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5114287
20 AUGUST 91 04:12 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY RECORDER
REC BY: KARMA BLANCHARD, DEPUTY
Salt Lake City, Utah

August 15, 1991

5114287

A special meeting of the City Council of Salt Lake City, Salt Lake County, Utah, was held on Thursday, August 15, 1991, at the hour of 6:00 p.m. at the offices of the City Council at 451 South State Street, Salt Lake City, Utah at which meeting there were present and answering to roll call the following members who constituted a quorum:

Tom Godfrey	Chair
Nancy Pace	Vice Chair
Roselyn N. Kirk	Councilmember
Alan Hardman	Councilmember
Ronald Whitehead	Councilmember
Don C. Hale	Councilmember
L. Wayne Horrocks	Councilmember

Also present:

Palmer A. DePaulis	Mayor
Roger Cutler	City Attorney
Kathryn Marshall	City Recorder

Absent:

Thereupon the following proceedings, among others, were duly had and taken:

It was noted that notice was published and mailed concerning the creation of Salt Lake City, Utah Central Business Improvement District No. DA-8690A (the "District"). A public hearing was held on August 13, 1991 at which there were no oral protests, but six citizens spoke in favor of creation of the District. The City has determined that the

BK6347PG2925

percentage of written protests for the District, as described in the Notice of Intention was approximately two percent (2%) of the total taxable value of property to be assessed. It is the recommendation of the City staff that the District be created and that a District Manager be selected.

The Chair stated that the assessment rolls have been prepared for the District for action and consideration by the Board of Equalization and Review and by the City Council, which assessment rolls are on file in the office of the City Recorder and available for inspection by any interested property owner.

Having considered the protests, the withdrawal of a preliminary proposal of one of two prospective managers of the District and the recommendation of the City staff to create the District and to set a Board of Equalization and Review for the District, Councilmember Godfrey introduced a resolution to (i) create the District, (ii) select Alternative Budget A as described in the Notice of Intention concerning the District, (iii) select a manager of the District, (iv) contract for the administration of the District and (v) appoint a Board of Equalization and Review, and Councilmember Hardman moved its adoption and Councilmember Whitehead seconded the motion to adopt the Resolution. The Resolution was thereupon put to a vote and unanimously adopted on the following recorded vote:

YEA: Tom Godfrey
Nancy Pace
Alan Hardman
Ronald Whitehead
Don C. Hale
L. Wayne Horrocks

NAY: None

Councilmember Kirk was absent at the time of the vote.

The resolution reads as follows:

RESOLUTION NO. 71 OF 1991

A RESOLUTION TO CREATE SALT LAKE CITY, UTAH CENTRAL BUSINESS IMPROVEMENT DISTRICT NO. DA-8690A, TO SELECT AND APPROVE ALTERNATIVE BUDGET A (THE DOWNTOWN ALLIANCE PROPOSED BUDGET) AS DESCRIBED IN THE NOTICE OF INTENTION CONCERNING THE DISTRICT; TO SELECT A MANAGER OF THE DISTRICT; TO AUTHORIZE CITY OFFICIALS TO PROCEED TO CONTRACT FOR THE ADMINISTRATION OF THE DISTRICT; TO APPOINT A BOARD OF EQUALIZATION AND REVIEW, SET DATES FOR THE BOARD OF EQUALIZATION TO HEAR AND CONSIDER OBJECTIONS AND CORRECTIONS TO ANY PROPOSED ASSESSMENTS, AUTHORIZE THE CITY RECORDER TO PUBLISH AND MAIL A NOTICE OF MEETINGS OF THE BOARD OF EQUALIZATION AND REVIEW; AND RELATED MATTERS.

BE IT RESOLVED by the City Council of Salt Lake City, Salt Lake County, Utah:

Section 1. It will be in the best interest of Salt Lake City (the "City") to promote business activity in the central business area of downtown Salt Lake City, including, but not limited to, advertising, banners, special events and festivals, newsletters and publications, christmas lighting and special projects (the "Economic Promotion Activities") in locations described in the Notice of Intention for the Salt Lake City, Utah Central Business Improvement District, No. DA-8690A (the "District"), which locations are more specifically identified on maps and plans on file in the office of the City Recorder of the City.

