



## SALT LAKE CITY TRANSMITTAL

**To:**  
Salt Lake City Council Chair

**Submission Date:**  
03/14/2025

**Date Sent to Council:**  
03/18/2025

**From:**

**Department\***  
Economic Development

**Employee Name:**  
Feldman, Andie

**E-mail**  
[andrea.feldman@slc.gov](mailto:andrea.feldman@slc.gov)

**Department Director Signature**

*Lorena Rizzo Jensen*

**Chief Administrator Officer's Signature**

*Jill Love*

**Director Signed Date**  
03/14/2025

**Chief Administrator Officer's Signed Date**  
03/18/2025

**Subject:**  
Assessment Ordinance for the Central Business Improvement Area - 25 (CBIA-25)

**Additional Staff Contact:**  
Lorena Rizzo Jensen, [Lorena.RizzoJensen@slc.gov](mailto:Lorena.RizzoJensen@slc.gov)  
Peter Makowski, [Peter.Makowski@slc.gov](mailto:Peter.Makowski@slc.gov)

**Presenters/Staff Table**  
Lorena Rizzo Jensen, [Lorena.RizzoJensen@slc.gov](mailto:Lorena.RizzoJensen@slc.gov)  
Andie Feldman, [Andie.Feldman@slc.gov](mailto:Andie.Feldman@slc.gov)

**Document Type**  
Ordinance

**Budget Impact?**  
☐ Yes  
☒ No

**Recommendation:**  
The Administration recommends the City Council adopt the Assessment Ordinance for the Central Business Improvement Area 2025 (CBIA-25).

**Background/Discussion**  
See first attachment for Background/Discussion

**Will there need to be a public hearing for this item? \***  
☒ Yes  
☐ No

**Public Process**  
This will require a vote from City Council in the formal meeting to accept or modify the Board of Equalization's recommendations and to adopt or reject the Assessment Ordinance.

This page has intentionally been left blank

ERIN MENDENHALL  
MAYOR



LORENA RIFFO JENSON  
DIRECTOR

DEPARTMENT of ECONOMIC DEVELOPMENT

**CITY COUNCIL TRANSMITTAL**

\_\_\_\_\_  
Jill Love, Chief Administrative Officer

**Date Received:** \_\_\_\_\_

**Date sent to Council:** \_\_\_\_\_

**TO:** Salt Lake City Council  
Chris Wharton, Chair

**DATE:** March 14, 2025

**FROM:** Lorena Rizzo Jensen, Director of Economic Development

**SUBJECT:** Assessment Ordinance for the Central Business Improvement Area – 25 (CBIA-25)

**STAFF CONTACT:** Lorena Rizzo Jensen, Director, [Lorena.rizzojensen@slc.gov](mailto:Lorena.rizzojensen@slc.gov)  
Peter Makowski, Deputy Director of Business Development,  
[peter.makowski@slc.gov](mailto:peter.makowski@slc.gov)  
Andie Feldman, Project Manager, [andie.feldman@slc.gov](mailto:andie.feldman@slc.gov)

**DOCUMENT TYPE:** Ordinance

**RECOMMENDATION:** The Administration recommends the City Council adopt the Assessment Ordinance for the Central Business Improvement Area 2025 (CBIA-25).

**BUDGET IMPACT:** The CBIA-25 would be funded through Special Assessment. The budget summary for the City is detailed starting on page 3 under the section "Financial Summary for CBIA – 25." Possible changes as recommended by the Board of Equalization have been added in red.

**COORDINATION:** Economic Development, Treasurer's Office, Engineering Division, Recorder's Office, Information Management Services, City Council's Office, Attorney's Office, Board of Equalization, Zions Public Finance, and Gilmore & Bell (Bond Counsel).

**BACKGROUND/DISCUSSION:** Salt Lake City established the Central Business Improvement Area (CBIA) in 1991 as a mechanism to fund marketing, promotions, advocacy, and other initiatives in Downtown Salt Lake City through a special assessment on property within a

designated area. This approval would re-establish a special assessment on properties within the same boundaries as 2022 for a three-year period and break out a second assessment for holiday lighting (same boundaries as 2022, maps attached). This process is the final action by the City Council to establish the CBIA-25 which would begin in August 2025.

Board of Equalization: As required by law, a Board of Equalization (BOE) for the Assessment Area was appointed by the City Council on November 12, 2024. The BOE consisted of representatives from the Salt Lake City Council's Office, the City Treasurer's Office, and the City Engineer's Office.

The BOE met three times in January 2025, and three times in February 2025, to hear and consider any arguments from individuals or property owners who claim to be aggrieved. The role of the BOE is to consider all facts and arguments presented at the hearings and provide recommendations to the City Council.

**BOARD OF EQUALIZATION RECOMMENDATIONS:** The Board of Equalization (BOE) has recommended several adjustments to the CBIA-25 assessments. First, the BOE proposes removing the holiday lighting assessment for three (3) parcels, which would reduce total revenue by \$2,146.17. Second, the BOE recommends removing the assessment for six (6) parcels owned by two entities that were misidentified as hotel uses due to overlapping apartment/condo and hotel codes in Salt Lake County records. Additionally, the BOE has recommended reducing the assessment for eleven (11) other parcels. Of these, eight (8) parcels successfully disputed their valuations with the Salt Lake County Assessor, resulting in adjusted property values. The remaining four (4) parcels, owned by a single entity, are recommended for a one-third reduction in assessment to reflect their location outside the Downtown Ambassador's service area.

The updated budget includes the maximum adjustments approved by the BOE, highlighted in red. The City Council has the authority to accept, reject, or modify the BOE's recommendations. While it is unlikely the budget will face shortfalls, even with these adjustments, potential funding gaps could be addressed through surplus funds in existing accounts, reserve funds, or reduced contractor fees. These recommendations are presented for the City Council's consideration.

It is unlikely that the budget will be insufficient, even if all the properties listed above are given a lower assessment. However, if the budget is insufficient, other funds that may be used to fulfill the budget include: 1) any surplus remaining in existing accounts, 2) the reserve withheld, and/or; 3) reduced contractor fees.

