

When Recorded Return To:

Salt Lake City Recorder
451 So. State Street, Room 415
Salt Lake City, Utah 84111

NOTICE OF ENCUMBRANCE AND ASSESSMENT AREA DESIGNATION

Notice is hereby given that Salt Lake City, Utah, a political subdivision and body politic of the State of Utah, has designated an Assessment Area to be known as "Salt Lake City, Utah Special Assessment Area CBIA-16 (the "Assessment Area") pursuant to the Assessment Area Act, Utah Code Title 11, Chapter 42, and by Resolution No. 46 of 2015 (attached as Exhibit 2) and by Resolution No. 25 of 2015 (attached as Exhibit 3) for the purpose of defraying the costs of certain improvements consisting primarily of economic promotion activities; defray the cost and expenses of improvements by assessments to be levied against the properties benefited by such improvements; (collectively, the "Improvements"), within the Assessment Area that are identified by legal description and tax identification number on Exhibit 1. Assessed amounts for each property have been sent to each owner of property identified on Exhibit 1 and can be viewed online at www.slcgov.com/saa.

For information call the office of the Salt Lake City Treasurer at 801-535-7719.


Salt Lake City Treasurer

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

The foregoing notice was acknowledged before me this 8th day of February, 2016, by Marina Scott, the City Treasurer of Salt Lake City, Utah.

NOTARY PUBLIC 



12220724
02/11/2016 12:27 PM \$1554.00
Book - 10402 Pg - 3112-3426
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY RECORDER
PO BOX 145455
SALT LAKE CITY UT 84114
BY: DDA, DEPUTY - WI 315 P.

- EXHIBIT 1
Properties of the District
- Legal Description of Property Tax Identification Number of Property
- EXHIBIT 2
Resolution No. 46 of 2015
- EXHIBIT 3
Resolution No. 25 of 2015



SALT LAKE CITY CORPORATION SPECIAL ASSESSMENT AREA
TAX ROLL REPORT FOR DISTRICT DA, EXTENSION CBIA-16, SAA 1181

Exhibit
1

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Prop ID 08 36 329 007 0000 Prop Addr 344 W NORTH TEMPLE ST Acct 1181-9673 Assess Value \$1,138,900 Type 904
 Owner Info PROPERTY RESERVE, INC ATTN TAX DIVISION
 Address PO BOX 511196 SALT LAKE CITY UT 84151-1196
 1 0107
 BEG AT SE COR LOT 2, BLK 97, PLAT A, SLC SUR; W 10 RDS; N 10
 RDS; E 2 RDS; N 6 2/3 RDS; E 8 RDS; S 16 2/3 RDS TO BEG.
 4776-429 4776-0426, 5471-2086 5471-2091 5830-2400 6005-2756
 7309-1790 7448-1353

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	1138900.00	0.00	1138900.00	0.0015	\$1,708.35
	Abbuter's Assessment	1138900.00	0.00	1138900.00		\$1,708.35
	City percentage and amount		0%			\$0.00
	Grand Total Amount for Property					\$1,708.35

Prop ID 08 36 329 008 0000 Prop Addr 110 N 400 W Acct 1181-9674 Assess Value \$3,569,800 Type 904
 Owner Info PROPERTY RESERVE, INC ATTN TAX DIVISION
 Address PO BOX 511196 SALT LAKE CITY UT 84151-1196
 2 0107
 THE W 165 FT OF LOT 2 & THE W 198 FT OF LOT 3 AND ALL OF LOT
 4, BLK 97, PLAT A, SLC SURVEY. 5471-2086 5830-2400 6005-2756
 7309-1790 7448-1353

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	3569800.00	0.00	3569800.00	0.0015	\$5,354.70
	Abbuter's Assessment	3569800.00	0.00	3569800.00		\$5,354.70
	City percentage and amount		0%			\$0.00
	Grand Total Amount for Property					\$5,354.70

Prop ID 08 36 351 020 0000 Prop Addr 606 W NORTH TEMPLE ST Acct 1181-9686 Assess Value \$319,600 Type 566
 Owner Info FARRELL, RANDALL; ET AL ATTN
 Address 1405 N EAST HILLS DR BOUNTIFUL UT 84010-
 3 0902
 COM AT SE COR LOT 1 BLK 61 PLAT C SLC SUR W 118.8 FT N
 114.25 FT E 118.8 FT S 114.25 FT TO BEG 5700-0480 6118-2244
 6226-2871 6228-1062 8603-7013 10253-6816
 *** FARRELL, RANDALL; 90% INT
 *** 606WNT, LLC; 10% INT

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	319600.00	0.00	319600.00	0.0015	\$479.40
	Abbuter's Assessment	319600.00	0.00	319600.00		\$479.40
	City percentage and amount		0%			\$0.00
	Grand Total Amount for Property					\$479.40



