MA 99 P.

Passed by the City Council of Salt Lake City, Utah this 2nd day of October, 2018.


Erin Mendenhall, Chairwoman

Approved as to Form:
Salt Lake City Attorney's Office



Katherine N. Lewis
Date: 7/19/18

ATTEST:

CITY RECORDER

Transmitted to Mayor on October 8, 2018.

Mayor's Action: Approved. Vetoed.


MAYOR


CITY RECORDER



(SEAL)

Bill No. 50 of 2018.

Published: October 23, 2018.

HB_ATTU-#71850-v1-City_Ordinance_(9_Line_Project_Area_Plan).doc

9 LINE COMMUNITY REINVESTMENT AREA PLAN



SLCRDA

REDEVELOPMENT AGENCY OF SALT LAKE CITY | DEPARTMENT OF ECONOMIC DEVELOPMENT

BK 10726 PG 4876



ACKNOWLEDGEMENTS:

MAYOR

RDA EXECUTIVE DIRECTOR

Jacqueline M. Biskupski

DEPARTMENT OF ECONOMIC DEVELOPMENT DIRECTOR

RDA CHIEF EXECUTIVE OFFICER

Lara Fritts

RDA CHIEF OPERATING OFFICER

Danny Walz

RDA BOARD OF DIRECTORS

James Rogers, District 1
Andrew Johnston, District 2
Chris Wharton, District 3
Derek Kitchen, District 4
Erin Mendenhall, District 5
Charlie Luke, District 6
Amy Fowler, District 7

C ONTENTS

i) INTRODUCTION	4
1) COMMUNITY REINVESTMENT ANALYSIS (17C-5-105)	7
1(a): PROJECT AREA BOUNDARY DESCRIPTION	8
1(b): EXISTING LAND USES AND NEIGHBORHOOD CONTEXT	9
1(c): STANDARDS TO GUIDE PROJECT AREA DEVELOPMENT	15
1(d): FURTHERING PURPOSES OF UTAH TITLE 17C	16
1(e): GENERAL PLAN CONSISTENCY	21
1(f): ELIMINATION OR REDUCTION OF BLIGHT	21
1(g): SPECIFIC PROJECT AREA DEVELOPMENT	21
1(h): PROCESS OF SELECTING PARTICIPANTS	21
1(i): REASON FOR SELECTING THE PROJECT AREA	22
1(j): EXISTING PHYSICAL, SOCIAL, ECONOMIC CONDITIONS	23
1(k): FINANCIAL ASSISTANCE OFFERED TO PARTICIPANTS	28
1(l): PUBLIC BENEFIT ANALYSIS SUMMARY	29
1(m): HISTORIC PRESERVATION	31
1(n): INTERLOCAL AGREEMENT	31
1(o): OTHER INFORMATION - GEOGRAPHIC FOCUS AREAS	31
1(o): OTHER INFORMATION - COMMUNITY OUTREACH	32
2) PROJECT AREA BUDGET (17C-5-303)	35
1(a): BASE TAXABLE VALUE	36
1(b): PROJECTED AMOUNT OF TIF	36
1(c): COLLECTION PERIOD	36
1(d): TIF PAID TO OTHER TAXING ENTITIES	36
1(e): IF TIF COLLECTION AREA IS LESS THAN CRA BOUNDARY	36
1(f): PERCENTAGE OF TIF AUTHORIZED TO RECEIVE	37
1(g): MAXIMUM CUMULATIVE DOLLAR AMOUNT	37
2: SALES AND USE TAX REVENUE	37
3: PROJECT AREA FUNDS TO IMPLEMENT THIS CRA PLAN	37
4: RDA'S COMBINED INCREMENTAL VALUE	38
5: PROJECT AREA FUNDS USED FOR ADMINISTRATION	38
6: EXPECTED SALES PRICE FOR PROPERTY THE RDA OWNS	38
ATTACHMENT A: PROJECT AREA LEGAL DESCRIPTION AND MAP	
ATTACHMENT B: DEFINITIONS	
ATTACHMENT C: PROJECT AREA BENEFITS ANALYSIS AND BUDGET	

INTRODUCTION

Through this 9 Line Community Reinvestment Area Plan ("Plan"), the Redevelopment Agency of Salt Lake City ("RDA"), contemplates the creation of a Community Reinvestment Area ("CRA") to utilize tax increment as a funding mechanism to implement the community vision that has been established through the Westside Master Plan and that has been reaffirmed through the community engagement process utilized to develop this Plan. In addition, the creation of a CRA will assist in closing the gap in identified disparities by providing housing stability, economic development, and improved neighborhood conditions.

COMMUNITY OVERVIEW

The 9 Line Community Reinvestment Area ("Project Area") is located less than two miles from downtown Salt Lake City, and spans the communities of Poplar Grove to the north and Glendale to the south. The area is characterized by single-family neighborhoods, industrial uses, and small to mid-scale commercial centers. In addition, the area is rich with natural and recreational resources, including several parks and two trail corridors.

Despite having tremendous strengths, the area has experienced some important disparities from the city as a whole. As compared to the city, the Project Area has a higher rate of poverty, a lower median household income, and a lower rate of educational attainment. Neighborhood conditions, as compared to other areas of the city, may act as a barrier to fair housing and limit access to opportunity.

Vacant, underutilized, and neglected properties have impacted the surrounding neighborhood's potential for revitalization. This has limited private sector investment and the development of neighborhood amenities that enhance residents' quality of life.

BUILDING ON STRENGTHS

This Plan sets forth Goals, Objectives, and Tactics for the utilization of tax increment to leverage the neighborhood's existing assets while encouraging commercial revitalization, housing stability, economic development, and enhancement of the public realm.

Existing neighborhood assets include unparalleled natural areas, parks, trails, and green space. Although the highway system has created geographic barriers that limit physical connectivity, the neighborhood is in close proximity to downtown and employment centers. Commercial and light industrial centers, while currently underutilized, have the potential to act as economic drivers if they are better leveraged to ensure local impact.

In addition, the Project Area has a number of significant local and community-based institutions that can engage as partners in community improvement efforts. Perhaps the greatest asset of the neighborhood is the diverse, youthful, and engaged population, which will be essential in furthering neighborhood revitalization activities.

As neighborhood change occurs, it is important that policies and practices promote equitable development that considers existing residential groups while also serving the needs of a growing and changing community. Flexibility has been built into this plan to allow for modifications as conditions evolve.

NEIGHBORHOOD NODES

Many of the area's residents are optimistic that revitalization will occur within the Poplar Grove and Glendale neighborhoods to enhance strong, stable residential communities connected by recreational opportunities and vibrant community activity centers. Through the Westside Master Plan, these activity centers, also referred to as community and neighborhood nodes, are areas that have been identified for growth and development. As such, this Plan identifies these nodes as geographic areas to target RDA programs, tools, and resources.



PLAN REQUIREMENTS

This Plan complies with the community reinvestment project area plan requirements as per Utah Code Title 17C-5-101. The RDA does not anticipate using eminent domain within the Project Area. Since the RDA is not carrying out a blight study or a blight determination, the Project Area is authorized through interlocal agreements with individual taxing entities, rather than a taxing entity committee.

As per 17C-5-108, prior to adopting a board resolution, the RDA Board of Directors (Board) has determined that the Plan:

- Contains a boundary description of the Project Area
- Contains the RDA's purposes and intent with respect to the Project Area
- Serves a public purpose
- Produces a public benefit as per 17C-5-105(2)
- Is economically sound and feasible
- Conforms to the community's general plan
- Promotes the public peace, health, safety, and welfare of the community

PLAN & POLICY COORDINATION

Salt Lake City has recently carried out various planning efforts focused citywide as well as specific to the westside. As components of the city's general plan, these efforts have established a clear vision for future development, and are based on extensive data gathering and community engagement. It is important that this Plan draws from, builds upon, and integrates these prior plans and studies. Plans referenced and the hierarchy of the these plans is outlined below.

CITYWIDE VISION	CITY SYSTEM PLANS	COMMUNITY & SMALL AREA PLANS	IMPLEMENTATION PLANS & STRATEGIES
<ul style="list-style-type: none"> • Plan Salt Lake 	<ul style="list-style-type: none"> • Pedestrian & Bicycle Master Plan • Transit Master Plan • Grow SLC: A 5-Year Housing Plan • Other plans 	<ul style="list-style-type: none"> • Westside Master Plan • 9 Line Corridor Master Plan 	<ul style="list-style-type: none"> • 9 Line Community Reinvestment Area Plan

1

COMMUNITY REINVESTMENT ANALYSIS

OVERVIEW

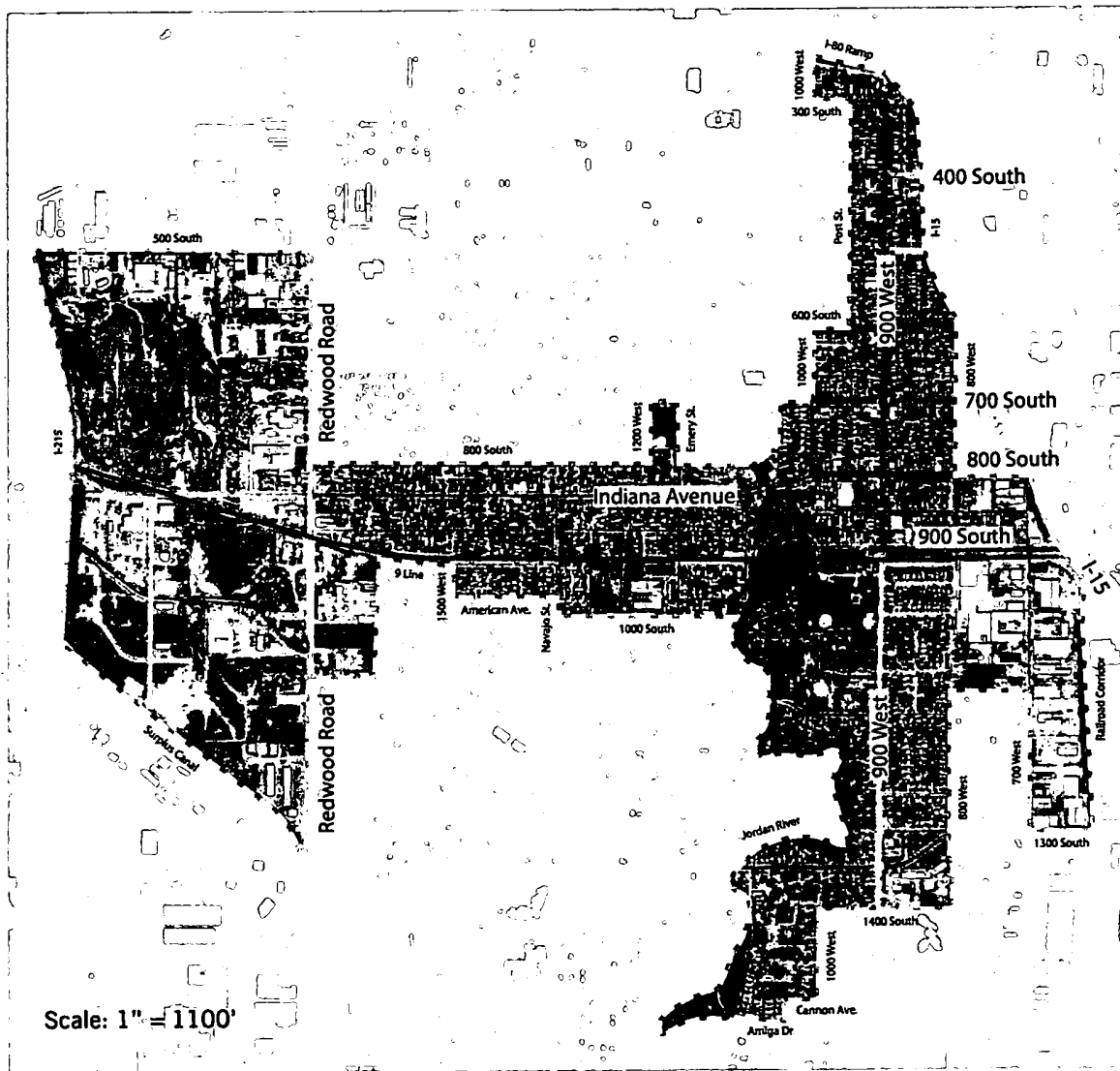
Section 1 of the Plan fulfills requirements of 17C-5-105(1), and includes the following information:

- a. Project Area Boundary Description
- b. Existing Land Uses and Neighborhood Context
- c. Standards To Guide Project Area Development
- d. Furthering Purposes of Utah Title 17C
- e. General Plan Consistency
- f. Elimination or Reduction of Blight
- g. Specific Project Area Development
- h. Process of Selecting Participants
- i. Reasons for Selecting the Project Area
- j. Existing Physical, Social, and Economic Conditions
- k. Financial Assistance to be Offered to Participants
- l. Public Benefit Analysis Results
- m. Historic Preservation Requirements
- n. Interlocal Agreement

1(a): PROJECT AREA BOUNDARY DESCRIPTION

The project area is generally defined by the north/south alignment of 900 West from I-80 on the north and 1400 South on the south, and the east/west alignment of Indiana Avenue (800 South) from I-215 on the west and I-15 on the east. In addition to portions of the 900 South, Indiana Avenue, and Redwood Road corridors, the project area also includes a large underutilized area west of Redwood Road, as well as portions of the 9 Line and Jordan River Parkway trail corridors. Refer to Exhibit A for a complete legal description of the Project Area.

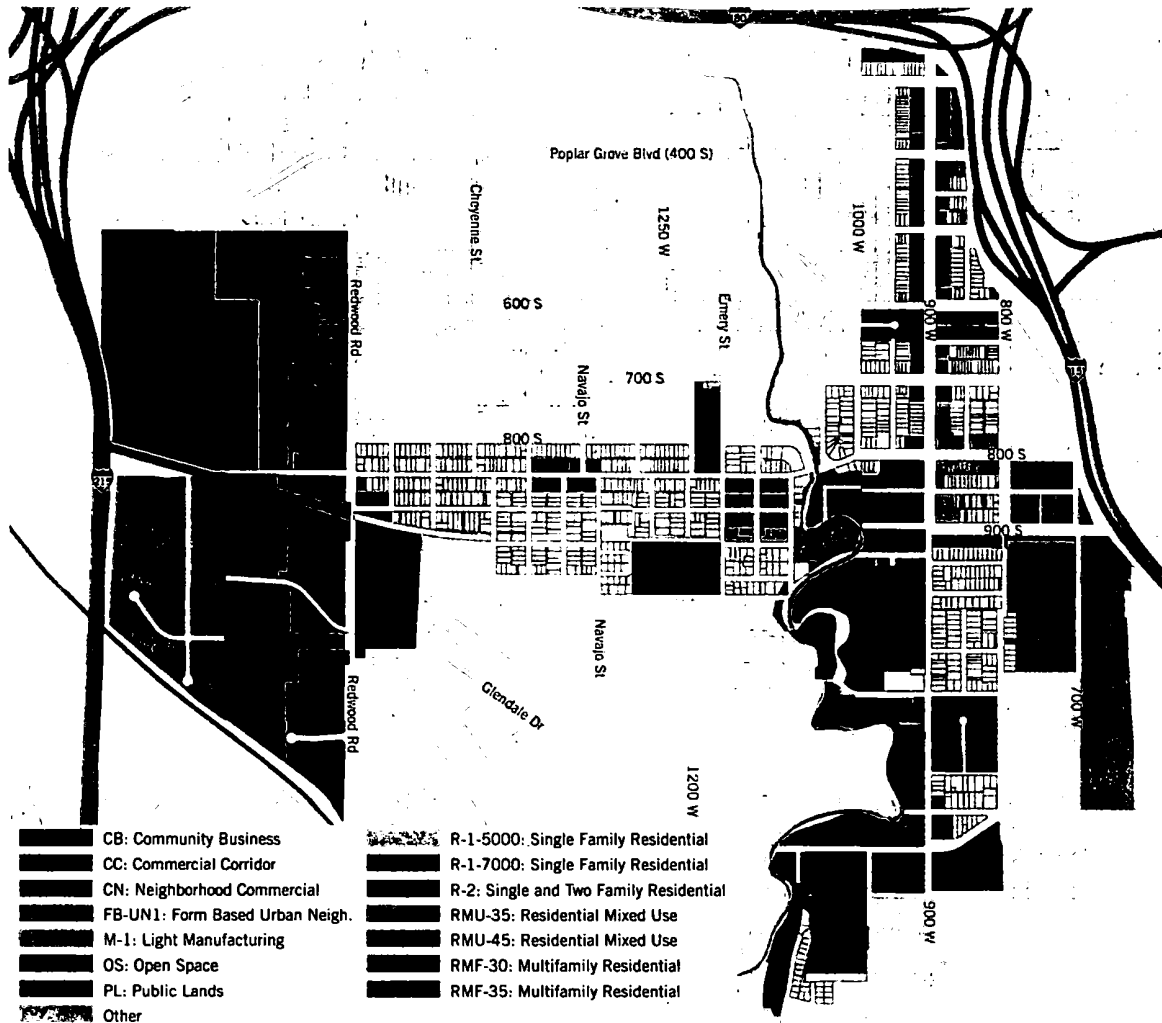
FIGURE 1.1: PROJECT AREA BOUNDARY MAP



1(b): EXISTING LAND USES AND NEIGHBORHOOD CONTEXT

This section includes a general statement of the existing land uses, layout of principal streets, population densities, and building intensities of the Project Area and how each will be affected by the project area development.

FIGURE 1.2: LAND USE ZONING MAP



LAND USES

The 738 parcel-acreage Project Area includes a range of land uses, including single-family residential, multifamily residential, industrial, commercial, parks and open space, schools, and publically-owned facilities. Through redevelopment, some existing structures may be demolished or renovated, new buildings may be constructed, and the reuse of existing buildings for new uses may occur. In addition, infrastructure upgrades, streetscape improvements, and public space enhancements may occur.

TABLE 1.1: CURRENT LAND USES

Property Type	Acres	% of Total
Tax Exempt	185.66	25%
Residential	235.53	32%
Commercial	45.4	6%
Industrial	124.12	17%
Vacant	103.55	14%
Office	10.85	1%
Residual Road, Right-of-Ways & Easements	33.04	4%
TOTAL	738.15	100%

Anticipated Changes by Land Use:

The land use changes are intended to enhance stable residential neighborhoods; facilitate commercial revitalization; strengthen employment centers; improve gateways and connectivity between the westside and adjacent areas of Salt Lake City; and to reinforce the area as a primary destination for outdoor recreation.

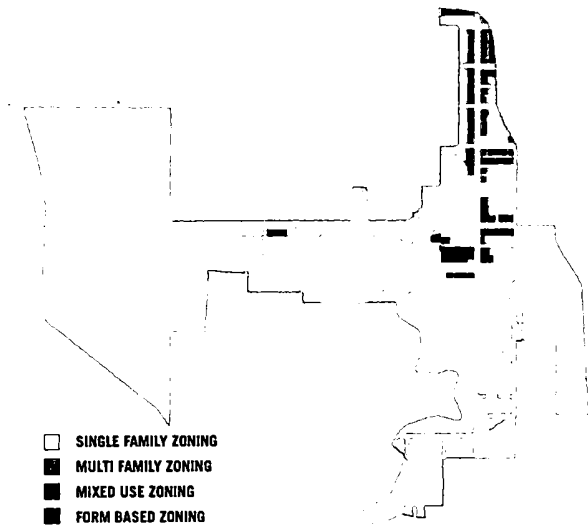
- **SINGLE-FAMILY RESIDENTIAL**

Single-family residential uses, currently comprising about 30% of current land uses and zoned area, are concentrated between 800 West and Redwood Road. As project area development occurs, single-family uses are not anticipated to be expanded. However residential rehabilitation and infill development will likely occur within existing single-family neighborhoods. In addition, moderate-density residential development - including townhouses, fourplexes, courtyard apartments, or live-work units - is anticipated to occur near neighborhood commercial nodes to diversify the housing stock.