### **Estimated Financial Summary for CBIA-25**

#### ***Revenue for CBIA-25***

2024 Updated Taxable Property Valuation	\$4,262,870,230
Proposed Taxable Value Assessment Rate	.00142
Taxable Value Assessment Subtotal	\$6,053,276

2024 Linear Footage for Holiday Lights	10,507
Proposed Holiday Light Rate per Foot	\$12.79
Holiday Light Assessment Subtotal	\$134,385

Total Assessment Revenue	\$6,187,659
--------------------------	-------------

Board of Equalization Recommended Adjustments      **-\$196,467**  
(maximum possible adjustments)

**Total Adjusted Assessment Revenue      \$5,991,192**  
(reflects largest possible adjustment)

#### ***Updated Estimated Budget for CBIA-25***

##### **Salt Lake City Expenses**

DED Management	\$ 151,200
Reserve withheld (3%)	\$ 185,630
Professional and Technical	\$ 37,000
Legal Fees	\$ 30,000
Printing	\$ 6,300
Postage Fees	\$ 3,780
Salt Lake City Subtotal	\$ 414,710

##### **RFP Recipient Budget**

Economic Development Activities (27%)	\$ 1,505,650
Marketing and Events (16%)	\$ 892,237
Administration (24%)	\$ 1,338,356
Ambassador Program Homeless Services (33%)	\$ 1,840,239
RFP Recipient Subtotal	\$ 5,576,482

Total Use of Funds	\$ 5,991,192
--------------------	--------------

##### **Special Stipulations**

Parcels under \$20,000 in valuation as well as residential, ecclesiastical, and government-owned properties are exempt from the assessment, except those whose owners agree in writing to be assessed. By Utah law, properties that are not included in the initial Notice of Intent cannot be added later unless the property owner consents. However, properties may be removed from the

CBIA-25 at the City Council's discretion before assessment. Property owners are assessed the full amount but may pay the assessment in three (3) annual installments. No more than 30% of the assessment funds may be spent on administrative expenses.

**Remaining Proposed Council Actions:**

- April 1, 2025– The City Council accepts or modifies the BOE recommendations and adopts or rejects the Assessment Ordinance

**Previous Action/discussions by the Council concerning the CBIA-25:**

- April 23, 2024 – Informational: Central Business Improvement Area 2025
- July 2, 2024 – Briefing on proposed Resolution: Intention to Designate Central Business Improvement Area 2025
- July 9, 2024 – Adoption of Resolution no. 21 of 2024: Intention to Designate Central Business Improvement Area 2025
- November 12, 2024 – The City Council announced the protest tally and determined that it did not exceed the protest threshold; City Council adopted the Resolution to Designate the Assessment Area and appointed the BOE

**Attachments:**

- BOE Reports
- Assessment Ordinance
- Boundary Map
- Holiday Lighting Parcel Map
- CBIA-25 Updated Timeline

This page has intentionally been left blank

## **Report of the Board of Equalization**

### **Special Assessment Area**

#### **Central Business Improvement Area CBIA-25**

The Board of Equalization Hearings for Special Assessment Area CBIA-25 were held on January 7, 8, and 9, 2025 at 451 South State Street, Room 315, and online, in accordance with the statute governing special assessment areas. The Board of Equalization discussed and presented its findings in a meeting held on January 9, 2025.

#### **Board of Equalization Members**

- City Council – Ben Luedtke, Signature: \_
- Treasurer’s Office – Gaby Ewell, Signature: \_
- Engineering - Chris Norlem, Signature: \_

#### **Advisory Panel to the Board**

- CBIA Consultant – Ryan K. Smith
- Department of Economic Development – Andie Feldman
- City Attorney’s Office – Sara Montoya
- City Recorder’s Office – Thais Stewart

The following are the concerns of property owners regarding the special assessment area, and the recommendations of the Board of Equalization.

**Robert Larkin**

**Larkin Mortuary**

**Address:** 250 E South Temple St, 84111

**Parcel #:** 16 06 127 0007 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	1,732,500.00	0.00	1,732,500.00	\$2,460.15
							\$2,460.15

**Address:** 260 E South Temple St, 84111

**Parcel #:** 16 06 217 014 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	5,772,132.50	0.00	5,772,132.50	\$8,196.43
2	holiday lighting	Linear Footage	\$12.79	228.75	0.00	228.75	\$2,925.71
							\$11,122.14

**Property Owner Concerns:**

Mr. Larkin is concerned that one of his properties was assessed a holiday lighting fee when no holiday lighting exists in front of the property.

Mr. Larkin also expressed concern that his properties do not benefit from the economic promotion of the Central Business District, or if they do, they are proportionally less benefited than other properties more centrally located in the area. He also felt the assessment does little to address other concerns in the area.

**Board of Equalization Recommendation:**

The Board was able to determine that parcel number 16 07 217 014 0000 does not receive holiday lighting and recommends that this property not be assessed for holiday lighting.

The Board recommends that the base assessment is appropriate.

**Brent Bowen**

**42EP LLC**

**Address:** 42 E Exchange Pl, 84111

**Parcel #:** 16 06 303 008 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	977,100.00	0.00	977,100.00	\$1,367.48
2	holiday lighting	Linear Footage	\$12.79	204.31	0.00	204.31	\$2,613.12
							\$4,000.61

**Property Owner Concerns:**

Mr. Bowen appeared before the Board to contest the linear frontage as listed on the notice received. He confirmed that the total linear frontage per Salt Lake County data is 86.7 feet on one side, and 17.6 feet on the other; whereas the notice he received listed total frontage as just over 204 linear feet. Mr. Bowen also asked for clarification on whether he would be assessed for both sides of his corner lot, and he asserted that an assessment may only use one side of a corner property when calculating the linear frontage.

**Board of Equalization Recommendation:**

Ryan Smith with Zions Public Finance confirmed that, per statute, the Board may make an allowance to assess for both sides of a corner property if they are receiving the same improvement on both sides.

However, the Board was able to determine that this parcel does not receive holiday lighting and recommends that this property not be assessed for holiday lighting.

**Peter Corroon**

**Sorrento Car Wash**

**Address:** 10 W 300 S, 84101

**Parcel #:** 15 01 280 033 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	20,402,200.00	0.00	20,402,200.00	\$28,971.12
2	holiday lighting	Linear Footage	\$12.79	170.00	0.00	170.00	\$2,174.30
							\$31,145.42

**Property Owner Concerns:**

Mr. Corroon filed an appeal with Salt Lake County regarding the property value as determined by the County Assessor's Office. The appeal was found in his favor and adjusted

the property value, and Mr. Corroon submitted a copy of the appeal to the Board for review. He requests that the Board recommend that the assessment amount for CBIA-25 be adjusted to consider the updated property value per the County's valuation.

**Board of Equalization Recommendation:**

The Board recommends that the CBIA-25 assessment amount be updated to reflect the successful valuation appeal with Salt Lake County.

**Matt Forsgren**

**New York Limited; 330 West Temple, LLC**

**Address:** 330 S West Temple St., 84101

**Parcel #:** 15 01 427 005 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	565,000.00	0.00	565,000.00	\$802.30
2	holiday lighting	Linear Footage	\$12.79	43.11	0.00	43.11	\$551.38
							\$1,353.68

**Address:** 334 S West Temple St., 84101

**Parcel #:** 15 01 427 006 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	824,500.00	0.00	824,500.00	\$1,170.79
2	holiday lighting	Linear Footage	\$12.79	62.50	0.00	62.50	\$799.38
							\$1,970.17

**Address:** 48 W Market St., 84101

**Parcel #:** 15 01 430 005 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	6,121,700.00	0.00	6,121,700.00	\$8,692.81
							\$8,692.81

**Address:** 335 S West Temple St., 84101

**Parcel #:** 15 01 430 004 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	1,801,600.00	0.00	1,801,600.00	\$2,558.27
2	holiday lighting	Linear Footage	\$12.75	330.00	0.00	330.00	\$4,220.70
							\$6,778.97

#### **Property Owner Concerns:**

Mr. Forsgren came before the Board to express his support for the special assessment area, but wanted to also request that the assessment amounts be adjusted as they do not currently have full occupancy in their property, and feel that this assessment is too large to responsibly pass down to their current tenants, and may in fact make it harder to keep them or attract new ones.