SALT LAKE CITY CORPORATION SPECIAL ASSESSMENT AREA
TAX ROLL REPORT FOR DISTRICT DA, EXTENSION CBIA-16, SAA 1181

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Prop ID 16 06 154 034 0000 Prop Addr 225 S FLORAL ST Acct 1181-32312 Assess Value \$415,900 Type 916
 Owner Info EOS AT PARKSIDE LLC ATTN KBS REALTY ADVISORS
 Address PO BOX 28270 SANTA ANA CA 92799-8270

568 1002
 BEG E 51 FT & S 154 FT FR NW COR OF LOT 7, BLK 56, PLAT A,
 SLC SUR; S 64.83 FT; W 51 FT; S 61.67 FT; W 81 FT; N 126.5
 FT; E 132 FT TO BEG. TOGETHER WITH 1/2 VACATED ALLEY
 ABUTTING ON W. 5470-2153 5682-0849 7326-2300 9347-6527

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	415900.00	0.00	415900.00	0.0015	\$623.85
	Abbuter's Assessment	415900.00	0.00	415900.00		\$623.85
	City percentage and amount		0%			\$0.00
	Grand Total Amount for Property					\$623.85

Prop ID 16 06 154 039 0000 Prop Addr 252 S EDISON ST Acct 1181-32315 Assess Value \$303,700 Type 566
 Owner Info AWESOME COUGARS LLC ATTN
 Address 252 S EDISON ST SALT LAKE CITY UT 84111-2307

569 1014
 BEG 69.07 FT S FR NW COR OF LOT 2, BLK 56, PLAT A, SLC SUR;
 E 50 FT; S 30.93 FT; W 50 FT; S 1 FT; W 29 FT; N 31 FT; E 29
 FT; N 0.93 FT TO BEG. 5521-2181 5902-2625 5902-2627
 7223-1897 7505-2795 8413-8819 8424-5579 8584-3340

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	303700.00	0.00	303700.00	0.0015	\$455.55
	Abbuter's Assessment	303700.00	0.00	303700.00		\$455.55
	City percentage and amount		0%			\$0.00
	Grand Total Amount for Property					\$455.55

Prop ID 16 06 154 042 0000 Prop Addr 251 S FLORAL ST Acct 1181-32317 Assess Value \$147,000 Type 915
 Owner Info AWESOME COUGARS LLC ATTN
 Address 252 S EDISON ST SALT LAKE CITY UT 84111-2307

570 1014
 BEG 29.67 FT W & 34 FT S FR NE COR OF LOT 3, BLK 56, PLAT A
 SLC SUR; S 17 FT; E 0.2 FT; S 0°21'43" W 19 FT; E 0.59 FT; S
 31 FT; W 50 FT; N 67 FT; E 49.33 FT TO BEG. 5521-2180
 5902-2625 6196-1668 7223-1897 7505-2795 8413-8819 8424-5579
 8584-3340

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	147000.00	0.00	147000.00	0.0015	\$220.50
	Abbuter's Assessment	147000.00	0.00	147000.00		\$220.50
	City percentage and amount		0%			\$0.00
	Grand Total Amount for Property					\$220.50



SALT LAKE CITY CORPORATION SPECIAL ASSESSMENT AREA
TAX ROLL REPORT FOR DISTRICT DA, EXTENSION CBIA-16, SAA 1181

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Prop ID 16 06 154 049 0000 Prop Addr 133 E 300 S Acct 1181-32322 Assess Value \$36,000 Type 914
 Owner Info BROADWAY CENTRE INVESTMENT;LIMITED PARTNERSHIP ATTN
 Address 300 PARK BLVD 201 ITASCA IL 60143-
 574 0713
 BEG S 89°58'22" W 75.11 FT FR SW COR LOT 2, BLK 56, PLAT A,
 SLC SUR; W 6.89 FT; N 188 FT; E 6.75 FT; S 188 FT TO BEG.
 6282-2529 6123-551 9489-6336

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	36000.00	0.00	36000.00	0.0015	\$54.00
	Abbuter's Assessment	36000.00	0.00	36000.00		\$54.00
	City percentage and amount	0%				\$0.00
	Grand Total Amount for Property					\$54.00

Prop ID 16 06 154 050 0000 Prop Addr 228 S EDISON ST Acct 1181-65403 Assess Value \$568,400 Type 566
 Owner Info FERIA PROPERTIES LLC ATTN
 Address 313 S MARYFIELD DR SALT LAKE CITY UT 84108-1541
 575 0411
 BEG AT SW COR OF LOT 7, BLK 56, PLAT A, SLC SUR; W 81 FT; N
 49.5 FT E 81 FT; N 61.67 FT; E 51 FT; S 79.02 FT; W 51 FT; S
 32.15 FT TO BEG. 7355-2040

