

pr**vo**
REDEVELOPMENT
AGENCY

2016 ANNUAL REPORT

Dear Friends,

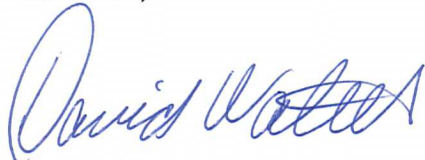
In compliance with Utah Code Section 17C-1-603(1)(a) herein is the annual report of the Redevelopment Agency of Provo City.

Since its inception in 1972, the Redevelopment Agency of Provo City has sought to build community and enhance property values while implementing the City's development plans. Provo is currently experiencing a period of exciting growth and the Redevelopment Agency seeks to foster and encourage that growth in ways that are sustainable for years to come.

Following are narratives on each of our Community Development Areas (CDAs) accompanied by property valuations and historical data. Growth is trending upward in each CDA and we expect that trend to continue as we explore ways to work with developers and citizens to enhance these areas further.

We appreciate the agreements in place with our local taxing agencies: Provo City, Provo City School District, Utah County, and Central Utah Water Conservancy District, to help enable positive changes and growth through tax increment financing in our CDAs.

Thank You,



David Walter

Redevelopment Director

RDA #4

Sunset Year: 2030

Base Year Valuation: \$17,429,466

2015 Valuation: \$95,784,481

2016 Valuation: \$99,153,900

Projected 2016 Tax Increment to be paid to the Redevelopment Agency: \$649,644

2016 % change: 3.52%



Above, Provo Towne Centre Mall.

This area consists of 95 acres of primarily commercial property.

The majority of change in this area came with the purchase of the Provo Towne Centre Mall by Brixton Capital in early 2016. Brixton has stated they are planning a capital expenditure program to enrich the experience of the Mall. They plan to adapt their plans to the growing needs of the growing community.

The RDA receives 70% of tax increment available under the RDA#4 and 30% of tax increment available under RDA#4 additional.

The Redevelopment Agency has tax increment agreements in this area with: Provo City, Provo City School District, Utah County, Central Utah Water Conservancy District.

Projected 2017 increment payable to RDA: \$657,920



Redevelopment Project Area #4



RDA #4 Historic Value

Year	Property Value	% Change	Increment paid to RDA
2000	\$ 83,531,735	0%	\$ 847,184.18
2001	\$ 72,023,430	-14%	\$ 739,483.34
2002	\$ 84,829,835	18%	\$ 778,973.33
2003	\$ 80,963,476	-5%	\$ 726,487.23
2004	\$ 90,097,585	11%	\$ 705,112.57
2005	\$ 80,310,093	-11%	\$ 535,151.02
2006	\$ 80,588,464	0%	\$ 570,569.23
2007	\$ 89,063,600	11%	\$ 522,604.32
2008	\$ 118,237,909	33%	\$ 717,907.53
2009	\$ 97,160,021	-18%	\$ 636,411.23
2010	\$ 97,377,569	0%	\$ 671,107.97
2011	\$ 90,756,900	-7%	\$ 674,040.79
2012	\$ 88,233,110	-3%	\$ 671,725.15
2013	\$ 87,432,010	-1%	\$ 651,056.09
2014	\$ 92,627,700	6%	\$ 609,829.54
2015	\$ 95,784,481	3%	\$ 646,878.68



South University Avenue CDA

Sunset Year: 2020

Base Year Valuation: \$33,866,826

2015 Valuation: \$49,844,050

2016 Valuation: \$52,752,855

Projected 2016 Tax Increment to be paid to the Redevelopment Agency: \$160,852

2016 % change: 5.84%

This area consists of 117 Acres of primarily commercial with some residential properties included.

Projects of significance in this area include the groundbreaking of the Temple View Apartment complex located on 200 South University Avenue.

Other developments are taking shape south of the Utah Transit Authority Provo intermodal hub.