- **MULTIFAMILY RESIDENTIAL**

Multifamily residential uses, currently comprising 1% of current land uses and 5% of zoned area, are primarily located in the northeastern portion of the Project Area between 900 South and I-80. As project area development occurs, additional well-designed and contextually-sensitive multifamily and mixed-use residential development is anticipated to occur near commercial and neighborhood nodes to diversity the housing stock.

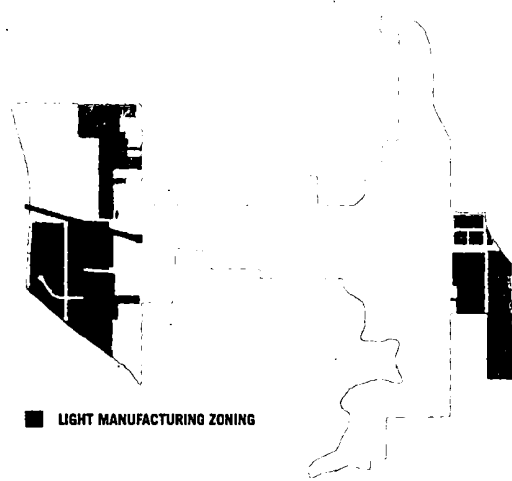
FIGURE 1.3: RESIDENTIAL AND MIXED-USE ZONING



- **INDUSTRIAL**

Manufacturing uses, comprising 17% of current land uses and 29% of zoned area, are concentrated in areas west of Redwood Road and between I-15 and 800 West. As project area development occurs, the light manufacturing zone between I-15 and 800 West should be reevaluated to determine whether a new zone is more appropriate to encourage uses conducive to a neighborhood setting. In addition, the light manufacturing zone west of Redwood Road should be reevaluated to determine if a new zoning type is more supportive to multimodal corridor development by allowing commercial development with a more measured approach to building and site design.

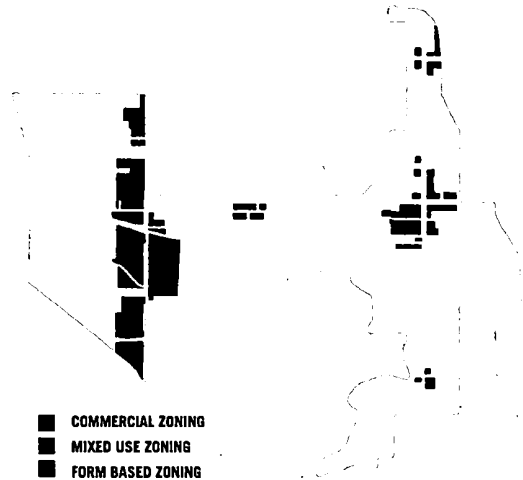
FIGURE 1.4: LIGHT MANUFACTURING ZONING



- **COMMERCIAL & OFFICE**

Commercial and office uses, comprising 7% of current land uses and 16% of zoned area, are concentrated to areas along the Redwood Road corridor, with smaller pockets located at the Indiana Avenue at Navajo Street node, and along the 900 West corridor. As project area development occurs, commercial and office uses will be integrated into mixed-use neighborhood and community nodes.

FIGURE 1.5: COMMERCIAL ZONING



- **PARKS AND OPEN SPACE**

Parks and open spaces uses includes the Jordan River and 9 Line corridors, Jordan Park, and other neighborhood parks. According to the Westside Master Plan, 83% of the residential properties in the westside are within a quarter-mile of public green space. As project area development occurs, project area acreage dedicated to park and open space uses is not anticipated to be expanded. However, enhancements to existing park and trail infrastructure is anticipated to occur.

FIGURE 1.6: OPEN SPACE ZONING

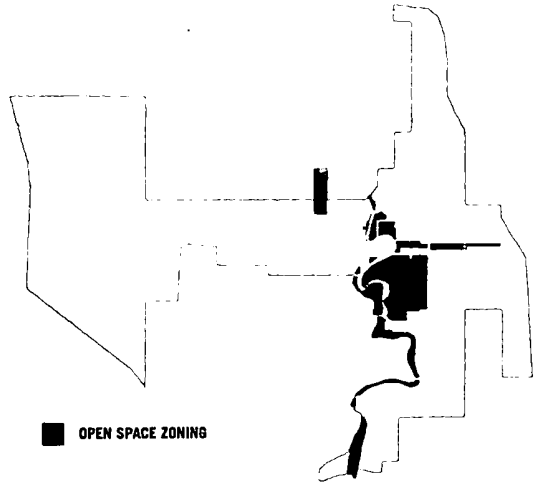


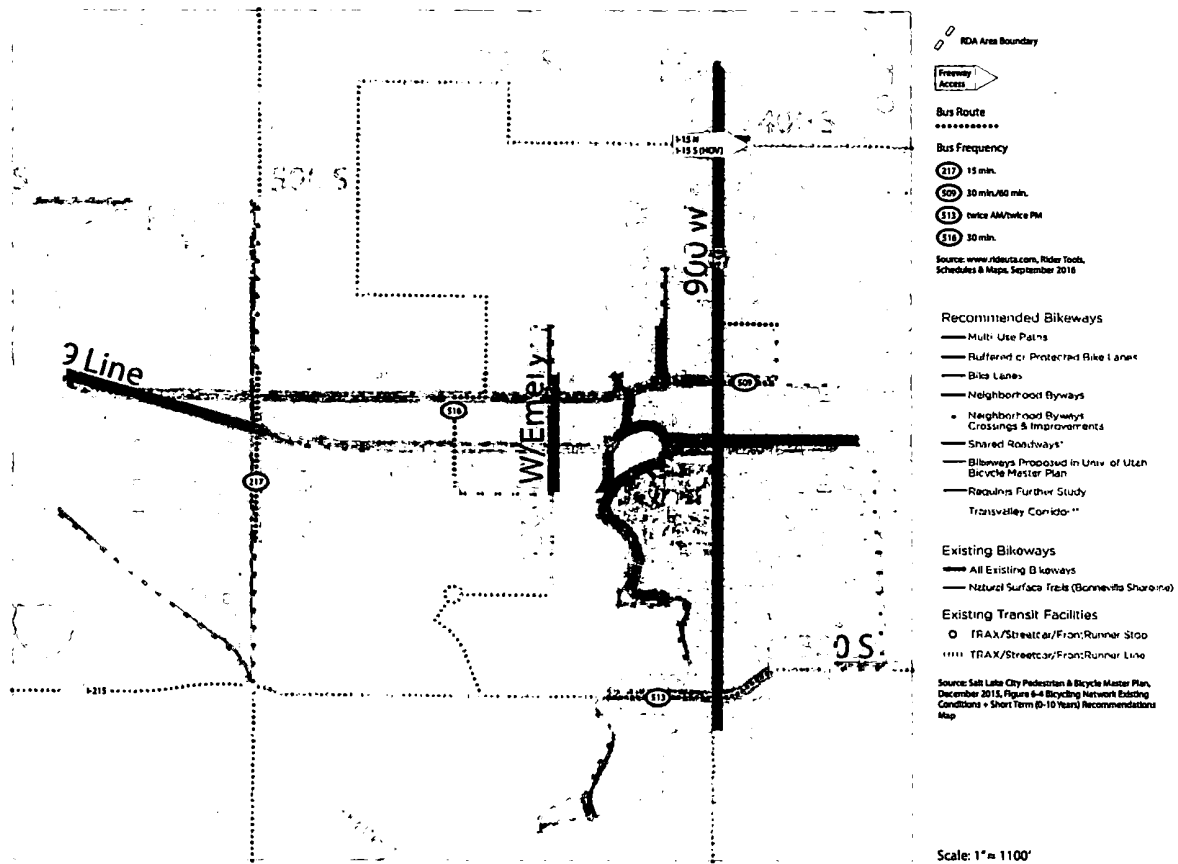
TABLE 1.2: SIGNIFICANT PARKS

PARK	ACRES	ADDRESS
Jordan River Park	34	1060 S 900 West
International Peace Gardens	12	1060 S 900 West
9th South River Park	4.5	1000 S Genesee Ave
Poplar Grove Park	6.75	800 S Emery Street
Bend in the River Park	4.25	1054 W Fremont Dr
Modesto Park	5	1175 S 1000 West
Post Street Tot Lot	0.5	487 S Post Street
Bike Pump Track	1.3	700 West 900 South

LAYOUT OF PRINCIPAL STREETS

The streets in the Project Area are set in a grid pattern, with the exception of a few streets that run along or near the Jordan River. The following streets within the Project Area are identified as part of the Transit Master Plan's Frequent Transit Network: Redwood Road, California Avenue, 400 South, 900 West, 900 South, and Indiana Avenue. Interstate highways delimit the Project Area to the west, north, and east (I-215, I-80, and I-15, respectively). 400 South and 1300 South/California Avenue are important east-west arterial streets that access I-15 and the east side of Salt Lake City, while east-west arterial streets 800 South and 900 South also handle a large volume of traffic because they connect to downtown Salt Lake City.

FIGURE 1.7: TRANSPORTATION MAP



POPULATION DENSITIES

The population density of the CRA Area east of Redwood Road is estimated to be 10.2 people per acre.* With a lack of residential zoning in the western region of the Project Area, the population density west of Redwood Road is estimated to be few to zero.

Population densities are anticipated to increase in the Project Area, in part because the Westside Master Plan calls for nodes along 900 West, Indiana Avenue, and Redwood Road to be developed for increased residential density and appropriately-scaled mixed-use and commercial development. It is anticipated that some of the current uses in the Project Area could transition into medium- and high-density residential and mixed use developments, while the areas that are currently low-density residential shall maintain that character. Overall, the increases in building intensities at specific nodes (discussed below) shall result in increased population densities.

*Note: The population density for the CRA Area east of Redwood Road was calculated by dividing the population by the land area of the following census block groups: Census Tract 1026, Block Groups 2, 3; Census Tract 1027.01, Block Groups 1, 2, 3; and Census Tract 1028.01, Block Groups 2, 3

BUILDING INTENSITIES

Buildings in the area are generally single or two-story residential structures, with large-footprint commercial, institutional and light manufacturing located in the eastern and western portions of the project area. The latter typically can be characterized as large buildings surrounded by surface parking.

New increased intensity, mixed-use projects are anticipated to be developed at targeted nodes. Commercial and mixed-use development will add density where appropriate while preserving the character of single-family neighborhoods. As per the Westside Master Plan, the following nodes have been identified for growth and development:

- 900 West at 400 South
- 900 West at 700 South
- 900 West at 800 South
- 900 West at California Avenue
- 900 West at 900 South
- 900 South at the Jordan River
- Indiana Avenue at Navajo Street/Pueblo Street
- Redwood Road at Indiana Avenue
- Redwood Road at 900 South

1(c): STANDARDS TO GUIDE PROJECT AREA DEVELOPMENT

The goals set forth in the Westside Master Plan shall be used as the standards to guide project area development, as follows:

1. **Promote reinvestment and redevelopment** in the Westside community through changes in land use, improved public infrastructure and community investment to spur development that meets the community's vision while maintaining the character of Westside's existing stable neighborhoods.
2. **Protect and encourage ongoing investment in existing, low-density residential neighborhoods** while providing well designed, **compatible and high density residential development** where needed, appropriate or desired.
3. Recognize, develop and foster opportunities for **unique, mixed use neighborhood and community nodes** in the Westside that reflect the diverse nature of the community and provide resources to allow for their growth.
4. Recognize, develop and foster opportunities for **regional nodes that strengthen the community's employment base** while providing large-scale commercial retail and services for residents and employees of the Westside.
5. Make the Westside a **destination synonymous with recreation, trails, open space and the outdoors** by celebrating and spotlighting the Jordan River, the Jordan River Parkway, the 9 Line and the community's parks and natural spaces.
6. Enhance and expand the **internal network of assets, nodes and resources** ensuring that all residents and employees in the Westside have **access to goods, services and activities** and the opportunity to walk or bicycle safely to them.
7. Strengthen the **connections both within and between the Westside and other parts of Salt Lake City** by improving the community's gateways and corridors and strengthening the transportation network for all modes of travel.
8. Maintain the **stability of the industrial districts and the employment base** in the community while incorporating appropriate land use buffers and urban design features to soften the transition between them and adjacent neighborhoods.
9. Create a beautiful community with a system of guidelines to **create and strengthen public spaces** that will **foster community interaction and pride** and catalyze ongoing redevelopment and growth.

1(d): FURTHERING PURPOSES OF UTAH TITLE 17C

By implementing the CRA Plan, the RDA shall leverage private investment with tax increment financing to provide redevelopment opportunities, create and preserve affordable housing, and enhance neighborhood livability. Implementation shall be carried out through the following objectives and tactics.

OBJECTIVE : NEIGHBORHOOD REVITALIZATION

1

UNDERUTILIZED LAND IS RETURNED TO A PRODUCTIVE USE THROUGH A REDUCTION IN THE NUMBER OF NEGLECTED BUILDINGS AND VACANT LOTS TO REDUCE CRIME AND IMPROVE THE PHYSICAL ENVIRONMENT OF THE NEIGHBORHOOD.

TACTICS:

- a. Develop and maintain an inventory of vacant, blighted, and underutilized properties to strategically prioritize for RDA programs and tools.
- b. Implement a program to incentivize the adaptive reuse of underutilized or economically distressed buildings into a more productive use.
- c. Identify catalytic project sites to target for redevelopment. Projects must be sufficient in location and scope to encourage complimentary revitalization efforts on surrounding properties. The identification and implementation of catalytic projects will spur economic development and job creation, assist in revitalizing commercial nodes, and expand housing opportunities.
- d. Collaborate with Salt Lake City's Civil Enforcement to ensure that ordinances and regulations are enforced, with focus on properties with repeat code violations that detract from the neighborhood's quality of life and wellbeing.
- e. Ensure that redevelopment activities support high-quality, enduring projects and promote sound architectural and urban design principles to encourage safe, sustainable, and livable neighborhoods.
- f. Collaborate with Salt Lake City's Division of Planning to ensure zoning is conducive to neighborhood revitalization and master plan implementation.

OBJECTIVE : COMMERCIAL NODES & CORRIDORS

2

NEW AND REVITALIZED COMMERCIAL SPACE THAT SUPPORTS THRIVING STORES AND RESTAURANTS LOCATED AT NODES CONNECTED BY PEDESTRIAN-FRIENDLY COMMERCIAL CORRIDORS. LOCAL AND REGIONAL NEEDS ARE SERVED THROUGH THE RETENTION OF EXISTING BUSINESSES, WITH THE ADDITION OF NEW RETAIL, COMMERCIAL, AND SERVICES TO THE AREA.

TACTICS:

- a. Work with Salt Lake City's Planning Division to adapt land use and zoning policies to allow a mix of uses on the ground floor of buildings at strategic locations along the 900 South and Indiana Avenue corridors.
- b. Target RDA programs and tools to leverage private investment for the revitalization of existing commercial and retail space while avoiding the displacement of established, locally-owned businesses.
- c. Consider developing project area-specific programs to incentivize locally-owned businesses to purchase and rehabilitate commercial space to operate their businesses from.
- d. Diversify the mix of businesses and services to leverage local demand that is not being captured.
- e. Encourage neighborhood-serving uses to increase access to fresh food, day cares, and other services that promote health and well-being.
- f. Enhance commercial corridors to not only create safe, pedestrian-friendly streets, but also to encourage private investment for commercial revitalization.
- g. Target RDA programs and tools to revitalize distressed commercial space by offsetting the cost of code compliance and facade improvements.

OBJECTIVE : EMPLOYMENT CENTERS

3

ACTIVE AND VITAL EMPLOYMENT CENTERS TO SUPPORT THE RECRUITMENT, RETENTION, AND EXPANSION OF BUSINESSES TO PROVIDE HIGH-WAGE JOBS AND ECONOMIC PROSPERITY.

TACTICS:

- a. Ensure appropriate levels of office, commercial, and retail spaces are integrated into redevelopment projects to create synergies between uses and encourage a critical mass of people.
- b. Work with Salt Lake City's Business Development team to retain, recruit, and expand businesses within the Project Area.
- c. Work with Salt Lake City's Planning Division to determine planning and zoning solutions to develop buffers between industrial and residential uses, and to encourage transitional uses that are more conducive to a neighborhood setting.
- d. Target redevelopment activities to improve the interface between industrial and residential neighborhoods.
- e. Encourage the development of active employment centers in transitioning industrial areas to provide livable-wage jobs and enhance business prosperity.
- f. Target RDA resources for land revitalization efforts in transitioning industrial areas to facilitate previously contaminated land to be put back into productive use.

OBJECTIVE : HOUSING

4

• HIGH-QUALITY HOUSING OPTIONS TO PROVIDE HOUSING STABILITY
• FOR EXISTING RESIDENTS AND ESTABLISH THE NEIGHBORHOOD AS
• AN OPTION FOR ECONOMICALLY-DIVERSE INDIVIDUALS AND FAMILIES.

TACTICS:

- a. Implement a model high-quality, context-sensitive multifamily or mixed-use project to demonstrate a successful mid-density project.
- b. Target RDA resources to promote new construction, rehabilitation, and adaptive reuse for a diverse range of housing options, from affordable to market rate, to accommodate a range of household incomes.
- c. Collaborate with Salt Lake City's Division of Housing and Neighborhood Development to stabilize and improve the existing single-family housing stock.
- d. Consider utilizing the Salt Lake City Community Land Trust and deed restrictions to capture the value of public investment to preserve long-term affordability.
- e. Utilize RDA programs and tools to support the implementation of mixed-income, mixed-use, and multifamily residential targeted to appropriate locations that are compatible with existing development.
- f. Utilize RDA programs and tools to support the implementation of infill development within existing single-family neighborhoods, with focus on mid-density housing types including duplexes, townhouses, courtyard apartments, and accessory dwelling units (will require a zoning update).

OBJECTIVE : PUBLIC SPACES & TRANSPORTATION

5

• A HEALTHY AND SUSTAINABLE NEIGHBORHOOD WITH REGIONAL
• CONNECTIVITY, A UNIQUE IDENTITY, ACCESS TO OPEN SPACE, SAFE
• STREETS, ACCESSIBILITY TO ADJACENT NEIGHBORHOODS, AND
• MULTIMODAL TRANSPORTATION.

TACTICS:

- a. Promote the community's unique identity through public art, signage, gateway markers, and other art amenities in parks, street corridors, and gateways to the neighborhood.
- b. Collaborate with the Transportation Division to improve pedestrian safety, walkability, and neighborhood connectivity through street and trail improvements, to include bicycle amenities, public transportation enhancements, traffic calming, safety improvements, and streetscaping.
- c. Enhance active recreation opportunities, including trail improvements, community gardens, access points, facilities, safety improvements at trail/street crossings, and park amenities.
- d. Improve neighborhood parks and plazas to enhance passive recreation and gathering spaces.
- e. Integrate sustainable design features and green infrastructure into projects to mitigate impacts of new development and promote a resilient urban environment.
- f. Collaborate with the Salt Lake City Arts Council to identify opportunities to integrate public art into community spaces.
- g. Work with developers and property owners to integrate publically-accessible space into privately-owned and managed developments.
- h. As population density increases, ensure adequate public space is available to serve neighborhood needs.

1(e): GENERAL PLAN CONSISTENCY

The Westside Master Plan is the current community general plan for the Project Area. The Project Area Plan is consistent with the Westside Master Plan's goals and objectives of developing mixed-use nodes at the neighborhood, community, and regional scales, creating a network of neighborhood destinations for residents, improving mobility, promoting recreation, strengthening connections both within and between the Westside and other neighborhoods, and providing a growing economic and employment base for Salt Lake City.

The construction of all new buildings and improvements and the rehabilitation of any existing buildings or improvements in the Project Area will be done in accordance with the standards set forth in the Westside Master Plan, and the 9 Line Corridor Master Plan, as well as citywide plans (including the Community Housing Plan, Transit Master Plan, Pedestrian and Bicycle Master Plan, Sustainable Salt Lake Plan, and Plan Salt Lake).

Building permits for construction or rehabilitation will be issued by the City in order to assure that project area development is consistent with the Westside Master Plan and City ordinances.