He also wanted to know if he was able to combine all the parcels into one to only pay for one assessment, rather than receive an individual assessment on each parcel.

#### **Board of Equalization Recommendation:**

The Board discussed that the Statute governing special assessment areas only enables them to adjust assessment amounts based on benefits received, or proof of lack thereof, and makes no provisions for hardship.

The Board therefore feels that the assessments are appropriate.

Ryan Smith with Zions Public Finance confirmed for the Board that property owners can combine their parcels, but the assessment amount will remain the same as the total valuation would not change. The Board also suggests that City staff connect with Mr. Forsgren to ensure that he understands what the total assessment amount will be, and how this is determined.

**McKenna Tracey**

**Liberty Sky Apartments**

**Address:** 151 S State St., 84111

**Parcel #:** 16 06 112 002 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	53,913,915.00	0.00	53,913,915.00	\$76,557.76
							\$76,557.76

**Address:** 151 S State St., 84111

**Parcel #:** 16 06 112 003 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	4,139,465.00	0.00	4,139,465.00	\$5,878.04
							\$5,878.04

**Property Owner Concerns:**

Ms. Tracey appeared before the Board as a property manager for Liberty Sky Apartments. She informed the Board that the parcels that received an assessment notice were residential properties with no commercial spaces and requested that they not be included in the assessment area. Ms. Tracey also expressed some confusion on why there were 2 parcel IDs for this property when it is just 1 property.

**Board of Equalization Recommendation:**

Ryan Smith with Zion's Public Finance confirmed that due to an overlap of hotel properties and apartment/condo properties listed under the same property type code on the Salt Lake County Assessor LIR database, 6 parcel IDs across 2 owners were erroneously identified as hotels, but consist multifamily complexes and associated resident parking. Among the 6 misidentified parcels, 2 are owned by Liberty Sky/Cowboy Properties.

The Board recommends that the Liberty Sky Parcels not be included in the assessment area and further recommends that the 2 additional residential parcels be removed as well.

**Bruce Markosian**

**AAM Investments LTD**

**Address:** 751 W 300 S, 84104

**Parcel #:** 15 02 279 001 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	825,800.00	0.00	825,800.00	\$1,172.64
2	holiday lighting	Linear Footage	\$12.79	330.00	0.00	330.00	\$4,220.70
							\$5,393.34

**Address:** 735 W 300 S, 84104

**Parcel #:** 15 02 280 001 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	606,000.00	0.00	606,000.00	\$860.52
2	holiday lighting	Linear Footage	\$12.79	217.05	0.00	217.05	\$2,776.07
							\$3,636.59

**Address:** 760 W 400 S, 84104

**Parcel #:** 15 02 427 001 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	302,400.00	0.00	302,400.00	\$429.41
2	holiday lighting	Linear Footage	\$12.79	428.00	0.00	428.00	\$5,474.12
							\$5,903.53

**Address:** 735 W 300 S, 84104

**Parcel #:** 15 02 427 002 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	2,831,200.00	0.00	2,831,200.00	\$4,020.30
							\$4,020.30

#### **Property Owner Concerns:**

Mr. Markosian feels that due to his property's location on the edge of the CBIA-25 district, there is a lack of direct benefits from the district, and he requested to redraw district boundaries to exclude his property. Mr. Markosian's specific concerns included holiday lighting assessment fees on parcels that did not receive holiday lighting, and the overall assessment cost that he feels cannot be responsibly passed on to tenants in the space, and whether a reduction was appropriate.

#### **Board of Equalization Recommendation:**

The Board first wanted to clarify that they do not have the authority to redraw the boundary maps and are only able to make recommendations specific to assessment amounts. They suggest that Mr. Markosian connect with his City Council representative to discuss this further.

The Board recommends that the holiday lighting assessments be removed from 3 of Mr. Markosian's properties as none receive this benefit.

The Board feels that while Mr. Markosian's properties are on the fringes of the assessment area, they still receive the benefit of the special assessment area. However, the Board recognizes that these parcels are not included in the Downtown Ambassador program's service area map, and therefore the Board recommends that the assessment amount be reduced by 1/3 (proportional to the Ambassador program's share of the SAA budget) to reflect this lack of benefit.

The Board would also like to recommend to Council to review this particular area of the map, and either expand services to include this area to better meet its specific service needs.

**Jyri Koivisto**

**AP Ford Building, LLC**

**Address:** 280 S 400 W, 84101

**Parcel #:** 15 01 179 010 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	15,439,300.00	0.00	15,439,300.00	\$21,923.81
2	holiday lighting	Linear Footage	\$12.79	164.67	0.00	164.67	\$2,106.13
							\$24,029.94

**Address:** 234 S 400 W, 84101

**Parcel #:** 15 01 179 008 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	778,600.00	0.00	778,600.00	\$1,105.61
2	holiday lighting	Linear Footage	\$12.79	100.00	0.00	100.00	\$1,279.00
							\$2,384.61

**Address:** 268 S 400 W, 84101

**Parcel #:** 15 01 179 004 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	157,600.00	0.00	157,600.00	\$223.79
							\$223.79

**Property Owner Concerns:**

Mr. Koivisto appeared before the Board and informed them that 2 of their 3 parcels were assessed a holiday lighting fee when there is no holiday lighting in front of their property. Mr. Koivisto requested that the holiday lighting fee be removed.

**Board of Equalization Recommendation:**

The Board confirmed that the parcel in question does not receive holiday lighting and is not in the holiday lighting map service area and recommends that the holiday lighting assessment be removed.

Lynn Ward

Japanese Church of Christ

Address: 247 W 100 S, 84101

Parcel #: 15 01 207 005 0000

Proposed Assessment: (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	634,000.00	0.00	634,000.00	\$900.28
2	holiday lighting	Linear Footage	\$12.79	64.00	0.00	64.00	\$816.56
							\$1,716.84

Address: 266 W 100 S, 84101

Parcel #: 15 01 204 039 0000

Proposed Assessment: (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	926,200.00	0.00	926,200.00	\$1,315.20
							\$1,315.20

**Property Owner Concerns:**

Ms. Ward appeared as a representative for the property and informed the Board that the parcel on 247 W 100 S received a holiday lighting assessment fee but does not have any holiday lighting.

