



# SALT LAKE CITY TRANSMITTAL

**To:**  
Salt Lake City Council Chair

**Submission Date:**  
04/22/2025

**Date Sent to Council:**  
04/24/2025

**From:**

**Department\***  
Public Lands

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**Department Director Signature**

*KIM SHELLEY*

**Chief Administrator Officer's Signature**

*Jill Love*

**Director Signed Date**  
04/22/2025

**Chief Administrator Officer's Signed Date**  
04/24/2025

**Subject:**  
General Obligation (GO) Bond for Parks, Trails, & Open Space – 1st Tranche Update and 2nd Tranche Funding Request

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**Document Type**  
Information Item

**Budget Impact?**  
☒ Yes  
☐ No

**Budget Impact:**  
\$34,986,400

**Recommendation:**  
Approve (1) project costs and scopes (as described beginning on p. 8), (2) changes to bond-funded personnel funding (p. 5-6), and (3) the second tranche total of \$34,986,400 (p. 4) before June 17, 2025, so that the Finance Department can include these items and budgets in their summer 2025 transmittal for the issuance of the second tranche of bonds.

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

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

**Public Process**

N/A

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## CITY COUNCIL TRANSMITTAL

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

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

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

**DATE: April 22, 2025**

**FROM:** Kim Shelley, Director  
Department of Public Lands

**SUBJECT:** General Obligation (GO) Bond for Parks, Trails, & Open Space – 1<sup>st</sup> Tranche Update and 2<sup>nd</sup> Tranche Funding Request

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**DOCUMENT TYPE:** Information Item

**RECOMMENDATION:** Approve (1) project costs and scopes (as described beginning on p. 8), (2) changes to bond-funded personnel funding (p. 5-6), and (3) the second tranche total of \$34,986,400 (p. 4) before June 17, 2025, so that the Finance Department can include these items and budgets in their summer 2025 transmittal for the issuance of the second tranche of bonds.

**BUDGET IMPACT:** **\$34,986,400 (41%) OF THE TOTAL \$85,000,000 BOND.**

## **BACKGROUND:**

### **TRANSMITTAL INTRODUCTION**

This transmittal includes (1) a report on the progress of project tasks funded by the first tranche of the taxable Parks, Trails, and Open Space General Obligation Bond (2022) ("Parks GO Bond" or "bond"); and (2) tasks, scopes, and costs to be funded by the requested second tranche of the bond, totaling \$34,986,400.

Though a more thorough background of and structural proposal for the Parks GO Bond can be found in the Administration's March 24, 2023, transmittal (see p. 3-9 of that document), two points bear repeating in this introduction:

1. **A taxable general obligation bond's tranches do not have strict three-year spending limits** as tax-exempt bonds do. However, in principle, funding requested for each tranche will be for tasks that are ready to be undertaken within roughly six months of funding becoming available and to be completed/spent within a reasonable amount of time, defined by the Finance Department as roughly 3-5 years of tranche issuance.
2. **The bond's tranche schedule is not sequential and tranches will overlap**, meaning the Administration's and the Council's agreed-upon approach to these projects does not require that one tranche be spent down before another is issued. Tranches will overlap due to the 3-5 year spending schedule per tranche and due to projects and tasks within projects occurring over the course of many years, as well as procurement timelines and legal requirements. In addition, even with two concurrent tranches (the first and this second), the Finance Department can project that the debt will still be well short of the possible tax burden advertised to the public during the City's fall 2022 public information campaign.

**Action by the City Council per the requests in this transmittal by June 17, 2025**, will allow the Public Lands and Finance Departments to meet critical deadlines this spring and summer so that second tranche funding can be available as soon as September or October 2025, in time for the fall/winter bidding season for CY 2026 design and construction.

### **BRIEF BOND BACKGROUND**

The Parks GO Bond is a taxable, municipal bond approved by Salt Lake City voters (71.32% voted "For") in the November 8, 2022, election. The ballot question read as follows:

"Shall Salt Lake City, Utah, be authorized to issue General Obligation Bonds in a principal amount not to exceed \$85,000,000 and to mature in no more than 21 years from the date or dates of issuance; such bonds will be issued in accordance with Utah law solely to pay all or a portion of the costs to acquire, improve, renovate, and upgrade various parks, trails, open space and related facilities and recreational amenities?"

The City Council, acting as the Board of Canvassers, certified the results of the election on

November 22, 2022. The entire funded amount will be repaid over 20 years through residential and commercial property taxes.

In 2022 and 2023, the Administration proposed structuring the bond in at least three tranches. For each tranche, the City Council will be asked to approve the total amount, specific task and project scopes, and bond parameters to authorize the sale of bonds and expenditure of their funds. It is likely that a third and potentially final tranche of ~\$25,000,000 will be requested during the next few years.

### FIRST TRANCHE RECAP

Summaries of first tranche progress can be found starting on p. 8. In summary, the first tranche included the following requests and/or was amended in the following ways:

- A. \$9,000,000 (33.3% of project’s bond funding) for Glendale Park (in Budget Amendment No. 2 of FY 24/25, \$5,350,000 of this \$9,000,000 was reallocated to Items G, H of this section, and contingency and art of the following section on this page, and then replaced with an equal amount of Parks Impact Fees to make that project whole; more information on this change is included in each project description, starting on p. 8)
- B. \$2,000,000 (100%) for Liberty Park Playground
- C. \$850,000 (18.9%) for Allen Park
- D. \$5,000,000 (100%) for Folsom Trail Completion & Landscaping
- E. \$600,000 (10%) for Public Space at Fleet Block
- F. \$650,000 (10%) for Fairmont Park (including Project G12)
- G. \$900,000 (10%) for “Reimagine Neighborhood Parks, Trails, or Open Spaces” projects, with at least one per City Council district (received \$4,050,000 previously allocated to Glendale Park (A))
- H. \$600,000 (6.7%) for Jordan River Corridor (received \$500,000 previously allocated to Glendale Park (A))

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First tranche **project** subtotal: **\$19,600,000** (28.4% of **\$69,000,000 total project bond funds**) (revised first tranche project subtotal: \$18,800,000, or 27.2%, after BA No. 2 of FY 24/25)