1(f): ELIMINATION OR REDUCTION OF BLIGHT

The RDA is not carrying out a blight study to make a determination of blight. However, project area development activities are anticipated to revitalize neglected buildings and infrastructure, and put vacant and underutilized land into a more productive use.

1(g): SPECIFIC PROJECT AREA DEVELOPMENT

Specific projects and project sites have not been identified. Rather, project area development activities will facilitate housing and community revitalization activities as further described in Section 1(d).

1(h): PROCESS OF SELECTING PARTICIPANTS

The RDA may enter into participation agreements (also known as tax increment reimbursement agreements) with property owners within the project area, for the purpose of providing incentives in the form of tax increment to redevelop the property. Program participants shall be selected through an evaluation process as per the RDA's Tax Increment Reimbursement Policy. Potential participants must provide sufficient evidence that tax increment funding is necessary for the proposed project to succeed. In addition, the proposed project must align with project area objectives and involve significant private investment so as to assure adequate yield of tax increment.

1(i): REASON FOR SELECTING THE PROJECT AREA

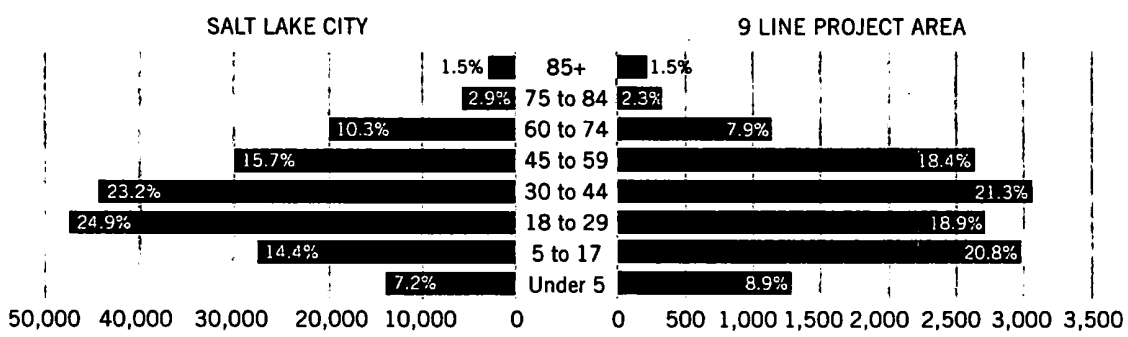
After conducting research into each of the above evaluation criteria, it was determined by the Board that the 9 Line Project Area met the selection criteria and was selected as a proposed project area by vote of the Board members. Some of the reasons for this selection included the following:

- Opportunity to improve east-west connectivity between neighborhoods in the 9 Line Project Area to other parts of the city to the east.
- Opportunity to implement some of the specific and well-established goals of the 2014 Westside Master Plan.
- Opportunities for infrastructure improvements to improve residential areas and to attract commercial, retail, and mixed-use development.
- Opportunity for large-scale commercial development, especially west of Redwood Road.
- Existing commercial nodes at intersections that could be strengthened and reinforced using RDA financing tools.
- Opportunity to diversify the housing stock.
- Open space and recreational opportunities along the Jordan River and 9 Line corridors that can be preserved/promoted.
- Conformance with the Salt Lake County Project Area Creation Policy.

1(j): EXISTING PHYSICAL, SOCIAL, ECONOMIC CONDITIONS

The following is a demographic profile of the Project Area, including a snapshot of social, economic, and physical conditions. The data sets used for this existing conditions analysis are primarily U.S. Census Bureau, 2011-2015 American Community Survey 5-year estimate data, taken from all the Census tract block groups that most closely align with the Project Area boundaries. Although these block group boundaries are close to the Project Area boundaries, they do not fall exactly within them, so some of the data displayed in this section might reflect properties and conditions of the surrounding neighborhood.

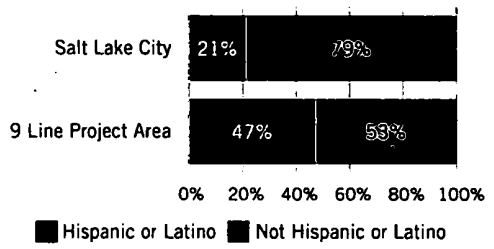
FIGURE 1.8: AGE STRUCTURE - SALT LAKE CITY & 9 LINE PROJECT AREA



Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates
 Note: 9 Line Project Area study boundaries include Census Tract 1026, Block Group 2, 3; Census Tract 1027.01; Census Tract 1028.01

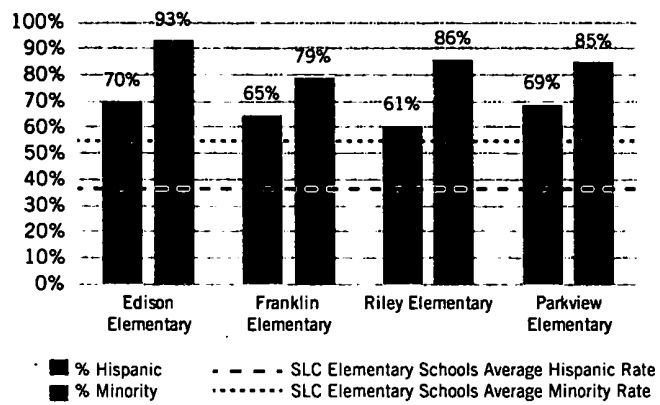
Residents living in the 9 Line Project Area and surrounding neighborhood are younger than the population of the city as a whole, as shown in Figure 1.8. About 30% of 9 Line residents are under the age of 18, as compared to 22% of citywide residents.

**FIGURE 1.9
 HISPANIC POPULATION:
 9 LINE PROJECT AREA & SALT LAKE CITY**



Source: U.S. Census Bureau, 2011-15 ACS 5-Yr Estimates
 Note: 9 Line Project Area study boundaries include Tract 1026 Block Group 2, 3; Tract 1027.01; Tract 1028.01

**FIGURE 1.10
 2016 SCHOOL ENROLMENT - HISPANIC & MINORITY:
 9 LINE PROJECT AREA SCHOOLS**

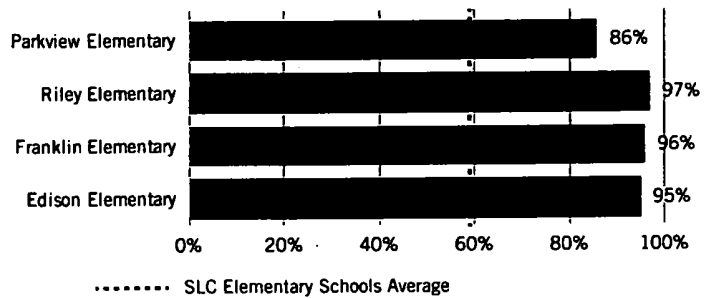


Source: Salt Lake City School District

The Project Area is diverse, about 47% of the population is Hispanic or Latino, compared to just 21% for the city as a whole, as shown in Figure 1.9. The school-age population is more diverse than the Project Area average, with racial and ethnic minorities accounting for between 85% and 93% of elementary school enrolment, as demonstrated in Figure 1.10.

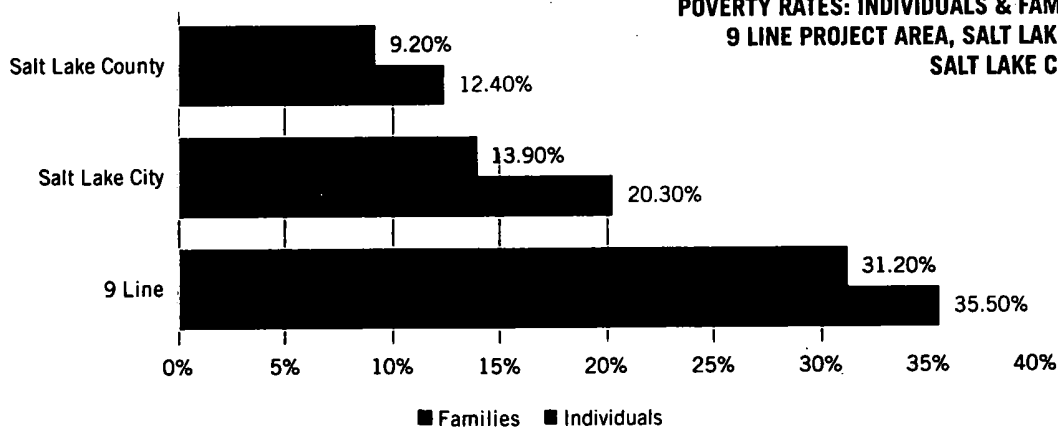
FIGURE 1.11
2016 SCHOOL ENROLMENT
% OF STUDENTS QUALIFYING FOR
FREE OR REDUCED LUNCH -
9 LINE PROJECT AREA SCHOOLS

Source: Salt Lake City School District
 Note: A student from a household with an income between at or below 130% of the poverty threshold is eligible for free school lunch, while a student from a household above 130% and up to 185% of the poverty threshold is eligible for reduced lunch.



The vast majority (86% - 97%) of elementary-age children who attend schools that draw from the Project Area are eligible for free or reduced lunch, as demonstrated in Figure 1.11. The federal poverty level income threshold for a family of four is \$24,300. A student from a household with an income of up to 130% of the federal poverty level (\$31,590 for a family of four) is eligible for free lunch. A student from a household with an income above 130% and up to 185% of the federal poverty level (\$44,955 for a family of four) is eligible for reduced lunch.

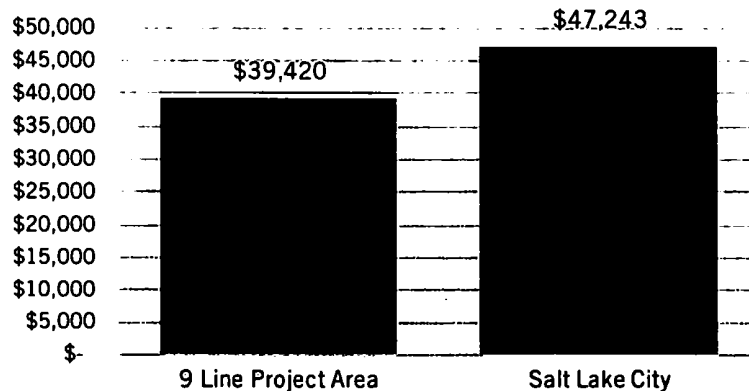
FIGURE 1.12
POVERTY RATES: INDIVIDUALS & FAMILIES -
9 LINE PROJECT AREA, SALT LAKE CITY,
SALT LAKE COUNTY



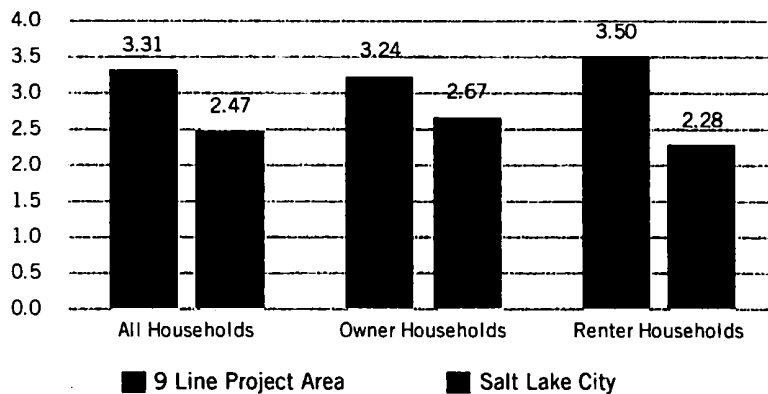
Source: U.S. Census Bureau, 2011-15 ACS 5-Yr Estimates
 Note: 9 Line Project Area study boundaries include Tract 1026 Block Group 2, 3; Tract 1027.01; Tract 1028.01

As demonstrated in Figure 1.12, over 35% of individuals and 31% of families residing in the area are living in poverty according to the U.S. Census Bureau. This is significantly higher than the citywide and countywide averages.

**FIGURE 1.13
MEDIAN HOUSEHOLD INCOME
9 LINE PROJECT AREA &
SALT LAKE CITY**



Source: U.S. Census Bureau, 2011-15 ACS 5-Yr Estimates
 Note: 9 Line Project Area study boundaries include Tract 1026 Block Group 2, 3; Tract 1027.01; Tract 1028.01



**FIGURE 1.14
AVERAGE HOUSEHOLD SIZE
9 LINE PROJECT AREA &
SALT LAKE CITY**

Source: U.S. Census Bureau, 2011-15 ACS 5-Yr Estimates
 Note: 9 Line Project Area study boundaries include Tract 1026 Block Group 2, 3; Tract 1027.01; Tract 1028.01

The median household income for the Project Area and surrounding neighborhood is \$39,420, which is 83% of the city's median of \$47,243, as shown in Figure 1.13. This is particularly significant because, as shown in Figure 1.14, the Project Area's average household size is significantly larger than the city as a whole, 3.31 compared to 2.47 people.

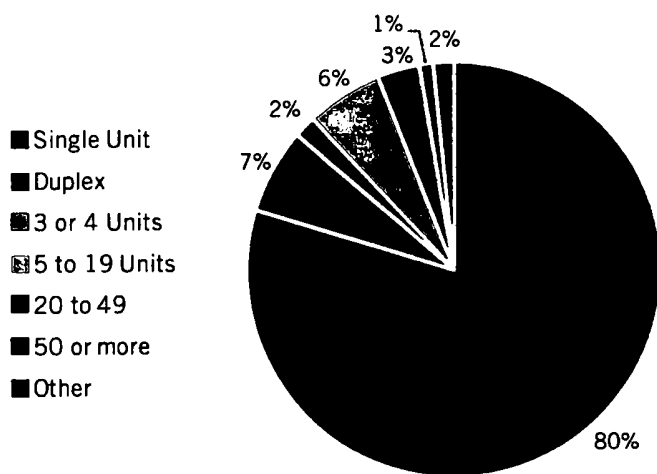


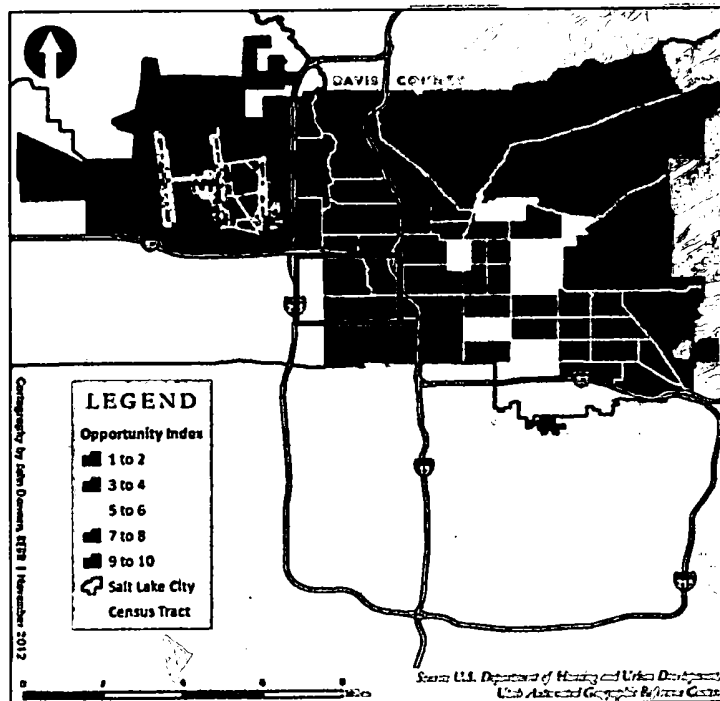
FIGURE 1.15
% OF HOUSING UNITS BY THE NUMBER
OF UNITS IN THE STRUCTURE -
9 LINE PROJECT AREA

The Project Area has more homeowners than renters, 58% to 42%. Citywide, it is more of an even split with 48% of household being homeowners and 52% being renters. As demonstrated in Figure 1.15, single-family residential comprises 80% of the housing units in the Project Area, with few high-density, multi-family residential units.

Source: U.S. Census Bureau, 2011-15 ACS 5-Yr Estimates
 Note: 9 Line Project Area study boundaries include Tract 1026 Block Group 2, 3; Tract 1027.01; Tract 1028.01

According to a 2014 Fair Housing Equity Assessment completed by the Bureau of Economic and Business Research (now the Kem C. Gardner Policy Institute) at the University of Utah, the westside of Salt Lake City, including the Project Area, is considered a low opportunity area. The index measures school proficiency, poverty, labor market engagement, housing stability, and job access. The general geographical area of the Project Area is shown in the black box in Figure 1.16.

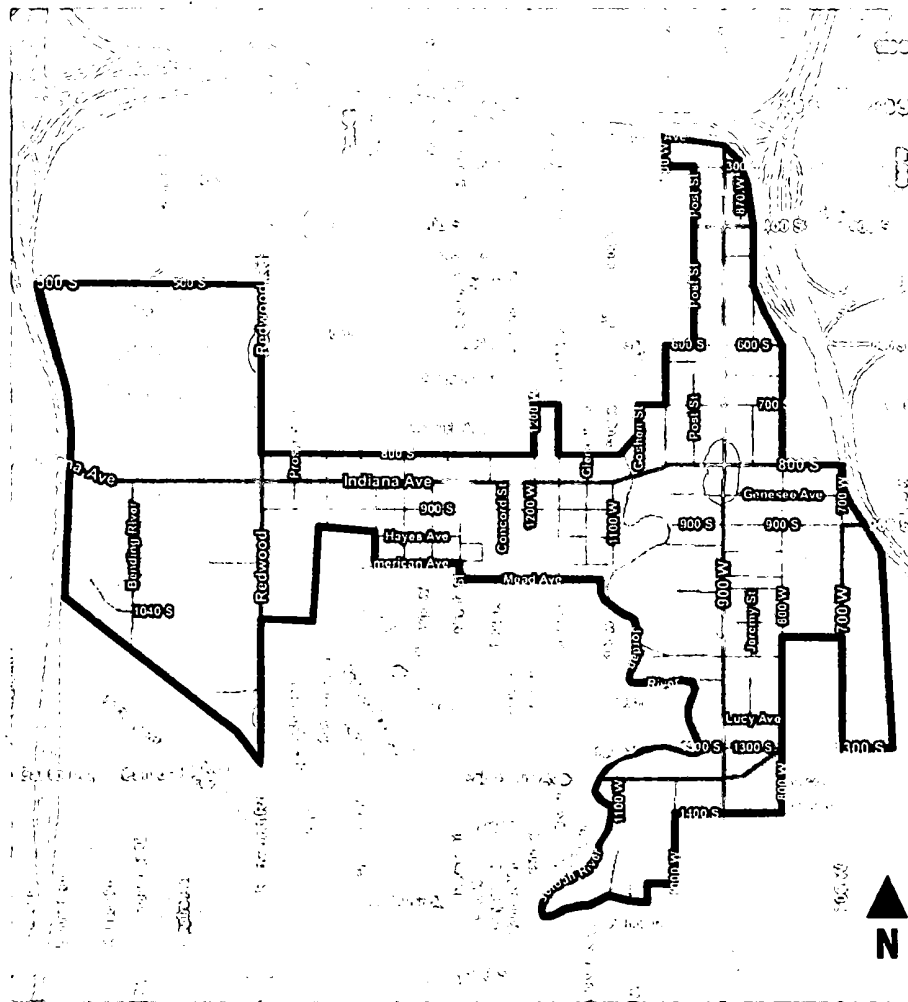
FIGURE 1.16
STANDARDIZED OPPORTUNITY INDEX
BY CENSUS TRACT -
SALT LAKE CITY



Source: Bureau of Economic and Business Research, University of Utah, Salt Lake City, Fair Housing Equity Assessment, 2014

Crime within the project area has been concentrated at 800 South and 900 West, as well as various areas along Redwood Road.

**FIGURE 1.17
CRIME HOTSPOTS -
PART I & II OFFENSES
9 LINE PROJECT AREA**



Source: Salt Lake City Police
Department, March 2016 through
February 2017 data. Map drawn by
Kevin Bell, Salt Lake City Corporation.