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	568400.00	0.00	568400.00	0.0015	\$852.60
	Abbuter's Assessment	568400.00	0.00	568400.00		\$852.60
	City percentage and amount	0%				\$0.00
	Grand Total Amount for Property					\$852.60

Prop ID 16 06 154 051 0000 Prop Addr 215 S STATE ST Acct 1181-68557 Assess Value \$31,684,200 Type 566
 Owner Info EOS AT PARKSIDE LLC ATTN KBS REALTY ADVISORS
 Address PO BOX 28270 SANTA ANA CA 92799-8270
 576 1002
 BEG AT NW COR OF LOT 5, BLK 56, PLAT A, SLC SUR; E 231 FT; S
 130 FT; E 2 FT; S 101 FT; W 66 FT; S 48.67 FT; W 165 FT; N
 279.67 FT TO BEG. TOGETHER WITH 1/2 VACATED ALLEY ABUTTING
 ON E. 5470-2151,2153 5520-1692 5682-0849 7326-2300
 8395-22009347-6527

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	31684200.00	0.00	31684200.00	0.0015	\$47,526.30
2	holiday lighting	279.67	0.00	279.67	14.03	\$3,923.77
	Abbuter's Assessment	31684479.67	0.00	31684479.67		\$51,450.07
	City percentage and amount	0%				\$0.00
	Grand Total Amount for Property					\$51,450.07



SALT LAKE CITY CORPORATION SPECIAL ASSESSMENT AREA
TAX ROLL REPORT FOR DISTRICT DA, EXTENSION CBIA-16, SAA 1181

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Prop ID 16 06 154 052 0000 Prop Addr 232 S FLORAL ST Acct 1181-68559 Assess Value \$107,300 Type 916
 Owner Info EOS AT PARKSIDE LLC ATTN KBS REALTY ADVISORS
 Address PO BOX 28270 SANTA ANA CA 92799-8270

577 1002
 BEG N 0°03'14" E 50.33 FT FR SW COR LOT 6, BLK 56, PLAT A,
 SLC SUR; N 0°03'14" E 48.67 FT; N 89°58'56" E 68 FT; S
 0°03'14" W 48.67 FT; S 89°58'56" W 68 FT TO BEG. TOGETHER
 WITH 1/2 VACATED ALLEY ABUTTING ON THE E. 8177-2809
 8334-8191 8395-2205 9347-6527

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	107300.00	0.00	107300.00	0.0015	\$160.95
	Abbutter's Assessment	107300.00	0.00	107300.00		\$160.95
	City percentage and amount	0%				\$0.00
	Grand Total Amount for Property					\$160.95

Prop ID 16 06 155 001 0000 Prop Addr 311 S STATE ST Acct 1181-32323 Assess Value \$3,157,200 Type 566
 Owner Info DALTON PLACE ASSOCIATES;;ET AL ATTN EGGEN REALTY SERVICES LLC
 Address 2559 E KEDDINGTON LN HOLLADAY UT 84117-4560

578 0109
 BEG AT NW COR LOT 5, BLK 53, PLAT A, SLC SUR; E 115.5 FT; S
 115.5 FT; E 49.5 FT; S 49.5 FT; W 165 FT; N 165 FT TO BEG.
 4814-562, 5131-864 5193-0092 6840-2216 7072-0256 7339-1547
 *** DALTON PLACE ASSOCIATES; 53.728% INT
 *** GRAY, DENIS L &
 *** GRAY, MILDA M; JT 34.250% INT
 *** HOLLANDER, TOM V; 9.676% INT
 *** GRAY, DENIS L; 2.346% INT

Rate Code	Description	Units	Excluded	Assessed	Rate	Amount
1	base rate	3157200.00	0.00	3157200.00	0.0015	\$4,735.80
2	holiday lighting	165.08	0.00	165.08	14.03	\$2,316.07
	Abbutter's Assessment	3157365.08	0.00	3157365.08		\$7,051.87
	City percentage and amount	0%				\$0.00
	Grand Total Amount for Property					\$7,051.87

RESOLUTION NO. 46 OF 2015

A Resolution Designating an Assessment Area to be Known as the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-16, as Described in the Notice of Intention to Designate Assessment Area; Authorizing the City Officials to Proceed with the Implementation of the Economic Promotion Activities as Described in the Notice of Intention; and Related Matters.

BE IT RESOLVED BY THE City Council (the "Council") of Salt Lake City, Utah (the "City"), as follows:

WHEREAS, pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"), on August 25, 2015, the Council adopted a Notice of Intention to Designate Assessment Area (the "Notice of Intention") to be known as the "Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-16" (the "Assessment Area"), and after giving notice as required by the Act, held a public hearing on October 6, 2015 (the "Public Hearing"), at which interested persons were given an opportunity to provide objections relating to said Assessment Area; and

WHEREAS, pursuant to the Act, the City posted the total and percentage of the written protests it had received on its website at least five days before the date of this meeting; and

WHEREAS, pursuant to Section 11-42-206 of the Act, and consistent with the Notice of Intention, the Council now desires to designate the Assessment Area.

