
M E M O R A N D U M

DATE: January 5, 2010
TO: City Council Members
FROM: Jennifer Bruno, Deputy Director
RE: Regional Sports Complex – Authorization to finalize State Land Transfer and engage in negotiations to purchase adjacent private property

COUNCIL ACTION REQUESTED

1. **Expenditure Authority** - The Administration has requested the Council add two items to the proposed budget amendment in order to facilitate the construction of the Regional Sports Complex at the site located at approximately 2200 North along the Jordan River:
 - a. \$41,044 - expenditure authorization to cover the remaining costs associated with the Concept Plan. *These funds are proposed to come from CIP cost overrun account.*
 - b. \$22.7 million - revenue and expenditure authorization to pursue Phase I build-out of the Regional Sports Complex. *These funds are proposed to come from the \$15.3 million voter-approved GO Bond, and the \$7.5 million letter of credit from Real Salt Lake. See **Key Elements item X** for more information relating to this topic.*
2. **Parameters Resolution for Bond Issuance** - The Administration has also forwarded the necessary paperwork and requested that the Council approve a Parameters Resolution for the issuance of the Sports Facility GO Bonds approved by voters in 2003 for the construction of the facility. The Administration would like the Council to adopt the Parameters Resolution **on January 12**, and hold a public hearing on February 2.

KEY ELEMENTS

- A. The Administration has asked and is recommending that the Council authorize the full expenditure budget of a Phase I build-out (\$22,688,093).
- B. The Council may wish to discuss authorizing smaller amounts on a regular basis based upon need in order to maintain budgetary oversight of the project. *Council Staff would appreciate direction from the full Council regarding this idea.*
 - a. Once the Council gives the Administration expenditure authority, there is no statutory requirement for the Administration to involve the Council in decisions made after that point, unless additional budget is needed.
 - b. The Council may wish to consider a template for smaller segments of budget authorizations, as there are a number of large projects on the horizon for the City, that the Council may wish to have continued oversight.
 - c. Should capital projects run over budget the Council is responsible to address the issue.
 - d. There is a public expectation that the City Council exercise oversight when authorizing large sums of money.
- C. At this point the Administration is proposing Phase I build-out only, because funding for Phase II build-out will likely not be identified until possibly later in the year. The

Administration is in discussions with Salt Lake County about a possibility for a funding partnership for Phase II of the project. **See chart below for a breakdown of budget and components for each project phase.**

Phase	Cost	Funding	Components
Phase I	\$ 22,688,093	\$22.8m Funding Identified: \$15,300,000 GO Bond \$7,500,000 RSL Contribution <i>Note: the Administration recognizes that funding available actually exceeds cost, and will balance out the project as it goes forward.</i>	13 Soccer Fields 2 Baseball fields 970 Parking Stalls 6.5 Acre central open space 452 trees 3 Restrooms 23 Acre Natural Preserve along river (101 to 350 feet wide along the river, and average distance of 223 feet from the river).
Phase II	\$ 17,245,859	Funding TBD	4 Soccer Fields 2 Baseball Fields 800 Parking Stalls 428 trees 2 Restrooms Access Road from Redwood Rd.
Total	\$ 39,933,952	<i>Phase I Funding Identified only</i>	17 Soccer Fields 4 Baseball fields 1770 Parking Stalls 6.5 Acre central open space 5 Restrooms 880 trees 23 Acre Natural Preserve along river

Note: See maps and detailed budget breakdown included with the Administration's transmittal.

D. The following are key elements of the project, as outlined in the Administration's transmittal:

a. **Project Scope:**

1. The original scope as presented to voters included 25 Soccer/Multi-use fields and 8 Baseball/Softball fields. The current full build-out (Phase I and II) contemplates 17 Soccer Fields and 4 Baseball fields.
2. The Administration has noted a number of issues contributed to the reduction in scope:
 - The original scope contemplated using 190 acres. After final survey work was completed, only 160 acres was transferred.
 - The original cost estimations for the bond election were completed in a short time frame, and were underestimated.
 - Further concept and site orientation planning, and considerations for well-designed open space refined the number of fields possible.
 - The City's riparian corridor ordinance was not in effect at the time of the bond election, and a 23 acre buffer between the fields and the

river was not originally contemplated. This further reduced the “usable” site acreage.

3. The Administration acknowledges that funding is only secured for Phase I of the project (see components for Phase I in table above), further reducing the scope. Phase I build-out will not develop all of the acres of the site.
4. The Administration acknowledges that Phase II will only be built if an outside funding source is secured. The transmittal notes that The City is in active negotiations with SL County as a potential funding partner for Phase II.

b. Environmental Issues:

1. The Administration has provided a fact sheet detailing the Environmental Stewardship aspects of the Regional Sports Complex (**see attached**), specifically how the project follows and relates to the Jordan River Blueprint guidelines.
2. The project includes 23 acres along the river that will restore, preserve and expand the existing riparian habitat. This will be completed as a part of Phase I of the project. This area, on the West side of the Jordan River, will be an average of 223 feet wide (101 feet at its narrowest and 350 feet at its widest), and will comply with and exceed the requirements of the City’s riparian corridor ordinance.
3. The Jordan River Blueprint document has identified this area has having opportunities for recreation as well as “silver level” preservation and restoration. Silver level areas are recommended to have 100-200 foot buffers. The Administration believes that the current plan for the sports complex is in keeping with the vision of the Jordan River blueprint.
4. The complex has been designed to meet and exceed FEMA floodplain rules.
5. The complex has incorporated a number of sustainable-design features including on-site stormwater management (to protect Jordan River water quality), limiting hardscape elements (less than 15% of the site), efficient irrigation to allow for the use of non-potable water in irrigation, and lighting shielding to protect wildlife and adjacent property owners from light pollution.
6. The City has secured an additional \$1.3 million to enhance the trail along the east side of the River through the property to the Davis County line. The Administration is aware that Davis County will also be completing the trail link through Davis County to the Legacy Parkway trail.

c. Real Salt Lake (RSL) Gift Agreement – Pursuant to their gift agreement in 2007, RSL is contractually obligated to contribute \$7.5 million towards the construction of the complex.

1. The letter of credit referenced in the gift agreement has an expiration date of December 31, 2010. The city must issue the bonds and commence construction in order to satisfy the terms of the letter of credit and begin drawing funds.
2. Pursuant to the Gift agreement, the RSL funds can only be used for construction of the “Proposition 5 Facility” and refers to the facility as a

“multiple-purpose regional sports, recreation and education complex to be built in Salt Lake County at 2000 North between Redwood Road and I-215. It does not reference a specific number of fields. *Note: The gift agreement would need to be re-negotiated if a different site were selected.*”

d. Participation with the County –

1. The City is in active negotiations with SL County to become a funding and operations partner in the facility. The Administration fully supports the concept of the County as a funding and management partner in the facility.
2. The County has often participated in funding for recreation facilities located in Salt Lake City (Fairmont Aquatic Center, Steiner Aquatic, Central City and Northwest Recreation Centers).
3. It is possible that the County and City would enter into a Operating and Management Agreement, which would define a governing board as well as the day-to-day responsibilities of each entity. The Administration is proposing the creation of a “Salt Lake Sports Authority board” to create rules, regulations and policies to govern the management, programming and operation of the complex.
4. The Administration is contemplating an arrangement where the county would be fully independent in operating the facility, and would pay for all operations cost from program revenues. Cost that are not covered by operating revenues would be shared on a 50/50 basis by the City and county. The terms of the agreement are still up for discussion. *The Council may wish to ask the Administration if this would be the operating agreement if only Phase I were constructed.*

e. Business Plan –

1. At the time of the 2003 Bond Initiative, the Administration calculated that the facility would very likely require a \$257,000 yearly annual subsidy in order to operate.
2. Now that the scope has been further defined, the business model and pro-formas has been updated.
3. The pro-formas (which contemplate Phase I and II build-outs separately) include expenses for staffing, maintenance and equipment, and contemplate the following breakdown for playing time and field usage:
 1. Competitive game use – 60% of available field time
 2. Recreation – 30% of available field time
 3. Tournament Use – 10% of available field time
4. Fields will also be given a time to “rest” in order to extend the useful life of the grass. The percentage of “rest time” will be better defined as a programming plan becomes more solid and the Salt Lake Sports Authority makes their recommendations. The revenue and expense models used a range of 0% to 50% rest time in order to calculate a subsidy range. The likely scenario is 25% rest time (75% utilization).
5. Subsidies will change as programming and operations decisions become more defined, but the Administration has provided the following estimates for potential subsidies.

Potential Operating Subsidy (assuming 75% field utilization)			
	Phase I	Phase I (with more lighted fields)	Phase II (full build-out)
Revenue	\$ 609,450	\$ 737,850	\$ 1,474,263
Expense	\$ (770,711)	\$ (783,785)	\$ (1,450,595)
Operating Subsidy	\$ (161,261)	\$ (45,935)	\$ 23,668

- f. Consultants – The Administration has retained MGB&A, a local landscape architecture firm, and CHA Sports, a nationally recognized architecture firm, as consultants and architects for the project.
- E. The following is a rough timeline of key decision points in the creation of the proposed Regional Sports Complex:
- **November 2003** – voters approved a \$15.3 million bond, with a requirement for a \$7.5 million match.
 - **November 2005** – City and the Division of State Parks entered into a Memorandum of Understanding that would allow the state to transfer ownership of up to 190 acres along the Jordan River (approximately 2200 North).
 - **2006** – The City Council appropriated \$350,000 for consulting and engineering fees, for the preparation of a schematic design, cost analysis, concept plan, and environmental analysis for the State Park site.
 - **2007** – Real Salt Lake gave the City the full \$7.5 million match in the form of a letter of credit, for the purposes of constructing the facility.
 - **2007** – After completion of the initial concept plan and cost analysis, the City became aware that the original scope presented to voters is not feasible given the final site size (160 acres), and budget. The concept plan is then broken down into smaller phases, to enable the City to work within the budget authorized by voters.
 - **September 2009** – The Council voted to authorize \$2.5 million for the purchase of land adjacent to the State Parks Division site, to enable future phases of the Sports Complex project, should funding be identified.
 - **October 2009** – The City’s MOU with the Division of State Parks was finalized, and after surveys were completed, the State transferred 160 acres of property to the City (the original estimate of 190 acres was over-estimated because no formal survey work had been completed at the time)

Potential Future Timeline:

- **January 2010** – Administration requests that the Council approve \$41,044 to cover expenditures relating to the concept plan and cost estimating, as well as a full construction budget of \$22.8 million.
- **January 12, 2010** – The Administration requests that the Council approve the Parameters resolution which would set a not-to-exceed amount, and call for a public hearing for the proposed GO bond issue.
- **February 2, 2010** – The Administration requests that the Council hold a public hearing relating to the issuance of bonds.
- **Spring 2010**- The Administration plans on requesting that the Council act to issue the bonds. The Administration is proposing to schedule the issuance of bonds along the same schedule as the Public Safety Building bonds.
- **April 2010** – The Administration plans on beginning construction at this point.