1(k): FINANCIAL ASSISTANCE OFFERED TO PARTICIPANTS

To promote investment in real property and consequent increases in property values, the RDA has established programs to assist property owners and businesses within RDA project areas. The most widely used forms of RDA assistance are loans, tax increment reimbursements, and the property acquisition/disposition process. However, the RDA may also develop project area-specific programs strategically targeted to promote the goals and objectives of the 9 Line Project Area. An overview of existing programs is as follows:

1. TAX INCREMENT REIMBURSEMENT PROGRAM

The RDA Tax Increment Reimbursement Program may provide project developers a tax increment reimbursement for the development of improvements that meet the goals and objectives of this Plan and provide significant public benefit. Tax increment reimbursements shall be based upon the difference between the initial taxable value of a property prior to improvements and the increased taxable value resulting from said improvements. The developer will receive a percentage of the tax increment generated from its project for a specified time frame, and the RDA will receive the residual tax increment generated by the project.

2. LOAN PROGRAM

The RDA Loan Program may provide financing to facilitate various development projects, including new construction, building rehabilitation, and energy efficiency upgrades. Funding is made available for construction costs or hard costs. Loan funds may also be used for site improvements associated with a development project and short-term land acquisition for affordable housing development. Use of funds for environmental remediation or demolition shall be considered on a case-by-case basis.

3. PROPERTY ACQUISITION/DISPOSITION

In addition to programs, the RDA may implement this Plan by acquiring property to market for strategic redevelopment, particularly to stimulate private investment, improve community conditions, and increase economic development with the area. As per the Utah Community Reinvestment Agency Act, the RDA may sell, convey, grant, gift, or otherwise dispose of any interest in real property to provide for project area development. Disposition of all RDA-owned real property, including land write-downs, shall abide by the RDA's real property disposition policy, all applicable laws, and be conducted in a competitive and transparent manner as deemed appropriate and effective.

1(I): PUBLIC BENEFIT ANALYSIS SUMMARY

According to the Utah Code 17C Community Reinvestment Agency Act, the RDA shall conduct an analysis to determine whether this CRA Plan will provide a public benefit. The RDA contracted with Lewis Young Robertson and Burningham (“LYRB”) to carry out this effort. A summary of the resulting analysis, as completed by LYRB, is as follows.

a. An evaluation of the reasonableness of the costs of the proposed project area development

An evaluation of the reasonableness of the costs of the proposed project area development is based on a comparison of the costs of the development compared to the revenues and benefits it will generate for the various taxing entities. In 2016, the total assessed value of the Project Area was \$228,048,136. In 25 years, the estimated total assessed value is \$373,461,283 considering the utilization of tax increment. This equates to \$145,413,147 in incremental assessed value. This estimate is based on the following development assumptions over the 25-year collection period:

TABLE 1.3: DEVELOPMENT ASSUMPTIONS AND ASSESSED VALUE - 25 YEARS

Development	Square Feet/Units	\$/Square Feet	Total Building Value	Incremental Land Value	Personal Property Value	Incremental Assessed Value*
Commercial	451,356	\$113.11	\$51,054,836	\$190,551	\$7,658,225	\$66,389,138
Office	114,829	\$141.28	\$16,223,332	\$101,811	\$2,433,500	\$21,137,709
Residential	258 units	\$114.15	\$16,152,898	\$76,416	-	\$18,287,596
Industrial	\$489,789	\$62.16	\$30,443,127	\$132,243	\$4,566,469	\$39,598,704
Total			\$113,874,193	\$501,021	\$14,658,194	\$145,413,147

*25-year assessed value includes a 1.0% growth rate

b. Efforts that have been, or will be made to capitalize private investment

Efforts to capitalize on private investment include the following:

- The RDA Loan Program provides gap financing that leverages private investment and secured financing.
- The Tax Increment Reimbursement Program incentivizes private investment by providing a reimbursement only after a project has been implemented and is generating sufficient tax increment.
- The RDA's disposition process leverages private investment through competitive marketing of property for development, thereby incentivizing private equity and financing.

c. Rationale for use of project area funds (“but for” analysis)

The collective taxing entities are currently receiving approximately \$3,359,833 in property taxes annually from this Project Area. At the end of the life of the project area, the taxing entities will receive all of their respective tax increment thereafter. At the end of 25 years an additional \$2,142,372 in property taxes annually is anticipated, totaling approximately \$5,502,205 in property taxes annually for the area. “But for” the assistance provided by the RDA through tax increment revenues, this increase of approximately 64 percent in property taxes generated for the taxing entities would not be possible.

d. An estimate of total amount of funds and the length of time during which funds will be spent

Because of the high costs associated with comprehensive community revitalization, the RDA anticipates the need for 75 percent of tax increment for a period of 25 years. Assuming a 25-year timeframe, with 75 percent of increment flowing to the RDA, the RDA would receive a total of approximately \$26.5 million.

e. The beneficial influences on the community's tax base

In addition to property tax revenues, development within the Project Area will also generate sales taxes and franchise taxes. The following table shows the total revenues anticipated to be generated by the Project Area over the 25-year timeframe.

TABLE 1.4: TOTAL REVENUES - 25 YEARS

Entity	Property Tax	Sales Tax	Franchise Tax	Total Incremental Revenues
Salt Lake County	\$5,700,032	\$20,642,836		\$26,342,868
Salt Lake City School District	\$14,857,106			\$14,857,106
Salt Lake City	\$10,955,312	\$8,975,146	\$3,738,904	\$23,669,362
Salt Lake Library	\$1,694,864			\$1,694,864
Salt Lake Metropolitan Water	\$839,018			\$839,018
Salt Lake City Mosquito Abatement	\$411,095			\$411,095
Central Utah Water Conservancy	\$961,625			\$961,625
Total Revenue	\$35,419,052	\$29,617,982	\$3,738,904	\$68,775,938

f. The associated business and economic activity the proposed project area development will likely stimulate

Project area development will promote new and revitalized commercial space that will generate business and economic activity. In addition, project area development will promote employment centers that will support the recruitment, retention, and expansion of businesses to build local economic and employment prosperity.

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

The west side of the City, particularly the Project Area, has suffered from a lack of reinvestment over the previous decades. This has led to neglected properties, and underutilized land uses. "But-for" the creation of the CRA, and use of public funds, the west side of the City will continue to remain in its underutilized state. Site remediation, small lot sizes, and aging infrastructure are a few of the obstacles that are currently deterring development within the Project Area.

1(m): HISTORIC PRESERVATION

If any of the existing buildings or uses in the project area are included in or eligible for inclusion in the National Register of Historic Places or the State Register, the RDA shall comply with Section 9-8-404 as though the agency were a state agency.

1(n): INTERLOCAL AGREEMENT

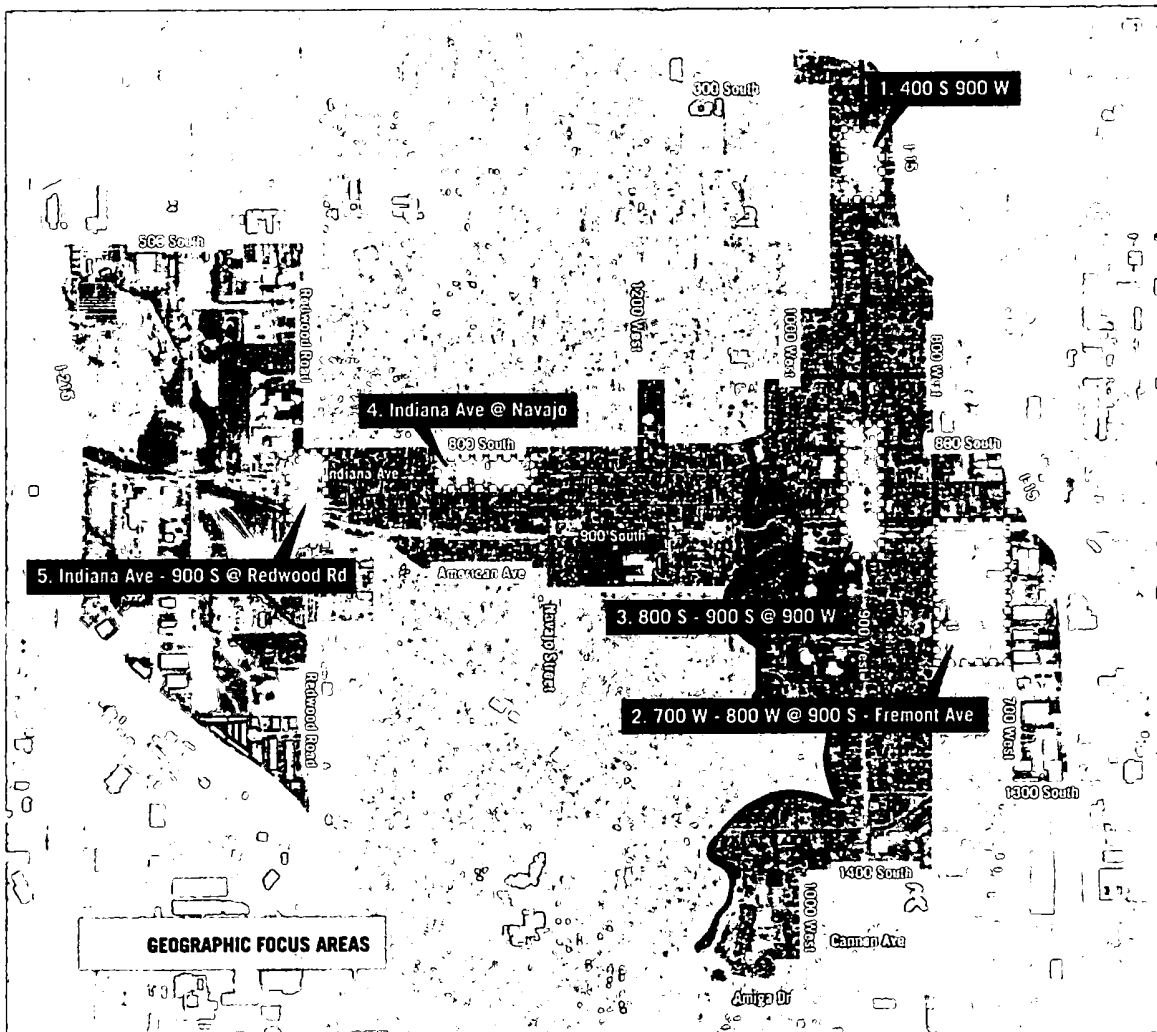
Per the requirements listed in Utah Code 17C, the Project Area is subject to an interlocal agreement with taxing entities, rather than a taxing entity committee, because the RDA is not carrying out a blight study.

1(o)(i): OTHER INFORMATION - GEOGRAPHICAL FOCUS AREAS

Strategic geographic locations that are vital to the revitalization of the Project Area are as follows:

1. **400 S at 900 West:** To promote a neighborhood commercial node that provides a gateway to the Poplar Grove and Glendale neighborhoods.
2. **700 W - 800 W at 900 South:** Fremont Ave: To promote economic development while implementing land use buffers with adjacent residential uses.
3. **800 S - 900 S at 900 West:** To promote neighborhood commercial nodes that provide gateways to the neighborhood while also enhancing regional connectivity with parks and trail systems.
4. **Indiana Avenue at Navajo Street:** To promote a neighborhood commercial node with connectivity to the 9 Line corridor.
5. **Indiana Avenue at Redwood Road:** To promote Redwood Road as a commercial corridor that is also an important access point to the 9 Line corridor.

FIGURE 1.17: GEOGRAPHIC TARGET AREAS



These focus areas were determined through public outreach, an analysis of redevelopment potential, and identification of opportunities to leverage other resources. Since the primary land use of the Project Area is residential, redevelopment potential is greatest at neighborhood and community nodes with zoning that supports changes in the existing land use pattern. The zoning at these intersections will provide for economic development, increased residential densities, and the establishment of mixed-use development.

1(o)(ii): OTHER INFORMATION - COMMUNITY OUTREACH

To develop a Plan that reflects community values and priorities, the RDA used a variety of public engagement methods between January and August 2016 as part of the initial public outreach process. A summary is as follows:

OUTLETS FOR PUBLIC OUTREACH

- An open house, held at the Sorenson Unity Center on May 12, jointly hosted with the Planning and Transportation divisions
- Community council meetings – Glendale and Poplar Grove
- School community council meetings
- Stakeholder interviews with property owners, housing, community development, transportation, planning, local business, economic development, and governmental stakeholders
- Community festivals, including Get into the River, Sorenson Community Fair, Groove in the Grove, and Night Out Against Crime
- Comunidades Unidas targeted additional engagement efforts to residents and local businesses, with focus on the Spanish-speaking population

MODES OF COLLECTING INPUT

- A community preferences questionnaire was distributed at community council meetings, the open house, and community festivals. The RDA received responses to a total of 668 questionnaires, 353 English-language responses and 315 Spanish-language responses.
- The open house was well-attended, with 200+ stakeholders attending. Participants provided input by filling out questionnaires and comment cards; leaving comments on neighborhood visioning boards; and ranking project and geographic target areas on priority boards.
- RDA staff documented input received through interviews with key stakeholders.
- Stakeholders were also able to submit written comment to RDA staff via email.

KEY TAKEAWAYS

- **Recreation & Open Space**
 1. Residents consider the area's parks and trails as an invaluable asset that should be promoted and celebrated.
 2. Residents perceive a need for improvements to trails to mitigate the growth of puncturevine weeds (goatheads); improve landscaping; add pedestrian-scale lighting and other trail amenities; and improved access to the Jordan River for boaters.
 3. There is a concern with safety issues along the Jordan River Parkway, particularly in areas of the trail that are secluded and/or overgrown.
 4. Residents are favorable of additional urban agriculture projects in the area.
- **Transportation & Accessibility**
 1. Connectivity to other areas of the city is perceived by residents as limited due to the physical barriers of I-15 and I-80. The project area's limited east-west connections (400

S, 800 S, 900 S, and 1300 S) are considered unappealing and unsafe for pedestrians and bicyclists.

2. Public transportation is perceived by neighborhood residents as limited in both scope and frequency. Residents are particularly concerned with the frequency of bus service on nights and weekends.

- **Streets & Infrastructure**

1. Traffic calming, improved pedestrian and bicyclist safety, and streetscape amenities are perceived as one of the neighborhood's greatest needs.
2. Residents are concerned about the condition of neighborhood streets, citing that several are inadequately maintained.

- **Housing**

1. Many residents cite the neighborhood's housing affordability as the reason they moved to the neighborhood.
2. The impact of future redevelopment activities on housing affordability is a common concern.
3. Residents value the area's single-family neighborhoods and would like the context of these neighborhoods preserved.
4. While some residents perceive that the Glendale and Poplar Grove neighborhoods have too much affordable housing compared to the rest of the city, other residents would like additional units of affordable housing.
5. Other housing needs expressed by residents include accessible (ADA) housing, accessory dwelling units, and improvements to existing single-family housing.

- **Community & Economic Development**

1. Residents perceive a lack of neighborhood services, including restaurants, cafes, coffee shops, grocery stores, and pubs/bars.
2. Residents expressed an appreciation for existing locally-owned businesses that celebrate the neighborhood's cultural diversity.
3. Many residents express pride in the neighborhood's diversity of cultures, and believe this diversity should be reflected in redevelopment activities.
4. The community would like to see more public art, with focus on pieces by local artists.
5. Residents express a need for an improved neighborhood identity.

- **Geographic Targeting**

Of the nine Project Area nodes identified in the Westside Master Plan, residents identified the following top three, in order of priority:

1. 900 West at 900 South
2. 900 West at 400 South
3. Indiana Avenue at Navajo Street tied with 900 West at 800 South

2 PROJECT AREA BUDGET

OVERVIEW

Section 2 of this CRA Plan conforms with the requirements of 17C-5-303, and includes the following information:

1) Receipt of Tax Increment

- a. Base taxable value;
- b. Projected amount of tax increment to be generated within the CRA;
- c. Each project area funds collection period;
- d. Projected amount of tax increment to be paid to other taxing entities in accordance with Section 17C-1-410 (if applicable);
- e. If the area from which tax increment is collected is less than the entire community reinvestment project area:
 - (i) a boundary description of the portion or portions of the community reinvestment project area from which the agency receives tax increment; and
 - (ii) for each portion described in Subsection (1)(e)(i), the period of time during which tax increment is collected;
- f. Percentage of tax increment the agency is authorized to receive from the community reinvestment project area; and
- g. Maximum cumulative dollar amount of tax increment the agency is authorized to receive from the community reinvestment project area.

2) Receipt of Sales and Use Tax Revenue

3) Project Area Funds to Implement this CRA Plan

4) RDA's Combined Incremental Value

5) Amount for Administration

6) Property Owned and Expected to Sell

1(a): BASE TAXABLE VALUE

The base year is anticipated to be 2016, with a base year taxable value of \$228,048,136.

1(b): PROJECTED AMOUNT OF TIF

TABLE 2.1: INCREMENTAL PROPERTY TAX REVENUES GENERATED - 25 YEARS

Incremental Tax Revenues - 100%	Total - 25 Years
Salt Lake County	\$5,700,032
Salt Lake City School District	\$14,857,106
Salt Lake City	\$10,955,312
Salt Lake Library	\$1,694,864
Salt Lake Metropolitan Water District	\$839,018
Salt Lake City Mosquito Abatement District	\$411,095
Central Utah Water Conservancy District	\$961,625
TOTAL	\$35,419,052

1(c): COLLECTION PERIOD

The collection period shall be 25 years.

1(d): TIF PAID TO OTHER TAXING ENTITIES

TABLE 2.2: INCREMENTAL PROPERTY TAX REVENUES TO TAXING ENTITIES - 25 YEARS

Incremental Tax Revenues to Taxing Entities	Total - 25 Years
Salt Lake County	\$1,425,008
Salt Lake City School District	\$3,714,276
Salt Lake City	\$2,738,828
Salt Lake Library	\$423,716
Salt Lake Metropolitan Water District	\$209,754
Salt Lake City Mosquito Abatement District	\$102,774
Central Utah Water Conservancy District	\$240,406
TOTAL	\$8,854,762

1(e): IF TIF COLLECTION AREA IS LESS THAN CRA BOUNDARY

Not applicable. The TIF collection area is the entire CRA boundary.

1(f): PERCENTAGE OF TIF AUTHORIZED TO RECEIVE

TABLE 2.3: REQUESTED PARTICIPATION FROM TAXING ENTITIES

Taxing Entity	Percentage	Length
Salt Lake County	75%	25 Years
Salt Lake City School District	75%	25 Years
Salt Lake City	75%	25 Years
Salt Lake Library	75%	25 Years
Salt Lake Metropolitan District	75%	25 Years
Salt Lake City Mosquito Abatement Dis.	75%	25 Years
Central Utah Water Conservancy District	75%	25 Years

1(g): MAXIMUM CUMULATIVE AMOUNT RECEIVED BY THE RDA

Based on a conservative projection of tax increment generation, the RDA estimates receiving approximately \$26,500,000 in tax increment revenues over a 25-year period. Actual receipt of tax increment may vary depending on absorption rates, market conditions, and taxing entity participation. As such, tax increment budget estimates and maximums, if applicable, will be established through an interlocal agreement with each of the participating taxing entities.

Estimated tax increment revenues are as follows:

TABLE 2.4: TAX INCREMENT REVENUES TO RDA AT 75% PARTICIPATION RATE - 25-YEARS

Incremental Tax Revenues to RDA	Total – 25 Years
Salt Lake County	\$4,275,024
Salt Lake City School District	\$11,142,829
Salt Lake City	\$8,216,484
Salt Lake Library	\$1,271,148
Salt Lake Metropolitan Water District	\$629,263
Salt Lake City Mosquito Abatement District	\$308,321
Central Utah Water Conservancy District	\$721,219
TOTAL	\$26,564,288

2: SALES AND USE TAX REVENUE: Not applicable.

