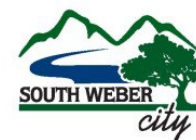
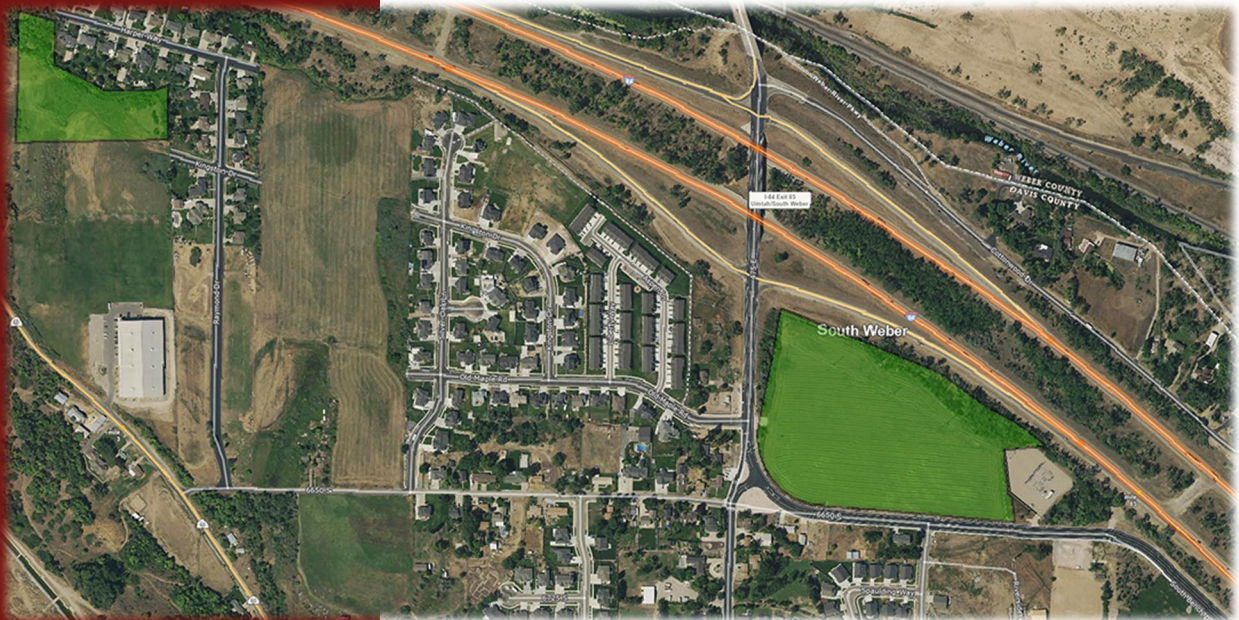


Old Fort Community Reinvestment Area

Project Area Budget



ZIONS PUBLIC FINANCE, INC.

November 2024

South Weber Community Development and Renewal Agency
Old Fort Community Reinvestment Area
Projected Multi-Year Budget



Valuation Analysis & Base Year Tax Revenue											
Project Years	10	1	2	3	4	5	6	7	8	9	10
RDA Fiscal Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tax Increment Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total Base Year Value		\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304	\$1,677,304
Total Assessed Value		\$18,890,405	\$18,812,823	\$18,740,470	\$18,700,455	\$18,682,259	\$18,677,304	\$18,677,304	\$18,677,304	\$18,677,304	\$18,677,304
Total Incremental Value		\$17,213,101	\$17,135,519	\$17,063,166	\$17,023,151	\$17,004,955	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000

Base Year Tax Revenues to Taxing Entities	2023 Tax Rate	Total	NPV	1	2	3	4	5	6	7	8	9	10
Davis County	0.001152	\$19,323	\$14,920	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932	\$1,932
Multicounty Assessing & Collecting Levy	0.000015	\$252	\$194	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25
County Assessing & Collecting Levy	0.000131	\$2,197	\$1,697	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220
Davis County School District	0.006228	\$104,462	\$80,663	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446	\$10,446
South Weber City	0.001330	\$22,308	\$17,226	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231	\$2,231
Weber Basin Water Conservancy District	0.000200	\$3,355	\$2,590	\$335	\$335	\$335	\$335	\$335	\$335	\$335	\$335	\$335	\$335
Davis County Mosquito Abatement District	0.000098	\$1,644	\$1,269	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164	\$164
Central Weber Sewer Improvement District	0.000523	\$8,772	\$6,774	\$877	\$877	\$877	\$877	\$877	\$877	\$877	\$877	\$877	\$877
County Library	0.000234	\$3,925	\$3,031	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392	\$392
Total	0.009911	\$166,238	\$128,364	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624	\$16,624