- \$3,332,000 for project cost contingencies, 17% of the first tranche project subtotal (received \$500,000 previously allocated to Glendale Park (A))
- \$294,000 for art, 1.5% of the first tranche project subtotal (received \$300,000 previously allocated to Glendale Park (A))
- \$1,434,000 for salaries, benefits, and operational costs for three FTEs for the first three fiscal years of the bond (see p. 9 of the March 2023 transmittal)

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First tranche **contingency** subtotal: **\$5,060,000** (31.6% of **\$16,000,000 total contingency** and 25.8% of the first tranche project subtotal) (revised first tranche contingency subtotal: \$5,860,000, or 36.6%, after BA No. 2 of FY 24/25)

## SECOND TRANCHE REQUEST SUMMARY

More detail of proposed second tranche scopes, costs, and tentative schedules can be found on individual project pages, starting on p. 8. Projects or line items in

- **Green text** = Fully funded in the first tranche; no further requests for funding from the Parks GO Bond, including in this tranche.
- **Blue text** = Requesting funding in this tranche but will likely have no additional requests for funding in the third or future tranches.
- **Orange text** = Not requesting funding in this tranche but will/may in the third or future tranches.
- **Black text** = Requesting funding in both this and future tranches.

In summary, the second tranche will include the following amounts for the following projects and contingencies:

- A. \$23,350,000 (86.5% of the project's total bond funding) for Glendale Park
- B. \$0 for Liberty Park Playground (full funding issued in the first tranche)
- C. \$3,650,000 (81.1%) for Allen Park
- D. \$0 for Folsom Trail Completion & Landscaping (full funding issued in the first tranche)
- E. \$900,000 (15%) for Public Space at Fleet Block
- F. \$0 for Fairmont Park
- G. \$3,375,000 (32.1%) for Reimagine Neighborhood Parks, Trails, or Open Spaces projects, with at least one per City Council district
- H. \$2,400,000 (26.7%) for Jordan River Corridor

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Second tranche **project** subtotal: **\$33,675,000** (48.8% of **\$69,000,000 total project bond funds**) (note that 69.3% of the second tranche project subtotal and 66.7% of the second tranche total is for just Project A: Glendale Park)

- \$0 for project cost contingencies (the Administration intends to utilize remaining first tranche contingencies and interest revenues before requesting additional project cost contingencies)
- \$441,000 for art (including personnel costs for one new part-time position)
- \$870,400 for salaries, benefits, and operational costs to reimburse the general fund for Public Lands' and Public Services' personnel costs in FY 26/27 and FY 27/28, including a proposed reclassification and a new part-time position (see p. 5-6, 19-20)

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Second tranche **contingency** subtotal: **\$1,311,400** (8.2% of **\$16,000,000 total contingency** and 3.9% of the second tranche project subtotal)

### **SECOND TRANCHE TOTAL:**

**\$34,986,400**

(41.2% of \$85,000,000 total)

The Administration acknowledges that all new assets, including those funded by the Parks GO Bond, will require on-going operations and maintenance (O&M) funding to prolong the benefits of these investments. Estimated O&M activities and associated costs will be developed during the design and/or construction phases of each bond-funded project. These will be shared through the appropriate Departments’ “New Properties and Amenities” or similar budget insights in future fiscal years’ annual budget cycles.

#### **PROPOSED CHANGES TO BOND MANAGEMENT AND STAFFING PLANS**

Since the issuance of the first tranche, the **Public Lands Department and the Engineering Division (Public Services Department)** have changed the City’s approach to the management of all parks, trails, and open space projects, including those funded by the Parks GO Bond. These changes are summarized below and affect how the Administration proposes organizing and funding the three, bond-funded, full-time planning, design, and construction management positions in Public Lands and Public Services (Engineering) in the future, beginning with this second tranche.

- October 2023’s Budget Amendment No. 2 and March 2024’s Budget Amendment No. 4 of FY 23/24 created a new Planning & Design Division in the Public Lands Department. These budget neutral changes moved four landscape architects from the Engineering Division (Public Services Department) to this new division and reclassified a Planning Manager position to division director position.
- Overall parks, trails, and open space project management is now handled by Public Lands staff. The Engineering Division’s principal roles in these projects are now contracting/procurement and construction management.
- The Engineering Division also reclassified the bond/first tranche-funded “Senior Project Manager” position (Grade 34) to a “Senior Engineering Construction Program / Projects Manager” position (Grade 33) to attract and hire qualified candidates from a diverse set of backgrounds. This position is currently filled.
- In December 2024, Public Lands reclassified one of the bond-funded Public Lands Planner positions to an Associate Landscape Architect II (both Grade 29; budget neutral). This change was necessary for two reasons: (1) The original planner was hired in February 2023, before Public Lands and Public Services (Engineering) implemented the aforementioned change in project management; and (2) Parks GO Bond projects are quickly progressing beyond planning and community engagement phases into detailed design and construction phases, which are project tasks more appropriate to the management skills of a landscape architecture professional.

**REQUEST:** Public Lands requests that the City Council approve a reclassification from Associate Landscape Architect II (Grade 29) to Senior Landscape Architect (Grade 34). Public Lands’ recent hire to fill this position is a highly qualified, expert project manager. Further reclassification would align their qualifications, job description, and pay. We wish to retain these time-limited staff for as much of the remainder of the Parks GO Bond as possible. The remainder of this section and costs included in the proposed second tranche total assume these changes are approved.



As approved by the City Council in 2023, the salaries, benefits, and operational costs for the three full-time employees in the Public Lands’ Planning & Design Division and Public Services’ Engineering Division who work exclusively on Parks GO Bond projects will be General Fund expenses that are reimbursed with bond funds at the beginning of the following fiscal year. Beginning July 1, 2023, the Public Lands and Public Services Departments have documented these three employees’ time per pay period and provided these receipts to the Finance Department for reimbursement each July. We intend to continue this practice until the end of the bond.

Due to conservative estimates for these personnel costs for three fiscal years (FY 23/24, FY 24/25, and FY 25/26) developed in early 2023, an estimated \$296,000 balance from the first tranche will go toward reducing the second tranche’s (FY 26/27’s and FY 27/28’s) salary, benefits, and operation costs.