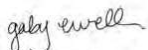
She also expressed that the property was having issues with the unhoused population leaving litter, biowaste and graffiti, and hoped that CBIA-25 would be able to provide more services to help deal with these issues.

**Board of Equalization Recommendation:**

The Board confirmed that the parcel in question does not receive holiday lighting and is not in the holiday lighting map service area and recommends that the holiday lighting assessment be removed.

The Board then suggests that City staff connect Ms. Ward with Downtown Ambassador staff and the Downtown Alliance to enable the property to make use of the services available.

**Signature:**   
Benjamin Luedtke (Feb 5, 2025 13:26 MST)  
**Email:** benjamin.luedtke@slc.gov

**Signature:**   
**Email:** gaby.ewell@slc.gov

**Signature:**   
Chris Norlem (Feb 5, 2025 12:33 MST)  
**Email:** chris.norlem@slc.gov

This page has intentionally been left blank

## **Report of the Board of Equalization**

### **Special Assessment Area**

#### **Central Business Improvement Area CBIA-25**

The Board of Equalization Hearings for Special Assessment Area CBIA-25 were held on February 18, 19, and 20, 2025 at 451 South State Street, Room 315, and online, in accordance with the statute governing special assessment areas. The Board of Equalization discussed and presented its findings in a meeting held on February 20, 2025.

#### **Board of Equalization Members**

- City Council – Austin Kimmel, Signature: \_
- Treasurer’s Office – Gaby Ewell, Signature: \_
- Engineering - Chris Norlem, Signature: \_

#### **Advisory Panel to the Board**

- CBIA Consultant – Ryan K. Smith
- Department of Economic Development – Andie Feldman
- City Attorney’s Office – Sara Montoya
- City Recorder’s Office – Thais Stewart

The following are the concerns of property owners regarding the special assessment area, and the recommendations of the Board of Equalization.

**Andy Tran**

**328 Ventures, LLC**

**Address:** 328 S. State St., 84111

**Parcel #:** 16 06 301 040 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	1,076,110.50	0.00	1,076,110.50	\$1,528.08
2	holiday lighting	Linear Footage	\$12.79	49.40	0.00	49.40	\$631.83
							\$2,159.90

**Address:** 338 S. State St., 84111

**Parcel #:** 16 06 301 041 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	433,900.00	0.00	433,900.00	\$616.14
2	holiday lighting	Linear Footage	\$12.79	33.00	0.00	33.00	\$422.07
							\$1,038.21

**Property Owner Concerns:**

Mr. Tran requested an appeal of the holiday lighting assessments on the property at 328 S. State Street. Mr. Tran explained that the current holiday lighting does not work, and DED staff confirmed that the outlets are damaged.

**Board of Equalization Recommendation:**

The Board recommends that these parcels be removed from the holiday lighting assessment. The Board further recommends that the parcel located at 342 S. State Street also be removed from the holiday lighting assessment for equity as this property will have the same power issues as 328 S. State St.

**Sukhoon Ji**

**University of Utah**

**Address:** 175 E 400 S, 84111

**Parcel ID:** 16 06 305 022 0000

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	47,108,100.00	0.00	47,108,100.00	\$66,893.50
							\$66,893.50

**Property Owner Concerns:**

Mr. Ji filed an appeal with Salt Lake County regarding the property value as determined by the County Assessor's Office. The appeal was found in his favor and subsequently adjusted the property value. Mr. Ji submitted a copy of the County's updated valuations to the Board for review.

He requests that the Board recommend that the estimated CBIA assessment be adjusted to reflect the updated property value per the County's valuation.

**Board of Equalization Recommendation:**

The Board recommends that the CBIA assessment amount be updated to reflect the successful valuation appeal with Salt Lake County.

**Aaron Carter**

**City Creek Reserve Inc.**

**Address:** 50 S. Main St., 84101

**Parcel #:** 15-01-227-062-2002

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	71,546,100.00	0.00	71,546,100.00	\$101,737.46
							\$101,737.46

**Address:** 51 S. Main St., 84111

**Parcel #:** 16-06-101-034-2006

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	61,397,400.00	0.00	61,397,400.00	\$87,184.31
							\$87,184.31

**Address:** 65 S. Regent St., 84111

**Parcel #:** 16-06-101-034-2008

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	4,938,900.00	0.00	4,938,900.00	\$7,013.24
							\$7,013.24

**Address:** 51 S. Main St., 84101

**Parcel #:** 16-06-101-034-2007

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	3,028,300.00	0.00	3,028,300.00	\$4,300.19
							\$4,300.19

**Address:** 50 S. Main St., 84101

**Parcel #:** 15-01-227-062-2010

**Proposed Assessment:** (as originally mailed for the BOE)

Rate Code	Description	Method of Assessment	Cost/Unit	Total Quantity	Excluded Quantity	Assessed Quantity	Estimated Assessment
1	base rate	Value	\$0.00142	2,699,100.00	0.00	2,699,100.00	\$3,832.72
							\$3,832.72

**Property Owner Concerns:**

Mr. Carter filed an appeal on behalf of City Creek Reserve with Salt Lake County regarding the property value as determined by the County Assessor's Office. The appeal was found in

his favor and subsequently adjusted the property value. Mr. Carter submitted a copy of the County's updated valuations to the Board for review.

He requests that the Board recommend that the estimated CBIA assessment be adjusted to reflect the updated property value per the County's valuation.

**Board of Equalization Recommendation:**

The Board recommends that the CBIA assessment amount be updated to reflect the successful valuation appeal with Salt Lake County.