3: PROJECT AREA FUNDS TO IMPLEMENT THIS CRA PLAN

TABLE 2.5: BUDGET FOR TAX INCREMENT REVENUES TO RDA - 25-YEARS

Activity	Percentage	Amount
Administration & Operations	10%	\$2,656,429
Housing	10%	\$2,656,429
Redevelopment Activities	80%	\$21,251,430
Total	100%	\$26,564,288

The RDA shall implement this plan through the following activities:

- **ADMINISTRATION AND OPERATIONS:**
The tax increment expected to be used to cover the operating costs of administering and implementing the CRA Plan.
- **HOUSING:**
The tax increment allocation required to be used for housing activities pursuant to Section 17C-2-203, 17C-3-202, or 17C-5-307 for the purposes described in Section 17C-1-412.
- **REDEVELOPMENT ACTIVITIES:**
The tax increment expected to be used to carry out project development activities as further described in this CRA Plan. Activities may include, but not be limited to, land acquisition, public improvements, infrastructure improvements, loans, grants, and other incentives to public and private entities.

4: RDA'S COMBINED INCREMENTAL VALUE

TABLE 2.6: RDA's COMBINED INCREMENTAL VALUE

PROJECT AREA	ASSESSED PROPERTY VALUE	BASE TAXABLE VALUE	INCREMENTAL VALUE
SLC CBD In	\$2,253,069,110	\$136,894,100	\$2,116,175,010
SLC CBD Out	\$468,564,069	\$0	\$468,564,069
West Temple	\$131,625,455	\$50,234,090	\$81,391,365
Baseball	\$2,994,111	\$0	\$2,994,111
West Capitol Hill	\$83,471,701	\$28,322,952	\$55,148,749
Depot District	\$419,610,969	\$27,476,425	\$392,134,544
Depot District Non-Collection	\$17,069,143	\$0	\$17,069,143
Granary	\$90,443,298	\$48,813,397	\$41,629,901
North Temple Viaduct	\$64,730,133	\$36,499,680	\$28,230,453
North Temple	\$106,098,060	\$84,073,572	\$22,024,488
Block 70	\$158,846,344	\$58,757,937	\$100,088,407
COMBINED VALUE	\$3,796,522,393	\$471,072,153	\$3,325,450,240

5: PROJECT AREA FUNDS USED FOR ADMINISTRATION

The RDA anticipates utilizing up to 10 percent of the funds captured and retained by the agency, which is estimated to be \$2,656,429.

6: EXPECTED SALE PRICE FOR PROPERTY THE RDA OWNS

The RDA does not own property within the Project Area.

ATTACHMENT A: PROJECT AREA LEGAL DESCRIPTION & MAP

Beginning at the Southeast Corner of Block 2, City Park Subdivision as recorded in Book 'A' Page '96' in the Salt Lake County Recorder's Office and running thence along the west line of Post Street N00°13'36"E 2271.76 feet more or less to the Northeast Corner of Martins Subdivision as recorded in Book 'B', Page '54' in the Salt Lake County Recorder's Office; thence along the south line of 300 South Street N89°55'54"W 426.97 feet to the Northeast Corner of Block 32, Plat C, Plat 3, Salt Lake City Survey; thence along the west line of 1000 West Street N00°14'07"E 422.63 feet to the Northeast Corner of Lot 1, Block 1, Kelsey & Gillespie Subdivision as recorded in Book 'B' Page '76' in the Salt Lake County Recorder's Office; thence along the south line of Interstate 80 the following 3 courses, 1) S89°39'57"E 237.87 feet; 2) S79°27'34"E 186.25 feet; 3) N00°19'17"E 33.39 feet; thence along the north line of Pierpont Lofts, a Planned Unit Development as recorded in Book '2014P' Page '85' in the Salt Lake County Recorder's Office the following 6 courses, 1) S89°45'59"E 40.01 feet; 2) S77°09'00"E 122.96 feet; 3) S71°41'22"E 77.84 feet; 4) S89°45'47"E 45.99 feet; 5) S00°20'31"W 15.00 feet; 6) S89°45'47"E 90.03 feet to the west line of 900 West Street; thence along the west line of 900 West Street S00°13'41"W 224.04 feet to the Southeast Corner of Lot 1, Block 1, Heaths Subdivision as recorded in Book 'A' Page '106' in the Salt Lake County Recorder's Office; thence N89°47'17"E 133.03 feet to the Southwest Corner of Lot 15, Block 1, Heaths Subdivision as recorded in Book 'A' Page '106' in the Salt Lake County Recorder's Office; thence along the east line of 900 West N00°13'41"E 120.02 feet to the westerly line of Interstate 15; thence along the westerly line of Interstate 15 the following 13 courses, 1) S44°46'36"E 169.72 feet; 2) S33°27'24"E 159.09 feet; 3) S12°28'25"E 253.53 feet; 4) S02°37'50"E 270.39 feet; 5) S25°38'34"E 82.77 feet; 6) S01°24'53"E 74.30 feet; 7) S05°22'40"W 120.82 feet; 8) S04°13'28"E 794.84 feet; 9) S18°08'10"E 337.02 feet; 10) S30°34'56"E 58.65 feet; 11) S00°12'41"W 178.24 feet; 12) S89°47'19"E 109.23 feet; 13) S35°35'19"E 309.33 feet to the Northwest Corner of Lot 27, Block 2, Kimballs Subdivision as recorded in Book 'B', Page '47' in the Salt Lake County Recorder's Office; thence along the east line of 800 West Street S00°16'30"W 1451.33 feet to the Southwest Corner of Lot 4, Block 11, Plat C, Plat 1, Salt Lake City Survey; thence along the north line of 800 South Street S89°47'24"E 727.11 feet to the westerly line of Interstate 15; thence along said westerly line the following 5 courses, 1) S00°13'37"W 370.09 feet; 2) S17°30'56"E 268.18 feet; 3) S25°31'31"E 199.64 feet; 4) S50°04'03"E 192.21 feet; 5) S40°02'50"E 375.58 feet to the west line of a railroad right of way; thence along said west line of a railroad right of way the following 8 courses, 1) S00°22'22"W 294.30 feet; 2) N89°48'53"W 77.71 feet; 3) South 76.02 feet; 4) S36°53'15"E 8.90 feet; 5) S00°11'07"W 204.03 feet; 6) S89°48'53"E 24.75 feet; 7) S02°57'05"E 1440.68 feet; 8) S00°13'24"W 640.83 feet to the south line of 1300 South Street; thence along said south line of 1300 South Street N89°57'21"W 624.14 feet to the Northeast Corner of Lot 1, Mellen Subdivision as recorded in Book 'K', Page '5' in the Salt Lake County Recorder's Office; thence along the west line of 700 West Street N00°11'16"E 1511.85 feet to the Southeast Corner of Parcel #15-11-428-060; thence along the south line of said Parcel N89°48'54"W 759.24 feet to the east line of 800 West Street; thence along said east line of 800 West Street the following 3 courses, 1) S00°13'47"W 1443.41 feet; 2) S13°54'25"E 101.39 feet; 3) S00°22'49"W 755.90 feet; thence along the south line of Parcel #15-14-204-015 S89°58'22"W 857.84 feet to the west line of 900 West Street; thence along said west line of 900 West Street S00°13'12"W 68.73 feet to the south line of 1400 South Street; thence along said south line of 1400 South Street N89°37'51"W 563.04 feet to the east line of 1000 West Street; thence along said east line of 1000 West Street S00°25'29"W 941.05 feet; thence along the south line of Cannon Avenue N89°33'25"W 344.11 feet to Natura Street and a 15 foot radius curve to the left; thence along said curve a distance of 23.57 feet (chord bears S45°26'00"W 21.22 feet); thence along the east line of Natura

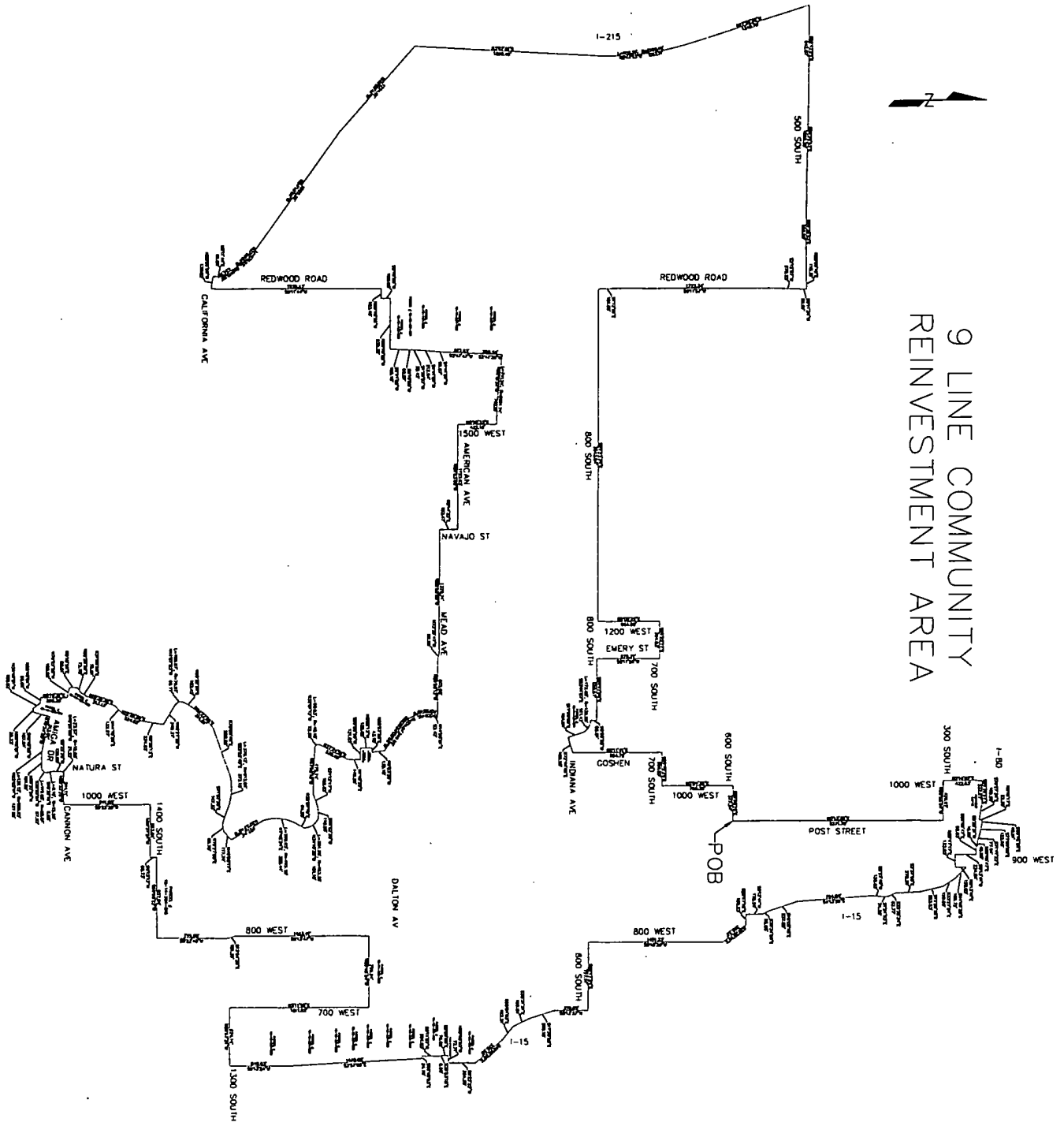
Street S00°25'25"W 128.00 feet to a 15.50 foot radius curve to the left; thence along said curve a distance of 9.18 feet (chord bears S16°32'16"E 9.05 feet) to a 55.01 foot radius reverse curve to the right; thence along said curve a distance of 119.86 feet (chord bears S28°22'04"W 97.52 feet) to the south line of Amiga Drive; thence along the south line of Amiga Drive the following 3 courses, 1) N89°32'54"W 104.02 feet to a 565.82 foot radius curve to the right; 2) along said curve a distance of 128.12 feet (chord bears N83°03'41"W 127.85 feet); 3) N76°34'28"W 313.01 feet to the east line of Parcel # 15-14-129-011; thence along said parcel the following 5 courses, 1) S15°10'59"W 187.84 feet; 2) N89°49'01"W 38.23 feet; 3) N36°49'01"W 100.02 feet; 4) N85°49'01"W 55.66 feet; 5) N00°16'31"E 285.25 feet to the southeasterly corner of Parcel# 15-14-129-009; thence along the south line of said Parcel N76°52'25"W 109.96 feet to the easterly line of the Jordan River; thence along the easterly line of the Jordan River the following 26 courses, 1) N00°10'59"E 80.01 feet; 2) N52°38'59"E 72.75 feet; 3) N31°08'59"E 75.81 feet; 4) N18°36'38"E 313.12 feet; 5) N44°15'59"E 132.27 feet; 6) N19°39'59"E 224.92 feet; 7) N09°25'13"E 224.83 feet; 8) N58°27'35"W 246.37 feet to a 75.87 foot radius non-tangent curve to the right; 9) along said curve a distance of 108.87 feet (chord bears N14°07'03"W 99.77 feet); 10) N29°32'29"E 102.42 feet; 11) N44°27'55"E 311.81 feet; 12) N70°05'49"E 550.86 feet to a 613.06 foot radius non-tangent curve to the right; 13) along said curve a distance of 378.12 feet (chord bears S83°52'45"E 372.15 feet); 14) S71°52'35"E 147.32 feet; 15) N79°27'08"E 80.70 feet; 16) N49°00'17"E 117.74 feet; 17) N30°23'45"W 407.44 feet to a 463.30 foot radius non-tangent curve to the right; 18) along said curve a distance of 398.63 feet (chord bears N07°45'24"E 386.44 feet); 19) N28°07'15"E 64.20 feet to a 163.36 foot radius non-tangent curve to the left; 20) along said curve a distance of 204.20 feet (chord bears N34°19'35"W 191.16 feet); 21) S86°02'26"W 110.85 feet; 22) S71°12'47"W 156.82 feet; 23) N87°58'19"W 479.74 feet to a 40.18 foot radius non-tangent curve to the right; 24) along said curve a distance of 90.53 feet (chord bears N32°01'12"W 72.56 feet); 25) N27°24'51"E 330.45 feet; 26) N01°40'25"E 140.26 feet to the south line of Parcel # 15-11-332-005; thence along said Parcel the following 2 courses, 1) S89°55'56"W 121.82 feet; 2) N00°05'13"W 125.02 feet to the Northwest Corner of Parcel # 15-11-332-004; thence along north line of said parcel N89°57'56"E 43.10 feet to the westerly line of the Jordan River; thence along said westerly line the following 4 courses, 1) N06°03'26"W 135.10 feet; 2) N54°00'08"W 349.65 feet to a 334.84 foot radius non-tangent curve to the right; 3) along said curve a distance of 309.49 feet (chord bears N21°55'40"W 298.59 feet); 4) N14°59'01"E 93.42 feet to the south line of Mead Avenue; thence along the south line of Mead Avenue the following 3 courses, 1) N89°50'12"W 605.98 feet; 2) N73°39'47"W 52.06; 3) N89°50'08"W 1320.74 feet to the west line of Navajo Street; thence along the west line of Navajo Street N00°14'33"E 193.47 feet to the south line of American Avenue; thence along the south line of American Avenue N89°53'09"W 1123.63 feet to the west line of 1500 West Street; thence along the west line of 1500 West Street N00°10'33"E 422.15 feet to a 5694.74 foot radius non-tangent curve to the right; thence along said curve a distance of 741.34 feet (chord bears N85°13'34"W 740.81 feet) to the Northeast Corner of Parcel # 15-10-257-002; thence along the east line of said parcel S02°41'30"W 269.54 feet; thence along the east line of Parcel #15-10-257-003 the following 2 courses, 1) S02°47'47"W 357.83 feet; 2) S04°41'07"W 99.87 feet; thence along the east line of Parcel# 15-10-401-005 the following 2 courses, 1) S04°41'07"W 212.54 feet; 2) S01°39'57"W 38.42 feet; thence along the east line of Parcel # 15-10-401-001 S00°19'05"W 50.01 feet; thence along Parcel# 15-10-403-015 the following 2 courses, 1) S02°41'02"W 185.19 feet; 2) N89°40'55"W 539.32 feet; thence S00°19'05"W 100.02 feet; thence N89°40'55"W 103.49 feet to the east line of Redwood Road; thence along said east line S00°11'44"W 1839.47 feet to the north line of California Avenue; thence N80°56'50"W 130.02 feet to the intersection of the north line of California Avenue and

the easterly line of the Surplus Canal; thence along the easterly line of the Surplus Canal the following 4 courses, 1) N00°11'44"E 96.08 feet to a 1413.20 foot radius non-tangent curve to the left; 2) along said curve a distance of 436.53 feet (chord bears N37°09'04"W 434.79 feet); 3) N54°18'09"W 1585.32 feet; 4) N48°29'41"W 1224.01 feet to the east line of Interstate 215; thence along the east line of Interstate 215 the following 3 courses, 1) N03°07'41"E 1899.46 feet to a 2900.49 foot radius non-tangent curve to the left; 2) along said curve a distance of 1100.30 feet (chord bears N06°44'53"W 1093.71 feet); 3) N17°30'38"W 1340.78 feet to the north line of 500 South Street; thence along the north line of 500 South Street the following 4 courses, 1) S89°47'55"E 942.07 feet; 2) S88°28'53"E 1008.30 feet; 3) S89°38'53"E 995.09 feet; 4) N85°59'19"E 110.31 feet to the east line of Redwood Road; thence along the east line of Redwood Road the following 4 courses, 1) S00°11'34"W 66.01 feet; 2) S02°15'07"W 279.22 feet; 3) S00°11'57"W 1722.34 feet; 4) S01°12'51"E 181.66 feet to the north line of 800 South Street; thence along the north line of 800 South Street S89°53'36"E 3543.84 feet to the west line of 1200 West Street; thence along the west line of 1200 West Street N00°08'29"E 664.99 feet to the north line of 700 South Street; thence along the north line of 700 South Street S89°52'17"E 394.03 feet to the east line of Emery Street; thence along the east line of Emery Street S00°11'25"W 675.21 feet to the north line of 800 South Street; thence along the north line of 800 South Street S89°47'06"E 656.67 feet; thence S00°06'58"W 66.01 feet to the north line of Parcel # 15-11-131-011; thence along said Parcel the following 2 courses, 1) along a 136.65 foot radius curve to the right a distance of 172.68 feet (chord bears S53°41'07"E 161.42 feet); 2) S17°29'06"E 154.04 feet to the north line of Indiana Avenue; thence along the north line of Indiana Avenue N72°44'46"E 168.58 feet to the west line of Goshen Street; thence along the west line of Goshen Street N00°11'41"E 964.75 feet to the north line of 700 South Street; thence along the north line of 700 South Street S89°46'29"E 358.03 feet to the west line of 1000 West Street; thence along the west line of 1000 West Street N00°04'35"E 766.35 feet to the north line of 600 South Street; thence along the north line of 600 South Street S89°50'19"E 377.34 feet to the point of beginning.

Contains 945.46 Acres, more or less.