1. Public Lands Planner (PL) (29)	\$155,000 (FY 26/27) \$164,500 (FY 27/28) <b>= \$319,500 (for two add’l fiscal years)</b>
2. Senior Landscape Architect (PL) (34)	\$200,400 (FY 26/27) \$212,500 (FY 27/28) <b>= \$412,900 (for two add’l fiscal years)</b>
3. Senior Engineering Construction Program / Projects Manager (Eng) (33)	\$209,500 (FY 26/27) \$224,500 (FY 27/28) <b>= \$434,000 (for two add’l fiscal years)</b>
	- \$296,000 (first tranche savings from FY 24/25 and FY 25/26)

<b>Second Tranche PL/PS Personnel TOTAL:</b>	<b>\$870,400</b>
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**REQUEST:** As plans for art within bond-funded park sites have been fleshed out (see p. 19-20), **Arts Council staff (Econ Dev Dept)** request that \$75,000 (7%) of the total \$1,035,000/1.5% for art from the Parks GO Bond fund a part-time position to manage bond-funded art projects. Costs include salary and equipment. This change would reduce the bond’s contribution to Glendale Park’s art commission, but the overall budget would be made whole with part of the \$150,000 in CIP funds allocated for a westside art installation.

▪ Commission Implementation Staff Support Position (new):	\$75,000
▪ Unifying Artworks in All Bond-Funded Projects:	\$60,000
▪ Glendale Park:	\$310,000
▪ Donner Trail Park:	\$120,000
▪ Warm Springs and North Gateway Parks:	\$120,000
▪ Fleet Block:	\$350,000
	<b>\$1,035,000</b>

## **SCHEDULE AND PROJECT INFORMATION (BY TRANCHE)**

The remainder of this transmittal includes:

- Updated and tentative overall schedule (see attachment). The format of this schedule differs from those provided previously; it visualizes the possible though generalized spenddown of funds over the course of each project, each tranche, and each calendar year quarter (including possible costs and timelines of a third tranche).
- Summaries of the work already or soon-to-be accomplished with funding from the first tranche (authorized October 2023, available to spend November 2023) and scopes, costs, and possible schedules for all projects that will be funded by the second tranche of the bond, totaling \$34,986,400, and to be accomplished within the next three to five years, in this order:
  - A. Glendale Park
  - B. Liberty Park Playground
  - C. Allen Park
  - D. Folsom Trail Completion & Landscaping
  - E. Public Open Space at Fleet Block
  - F. Fairmont Park (including G12 from below)
  - G. Reimagine Neighborhood Parks, Trails, or Open Spaces (at least one project and at most \$1,500,000 per Council District)
    - G1. Donner Trail Park (D6)
    - G2. Taufer Park (D4)
    - G3. Richmond Park (D4)
    - G4. Steenblik Park (D1)
    - G5. Cottonwood Park (D1)
    - G6. Warm Springs and North Gateway Parks (D3)
    - G7. Ida Cotten Park (D5)
    - G8. Madsen Park (D2)
    - G9. Sunnyside Park (D6)
    - G10. Jefferson Park (D5)
    - G11. Peace Labyrinth (D2)
    - G12. Fairmont Park (D7) (included in F, above, on p. 13)
  - H. Jordan River Corridor
- Updates on past, present (first tranche) and future (second tranche) contingency spending, including project contingencies; public art; and salaries, benefits, and operational costs.

**Project A – Glendale Park**  
*1200 West 1700 South (District 2)*

**Total Bond Funding:** \$27,000,000

**Description:** The Glendale Park project will add 17 acres of new park space at the former Raging Waters water park site (on the south side of 1700 South and west of the Jordan River) and will be Sustainable SITES Initiative certified (like LEED but for landscapes), per the City’s Sustainable Infrastructure Policy. Adoption of the Glendale Regional Park Plan occurred on March 21, 2023. The new park will create community gathering and event spaces, play spaces for everyone, places to enjoy the water, and places to wheel around. Specific elements include trails, an overlook, playgrounds that support play at all ages and ability levels, food truck access, skateboarding features, water features, basketball and pickleball courts, a denser tree canopy, and riverside recreation and access.

**First Tranche Funding Allocation and Progress: \$3,650,000 (13.5% of total)** funds Phase I construction in the northwest park of the property, which has been underway since September 2024. Combined with parks impact fees, the first tranche funding will be spent last and the grand opening for this phase is set for the fall. Phase I will include the entire park’s parking lot, an all ages and abilities playground, welcome plaza, seating areas, food truck plaza, pavilion, full court basketball, open lawn, trail connections and walkways, entry gate and signs, and significant stormwater infrastructure enhancements. This spring and summer, four of the eight existing tennis courts will become twelve pickleball courts. Phase 2 design is also progressing and is at the 40% or schematic design phase.

(Note: Budget Amendment No. 2 of FY 24/25 reallocated \$5,350,000 of the originally funded \$9,000,000 from the first tranche to Items G, H, contingency, and art. Note that the \$3,650,000 first tranche budget above and \$23,350,000 budget below reflect that change.)

**Second Tranche Funding Request and Purpose: \$23,350,000 (86.5% and remainder of total)** funds the balance needed to finish design for and then construct Phase II, which will be the larger of the two phases, both cost and size-wise. This project’s second tranche allocation alone represents 66.7% of the tranche’s total request. Phase II will include an enhanced splash park, Jordan River corridor access and boat ramp enhancements, sledding hill, skating ribbon, skate park, additional trails including soft surface for walking and hiking, additional open lawn and events stage, and many other features. Phase II construction will likely occur between 2026 and 2028. Phase III would only be necessary if operational capacity/funding for an outdoor public pool are identified.

**REQUEST:** Permit the Finance Department to include \$23,350,000 (86.5% and the remainder) of the total \$27,000,000 for this project to be included in their final transmittal for the issuance of the second tranche of bond funds.

**Tentative Schedule:**

1. 2025: Phase I grand opening
2. 2026: Phase II design completed
3. 2026-2028: Construction of Phase II

**Project B – Liberty Park Playground**  
*600 East 900 South (District 5)*

**Total Bond Funding:** \$2,000,000

**Description:** Fully replace the aging, out of date, well worn, but still heavily used Rotary Playground area in the northwest part of Liberty Park. The existing playground area is often closed for maintenance and repairs as it reaches the end of its useful life.

New state-of-the-art assets informed by extensive community input in 2023 and 2024 will help the City honor the site's popularity and community preferences, improve safety, and create a unique playground customized for Liberty Park that serves all ages and abilities. Accessible design and assistive technologies will improve levels of service for all community members.