MASTER PLAN/POLICY CONSIDERATIONS

- A. The property currently selected for development of the Regional Sports Complex is partly in unincorporated Salt Lake County, and partly within the current municipal boundaries of Salt Lake City. The portion of the property immediately adjacent to the River, within SLC Municipal boundaries is already zoned Open Space (OS). However, a majority of the property is currently zoned Light Manufacturing (M-1). The Council will need to act on both the annexation of the remainder of the property as well as the re-zoning of the property to OS before physical construction commences.
- B. Currently there is no statutory requirement for the Council to “choose” a site by vote, for any project authorized by the voters. The Council’s authority is in regard to budget, whether to place items on a ballot for consideration, and whether to issue bonds. It is staff’s understanding that based upon case-law final site selection and purchase is an administrative function.
 - a. The Council has voted in the past (2006, Budget Amendment #1 of FY 2010) to authorize expenditures for pre-construction design and planning work, as well as funds for the purchase of adjacent property.
 - b. *The Council may wish to consider establishing a policy or ordinance change that would add a step in future large projects whereby the Council would consider adopting a resolution recognizing the Administration’s final site selection.*
- C. Council Resolution #13 of 2009 (adopted by the Council in February 2009) indicates support of the Goals and Initiatives as outlined in the “Blueprint Jordan River” plan. The resolution states the following:

“The Salt Lake City Mayor and City Council, hereby commit to support the goals and visions of Blueprint Jordan River, and to become active participants in the plans of Blueprint Jordan River by:

 - 1. *Preserving as open space all land within the Jordan river corridor which is currently zoned as open space;*
 - 2. *Considering modifying zoning ordinances to assure that any development within the Jordan River corridor is compatible with Blueprint recommendations;*
 - 3. *Considering participation in cooperative efforts to fund open space acquisition, trail development, and habitat restoration where practical;*
 - 4. *Selecting representatives to serve as members of a commission or board to oversee continued progress toward realization of all goals and visions of Blueprint Jordan River.”*
- D. The City Attorney’s Office has reviewed the language of the resolution and indicates that because the resolution is at a general level, it would not necessarily grant any legal status or zoning-equivalent classification on an individual property level. The Administration indicates that because this land will be developed as “open space,” with a large natural buffer between the fields and the river, that the proposed soccer complex is not necessarily in conflict with the goals and visions of the Blueprint Jordan River Plan.

The following was provided for the Council’s work session on September 8th in regard to the previous Budget Amendment Request for this project. It has been provided again for reference.

KEY ELEMENTS

- A. The Administration has prepared a briefing for the Council in order to straw poll support of an upcoming budget amendment request, in order to expedite the negotiations for both

the transfer of 160 acres of State land to the City (\$500,000), and for the purchase of adjacent private property (\$2 million) not immediately related to the cooperative agreement with the state. This property is shown in the map provided by the Administration.

1. The State Parks Advisory Board has approved the Cooperative Agreement between the City and the State, which outlines the terms of the deal for the state's 160 acres. Once the City can approve the deal, the transfer will become final. The Administration and State could finalize this transfer as soon as September 10, 2009, depending on straw poll from the Council.
 - i. The 160 acres is currently valued at \$500,000 (*approximately 7 cents/square foot*). The City is not required to compensate the state for this land until the end of a 5 year period.
 - ii. The terms of the deal allow the City to provide "in-kind" compensation (include elements in the project or purchase land that is desirable and/or advantageous for the State development to the north) in order to reduce the purchase amount.
 - iii. The City has identified a minimum of \$336,600 in elements that the City would pursue regardless, that could be counted against the cost of the land transfer, bringing the price for the State land down to \$163,400 (*approximately 2 cents/square foot*).
 2. The Administration would also like to move forward in negotiations with certain adjacent properties, in order to provide the opportunity to phase in full development of the Regional Sports complex. In order to do this, the Administration is requesting an additional appropriation of \$2 million from the surplus land account.
 - i. The Council may wish to note that in order to complete Phase 2 of the plan, adjacent properties would need to be purchased.
 - ii. These properties are not necessary for Phase 1 of the plan.
 - iii. Funds to finance Phase 2 of the plan (approximately \$16 million) have not been identified.
 - iv. Council Staff has inquired with the Administration if this part of the request can be held over to the budget amendment discussion on September 22nd, so the larger request can be considered in context with the rest of the budget (**See Matters at Issue C**).
- B. The current balance of the surplus land account is approximately \$7.3 million. Assuming certain City land sales go through, the balance of the surplus land account after this allocation would be \$5.3 million.

BACKGROUND AND PROJECT ELEMENTS/PHASING

- A. In November 2003, Salt Lake City voters approved a general obligation bond to support \$15.3 million for a "Regional Sports, Recreation and Education Complex." The bond issuance was contingent upon receipt of \$7.5 million in matching funds. These funds could be raised from private organizations or other government entities. The Council indicated however, that the match must be in hand or "pledges satisfactory to the City" before bonds can be issued. Since then, Real Salt Lake has pledged \$7.5 million to contribute to this project, as the matching funds.

- B. The project is separated into two phases (see attached map). The \$22.8 million Phase 1 (funded with the bond and Real Salt Lake contribution) includes:
1. 1,300 Parking Spaces
 2. 2 “Comfort Stations” (restrooms and concessions)
 3. 12 Soccer Fields (natural turf)
 4. 2 Baseball Fields
 5. Irrigation and landscaping, including irrigation pond
 6. Maintenance Facility
 7. Nature corridor and trail development along the Jordan River
- C. Full build out of the facility according to the attached master plan (an additional \$16.2 million) would add:
1. 6 Soccer Fields (including potential championship stadium)
 2. 2 Baseball Fields
 3. 4 Softball Fields
 4. Additional parking
- D. The total cost of a fully-built facility is approximately \$39 million.
- E. Currently the entrance to the facility would be off of I-215 (east of the complex). The Master Plan calls for an eventual entrance off of Redwood Road at “Sports Park Boulevard,” which would be funded through other sources at some point in the future, potentially in Phase 2, as budget allows.

MATTERS AT ISSUE

- A. The Council may wish to ask the Administration for a status update regarding the surplus land account, given other property acquisition plans in the City.
- B. The Council may wish to ask the Administration for a status update regarding the future management plan and business model of the Regional Sports Complex once open.
- C. The Council may wish to consider only straw polling the first part of the request, relating to the State Land Transfer, as that is time sensitive. Because the second part of the request relates to properties that would be needed only for Phase 2 of the overall project, the Council may have flexibility in terms of timing of a budget appropriation. Council Staff is confirming these timing needs with the Administration.

STRAW POLL

The Council may wish to straw poll the following items:

- Does the Council support the upcoming budget amendment request of up to \$500,000 from the surplus land account for the execution of the land transfer agreement with the state?
- Does the Council support the remainder of the upcoming budget amendment (\$2,000,000 from the surplus land account) for the administration to use in negotiations to purchase adjacent private property?



ENVIRONMENTAL STEWARDSHIP OF THE SALT LAKE CITY REGIONAL ATHLETIC COMPLEX

The location of the Regional Athletic Complex along the Jordan River presents opportunities for increased recreation, environmental stewardship and community access along the river corridor. This fact sheet outlines the environmental oversight, which has been central to the planning of this project since its inception and will continue throughout construction and long-term management. The plans for the Complex facilitate the creation of a Nature Preserve along the Jordan River to increase stewardship and provide opportunities for education and recreation.

Jordan River Blueprint Guidelines

The City adheres to the Jordan River Blueprint guiding principles in planning and designing this project:

- 1. Preserve and rehabilitate natural river features and functions to the greatest extent possible*

The Nature Preserve component of the Complex will support a natural meandering corridor for the Jordan River through regraded banks that allow for natural and stable bank slopes. Created and maintained wetlands will provide water storage, filtration and habitat. The removal of invasive species and the planting of native trees, shrubs and grasses will promote a healthy riparian corridor and expands existing native riparian habitat.
- 2. Establish buffers between the river and the built environment*

The Nature Preserve area of the Complex establishes a buffer, approximately 23 acres, averaging 223 feet in width between the river and the Complex. The Jordan River Blueprint has identified this area as a “silver level” preservation and restoration opportunity. The width of the Nature Preserve exceeds the recommendation of 100 – 200-foot buffer.
- 3. Restore riparian and in-stream habitat*

The Nature Preserve area will be the focus of riparian and wetland habitat restoration along the river.
- 4. Replace structural water conveyance devices with alternatives that allow for flood management plus improvements for water quality, recreation and habitat*

This project incorporates appropriate best management practices to reduce, retain, slow and filter stormwater within the Complex. Utilizing non-structural water management techniques such as bio-swales, ponds, native riparian plantings and wetlands this project will manage flows and create wildlife habitat. This site is designed to allow function within its natural flood plain dynamic as only minimal habitable structures will be built on elevated pads.
- 5. Reduce the use of hardscapes and impermeable surfaces in and near the corridor*

The 23-acre Nature Preserve area adjacent to the river is the focus of restoration and will be protected in a natural state. The Complex is designed to have 85% of the project area as vegetated soil which allows for natural percolation; only 15% will be hardscaped.
- 6. Manage stormwater on site*

The project incorporates best management practices to collect, filter and store stormwater runoff.