**Signature:** Chris Norlem  
Chris Norlem (Feb 28, 2025 15:56 MST)  
**Email:** chris.norlem@slc.gov

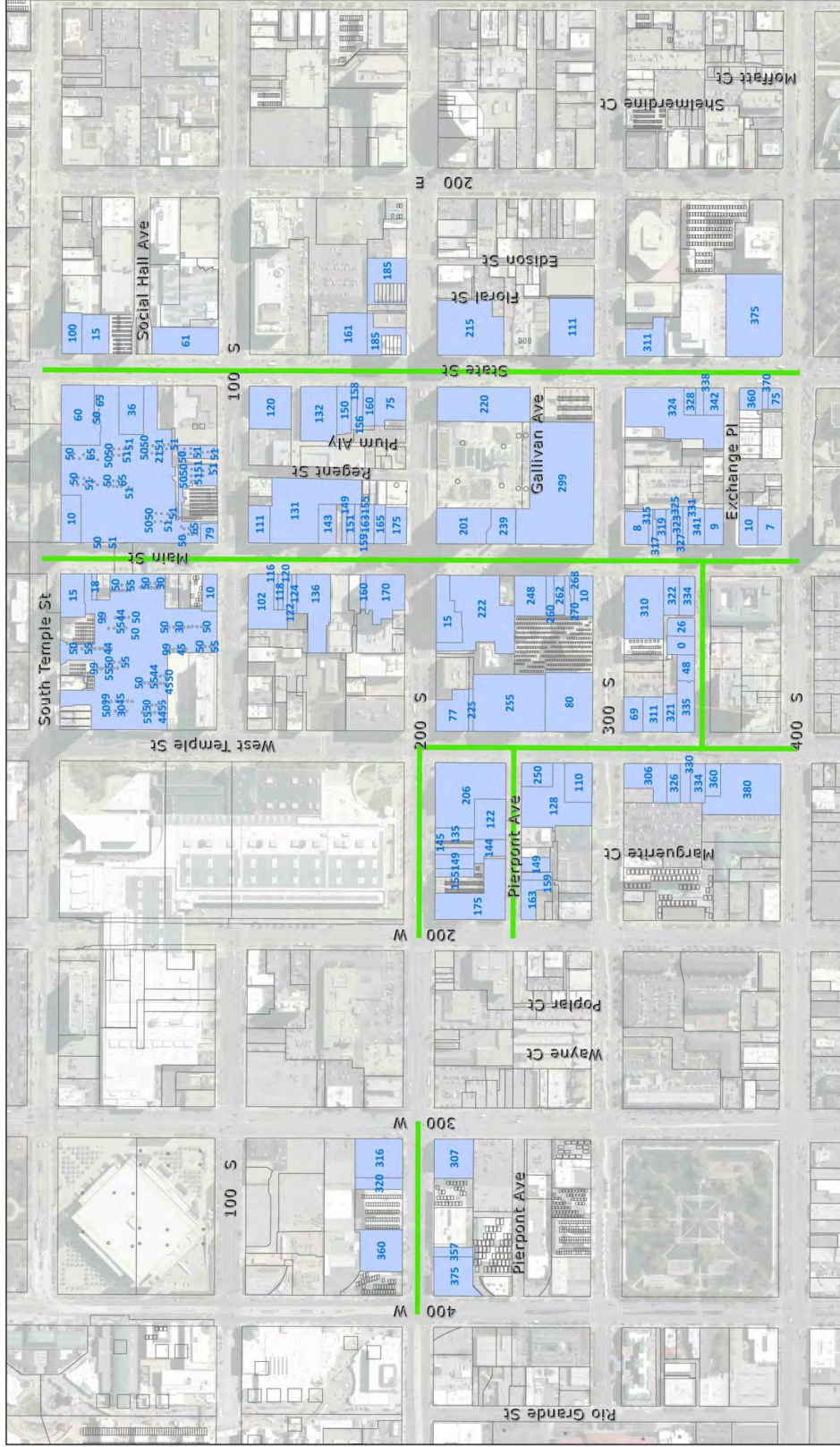
**Signature:** Gaby Ewell  
Gaby Ewell (Feb 28, 2025 16:16 MST)  
**Email:** gaby.ewell@slc.gov

**Signature:** Austin Kimmel  
Austin Kimmel (Mar 3, 2025 09:19 MST)  
**Email:** austin.kimmel@slc.gov

This page has intentionally been left blank



This page has intentionally been left blank



July 29, 2015  
Salt Lake City Geographic Information Systems

Included Parcels

Holiday Lighting Streets  
Non-functioning lights

**CBIA 16: Holiday Lighting Parcels (Preliminary)**

This page has intentionally been left blank

CBIA - 25 Tentative Timeline					
Step	Action	Description	Group/Lead	Deadlines (Pre Update)	Deadlines_Updated
	Brand new SAA Creation	Budget Amendment may be needed to start the due diligence of the SAA.	DED		
	Bond Counsel contract	Review City Contract with Bond Counsel. Ensure exploration dates do not conflict or expire with full SAA process.	DED & Treasurer's Office		
	Create Draft timeline for the entire process.				
1	Consultant Contract	Contract with a consultant to provide guidance throughout process.	DED	2/1/21 - 4/30/2024	
2	Technical Description of the CBIA	Technical Description of the CBIA provided to Engineering. Engineering prepares tax roll based on this data.	Consultant	3/12/2024	
3	Develop assessment methodology that conforms to Assessment Area Act.	Develop assessment methodology concerning Economic Promotion & Lighting Assessment.	DED	3/24/2024	
	Overview Transmittal. (Mayor)	High level document explaining the process transmitted to Mayor's Office.	DED	3/12/2024	
	Overview transmittal. (Council Office)	High level document explaining the process transmitted to Council Office.	Mayor's Office	3/19/2024	
	City Council Meeting	DED will provide a written briefing to the City Council on the upcoming on the CBIA-25 process.	DED	2-Apr	
4	Salt Lake County Property Tax Information.	Numbers should be available by May 22, 2024.	Consultant	5/31/2024	
5	Bond Counsel Description & Improvement Review	Bond Counsel reviews the description of Improvements and Areas to be Improved.	DED	6/5/2024	
6	Resolution of intent to designate.	Bond Counsel drafts resolution of Intent to Designate.	Bond Counsel	6/11/2025	
7	Resolution of Intent to Designate and Justification transmittal. (Mayor)	Resolution of Intent to Designate and justification documentation transmitted to Mayor's Office.	DED	6/18/2024	
8	Resolution of Intent to Designate and Justification transmittal. (Council Office)	Resolution of Intent to Designate and justification documentation transmitted to Council Office.	Mayor's Office	6/21/2024	
9	City Council Meeting	DED will brief the City Council on CBIA-22 information.	DED	7/2/2024	
10	Property Owner Letter Prep	Property Owner letter includes verbiage of preliminary estimate, rate, notice of intent to designate, common question and map finalized.	DED	7/8/2024	
11	Tax roll prepared for DED approval.	Assess County Data.	Engineering	7/8/2024	
12	DED approval of tax roll.	DED approves county data.	DED	7/8/2024	
13	City Council Meeting	City Council adopts the resolution of Intent to Designate the assessment area.	City Council	7/9/2024	
14	Draft/Create Notice of Intent to Designate Letter		Engineering	7/11/2024	
15	Post Notice of Intent to Designate	Post notice of intent to designate in at least three public places within boundaries of jurisdiction	DED/Recorder's Office	8/9/2024	
16	Mail out Notice of Intent to Designate	Mail out Notice of Intent to Designate to go out within 10 days of notice posting.	Recorder's Office	8/12/2024	
17	Minutes prepared for use at protest hearing	Distribute to team SAA.	Bond Counsel	8/23/2024	