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

Section 1. The Council has determined that it will be in the best interest of the City to finance the proposed activities, which include advertising, marketing, special events, festivals, transportation, newsletters, publications, banners, Christmas and holiday lighting, security, special projects, housing, town meetings, government policy, cultural promotion, reports, surveys, and other promotional activities (the "Economic Promotion Activities") in the downtown area for the benefit of the properties within the Assessment Area. The Council has also determined that the Economic Promotion Activities will benefit all properties within the Assessment Area to the extent of their proposed assessment.

Section 2. The City hereby designates the Assessment Area to levy assessments to finance the costs of the Economic Promotion Activities.

Section 3. The tax identification numbers and additional information of the properties to be assessed within the Assessment Area are more fully set forth in Exhibit B attached hereto. The Assessments to finance the cost of the Economic Promotion Activities will be levied based upon (i) 2015 taxable property values of the properties to be assessed in the Assessment Area (the "Base Assessment"), plus (ii) linear feet (except

that corner lots will not be assessed for both frontages as applicable, only one) on certain properties with frontage on the Holiday Lighting Streets (as defined in the Notice of Intention) for special holiday lights (the "Holiday Lighting Assessment").

The Assessment Area is described by reference to the following streets (the "Reference Streets"):

- A – North Temple from State Street to the East right-of-way line of I-15 (includes parcels on both sides of the street)
- B – East right-of-way line of I-15 from North Temple to 400 South
- C – 400 South from the East right-of-way line of I-15 to 300 East (includes parcels on both sides of the street)
- D – 300 East from 400 South to South Temple (includes parcels on both sides of the street)
- E – South Temple from 300 East to State Street (includes parcels on both sides of the street)
- F – State Street from South Temple to North Temple (includes parcels on both sides of the street)

The area of the Assessment Area shall include all property bounded by Reference Streets A through F described above. In addition it shall include parcels of property, subject to the exceptions set out in the Notice of Intention, which abut the Reference Streets plus all corner parcels which have a corner touching any of the Reference Streets.

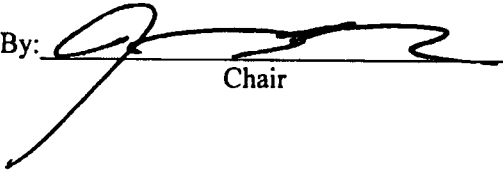
The Holiday Lighting Assessment shall apply to the following streets:

- A – 200 South between 300 West and 400 West
- B – 200 South between West Temple and 200 West (South side only)
- C – Pierpont Street between West Temple and 200 West
- D – West Temple between 400 South and 200 South
- E – Main Street between 400 South and South Temple
- F – Market Street between West Temple and Main Street (North side only)
- G – State Street between 400 South and South Temple

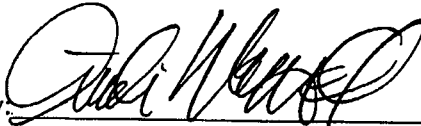
Section 4. As required by law, the City Recorder is hereby authorized and directed to file in the Salt Lake County Recorder's office within fifteen (15) days from the date hereof (a) a copy of the Notice of Intention and an original or certified copy of this Resolution designating the Assessment Area, and (b) a Notice of Encumbrance and Assessment Area Designation in substantially the form of Exhibit C hereof which states that the Council has designated the Assessment Area and which lists the properties proposed to be assessed, described by tax identification number and legal description.


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



By: 
Chair

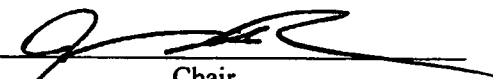
ATTEST:

By: 
City Recorder

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date 12-11-15
Sign 
Print Boyd Ferguson


PRESENTATION TO THE MAYOR

The foregoing resolution was presented to the Mayor for his approval or disapproval on December 15, 2015.

By: 
Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing resolution is hereby approved on this December 15, 2015.

By: 
Mayor

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

I, Cindi Mansell, the duly appointed and qualified City Recorder of Salt Lake City, Utah (the "City"), do hereby certify according to the records of the City Council of the City in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on December 8, 2015, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this December 8, 2015.


City Recorder

(SEAL)



EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Cindi Mansell, the undersigned City Recorder of Salt Lake City, 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 52-4-202, 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 December 8, 2015 public meeting held by the City Council of the City (the "City Council"), as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices on December 4, 2015, 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;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Deseret News on December 4, 2015, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2015 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (a) posted on December 18, 2014, at the principal office of the City Council, (b) provided to at least one newspaper of general circulation within the City on January 1, 2015, and (c) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this December 8, 2015.