**First Tranche Funding Allocation and Progress: \$2,000,000 (100% of total)** funded community engagement and design, and will fund construction of the new playground area in 2025 and 2026. At the time of writing, the project is nearly done with permitting, followed by bidding and construction later in 2025. Public Lands will engage the community to share the final plans, tentative schedule, and alternative locations for the kinds of play that thousands enjoy at this playground every year.

(Note: Budget Amendment No. 2 of FY 24/25 added \$2,000,000 of Parks Impact Fees to enhance the scope of this project and fulfill more of the community's desires, as expressed during a significant community engagement effort in 2023 and 2024.)

**Second Tranche Funding Request and Purpose: \$0**

**REQUEST:** n/a (Informational Only)

**Tentative Schedule:**

1. 2025-2026: Construction will begin in 2025 and may last a year or more. The new playground and surrounding area should be open again to the public by the end of 2026, though construction schedules will be confirmed and shared with the public only after bidding and contractor selection.

## **Project C – Allen Park**

*1328 East Allen Park Drive (1900 South) (District 7)*

**Total Bond Funding:** \$4,500,000

**Description:** The seven-acre Allen Park is one of the City's newest property acquisitions and public parks (opened October 2020). This project will implement the first phase of the community-supported vision, developed through the Allen Park Adaptive Reuse & Management Plan (finished at the end of 2024). Note that this Phase 1 will only be roughly 20% of the total amount needed for the full buildout and formalization of the park.

Improvements funded by the Parks GO Bond may include formalization, preservation, and rehabilitation of the space; Emigration Creek stream channel and culvert/bridge improvements; minor work on historic structures; walkway and roadway improvements, irrigation, and native and ornamental plantings; gathering spaces; and other park amenities that improve access and visitor experience.

**First Tranche Funding Allocation and Progress: \$850,000 (18.9% of total)** is funding on-going design (currently in consultant selection), emergency fixes, and installation of new utilities (currently in permitting) necessary before the construction of Phase 1 improvements.

**Second Tranche Funding Request and Purpose: \$3,650,000 (81.1% and remainder of total)** will fund the construction of Phase 1 improvements, the design of which will be a joint effort throughout 2025 and into early 2026 between the Public Lands Department, Engineering Division, and Public Utilities Department. It is also possible that the Public Utilities Department will contribute additional stormwater funding for relevant scope items. Construction will occur as early as 2026 and may last one or two years, depending on the outcomes of the design phase of the project.

**REQUEST:** Permit the Finance Department to include \$3,650,000 (81.1% and the remainder) of the total \$4,500,000 for this project to be included in their final transmittal for the issuance of the second tranche of bond funds.

### **Tentative Schedule:**

1. Summer 2025: Begin Phase 1 design based on the highest priority recommendations from the community-supported Adaptive Reuse and Management Plan.
2. 2026-2028 (?): Construction of Phase 1 improvements.

**Project D – Folsom Trail Completion & Landscaping**  
*~50 South from 500 West to Jordan River (Districts 2, 3, & 4)*

**Total Bond Funding:** \$5,000,000

**Description:** The Folsom Trail is an off-street, paved walking and bicycling path that connects Westside neighborhoods and the Gateway District of Downtown. Due to funding and property issues at that time, Phase 1 (2021-2022) was only able to design and construct the eastern 1.0 mile of the trail and minor amenity improvements between 500 West and 1000 West.

Bond funding is intended to (1) finalize design and then construct waterwise landscaping and additional amenities, focused at intersections between 500 West and 1000 West (based on priorities from Transportation's and Public Lands' 2020 effort to collect 1,000+ community responses and the CRA's City Creek Daylighting Design Master Plan); and (2) complete the Folsom Trail between 1000 West and the Jordan River.

**First Tranche Funding Allocation and Progress: \$5,000,000 (100% of total)** is currently funding on-going design of part (1) of the scope described above, currently at 70%/design development drawings. Once drawings are completed, likely this fall, the project team will bid for construction in 2026 and possibly into 2027. This includes design for the roughly \$190,000 in additional CIP funding for 800 West median improvements.

(Note: Budget Amendment No. 2 of FY 24/25 added \$1,000,000 of Parks Impact Fees to enhance the scope of this first part of this project and increase the benefits that these improvements will have in the Folsom Corridor from 500 West to 1000 West.)

Regarding part (2) of the scope described above, Public Lands is currently employing a consultant with a small fee to perform preliminary trail extension alignment, feasibility, and property/stakeholder discussions that will facilitate property agreements (easements or sales) before more detailed construction documents are developed. Depending on how long those discussions and agreements take, construction documents would then take roughly one year to develop and bid for construction. These preliminary alignments and discussions have been very promising so far.

**Second Tranche Funding Request and Purpose: \$0**

**REQUEST:** n/a (Informational Only)

**Tentative Schedule:**

1. Landscaping and Irrigation
  - a. 2025: Finalize design
  - b. 2026-2027: Construction
2. Trail Completion
  - a. 2025: Feasibility and stakeholder/property owner meetings and agreements
  - b. 2026: Further property agreements; development of construction documents
  - c. 2027-2028: Construction

**Project E – Public Space at Fleet Block**  
*800-900 South, 300-400 West (District 5)*

**Total Bond Funding:** \$6,000,000

**Description:** The Public Space at Fleet Block project (future name TBD) will be a new public open space or square in the Granary District. The project will add three acres of much needed public lands property and increase the level of service for this community (from near zero) and citywide. The site will occupy roughly the southeastern 1/3 of the publicly owned property.

**First Tranche Funding Allocation and Progress: \$600,000 (10% of total)** is funding community engagement, conceptual design (both under contract currently), and part of the cost of construction document development. By the end of 2025, Public Lands hopes to have a community supported, final concept design that will inform the development of construction documents next year. In addition, the Arts Council's Parks GO Bond-funded public art commission on this site is being coordinated intimately with the public open space development process.

**Second Tranche Funding Request and Purpose: \$900,000 (15% of total)** will fund final construction document development, possible environmental remediation, permitting, and potentially other infrastructure within and near the site that is necessary for the development of the public open space.

**REQUEST:** Permit the Finance Department to include \$900,000 (15%) of the total \$6,000,000 for this project to be included in their final transmittal for the issuance of the second tranche of bond funds.