18	City Council Meeting	City Council Protest Hearing	City Council	9/3/2024	
19	Draft Resolution to Designate the Assessment Area and appoint the Board of Equalization (BOE).		Bond Counsel	9/10/2024	
20	Resolution to Designate the Assessment Area and appoint the Board of Equalization Transmittal (Mayor's Office)	Resolution to Designate the Assessment Area and appoint the Board of Equalization Transmitted to Mayor's Office.	DED	9/17/2024	
21	Resolution to Designate the Assessment Area and appoint the Board of Equalization (City Council).	Resolution to Designate the Assessment Area and appoint the Board of Equalization Transmitted to the Council Office.	Mayor's Office	9/24/2024	
22	Publish Notice of Intent to Designate	Publish Notice of Intent to Designate on the Utah Public Notice Website	DED	10/3/2024	
23	Property Owners Written Protests Filing Deadline	Property owners who are protesting the assessment area. Also, the end of 60-day written protest period.	Recorder's Office	11/3/2024	
24	Compile Written Protests.		Recorder's Office	11/4/2024	
26	Delivery of Compilation of Protests	Compilation of protests sent to City Council.	Recorder's Office	11/5/2024	
27	Publishing of Written Protests	Publishing of Written Protests on City & State public notice website.	Recorder's Office	11/5/2024	
28	City Council Meeting	City Council announces the protest tally and if it exceeds 40% threshold.	City Council	11/12/2024	
29	City Council Meeting	City Council adopts the Resolution to Designate the Assessment Area and appoints the Board of Equalization.	City Council	11/12/2024	
30	Recording of the Resolution to Designate the Assessment Area & Notice of Proposed Assessment	Record Resolution to Designate the Assessment Area and Notice of Proposed Assessment with Salt Lake County Recorder, within 15 days of adoption.	Salt Lake City Recorders	11/12/2024 - 11/27/2024	
31	BOE Notice and Dates of BOE Meetings.	Finalize Verbiage for BOE notice and dates of BOE meetings.	Bond Counsel	11/22/2024	
32	Mailing process for the BOE notice.	Begins 2 weeks before mailing date.	Engineering	12/6/2024	
33	RFP: Center Business Improvement Assessment Area Management submissions	Proposals/submission due from interested vendors	DED	NA	
34	Publication of the BOE hearings.	Publication and posting of time and location of the 3 consecutive meetings. Posted in at least 3 public places at least 20 days, but not more than 35 days from the first BOE hearings dates. Published on the Utah Public Notice Website.	Recorder's & DED	12/10/2024	
35	Mailing due to Recorder's Office for review.	Due 1 week before mailing date.	Engineering	12/13/2024	
36	Mailing of preliminary assessment & notice of BOE hearings	Mailing sent to each property owner and each street address.	DED	12/20/2024	
37	BOE hearings 9:00 am to 10:00 am (public meeting).	Held on consecutive days by statute.	Salt Lake City Recorders	1/7/2025	
38	BOE hearings 10:00 am to 11:00 am (public meeting).	Held on consecutive days by statute.	Salt Lake City Recorders	1/8/2025	
39	BOE hearings 1:00 pm to 2:00 pm (public meeting).	Held on consecutive days by statute.	Salt Lake City Recorders	1/9/2025	
40	Finalization of BOE Hearings	Finalize the report	DED	1/14/2025	

31B	BOE Notice and Dates of BOE Meetings.	Finalize Verbiage for BOE notice and dates of BOE meetings.	Bond Counsel	11/22/2024	1/17/2025
32B	Mailing process for the BOE notice.	Begins 2 weeks before mailing date.	Engineering	12/6/2024	1/21/2025
34B	Publication of the BOE hearings.	Publication and posting of time and location of the 3 consecutive meetings. Posted at least 20 days, but not more than 35 days from the first BOE hearings dates.	Recorder's & DED	12/10/2024	1/21/2025
35B	Mailing due to Recorder's Office for review.	Due 1 week before mailing date.	Engineering	12/13/2024	1/23/2025
36B	Mailing of preliminary assessment & notice of BOE hearings	Mailing sent to each property owner and each street address.	DED	12/20/2024	1/27/2025
37B	BOE hearings 9:00 am to 10:00 am (public meeting).	Held on consecutive days by statute.	Salt Lake City Recorders	1/7/2025	2/18/2025
38B	BOE hearings 10:00 am to 11:00 am (public meeting).	Held on consecutive days by statute.	Salt Lake City Recorders	1/8/2025	2/19/2025
39B	BOE hearings 1:00 pm to 2:00 pm (public meeting).	Held on consecutive days by statute.	Salt Lake City Recorders	1/9/2025	2/20/2025
40B	Finalization of BOE Hearings	Finalize the report	DED	1/14/2025	2/24/2025
42	BOE Report Completion	BOE report completed, signed, and forwarded to City Council and Bond Counsel.	DED	1/17/2025	3/3/2025
43	Mailing of BOE Final Report	BOE report mailed to objecting property owners. Begins 15 day appeal period.	Engineering	1/23/2025	3/10/2025
44	Assessment Ordinance	Bond Counsel Draft Assessment Ordinance	Bond Counsel	1/28/2025	3/13/2025
45	Assessment Ordinance Transmittal (Mayor's Office).	Assessment Ordinance transmitted to the Mayor's Office.	DED	2/4/2025	3/14/2025
46	Assessment Ordinance Transmittal (Council Office).	Assessment Ordinance transmitted to the Council Office.	Mayor's Office	2/7/2025	3/17/2025
49	Budget submission for CBIA	Submit budget to SLC Finance Department in anticipation of approval.	DED	2/7/2025	?
47	City Council Meeting	City Council accepts or modifies BOE recommendations and adopts or rejects Assessment Ordinance.	City Council	3/4/2025	4/1/2025
50	Transfer properties into billing status.		Engineering	3/20/2025	4/15/2025
51	Assessment Invoices and Billing	Mail assessment notices and invoices to Property Owners by April 5, 2022 the latest.	Treasurer	3/21/2025	4/16/2025
52	Publication & Posting of the Assessment Ordinance	1. Publication of the Assessment Ordinance as a Class A notice.	DED/Recorder's	3/24/2025	4/21/2025
53	Certificate of Project Engineer	Certificate of Project Engineer Signed by DED	DED	3/25/2022	NA

54	Record Notice of Assessment Interest with Salt Lake County Recorder.	I note that Utah Code 11-42-404(4)(b)(iii) requires the notice of assessment interest to "describe the property assessed by legal description and tax identification number." Metes and Bounds legal description provided by Recorder's Office.	Salt Lake City Recorders	4/21/2025	5/19/2025
55	Effective start date of the Assessment Ordinance	Must be specified in the Assessment Ordinance	DED	4/21/2025	5/19/2025
56	Assessment Payments Due	Invoice Payments due from property owners [15 days after effective date of Assessment Ordinance]	Treasurer	5/6/2025	6/3/2025

This page has intentionally been left blank

Salt Lake City, Utah

April 1, 2025

A regular meeting of the City Council of Salt Lake City, Utah, was held on Tuesday, April 1, 2025, at 7:00 p.m., at which meeting there were present and answering to roll call the following members who constituted a quorum:

Chris Wharton	Chair
Alejandro Puy	Vice-Chair
Victoria Petro	Councilmember
Eva Lopez Chavez	Councilmember
Darin Mano	Councilmember
Dan Dugan	Councilmember
Sarah Young	Councilmember

Also present:

Erin Mendenhall	Mayor
Mark Kittrell	City Attorney
Keith Reynolds	City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this ordinance had been discussed, the City Recorder presented to the City Council a Certificate of Compliance with Open Meeting Law with respect to this April 1, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The Board of Equalization (the "Board") for the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-25 (the "Assessment Area") presented to the City Council its reports and stated that it had reviewed statements, comments and complaints on each property in the Assessment Area as listed in the minutes of the hearings of the Board.