City Recorder

SCHEDULE 1
NOTICE OF MEETING

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

EXHIBIT B

TAX IDENTIFICATION NUMBERS
OF PROPERTIES TO BE ASSESSED

EXHIBIT C

NOTICE OF ENCUMBRANCE AND ASSESSMENT AREA DESIGNATION

Salt Lake City, Utah

December 8, 2015

A regular meeting of the City Council of Salt Lake City, Utah (the "City"), was held on Tuesday, December 8, 2015, at 7:00 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:

Luke Garrott	Chair
James Rogers	Vice-Chair
Erin J. Robinson Mendenhall	Councilmember
Charlie Luke	Councilmember
Kyle LaMalfa	Councilmember
Lisa Adams	Councilmember
Stan Penfold	Councilmember

Also present:

David Everett	Chief of Staff
Margaret D. Plane	City Attorney
Kory Solorio	Assistant City Recorder

Absent:

Ralph Becker	Mayor
Cindi Mansell	City Recorder

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

Pursuant to published notice concerning the intent of the City to designate the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-16 (the "Assessment Area"), a public hearing was held on October 6, 2015, at which interested persons were heard concerning comments or protests relating to the Assessment Area.

The City Council then counted the written protests and calculated whether adequate protests had been filed. The City Council then announced the protest tally and determined that adequate protests were not filed with respect to the Base Assessment or the Holiday Lighting Assessment (as such terms are used in Resolution 25 of 2015 adopted by the City Council on August 25, 2015 (the "Intent Resolution")) and therefore the City Council may designate the Assessment Area as described in the Intent Resolution. The City Council then concluded that the public interest will best be served by designating the Assessment Area.

Councilmember Stan Penfold then moved and Councilmember James Rogers seconded the adoption of the following resolution. The resolution was adopted by the following vote:

AYE: Unanimous

NAY:

RESOLUTION NO. 25 of 2015

A Resolution of intention of the City Council of Salt Lake City, Utah (the "City"), to designate an Assessment Area for the purpose of levying assessments against properties within the Assessment Area to continue to promote business activity and economic development in the central business area of downtown Salt Lake City by assessing benefited properties within the Assessment Area for the costs of such economic promotion activities for a period of three years (the "Assessments"); and to fix a time and place for protests against the Assessment Area and its assessments, and related matters.

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

Section 1. The City Council (the "Council") of Salt Lake City, Utah (the "City"), hereby determines that it will be in the best interest of the City to continue to promote business, economic, and community development activities in the central business area of downtown Salt Lake City. The proposed activities are more specifically described hereafter, but generally will include, but will not be limited to, advertising, banners, special events and festivals, newsletters and publications, Christmas lighting, and special projects (the "Economic Promotion Activities") in the downtown area as described hereafter and more specifically identified on maps and plans on file in the Office of the City Recorder of the City. In order to accomplish the Economic Promotion Activities, the City proposes to designate the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-16 (the "Assessment Area") pursuant to Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"), the area of which is more particularly described in the Notice of Intention set out hereafter.

Section 2. A portion of the cost of the Economic Promotion Activities shall be paid by a special assessment to be levied against business and commercial properties situated within the Assessment Area that are specially benefited by the Economic Promotion Activities. The assessment will have two components: (i) an assessment based on the 2015 taxable property values (the "Base Assessment"), plus (ii) an assessment on certain properties by linear feet for special holiday lights (the "Holiday Lighting Assessment" and together with the Base Assessment, the "Assessment"). Attached hereto as Exhibit A is a list of the properties within the Assessment Area and the proposed Assessment related to each property. The Assessment may be paid when assessed or, at the option of the property owner, in three (3) annual installments with interest on any delinquent installment until paid.

Section 3. The Council shall hold a public hearing on October 6, 2015 at 7:00 p.m. at the Council Chambers at 451 South State Street in Salt Lake City, Utah to hear all objections related to the Assessment Area as set forth in the Act. Thereafter, written protests from property owners against the proposed assessments may be presented and filed in the Office of the City Recorder of the City, for a period of 60 days after the date of the public hearing. On Tuesday, December 8, 2015 (such date being within 15 days after the date the protest period expires), at 7:00 p.m. at the Council Chambers at 451