The RDA receives 75% of tax increment available and 25% of tax increment available under additional.

The Redevelopment Agency has tax increment agreements in this area with: Provo City, Provo City School District, Utah County, Central Utah Water Conservancy District.

Projected 2017 increment payable to RDA: \$165,570



Pictured above, the site of the Temple View Apartments.

Pictured below, a developer rendering of the apartments.

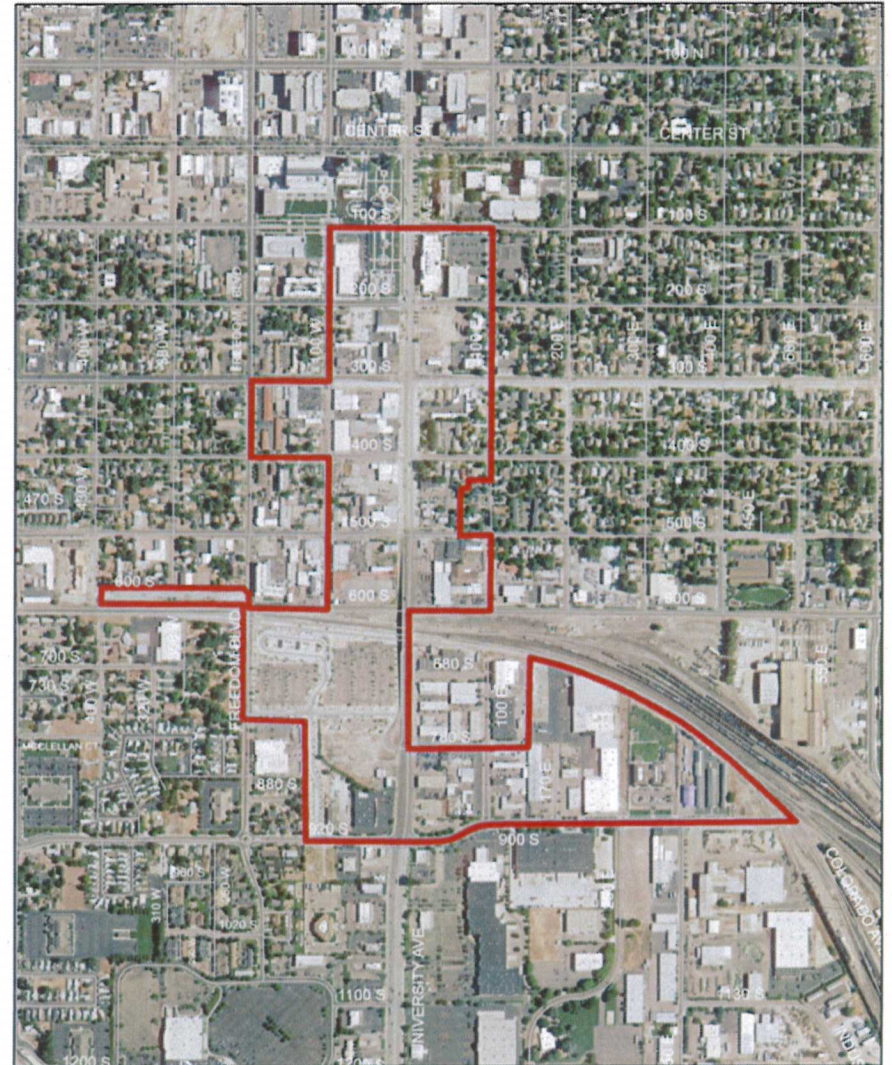


S University Redevelopment Project Area



South University Historic Value

Year	Valuation	% change	Increment paid to RDA
2000	\$ 36,396,256		
2001	\$ 37,324,956	2.55%	\$ 93,889.23
2002	\$ 40,198,650	7.70%	\$ 67,175.47
2003	\$ 40,428,023	0.57%	\$ 71,616.96
2004	\$ 43,258,006	7.00%	\$ 107,076.16
2005	\$ 41,626,097	-3.77%	\$ 78,986.27
2006	\$ 41,051,277	-1.38%	\$ 61,383.41
2007	\$ 47,761,938	16.35%	\$ 96,810.38
2008	\$ 51,432,181	7.68%	\$ 121,621.74
2009	\$ 51,954,316	1.02%	\$ 149,510.08
2010	\$ 51,402,822	-1.06%	\$ 151,860.13
2011	\$ 46,061,705	-10.39%	\$ 108,432.20
2012	\$ 43,253,380	-6.10%	\$ 87,996.70
2013	\$ 42,516,330	-1.70%	\$ 78,254.26
2014	\$ 44,709,870	5.16%	\$ 91,234.41
2015	\$ 49,844,050	11.48%	\$ 137,304.67



Financial Center CDA

Sunset Year: 2021

Base Year Valuation:

2015 Valuation: \$26,685,300

2016 Valuation: \$26,751,400

Projected 2016 Tax Increment to be paid to the Redevelopment Agency: \$213,715

2016 % change: 0.25%

This area is 1.4 Acres and was established to develop the Zion's Bank Financial Center. In addition to Zion's Bank, this building houses available meeting spaces and restaurants.

The RDA receives 100% of tax increment available under agreements with Provo City and the Central Utah Water Conservancy District, 75% of tax increment available under an agreement with Utah County, and 71% of tax increment available under an agreement with the Provo City School District

