



DEPARTMENT *of*  
**ECONOMIC**  
**DEVELOPMENT**

# SUGAR HOUSE SAA

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City Council Work Session - Resolution of Intent to Designate  
May 28, 2026

# RECOMMENDATION

- Administration recommends the City Council adopt the Resolution of Intention to Designate the Sugar House Business District 2027 (SHBD-27).
- This establishes an Economic Promotion Special Assessment Area (SAA) in the core commercial area of Sugar House and includes a secondary assessment for signage and holiday lighting.
- The SAA would be active for a period of three years, from 2027-2030, with potential for renewal in 2030.



# BACKGROUND

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- In 2022, DED received a request from the Sugar House Chamber (SHC) to provide options for an economic promotion SAA. Given planned road construction, the Sugar House Chamber (SHC) decided to pause the SAA process.
- After construction completion in 2025, the SHC sent an updated request to DED to resume the process.
- DED has been working with SHC leadership to confirm property owners' support, assessment type, and services.



# TENTATIVE FINANCIAL SUMMARY

## Base Rate Total

(Tax Levy 0.00249 \* Commercial Taxable Value \$638m = \$1.5m)

+

## Secondary Assessment

(Lighting Cost / Foot \$13 \* Benefiting Property Frontage 8,201 feet = \$106k)

=

**\$1.6M VALUE\***

## Total Value

(Base + Secondary Assessment = \$1.6m)

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## City Administrative Fee

(One Time Fee = \$229,080)

=

**\$1.4M BUDGET\***

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## 3% Reserve

(3% of \$1.6m = \$50k)

For RFP Recipient

\*Over a 3-year assessment period

# PROPOSED ECONOMIC PROMOTION ACTIVITIES



## SIGNAGE & HOSPITALITY

- Holiday Lighting
- Ambassador Program
- Banners
- Placemaking
- Wayfinding Assistance



## DISTRICT IDENTITY

- Art
- Special Events
- Branding



## MARKETING & PROMOTION

- Advertising
- Newsletters
- Publications
- Cultural Promotion



## BUSINESS SUPPORT

- Business recruitment
- District research/reporting, surveys
- Government coordination

# SAA STATE STATUTE



- If protests from property owners reach 40% or more of the taxable value in a proposed SAA, the process can not continue.
- Parcels under \$20,000 in valuation, residential, ecclesiastical, and government owned properties are exempt from assessment.
- Multifamily housing with 5+ units is eligible to be assessed, but was excluded from this proposed SAA.

# **SAA TIMELINE**

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- The SAA process will take from approximately May 2026 to April 2027.
- City Council actions will include:
  - Adopting the Resolution of Intent to Designate
  - Holding the Protest Hearing
  - Adopting the Resolution to Designate
  - Appointing a Board of Equalization
  - Accepting or modifying Board of Equalization recommendations
  - Adopting the Assessment Ordinance





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# THANK YOU

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Please contact Economic Development with any questions regarding  
Special Assessment Areas

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P: 801-535-7200

Updated May 22, 2026