South State Street in Salt Lake City, Utah, the Council shall count the written protests filed and calculate whether adequate protests have been filed and hold a public meeting to announce the protest tally and whether adequate protests have been filed. The Council may thereafter adopt a resolution abandoning or creating the proposed Assessment Area depending on whether adequate protests have been filed. The City Recorder is hereby directed to give notice of intention to designate the Assessment Area (the "Notice of Intention") to finance and support the Economic Promotion Activities. The Notice of Intention shall specify the date of the public hearing and the time within which protests against the proposed assessments may be filed. The Notice of Intention shall be published in the Deseret News, a newspaper of general circulation in the City, said Notice of Intention to be published four times, once during each week for four consecutive weeks, the last publication to be not less than five (5) nor more than twenty (20) days prior to the public hearing date. In addition, the City Recorder shall mail a copy of the Notice of Intention by United States Mail, postage prepaid, to each owner of property to be assessed within the Assessment Area at the last known mailing address of such owner, using for such purpose the names and addresses of said owners appearing on the last completed real property assessment rolls of Salt Lake City, Utah, and, in addition, a copy of the Notice of Intention shall be mailed, postage prepaid, addressed to "Owner" at the street number of each piece of improved property to be affected by the assessment, said Notices to be so mailed not later than ten (10) days after the first publication of the Notice of Intention. If a street number has not been so assigned, then the post office box, rural route number, or any other mailing address of the improved property shall be used for the mailing of the Notice of Intention. Said Notice of Intention shall be in substantially the following form:

NOTICE OF INTENTION TO DESIGNATE ASSESSMENT AREA

PUBLIC NOTICE IS HEREBY GIVEN that on August 25, 2015, the City Council of Salt Lake City, Utah, adopted a resolution (the "Resolution") declaring its intention to designate the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-16 (the "Assessment Area") to finance a portion of the cost of economic promotion and community development, which are more specifically described hereafter (the "Economic Promotion Activities") in the area of downtown Salt Lake City within the Assessment Area and to levy a special assessment (the "Assessment" or "Assessments") for a period of three years as provided in Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"), on real property situated within the Assessment Area for the benefit of which such assessments are to be expended in the management and costs of the Economic Promotion Activities.

DESCRIPTION OF ASSESSMENT AREA

The Assessment Area is described by reference to the following streets (the "Reference Streets"):

- A – North Temple from State Street to the East right-of-way line of I-15 (includes parcels on both sides of the street)
- B – East right-of-way line of I-15 from North Temple to 400 South
- C – 400 South from the East right-of-way line of I-15 to 300 East (includes parcels on both sides of the street)
- D – 300 East from 400 South to South Temple (includes parcels on both sides of the street)
- E – South Temple from 300 East to State Street (includes parcels on both sides of the street)
- F – State Street from South Temple to North Temple (includes parcels on both sides of the street)

The area of the Assessment Area shall include all property bounded by Reference Streets A through F described above. In addition it shall include parcels of property, subject to the exceptions set out hereafter, which abut the Reference Streets plus all corner parcels which have a corner touching any of the Reference Streets.

The Holiday Lighting Assessment (as described herein) shall apply to the following streets (collectively, the "Holiday Lighting Streets"):

- A – 200 South between 300 West and 400 West
- B – 200 South between West Temple and 200 West (South side only)
- C – Pierpont Street between West Temple and 200 West
- D – West Temple between 400 South and 200 South
- E – Main Street between 400 South and South Temple
- F – Market Street between West Temple and Main Street (North side only)
- G – State Street between 400 South and South Temple

The Resolution, maps, and other information about the Assessment Area are available for examination in the offices of the Salt Lake City Recorder, 451 South State Street, Salt Lake City, Utah.

ACTIVITIES AND MANAGEMENT OF THE ASSESSMENT AREA

The Economic Promotion activities shall include advertising, marketing, special events, festivals, transportation, newsletters, publications, banners, Christmas lighting, security, special projects, housing, town meetings, government policy, cultural promotion, reports, surveys, and other promotional activities. The Economic Promotion activities will be held within the boundaries of the Assessment Area for the benefit of business and commercial property owners within the Assessment Area.

Since 1992 the Downtown Alliance has managed promotional activities for Central Business Improvement Assessment Areas (or districts) Numbers DA-8690-A, DA-8690-B, DA-8690-97, DA-CBID-00, DA-CBID-03, DA-CBID-06, DA-CBIA-10, DA-CBID-13. The City intends to solicit proposals for a management contract to manage the DA-CBIA-16 through April 2019, subject to the creation of the Assessment Area.

The Downtown Alliance has submitted a proposed budget estimating the costs (the "Estimated Costs") of Economic Promotion Activities within the Assessment Area. Information from the proposed budget is included in the following section:

ASSESSMENT RATE, FINANCIAL PLAN AND SOURCES AND USES OF FUNDS

Funding from Assessments provides only a portion of the total budget for the Assessment Area's programs and activities. The City anticipates that the manager of the Assessment Area will secure non-assessment funds from other sources such as grants, foundations, promotions, contributions, earned income, and sponsorships. In addition, the City anticipates that sponsors and contributors will pay directly to third party providers a portion of the costs of some Economic Promotion Activities. These supplemental third party payments are not reflected in the projected budget of the Assessment Area. Most, if not all, of these other sources of funds would not be available without the funding from the Assessments or the Economic Promotion Activities of the Assessment Area. Funds received from Assessments are anticipated to be used in the following manner:

Sources of Funds (for 3-year period)⁽¹⁾

Base Assessment Revenue	\$3,822,255
Holiday Lighting Assessment Revenue	180,033
Total	<u>4,002,288</u>

Uses of Funds (annual basis)

Contractor:

Marketing and Events	\$1,400,573
Economic Development	1,400,573
General and Administrative	<u>884,573</u>
Contractor Total	\$3,685,719
Salt Lake City Administrative Costs and Reserve	<u>316,569</u>
Total	<u>\$4,002,288</u>

(1) Total 2015 taxable value for the Assessment Area = \$2,548,170,049

(2) Proposed assessment rate = 0.0015 (assessment revenue ÷ 2015 taxable value.)