Projected 2017 increment payable to RDA: \$216,203





Financial Center Historic Value

Year	Valuation	% Change	Increment paid to RDA
2010	\$ 19,998,438		\$ 145,624.05
2011	\$ 31,005,800	55.04%	\$ 265,978.74
2012	\$ 28,293,708	-8.75%	\$ 247,568.02
2013	\$ 26,642,400	-5.84%	\$ 223,467.30
2014	\$ 26,670,100	0.10%	\$ 208,362.02
2015	\$ 26,685,300	0.06%	\$ 212,634.80



Mountain Vista CDA

Sunset Year: 2021

Base Year Valuation: \$0

2015 Valuation: \$4,202,100

2016 Valuation: \$5,626,400

Projected 2016 Tax Increment to be paid to the Redevelopment Agency: \$31,947

2016 % change: 33.89%

Pictured to the right, a new commercial building to be completed by end of year 2016.

Pictured below, Action Target has been a resident of the Mountain Vista business park since 2008.



The Mountain Vista CDA is composed of 222 acres at the southeast end of Provo just west of Highway 89.

This area was once the home of Ironton Steel Mill. The Redevelopment Agency purchased this land in the 1990's and worked with the Utah Department of Environmental Quality to clean up contaminated areas.

Mountain Vista now currently hosts 6 business with 2 more expected to move into completed buildings in early 2017.

The RDA receives 50% of tax increment available, with the amount decreasing to 40% in 2017.

The Redevelopment Agency has tax increment agreements in this area with: Provo City, Provo City School District, Utah County, Central Utah Water Conservancy District.

Projected 2017 increment payable to RDA: \$5,092



Mountain Vista Community Development Project Area



Mountain Vista Historic Value

Year	Valuation	% Change	Increment paid to RDA
2012	\$ 2,690,400	0.00%	\$ 28,894.09
2013	\$ 3,355,100	24.71%	\$ 30,872.29
2014	\$ 4,176,700	24.49%	\$ 64,278.32
2015	\$ 4,202,100	0.61%	\$ 53,489.35