Stormwater will be collected and stored on site to protect Jordan River water quality from nutrient loading. Two ponds will be constructed to store water and hold for reuse.

7. *Balance needs for development, recreation, and public access with river protection*

The Complex allows for active recreation west of the river; the planned connection of the Jordan River Parkway Trail on the east bank will provide the public with active and passive recreation opportunities. The Nature Preserve area protects the river and enhances wildlife habitat while providing an area with watchable wildlife. Appropriate access and interpretative signage will be developed to increase opportunities for outdoor education for nearby schools and community groups.

8. *Incorporate the river's natural and cultural history into design for riverfront features, public art, education and signage*

Planned design elements and amenities, such as interpretative signage, along Jordan River Parkway Trail and Nature Preserve will highlight the area's environmental and cultural history along both sides of the river.

9. *Apply design standards for complementary development and redevelopment in the corridor to support increased viability and recreational use of the river*

This project increases recreation and visitation along the river and incorporates strategies for sustainable design and low-impact development, water efficient irrigation and the protection of the riparian area.

10. *Encourage regional transportation planning to connect communities to the river corridor, emphasizing non-automobile travel*

Regional transportation is facilitated through the completion of the Jordan River Parkway Trail and through future partnerships to coordinate access to this area of the Jordan River through public transportation.

Design Elements

An important design element of this project is the creation of a natural buffer and the establishment of a 23-acre Nature Preserve between the Complex and the river's west edge. This buffer, with an average width of 223 feet, exceeds the requirements of the City's Riparian Corridor Overlay ordinance and will serve to protect and enhance the river corridor and wildlife habitat.

An additional component of the environmental oversight is the mitigation and improvement of the site's wetlands beyond the requirements of the Army Corp of Engineers. The Complex will also meet or exceed FEMA flood plain rules.

Sustainable design standards are being developed for project components, including:

- Lighting – properly selected to minimize impact to wildlife and nearby residents
- On-site stormwater management – to protect Jordan River water quality
- Efficient irrigation – designed to allow for the use of non-potable water in an effort to conserve drinking water resources

In addition to improvements along the west edge of the river, the City has secured \$1.3 million for recreation amenities on the east bank. These secured funds will be used to complete the Jordan River Trail connection to the Davis County line and beyond to the Legacy Parkway Trail and to restore native plant communities and wildlife habitat. The City is also actively seeking grant funds to continue Jordan River restoration efforts such as those currently underway in a joint project with Salt Lake County and the State of Utah at 560 South, 1175 South, 1550 South and 2050 South.

For more information on the Regional Sports Complex go to www.slcgov.com and click on Hot Topics or email mayor@slcgov.com with your comments.



RALPH BECKER
MAYOR

SALT LAKE CITY CORPORATION

OFFICE OF THE MAYOR

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

Date Received: 12/16/2009
Date Sent to Council: 12/16/2009

TO: Salt Lake City Council
Carlton Christensen, Chair

DATE: December 16, 2009

FROM: Rick Graham
Director of Public Services

SUBJECT: Proposition #5 Regional Athletic Complex – Project Update - Roll-Out Plan

STAFF CONTACT: Rick Graham x7774
Director of Public Services

DOCUMENT TYPE: Briefing Material

RECOMMENDATION: That the City Council review the Proposition #5 Regional Sports Complex and that it support the Administration's project plan, including a timeline to sell the bonds authorized by voters in 2003.

BUDGET IMPACT: In 2006 the City Council appropriated funds in the amount of \$350,000 in consulting and engineering management fees for the preparation of a schematic design (concept plan), preliminary master plan, environmental analysis and cost estimating for the Proposition #5 Sports Complex. Since that time work has proceeded and will soon be completed. During the course of the process the scope of the project needed alterations which caused an increase in the cost. City Engineering has determined that \$41,044 in extra funding is needed to finish the concept plan. The Administration is asking the Council to add a \$41,044 funding request to Budget Amendment #2, currently under review by the Council. That amendment is scheduled for a public hearing on January 5, 2010. It is proposed that funding for this request come from the CIP cost over-run account.

Beyond the completion of the concept plan and its associated analysis and cost estimating, the Administration would like to proceed with the preparation of final construction plans for the Regional Athletic Complex. The estimated project cost is \$22,688,093. Funding of \$22,800,000 exists for the project in the form of \$15,300,000 in



Proposition #5 bonds, and a donation of \$7,500,000 from Real Salt Lake. The estimated design cost for the project is \$1,431,379, which is included in the project cost. The Administration asks that the total project budget be added to the current budget amendment and authorized so that the project can move forward once the project concept plan is completed. The Administration has submitted an amendment to the current budget amendment that is scheduled for a public hearing on January 5, 2010. Funding for the construction plans will come from the bond proceeds once the bonds are sold.

BACKGROUND and DISCUSSION: In November 2003 Salt Lake City residents approved the issuance of \$15.3 million in bonds for the design and development of the Proposition #5 Regional Sports Complex. In 2007, Real Salt Lake made a contribution in the form of a letter of credit toward the construction cost of the project.

Property Location: Prior to the public bond election the City held several discussions with the Division of State Parks about acquiring a portion of the Jordan River State Park property west of the Jordan River at approximately 2200 North. Substantial negotiations were underway prior to the election. Though the bond language did not include the exact location of the proposed complex, it was widely discussed publicly that the preferred site was the state park parcel.

In November 2005, the City and the Division of State Parks entered into a memorandum of understanding that allowed the State to transfer ownership of approximately 190 acres to the City. In October, 2009, a Cooperative Agreement between the City and the Division of State Parks finalized the transfer and title to 160 acres of property to the City. The transaction has been completed except for receipt of final notice from the County Recorder that the deed has been recorded.

Project Scope: The project scope envisioned at the time of the bond election called for the development of as many as 25 soccer or multi-use sports fields, eight (8) baseball/softball fields, restrooms, parking lots and internal roadways, concession facilities and support facilities and improvements needed to support the operation of the Complex. At the time of the bond election the City was negotiating to acquire 190 acres of property owned by the State, but by the time the property was transferred the size was reduced. As a consequence the scope of the project had to be reduced. As the process to develop the concept plan progressed, refinements to the original scope based on project objectives and appropriate land use requirements have taken place, further reducing the original scope. Additionally, the City has determined that the original \$22.8 million estimated project budget was underestimated, which also contributed to the reduction of the original scope.

The project scope includes the development of the Jordan River Trail from Redwood Road at approximately 1800 North, to the Davis County line. The trail will be developed on the east side of the river in a manner similar to all other sections of the trail running through the City. The trail surface will be paved with asphalt.

Significant and proper attention will be focused on the natural open space, plant, wildlife and water qualities along the Jordan River that becomes the eastern boundary of the project. Concept plans call for a natural buffer of approximately 23 acres between the developed area of the Complex and the west bank of the river. The average width of the buffer is approximately 223 feet, with the narrowest width being 101 feet and the widest, 350 feet. This buffer meets all City riparian ordinance requirements, and more. The natural area will be fenced and is currently proposed to not be open as a public use area of the complex. CIP and State Trail Grant funding is already appropriated for the design and construction of the trail project on the east side of the river and is not part of the construction budget.

The Administration recommends that the project move forward according to a project scope that can be funded within the Proposition #5 bond proceeds and the donation from Real Salt Lake. The proposed scope of the project is as follows: 12 multi-use (soccer) fields and one (1) championship multi-use field with bleachers and lights, two (2) baseball fields, parking and on-site roads, three (3) restroom and concession areas, fencing, a maintenance building, wetland mitigation and natural area development and preservation, trail development along the river (separate funding), site management improvements, and design and construction soft costs, including permits and contingency. This scope also includes lighting several of the multi-use fields and two (2) baseball fields.

This project scope will not develop all of the site acreage available for development. Additionally, the City's Property Division is actively pursuing the acquisition of other parcels of property adjacent to and near the site that will allow for future expansion of the facility. Funding for future property acquisition was appropriated from the Surplus Land Fund in October, 2009. The site will allow for future expansion of the Complex should additional funding be secured.

The City is currently in active discussions with Salt Lake County to come on board as a funding and operations partner. If a funding partnership can be achieved, the Complex can be expanded. The Administration has prepared an expansion concept plan that includes the following design elements: four (4) additional multi-use (soccer) fields, two (2) additional baseball fields, four (4) softball fields, parking, a roadway into the facility off Redwood Road, two (2) additional restroom and concession areas, fencing, site management improvements and design and construction soft costs. The estimated cost of the expansion project is \$17,245,859 including design costs. If the expansion opportunity presented itself the total cost of the project would be approximately \$39,933,952.

The Administration's preferred plan and recommendation is to move forward with design and construction of the \$22,688,093 million project scope. Project expansion can occur if and when additional funding and land acquisition occurs. Funding for the project would come from bond proceeds and the Real Salt Lake donation. The timing of the sale of the bonds will come later as determined by the Council and the City's bond consultants. The Administration proposes that the sale of the bonds follow the same bonding schedule of the Public Safety Building bond.

It is important to note that the projected construction costs for the Proposition #5 project scope, and its expansion opportunity, differ slightly from the total projected cost of the project. Please refer to the attachment titled, Sources and Uses. This chart identifies all projected costs of the project, including consulting fees, land purchases, preliminary (concept) design fees, and construction costs. It shows that the project has sources of revenue beyond the authorized bond and Real Salt Lake donation. As identified on the chart the projected TOTAL cost of the Proposition #5 project scope is \$25,755,137, with total revenue sources of \$25,691,044. The projected TOTAL cost of the Proposition #5 scope and the expansion scope combined is \$43,000,996, with revenue sources of \$42,991,044. The Administration notes that the difference between projected cost and revenue sources is small at this time, and will balance out as the project scope is further defined and designed.