The Assessment is proposed to be levied on benefited property within the Assessment Area to pay for a portion of the Economic Promotion Activities according to the estimated benefits to the property from such activities. The Economic Promotion Activities will not be financed with bonds.

PROPERTIES EXCLUDED FROM ASSESSMENT AREA ASSESSMENTS

Residential, ecclesiastical, and government-owned properties shall be excluded from Assessments unless otherwise agreed to in writing by the City and the owners of such properties. Subject to the foregoing sentence, only business and commercial properties shall be assessed. In addition, any properties having a taxable value of less than \$20,000 based upon the most recent real property assessment roll of Salt Lake County shall be excluded from Assessments. The determination of qualification for exclusion for ecclesiastical and government-owned property shall be based upon exemptions from ad valorem real property taxes for properties used by churches for non-commercial purposes and for properties owned and operated by governmental agencies. Inasmuch as the Assessment is intended to fund economic promotion activities, the City does not find any benefits for residential, ecclesiastical and/or governmental property excluded from the assessment and allocated to remaining benefited properties.

BASIS FOR ASSESSMENT

It is proposed to levy a one-time Assessment for a three-year period on property in the Assessment Area to pay all or a portion of the estimated costs of Economic Promotion Activities. The Assessment shall not exceed the benefits derived by the properties within the Assessment Area. There shall be two assessment components: (i) an assessment based on the 2015 taxable property values (the "Base Assessment"), plus (ii) an assessment based on linear feet (except that corner lots will not be assessed for both frontages as applicable, only one) on certain properties with frontage on the Holiday

Lighting Streets for special holiday lights (the "Holiday Lighting Assessment" and together with the Base Assessment, the "Assessment"). The City anticipates that, in addition to revenues from the Assessment, the manager of the Assessment Area will utilize other funding resources, including revenues from grants, promotions, contributions, foundations, earned income, and sponsorships.

PAYMENT OF ASSESSMENTS

Assessments shall be payable in full or in three (3) annual installments (the "Assessment Installment" or "Installments"). If payable in three (3) annual installments, the first Installment will fall due fifteen (15) days after the effective date of the ordinance levying the Assessment (the "Assessment Ordinance"). [The total Assessment for the benefited property related to this notice is estimated to be \$ _____, comprised of \$ _____ in Base Assessment and \$ _____ in Holiday Lighting Assessment.] The first Installment is currently estimated to be due on approximately May 7, 2016. The second and third Installments will fall due on the first and second anniversary dates of the first Installment. If any Installment is not paid by the due date, the unpaid Installment(s) will accumulate delinquent interest and/or charges in accordance with the Assessment Ordinance and State law. The Assessments will be collected by directly billing property owners. The City doesn't currently expect any adjustments to the Assessments for changes in costs associated with Economic Promotion Activities. The City will ensure that no Assessments will be collected and used for purposes other than those described in this Notice.

PUBLIC HEARING

The City Council shall hold a public hearing on October 6, 2015 at 7:00 p.m. at the Council Chambers at 451 South State Street in Salt Lake City, Utah to hear all objections related to the Assessment Area as set forth in the Act.

TIME FOR FILING PROTESTS

PROTESTS FROM PROPERTY OWNERS OBJECTING TO THE ASSESSMENT AREA DESIGNATION OR OBJECTING TO BEING ASSESSED FOR THE PROPOSED ECONOMIC PROMOTION ACTIVITIES MUST BE FILED IN WRITING WITH THE CITY RECORDER OF SALT LAKE CITY EITHER IN PERSON DURING REGULAR BUSINESS HOURS MONDAY THROUGH FRIDAY, OR BY MAIL ON OR BEFORE 5:00 P.M. ON DECEMBER 7, 2015 (ROOM 415, CITY & COUNTY BUILDING).