Additional CDA's

	RDA #4 Addtl		South University Addtl		* Downtown Addtl	
	Year	Amount paid to RDA	Year	Amount paid to RDA	Year	Amount paid to RDA
RDA #4—Sunset Year: 2030	2005		2005		2005	
Projected Additional Tax Increment to be paid to RDA in 2016: \$278,418	2006	\$ 57,464.31	2006	\$ 6,182.17	2006	\$ 83,689.63
	2007	\$ 51,718.92	2007	\$ 9,580.72	2007	\$ 150,557.34
	2008	\$ 67,910.74	2008	\$ 11,504.86	2008	\$ 156,105.64
South University—Sunset Year: 2020	2009	\$ 73,271.17	2009	\$ 12,910.02	2009	\$ 161,150.08
Projected Additional Tax Increment to be paid to RDA in 2016: \$53,617	2010	\$ 82,565.20	2010	\$ 14,012.31	2010	\$ 167,421.79
	2011	\$ 85,834.65	2011	\$ 13,808.75	2011	\$ 191,424.65
Total Additional Increment expected for 2016 Tax Year: \$332,036	2012	\$ 86,576.16	2012	\$ 11,341.57	2012	\$ 196,705.38
	2013	\$ 83,169.75	2013	\$ 9,996.66	2013	\$ 247,938.56
Projected Additional Increment payable to RDA 2017: \$337,155	2014	\$ 100,005.14	2014	\$ 11,636.65	2014	\$ 202,998.57
	2015	\$ 89,886.21	2015	\$ 14,839.22	2015	\$ 191,343.44

*Downtown CDA expired in 2015

Additional increments were authorized to support the building of the Covey Center for the Arts.

These additional amounts sunset simultaneously with their regular areas.



Center Street CDA

Established: 2013

Sunset Year: 2033

This Area consists of 90.6 Acres from 600 West to 200 East and 100 North to 100 South. There is currently no increment being collected in this area, although there is an abundance of development taking place.

The Redevelopment Agency is utilizing Federal funding to complement work taking place. Economic Development Initiative funds are being used in conjunction with the Liberty Center to provide a parking structure. Community Development Block Grant funds are in use in the form of Façade Grants to give face-lifts to some of the older and age-worn buildings.



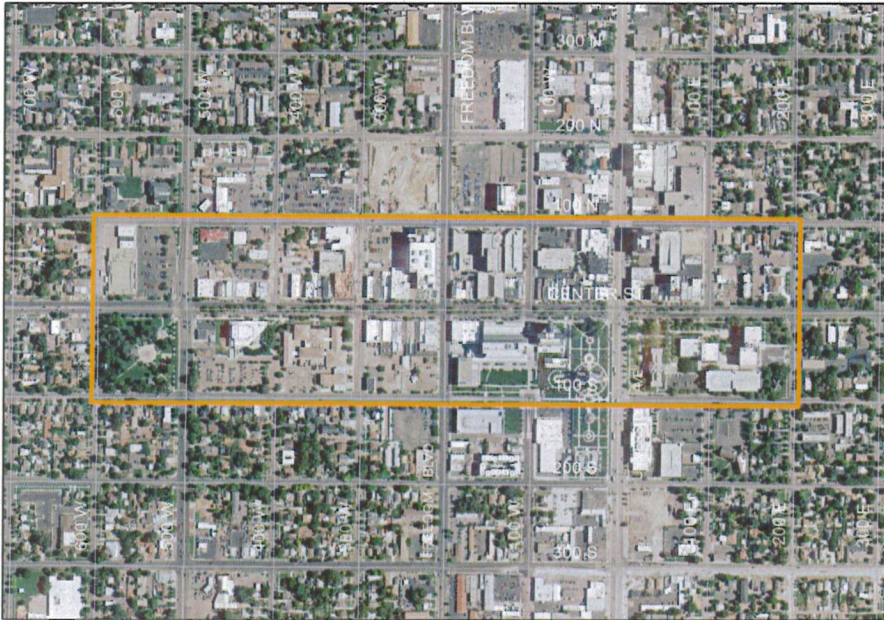
Pictured above: the Liberty Center rendering, the top rendering features the front-facing side of the building. The bottom features the rear-facing side of the building with parking structure.



Liberty Center under construction on 300 West between Center and 100 North.