Section 2. The City Council has heretofore considered written protests on file with the City Recorder. A hearing was held to give each and every person who wished to be heard

an opportunity to protest against the creation of the District or the Economic Promotion Activities. The preliminary proposals of two prospective managers of the District have been considered, but one proposal has been withdrawn.

Section 3. Economic Promotion Activities described in the Notice of Intention are hereby authorized and the District is hereby created to effectuate the Economic Promotion Activities.

Section 4. The area included within the District is described in the Notice of Intention. The legal description and tax identification numbers of the included properties are more fully set forth in Exhibit "A" attached hereto.

Section 5. As required by law, the City Recorder is hereby authorized and directed to file within five days from the date hereof a copy of the Notice of Intention and this Resolution creating the District as finally approved, together with a list of properties proposed to be assessed, described by tax identification number and legal description in the Salt Lake County Recorder's office.

Section 6. The Downtown Alliance is selected as the Manager of the District and its budget (identified in the Notice of Intention as "Alternative Budget A") is hereby approved. City Officials are authorized and directed to enter into a management contract with the District Manager

consistent with the provisions of Alternative Budget A and the Notice of Intention.

Section 7. A Board of Equalization and Review, as required by law, for the District (the "Board") is hereby appointed, consisting of the following City staff personnel:

City Recorder or designee

City Engineer, Public Works Director or other designee

City Attorney or designee

City Treasurer or designee

Section 8. The Board shall sit as a Board of Equalization and Review on the special assessment proposed to be levied and assessed on the property within the District in Room 442 of the City and County Building at 451 South State Street, Salt Lake City, Utah on September 17, 1991 between the hours of 3:00 p.m. and 4:00 p.m., on September 18, 1991 between the hours of 4:00 p.m. and 5:00 p.m., and on September 19, 1991 between the hours of 5:00 p.m. and 6:00 p.m. to hear and consider any objections to and make corrections of any proposed assessments which the Board may deem unequal or unjust.

Section 9. The City Recorder is hereby authorized and directed to publish and mail, as provided by law and the ordinances of the City, a notice of meeting of the Board, said notice to be in substantially the following form:

NOTICE OF MEETING OF BOARD OF EQUALIZATION AND REVIEW

NOTICE IS HEREBY GIVEN that the assessment list for Salt Lake City, Utah Central Business Improvement District No. DA-8690A (the "District"), created by the City Council in pursuance to a notice of intention heretofore published and mailed to all property owners to be affected in the District, has now been completed and is available for examination at the office of the City Engineer. Four members of the City staff personnel have been duly appointed to act as the Board of Equalization and Review on the assessment proposed to be levied on the property within the District.

The members of said City staff personnel sitting as a Board of Equalization and Review on the assessment proposed to be levied on the property within the District will meet in Room 442 of the City and County Building at 451 South State Street, Salt Lake City, Utah on September 17, 1991 between the hours of 3:00 p.m. and 4:00 p.m., on September 18, 1991 between the hours of 4:00 p.m. and 5:00 p.m. and on September 19, 1991 between the hours of 5:00 p.m. and 6:00 p.m. to hear and consider any objections to and make any corrections of any proposed assessments which the Board may deem unequal or unjust.

On each of the dates specified above, the assessment list and plats and amounts of the proposed assessment against each parcel of property shall be open to public inspection continuously from 8:00 a.m. to 5:00 p.m. at the Office of the City Recorder of Salt Lake City, Utah.

The District area is described by reference to the following streets (the "Reference Streets"):

North Temple, from State Street west to 400 West;
400 West from North Temple to 200 South;
200 South from 400 West to Rio Grande;
Rio Grande from 200 South south to 400 South;
400 South from Rio Grande east to 200 East;
200 South, from 200 East east to 300 East;
200 East, from 400 South north to South Temple;
and State Street, from South Temple North to North Temple.

The area of the District shall include all property bounded by the Reference Streets described above and in addition it shall include parcels of property (the "Peripheral Parcels") which can be determined as follows: Peripheral Parcels shall include all parcels of property which abut the Reference Streets plus all corner parcels which have a corner

touching any of the Reference Streets. The Peripheral Parcels on the north side of North Temple and south of the elevated portions of the 400 South viaduct shall not be included within the District. Parcels on the south side of 400 South shall be included to a depth of 330 feet.