Participation Rates													
Davis County	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Multicounty Assessing & Collecting Levy	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
County Assessing & Collecting Levy	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Davis County School District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
South Weber City	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Weber Basin Water Conservancy District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Davis County Mosquito Abatement District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Central Weber Sewer Improvement District	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
County Library	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%

Tax Increment Calculations													
RDA Fiscal Year		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
Tax Increment Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
Total Incremental Revenues	2023 Tax Rate	Total	NPV	1	2	3	4	5	6	7	8	9	10
Davis County	0.001152	\$196,347	\$151,687	\$19,829	\$19,740	\$19,657	\$19,611	\$19,590	\$19,584	\$19,584	\$19,584	\$19,584	\$19,584
Multicounty Assessing & Collecting Levy	0.000015	\$2,557	\$1,975	\$258	\$257	\$256	\$255	\$255	\$255	\$255	\$255	\$255	\$255
County Assessing & Collecting Levy	0.000131	\$22,328	\$17,249	\$2,255	\$2,245	\$2,235	\$2,230	\$2,228	\$2,227	\$2,227	\$2,227	\$2,227	\$2,227
Davis County School District	0.006228	\$1,061,500	\$820,059	\$107,203	\$106,720	\$106,269	\$106,020	\$105,907	\$105,876	\$105,876	\$105,876	\$105,876	\$105,876
South Weber City	0.001330	\$226,685	\$175,125	\$22,893	\$22,790	\$22,694	\$22,641	\$22,617	\$22,610	\$22,610	\$22,610	\$22,610	\$22,610
Weber Basin Water Conservancy District	0.000200	\$34,088	\$26,335	\$3,443	\$3,427	\$3,413	\$3,405	\$3,401	\$3,400	\$3,400	\$3,400	\$3,400	\$3,400
Davis County Mosquito Abatement District	0.000098	\$16,703	\$12,904	\$1,687	\$1,679	\$1,672	\$1,668	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666
Central Weber Sewer Improvement District	0.000523	\$89,140	\$68,865	\$9,002	\$8,962	\$8,924	\$8,903	\$8,894	\$8,891	\$8,891	\$8,891	\$8,891	\$8,891
County Library	0.000234	\$39,883	\$30,811	\$4,028	\$4,010	\$3,993	\$3,983	\$3,979	\$3,978	\$3,978	\$3,978	\$3,978	\$3,978
Total	0.009911	\$1,689,230	\$1,305,010	\$170,599	\$169,830	\$169,113	\$168,716	\$168,536	\$168,487	\$168,487	\$168,487	\$168,487	\$168,487

Tax Increment Calculations

RDA Fiscal Year				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tax Increment Year				2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Incremental Tax Revenues to Taxing Entities	2023 Tax Rate	Total	NPV										
Davis County	0.001152	\$98,173	\$75,844	\$9,915	\$9,870	\$9,828	\$9,805	\$9,795	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792
Multicounty Assessing & Collecting Levy	0.000015	\$1,278	\$988	\$129	\$129	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128
County Assessing & Collecting Levy	0.000131	\$11,164	\$8,625	\$1,127	\$1,122	\$1,118	\$1,115	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114
Davis County School District	0.006228	\$530,750	\$410,029	\$53,602	\$53,360	\$53,135	\$53,010	\$52,953	\$52,938	\$52,938	\$52,938	\$52,938	\$52,938
South Weber City	0.001330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Weber Basin Water Conservancy District	0.000200	\$17,044	\$13,167	\$1,721	\$1,714	\$1,706	\$1,702	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Davis County Mosquito Abatement District	0.000098	\$8,352	\$6,452	\$843	\$840	\$836	\$834	\$833	\$833	\$833	\$833	\$833	\$833
Central Weber Sewer Improvement District	0.000523	\$44,570	\$34,432	\$4,501	\$4,481	\$4,462	\$4,452	\$4,447	\$4,446	\$4,446	\$4,446	\$4,446	\$4,446
County Library	0.000234	\$19,941	\$15,406	\$2,014	\$2,005	\$1,996	\$1,992	\$1,990	\$1,989	\$1,989	\$1,989	\$1,989	\$1,989
Total	0.009911	\$731,272	\$564,942	\$73,853	\$73,520	\$73,210	\$73,038	\$72,960	\$72,939	\$72,939	\$72,939	\$72,939	\$72,939
Incremental Tax Revenues to Agency	2023 Tax Rate	Total	NPV										
Davis County	0.001152	\$98,173	\$75,844	\$9,915	\$9,870	\$9,828	\$9,805	\$9,795	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792
Multicounty Assessing & Collecting Levy	0.000015	\$1,278	\$988	\$129	\$129	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128
County Assessing & Collecting Levy	0.000131	\$11,164	\$8,625	\$1,127	\$1,122	\$1,118	\$1,115	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114
Davis County School District	0.006228	\$530,750	\$410,029	\$53,602	\$53,360	\$53,135	\$53,010	\$52,953	\$52,938	\$52,938	\$52,938	\$52,938	\$52,938
South Weber City	0.001330	\$226,685	\$175,125	\$22,893	\$22,790	\$22,694	\$22,641	\$22,617	\$22,610	\$22,610	\$22,610	\$22,610	\$22,610
Weber Basin Water Conservancy District	0.000200	\$17,044	\$13,167	\$1,721	\$1,714	\$1,706	\$1,702	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Davis County Mosquito Abatement District	0.000098	\$8,352	\$6,452	\$843	\$840	\$836	\$834	\$833	\$833	\$833	\$833	\$833	\$833
Central Weber Sewer Improvement District	0.000523	\$44,570	\$34,432	\$4,501	\$4,481	\$4,462	\$4,452	\$4,447	\$4,446	\$4,446	\$4,446	\$4,446	\$4,446
County Library	0.000234	\$19,941	\$15,406	\$2,014	\$2,005	\$1,996	\$1,992	\$1,990	\$1,989	\$1,989	\$1,989	\$1,989	\$1,989
Total	0.009911	\$957,957	\$740,067	\$96,746	\$96,310	\$95,904	\$95,679	\$95,576	\$95,549	\$95,549	\$95,549	\$95,549	\$95,549