**Tentative Schedule:**

1. 2025: Demolition of the former buildings on the site (bond funds were not used to cover these costs), initiation of the design and community engagement phases for the public open space, and a solicitation for developers from the Community and Neighborhoods Department are all beginning at the same time.
2. 2026-2029: Construction document development for the public open space, further environmental remediation, community benefits agreements (CBAs) and other agreements with developers, and development/construction on the block

**Projects F and G12 – Fairmont Park**  
*1040 East Sugarmont Drive (District 7)*

**Total Bond Funding:** \$6,500,000

(Note: \$5,000,000 from a standalone project [F] and \$1,500,000 from "Reimagine Neighborhood Parks, Trails, and Open Spaces" [G12])

**Description:** Fairmont Park improvements may include repair of or possible new public uses for the existing tennis courts site on the corner of Sugarmont Avenue and 900 East (which have been in serious disrepair for about a decade); possible improvement of the area near the Boys & Girls Club clubhouse to improve publicly-accessible facilities and services (depending on the B&GC's plans for remodeling or relocation within the park); revitalizing and creating an inviting and aesthetically pleasing entrance to Fairmont Park along Sugarmont Drive; and enhancing public access and safety to and within the park itself.

**First Tranche Funding Allocation and Progress: \$650,000 (10% of total)**

(\$500,000 from F and \$150,000 from G12) is funding community engagement, design, construction document development, and initial SITES certification tasks. (In addition, CIP funding for full-court basketball and Arts Council funding for a public art commission are also being woven into this larger, multi-funding source project.) Public Lands began engaging the community and stakeholders in early 2025. This work will wrap up in 2026, with construction to follow with funding from the third tranche, hopefully in 2027.

**Second Tranche Funding Request and Purpose: \$0**

**REQUEST:** n/a (Informational Only)

**Schedule:**

1. 2025: Community and stakeholder engagement, concept design
2. 2026: Complete engagement, develop construction documents, bidding
3. 2027-2028: Construction



## **Projects G1 to G11 – Reimagine Neighborhood Parks, Trails, or Open Spaces** *11 Locations, With At Least One Project per Council District*

**Total Bond Funding:** \$9,000,000 (\$10,500,000 originally, but reduced by \$1,500,000 as the Fairmont "Reimagine Neighborhood Parks" funding is described and accounted for under Project F, see p. 13)

**Description:** "Reimagine Neighborhood Parks" was one of the highest community priorities in the recently completed *Reimagine Nature Public Lands Master Plan*. Investing in under-resourced (and sometimes under-utilized) local parks, trails, and open spaces improves access and activation and often reduces demand at larger parks. These projects empower local communities by offering high quality park experiences for everyone close to home. One of the goals of these projects is to also reflect the neighborhoods' and sites' natural, historical, cultural, and economic identities.

The project sites listed below were selected in 2023 based on the following nine criteria:

1. asset condition and quality
2. lack of significant capital investment in the past decade
3. relative usage and opportunity for increasing usage and access
4. within a "Greater Need Area" (Public Lands Needs Assessment, 2019) and information from the "*Reimagine Nature*" *Public Lands Master Plan*, 2022
5. nearby population densities
6. potential to highlight neighborhood identities and histories
7. levels of criminal activity and/or frequency of SLC Mobile requests
8. opportunities to enhance already funded projects
9. on-the-ground experience of Public Lands Department's district maintenance supervisors and park rangers

**First Tranche Funding Allocation and Progress: \$4,950,000 (55% of total)** has funded or will shortly fund the following tasks within these sites:

**G1. Donner Trail Park (D6) (\$750,000, 100%)**

After several rounds of public engagement in 2023 and 2024, the project has recently passed the 70% design review milestone. The improvements will focus on infrastructure refreshes, reducing turf and water use in passive areas, improving irrigation systems, updating playgrounds, planting trees, and introducing public art (see p. 19). The current contract is for design only but will be followed by another for construction. All potential additional costs will likely be incurred in 2026. No additional funds will be requested in the second tranche.

**G2. Taufer Park (D4) (\$750,000, 100%)**

Community engagement and 40% design for Taufer Park is complete. We will shortly begin construction document development and will reveal the final design soon. Public Lands hopes to construct in either 2026 or 2027. No additional funds for this project will be requested in the second tranche.

**G3. Richmond Park (D4) (\$750,000, 100%)**

Similar to Taufer Park, community engagement and 40% design for Richmond Park is complete. We will shortly begin construction document development and will reveal the final design soon. Public Lands hopes to construct in either 2026 or 2027. No additional funds for this project will be requested in the second tranche.

**G4. Steenblik Park (D1) (\$750,000, 100%)**

Steenblik is nearing completion of construction documents and the permitting stage. Public Lands hopes to bid this project for construction as soon as this Fall, but with construction potentially occurring in 2025 and/or 2026. No additional funds for this project will be requested in the second tranche.

**G5. Cottonwood Park (D1) (\$75,000, 10%)**

The Cottonwood Park project will begin more detailed design and construction document development in 2025 utilizing first tranche funding. Not only was it identified as one of the "Neighborhood Park" projects under this program, but it was also a high priority improvement site in the Emerald Ribbon Action Plan. Many funding sources will be combined to make a much bigger impact on the park's utility, safety, and ecological function.

**G6. Warm Springs and North Gateway Parks (D3) (\$150,000, 10%)**

The Public Lands portion of this project is currently paused so that the City can develop a cohesive, parkwide approach (park + Plunge Building stabilization and possible adaptive reuse) and so that the City can effectively and carefully engage indigenous and Pacific Islander communities interested in the possible future improvements to and long-term operations of the site.

**G7. Ida Cotten Park (D5) (\$750,000, 100%)**

After several rounds of high-quality community feedback in 2024, Public Lands is proceeding with final concept design selection and construction document development in 2025. Construction is possible in 2026. No additional funds for this project will be requested in the second tranche.

**G8. Madsen Park (D2) (\$750,000, 100%)**

Community feedback and concept design phases finished in early 2025. A composite concept design is being developed based on qualitative and quantitative public feedback, seeking to accomplish as much as possible in a small site with many changing and diverse needs. Public Lands will develop construction documents in 2025 with construction possible in 2026. In addition, a community partner-funded playground installation (KABOOM!) may be possible at this site in 2025, which will help save Parks GO Bond funding for other community-desired improvements. No additional funds for this project will be requested in the second tranche.