Environmental Stewardship: The location of the proposed Complex along the Jordan River presents multiple opportunities for increased recreation and environmental stewardship along the river corridor. A primary design element for stewardship is the creation of a restored natural buffer of 23 acres between the fields and the river’s west edge. This buffer, with an average width of 223 feet, exceeds recommendations of the Riparian Corridor Overlay ordinance and will serve to protect and enhance the river corridor and wildlife habitat. The vision of the Jordan River Blueprint document has identified this area as having both opportunities for recreation and “silver level” preservation and restoration. Silver opportunity areas are recommended to have 100-200 foot buffers. The Jordan River Blueprint guiding principles were used to direct this project as they reinforce the City’s commitment to environmental stewardship and sustainability.

Environmental oversight has occurred since the inception of this project, and will continue throughout construction. On site wetlands will be mitigated as required by the Army Corp of Engineers. This project has been designed to meet and exceed FEMA floodplain rules. Sustainable design standards are being developed for project components such as a) lighting to prevent impacts to wildlife and adjacent property owners; b) on site stormwater management to protect Jordan River water quality; and c) efficient irrigation designed to allow for the use of non-potable water in an effort to conserve drinking water resources.

In addition to the above described improvements along the west edge of the river, the City has secured \$1.3 million for recreation amenities on the east bank. These secured funds will be used to complete the Jordan River Trail connection to the Davis County line and beyond to the Legacy Parkway Trail and to restore native plant communities and wildlife habitat. The City is actively seeking grant funds to continue Jordan River restoration efforts such as those currently underway in our joint project with Salt Lake County at 560 S., 1175 S., 1550 S., and 2050 S.

Consultant: The City has retained MGB&A, a local landscape architecture firm, and CHA Sports, a nationally recognized architecture and multi-disciplinary firm, as

consultants for the project. This team is under contract to complete the construction plans and will stay on the project until final completion.

Funding: The bond initiative authorizes the City to sell \$15.3 million in bonds contingent upon the City securing an additional \$7.5 million in private funds. The total value of the bond initiative is \$22.8 million. The City has secured a \$7.5 million “gift agreement” from Real Salt Lake (RSL). The gift agreement contractually obligates RSL to make the contribution to the construction cost of the Complex. The obligation is secured by a letter of credit. Additional funding sources are identified in the Sources and Uses chart, as previously discussed.

As mentioned above, the site is large enough to allow for expansion of the facility beyond what is constructed with the Proposition #5 project funding. The Administration is actively negotiating with Salt Lake County for approximately \$17.3 million in funding that will be used to expand the project at a future date. The County has not yet determined the source of its potential funding.

RSL: Pursuant to a 2007 gift agreement, Real Salt Lake is contractually obligated to provide a \$7.5 million contribution to the construction cost of the Sports Complex. Until December 31, 2010, that obligation is secured by a letter of credit issued by Peoples National Bank. After that date, RSL will still be obligated to make a cash contribution of \$7.5 million, but that obligation would be unsecured. The City may draw on the letter of credit or on RSL’s cash obligation only if the City (1) has issued \$15.3 million of general obligation bonds for the Sports Complex, (2) shall pay for all construction costs, and (3) will promptly commence the construction of the Sports Complex.

The Administration has had on-going discussions with RSL about its interest in developing a Sports Academy in Salt Lake City. Locating an Academy in the City is in no way tied to the \$7.5 million gift agreement. Both the Administration and RSL believe that an Academy would benefit the Sports Complex and greatly enhance its program menu. It could give both the Complex and RSL very strong public visibility and could present enhanced economic benefits. Discussions with RSL have been cordial and productive. Discussion will continue.

Salt Lake County: Salt Lake County owns and operates several large acre public sports complexes throughout the valley. It is skilled in design, maintenance and management of these facilities.

The City has a long and successful history and experience as a partner with the County in the funding, design, maintenance and programming of recreation facilities in Salt Lake City. By way of example, the County was a funding partner in the construction of Spring Mobile Ball Park and the Salt Lake Sports Complex on Guardsman Way. The County also fully funded, constructed, and now operates the Fairmont Aquatic Center in the City’s Fairmont Park. The County operates two public recreation centers in the City, Central City Recreation Center and the Northwest Recreation Center. The County also operates several senior citizen centers in Salt Lake City. All its facilities serve Salt Lake

City residents. The County is also contractually associated with the City as maintenance and program coordinator/provider for the City's Salt Lake Sports Complex on Guardsman Way, Liberty Park swimming pool, the Unity Center Fitness Center and Drop-in Day Care Facility, and effective January 1, 2010, the Sorenson Multi-purpose Cultural Center. City residents benefit from the services provided by County owned and operated facilities. City government benefits from the delivery of a diverse menu of public recreation programming that is not an expense to the City's General Fund (Sorenson Center and CIP on-going improvements excluded.)

As mentioned earlier, the County has expressed support for the Sports Complex project and is considering coming into the project as a significant funding partner. As a condition of funding support the County has requested that it also come in as the day-to-day operator, and programming partner. The day-to-day responsibilities will be set forth in an Operating and Management Agreement. The funding contribution and other duties will be set forth in an Interlocal Agreement that will require Council approval. The Administration would welcome the County as the operations partner and believes that it is well qualified and positioned to program and manage the Complex for the long term.

The County would not be fully independent in its operational duties and responsibilities. The City proposes that a Salt Lake Sports Authority be created as an advisory board, to establish rules and regulations that are in the public interest, and to promote the policies of the Complex and conduct of the business of land use management, programming and operation of the Complex. The Authority will recommend fees, rental and tournament levels, public programming levels, annual budgets, maintenance standards, strategic objectives and CIP replacement funding. Additionally the County will participate in the design and construction of the Complex and will serve as the construction manager. The County will pay for all operation costs from program revenues. Costs that are not covered by operating revenues on any revenues that exceed actual operation costs will be shared 50/50 by the City and County. The term of the County's proposed involvement is under negotiation at the present time.

Business Plan: At the time of the 2003 Bond Initiative the Administration calculated the estimated revenue and expense projections it felt would be achieved under its design and operation scope. At that time the numbers were considered very conservative based on the fact the City had never operated a facility like the one proposed and the design concept was very preliminary and based on many assumptions. The calculations suggested that the Complex could require a \$257,000 operation (revenue over expense) subsidy annually. The bond election material prepared and distributed by the City clearly spelled out that the subsidy would be funded annually through a tax increase of approximately \$2 per year for the average home.

Now that the project scope is better defined a more realistic revenue and expense business model has been prepared. In partnership with Salt Lake County, which is familiar with the revenue potential and operation expense of publically owned and operated athletic field facilities, a facility program plan and corresponding revenue and expense pro-forma has been prepared for both the Proposition #5 project and future

expansion, should that occur. The pro-forma projections are based on the following programming objectives: competitive game use will occupy 60% of available field time; recreation will occupy 30% of available field time, and tournament use will occupy 10% of available field time. At any one given time some athletic fields will be held in a “rest” position, meaning they are not used. This will allow the fields to recover from use and extend their useful life. The percentage of programmed field use could change over time as the programming plan becomes more fully developed and subject to a recommendation from the Salt Lake Sports Authority. Revenue and expense projections were calculated based on 100% of all fields utilized at one time, 75% of all fields utilized at one time, and 50% of all fields utilized at one time. The field usage does not apply to baseball fields or future softball fields. Choosing which level of utilization is appropriate will be a factor of field use demand. It will also factor in the decision of how to “rest” the fields so that they can be maintained properly.

The pro-forma identifies revenue streams from soccer (all athletic uses) and baseball fields rentals, based on competitive play, recreation programming and tournaments. It also identifies concession and parking revenue projections. It calculates the costs of staffing, facility maintenance and equipment replacement. Revenues are compared to expenses to project an annual projected net gain or loss. The projections are summarized below.

Proposition #5 Project Scope
(13 fields; 4 with lights; 1 championship field)

Program	100% Utilization	75% Utilization	50% Utilization
Revenue	\$812,600	\$609,450	\$406,300
Expense	(\$831,933)	(\$770,711)	(\$709,489)
Grand Total	(\$19,333)	(\$161,261)	(\$303,190)

Proposition #5 Project Scope
(13 fields; 8 with lights; 1 championship field)

Program	100% Utilization	75% Utilization	50% Utilization
Revenue	\$983,800	\$737,850	\$491,900
Expense	(\$848,565)	(\$783,785)	(\$717,805)
Grand Total	\$135,235	(\$45,335)	(\$225,905)

Proposition #5 Project Scope with Expansion

(14 fields; 11 with lights; 1 championship field)

Program	100% Utilization	75% Utilization	50% Utilization
Revenue	\$1,965,684	\$1,474,263	\$982,842
Expense	(\$1,635,361)	(\$1,450,595)	(\$1,265,828)
Grand Total	\$330,323	\$23,688	(\$282,986)

Project Schedule: With the land acquisition process finalized, a project preliminary plan completed, bond funding in place, and productive discussions with the County moving forward the Administration feels that it is the right time to move the project forward into the design development (construction drawing) phase. The current favorable bidding climate and the fact that the expiration date for the secured line-of-credit is drawing close are added incentives to move forward. The project consultant has prepared a Design Scope of Work and Construction Schedule for the project (see attached). It shows a project completion date of May 2011. In order to meet that aggressive schedule, the Administration proposes the following timeline:

Begin Public Meeting Review Process and Engage a Project Steering Committee	January 2010
Complete Final Conceptual Design and Project Cost Estimate	January – Feb. 2010
Engage Design Consultant in Construction Design Phase	January 2010
Begin Design Development	Jan – Feb 2010
Prepare Grading Bid Package	Jan – April 2010
Begin Road, Parking Packages	Feb – June 2010
Begin Irrigation, Planting and Bid Package	Feb – August 2010
Prepare Final Project Cost and Construction Plan	March 2010
Final Public Hearing	March 2010
Grading & Utility Work	April – Sept 2010
Begin Road and Parking Lot Work	May 2011

Begin Irrigation and Landscape Planting	July – Oct 2010
Turf Grow-in Period	Aug. 2010 – May 2011

This is an aggressive schedule that can start in January 2010 if decisions that lead to the appropriation of bond funds are made.

Though the schedule calls for the project to be completed by May 2011, the Administration is recommending a buffer period from May to August, 2011, be added to the schedule. The Administration proposes a late August/early September 2011 Grand Opening. The schedule is aggressive and is subject to change as the process moves forward.