9 LINE COMMUNITY REINVESTMENT AREA



9 LINE COMMUNITY REINVESTMENT AREA PLAN

ATTACHMENT B: DEFINITIONS

1. The term "Act" or "Utah Code 17C Community Reinvestment Agency Act" shall mean the "Limited Purpose Local Government Entities - Community Reinvestment Agency Act" as found in Title 17C, Utah Code Annotated 1953, as amended.
2. The term "Affordable Housing" shall mean housing to be owned or occupied by persons and families of low or moderate income, as determined by resolution of the RDA.
3. The term "Base Taxable Value" unless otherwise adjusted in accordance with provisions of this title, shall mean a property's taxable value as shown upon the assessment roll last equalized during the base year.
4. The term "Base Year" shall mean, except as provided in Subsection 17C-1-402(4)(c), the year during which the assessment roll is last equalized
5. The term "Board" shall mean the governing body of the Agency, as provided in Section 17C-1-203 of the Act.
6. The term "City" shall mean the city of Salt Lake City.
7. The term "Housing Allocation" shall mean tax increment allocated for housing under Section 17C-2-203, 17C-3-202, or 17C-5-307 for the purposes described in Section 17C-1-412.
8. The term "Income Targeted Housing" shall mean housing to be owned or occupied by a family whose annual income is at or below 80% of the median annual income for Salt Lake County.
9. The term "Northwest Quadrant Master Plan" shall mean the Community General Plan as required by the Act, which acts as the master plan, adopted by Salt Lake City on August 16, 2016.
10. The term "Project Area" shall mean the area described in Exhibit A attached hereto.
11. The term "Project Area Budget" shall mean a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to the Project Area that includes:
 - (i) the Base Taxable Value of property in the Project Area;
 - (ii) the projected Tax Increment expected to be generated within the Project Area;
 - (iii) the amount of Tax Increment expected to be shared with other taxing entities;
 - (iv) the amount of Tax Increment expected to be used to implement the Project Area Plan, including the estimated amount of Tax Increment to be used for land acquisition, public improvements, infrastructure improvements, and loans, grants, or other incentives to private and public entities;
 - (v) the Tax Increment expected to be used to cover the cost of administering the Project Area Plan;
 - (vi) if the area from which Tax Increment is to be collected is less than the entire Project Area:
 - (a) the tax identification numbers of the parcels from which Tax Increment will be collected; or
 - (b) a legal description of the portion of the Project Area from which Tax Increment will be collected;
 - (vii) for property that the RDA owns and expects to sell, the expected total cost of the property to the RDA and the expected selling price; and
 - (viii) the following required information:
 - (a) the number of tax years for which the RDA will be allowed to receive Tax Increment from the Project Area; and
 - (b) the percentage of Tax Increment or maximum cumulative dollar amount of Tax Increment the RDA is entitled to receive from the Project Area under the Project Area Budget.
12. The term "RDA" shall mean the Redevelopment Agency of Salt Lake City.
13. The term "Taxable Value" shall mean the value of property as shown on the last equalized assessment roll as certified by the Salt Lake County Assessor.
14. The term "Tax Increment" shall mean the difference between:
 - (i) the amount of property tax revenues generated each tax year by all taxing entities from the area within a Project Area designated in the Project Area Plan as the area from which Tax Increment is to be collected, using the current assessed value of the property; and
 - (ii) the amount of property tax revenues that would be generated from that same area using the Base Taxable Value of the property.
15. The term "Taxing Entity" shall mean a public entity that levies a tax on a parcel or parcels of property located within the City.

ATTACHMENT C: PROJECT AREA BENEFITS ANALYSIS AND BUDGET

PUBLIC BENEFITS ANALYSIS & PROJECT AREA BUDGET 9 LINE COMMUNITY REINVESTMENT AREA (CRA)

REDEVELOPMENT AGENCY OF
SALT LAKE CITY, UTAH



MARCH 2018



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

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



Table of Contents

TABLE OF CONTENTS	2
SECTION 1: INTRODUCTION	3
SECTION 2: DESCRIPTION OF COMMUNITY DEVELOPMENT PROJECT AREA	3
SECTION 3: GENERAL OVERVIEW OF PROJECT AREA BUDGET	4
SECTION 4: PROPERTY TAX INCREMENT	5
SECTION 5: COST/BENEFIT ANALYSIS	7
EXHIBIT A: PROJECT AREA MAP	8
EXHIBIT B: MULTI-YEAR BUDGET	10



Section 1: Introduction

The Redevelopment Agency of Salt Lake City (the "Agency"), following thorough consideration of the needs and desires of the City of Salt Lake (the "City") and its residents, as well as understanding the City's capacity for new development, has carefully crafted the Project Area Plan (the "Plan") for the 9 Line Community Reinvestment Project Area (the "Project Area"). The Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development opportunities for the land encompassed by the Project Area which lies west of I-15, east of I-215, between 300 South and Amiga Drive.

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

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

Section 2: Description of Community Development Project Area

The Project Area lies west of I-15, east of I-215, between 300 South and Amiga Drive, and is located within the City's western boundaries. This area in particular serves as the primary destination in the City for river recreation and active parks. The property encompasses approximately 738 acres of land.

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



Section 3: General Overview of Project Area Budget

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

Base Year Value

The Agency has determined that the base year property tax value for the Project Area will be the total taxable value for the 2016 tax year which is estimated to be \$228,048,136. Using the tax rates established within the Project Area the property taxes levied equate to \$3,359,833 annually. Accordingly, this amount will continue to flow through to each taxing entity proportional to the amount of their respective tax rates being levied.

Payment Trigger

This Budget will have a twenty-five year (25) duration from the date of the first tax increment received by the Agency. The collection of tax increment will be triggered at the discretion of the Agency prior to March 1 of the tax year in which they intend to begin the collection of increment. The following year in which this increment will be remitted to the Agency will be Year 1, e.g., if requested prior to March 1, 2018, Year 1 of increment will be 2019. The Agency anticipates it will trigger the tax increment by March 1, 2020 but in no case will the Agency trigger the first tax increment collection after March 1, 2022.

Projected Tax Increment Revenue – Total Generation

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

Property Tax Increment will begin to be generated in the tax year (ending Dec 1st) following construction completion and Tax Increment will actually be paid to the Agency in March or April after collection. It is projected that property Tax Increment generation within the Project Area could begin as early as 2020 or as late as 2022. It is currently estimated that during the 25-year life of the Project Area Budget, property Tax Increment could be generated within the Project Area in the approximate amount of \$35.42 million or at a net present value (NPV)¹ of \$19.06 million. This amount is over and above the \$83.99 million of base taxes that the property would generate over 25 years at the \$3,359,833 annual amount it currently generates as shown in Table 4.1 below.

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



Section 4: Property Tax Increment

Base Year Property Tax Revenue

The taxing entities are currently receiving - and will continue to receive - property tax revenue from the current assessed value of the property within the Project Area ("Base Taxes"). The current assessed value is estimated to be \$228,048,136. Based upon the tax rates in the area, the collective taxing entities are receiving \$3,359,833 in property tax annually from this Project Area. This equates to approximately \$83,995,830 over the 25-year life of the Project Area.

Site and building demolition will need to occur in order to facilitate the envisioned development as outlined in the Plan. This demolition will initially lower the assessed value of the Project Area to a level below the base year value, however it is anticipated that the assessed value within the Project Area will be above the \$228,048,136 base year value by year 1 of the Project Area life.

TABLE 4.1: TOTAL BASE YEAR TO TAXING ENTITIES (OVER 25 YEARS)

Entity	Total	NPV at 4%
Salt Lake County	\$13,517,553	\$8,446,892
Salt Lake City School District	35,233,437	22,016,783
Salt Lake City	25,980,384	16,234,705
Salt Lake Library	4,019,348	2,511,623
Salt Lake Metropolitan Water District	1,989,720	1,243,343
Salt Lake City Mosquito Abatement District	974,906	609,202
Central Utah Water Conservancy District	2,280,481	1,425,034
Total Revenue	\$83,995,830	\$52,487,583

Property Tax Increment Shared with RDA (75% Participation Rate for 25 Years)

All taxing entities that receive property tax generated within the Project Area, as detailed above, will share at least a portion of that increment generation with the Agency. All taxing entities will contribute 75% of their respective tax increment for 25 years. The County and the State will *not* contribute any portion of their incremental sales tax to implement the Project Area Plan. Table 4.2 shows the amount of Tax Increment shared with the Agency assuming the participation levels discussed above.

TABLE 4.2: SOURCES OF TAX INCREMENT FUNDS

Entity	Percentage	Length	Total	NPV at 4%
Salt Lake County	75%	25 Years	\$4,275,024	\$2,300,249
Salt Lake City School District	75%	25 Years	11,142,829	5,995,587
Salt Lake City	75%	25 Years	8,216,484	4,421,018
Salt Lake Library	75%	25 Years	1,271,148	683,963
Salt Lake Metropolitan Water District	75%	25 Years	629,263	338,586
Salt Lake City Mosquito Abatement District	75%	25 Years	308,321	165,897
Central Utah Water Conservancy District	75%	25 Years	721,219	388,064
Total Sources of Tax Increment Funds			\$26,564,289	\$14,293,364



Uses of Tax Increment

The west side of the City, particularly the Project Area, has suffered from a lack of reinvestment over the previous decades. This has led to blighted properties, and underutilized land uses. "But-for" the creation of the CRA, and use of public funds, the west side of the City will continue to remain in its underutilized state. Site remediation, small lot sizes, and aging infrastructure are a few of the obstacles that are currently deterring development within the Project Area.

The majority of the Tax Increment collected by the Agency (80%) will be used to overcome these obstacles. Including: offsetting certain on-site public infrastructure costs, land assemblage, relocation of current businesses and land uses, Agency requested improvements and upgrades, desirable Project Area improvements, and other redevelopment activities as approved by the Agency. 10% will go towards affordable housing, as outlined the Act. The remaining 10% will be used to offset the administration and operation costs of the Agency.

TABLE 4.3: USES OF TAX INCREMENT

Uses	Total	NPV at 4%
Redevelopment Activities @ 80%	\$21,251,431	\$11,434,691
CRA Housing Requirement @ 10%	2,656,429	1,429,336
Project Area Administration @ 10%	2,656,429	1,429,336
Total Uses of Tax Increment Funds	\$26,564,289	\$14,293,364

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

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

As described above, the collective taxing entities are currently receiving approximately \$3,359,833 in property taxes annually from this Project Area. At the end of 25 years an additional \$2,142,372 in property taxes annually is anticipated, totaling approximately \$5,502,205 in property taxes annually for the area. "But for" the assistance provided by the RDA through tax increment revenues, this increase of approximately 64 percent in property taxes generated for the taxing entities would not be possible.

TABLE 4.4: TOTAL BASE YEAR AND END OF PROJECT LIFE ANNUAL PROPERTY TAXES

Entity	Annual Base Year Property Taxes	Annual Property Tax Increment at Conclusion of Project	Total Annual Property Taxes
Salt Lake County	\$540,702	\$344,775	\$885,477
Salt Lake City School District	1,409,337	898,653	2,307,991
Salt Lake City	1,039,215	662,648	1,701,863
Salt Lake Library	160,774	102,516	263,290
Salt Lake Metropolitan Water District	79,589	50,749	130,338
Salt Lake City Mosquito Abatement District	38,996	24,866	63,862
Central Utah Water Conservancy District	91,219	58,165	149,385
Total Revenue	\$3,359,833	\$2,142,372	\$5,502,205



Section 5: Cost/Benefit Analysis

Additional Revenues

Other Tax Revenues

The development within the Project Area will also generate sales taxes, energy sales and use taxes for natural gas and electric.

Table 5.1 shows the total revenues generated by the Project Area. This total includes the anticipated property tax increment, sales tax, and energy sales and use tax.

TABLE 5.1 TOTAL REVENUES

Entity	Property Tax	Sales Tax	Franchise Tax	Total Incremental Revenues
Salt Lake County	\$5,700,032	\$20,642,836	-	\$26,342,868
Salt Lake City School District	14,857,106	-	-	14,857,106
Salt Lake City	10,955,312	8,975,146	3,738,904	23,669,362
Salt Lake Library	1,694,864	-	-	1,694,864
Salt Lake Metropolitan Water District	839,018	-	-	839,018
Salt Lake City Mosquito Abatement District	411,095	-	-	411,095
Central Utah Water Conservancy District	961,625	-	-	961,625
Total Revenue	\$35,419,052	\$29,617,982	\$3,738,904	\$68,775,938

Additional Costs

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

TABLE 5.2 TOTAL EXPENDITURES

Entity	CRA Budget	General Government	Public Works	Public Safety	Total Incremental Expenditures
Salt Lake County	\$4,275,024	\$231,049	-	-	\$4,506,073
Salt Lake City School District	11,142,829	2,771,952	-	-	13,914,781
Salt Lake City	8,216,484	228,121	2,172,913	3,779,395	14,396,913
Salt Lake Library	1,271,148	-	-	-	1,271,148
Salt Lake Metropolitan Water District	629,263	68,095	-	-	697,358
Salt Lake City Mosquito Abatement District	308,321	7,535	-	-	315,856
Central Utah Water Conservancy District	721,219	17,251	-	-	738,470
Total Expenditures	\$26,564,288	\$3,324,003	\$2,172,913	\$3,779,395	\$35,840,599

The total net benefit to the taxing entities of participating in the Project Area is \$32,935,339, with the City's net benefit being \$9,696,165.



TABLE 5.3: TOTAL CITY REVENUES

	Total	NPV at 4%
Property Tax Increment	\$12,650,176	\$6,806,641
Sales Tax	8,975,146	4,869,701
Telecom Tax	828,526	443,709
Energy Sales & Use Tax (Natural Gas)	522,461	274,543
Energy Sales & Use Tax (Electricity)	2,387,917	1,254,804
Total City Revenue	\$25,364,227	\$13,649,397

TABLE 5.4: TOTAL CITY EXPENDITURES

	Total	NPV at 4%
CRA Budget	\$9,487,632	\$5,104,981
General Government	228,121	119,902
Public Works	2,172,913	1,142,093
Public Safety	3,779,395	1,985,693
Total City Expenditures	\$15,668,062	\$8,352,668

Total City Benefit	\$9,696,165	\$5,296,729
---------------------------	--------------------	--------------------

*Note: Total City Benefit includes Salt Lake City and Salt Lake Library.



Exhibit A: Project Area Map

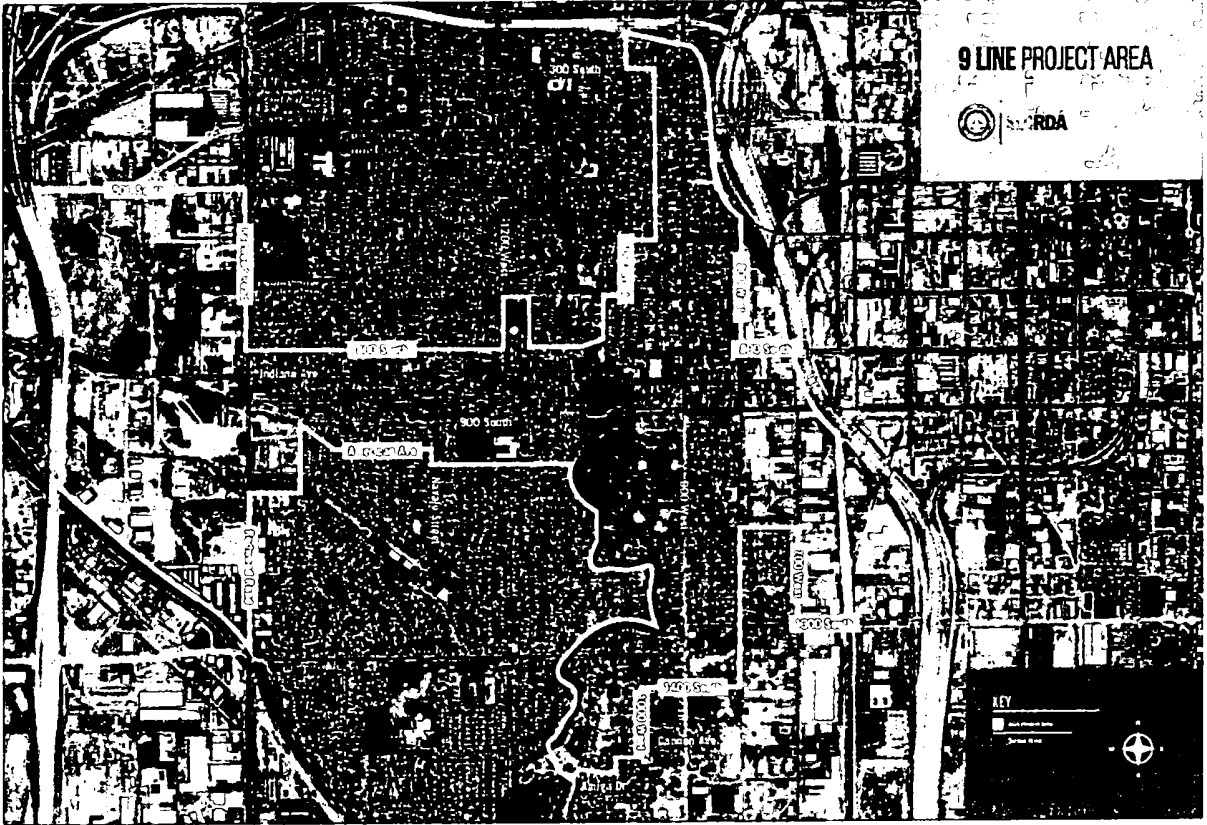




Exhibit B: Multi-Year Budget

EXHIBIT A TO ORDINANCE NO. 50 of 2018.

[Attach Legal Description for 9 Line Project Area]

