



Marriott-Slaterville Redevelopment Agency  
Community Reinvestment Project | Project Jeremiah West  
Proposed Survey Area Boundary | 2016

AMENDED



Boundary lines indicated on map are approximate only. The specific boundary is proposed to include the following Tax Parcel No's: 15-062-0006, 15-062-0007, 15-062-0011, 15-062-0076, 15-062-0077, 15-062-0078, 15-062-0079, 15-062-0080, 15-062-0082, 15-062-0083, 15-062-0010, 15-062-0063, 15-062-0086, 15-062-0059 and 15-062-0120. The proposed CRA project area boundary will contain approximately 16.11 acres {Yellow boundary indicates acreage added at time of final plan approval as property was purchased by developer}.

## NET BENEFITS

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The net benefits from the proposed Marriott-Slaterville Community Reinvestment Project Area Plan – Project Jeremiah West include:

- Increased access to goods and services.
- Access to a high quality long term care facility in Marriot-Slaterville City.
- Quality jobs for Marriott-Slaterville and neighboring community residents.
  - \$784,000: Estimated annual payroll from Hotel, Restaurant and Reception Operations.
  - \$2.11M: Estimated annual payroll from Assisted Living/Care Center Operations.
- Increased Sales Tax & Related Revenues
  - Marriott-Slaterville:
    - ✓ Local Sales Tax:
      - \$650,000 | Cumulative 10-year estimate (50% point-of sale)
    - ✓ Municipal Transient Room Tax:
      - \$461,000 | Cumulative 10-year estimate
  - Other Entities:
    - ✓ Local Sales Tax:
      - \$650,000 | Cumulative 10-year estimate (Population Based Dist.)
- Increased Property Tax Revenue to participating taxing entities.
  - ✓ Weber School District:
    - \$1.2M | Cumulative 15-year estimate
    - \$190,000 | Annual estimated new revenue, post-project
  - ✓ Weber County (combined rate):
    - \$675,000 | Cumulative 15-year estimate
    - \$96,000 | Annual estimated new revenue, post-project
  - ✓ Special Service Districts/Entities:
    - \$535,000 | Cumulative 15-year estimate
    - \$83,000 | Annual estimated new revenue, post-project
- Expanded commercial activity that will likely generate future commercial and residential investment.

# Marriott-Slaterville Redevelopment Agency

Proposed Community Reinvestment Project Area | Net Benefit Analysis

Project: Jeremiah West

## Public | Private Investment Share

### Development Costs:

Infrastructure & Property Acquisition	2.22%	\$	637,000
Hotel Expansion	24.08%		6,910,000
Restaurant Expansion	2.08%		598,000
Convention & Events Center	4.88%		1,400,000
Care Center	59.23%		17,000,000
G&A   Soft Costs	7.51%		2,155,000
<b>Total Development Costs</b>	<b>100.00%</b>	<b>\$</b>	<b>28,700,000</b>

### Public Investment:

Property Tax Increment   CRA	8.46%		(2,428,340)
Marriott-Slaterville Fees	3.83%		(1,100,000)
<b>Total Public Investment</b>	<b>12%</b>	<b>\$</b>	<b>3,528,340</b>
<b>Total Private Investment</b>	<b>88%</b>	<b>\$</b>	<b>25,171,660</b>

## Property Tax Revenue

Entity:	Pre Development	Post Development	Percent Change
	Annual	Annual	Annual
Weber County   Combined	\$ 19,032	\$ 96,116	405.02%
Weber School District	37,752	190,654	405.02%
Central Weber Sewer	4,308	21,755	405.02%
Mosquito Abatement	762	3,846	405.02%
Bona Vista Water	1,534	7,749	405.02%
Weber Basin Water	1,114	5,625	405.02%
Weber Fire District	8,882	44,858	405.02%
	<b>\$ 73,384</b>	<b>\$ 370,603</b>	<b>405.02%</b>

## Sales Tax and Related Revenue

Tax Type:	Pre Development	Post Development	Percent Change
	Annual	Annual	Annual
State Sales Tax   ST	283,823	740,038	160.74%
Local Sales & Use Tax   LS	60,388	157,455	160.74%
County Option Sales Tax   CO	15,097	39,364	160.74%
Mass Transit Tax   MT	15,097	39,364	160.74%
Additional Mass Transit   MA	15,097	39,364	160.74%
Supplemental Mass Transit Tax   SM	3,019	7,873	160.74%
County Option Transportation   CT	15,097	39,364	160.74%
Transportation Infrastructure   AT	15,097	39,364	160.74%
R.A.M.P Tax   CZ	6,039	15,745	160.74%
Transient Room Tax   TR	107,271	243,537	127.03%
Municipal Transient Room Tax   TM	25,240	57,303	127.03%
Tourism Fund Restaurant Tax   FG	35,148	77,569	120.70%
	<b>\$ 596,413</b>	<b>\$ 1,496,339</b>	<b>151.78%</b>