



Washington City
Where Dixie Began

Community Reinvestment Agency
Prepared for the Southwest Mosquito Abatement & Control District



Hidden Valley Park

Little Valley Pickleball Complex St George UT

15

Aspiration Trail Trailhead

7

White Dome Nature Preserve

Desert Canyons Trailhead

St. George Regional Airport

Desert Canyon RV Park

Southern Pkwy

Airport Parkway

7

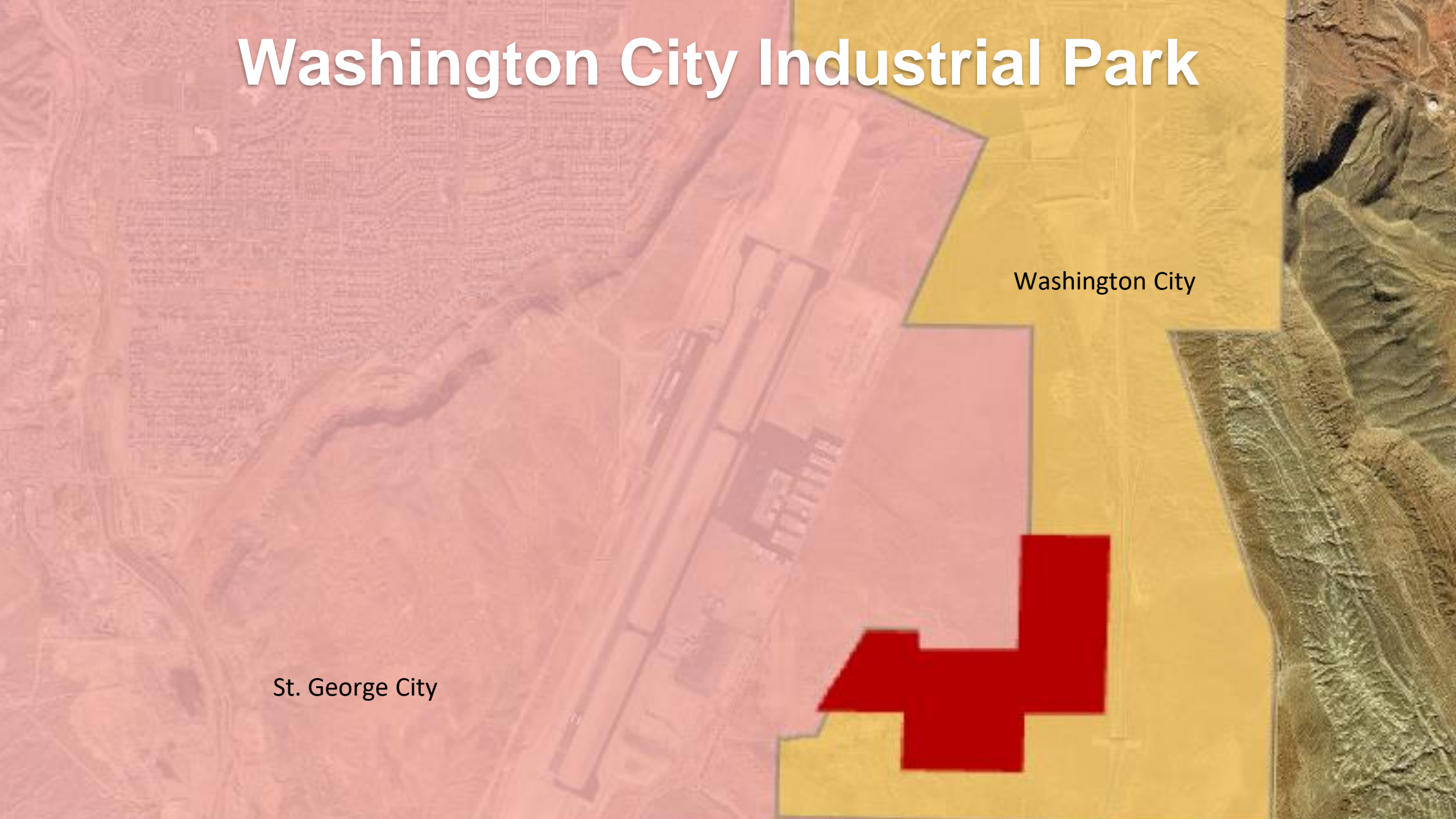
UTAH ARIZONA

UTAH ARIZONA

UTAH ARIZONA

Blackout

Washington City Industrial Park



Washington City

St. George City

Freepoint West



30 buildings in Salt Lake County, Utah

10 buildings in Clearfield, Utah

20 buildings in Pittsburg, California

1 building in Las Vegas, Nevada

2 buildings in Oakland, California

10 buildings in Phoenix, Arizona

30 buildings in Washington, Utah

Freeport West



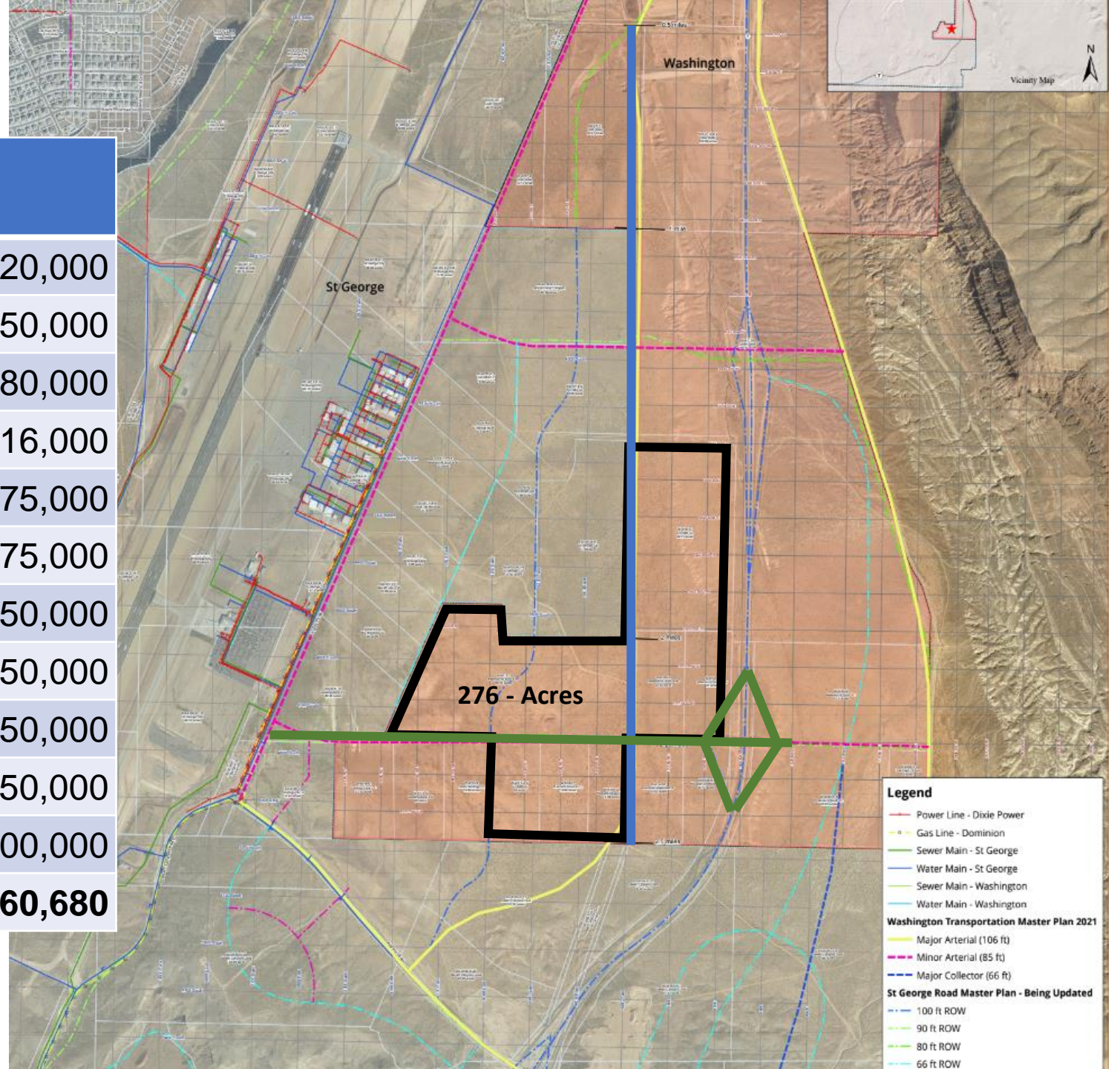
Annual Property Tax Revenues

Southwest Mosquito Abatement & Control District

Current	\$0.04
Immediately (Year 1)	\$416
One Third Projected Build Out (Year 5)	\$1,305
At Project Build-out (Year 15)	\$2,903
After 20-year Term	\$11,613

Infrastructure & Development Impediments Cost Estimates

Sewer Line	\$720,000
Power Line	\$750,000
Water Line	\$280,000
Fire Line	\$416,000
Storm Drain	\$1,375,000
Road Construction	\$5,575,000
Earthwork, Import & Compaction	\$1,550,000
Stabilization	\$1,750,000
Drainage	\$1,650,000
Soil & Blue clay remediation	\$22,350,000
UDOT on/off ramp	\$3,000,000
TOTAL	\$39,460,680



Freeport West – Landmark Building #7, West Valley City

The Salt Lake Tribune

State Sen. Stephenson usually reacts to the phrase "tax increment financing," the term applied to the incentive provided to Freeport West, as if it were profane language.

But the Draper Republican, who also leads the conservative Utah Taxpayers Association, applauded this development as appropriate for use of the tax incentive.

"This is a true economic development project" that would not have occurred in Utah without the tax break, he said, noting that Freeport West is still taking the biggest risk in building before tenants have been secured.

Still, Stephenson said, "I'm confident they will be able to attract these companies that will bring jobs. ... The schoolchildren of Utah will benefit because of this project."

By Mike Gorrell The Salt Lake Tribune: May 29, 2014
Project completed: April 2019