To be counted against the creation of the Assessment Area, protests or objections MUST BE IN WRITING, signed by the owners of the property proposed to be assessed. The written protest must describe or otherwise identify said property. If the aggregate taxable value of property that is the subject of timely filed written protests represents at least 40% of the aggregate taxable value of all property within the Assessment Area, the City Council will not impose the Base Assessment and if the linear feet frontage of the

Holiday Lighting Streets (except that corner lots will not apply for both frontages as applicable, only one) that is the subject of timely filed written protests represents at least 40% of the aggregate linear feet frontage of Holiday Lighting Streets assessed within the Assessment Area, the City Council will not impose the Holiday Lighting Assessment. Protests withdrawn prior to the expiration of the protest period and protests from areas deleted from the Assessment Area will not be counted against the creation of the Assessment Area.

On Tuesday, December 8, 2015 (such date being within 15 days after the date the protest period expires), at 7:00 p.m. at the Council Chambers at 451 South State Street in Salt Lake City, Utah, the City Council shall count the written protests filed and calculate whether adequate protests have been filed and hold a public meeting to announce the protest tally and whether adequate protests have been filed. The City shall post the total and percentage of the written protests it has received on its website at least five days before such meeting.

BY RESOLUTION OF THE CITY COUNCIL OF SALT LAKE CITY, UTAH

/s/ Cindi Mansell

City Recorder

Councilmember Penfold seconded the motion to adopt the foregoing resolution.
The motion and resolution were unanimously adopted on the following recorded vote:

AYE: Unanimous

NAY: None

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

(SEAL)



By: _____

[Handwritten Signature]

Chair

ATTEST:

By: _____

[Handwritten Signature]

City Recorder

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date

8-28-15

Sign

[Handwritten Signature]

Print

Rayd Ferguson


PRESENTATION TO THE MAYOR

The foregoing resolution was presented to the Mayor for his approval or disapproval on 9-1, 2015.

By: 
Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing resolution is hereby approved on this 9/9, 2015.

By: 
Mayor

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

I, Cindi Mansell, the duly chosen, qualified, and acting City Recorder of Salt Lake City, Utah, do hereby certify as follows:

(a) That the foregoing typewritten pages constitute a full, true, and correct copy of the record of proceedings of the City Council at a regular meeting thereof held in Salt Lake City on August 25, 2015, at 7:00 p.m., insofar as said proceedings relate to the consideration and adoption of a resolution declaring the intention of the City Council to designate Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-16 to provide economic promotion activities therein described as the same appears of record in my office; that I personally attended said meeting, and that the proceedings were in fact held as in said minutes specified.

(b) That due, legal, and timely notice of said meeting was served upon all members as required by law and the rules and ordinances of Salt Lake City.

(c) That the above resolution was deposited in my office on August 25, 2015, has been recorded by me, and is a part of the permanent records of Salt Lake City, Utah.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of Salt Lake City, Utah, this August 25, 2015.

(SEAL)



BY: 
City Recorder

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

AFFIDAVIT OF MAILING
NOTICE OF INTENTION

I, Cindi Mansell, the duly chosen, qualified, and acting City Recorder of Salt Lake City, Utah, do hereby certify that the attached Notice of Designation was approved and adopted in the proceedings of the City Council held on Tuesday, August 25, 2015.

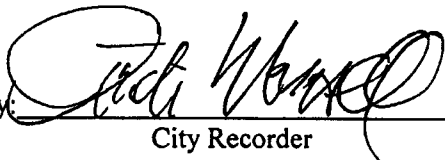
I further certify that on September 2, 2015 (a date not later than ten (10) days after the first publication of the Notice of Designation), I shall cause to be mailed a true copy of the Notice of Intention to Designate Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-16 by United States Mail, postage prepaid to each owner of land to be assessed within the proposed Assessment Area 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 Salt Lake County, and in addition I mailed on the same date a copy of said Notice of Intention addressed to "Owner" addressed to the street number, post office box, rural route number, or other mailing address of each piece of improved property to be affected by the assessment.

I further certify that a certified copy of said Notice of Intention, together with profiles of the improvements or economic promotion activities and a map of the proposed Assessment Area, was on file in my office for inspection by any interested parties.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Salt Lake City, Utah, this September 9, 2015.

(SEAL)



By: 
City Recorder

(Affidavit of proof of publication of the Notice of Intention to designate Salt Lake City, Utah Central Business Improvement Assessment Area No. CBIA-16 for a three-year period.)

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Cindi Mansell, the undersigned City Recorder of Salt Lake City, Utah (the "City Recorder"), do hereby certify, according to the records of the City Council in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, 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 25, 2015, public meeting held by the City Council as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the offices of the Salt Lake City Council on August 21, 2015, 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 1, to be delivered to the Deseret News on August 21, 2015, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2015 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (a) posted on December 18, 2014, at the principal office of the City Council, (b) provided to at least one newspaper of general circulation within Salt Lake City, Utah, on January 1, 2015, and (c) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this August 25, 2015.

(SEAL)



By: 
City Recorder

SCHEDULE 1
MEETING NOTICE

SCHEDULE 2
ANNUAL MEETING NOTICE

EXHIBIT A