By order of the City Council of Salt Lake City, Utah,
this 15th day of August, 1991.

/s/ Kathryn Marshall
City Recorder

(S E A L)

Section 10. The City Recorder is hereby directed to enter the foregoing proceedings upon the records of the City, and to cause a notice to be published in one issue of the Deseret News, a newspaper published in the City and having general circulation therein, the publication to be at least twenty (20) and not more than thirty-five (35) days prior to the date on which the Board of Equalization and Review will begin hearings.

A copy of the notice set forth in Section 9 above shall not later than ten (10) days after publication of such notice, be mailed, postage prepaid, to each owner of land to be assessed within the proposed special improvement district at the last known address of such owner using for such purpose the names and addresses appearing on the last completed real property assessment rolls of the county wherein said affected property is located. In addition, a copy of such notice shall be addressed to "owner" and shall be so mailed, addressed to the street number of each of the improved properties to be affected by the assessment.

ADOPTED AND APPROVED this 15th day of August, 1991.

Tom Rooney
Chair

ATTEST:

[Signature]
City Recorder

(S E A L)



After conduct of other business not pertinent to the above, on motion duly made, seconded and carried, the meeting was adjourned.

Tam Godfrey
Chair

ATTEST

Kathy Marshall
City Recorder

(S E A L)



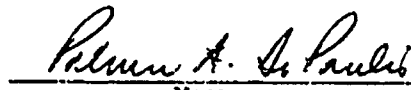
PRESENTATION TO THE MAYOR

The foregoing resolution was presented to the Mayor for his approval or disapproval on the 15th day of August 1991.


Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing resolution is hereby approved this 15th day of August 1991.

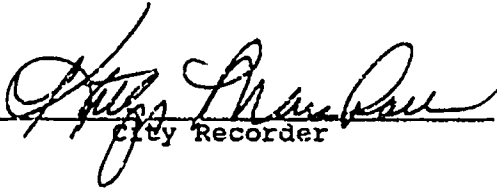

Mayor

STATE OF UTAH)
): ss
COUNTY OF SALT LAKE)

I, Kathryn Marshall, the duly appointed, qualified and acting City Recorder of Salt Lake City, Salt Lake County, Utah, do hereby certify as follows:

That the foregoing pages constitute a full, true and correct copy of the record of the proceedings of the City Council of Salt Lake City, Utah, at its special meeting held on August 15, 1991, insofar as said proceedings relate to the creation of Salt Lake City, Utah Central Business Improvement District, No. DA-8690A as the same appears of record in my office. I personally attended said meeting and the proceedings were in fact held as specified in said minutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City as of this 15th day of August 1991.



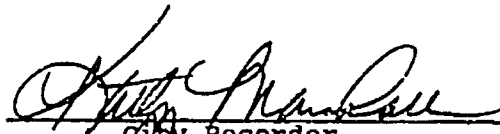
City Recorder

(S E A L)

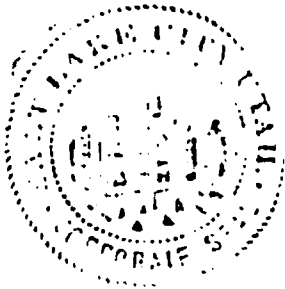
STATE OF UTAH)
 : ss. CERTIFICATE OF FILING
COUNTY OF SALT LAKE)

I, Kathryn Marshall, the duly qualified and acting City Recorder of Salt Lake City, Salt Lake County, Utah, do hereby certify that on the ____ day of August 1991, pursuant to Section 10-16-7, Utah Code Annotated 1953, as amended, a copy of the Notice of Intention dated July 16, 1991 and the Resolution dated August 15, 1991 creating Salt Lake City, Utah Central Business Improvement District, No. DA-8690A (the "District") as finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, was filed in the Salt Lake County Recorder's Office within five (5) days of the date of Creation of the District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Municipality this 20TH day of August 1991.