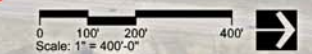
Next Steps: The following steps, which may or may not require City Council review and approval, need to be taken in order to meet the proposed design and construction schedule.

Appropriate \$41,044 in the budget amendment to cover the cost of consulting fees needed to complete the preliminary concept plan, master plan, and cost estimating.	January 2010
Appropriate in the budget amendment funding to cover the project cost for the Proposition #5 project scope.	January 2010
Begin design development/construction drawings.	January 2010
Establish the framework for a public input process; Organize a project Steering Committee of community Stakeholders; schedule and attend Community Council Meetings and hold an Open House.	January 2010
Establish a timeline to sell the bonds.	February 2010
Continue discussions with Salt Lake County.	January 2010
Continue discussions with Real Salt Lake.	On-going
Sell Bonds	Spring 2010



SITE DATA:

- 1. Championship Soccer Field
-Synthetic Turf
-Lighted
-2,000 Seat Bleacher
- 2. Soccer Fields: 12
-Lighted Fields: 7
- 3. Championship Baseball Field
-Natural Grass
-Lighted
-500 Seat Bleacher
- 4. Baseball Fields: 1
-Lighted
- 5. Comfort Stations: 3
- 6. Parking Stalls: 970
- 7. Trees: 452
- 8. Natural Habitat: 23 Acres
- 9. Irrigation Ponds: 5 Acres



Salt Lake Regional Sports Complex

Master Plan - Proposition #5 Project
December 15, 2009





SITE DATA:

- 1. Championship Soccer Field
-Synthetic Turf
-Lighted
-2,000 Seat Bleacher
- 2. Soccer Fields: 16
-Lighted Fields: 11
- 3. Championship Baseball Field
-Natural Grass
-Lighted
-500 Seat Bleacher
- 4. Baseball Fields: 3
-Lighted Fields: 2
- 5. Comfort Stations: 5
- 6. Parking Stalls: 1,770
- 7. Trees: 880
- 8. Natural Habitat: 23 Acres
- 9. Irrigation Ponds: 5 Acres

Salt Lake Regional Sports Complex

Master Plan - Proposition #5 Project plus Expansion
December 15, 2009



SOURCES AND USES
SLC Regional Sports Complex
Projection as of December 15, 2009

	ADMINIST. CONSULTING	LAND PURCHASES	MASTER PLAN	PROJECT CONSTRUCTION			ALL - PROP #5	ALL - WITH EXPANSION
	General Fund 04-13700	CIP 83-81600	CIP 83-06070	Prop #5 (New CIP cc)	Expansion (New CIP cc)	Total with Expansion		
Sources								
Surplus Land Account	-	2,500,000	-	-	-	-	2,500,000	2,500,000
CIP funding	-	-	350,000	-	-	-	350,000	350,000
CIP funding - Cost over-run account	-	-	41,044	-	-	-	41,044	41,044
Salt Lake Real Contribution	-	-	-	7,500,000	-	7,500,000	7,500,000	7,500,000
Bonds	-	-	-	15,300,000	-	15,300,000	15,300,000	15,300,000
Salt Lake County	-	-	-	-	17,300,000	17,300,000	-	17,300,000
Total Sources	-	2,500,000	391,044	22,800,000	17,300,000	40,100,000	25,691,044	42,991,044
Uses								
Administrative consulting (DH Consulting)	60,000	-	-	-	-	-	60,000	60,000
Land purchases, including appraisals, etc.	-	2,500,000	-	-	-	-	2,500,000	2,500,000
Master planning (MGB+A)	-	-	360,348	-	-	-	360,348	360,348
City Engineering fees on master plan	-	-	30,696	-	-	-	30,696	30,696
Bonding costs of issuance	-	-	-	116,000	-	116,000	116,000	116,000
Construction project	-	-	-	22,688,093	17,245,859	39,933,952	22,688,093	39,933,952
Total Uses	60,000	2,500,000	391,044	22,804,093	17,245,859	40,049,952	25,755,137	43,000,996
Net	(60,000)	-	-	(4,093)	54,141	50,048	(64,093)	(9,952)

Construction Project detail

Construction	20,448,266	15,650,781	36,099,047
Construction Design (MGB+A)	1,431,379	1,095,555	2,526,934
City Engineering fees	613,448	469,523	1,082,971
Permits, other soft costs	145,000	30,000	175,000
Rebuild model airplane park on new site	50,000	-	50,000
Total	22,688,093	17,245,859	39,933,952



Salt Lake City Proposition #5 Regional Sports Complex

MGB+A Design Team Conceptual Estimate

December 15, 2009

Cost Estimate Summary

Description	Proposition #5 with Expansion	Proposition #5	Expansion
0.0 Studies and Permits	\$30,000	\$30,000	\$0
1.0 Clearing and Grubbing	\$597,000	\$429,000	\$168,000
2.0 Earthwork and Grading	\$2,313,985	\$1,388,391	\$925,594
3.0 Site Utilities	\$3,375,700	\$1,845,065	\$1,530,635
4.0 Site Roads	\$6,396,891	\$1,265,264	\$5,131,627
5.0 Parking	\$2,763,728	\$1,934,610	\$829,118
6.0 Walkways	\$272,756	\$190,929	\$81,827
7.0 Landscaping	\$4,086,342	\$2,859,247	\$1,227,095
8.0 Comfort Stations	\$1,775,000	\$1,065,000	\$710,000
9.0 Sports Facilities	\$11,904,893	\$7,603,284	\$4,301,609
10.0 Maintenance Facilities	\$720,250	\$720,250	\$0
11.0 Natural Areas (Wetlands and Paths)	\$143,500	\$143,500	\$0
12.0 Contingency (5.0%)	\$1,719,002	\$973,727	\$745,275
13.0 Soft Costs	\$3,834,905	\$2,239,827	\$1,595,078
Total	\$39,933,952	\$22,688,093	\$17,245,859



Salt Lake City Regional Athletic Complex Design Scope of Work and Construction Schedule November 30, 2009		Duration	Nov 2009	Dec 2009	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	Jun 2010	Jul 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Winter	Apr 2011	May 2011	Notes
Task 4 - Programming and Conceptual Design																				
A. Design Team Charette	Completed																			
B. Programming Charette	Completed																			
C. Draft Program	Completed																			
D. Conceptual Design Alternatives	Completed																			
E. Mayor/City Council Initiate & Fund Design	1 Meeting																			
F. Public Open House/Committee Meetings	4 Weeks																			
1. West Point (3rd Wed of each mo.)	1 Meeting																			
2. Rose Park (1st Wed. of each mo.)	1 Meeting																			
3. Jordan Meadow (2nd Wed. of each mo.)	1 Meeting																			
G. Final Program, Conceptual Design and Cost Estimate	2 Weeks																			
Task 5 - Preliminary Master Plan																				
A. Detailed Site Analysis	2 Weeks																			
B. Draft Preliminary Master Plan and Cost Estimate	2 Weeks																			
Prepare preliminary master plan, including:																				
C. Review Draft Preliminary Master Plan and Cost Estimate	2 Weeks																			
D. Public Open House	2 Meetings																			
1. Present Final Preliminary Master Plan and Cost Estimate to public																				
Task 6 - Final And Approved Master Plan																				
A. Draft Final Master Plan and Cost Estimate	2 Weeks																			
1. Review draft Preliminary Master Plan to include review comments																				
B. Review draft Final Master Plan and Cost Estimate	2 Weeks																			
1. Present draft Final Master Plan and cost estimate to committees																				
2. Prepare Final Master Plan based on review comments																				
C. Prepare Final Master Plan documents	2 Weeks																			
1. Prepare Final Master Plan																				
2. Prepare Final Cost Estimate																				
3. Prepare conceptual maintenance program																				
4. Prioritize project elements for funding phasing																				
5. Prepare documents in final format (digital and printed)																				
D. Final Master Plan Approvals	3 Weeks																			
1. Present Final Plan to Planning Commission in public hearing	1 Meeting																			
2. Present Final Plan to City Council in public hearing	1 Meeting																			
Task 7 - Environmental Design and Permitting																				
A. Environmental Impacts & Management	6 Months+																			
Task 8 - Design and Construction Administration																				
A. Construction Documents																				
1. Contract Design Consultant	1 Week																			
2. Contract with Contractor (qualification bases)	1 Week																			
3. Design Development & Studies	8 Weeks																			
4. Bid Package 1 - Grading/Utilities	14 Weeks																			
5. Bid Package 2 - Roads, Parking Lots and Buildings	18 Weeks																			
6. Bid Package 3 - Irrigation, Planting and all Finishes	26 Weeks																			
Task 9 - Construction																				
A. Grading and Utilities (Bid Package 1)	23 Weeks																			
B. Roads, Parking Lot, Building (Bid Package 2)	47 Weeks																			
C. Irrigation, Planting, Finishes (Bid Package 3)	17 Weeks																			
D. Turf Grow Period	37 Weeks																			

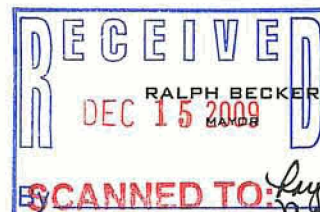
***This schedule assumes a two week turn around for City review
 ***This schedule assumes mild weather conducive for construction

■ 40% City Review
 ■ 70% City Review
 ■ 100% City Review
 ■ Public Meeting
 ■ Subcontractor bidding

DANIEL A. MULE'
CITY TREASURER

SALT LAKE CITY CORPORATION

DEPARTMENT OF MANAGEMENT SERVICES
TREASURER'S DIVISION



CITY COUNCIL TRANSMITTAL

David Everitt, Chief of Staff

SCANNED TO: *Laya*
SCANNED BY: *Laya*
DATE: *12/15/2009 3:30 PM*

Date Received: 12/15/2009
Date sent to Council: 12/15/2009

TO: Salt Lake City Council
Chair

DATE: December 15, 2009

FROM: Daniel A. Mulé, City Treasurer (535-6411)

SUBJECT: Parameters Resolution for Regional Sports, Recreation and Education Complex General Obligation Bonds, Series 2010B

DOCUMENT TYPE: Briefing/Resolution

RECOMMENDATION: 1) That the City Council approve a Parameters Resolution on January 12, 2010 for the proposed bond issue; 2) That the City Council set the date of February 2, 2010 to hold a public hearing and authorize a *Notice of Public Hearing* to be published twice prior to the date set for the public hearing.