9 Line Community Reinvestment Area Boundary Description

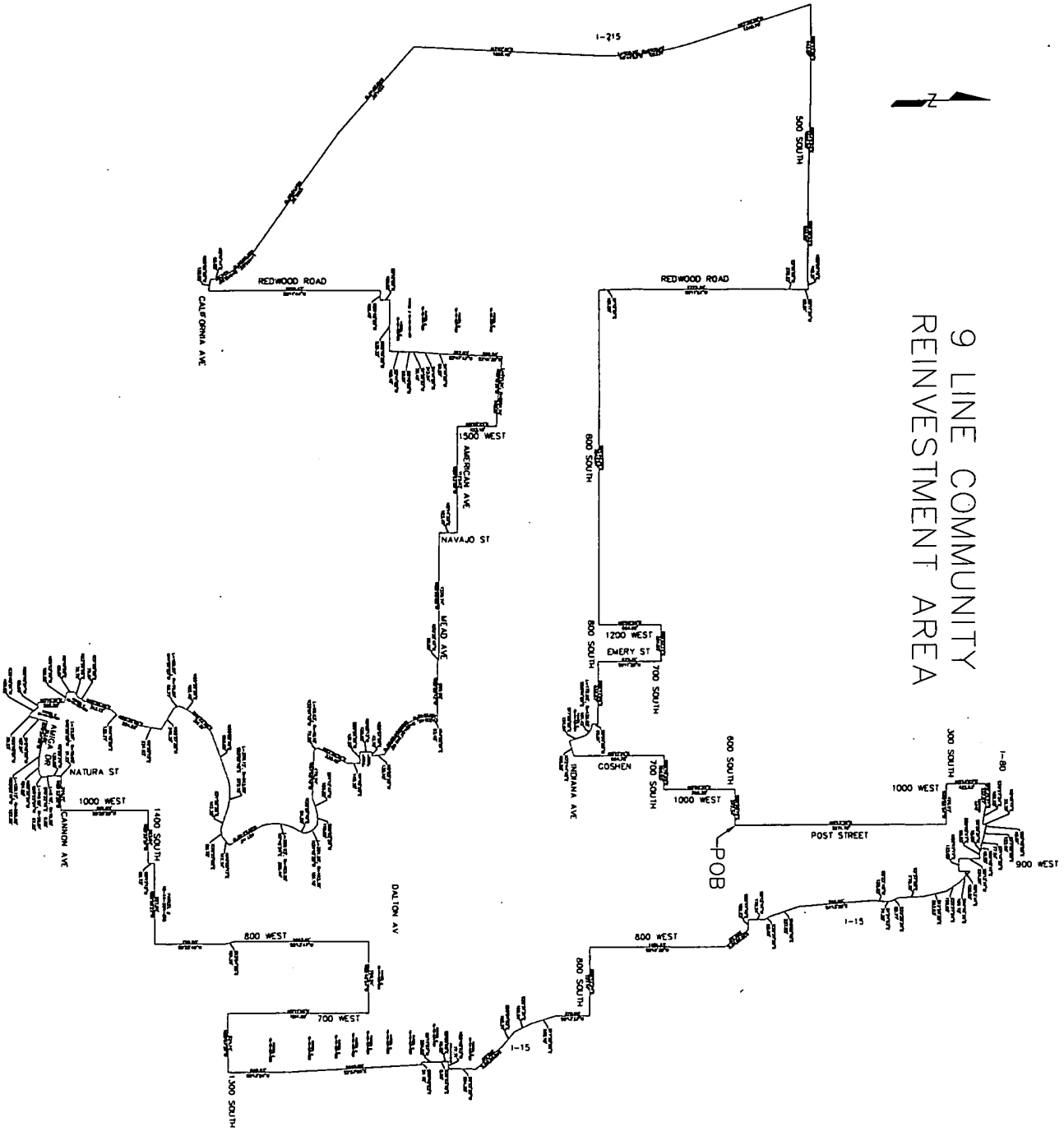
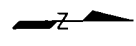
Beginning at the Southeast Corner of Block 2, City Park Subdivision as recorded in Book 'A' Page '96' in the Salt Lake County Recorder's Office and running thence along the west line of Post Street N00°13'36"E 2271.76 feet more or less to the Northeast Corner of Martins Subdivision as recorded in Book 'B', Page '54' in the Salt Lake County Recorder's Office; thence along the south line of 300 South Street N89°55'54"W 426.97 feet to the Northeast Corner of Block 32, Plat C, Plat 3, Salt Lake City Survey; thence along the west line of 1000 West Street N00°14'07"E 422.63 feet to the Northeast Corner of Lot 1, Block 1, Kelsey & Gillespie Subdivision as recorded in Book 'B' Page '76' in the Salt Lake County Recorder's Office; thence along the south line of Interstate 80 the following 3 courses, 1) S89°39'57"E 237.87 feet; 2) S79°27'34"E 186.25 feet; 3) N00°19'17"E 33.39 feet; thence along the north line of Pierpont Lofts, a Planned Unit Development as recorded in Book '2014P' Page '85' in the Salt Lake County Recorder's Office the following 6 courses, 1) S89°45'59"E 40.01 feet; 2) S77°09'00"E 122.96 feet; 3) S71°41'22"E 77.84 feet; 4) S89°45'47"E 45.99 feet; 5) S00°20'31"W 15.00 feet; 6) S89°45'47"E 90.03 feet to the west line of 900 West Street; thence along the west line of 900 West Street S00°13'41"W 224.04 feet to the Southeast Corner of Lot 1, Block 1, Heaths Subdivision as recorded in Book 'A' Page '106' in the Salt Lake County Recorder's Office; thence N89°47'17"E 133.03 feet to the Southwest Corner of Lot 15, Block 1, Heaths Subdivision as recorded in Book 'A' Page '106' in the Salt Lake County Recorder's Office; thence along the east line of 900 West N00°13'41"E 120.02 feet to the westerly line of Interstate 15; thence along the westerly line of Interstate 15 the following 13 courses, 1) S44°46'36"E 169.72 feet; 2) S33°27'24"E 159.09 feet; 3) S12°28'25"E 253.53 feet; 4) S02°37'50"E 270.39 feet; 5) S25°38'34"E 82.77 feet; 6) S01°24'53"E 74.30 feet; 7) S05°22'40"W 120.82 feet; 8) S04°13'28"E 794.84 feet; 9) S18°08'10"E 337.02 feet; 10) S30°34'56"E 58.65 feet; 11) S00°12'41"W 178.24 feet; 12) S89°47'19"E 109.23 feet; 13) S35°35'19"E 309.33 feet to the Northwest Corner of Lot 27, Block 2, Kimballs Subdivision as recorded in Book 'B', Page '47' in the Salt Lake County Recorder's Office; thence along the east line of 800 West Street S00°16'30"W 1451.33 feet to the Southwest Corner of Lot 4, Block 11, Plat C, Plat 1, Salt Lake City Survey; thence along the north line of 800 South Street S89°47'24"E 727.11 feet to the westerly line of Interstate 15; thence along said westerly line the following 5 courses, 1) S00°13'37"W 370.09 feet; 2) S17°30'56"E 268.18 feet; 3) S25°31'31"E 199.64 feet; 4) S50°04'03"E 192.21 feet; 5) S40°02'50"E 375.58 feet to the west line of a railroad right of way; thence along said west line of a railroad right of way the following 8 courses, 1) S00°22'22"W 294.30 feet; 2) N89°48'53"W 77.71 feet; 3) South 76.02 feet; 4) S36°53'15"E 8.90 feet; 5) S00°11'07"W 204.03 feet; 6) S89°48'53"E 24.75 feet; 7) S02°57'05"E 1440.68 feet; 8) S00°13'24"W 640.83 feet to the south line of 1300 South Street; thence along said south line of 1300 South Street N89°57'21"W 624.14 feet to the Northeast Corner of Lot 1, Mellen Subdivision as recorded in Book 'K', Page '5' in the Salt Lake County Recorder's Office; thence along the west line of 700 West Street N00°11'16"E 1511.85 feet to the Southeast Corner of Parcel #15-11-428-060; thence along the south line of said Parcel N89°48'54"W 759.24 feet to the east line of 800 West Street; thence along said east line of 800 West Street the following 3 courses, 1) S00°13'47"W 1443.41 feet; 2) S13°54'25"E 101.39 feet; 3) S00°22'49"W 755.90 feet; thence along the south line of Parcel #15-14-204-015 S89°58'22"W 857.84 feet to the west line of 900 West Street; thence along said west line of 900 West Street S00°13'12"W 68.73 feet to the south line of 1400 South Street; thence along said south line of 1400 South Street N89°37'51"W 563.04 feet to the east line of 1000 West Street; thence along said east line of 1000 West Street S00°25'29"W 941.05 feet; thence along the south line of Cannon Avenue N89°33'25"W 344.11 feet to Natura Street and a 15 foot radius curve to the left; thence along said curve a distance of 23.57 feet

(chord bears S45°26'00"W 21.22 feet); thence along the east line of Natura Street S00°25'25"W 128.00 feet to a 15.50 foot radius curve to the left; thence along said curve a distance of 9.18 feet (chord bears S16°32'16"E 9.05 feet) to a 55.01 foot radius reverse curve to the right; thence along said curve a distance of 119.86 feet (chord bears S28°22'04"W 97.52 feet) to the south line of Amiga Drive; thence along the south line of Amiga Drive the following 3 courses, 1) N89°32'54"W 104.02 feet to a 565.82 foot radius curve to the right; 2) along said curve a distance of 128.12 feet (chord bears N83°03'41"W 127.85 feet); 3) N76°34'28"W 313.01 feet to the east line of Parcel # 15-14-129-011; thence along said parcel the following 5 courses, 1) S15°10'59"W 187.84 feet; 2) N89°49'01"W 38.23 feet; 3) N36°49'01"W 100.02 feet; 4) N85°49'01"W 55.66 feet; 5) N00°16'31"E 285.25 feet to the southeasterly corner of Parcel # 15-14-129-009; thence along the south line of said Parcel N76°52'25"W 109.96 feet to the easterly line of the Jordan River; thence along the easterly line of the Jordan River the following 26 courses, 1) N00°10'59"E 80.01 feet; 2) N52°38'59"E 72.75 feet; 3) N31°08'59"E 75.81 feet; 4) N18°36'38"E 313.12 feet; 5) N44°15'59"E 132.27 feet; 6) N19°39'59"E 224.92 feet; 7) N09°25'13"E 224.83 feet; 8) N58°27'35"W 246.37 feet to a 75.87 foot radius non-tangent curve to the right; 9) along said curve a distance of 108.87 feet (chord bears N14°07'03"W 99.77 feet); 10) N29°32'29"E 102.42 feet; 11) N44°27'55"E 311.81 feet; 12) N70°05'49"E 550.86 feet to a 613.06 foot radius non-tangent curve to the right; 13) along said curve a distance of 378.12 feet (chord bears S83°52'45"E 372.15 feet); 14) S71°52'35"E 147.32 feet; 15) N79°27'08"E 80.70 feet; 16) N49°00'17"E 117.74 feet; 17) N30°23'45"W 407.44 feet to a 463.30 foot radius non-tangent curve to the right; 18) along said curve a distance of 398.63 feet (chord bears N07°45'24"E 386.44 feet); 19) N28°07'15"E 64.20 feet to a 163.36 foot radius non-tangent curve to the left; 20) along said curve a distance of 204.20 feet (chord bears N34°19'35"W 191.16 feet); 21) S86°02'26"W 110.85 feet; 22) S71°12'47"W 156.82 feet; 23) N87°58'19"W 479.74 feet to a 40.18 foot radius non-tangent curve to the right; 24) along said curve a distance of 90.53 feet (chord bears N32°01'12"W 72.56 feet); 25) N27°24'51"E 330.45 feet; 26) N01°40'25"E 140.26 feet to the south line of Parcel # 15-11-332-005; thence along said Parcel the following 2 courses, 1) S89°55'56"W 121.82 feet; 2) N00°05'13"W 125.02 feet to the Northwest Corner of Parcel # 15-11-332-004; thence along north line of said parcel N89°57'56"E 43.10 feet to the westerly line of the Jordan River; thence along said westerly line the following 4 courses, 1) N06°03'26"W 135.10 feet; 2) N54°00'08"W 349.65 feet to a 334.84 foot radius non-tangent curve to the right; 3) along said curve a distance of 309.49 feet (chord bears N21°55'40"W 298.59 feet); 4) N14°59'01"E 93.42 feet to the south line of Mead Avenue; thence along the south line of Mead Avenue the following 3 courses, 1) N89°50'12"W 605.98 feet; 2) N73°39'47"W 52.06; 3) N89°50'08"W 1320.74 feet to the west line of Navajo Street; thence along the west line of Navajo Street N00°14'33"E 193.47 feet to the south line of American Avenue; thence along the south line of American Avenue N89°53'09"W 1123.63 feet to the west line of 1500 West Street; thence along the west line of 1500 West Street N00°10'33"E 422.15 feet to a 5694.74 foot radius non-tangent curve to the right; thence along said curve a distance of 741.34 feet (chord bears N85°13'34"W 740.81 feet) to the Northeast Corner of Parcel # 15-10-257-002; thence along the east line of said parcel S02°41'30"W 269.54 feet; thence along the east line of Parcel #15-10-257-003 the following 2 courses, 1) S02°47'47"W 357.83 feet; 2) S04°41'07"W 99.87 feet; thence along the east line of Parcel # 15-10-401-005 the following 2 courses, 1) S04°41'07"W 212.54 feet; 2) S01°39'57"W 38.42 feet; thence along the east line of Parcel # 15-10-401-001 S00°19'05"W 50.01 feet; thence along Parcel # 15-10-403-015 the following 2 courses, 1) S02°41'02"W 185.19 feet; 2) N89°40'55"W 539.32 feet; thence S00°19'05"W 100.02 feet; thence N89°40'55"W 103.49 feet to the east line of Redwood Road; thence along said east line S00°11'44"W 1839.47 feet to the north line of California Avenue; thence

N80°56'50"W 130.02 feet to the intersection of the north line of California Avenue and the easterly line of the Surplus Canal; thence along the easterly line of the Surplus Canal the following 4 courses, 1) N00°11'44"E 96.08 feet to a 1413.20 foot radius non-tangent curve to the left; 2) along said curve a distance of 436.53 feet (chord bears N37°09'04"W 434.79 feet); 3) N54°18'09"W 1585.32 feet; 4) N48°29'41"W 1224.01 feet to the east line of Interstate 215; thence along the east line of Interstate 215 the following 3 courses, 1) N03°07'41"E 1899.46 feet to a 2900.49 foot radius non-tangent curve to the left; 2) along said curve a distance of 1100.30 feet (chord bears N06°44'53"W 1093.71 feet); 3) N17°30'38"W 1340.78 feet to the north line of 500 South Street; thence along the north line of 500 South Street the following 4 courses, 1) S89°47'55"E 942.07 feet; 2) S88°28'53"E 1008.30 feet; 3) S89°38'53"E 995.09 feet; 4) N85°59'19"E 110.31 feet to the east line of Redwood Road; thence along the east line of Redwood Road the following 4 courses, 1) S00°11'34"W 66.01 feet; 2) S02°15'07"W 279.22 feet; 3) S00°11'57"W 1722.34 feet; 4) S01°12'51"E 181.66 feet to the north line of 800 South Street; thence along the north line of 800 South Street S89°53'36"E 3543.84 feet to the west line of 1200 West Street; thence along the west line of 1200 West Street N00°08'29"E 664.99 feet to the north line of 700 South Street; thence along the north line of 700 South Street S89°52'17"E 394.03 feet to the east line of Emery Street; thence along the east line of Emery Street S00°11'25"W 675.21 feet to the north line of 800 South Street; thence along the north line of 800 South Street S89°47'06"E 656.67 feet; thence S00°06'58"W 66.01 feet to the north line of Parcel # 15-11-131-011; thence along said Parcel the following 2 courses, 1) along a 136.65 foot radius curve to the right a distance of 172.68 feet (chord bears S53°41'07"E 161.42 feet); 2) S17°29'06"E 154.04 feet to the north line of Indiana Avenue; thence along the north line of Indiana Avenue N72°44'46"E 168.58 feet to the west line of Goshen Street; thence along the west line of Goshen Street N00°11'41"E 964.75 feet to the north line of 700 South Street; thence along the north line of 700 South Street S89°46'29"E 358.03 feet to the west line of 1000 West Street; thence along the west line of 1000 West Street N00°04'35"E 766.35 feet to the north line of 600 South Street; thence along the north line of 600 South Street S89°50'19"E 377.34 feet to the point of beginning.

Contains 945.46 Acres, more or less.

9 LINE COMMUNITY REINVESTMENT AREA



**ADOPTION OF THE 9 LINE COMMUNITY REINVESTMENT AREA PROJECT
AREA PLAN**

PARCEL PINS:

15022530010000
15022530020000
15022530030000
15022530040000
15022530050000
15022530080000
15022530090000
15022530100000
15022530110000
15022530140000
15022530150000
15022530180000
15022530190000
15022530200000
15022530210000
15022530220000
15022530230000
15022530240000
15022530250000
15022530260000
15022530270000
15022530280000
15022530290000
15022530300000
15022530310000
15022530320000
15022530330000
15022530340000
15022530350000
15022530360000
15022530370000
15022530380000
15022550030000
15022550040000
15022550050000
15022570010000
15022570020000
15022570030000
15022570040000
15022570050000
15022570060000
15022570070000
15022570080000
15022570090000
15022570100000
15022580010000
15022580020000

15022580030000
15022580040000
15022580050000
15022580060000
15022580100000
15024020010000
15024020020000
15024020030000
15024020040000
15024020050000
15024020060000
15024020070000
15024020080000
15024020090000
15024020100000
15024020130000
15024020140000
15024020150000
15024020160000
15024020170000
15024020180000
15024020190000
15024020200000
15024020210000
15024020220000
15024020230000
15024020240000
15024020250000
15024020260000
15024020270000
15024020280000
15024020290000
15024020300000
15024020310000
15024020320000
15024020350000
15024030020000
15024030030000
15024030040000
15024030050000
15024030060000
15024030070000
15024030080000
15024030090000
15024030100000
15024030110000
15024030120000
15024030130000
15024030140000
15024030150000

15024030160000
15024030170000
15024030180000
15024030190000
15024030200000
15024050010000
15024050020000
15024050030000
15024050040000
15024050050000
15024050060000
15024050070000
15024050080000
15024050090000
15024050100000
15024050130000
15024050140000
15024050150000
15024050160000
15024050170000
15024050180000
15024050280000
15024050290000
15024050300000
15024050310000
15024050320000
15024050340000
15024050350000
15024050360000
15024050380000
15024060010000
15024060020000
15024060030000
15024060040000
15024060050000
15024060060000
15024060090000
15024060100000
15024060110000
15024060120000
15024060130000
15024060140000
15024060180000
15024070010000
15024070020000
15024070030000
15024070040000
15024070050000
15024070060000
15024070070000

15024070090000
15024070100000
15024070110000
15024070120000
15024070130000
15024070140000
15024070150000
15024070160000
15024520010000
15024520020000
15024520030000
15024520040000
15024520050000
15024520060000
15024520070000
15024520080000
15024520090000
15024520100000
15024520110000
15024520120000
15024520130000
15024520140000
15024520150000
15024520160000
15024520170000
15024520180000
15024520190000
15024520200000
15024520220000
15024520230000
15024520240000
15024520250000
15024520260000
15024520270000
15024520280000
15024520290000
15024520300000
15024520310000
15024520330000
15024520360000
15024520370000
15024520400000
15024520430000
15024530010000
15024530020000
15024530030000
15024530040000
15024530050000
15024530060000
15024530070000

15024530080000
15024530090000
15024530100000
15024530110000
15024530120000
15024530130000
15024530140000
15024530150000
15024530160000
15024530180000
15024530190000
15024530200000
15024530210000
15024530220000
15024530230000
15024530240000
15024530250000
15024530260000
15024530270000
15024530280000
15024530290000
15024530300000
15024530310000
15024530320000
15024530330000
15024540010000
15024540020000
15024540030000
15024540040000
15024540050000
15024540100000
15024540110000
15024540130000
15024540140000
15024550010000
15024550020000
15024550030000
15024550070000
15024550080000
15024550090000
15024550100000
15024550110000
15024550120000
15024550130000
15024550140000
15024550150000
15024550160000
15024550170000
15024550180000
15024550190000

1502455020000
1502455022000
1502456002000
1502456003000
1502456004000
1502456005000
1502456006000
1502456007000
1502456008000
1502456009000
1502456010000
1502456011000
1502456012000
1502456013000
1502456014000
1502456015000
1502456017000
1502456018000
1502456019000
1502456020000
1502456021000
1502456022000
1502456023000
1502456024000
1502456025000
1502456026000
1502456027000
1502456028000
1502456029000
1502456030000
1502456031000
1502456032000
1502456033000
1502456034000
1502456035000
1502456036000
1502456037000
1502456038000
1502456039000
1502456040000
1502456041000
1502456042000
1502456043000
1502457001000
1502457002000
1502457003000
1502457004000
1502476004000
1502476005000
1502476006000

15024760070000
15024760080000
15024760090000
15024760100000
15024760110000
15024760120000
15024760130000
15024760140000
15024760150000
15024760160000
15024760170000
15033510030000
15033510040000
15033510050000
15033760040000
15033760050000
15033760080000
15033760090000
15033760120000
15033760130000
15033760140000
15033760150000
15033760160000
15033760170000
15033760180000
15033760200000
15033760230000
15033760240000
15033760250000
15033760260000
15033760270000
15033760280000
15033760290000
15033760300000
15033760310000
15033760320000
15033760330000
15033760340000
15101010010000
15101260040000
15101260050000
15101260060000
15101260080000
15101260110000
15101260120000
15101260130000
15101260240000
15101260270000
15101260320000
15101260330000

15101260350000
15101260360000
15101260370000
15101260410000
15101260440000
15101260450000
15101260490000
15101260510000
15101260520000
15101260530000
15101260550000
15101510180000
15101510210000
15101510220000
15101510230000
15101510240000
15101510270000
15101520010000
15101520020000
15101520050000
15101520060000
15101520070000
15101520080000
15101520090000
15101760010000
15101760020000
15101760030000
15101770040000
15101770050000
15101770090000
15101770210000
15101770220000
15101770230000
15101770240000
15102050010000
15102050020000
15102050030000
15102050040000
15102050050000
15102050060000
15102050070000
15102050110000
15102050120000
15102050130000
15102050140000
15102050160000
15102050170000
15102060010000
15102060020000
15102060030000

15102060040000
15102060060000
15102060070000
15102060080000
15102060090000
15102060100000
15102060110000
15102060120000
15102060130000
15102060140000
15102070020000
15102070030000
15102070040000
15102070050000
15102070060000
15102070070000
15102070080000
15102070090000
15102070100000
15102070110000
15102070120000
15102070130000
15102070140000
15102070160000
15102070170000
15102070180000
15102350010000
15102350030000
15102350040000
15102350050000
15102350060000
15102350070000
15102350080000
15102350090000
15102350110000
15102350120000
15102350130000
15102350140000
15102350150000
15102350160000
15102350170000
15102350180000
15102350190000
15102350200000
15102350210000
15102350220000
15102360010000
15102360020000
15102360030000
15102360040000