City Recorder

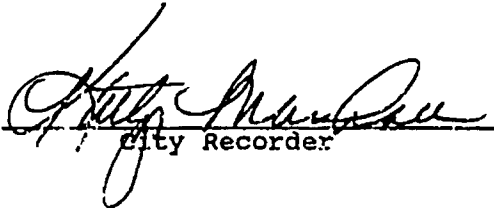
(S E A L)



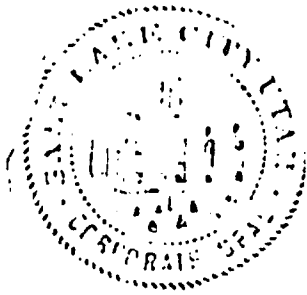
STATE OF UTAH)
) : SS.
COUNTY OF SALT LAKE)

I, Kathryn Marshall, the duly appointed, qualified and acting City Recorder of Salt Lake City, Salt Lake County, Utah, do hereby certify that I delivered to the Deseret News, a newspaper published in said Municipality and having general circulation therein, a notice of meetings of the Board of Equalization and Review (the "Notice") for Salt Lake City, Utah Central Business Improvement District No. DA-3890A for publication at least twenty (20) and not more than thirty-five (35) days prior to the date said Board will begin its hearings.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of Salt Lake City this 20TH day of August 1991.


City Recorder

(S E A L)



CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Kathryn Marshall, the undersigned City Recorder of Salt Lake City, Salt Lake County, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the August 15, 1991 public meeting held by the City as follows:

- (a) By causing a Notice, in the form attached hereto as Schedule "A", to be posted at the City's principal offices at the City and County Building, Salt Lake City, Utah on August 13, 1991, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and
- (b) By causing a copy of such Notice, in the form attached hereto as Schedule "A", to be delivered to the Deseret News on August 13, 1991, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my
official signature this 15th day of August 1991.

City Recorder

(S E A L)



SALT LAKE CITY CORPORATION

OFFICE OF THE CITY COUNCIL
CITY AND COUNTY BUILDING
451 SOUTH STATE STREET, ROOM 304
SALT LAKE CITY, UTAH 84111
TELEPHONE 535-7600

SALT LAKE CITY COUNCIL

AGENDA
CITY COUNCIL CHAMBER
ROOM 315
CITY AND COUNTY BUILDING
451 SOUTH STATE STREET

Thursday, August 15, 1991
6:30 p.m.

-
- A. BRIEFING SESSION:
- B. OPENING CEREMONIES:
1. Invocation.
 2. Pledge of Allegiance.
- C. COMMENTS:
1. Questions to the Mayor from the City Council.
 2. Citizen Comments to the Council.
- D. CONSENT:
- E. NEW BUSINESS:
- F. UNFINISHED BUSINESS:
1. Resolution: Salt Lake City Downtown Economic Promotion Special Improvement District
Consider adopting a resolution to create Salt Lake City, Utah Central Business Improvement District No. DA-8690A, to select and approve alternative budget A (the Downtown Alliance proposed

budget, as described in the notice of intention concerning the District, to select a manager of the District, and to authorize City officials to proceed to contract for the administration of the District.
(C 91-300)

Staff recommendation: Suspend and Adopt.

G. PUBLIC HEARINGS:

H. ADJOURNMENT:

** FINAL ACTION MAY BE TAKEN AND/OR ORDINANCES ADOPTED
 CONCERNING ANY ITEM ON THIS AGENDA.

BK 6347 PC 2943

DATED: August 13, 1991

BY: *[Signature]*
CITY RECORDER

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

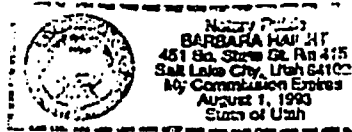
On the 13th day of August, 1991 I personally delivered a copy of the foregoing notice to the Mayor and City Council and posted copies of the same in conspicuous view, at the following times and locations within the City and County Building, 451 South State Street, Salt Lake City, Utah:

1. At 5:00 p.m. in the City Recorder's Office, Room 415; and
2. At 5:00 p.m. in the Newsroom, Room 315.

[Signature]
CITY RECORDER

Subscribed and sworn to before me this 13th day of August, 1991.

[Signature]
Notary Public residing in the State of Utah



My Commission Expires:

Aug 1, 1993
APPROVAL

[Signature]
EXECUTIVE DIRECTOR

BK 6347 PG 2944

SCHEDULE "A"

Notice of Meeting

EXHIBIT "A"

TAX IDENTIFICATION NUMBERS AND LEGAL

DESCRIPTIONS OF PROPERTIES TO BE ASSESSED

[A complete list consisting of _____ pages of
Tax I.D. numbers and property descriptions
is available for inspection at the Salt Lake
City Recorder's and the City Engineer's office.]