G9. Sunnyside Park (D6) (\$75,000, 10%)

Using funds from the Parks GO Bond and \$4.2 million provided by the University of Utah, Sunnyside Park will be enhanced to better reflect neighborhood and regional needs. Community members and other stakeholders shared insights and ideas with the City's project team throughout 2024. These are guiding the draft designs of the park improvements to be presented back to the community in spring 2025.

G10. Jefferson Park (D5) (\$75,000, 10%)

The playground will be replaced in 2025, kicking off broader community engagement to help reimagine Jefferson Park (in conjunction with community efforts at the MeadUP site just north of the park). Public Lands is working with Public Utilities to think about how the detention basin elements can be modified to better serve both utilitarian and recreation needs. Design will occur in 2025 and 2026.

G11. Peace Labyrinth (D2) (\$75,000, 10%)

Public Lands may wait another year or two to begin this project in earnest, until (1) several other of these smaller bond projects have progressed to construction, and (2) Public Utilities is ready to possibly reimagine their infrastructure at the site, which may help Public Lands more effectively and responsibly provide for existing and potential future recreation and ecological needs of the site. Public Lands will wait until the third tranche to request the last \$675,000 of bond funding for this project.

G12. Fairmont Park (D7)

Progress and spending summary included in F, on p. 13.

(Note: Budget Amendment No. 2 of FY 24/25 reallocated \$5,350,000 of the originally funded \$9,000,000 from the first tranche allocated to Glendale Park [Project A] to various projects, including fronting an additional \$4,050,000 to this project. The \$4,950,000 figure above is \$1,050,000 [original request] + additional \$3,900,000 reallocated from Glendale [excluding G12, which is included in Project F on p. 13]. One of the reasons why more of this funding hasn't been spent yet is that roughly 80% of the first tranche amount dedicated to Projects G1-G12 was allocated and then permitted for use in late 2024. It will be spent soon.)

**Second Tranche Funding Request and Purpose: \$3,375,000 (37.5% of total)** will fund the following tasks within these sites:

G5. Cottonwood Park (D1) (\$675,000, 90% and remainder of total)

Based on construction document development in 2025 (first tranche funding), the Cottonwood Park project may be able to begin construction of some form in 2026 and 2027. No additional funds will be requested for this project from this program/source in the third tranche.

G6. Warm Springs and North Gateway Parks (D3) (\$1,350,000, 90% and remainder of total)

Public Lands expects that this project will restart with additional community and stakeholder feedback and agreements in 2025, using existing first tranche funding. Construction document development and construction may occur in 2026 and/or 2027. No additional funds will be requested for this project from this program/source in the third tranche of the bond. In addition, the Administration still plans to pursue, per the City Council's previous direction, the consolidation of the two parks, both through ordinance and design.

G9. Sunnyside Park (D6) (\$675,000, 90% and remainder of total)

Per the City's agreement with the University of Utah, construction will be completed by the middle of 2027, at the latest. Full funding from the Parks GO Bond and the University's donation will need to be in place before the third tranche is available, so that bidding and contracting can occur early enough to meet that deadline. No additional funds will be requested for this project from this program/source in the third tranche.

G10. Jefferson Park (D5) (\$675,000, 90% and remainder of total)

Construction possible in 2026 or 2027.

**REQUEST:** Permit the Finance Department to include \$3,375,000 (37.5%) of the total \$9,000,000 for this project to be included in their final transmittal for the issuance of the second tranche of bond funds.

**Schedule:** Details of project schedules and past/upcoming tasks are included in the descriptions above.

## **Project H – Jordan River Corridor**

*Various Locations Along the Jordan River (Districts 1 & 2)*

**Total Bond Funding:** \$9,000,000

**Description:** The Jordan River is a key asset in the Salt Lake Valley and has the potential to be the ecological and recreational heart of Salt Lake City. For decades, the City and various partners and stakeholders have invested millions of dollars in capital and maintenance improvements throughout the river corridor within Salt Lake City limits. However, these have often lacked a cohesive vision for both implementation and subsequent maintenance. This project funding from the Parks GO Bond focuses on the highest priority, phase one capital improvements recommended within the community-driven 2025 Emerald Ribbon Action Plan for the Jordan River. These projects, which will be stood up and assigned to project managers to begin design in 2025, will tackle critical needs and generate significant support for future phases. Benefits include water and air quality improvements; improving biodiversity, tree canopy, and climate-sensitive tree irrigation systems; trail system connectivity and safety improvements; storm water and green infrastructure; creating consistent, welcoming park spaces near the river, including multilingual and wayfinding signage; and nature play areas and pollinator gardens.

**First Tranche Funding Allocation and Progress: \$1,100,000 (12.2% of total)** is funding the development of construction documents for high priority project recommendations, beginning in 2025. Public Lands waited to begin detailed design work and implementation until the completion of the Emerald Ribbon Action Plan. Some of the funding was used to supplement community engagement budgets for the Plan. Lastly, roughly half of this existing funding is currently encumbered and being spent on the construction of the "Backman Community Open Space and Outdoor Classroom" project near 700 North on the west side of the river; construction will be completed in 2025.

(Note: Budget Amendment No. 2 of FY 24/25 reallocated \$5,350,000 of the originally funded \$9,000,000 from the first tranche allocated to Glendale Park [Project A] to various projects, including fronting an additional \$500,000 to this project. The \$1,100,000 figure above is \$600,000 [original request] + additional \$500,000 reallocated from Glendale.)

**Second Tranche Funding Request and Purpose: \$2,400,000 (26.7% of total)** will fund final construction document development for projects not covered by existing funds and construct the first high-profile and/or high-impact projects in 2026 and 2027.

**REQUEST:** Permit the Finance Department to include \$2,400,000 (26.7%) of the total \$9,000,000 for this project to be included in their final transmittal for the issuance of the second tranche of bond funds.