Center Street Community Development Project Area



Pictured below, Provo Town Square buildings after façade renovation.



South Downtown CDA

Established: 2014

Sunset Year: 2034



This area is comprised of 242 acres of both commercial and residential properties. There is currently no increment being collected in this area.

The goals when establishing this area were to improve business and employment opportunities as well as housing opportunities. While there are no Redevelopment projects currently underway in this area, there is plenty of private investment happening.

Construction on Central Park Station, a NeighborWorks Provo development began early in 2016. This development will feature 53 apartments ranging from 1 to 3 bedrooms as well as six 4-bedroom townhomes. This project is expected to be completed by end of 2016.

Another developing area of note in this CDA is the Start-Up building, which provides meeting space for weekly gatherings of Provo entrepreneurs to share ideas and seek investors.

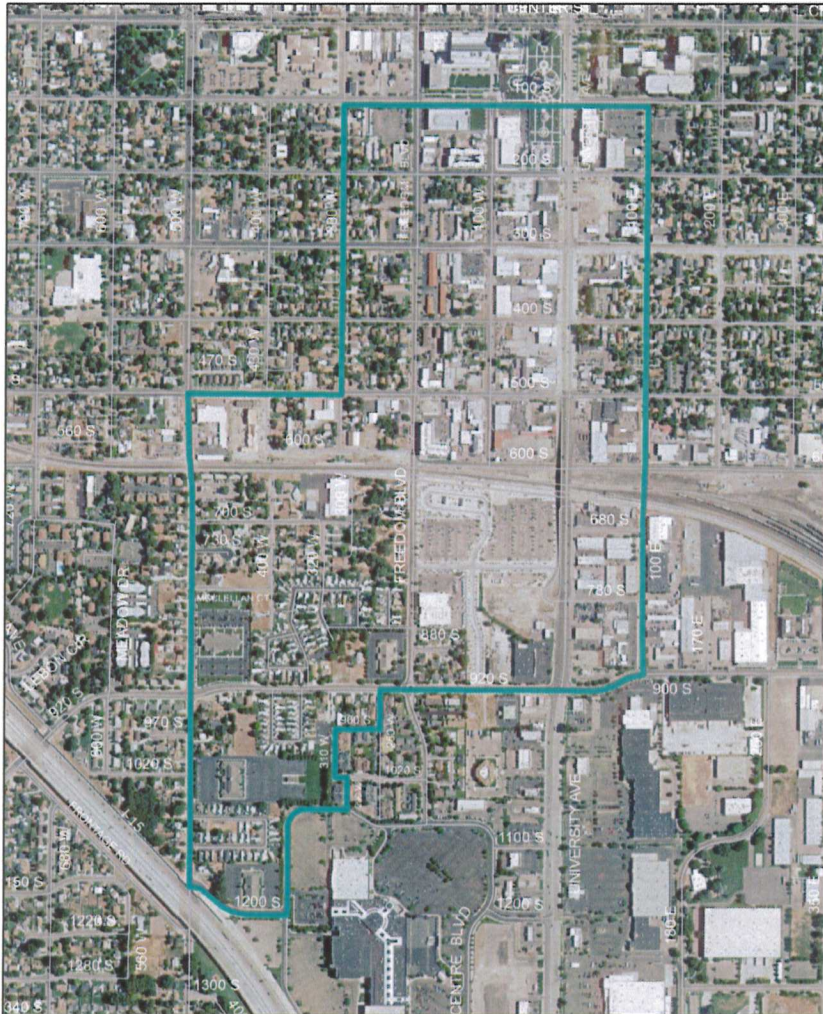


Upper left, Central Park Station Development on 500 South.

Lower left, looking north over Utah Transit Authority Provo Hub toward Start-Up Crossing and the Start-Up Building on 600 South.



South Downtown Community Development Project Area



Start-Up building located at 600 South.



Redevelopment Agency current Community Development Areas. The Central Business District Area expired in 2015.

