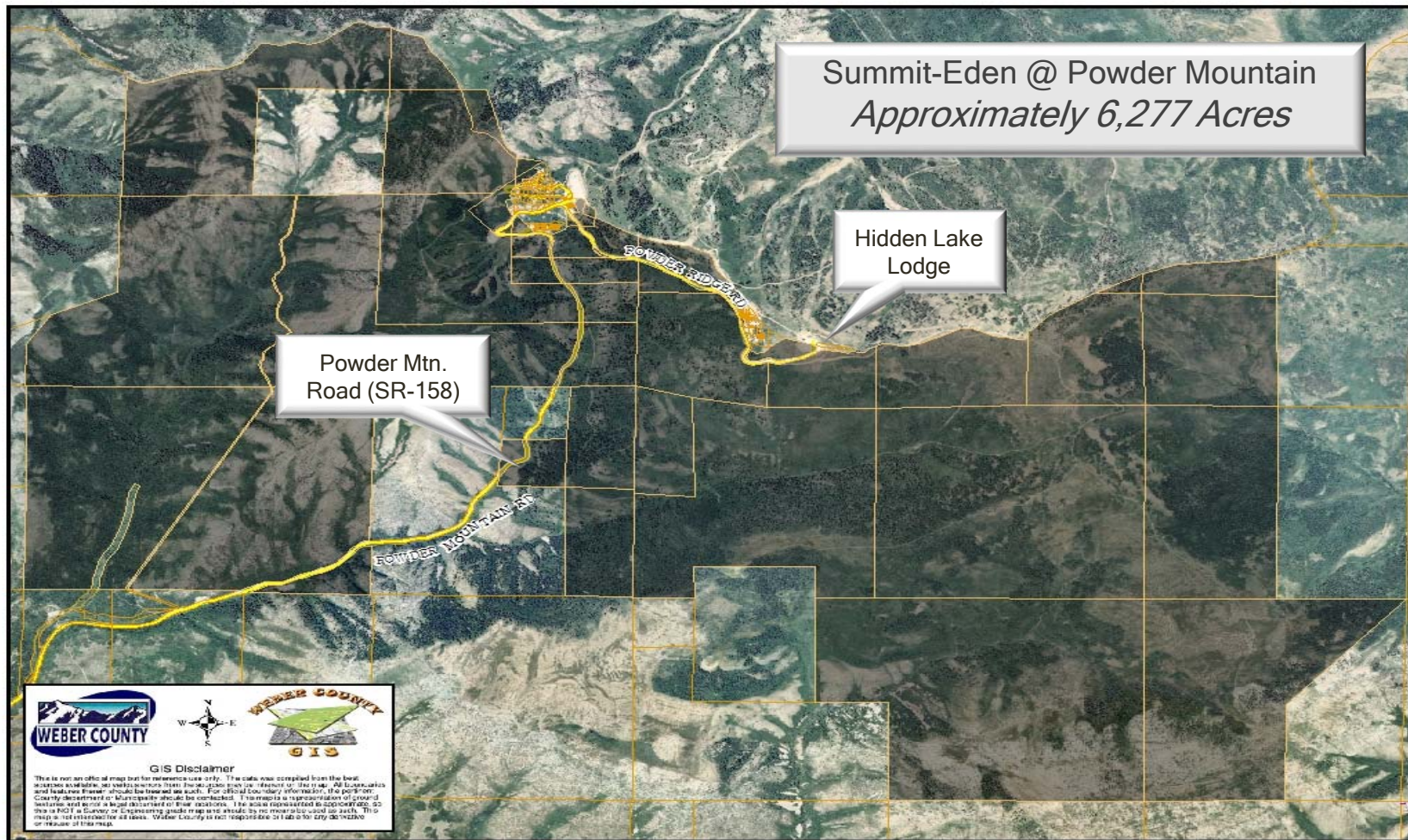


# Why Propose the C.D.A

- Limited and Dated Infrastructure & Facilities
- Extreme Seasonality – Virtually a single-season, isolated environment
- Significant & Peculiar Development Challenges
- Facilitates Full Vision and provides R.O.I
- *The vision for boutique hotels, micro-conferencing, health & wellness, educational facilities and the core village components (hotels, retail, restaurants) are needed for shoulder season viability and sustained investment interest.*
- *Without CDA participation – The planned development will not happen within a meaningful time period – if at all.*

# Proposed Project Area Boundary



# Features of the CDA Plan

- Voluntary Participation via Interlocal Agreement
  - TIF Priorities: Infrastructure, Resort Improvements and Community Based Enhancements (Ogden Valley Master Plan, Trail Networks, Parks & Open Space)
  - Proposed Entities: Weber County, Weber School District and the Powder Mountain Water & Sewer District.
  - 20 Year Life: 1 thru 10 @ 75% & 11 thru 20 @ 50%
  - TIF funds administered by the County
  - Developer funds (majority) matched with TIF funds.
- *Post-Performance Based*

# Products of the Benefit Analysis

- Will stimulate significant business and economic activity within the community, the region and the State
- Will positively influence the tax base and provide beneficial tax benefits
- The developer understands the market, is experienced and the proposed project is economically sound and feasible
- Does conform to the Weber County General Plan
- Indicates financial risk to Weber County and Taxing Entities is minimal to non-existent.

# Public ~ Private Partnership Opportunity

“it appears you have a tremendous opportunity to bring about a high-end, environmentally conscious master plan development on par with the best in Utah and beyond” -- Major resort hotel investor

“this will propel the kind of development you want and the resultant impact on property values within and around the property will be extraordinary. In sum, this project has the potential to generate an ROI for the county that most local governments can only dream of...” -- CEO of boutique hotel collection

## **Partnership:**

- The Developer will produce 53% (or more) of the required spend for infrastructure and development enhancements.
- The CDA provides the platform and springboard for the developer to raise such funds.

# The Numbers

- \$875,062 Current Taxable Value
- \$11,975 Current Annual Property Tax (all entities)
- \$1.027B Potential Investment Value
- \$13.9M Potential Avg. Annual Property Tax (all entities @ full build-out after CDA term)
- \$3.66M Potential Avg. Annual Property Tax (participating entities during CDA term)
- 734 Est. Annual Construction Jobs
- 1,010 Est. Resort/Summit Community Related Jobs
- 1,906 Est. Indirect & Induced Employment Increase
- \$1.1B Est. Construction Expenditures