- Notes:
- 1) The estimate of budget for years two and three will be adjusted, comparable to the estimated budget for the first year. The City does not intend to pay any portion of the expenses of the District from funds other than assessments.
 - 2) No more than fifty percent (50%) of assessment revenues and interest earned thereon will be allocated for administrative and start-up costs. If such costs exceed the fifty percent (50%) limit, such excess shall be paid from revenues other than assessment revenues.
 - 3) The budget presented herein (except assessment revenues) becomes available to supplement the assessment.
- PFC CONSULTING GROUP ASSUMES RESPONSIBILITY FOR THE ESTIMATED ANNUAL BUDGET AND ASSUMES ALL ECONOMIC PROMOTION ACTIVITY
- | | |
|--|-------------|
| Administrative | \$ 40,000 |
| Advertising | \$ 40,000 |
| Executive Director/Executive Administrator - (to be determined on an hourly basis) | \$ 60,000 |
| Administrative Assistant (1) | \$ 60,000 |
| Apprentice (1) | \$ 60,000 |
| Apprentice (1) | \$ 60,000 |
| Value Acquired by PFC Consulting Group to Commitment of MS, IV for Advertising/Maintenance | \$1,500,000 |
- 1) Estimated Annual Assessment for 1991 of \$ 0005
 - 2) The management plan submitted by PFC Consulting Group includes a commitment to pay the assessment revenues for the first year.
 - 3) PFC Consulting Group has advised that it will not be required to pay for the assessment revenues for the first year.
 - 4) No more than fifty percent (50%) of assessment revenues and interest earned thereon will be allocated for administrative and start-up costs. If such costs exceed the fifty percent (50%) limit, such excess shall be paid from revenues other than assessment revenues.
- PROPERTIES EXCLUDED FROM DISTRICT ASSESSMENTS
- Residential, ecclesiastical and civic properties shall be excluded from assessments. The determination of what constitutes residential, ecclesiastical and civic properties shall be based on the use of the property. The determination of what constitutes residential, ecclesiastical and civic properties shall be based on the use of the property. The determination of what constitutes residential, ecclesiastical and civic properties shall be based on the use of the property.

It is proposed to levy assessments over a three year period on property in the District to pay for or a portion of the estimated costs according to the schedule shown by the attached schedule. The assessment shall be levied on property in the District to pay for or a portion of the estimated costs according to the schedule shown by the attached schedule. The assessment shall be levied on property in the District to pay for or a portion of the estimated costs according to the schedule shown by the attached schedule.

THE CITY OF SALT LAKE CITY, UTAH

Approved: May 16, 24, 31, & August 1, 1991

NOTICE OF INTENTION

PUBLIC NOTICE IS HEREBY GIVEN that on the 16th day of July, 1991, the City Council of Salt Lake City, Utah, adopted a resolution declaring its intention to create a special improvement district to be known as Salt Lake City, Utah Central Business District. The proposed district is located in the downtown area of downtown Salt Lake City within the District and to levy a special tax, as provided in Title 17A, Chapter 3, Utah Code Annotated, 1993, on commercial and residential property within the District. The proposed district is to be managed and operated in the management and control of such promotional activities.

DESCRIPTION OF DISTRICT
The District area is described by reference to the following street addresses:
North Temple from State Street west to 400 West;
400 West from North Temple to 200 South;
200 South from 400 West to the Grunds;
4th Grade from 200 South to 400 South;
South Temple from 400 West to 200 East;
200 East from 200 East to 300 East;
200 East from 200 East to 300 East;
and State Street from 50th Temple North to North Temple.

The area of the District shall include all parcels bounded by the Reference Sheet described above and in addition shall include parcels of property (the "Peripheral Parcels") which can be determined as follows: Peripheral Parcels shall include all parcels of property which abut the Reference Sheet described above and which are located to the north, south, east or west of the Reference Sheet. The Peripheral Parcels on the north side of North Temple and south of the elevated portions of the 400 South street shall not be included within the District. Parcels on the south side of 400 South shall be included to a depth of 330 feet.

