

# Marriott-Slaterville Community Reinvestment Agency

Proposed Community Reinvestment Project Area | Net Benefit Analysis

Project: Central Business District East

## Public | Private Investment Share

### Private Development Costs:

Property, Plant & Equipment	\$	24,720,000	
G&A   Soft Costs @ 5%		1,236,000	
<b>Total Private:</b>	<b>\$</b>	<b>25,956,000</b>	<b>95%</b>

### Public Investment via TIF & Fees:

CRA Tax Increment to Infrastructure		889,454	
Infrastructure Cost Differential		148,498	<i>(\$1,037,952: Total infrastructure cost est.)</i>
Marriott-Slaterville Fees Subsidy		250,000	
<b>Total Public:</b>	<b>\$</b>	<b>1,287,952</b>	<b>5%</b>

<b>Private   Public Investment Share</b>	<b>\$</b>	<b>27,243,952</b>	<b>100%</b>
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## Property Tax Revenue

Entity:	Pre Development (Base Revenue)	New Revenue During TIF Period (average)	Base & New Revenue During TIF Period	One Year New Growth Revenue in 2035
Weber School District	\$ 44,766	61,255	\$ 106,021	\$ 136,306
Weber County   Combined	14,719	20,141	34,860	44,817
Weber Fire District	8,695	11,898	20,593	26,475
Central Weber Sewer	3,913	5,355	9,268	11,915
Weber Basin Water	1,356	1,855	3,211	4,128
Bona Vista Water	1,266	1,733	2,999	3,856
	<b>\$ 74,715</b>	<b>\$ 102,236</b>	<b>\$ 176,951</b>	<b>\$ 227,498</b>

**EXHIBIT C**

**Marriott-Slaterville Community Reinvestment Agency**

Proposed Community Reinvestment Project Area Budget | Sources and Uses of Property Tax Increment and Pass-Thru of New Revenue  
**Project: MSC Central Business District East**