### **Tentative Schedule:**

1. 2025: Complete the "Backman" construction project; begin construction document development for high priority projects
2. 2026-2028: Further construction document development, construction of additional high priority projects throughout the corridor

## **Contingency**

### *Project Contingencies; Public Art; and Salaries, Benefits, and Operational Costs*

**Total Bond Funding:** \$16,000,000

**Description:** Roughly 18.8% of the total \$85,000,000 Parks GO Bond, is reserved for

- Project contingencies and unanticipated overages for any bond-funded project
- Public art commissions within any of the parks and open space improvement projects funded by the Parks GO Bond
- Personnel costs, including salaries, benefits, and operating expenses

**First Tranche Funding Allocation and Progress: \$5,860,000 (36.6% of total)** is currently allocated for the above costs. Thus far, they have helped keep Glendale Park on schedule, have allowed the City to purchase equipment and plan for the replacement of the Jefferson Park playground in anticipation of the full park's reimagining with bond funds, initiated and continues to fund several public art commissions in bond-funded park sites (see below for more detail), and paid full-time employees beginning in July 2023. This funding will continue to address unanticipated expenses, immediate public art needs before the second tranche is approved, and personnel costs through June 30, 2026.

Arts Council staff report progress on public art commissions funded by the first tranche. All first tranche funding for art will be encumbered by the end of FY 25/26.

- **Unifying Artworks in All Bond-Funded Projects:** Upcoming expenses include paying for artist proposals, artwork design agreements, and fabrication for unifying art that will be placed in all sites funded by the Parks GO Bond. The majority of these funds will be encumbered or spent by the end of 2025.
- **Glendale Park:** Nearly all bond funding for Glendale Park will be encumbered in 2025. The artist selected for this commission was recently publicly announced. Funding will be used for artist fabrication, plaques, incidental costs, and installation per the construction timeline of the larger Glendale Park project.
- **Donner Trail Park:** The artist has been selected and their proposal approved. Modifications based on community feedback are occurring alongside the park project (see p. 14). Nearly all of these funds have been encumbered already; some funding has been spent already during the artist selection process but most of the remainder will be spent in 2025 and 2026 on fabrication and installation per the park's construction timeline.
- **Warm Springs and North Gateway Parks:** Awaiting Public Lands' next steps, but the budget and process will be similar to Donner Trail Park's.
- **Public Space at Fleet Block:** The majority of funds for this commission will be encumbered by the end of FY 25/26, or by mid-2026 at the latest. Artist selection and public open space design will continue to be a collaborative Public Lands/Arts Council staff process.

(Note: Budget Amendment No. 2 of FY 24/25 reallocated \$5,350,000 of the originally funded \$9,000,000 from the first tranche allocated to Glendale Park [Project A] to various projects, including fronting an additional \$500,000 to project contingencies and \$300,000 to public art. The \$5,860,000 figure above is \$5,060,000 [original request] + additional \$800,000 reallocated from Glendale.)

**Second Tranche Funding Request and Purpose: \$1,311,400 (8.2% of total)** will include:

- \$0 for contingency (the Administration intends to use Parks GO Bond interest revenue and first tranche contingency funding for unanticipated project costs between now and the third tranche)
- \$441,000 for public art, which is the remainder of the total public art funding from the bond (see p. 6 for additional information regarding possible personnel to oversee bond-related public artwork in the Arts Council)
- \$870,000 for salaries, benefits, and operational costs (see p. 5-6)

**REQUEST:** Permit the Finance Department to include \$1,311,400 (8.2%) of the total \$16,000,000 for this contingency “program” to be included in their final transmittal for the issuance of the second tranche of bond funds.

Schedule: See above for more details.

## **ATTACHMENTS:**

- 1. SECOND TRANCHE - Tranche Spending Schedule by Quarter**

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**Tentative Tranche Spending Schedule by Quarter**  
*(finalized for 2nd Tranche issuance, April 16, 2025)*

CY	CYQ	A Glendale Park			B Liberty Park Playground		
		1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche
2023	Q1						
	Q2						
	Q3						
	Q4						
2024	Q1						
	Q2				\$30,000		
	Q3	\$650,000			\$65,000		
	Q4	\$650,000			\$65,000		
2025	Q1	\$650,000			\$65,000		
	Q2	\$650,000			\$475,000		
	Q3	\$650,000			\$325,000	\$0	
	Q4	\$400,000			\$325,000		
2026	Q1				\$325,000		
	Q2				\$325,000		
	Q3		\$1,500,000				
	Q4		\$2,000,000	\$0			\$0
2027	Q1		\$2,000,000				
	Q2		\$2,000,000				
	Q3		\$2,000,000				
	Q4		\$2,000,000				
2028	Q1		\$2,000,000				
	Q2		\$2,000,000				
	Q3		\$2,000,000				
	Q4		\$2,000,000				
2029	Q1		\$2,000,000				
	Q2		\$1,850,000				
	Q3						
	Q4						
2030	Q1						
	Q2						
	Q3						
	Q4						
2031	Q1						
	Q2						
	Q3						
	Q4						
Above Total		\$3,650,000	\$23,350,000	\$0	\$2,000,000	\$0	\$0
Tranche Total		\$3,650,000	\$23,350,000	\$0	\$2,000,000	\$0	\$0
% of Proj Total		13.5%	86.5%	0.0%	100.0%	0.0%	0.0%
Project Total		\$27,000,000			\$2,000,000		

C Allen Park			D1 Folsom Trail Landscaping			D2 Folsom Trail Completion		
1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche
			\$50,000			\$33,000		
\$400,000			\$50,000			\$33,000		
\$112,500			\$50,000	\$0		\$34,000		
\$112,500			\$300,000			\$500,000	\$0	
\$112,500			\$500,000			\$500,000		
\$112,500	\$1,000,000		\$500,000			\$500,000		
	\$1,000,000	\$0	\$250,000		\$0	\$500,000		\$0
	\$1,000,000					\$250,000		
	\$250,000							
	\$250,000							
	\$150,000							
\$850,000	\$3,650,000	\$0	\$2,000,000	\$0	\$0	\$3,000,000	\$0	\$0
\$850,000	\$3,650,000	\$0	\$2,000,000	\$0	\$0	\$3,000,000	\$0	\$0
18.9%	81.1%	0.0%	100.0%	0.0%	0.0%	100.0%	0.0%	0.0%
\$4,500,000			\$2,000,000			\$3,000,000		