BUDGET IMPACT: None. Increased tax collections resulting from the issuance of voter authorized general obligation bonds for the Regional Sports, Recreation and Education Complex Project will be sufficient to cover debt service costs for the period in which the bonds are outstanding.

BACKGROUND/DISCUSSION: On November 4, 2003, voters within Salt Lake City authorized the City to issue and sell general obligation bonds in an amount not to exceed \$15.3 million for the purpose of paying the costs of acquiring, constructing, furnishing and equipping a multi-purpose regional sports, recreation and education complex and related roads, parking and improvements. The Parameters Resolution scheduled for adoption on January 12, 2010 contemplates the issuance of one or more series of bonds up to \$15.3 million for the Regional Sports, Recreation and Education Complex at a rate or rates not to exceed 8% and maturing in not more than 20 years.

In accordance with provisions of the Local Government Bonding Act, the City is required to hold a public hearing to receive input from the public with respect to: a) the issuance of our general obligation bonds; and b) the potential economic impact that the Project will have on the private sector. The financing team is requesting that the City Council

LOCATION: 451 SOUTH STATE STREET, ROOM 228, SALT LAKE CITY, UTAH 84111

MAILING ADDRESS: P.O. BOX 145462, SALT LAKE CITY, UTAH 84114-5462

TELEPHONE: 801-535-7946 FAX: 801-535-6082

WWW.SLCOV.COM



approve a motion on January 12, 2010 setting Tuesday, February 2, 2010 as the date to hold the public hearing. A *Notice of Public Hearing* is required to be published once a week for two consecutive weeks, with the first publication being at least 14 days prior to the date set for the public hearing.

Attached is a draft of the Parameters Resolution, including the *Notice of Public Hearing*. A draft of the Bond Resolution will be provided with the executable copies on January 12, 2010 since this document is identified as an attachment to the Parameters Resolution.

Also attached are schedules provided by the City's Financial Advisor, Wells Fargo Securities, showing anticipated debt service in the current interest rate environment, as well as the estimated impact from the required tax levy on residential and commercial property owners.

Attachments

cc: Gina Chamness, Greg Davis, Boyd Ferguson, Rick Graham, Gordon Hoskins, Kelly Murdock, Marina Scott

RESOLUTION NO. ____ OF 2010

A Resolution authorizing the issuance and sale of up to \$15,300,000 aggregate principal amount of general obligation bonds of Salt Lake City, Utah; fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may mature, the maximum interest rate that the bonds may bear and the maximum discount from par at which the bonds may be sold; providing for the holding of a public hearing and the publication of a Notice of Public Hearing; providing for the publication of a Notice of Bonds to be Issued; providing for the running of a contest period; authorizing the circulation of an Official Statement with respect thereto; and providing for related matters.

*** *** ***

WHEREAS, at the special bond election duly and lawfully called and held in Salt Lake City, Utah (the “City”) on November 4, 2003 (the “*Special Bond Election*”), the issuance of \$15,300,000 principal amount of general obligation bonds (the “*Proposition No. 5 Bonds*”) was authorized for the purpose of paying the costs of acquiring, constructing, furnishing and equipping a multi-purpose regional sports, recreation and education complex and related roads, parking and improvements (collectively, the “*Recreation Project*”), the result of which election was declared by the City Council of the City (the “*City Council*”), sitting as a Board of Canvassers, on November 10, 2003;

WHEREAS, the City has not heretofore issued any of the Proposition No. 5 Bonds voted at the Special Bond Election;

WHEREAS, the City may only issue the Proposition No. 5 Bonds voted at the Special Bond Election if at least \$7,500,000 of money or pledges satisfactory to the City have been received for the Recreation Project;

WHEREAS, the City has received at least \$7,500,000 of moneys or pledges for the Recreation Project;

WHEREAS, pursuant to the applicable provisions of the Local Government Bonding Act, Chapter 14 of Title 11 of the Utah Code Annotated 1953, as amended (the “*Utah Code*”) and the authorization of the Special Bond Election, the City has the authority to issue its general obligation bonds for the purpose of financing the Recreation Project;

WHEREAS, the City desires to issue and sell not more than \$15,300,000 of its general obligation bonds for the purpose of financing the Recreation Project;

WHEREAS, Section 11-14-318 of the Utah Code requires that a public hearing be held to receive input from the public with respect to the issuance of such bonds and the potential economic impact that the Recreation Project will have on the private sector and that notice of such public hearing be given as provided by law;

WHEREAS, Section 11-14-316 of the Utah Code provides for the publication of a Notice of Bonds to be Issued, and the City desires to cause the publication of such a Notice at this time in compliance with said Section with respect to such general obligation bonds; and

WHEREAS, the City Council deems it necessary and advisable that it take such action as may be required under applicable provisions of federal tax law to authorize and issue the bonds to finance the Recreation Project;

NOW, THEREFORE, Be It Resolved by the City Council of Salt Lake City, Utah, as follows:

Section 1. The City Council hereby finds and determines that it is in the best interests of the residents of the City for the City to issue its general obligation bonds (the “*Bonds*”), in one or more series, on a taxable or tax-exempt basis, in an aggregate principal amount not to exceed \$15,300,000, to bear interest at a rate or rates of not to exceed eight percent (8.00%) per annum, to mature over a period not to exceed twenty (20) years from their

date or dates, and to be sold at a discount from par, expressed as a percentage of principal amount, of not to exceed two percent (2.00%), pursuant to a resolution to be adopted by the City Council authorizing and confirming the issuance and sale of the Bonds (the substantially final form of which is attached hereto as *Exhibit 1* and is herein referred to as the “*Final Bond Resolution*”). The amount to be paid to the City by the purchaser of the Bonds shall not exceed one hundred two percent (102%) of the principal amount thereof. Therefore, the City hereby declares its intention to issue the Bonds according to the provisions of this Resolution and the Final Bond Resolution. The Bonds are to be issued for the purpose of financing the Recreation Project. The Bonds may be issued in one or more series at one or more times.

Section 2. Reference is hereby made to Section 18 of Resolution No. 39 of 2003 (the “*Special Bond Election Resolution*”), adopted by the City on September 9, 2003, calling the Special Bond Election, which provides that:

The City covenants that bonds authorized pursuant to City Proposition Number 5 (Regional Sports and Recreation Complex) shall only be issued if money or pledges satisfactory to the City have been received for the facilities described in City Proposition Number 5 in an aggregate amount at least equal to Seven Million Five Hundred Thousand Dollars (\$7,500,000).

The City hereby finds and determines that this requirement has been satisfied and that money or pledges satisfactory to the City have been received for the facilities described in Proposition No. 5, as such proposition is set forth in the Special Bond Election Resolution, in an aggregate amount at least equal to \$7,500,000.

Section 3. The Bonds may be sold on a negotiated basis or pursuant to competitive bids on such date or dates and at such time or times as the City Treasurer may determine, in

consultation with Wells Fargo Securities, the Financial Advisor (the "*Financial Advisor*") to the City.

Section 4. The City Council hereby authorizes and approves the issuance and sale of the Bonds, pursuant to the provisions of this Resolution and the Final Bond Resolution, with such changes to the Final Bond Resolution as shall be approved by the City Council upon the adoption thereof, *provided* that the principal amount, interest rates, maturity and discount, if any, of and for the Bonds shall not exceed the respective maximums set forth in Section 1 hereof.

Section 5. (a) The Mayor of the City (the "*Mayor*"), the City Treasurer and the staff of the City are hereby authorized and directed to prepare or cause to be prepared a Preliminary Official Statement for distribution to prospective purchasers of the Bonds. The Preliminary Official Statement shall include descriptions of the City, the Final Bond Resolution, the Bonds, the security and source of payment of the Bonds and such other information as shall be deemed necessary or advisable by the Mayor, the City Treasurer and staff, and counsel to the City. Concurrently with its distribution to prospective purchasers, the Preliminary Official Statement shall be "deemed final" by the Mayor or the City Treasurer for purposes of Rule 15c2-12 of the U.S. Securities and Exchange Commission. Following the sale of the Bonds, the Mayor, the City Treasurer and the staff of the City shall prepare or cause to be prepared a final Official Statement, with such changes to the Preliminary Official Statement as shall be necessary, including, but not limited to, changes to conform the final Official Statement to the final terms and provisions of the Bonds. The final Official Statement shall be executed on behalf of the City by the Mayor, or in the absence or disability of the Mayor, by the Deputy Mayor.

(b) If the City Treasurer determines to sell the Bonds pursuant to competitive bids pursuant to Section 3 hereof, the City Treasurer and the staff of the City are hereby authorized and directed to prepare or cause to be prepared appropriate notice(s) of sale of the Bonds inviting bids for the purchase of the Bonds from the City, in form and substance satisfactory to the City Treasurer, in consultation with the Financial Advisor and Chapman and Cutler LLP, Bond Counsel to the City.

Section 6. In satisfaction of the requirements of Section 11-14-318 of the Utah Code, a public hearing shall be held by the City Council on Tuesday, February 2, 2010, during a meeting that is scheduled to begin at 7:00 p.m., at the regular meeting place of the City Council in the Council Chambers, Room 315 in the City and County Building, 451 South State Street, in Salt Lake City, Utah, to receive input from the public with respect to the issuance by the City of the Bonds for the purposes set forth in Section 1 hereof and the potential economic impact of the Recreation Project on the private sector.

Section 7. The City Recorder shall cause the “Notice of Public Hearing,” in substantially the form attached hereto as *Exhibit 2*, to be (a) published once each week for two consecutive weeks in *The Salt Lake Tribune* and the *Deseret News*, newspapers of general circulation in the City, with the first publication being at least 14 days prior to the date set for the public hearing and (b) posted on the Utah Public Notice Website (as of the date of this Resolution, <http://pmn.utah.gov>) at least fourteen (14) days prior to the date set for the public hearing. The City Recorder is authorized to make such other publications or postings of the Notice of Public Hearing as may be required by Utah law.