The following Findings, Recommendation and Decision were then presented to the City Council by the Board:

#### FINDINGS

It is the finding of the Board that each assessed property within the Assessment Area will be assessed in a manner that meets the requirements of Section 11-42-409 of the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"). Furthermore, no parcel of property listed in the assessment list, as adjusted herein, will bear more than its equitable

portion of the actual costs that are reasonable of the economic promotion activities in the Assessment Area, in accordance with Section 11-42-409 of the Act.

#### RECOMMENDATION AND DECISION

The City Council hereby ratifies and approves the hearings held by the Board on January 7, 8 and 9 and February 18, 19 and 20.

It is the decision of the Board that the proposed assessment list, as adjusted by the modifications shown in Exhibit C, is equitable and that the economic promotion activities being financed thereby constitute a benefit to the properties to be assessed. The assessment list is approved subject to the modifications shown on Exhibit C attached hereto.

The Board respectfully recommends that the City Council approve and confirm the assessment list, as adjusted, and adopt an ordinance levying the assessment set out in the assessment list, as adjusted.

The City Recorder then noted that the City Council is now convened in this meeting for the purpose, among other things, of accepting the Findings, Recommendation and Decision of the Board regarding the proposed assessments to be levied within the Assessment Area and adopting an Assessment Ordinance (the "Ordinance") for the Assessment Area. The following Ordinance was then introduced in writing, was fully discussed, and pursuant to motion duly made by Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_, was adopted by the following vote:

AYE:

NAY:

The Ordinance was then signed by the Chair, presented to and approved by the Mayor, and recorded by the City Recorder in the official records of Salt Lake City, Utah. The Ordinance is as follows:

ORDINANCE NO. \_\_\_\_ of 2025

An ordinance confirming the equalized assessment list and levying an assessment against certain properties in the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-25 (the "Assessment Area"), for the purpose of financing certain economic promotion activities in the downtown area; establishing the effective date of the ordinance; and related matters.

BE IT ORDAINED BY THE CITY COUNCIL OF SALT LAKE CITY, UTAH, AS FOLLOWS:

Section 1. Determination of Costs. All costs and expenses to finance the proposed activities, which include, but are not limited to, advertising, marketing, special events, festivals, transportation, newsletters, publications, banners, holiday lighting, homeless services, security, special projects, housing, town meetings, government policy, cultural promotion, reports, limited trash pickup through the Ambassadors Program, surveys, and other promotional activities (the "Economic Promotion Activities") within the Assessment Area, together with related costs, have been determined.

Section 2. Approval of Assessment List; Findings. The City Council (the "Council") of Salt Lake City, Utah (the "City"), hereby accepts and adopts the Findings, Recommendation and Decision of the Board of Equalization. The Council confirms and adopts the equalized and adjusted assessment list for the Assessment Area, a copy of which is attached hereto as Exhibit B and incorporated herein by reference (the "Assessment List"). The Council has determined that the Assessment List, as adjusted and equalized, is just and equitable; that each assessed property within the Assessment Area will be assessed in a manner that meets the requirements of Section 11-42-409 of the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"); and that no parcel of property listed in the Assessment List will bear more than its equitable portion of the actual costs that are reasonable of the Economic Promotion Activities.

Section 3. Levy of Assessments. The Council hereby levies an assessment upon the real property identified in the Assessment List. The assessments levied upon each parcel of property therein described shall be in the amount set forth in the Assessment List.

The assessments hereby levied are to promote business, economic, and community development activities in the central business area of downtown Salt Lake City by financing the Economic Promotion Activities described herein.

The assessments are hereby levied and assessed upon each of the parcels of real property described in the Assessment List in accordance with the benefit received from the Economic Promotion Activities within the Assessment Area. The assessments are levied upon the parcels of land in the Assessment Area at equal and uniform rates.

Section 4. Cost of Economic Promotion Activities; Amount of Total Assessments. The total cost of the Economic Promotion Activities in the Assessment Area is \$5,991,192, including allowable related expenses. The amount to be assessed against property affected or

benefited by the Economic Promotion Activities in the Assessment Area is \$5,991,192. These amounts do not exceed in the aggregate the sum of: (a) the total contract price or prices for the Economic Promotion Activities; (b) the acquisition price of improvements, if any; (c) the reasonable cost of economic promotion activities; (d) the price of purchasing property, if any; (e) connection fees, if any; (f) the interest on interim warrants issued against the Assessment Area, if any; and (g) overhead costs not to exceed fifteen percent (15%) of the sum of (a), (b), (c) and (e).

Section 5. Method and Rate. The assessment is 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 the Economic Promotion Activities. The total assessment for the Assessment Area is levied based upon (i) 2024 taxable property values plus (ii) linear feet on certain properties with frontage on certain streets for special holiday lights, as set out in the Notice of Intention to Designate Assessment Area pertaining to the Assessment Area. The assessment for each property was determined based on costs as set out in Section 4.

Section 6. 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 June 3, 2025. The second and third Installments will fall 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 this Assessment Ordinance and State law.

Section 7. Default in Payment. If a default occurs in the payment of any assessment installment when due, the City may (a) declare the delinquent amount to be immediately due and subject to collection, or (b) accelerate payment of the total unpaid balance of the assessment and declare the whole of the unpaid principal and interest then due to be immediately due and payable. Additional interest shall accrue and be paid on all amounts declared to be delinquent or accelerated and immediately due and payable at the same rate as is applied to delinquent real property taxes for the year in which the assessment installment becomes delinquent (the "Delinquent Rate"). In addition to interest charges at the Delinquent Rate, costs of collection, including attorneys' fees and court costs ("Collection Costs"), as determined by the City Treasurer or as required by law, may be charged and paid on all amounts declared to be delinquent or accelerated and immediately due and payable. In lieu of accelerating the total assessment balance when one or more assessment installments become delinquent, the City may elect to bring an action to collect only the delinquent portion of the assessment plus interest at the Delinquent Rate and Collection Costs.