Agency Budget												
RDA Fiscal Year			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tax Increment Year			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenues												
Incremental Tax Revenues to Agency												
	Total	NPV										
Davis County	\$98,173	\$75,844	\$9,915	\$9,870	\$9,828	\$9,805	\$9,795	\$9,792	\$9,792	\$9,792	\$9,792	\$9,792
Multicounty Assessing & Collecting Levy	\$1,278	\$988	\$129	\$129	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128
County Assessing & Collecting Levy	\$11,164	\$8,625	\$1,127	\$1,122	\$1,118	\$1,115	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114	\$1,114
Davis County School District	\$530,750	\$410,029	\$53,602	\$53,360	\$53,135	\$53,010	\$52,953	\$52,938	\$52,938	\$52,938	\$52,938	\$52,938
South Weber City	\$226,685	\$175,125	\$22,893	\$22,790	\$22,694	\$22,641	\$22,617	\$22,610	\$22,610	\$22,610	\$22,610	\$22,610
Weber Basin Water Conservancy District	\$17,044	\$13,167	\$1,721	\$1,714	\$1,706	\$1,702	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Davis County Mosquito Abatement District	\$8,352	\$6,452	\$843	\$840	\$836	\$834	\$833	\$833	\$833	\$833	\$833	\$833
Central Weber Sewer Improvement District	\$44,570	\$34,432	\$4,501	\$4,481	\$4,462	\$4,452	\$4,447	\$4,446	\$4,446	\$4,446	\$4,446	\$4,446
County Library	\$19,941	\$15,406	\$2,014	\$2,005	\$1,996	\$1,992	\$1,990	\$1,989	\$1,989	\$1,989	\$1,989	\$1,989
Total	\$957,957	\$740,067	\$96,746	\$96,310	\$95,904	\$95,679	\$95,576	\$95,549	\$95,549	\$95,549	\$95,549	\$95,549
Expenditures												
	Total	NPV										
<i>Redevelopment Agency Administrative Percent</i>			2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Administrative Costs	(\$23,949)	(\$18,502)	(\$2,419)	(\$2,408)	(\$2,398)	(\$2,392)	(\$2,389)	(\$2,389)	(\$2,389)	(\$2,389)	(\$2,389)	(\$2,389)
<i>Davis County Administrative Percent (Library & County)</i>			2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Administrative Costs	(\$2,655)	(\$2,281)	(\$298)	(\$297)	(\$296)	(\$295)	(\$295)	(\$295)	(\$295)	(\$295)	(\$295)	(\$295)
<i>Housing Percent</i>			10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Housing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Infrastructure Costs</i>												
Canal Reroute and Piping Main Site	(\$546,920)	(\$464,101)	(\$94,029)	(\$93,606)	(\$93,210)	(\$92,992)	(\$92,892)	(\$80,191)				
Inventory Lot Public Improvements	(\$225,647)	(\$155,871)	\$0	\$0	\$0	\$0	\$0	(\$12,674)	(\$92,865)	(\$92,865)	(\$27,243)	
Remaining Increment for Project Area Development	\$158,487	\$99,312	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,622	\$92,865

Cap on Tax Increment to Agency	
Davis County	\$98,173
Multicounty Assessing & Collecting Levy	\$1,278
County Assessing & Collecting Levy	\$11,164
Davis County School District	\$530,750
South Weber City	\$226,685
Weber Basin Water Conservancy District	\$17,044
Davis County Mosquito Abatement District	\$8,352
Central Weber Sewer Improvement District	\$44,570
County Library	\$19,941
Total	\$957,957