The Resolution, maps and other information about the District are available for examination in the offices of the Salt Lake City Recorder, 451 South State Street, Salt Lake City, Utah. Two copies of the Resolution and the maps are being made available to the manager of the District. Selection of the parcels to be included in the District shall be made by the City Council. Each prospective major has submitted a proposed budget estimating the cost of economic promotion improvements within the District. Depending on the City Council's selection of the major, the cost of economic promotion activities will be either Alternative Budget A or Alternative Budget B, both of which are set out in the following section of this Notice.

ESTIMATED COSTS OF ECONOMIC PROMOTION ACTIVITIES

ESTIMATED ANNUAL BUDGET AND ASSESSMENT RATE	Estimated Cost
Economic Promotion Activity	\$170,000
Marketing and Promotion	
-includes sheet banner, Christmas decorations, general marketing campaign, special events and festivals	68,100
Community Issues	
-includes newsletter, town meetings, community support grants and cultural promotion	62,100
Business Support	
-includes retention/recruitment effort, business surveys, and promotional campaign	37,000
Printing and Transportation Access	
-includes reports and surveys, maps, community outreach project	157,000
General and Technical Project	
-includes salaries, benefits, office supplies, rent, travel, telephone and postage	20,000
Professional Costs	
-includes furnishings, legal expenses, etc.	5,000
Contingency Fund	5,000
Old Estimated Cash for One Year Period	\$375,200
Less Annual Estimated Cash to be Received from Other Sources	23,200
Amount to be Raised Annually from Assessments	500,000
Estimated Annual Assessment for \$1,000 of Assessed Valuation as of June 1, 1991	\$.0005

SALT LAKE CITY CORPORATION SPECIAL IMPROVEMENTS DISTRICTS
 FINAL TAX ROLL REPORT FOR DISTRICT TYPE DA EXTENSION B690A
 DATE PRINTED : 08:43:51 AM THURSDAY AUGUST 1, 1991

PAGE : 42

PROPERTY NUMBER 15-01-181-011-0000
 PROP TYPE ZIP 84101 0000 CRIS OCOO
 OWNER ADDRESS 2958 E MILLCREEK CYN RD APT # ATTENTION CITY SLC ST UT ZIP 84109 3108 CRIS 0000
 OWNER NAME HAMMOND, HERALD & MABLE
 O100

CO# AT NW COR LOT 7 BLK 61 PLAT A SLC SUR 5 10 RDS E 25 FT N 10 RDS W 25 FT TO BEG
 OTHER CHARGES DESCRIPTION DOWNTOWN ALLIANCE ACREAGE 14.900.000 EXCLUDED ASSESSED R A T E CODE AMOUNT
 .001500000000 001 22.35
 ABUTTER'S OTHER CHARGES 22.35
 PLUS CITY PORTION (0.000 %) OF TOTAL 22.35
 GRAND TOTAL 22.35

PROPERTY NUMBER 15-01-182-001-0000
 PROP TYPE ZIP 84101 0000 CRIS OCOO
 OWNER ADDRESS 325 W PIERPONT AVE # ATTENTION STEPHEN GOLDSMITH CITY SLC ST UT ZIP 84101 1712 CRIS 0000
 OWNER NAME GOLDBERG, LINDA; ET AL
 O101

BEG 54.27 FT N FR SW COR LOT 3 BLK 61 PLAT A SLC SUR N 60.73 FT E 410 FT S 115 FT W 327.5 FT N 4.7 FT NW'LY PARALLEL WITH
 8 8.5 FT DISTANT FR CEN LINE OF SPUR TRACK 98.27 FT TO BEG 4767-0513, 5334-428 THRU 430 5334-0831, 1179-5, 1600-19,
 1863-637, 1970-295, 4677-177, 4716-1497, 4767-513, 5442-585 THRU 596 & 1253, 1254 5438-2528, 5494-186, 5497-634
 5557-2448, 2447, 5714-1617, 1615 5714-1619
 OTHER CHARGES DESCRIPTION DOWNTOWN ALLIANCE ACREAGE 573.200.000 EXCLUDED ASSESSED R A T E CODE AMOUNT
 .001500000000 001 859.80
 ABUTTER'S OTHER CHARGES 859.80
 PLUS CITY PORTION (0.000 %) OF TOTAL 859.80
 GRAND TOTAL 859.80

6862847898