Section 8. In accordance with the provisions of Section 11-14-316 of the Utah Code, the City Recorder shall cause the “Notice of Bonds to be Issued,” in substantially the form

attached hereto as *Exhibit 3*, to be published one time in *The Salt Lake Tribune* and the *Deseret News*, newspapers of general circulation in the City, and shall cause a copy of this Resolution (together with all exhibits hereto) and of the Final Bond Resolution to be kept on file in the office of the City Recorder for public examination during the regular business hours of the City until at least thirty (30) days from and after the date of publication thereof.

For a period of thirty (30) days from and after publication of the Notice of Bonds to be Issued, any person in interest shall have the right to contest the legality of this Resolution (including the Final Bond Resolution attached hereto) or the Bonds hereby authorized or any provisions made for the security and payment of the Bonds. After such time, no one shall have any cause of action to contest the regularity, formality or legality of this Resolution (including the Final Bond Resolution) or the Bonds or any provisions made for the security and payment of the Bonds for any cause.

Section 9. It is hereby declared that all parts of this Resolution are severable, and if any section, paragraph, clause or provision of this Resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect the remaining sections, paragraphs, clauses or provisions of this Resolution.

Section 10. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 11. This Resolution shall take effect immediately upon its adoption.

(Signature page follows.)

ADOPTED AND APPROVED this 12th day of January, 2010.

SALT LAKE CITY, UTAH

By _____
Chair, City Council

[SEAL]

ATTEST:

By _____
City Recorder

APPROVED:

Mayor

APPROVED AS TO FORM:

Senior City Attorney

EXHIBIT 1

[ATTACH FORM OF FINAL BOND RESOLUTION]

EXHIBIT 2

NOTICE OF PUBLIC HEARING

SALT LAKE CITY, UTAH

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, February 2, 2010, the City Council (the “*City Council*”) of Salt Lake City, Utah (the “*City*”), will hold and conduct a public hearing to receive input from the public with respect to the issuance of general obligation bonds authorized under the Local Government Bonding Act, Title 11, Chapter 14 of the Utah Code Annotated 1953, as amended (the “*Utah Code*”), in one or more series, and the potential economic impact that the improvement, facility, or property for which the bonds pay all or part of the cost will have on the private sector, pursuant to Section 11-14-318 of the Utah Code.

PURPOSE FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS

The City intends to issue general obligation bonds for the purpose of financing the costs of acquiring, constructing, furnishing and equipping a multi-purpose regional sports, recreation and education complex and related roads, parking and improvements.

MAXIMUM PRINCIPAL AMOUNT OF THE GENERAL OBLIGATION BONDS

The City intends to issue general obligation bonds, in one or more series, in an amount not to exceed \$15,300,000, as authorized at a special bond election duly and lawfully called and held in the City on November 4, 2003.

THE TAXES, IF ANY, PROPOSED TO BE PLEDGED

The City proposes to pledge the full faith and credit of the City for the payment of its general obligation bonds and may be obligated to levy and collect ad valorem taxes without limitation as to rate or amount in order to pay the general obligation bonds, as provided by law.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The City will hold and conduct a public hearing during its City Council meeting that begins at 7:00 p.m. on February 2, 2010. The public hearing will be held at the regular meeting place of the City Council in the Council Chambers, Room 315 in the City and County Building, 451 South State Street, in Salt Lake City, Utah. All members of the public are invited to attend and participate in the public hearing. Written comments may be submitted to the City, to the attention of the City Recorder, prior to the public hearing, via (1) hand delivery at the City and County Building, 451 South State Street, Room 415, Salt Lake City, Utah, 84111, or (2) U.S. Mail at P.O. Box 145515, Salt Lake City, Utah 84114-5515.

DATED this 12th day of January, 2010.

SALT LAKE CITY, UTAH

By _____
[Deputy] City Recorder

[SEAL]

EXHIBIT 3

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of Section 11-14-316, Utah Code Annotated 1953, as amended, that on January 12, 2010, the City Council of Salt Lake City, Utah (the “*Council*”), adopted a resolution (the “*Resolution*”) in which it authorized and approved the issuance of its general obligation bonds (the “*Bonds*”), in one or more series, on a taxable or tax-exempt basis, in the aggregate principal amount of not to exceed Fifteen Million Three Hundred Thousand Dollars, to bear interest at a rate or rates of not to exceed eight percent per annum, to mature over a period not to exceed twenty years from their date or dates and to be sold at a discount from par, expressed as a percentage of the principal amount, of not to exceed two percent. The amount to be paid to the City by the purchaser of the Bonds shall not exceed one hundred two percent of the principal amount thereof. The Bonds may be issued in one or more series at one or more times.

Pursuant to the Resolution, the Bonds are to be issued for the purpose of financing the costs of acquiring, constructing, furnishing and equipping a multi-purpose regional sports, recreation and education complex and related roads, parking and improvements. The Bonds are to be issued and sold by the City pursuant to the Resolution, including as part of the Resolution the draft of a final bond resolution that was before the City Council and attached to the Resolution in substantially final form at the time of the adoption of the Resolution. The City Council is to adopt that final bond resolution in such form and with such changes thereto as the City Council shall approve upon the adoption thereof; *provided* that the principal amount, interest rate or rates, maturity and discount, if any, will not exceed the respective maximums described above.

A copy of the Resolution (including the draft of the final bond resolution attached to the Resolution) is on file in the office of the City Recorder of the City at 451 South State Street, Room 415, in Salt Lake City, Utah, where the Resolution may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m. The Resolution shall be so available for inspection for a period of at least thirty (30) days from and after the date of the publication of this notice.

NOTICE IS FURTHER GIVEN that pursuant to law for a period of thirty (30) days from and after the date of the publication of this notice, any person in interest shall have the right to contest the legality of the above-described Resolution (including the final bond resolution attached thereto) of the City or the Bonds authorized thereby or any provisions made for the security and payment of the Bonds. After such time, no one shall have any cause of action to contest the regularity, formality or legality of the Resolution, the Bonds or the provisions for their security or payment for any cause.

DATED this 12th day of January, 2010.

SALT LAKE CITY, UTAH

By _____
[Deputy] City Recorder

[SEAL]

\$40,300,000

Salt Lake City, Utah

Tax-Exempt General Obligation Bonds

(Public Safety and Sports Complex Projects), Series 2010

Total Issue Sources And Uses

Dated 04/29/2010 | Delivered 04/29/2010

	Public Safety Project	Sports Complex Project	Issue Summary
Sources Of Funds			
Par Amount of Bonds	\$25,000,000.00	\$15,300,000.00	\$40,300,000.00
Total Sources	\$25,000,000.00	\$15,300,000.00	\$40,300,000.00
Uses Of Funds			
Total Underwriter's Discount (0.350%)	87,500.00	53,550.00	141,050.00
Costs of Issuance	69,758.08	42,691.92	112,450.00
Deposit to Project Fund	24,842,741.92	15,203,758.08	40,046,500.00
Total Uses	\$25,000,000.00	\$15,300,000.00	\$40,300,000.00

\$40,300,000

Salt Lake City, Utah

Tax-Exempt General Obligation Bonds

(Public Safety and Sports Complex Projects), Series 2010

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/29/2010	-	-	-	-	-
12/01/2010	-	-	665,839.59	665,839.59	-
06/01/2011	1,545,000.00	0.480%	565,335.50	2,110,335.50	2,776,175.09
12/01/2011	-	-	561,627.50	561,627.50	-
06/01/2012	1,655,000.00	0.760%	561,627.50	2,216,627.50	2,778,255.00
12/01/2012	-	-	555,338.50	555,338.50	-
06/01/2013	1,670,000.00	1.000%	555,338.50	2,225,338.50	2,780,677.00
12/01/2013	-	-	546,988.50	546,988.50	-
06/01/2014	1,685,000.00	1.260%	546,988.50	2,231,988.50	2,778,977.00
12/01/2014	-	-	536,373.00	536,373.00	-
06/01/2015	1,700,000.00	1.660%	536,373.00	2,236,373.00	2,772,746.00
12/01/2015	-	-	522,263.00	522,263.00	-
06/01/2016	1,735,000.00	2.080%	522,263.00	2,257,263.00	2,779,526.00
12/01/2016	-	-	504,219.00	504,219.00	-
06/01/2017	1,765,000.00	2.400%	504,219.00	2,269,219.00	2,773,438.00
12/01/2017	-	-	483,039.00	483,039.00	-
06/01/2018	1,810,000.00	2.660%	483,039.00	2,293,039.00	2,776,078.00
12/01/2018	-	-	458,966.00	458,966.00	-
06/01/2019	1,860,000.00	2.890%	458,966.00	2,318,966.00	2,777,932.00
12/01/2019	-	-	432,089.00	432,089.00	-
06/01/2020	1,910,000.00	3.060%	432,089.00	2,342,089.00	2,774,178.00
12/01/2020	-	-	402,866.00	402,866.00	-
06/01/2021	1,970,000.00	3.180%	402,866.00	2,372,866.00	2,775,732.00
12/01/2021	-	-	371,543.00	371,543.00	-
06/01/2022	2,030,000.00	3.240%	371,543.00	2,401,543.00	2,773,086.00
12/01/2022	-	-	338,657.00	338,657.00	-
06/01/2023	2,095,000.00	3.300%	338,657.00	2,433,657.00	2,772,314.00
12/01/2023	-	-	304,089.50	304,089.50	-
06/01/2024	2,170,000.00	3.370%	304,089.50	2,474,089.50	2,778,179.00
12/01/2024	-	-	267,525.00	267,525.00	-
06/01/2025	2,240,000.00	3.440%	267,525.00	2,507,525.00	2,775,050.00
12/01/2025	-	-	228,997.00	228,997.00	-
06/01/2026	2,320,000.00	3.510%	228,997.00	2,548,997.00	2,777,994.00
12/01/2026	-	-	188,281.00	188,281.00	-
06/01/2027	2,400,000.00	3.590%	188,281.00	2,588,281.00	2,776,562.00
12/01/2027	-	-	145,201.00	145,201.00	-
06/01/2028	2,485,000.00	3.670%	145,201.00	2,630,201.00	2,775,402.00
12/01/2028	-	-	99,601.25	99,601.25	-
06/01/2029	2,580,000.00	3.750%	99,601.25	2,679,601.25	2,779,202.50
12/01/2029	-	-	51,226.25	51,226.25	-
06/01/2030	2,675,000.00	3.830%	51,226.25	2,726,226.25	2,777,452.50
Total	\$40,300,000.00	-	\$15,228,956.09	\$55,528,956.09	-