Upon any default, the City Treasurer shall give notice in writing of the default to the owner of the property in default as shown by the last available completed real property assessment rolls. Notice shall be effective upon deposit of the notice in the U.S. Mail, postage prepaid, and addressed to the owner as shown on the last equalized assessment rolls for the City or on the official ownership records of Salt Lake County. The notice shall provide for a period of thirty (30) days in which the owner shall pay the installments then due and owing plus costs as determined by the City Treasurer. If the City elects to use the enforcement remedy involving acceleration, the Notice shall also declare that after the thirty (30) day period the City shall accelerate the then unpaid balance of the principal of the assessment to be immediately due and payable together with Collection Costs and interest on the entire unpaid balance to accrue from the date of delinquency at the Delinquent Rate. Thereafter, the City may immediately initiate a sale of the property as

provided in Title 59, Chapter 2, Part 13, Utah Code Annotated 1953, as amended, or sell the property pursuant to Section 11-42-502.1(2) and related pertinent provisions of the Act in the manner provided for judicial foreclosures, or utilize any other remedy permitted by law. If at the sale no person or entity shall bid and pay the City the amount due on the assessment plus interest and costs, the property shall be deemed sold to the City for these amounts. The City shall be permitted to bid at the sale. So long as the City retains ownership of the property, it shall pay all delinquent assessment installments and all assessment installments that become due.

The remedies provided herein for the collection of assessments and the enforcement of liens shall be deemed and construed to be cumulative and the use of any one method or means of collection or enforcement shall not deprive the City of the use of any other method or means. The amounts of accrued interest and all Collection Costs, attorneys' fees and costs shall be added to the amount of the assessment up to, and including, the date of foreclosure sale.

Section 8. Remedy of Default. If prior to the final date that payment may be legally made under a final sale or foreclosure of property to collect delinquent assessment installments, the property owner pays the full amount of all unpaid installments that are past due and delinquent with interest at the Delinquent Rate, plus all approved or required costs and attorneys' fees, the assessment of said owner shall be restored so that the owner will have the right to make the payments in installments as if the default had not occurred. Any payment made to cure a default shall be applied first, to the payment of attorneys' fees and other costs incurred as a result of such default; second, to interest charged on past due installments, as set forth above; third, to the interest portion of all past due assessments, if any; and last, to the payment of outstanding principal.

Section 9. Lien of Assessment. Upon the recordation of the required documents and notices, an assessment or any part or installment of it, any interest accruing, and the penalties, attorneys' fees and costs of collection shall constitute a political subdivision lien against the property upon which the assessment is levied on the effective date of this Ordinance. Said lien shall be superior to the lien of any trust deed, mortgage, mechanic's or materialman's lien, or other encumbrance, shall be equal to and on a parity with the lien for general property taxes, and shall apply without interruption, change of priority, or alteration in any manner to any reduced payment obligations. The lien shall continue until the assessment, reduced payment obligations, and any interest, penalties, and costs on it are paid, notwithstanding any sale of the property for or on account of a delinquent general property tax, special tax, or other assessment, the issuance of a tax deed, an assignment of interest by Salt Lake County, or a sheriff's certificate of sale or deed.

Section 10. Contestability. No assessment shall be declared invalid or set aside in whole or in part in consequence of any error or irregularity that does not go to the equity or justice of the assessment or proceeding. Any party who has not waived his/her objections to same as provided by statute may commence a civil action in the district court with jurisdiction in Salt Lake County against the City to enjoin the levy or collection of the assessment or to set aside and declare unlawful this Ordinance.

Such action must be commenced and summons must be served on the City not later than sixty (60) days after the effective date of this Ordinance. This action shall be the exclusive remedy of any aggrieved party. No court shall entertain any complaint that the party was authorized to

make by statute but did not timely make or any complaint that does not go to the equity or justice of the assessment or proceeding.

After the expiration of the 60-day period provided in this section:

(a) The assessments levied in the Assessment Area shall become incontestable as to all persons who have not commenced an action and served a summons as provided for in this section; and

(b) A suit to enjoin the levy, collection, or enforcement of the assessment, or to attack or question the legality of the assessment may not be commenced in this state, and a court may not inquire into those matters.

Section 11. All Necessary Action Approved. The officials of the City are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance, including the mailing of invoices to property owners in the Assessment Area.

Section 12. Repeal of Conflicting Provisions. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed.

Section 13. Posting of Ordinance. Following its approval, this Ordinance shall be signed by the Mayor and the City Recorder and shall be recorded in the ordinance book kept for that purpose. A copy of this Ordinance shall be posted (i) in a public location within the City's boundaries that is reasonably likely to be seen by residents of the City, (ii) on the City's official website and (iii) on the Utah Public Notice Website (<http://pmn.utah.gov>), all for at least 21 days. This Ordinance shall take effect on May 19, 2025.

Section 14. Notice of Assessment Interest. The City Recorder is hereby authorized and directed to file a Notice of Assessment Interest with the Salt Lake County Recorder within five days of the effective date of this Ordinance. Such Notice shall (1) state that the City has an assessment interest in the assessed property, (2) state the maximum number of years over which the assessment will be payable, and (3) describe the property assessed by legal description and tax identification number.

PASSED AND APPROVED by the City Council of Salt Lake City, Utah, this April 1, 2025.

(SEAL)

By: \_\_\_\_\_  
Chair

ATTEST:

By: \_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

*Sara Montoya*  
\_\_\_\_\_  
Sara Montoya  
City Attorney  
March 14, 2025

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

(SEAL)

By: \_\_\_\_\_  
Chair

ATTEST:

By: \_\_\_\_\_  
City Recorder

PRESENTATION TO THE MAYOR

The foregoing ordinance was presented to the Mayor for her approval or disapproval on this April \_\_\_, 2025.

By: \_\_\_\_\_  
Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this April \_\_\_, 2025.

\_\_\_\_\_  
Erin Mendenhall  
Mayor

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

I, Keith Reynolds, the duly appointed and qualified City Recorder of Salt Lake City, Utah, do hereby certify that the above and foregoing is a full, true and correct copy of the record of proceedings had by the City Council of Salt Lake City, Utah, at its meeting held on April 1, 2025, insofar as the same relates to or concerns the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-25, as the same appears of record in my office.

I further certify that the Ordinance levying the assessments was recorded by me in the official records of Salt Lake City on April \_\_, 2025.

I further certify that a copy of the Ordinance was posted (i) in a public location within the City's boundaries that is reasonably likely to be seen by residents of the City, (ii) on the City's official website and (iii) on the Utah Public Notice Website (<http://pmn.utah.gov>), all for at least 21 days.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Salt Lake City this April \_\_, 2025.

(SEAL)

By: \_\_\_\_\_  
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Keith Reynolds, 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 April 1, 2025, public meeting held by the City as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's offices 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 Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<https://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a Notice, in the form attached hereto as Schedule 1, to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 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 posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City's official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this April 1, 2025.

(SEAL)

By: \_\_\_\_\_  
City Recorder

SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

NOTICE OF 2025 ANNUAL MEETING SCHEDULE

EXHIBIT B

ASSESSMENT LIST

(Available for review at the offices of the  
City Recorder or City Engineer)

EXHIBIT C

MODIFICATIONS RECOMMENDED  
BY BOARD OF EQUALIZATION

This page has intentionally been left blank