15102360050000
15102360060000
15102360070000
15102360080000
15102360090000
15102360100000
15102360110000
15102360120000
15102360130000
15102360140000
15102360180000
15102360190000
15102370010000
15102370060000
15102370070000
15102370090000
15102370100000
15102370110000
15102510010000
15102510020000
15102510030000
15102510040000
15102510050000
15102510060000
15102510100000
15102520010000
15102520020000
15102520030000
15102520040000
15102520050000
15102520080000
15102520100000
15102520110000
15102520120000
15102520130000
15102520140000
15102520150000
15102520160000
15102520170000
15102530010000
15102530020000
15102530030000
15102530060000
15102530070000
15102530080000
15102530100000
15102530110000
15102530120000
15102530130000
15102530140000

15102530150000
15102530170000
15102530180000
15102530190000
15102530200000
15102530210000
15102530220000
15102530250000
15102530270000
15102530280000
15102530290000
15102530300000
15102540010000
15102540040000
15102540050000
15102540060000
15102540110000
15102540130000
15102540140000
15102540170000
15102540180000
15102540190000
15102550010000
15102550020000
15102550030000
15102550040000
15102550050000
15102550060000
15102550070000
15102550080000
15102550100000
15102550110000
15102550120000
15102550130000
15102550140000
15102550150000
15102550160000
15102570020000
15102570030000
15102580130000
15102760010000
15102760020000
15102760050000
15102760060000
15102760070000
15102760080000
15102760090000
15102760100000
15102760110000
15102760120000

15102760130000
15102770030000
15102770040000
15102770050000
15102770060000
15102770070000
15102770080000
15102770090000
15102770100000
15102770110000
15102770120000
15102770130000
15102780010000
15102780020000
15102780030000
15102780040000
15102780050000
15102780060000
15102780070000
15102780080000
15102780090000
15102780100000
15102780110000
15102790010000
15102790020000
15102790030000
15102790040000
15102790050000
15102790060000
15102790070000
15102790080000
15102790090000
15102800020000
15102800030000
15102800040000
15102800050000
15102800060000
15102800070000
15102800080000
15102800090000
15102810020000
15102810030000
15102810040000
15102810070000
15102810080000
15102810090000
15102810100000
15102810110000
15102830010000
15102830020000

15102830030000
15102830050000
15102830060000
15102830070000
15102830080000
15102830090000
15102830100000
15102830110000
15102830120000
15102830130000
15102830140000
15102830150000
15102840010000
15102840020000
15102840030000
15102840040000
15102840050000
15102840060000
15102840070000
15102840080000
15102840090000
15102840120000
15102840130000
15102840150000
15102850010000
15102850020000
15102850030000
15102850040000
15102850050000
15102850060000
15102850070000
15102850080000
15102850090000
15102850100000
15102850110000
15102850120000
15102850130000
15103010090000
15103020010000
15103020020000
15103020030000
15103020040000
15103020050000
15103030010000
15103030020000
15103030030000
15103040040000
15103040050000
15103260030000
15103260040000

15103260060000
15103260160000
15103260210000
15103260220000
15103260230000
15103260240000
15103260250000
15103260260000
15103260270000
15103260280000
15103760120000
15103760130000
15103760150000
15103760160000
15103760200000
15103780010000
15103780020000
15103780030000
15103780040000
15103780050000
15103780070000
15103780080000
15103780090000
15103780100000
15103780110000
15103780120000
15103780150000
15103780160000
15103780170000
15104010010000
15104010050000
15104030150000
15105030010000
15111080010000
15111080020000
15111080030000
15111080040000
15111080050000
15111080060000
15111080090000
15111080100000
15111080110000
15111080120000
15111080130000
15111080140000
15111080150000
15111080160000
15111090010000
15111090020000
15111090030000

15111090040000
15111090050000
15111090060000
15111090070000
15111090080000
15111090090000
15111090100000
15111090150000
15111090160000
15111090170000
15111090180000
15111090190000
15111090201001
15111090201002
15111090210000
15111090220000
15111090230000
15111090240000
15111100020000
15111100110000
15111100130000
15111100140000
15111280020000
15111280030000
15111280040000
15111280050000
15111280140000
15111280150000
15111280160000
15111280170000
15111280190000
15111280200000
15111310010000
15111310020000
15111310030000
15111310040000
15111310050000
15111310060000
15111310070000
15111310080000
15111310090000
15111310100000
15111310110000
15111350010000
15111350070000
15111350080000
15111350130000
15111350140000
15111350150000
15111350160000

15111350170000
15111350210000
15111350220000
15111350230000
15111350240000
15111350250000
15111350260000
15111350270000
15111350290000
15111350310000
15111350320000
15111350330000
15111350340000
15111350350000
15111350360000
15111350370000
15111350380000
15111350390000
15111350400000
15111350410000
15111360010000
15111360020000
15111510010000
15111510020000
15111510030000
15111510040000
15111510050000
15111510060000
15111510070000
15111510080000
15111510090000
15111510100000
15111510110000
15111510120000
15111510130000
15111510140000
15111510150000
15111510180000
15111510190000
15111510200000
15111510210000
15111520010000
15111520020000
15111520030000
15111520040000
15111520050000
15111520060000
15111520070000
15111520080000
15111520090000

1511152010000
1511152011000
1511152012000
1511153001000
1511153002000
1511153003000
1511153004000
1511153005000
1511153006000
1511153007000
1511153008000
1511153009000
1511153010000
1511153013000
1511153014000
1511153015000
1511154001000
1511154002000
1511154003000
1511154004000
1511154005000
1511154006000
1511154008000
1511154009000
1511155001000
1511155002000
1511155003000
1511155004000
1511155005000
1511156001000
1511156002000
1511156003000
1511156004000
1511156005000
1511156006000
1511156007000
1511157001000
1511157002000
1511157003000
1511157004000
1511157005000
1511157006000
1511157007000
1511157008000
1511157009000
1511159010000
1511159014000
1511159017000
1511159020000
1511159021000

15111590220000
15111590230000
15111590240000
15111590250000
15111590260000
15111600010000
15111610010000
15111610020000
15111610030000
15111610040000
15111610050000
15111620010000
15111620020000
15111620030000
15111620040000
15111620050000
15111620060000
15111620070000
15111620080000
15111760010000
15111760020000
15111760030000
15111760040000
15111760050000
15111760060000
15111760070000
15111760080000
15111760090000
15111760150000
15111760160000
15111770010000
15111770020000
15111770030000
15111770040000
15111770050000
15111770060000
15111770070000
15111770080000
15111770090000
15111770100000
15111770120000
15111770130000
15111770150000
15111780010000
15111780050000
15111780060000
15111780070000
15111780080000
15111790020000
15111790030000

15111790040000
15111790050000
15111790060000
15111790070000
15111790090000
15111790110000
15111800010000
15111800020000
15111800030000
15111800040000
15111800050000
15111800060000
15111800070000
15111800080000
15111800090000
15111800100000
15111800110000
15111800120000
15111800130000
15111800140000
15111800150000
15111800160000
15111800180000
15111810010000
15111810020000
15111810030000
15111810040000
15111810050000
15111810060000
15111810070000
15111810080000
15111810100000
15111820010000
15111840010000
15111840020000
15111840070000
15111840090000
15111840100000
15111840110000
15111840120000
15111840130000
15111840140000
15111840150000
15111840160000
15111840170000
15111850040000
15111850050000
15111850060000
15111850070000
15111850080000

15111850090000
15111850100000
15111850110000
15111850120000
15111850130000
15111860170000
15111860180000
15111870010000
15111870020000
15111870040000
15111870100000
15111870110000
15111870150000
15111870160000
15111870170000
15111870210000
15111870220000
15111870230000
15111870240000
15111870250000
15112010020000
15112010030000
15112010040000
15112010050000
15112010060000
15112010070000
15112010080000
15112010090000
15112010100000
15112010120000
15112020010000
15112020020000
15112020030000
15112020040000
15112020050000
15112020060000
15112020080000
15112020090000
15112020100000
15112020110000
15112020120000
15112020140000
15112020150000
15112030010000
15112030020000
15112030030000
15112030040000
15112030050000
15112030060000
15112030070000

15112030080000
15112030090000
15112030100000
15112030130000
15112030140000
15112030150000
15112030160000
15112030170000
15112030180000
15112030190000
15112030200000
15112030210000
15112030220000
15112030230000
15112030240000
15112030270000
15112030280000
15112030290000
15112030300000
15112030310000
15112030320000
15112030330000
15112030340000
15112030350000
15112040010000
15112040020000
15112040030000
15112040040000
15112040050000
15112040060000
15112040070000
15112040080000
15112040090000
15112040100000
15112040110000
15112040120000
15112040130000
15112040140000
15112040150000
15112040160000
15112040170000
15112040180000
15112040190000
15112040200000
15112040210000
15112040230000
15112040240000
15112040250000
15112040290000
15112050010000

15112050020000
15112050030000
15112050040000
15112050050000
15112050060000
15112050070000
15112050080000
15112050090000
15112050100000
15112050110000
15112050120000
15112050130000
15112050160000
15112050170000
15112050210000
15112050220000
15112050230000
15112050240000
15112050250000
15112050260000
15112050270000
15112050280000
15112050290000
15112050330000
15112050340000
15112050350000
15112060010000
15112060020000
15112060030000
15112060040000
15112060050000
15112060060000
15112060070000
15112060080000
15112060090000
15112060100000
15112060110000
15112060120000
15112060130000
15112060140000
15112060150000
15112060160000
15112060170000
15112060200000
15112060210000
15112060220000
15112060230000
15112060240000
15112060250000
15112270010000

15112270020000
15112270030000
15112270050000
15112270060000
15112270070000
15112270080000
15112270110000
15112270120000
15112270160000
15112270170000
15112270180000
15112270190000
15112270200000
15112270210000
15112270220000
15112270270000
15112270280000
15112270290000
15112270330000
15112270340000
15112270350000
15112270360000
15112270370000
15112270380000
15112510010000
15112510020000
15112510030000
15112510050000
15112510060000
15112510070000
15112510080000
15112510150000
15112510180000
15112510190000
15112510200000
15112510290000
15112510300000
15112520010000
15112520020000
15112520030000
15112520040000
15112520050000
15112520060000
15112520070000
15112520080000
15112520090000
15112520100000
15112520110000
15112520120000
15112520130000

15112520140000
15112520150000
15112520160000
15112520170000
15112520180000
15112520190000
15112520200000
15112520210000
15112520220000
15112520230000
15112520240000
15112520250000
15112520260000
15112520270000
15112520280000
15112520290000
15112520340000
15112520350000
15112520360000
15112530010000
15112530020000
15112530030000
15112530040000
15112530050000
15112530060000
15112530090000
15112530100000
15112530110000
15112530120000
15112530130000
15112530140000
15112530170000
15112530180000
15112530190000
15112530200000
15112530210000
15112530220000
15112530230000
15112530240000
15112530250000
15112530260000
15112530270000
15112530280000
15112530290000
15112530300000
15112530310000
15112530320000
15112530330000
15112530340000
15112540010000

15112540020000
15112540030000
15112540040000
15112540050000
15112540060000
15112540070000
15112540080000
15112540090000
15112540100000
15112540110000
15112540120000
15112540130000
15112540140000
15112540150000
15112540160000
15112540170000
15112540180000
15112540190000
15112540200000
15112540210000
15112540220000
15112540230000
15112540240000
15112540250000
15112560020000
15112560030000
15112560040000
15112580030000
15112580040000
15112580070000
15112580080000
15112580090000
15112580100000
15112580110000
15112580130000
15112580140000
15112580150000
15112580160000
15112590010000
15112590020000
15112590030000
15112590040000
15112590050000
15112590060000
15112590070000
15112590080000
15112600010000
15112600020000
15112600030000
15112600040000

15112600050000
15112600060000
15112600070000
15112600080000
15112600090000
15112600100000
15112600110000
15112600120000
15112600130000
15112600170000
15112600180000
15112600190000
15112600200000
15112610010000
15112610020000
15112610040000
15112610050000
15112610080000
15112610090000
15112610100000
15112610110000
15112610120000
15112610130000
15112610140000
15112610150000
15112610160000
15112610190000
15112610200000
15112610210000
15112610220000
15112610230000
15112610240000
15112610250000
15112610260000
15112610270000
15112610280000
15112610290000
15112610300000
15112610310000
15112610320000
15112610360000
15112610370000
15112610380000
15112760010000
15112760020000
15112760050000
15112760060000
15112760080000
15112760090000
15112760100000

15112760110000
15112760120000
15112760130000
15112760140000
15112760150000
15112760160000
15112760170000
15112760180000
15112760190000
15112770020000
15112770050000
15112770060000
15112770070000
15112770080000
15112770090000
15112770130000
15112770140000
15112770150000
15112770160000
15112770200000
15112770210000
15112770220000
15112770230000
15112770280000
15112770310000
15112770330000
15112770340000
15112770350000
15112770370000
15112770380000
15112780010000
15112780020000
15112780030000
15112780040000
15112780050000
15112780060000
15112780080000
15112780120000
15112780130000
15112780140000
15112780160000
15112780170000
15112780180000
15112790010000
15112800070000
15112800100000
15112800150000
15112800190000
15113260120000
15113260220000

15113320040000
15113320050000
15113320080000
15113330040000
15113330050000
15113340010000
15113340020000
15113340030000
15113340040000
15113340060000
15113340070000
15113340080000
15113780010000
15113780020000
15113780030000
15113780060000
15113780070000
15113780080000
15113780090000
15113780100000
15113780110000
15113780120000
15113780130000
15113780140000
15113780150000
15113780170000
15113780180000
15113780190000
15114010010000
15114010460000
15114010840000
15114010890000
15114020020000
15114020030000
15114020040000
15114020050000
15114020060000
15114020070000
15114020080000
15114020110000
15114020120000
15114020130000
15114020140000
15114020150000
15114030010000
15114030040000
15114030050000
15114030060000
15114030070000
15114030080000

15114030090000
15114030100000
15114030110000
15114030120000
15114030130000
15114030140000
15114030150000
15114030160000
15114040030000
15114040040000
15114040070000
15114040080000
15114040090000
15114040100000
15114040110000
15114040120000
15114040130000
15114040140000
15114040150000
15114040160000
15114040180000
15114040190000
15114040200000
15114040220000
15114040230000
15114050010000
15114050020000
15114050030000
15114050040000
15114050050000
15114050060000
15114050070000
15114050080000
15114050090000
15114050100000
15114050110000
15114050120000
15114050130000
15114050140000
15114050150000
15114050160000
15114050170000
15114050180000
15114050190000
15114050200000
15114050210000
15114050220000
15114050230000
15114050240000
15114050250000

15114050260000
15114050270000
15114260010000
15114260040000
15114260050000
15114260060000
15114260070000
15114260080000
15114260090000
15114260100000
15114260110000
15114260120000
15114260130000
15114260140000
15114260150000
15114260160000
15114260170000
15114270010000
15114270020000
15114270030000
15114270040000
15114270050000
15114270060000
15114270070000
15114270080000
15114270090000
15114270100000
15114270110000
15114270120000
15114270130000
15114270140000
15114270150000
15114270160000
15114270170000
15114270180000
15114270190000
15114280020000
15114280030000
15114280040000
15114280050000
15114280060000
15114280090000
15114280100000
15114280290000
15114280300000
15114280500000
15114280510000
15114280520000
15114280530000
15114280540000

1511428060000
1511428062000
1511430001000
1511454001000
1511454002000
1511454003000
1511454004000
1511454005000
1511454006000
1511454007000
1511454008000
1511454009000
1511454010000
1511454011000
1511454012000
1511454013000
1511454015000
1511454017000
1511454018000
1511454019000
1511454024000
1511454025000
1511454026000
1511454027000
1511454030000
1511454033000
1511454034000
1511454035000
1511454036000
1511454037000
1511454038000
1511455001000
1511455002000
1511455003000
1511455004000
1511455005000
1511455006000
1511455007000
1511455008000
1511455010000
1511455011000
1511455012000
1511455013000
1511455014000
1511455015000
1511455017000
1511455018000
1511455019000
1511455020000
1511455021000

15114550220000
15114550230000
15114550240000
15114550270000
15114550280000
15114550290000
15114550300000
15114550310000
15114550320000
15114550340000
15114560010000
15114560020000
15114560030000
15114560050000
15114560060000
15114560080000
15114560090000
15114560100000
15114560110000
15114560120000
15114560130000
15114560140000
15114560150000
15114560160000
15114560170000
15114560180000
15114560190000
15114560200000
15114560210000
15114560240000
15114560250000
15114560260000
15114560270000
15114560280000
15114570010000
15114570020000
15114570030000
15114570040000
15114570050000
15114570060000
15114570070000
15114570080000
15114570090000
15114570100000
15114570110000
15114570120000
15114570150000
15114570160000
15114570170000
15114570180000

15114570190000
15114570200000
15114570210000
15114570220000
15114570230000
15114570240000
15114570250000
15114570260000
15114570270000
15114570280000
15114580080000
15114580090000
15114580100000
15114580110000
15114580130000
15114580140000
15114580150000
15114580160000
15114580170000
15114760010000
15114760020000
15114760030000
15114760040000
15114760050000
15114760060000
15114760070000
15114760080000
15114760090000
15114760100000
15114760110000
15114760120000
15114760130000
15114760140000
15114760150000
15114760160000
15114760180000
15114760190000
15114760200000
15114760210000
15114760220000
15114760230000
15114760240000
15114760250000
15114760260000
15114760290000
15114760320000
15114760330000
15114760340000
15114760350000
15114760370000

15114760380000
15114760390000
15114810020000
15115010010000
15115030370000
15115030700000
15121540010000
15121540020000
15123010010000
15123010020000
15123010030000
15123010040000
15123010050000
15123010060000
15123510060000
15123510090000
15125010080000
15141290010000
15141290020000
15141290030000
15141290040000
15141290050000
15141290060000
15141290070000
15141290080000
15141290090000
15141290110000
15141290120000
15141300010000
15141300020000
15141300030000
15141300040000
15141300050000
15141300060000
15141300070000
15141300080000
15141300090000
15141300100000
15141300110000
15141300120000
15141300150000
15141300170000
15141300180000
15141300190000
15141300210000
15141300220000
15141300230000
15141300240000
15141300250000
15141300350000

15141300360000
15141300370000
15141300380000
15141300390000
15141300510000
15141300520000
15141300530000
15141300540000
15141300550000
15141300560000
15141300570000
15141300580000
15141300590000
15141300600000
15141300610000
15141300620000
15141300630000
15141820020000
15141820030000
15141820040000
15141820050000
15141820080000
15141820110000
15141820120000
15141820130000
15141820140000
15141820150000
15141830010000
15141830020000
15141830030000
15141830040000
15141830050000
15141830060000
15141830070000
15141830080000
15141830090000
15141830100000
15142010010000
15142010020000
15142010030000
15142010040000
15142010050000
15142010060000
15142010070000
15142010090000
15142010100000
15142010110000
15142010120000
15142020010000
15142020030000

15142020050000
15142020060000
15142020070000
15142020080000
15142020090000
15142020110000
15142020120000
15142020130000
15142020140000
15142020150000
15142020160000
15142020190000
15142020200000
15142020210000
15142020220000
15142020230000
15142020240000
15142020250000
15142040150000

CINDI L. MANSELL
CITY RECORDER



JACQUELINE M. BISKUPSKI
MAYOR

CERTIFICATION


STATE OF UTAH,
City and County of Salt Lake,

I, Scott C. Crandall, Deputy City Recorder of Salt Lake City, Utah, do hereby certify that this document is a full, true and correct copy of **Ordinance 50 of 2018** adopting the 9-Line Community Reinvestment Area Project Area Plan.

Passed by City Council action of Salt Lake City, Utah on October 2, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City, this 25th day of October, 2018.




Deputy City Recorder, Salt Lake City, Utah

LOCATION: 451 SOUTH STATE STREET, ROOM 415, SALT LAKE CITY, UTAH 84111
MAILING ADDRESS: PO BOX 145515, SALT LAKE CITY, UTAH 84114-5515
TELEPHONE: 801-535-7671 FAX: 801-535-7681

BK 10726 PG 4972