<b>Base Year Taxable Value   2022</b>	<b>\$ 8,118,549</b>	<b>Year</b>	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>	<b>YEAR 6</b>	<b>YEAR 7</b>	<b>YEAR 8</b>	<b>YEAR 9</b>	<b>YEAR 10</b>
Real Property	8,022,014	Tax Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Personal Property	96,535	Payment Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>Incremental Revenue Analysis:</b>												
Real Property			\$ 10,500,000	\$ 10,500,000	\$ 11,500,000	\$ 12,500,000	\$ 13,000,000	\$ 13,000,000	\$ 13,000,000	\$ 13,000,000	\$ 13,000,000	\$ 13,000,000
Personal Property			13,720,000	13,160,000	12,600,000	12,880,000	11,720,000	10,280,000	8,550,000	7,070,000	5,430,000	3,770,000
<b>Total Incremental Value</b>			<b>24,220,000</b>	<b>23,660,000</b>	<b>24,100,000</b>	<b>25,380,000</b>	<b>24,720,000</b>	<b>23,280,000</b>	<b>21,550,000</b>	<b>20,070,000</b>	<b>18,430,000</b>	<b>16,770,000</b>
Total Assessed Value	0.009203		\$ 32,338,549	\$ 31,778,549	\$ 32,218,549	\$ 33,498,549	\$ 32,838,549	\$ 31,398,549	\$ 29,668,549	\$ 28,188,549	\$ 26,548,549	\$ 24,888,549
<b>Incremental Value (2022 tax rates)</b>												
		<b>Cumulative</b>										
Weber School District	0.005514	1,225,101	133,549	130,461	132,887	139,945	136,306	128,366	118,827	110,666	101,623	92,470
Weber County   Combined	0.001813	402,812	43,911	42,896	43,693	46,014	44,817	42,207	39,070	36,387	33,414	30,404
Weber Fire District	0.001071	237,955	25,940	25,340	25,811	27,182	26,475	24,933	23,080	21,495	19,739	17,961
Central Weber Sewer	0.000482	107,091	11,674	11,404	11,616	12,233	11,915	11,221	10,387	9,674	8,883	8,083
Weber Basin Water	0.000167	37,104	4,045	3,951	4,025	4,238	4,128	3,888	3,599	3,352	3,078	2,801
Bona Vista Water	0.000156	34,660	3,778	3,691	3,760	3,959	3,856	3,632	3,362	3,131	2,875	2,616
<b>Total Incremental (new) Revenue:</b>		<b>\$ 2,044,723</b>	<b>\$ 222,897</b>	<b>\$ 217,743</b>	<b>\$ 221,792</b>	<b>\$ 233,572</b>	<b>\$ 227,498</b>	<b>\$ 214,246</b>	<b>\$ 198,325</b>	<b>\$ 184,704</b>	<b>\$ 169,611</b>	<b>\$ 154,334</b>
<b>CRA Project Area Budget:</b>												
<b>Sources of Revenue:</b>												
	<b>Participation</b>	<b>Cumulative</b>										
Weber School District	50%	612,550	66,775	65,231	66,444	69,973	68,153	64,183	59,413	55,333	50,812	46,235
Weber County   Combined	50%	201,406	21,955	21,448	21,847	23,007	22,409	21,103	19,535	18,193	16,707	15,202
Weber Fire District	50%	118,977	12,970	12,670	12,906	13,591	13,238	12,466	11,540	10,747	9,869	8,980
Central Weber Sewer	50%	53,545	5,837	5,702	5,808	6,117	5,958	5,610	5,194	4,837	4,442	4,042
Weber Basin Water	50%	18,552	2,022	1,976	2,012	2,119	2,064	1,944	1,799	1,676	1,539	1,400
Bona Vista Water	50%	17,330	1,889	1,845	1,880	1,980	1,928	1,816	1,681	1,565	1,438	1,308
<b>Revenue Available to Agency</b>		<b>\$ 1,022,361</b>	<b>\$ 111,448</b>	<b>\$ 108,871</b>	<b>\$ 110,896</b>	<b>\$ 116,786</b>	<b>\$ 113,749</b>	<b>\$ 107,123</b>	<b>\$ 99,162</b>	<b>\$ 92,352</b>	<b>\$ 84,806</b>	<b>\$ 77,167</b>
<b>Uses of Revenue:</b>												
Public Infrastructure Investment	87.0%	889,454	96,960	94,718	96,480	101,604	98,962	93,197	86,271	80,346	73,781	67,135
Housing Authority	10%	102,236	11,145	10,887	11,090	11,679	11,375	10,712	9,916	9,235	8,481	7,717
Agency Administration	3.0%	30,671	3,343	3,266	3,327	3,504	3,412	3,214	2,975	2,771	2,544	2,315
	<b>100%</b>	<b>\$ 1,022,361</b>	<b>\$ 111,448</b>	<b>\$ 108,871</b>	<b>\$ 110,896</b>	<b>\$ 116,786</b>	<b>\$ 113,749</b>	<b>\$ 107,123</b>	<b>\$ 99,162</b>	<b>\$ 92,352</b>	<b>\$ 84,806</b>	<b>\$ 77,167</b>
<b>Flow Revenue to Entities</b>												
Weber School District		612,550	66,775	65,231	66,444	69,973	68,153	64,183	59,413	55,333	50,812	46,235
Weber County   Combined		201,406	21,955	21,448	21,847	23,007	22,409	21,103	19,535	18,193	16,707	15,202
Weber Fire District		118,977	12,970	12,670	12,906	13,591	13,238	12,466	11,540	10,747	9,869	8,980
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Weber Basin Water		18,552	2,022	1,976	2,012	2,119	2,064	1,944	1,799	1,676	1,539	1,400
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		<b>\$ 1,022,361</b>	<b>\$ 111,448</b>	<b>\$ 108,871</b>	<b>\$ 110,896</b>	<b>\$ 116,786</b>	<b>\$ 113,749</b>	<b>\$ 107,123</b>	<b>\$ 99,162</b>	<b>\$ 92,352</b>	<b>\$ 84,806</b>	<b>\$ 77,167</b>

*Notes: For estimating purposes only - Assumes: all taxing entities indicated participate - No growth in tax rates - Constant rate of assessed value in real property from Year 5 forward - Personal property investment in 2026 and 2030*

*The measurement of all cash flow in this analysis is based on today's (current) value of money - No calculations of Net-Present-Value have been made.*