\$25,000,000

Salt Lake City, Utah

Tax-Exempt General Obligation Bonds

(Public Safety Project), Series 2010

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/29/2010	-	-	-	-	-
12/01/2010	-	-	413,062.57	413,062.57	-
06/01/2011	960,000.00	0.480%	350,713.50	1,310,713.50	1,723,776.07
12/01/2011	-	-	348,409.50	348,409.50	-
06/01/2012	1,025,000.00	0.760%	348,409.50	1,373,409.50	1,721,819.00
12/01/2012	-	-	344,514.50	344,514.50	-
06/01/2013	1,035,000.00	1.000%	344,514.50	1,379,514.50	1,724,029.00
12/01/2013	-	-	339,339.50	339,339.50	-
06/01/2014	1,045,000.00	1.260%	339,339.50	1,384,339.50	1,723,679.00
12/01/2014	-	-	332,756.00	332,756.00	-
06/01/2015	1,055,000.00	1.660%	332,756.00	1,387,756.00	1,720,512.00
12/01/2015	-	-	323,999.50	323,999.50	-
06/01/2016	1,075,000.00	2.080%	323,999.50	1,398,999.50	1,722,999.00
12/01/2016	-	-	312,819.50	312,819.50	-
06/01/2017	1,095,000.00	2.400%	312,819.50	1,407,819.50	1,720,639.00
12/01/2017	-	-	299,679.50	299,679.50	-
06/01/2018	1,125,000.00	2.660%	299,679.50	1,424,679.50	1,724,359.00
12/01/2018	-	-	284,717.00	284,717.00	-
06/01/2019	1,155,000.00	2.890%	284,717.00	1,439,717.00	1,724,434.00
12/01/2019	-	-	268,027.25	268,027.25	-
06/01/2020	1,185,000.00	3.060%	268,027.25	1,453,027.25	1,721,054.50
12/01/2020	-	-	249,896.75	249,896.75	-
06/01/2021	1,220,000.00	3.180%	249,896.75	1,469,896.75	1,719,793.50
12/01/2021	-	-	230,498.75	230,498.75	-
06/01/2022	1,260,000.00	3.240%	230,498.75	1,490,498.75	1,720,997.50
12/01/2022	-	-	210,086.75	210,086.75	-
06/01/2023	1,300,000.00	3.300%	210,086.75	1,510,086.75	1,720,173.50
12/01/2023	-	-	188,636.75	188,636.75	-
06/01/2024	1,345,000.00	3.370%	188,636.75	1,533,636.75	1,722,273.50
12/01/2024	-	-	165,973.50	165,973.50	-
06/01/2025	1,390,000.00	3.440%	165,973.50	1,555,973.50	1,721,947.00
12/01/2025	-	-	142,065.50	142,065.50	-
06/01/2026	1,440,000.00	3.510%	142,065.50	1,582,065.50	1,724,131.00
12/01/2026	-	-	116,793.50	116,793.50	-
06/01/2027	1,490,000.00	3.590%	116,793.50	1,606,793.50	1,723,587.00
12/01/2027	-	-	90,048.00	90,048.00	-
06/01/2028	1,540,000.00	3.670%	90,048.00	1,630,048.00	1,720,096.00
12/01/2028	-	-	61,789.00	61,789.00	-
06/01/2029	1,600,000.00	3.750%	61,789.00	1,661,789.00	1,723,578.00
12/01/2029	-	-	31,789.00	31,789.00	-
06/01/2030	1,660,000.00	3.830%	31,789.00	1,691,789.00	1,723,578.00
Total	\$25,000,000.00	-	\$9,447,455.57	\$34,447,455.57	-

\$15,300,000

Salt Lake City, Utah

Tax-Exempt General Obligation Bonds

(Sports and Recreation Complex Project), Series 2010

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/29/2010	-	-	-	-	-
12/01/2010	-	-	252,777.02	252,777.02	-
06/01/2011	585,000.00	0.480%	214,622.00	799,622.00	1,052,399.02
12/01/2011	-	-	213,218.00	213,218.00	-
06/01/2012	630,000.00	0.760%	213,218.00	843,218.00	1,056,436.00
12/01/2012	-	-	210,824.00	210,824.00	-
06/01/2013	635,000.00	1.000%	210,824.00	845,824.00	1,056,648.00
12/01/2013	-	-	207,649.00	207,649.00	-
06/01/2014	640,000.00	1.260%	207,649.00	847,649.00	1,055,298.00
12/01/2014	-	-	203,617.00	203,617.00	-
06/01/2015	645,000.00	1.660%	203,617.00	848,617.00	1,052,234.00
12/01/2015	-	-	198,263.50	198,263.50	-
06/01/2016	660,000.00	2.080%	198,263.50	858,263.50	1,056,527.00
12/01/2016	-	-	191,399.50	191,399.50	-
06/01/2017	670,000.00	2.400%	191,399.50	861,399.50	1,052,799.00
12/01/2017	-	-	183,359.50	183,359.50	-
06/01/2018	685,000.00	2.660%	183,359.50	868,359.50	1,051,719.00
12/01/2018	-	-	174,249.00	174,249.00	-
06/01/2019	705,000.00	2.890%	174,249.00	879,249.00	1,053,498.00
12/01/2019	-	-	164,061.75	164,061.75	-
06/01/2020	725,000.00	3.060%	164,061.75	889,061.75	1,053,123.50
12/01/2020	-	-	152,969.25	152,969.25	-
06/01/2021	750,000.00	3.180%	152,969.25	902,969.25	1,055,938.50
12/01/2021	-	-	141,044.25	141,044.25	-
06/01/2022	770,000.00	3.240%	141,044.25	911,044.25	1,052,088.50
12/01/2022	-	-	128,570.25	128,570.25	-
06/01/2023	795,000.00	3.300%	128,570.25	923,570.25	1,052,140.50
12/01/2023	-	-	115,452.75	115,452.75	-
06/01/2024	825,000.00	3.370%	115,452.75	940,452.75	1,055,905.50
12/01/2024	-	-	101,551.50	101,551.50	-
06/01/2025	850,000.00	3.440%	101,551.50	951,551.50	1,053,103.00
12/01/2025	-	-	86,931.50	86,931.50	-
06/01/2026	880,000.00	3.510%	86,931.50	966,931.50	1,053,863.00
12/01/2026	-	-	71,487.50	71,487.50	-
06/01/2027	910,000.00	3.590%	71,487.50	981,487.50	1,052,975.00
12/01/2027	-	-	55,153.00	55,153.00	-
06/01/2028	945,000.00	3.670%	55,153.00	1,000,153.00	1,055,306.00
12/01/2028	-	-	37,812.25	37,812.25	-
06/01/2029	980,000.00	3.750%	37,812.25	1,017,812.25	1,055,624.50
12/01/2029	-	-	19,437.25	19,437.25	-
06/01/2030	1,015,000.00	3.830%	19,437.25	1,034,437.25	1,053,874.50
Total	\$15,300,000.00	-	\$5,781,500.52	\$21,081,500.52	-

RESIDENTIAL IMPACT

**Salt Lake City, Utah
Estimated Impact of Annual Debt Service
Proposed Bond Option for Public Safety and Sports Complex Projects**

Proposed Bonds (c):	Debt Service Payment 6/30/2011	Estimated Tax Levy (a)	Taxable Value (b) for Home of \$150,000		Taxable Value (b) for Home of \$250,000		Taxable Value (b) for Home of \$260,890		Taxable Value (b) for Home of \$350,000		Taxable Value (b) for Home of \$500,000	
				Estimated Annual Tax		Estimated Annual Tax		Estimated Annual Tax		Estimated Annual Tax		Estimated Annual Tax
\$25.0 Million Par Amount - 20-years	1,723,776.07	0.0000919	82,500	7.58	137,500	12.64	143,490	13.19	192,500	17.69	275,000	25.27
\$15.3 Million Par Amount - 20-years	1,052,399.02	0.0000561	82,500	4.63	137,500	7.71	143,490	8.05	192,500	10.80	275,000	15.43
	2,776,175.09	0.0001480		12.21		20.35		21.24		28.49		40.70

(a) Taxable Value provided by Salt Lake City. This amount is net of Redevelopment Agency Value.
Base Tax amount for 2008 equals

\$18,761,325,000

(b) All residential homes receive a 45% exemption.

(c) Assumes the bonds would be issued in 2010 at today's rates.

FOR DISCUSSION PURPOSES ONLY

COMMERCIAL IMPACT

Salt Lake City, Utah
Estimated Impact of Annual Debt Service
Proposed Bond Option for Public Safety and Sports Complex Projects

Proposed Bonds (c):	Debt Service Payment 6/30/2011	Estimated Tax Levy (a)	Commercial Property \$350,000	Estimated Annual Tax	Commercial Property \$500,000	Estimated Annual Tax	Commercial Property \$260,890	Estimated Annual Tax
\$25.0 Million Par Amount - 20-years	1,723,776.07	0.0000919	350,000	32.17	500,000	45.95	260,890	23.98
\$15.3 Million Par Amount - 20-years	1,052,399.02	0.0000561	350,000	19.64	500,000	28.05	260,890	14.64
	2,776,175.09	0.0001480		51.81		74.00		38.62

(a) Taxable Value provided by Salt Lake City. This amount is net of Redevelopment Agency Value.

Base Tax amount for 2008 equals \$18,761,325,000

(b) All residential homes receive a 45% exemption.

(c) Assumes the bonds would be issued in 2010 at today's rates.

FOR DISCUSSION PURPOSES ONLY