E Public OS at Fleet Block			F Fairmont Park			G1 Donner Trail Park (D6)		
1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche
						\$37,500		
			\$50,000			\$37,500		
\$50,000			\$50,000			\$50,000		
\$150,000			\$50,000					
\$150,000			\$100,000	\$0			\$0	
\$150,000	\$250,000		\$100,000			\$200,000		
\$100,000	\$250,000		\$100,000			\$200,000		
	\$200,000		\$50,000			\$200,000		
	\$200,000					\$25,000		
					\$500,000			\$0
		\$500,000			\$500,000			
		\$500,000			\$500,000			
		\$500,000			\$750,000			
		\$500,000			\$750,000			
		\$500,000			\$500,000			
		\$500,000			\$500,000			
		\$300,000						
		\$200,000						
\$600,000	\$900,000	\$4,500,000	\$500,000	\$0	\$4,500,000	\$750,000	\$0	\$0
\$600,000	\$900,000	\$4,500,000	\$500,000	\$0	\$4,500,000	\$750,000	\$0	\$0
10.0%	15.0%	75.0%	10.0%	0.0%	90.0%	100.0%	0.0%	0.0%
\$6,000,000			\$5,000,000			\$750,000		

G2 Taufert Park (D4)			G3 Richmond Park (D4)			G4 Steenblik Park (D1)		
1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche
\$37,500			\$37,500			\$37,500		
\$37,500			\$37,500			\$37,500		
\$50,000			\$50,000			\$50,000		
\$100,000	\$0		\$100,000	\$0		\$250,000	\$0	
\$200,000			\$200,000			\$250,000		
\$200,000			\$200,000			\$125,000		
\$125,000			\$200,000					
		\$0	\$200,000		\$0			\$0
			\$125,000					
\$750,000	\$0	\$0	\$750,000	\$0	\$0	\$750,000	\$0	\$0
\$750,000	\$0	\$0	\$750,000	\$0	\$0	\$750,000	\$0	\$0
100.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%	0.0%	0.0%
\$750,000			\$750,000			\$750,000		



G8 Madsen Park (D2)			G9 Sunnyside Park (D6)			G10 Jefferson Park (D5)		
1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche
\$15,000								
\$15,000			\$20,000					
\$15,000			\$20,000			\$25,000		
\$15,000	\$0		\$15,000			\$25,000		
\$15,000			\$25,000			\$25,000		
\$50,000								
\$200,000			\$250,000			\$50,000		
\$200,000			\$250,000			\$225,000		
\$125,000		\$0	\$175,000		\$0	\$225,000		\$0
\$100,000						\$175,000		
\$750,000	\$0	\$0	\$75,000	\$675,000	\$0	\$75,000	\$675,000	\$0
\$750,000	\$0	\$0	\$75,000	\$675,000	\$0	\$75,000	\$675,000	\$0
100.0%	0.0%	0.0%	10.0%	90.0%	0.0%	10.0%	90.0%	0.0%
\$750,000			\$750,000			\$750,000		

G11 Peace Labyrinth (D2)			G12 Fairmont Park (D7)			H Jordan River Corridor		
1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche	1st Tranche	2nd Tranche	3rd Tranche
			\$35,000			\$300,000		
			\$35,000			\$300,000		
	\$0		\$35,000	\$0		\$150,000	\$150,000	
			\$15,000			\$150,000	\$150,000	
\$25,000			\$15,000			\$150,000	\$150,000	
\$25,000			\$15,000			\$50,000	\$150,000	
\$25,000							\$300,000	
					\$150,000		\$500,000	
		\$50,000			\$150,000		\$500,000	\$750,000
		\$250,000			\$150,000		\$500,000	\$750,000
		\$250,000			\$225,000			\$750,000
		\$125,000			\$225,000			\$750,000
					\$150,000			\$750,000
					\$150,000			\$750,000
					\$150,000			\$750,000
								\$250,000
\$75,000	\$0	\$675,000	\$150,000	\$0	\$1,350,000	\$1,100,000	\$2,400,000	\$5,500,000
\$75,000	\$0	\$675,000	\$150,000	\$0	\$1,350,000	\$1,100,000	\$2,400,000	\$5,500,000
10.0%	0.0%	90.0%	10.0%	0.0%	90.0%	12.2%	26.7%	61.1%
\$750,000			\$1,500,000			\$9,000,000		





CY	CYQ	Total Spending per Quarter			
		All Tranches	1st Tranche	2nd Tranche	3rd Tranche
2023	Q1	\$0			
	Q2	\$0			
	Q3	\$0			
	Q4	\$0	\$0		
2024	Q1	\$0	\$0		
	Q2	\$30,000	\$30,000		
	Q3	\$1,415,000	\$1,415,000		
	Q4	\$1,637,000	\$1,637,000		
2025	Q1	\$2,118,000	\$2,118,000		
	Q2	\$3,119,000	\$3,119,000		
	Q3	\$3,528,500	\$3,378,500	\$150,000	
	Q4	\$3,527,500	\$3,052,500	\$475,000	
2026	Q1	\$3,252,500	\$2,752,500	\$500,000	
	Q2	\$3,852,500	\$3,002,500	\$850,000	
	Q3	\$6,205,000	\$2,380,000	\$3,825,000	
	Q4	\$6,600,600	\$1,200,000	\$4,416,000	\$984,600
2027	Q1	\$6,877,000	\$575,000	\$4,025,000	\$2,277,000
	Q2	\$5,552,000	\$0	\$3,075,000	\$2,477,000
	Q3	\$5,561,300	\$0	\$2,759,300	\$2,802,000
	Q4	\$5,127,000	\$0	\$2,450,000	\$2,677,000
2028	Q1	\$4,227,000	\$0	\$2,000,000	\$2,227,000
	Q2	\$4,227,000	\$0	\$2,000,000	\$2,227,000
	Q3	\$4,838,100	\$0	\$2,611,100	\$2,227,000
	Q4	\$3,077,000		\$2,000,000	\$1,077,000
2029	Q1	\$2,627,000		\$2,000,000	\$627,000
	Q2	\$2,377,000		\$1,850,000	\$527,000
	Q3	\$1,007,000		\$0	\$1,007,000
	Q4	\$327,000		\$0	\$327,000
2030	Q1	\$327,000			\$327,000
	Q2	\$327,000			\$327,000
	Q3	\$1,083,000			\$1,083,000
	Q4	\$327,000			\$327,000
2031	Q1	\$327,000			\$327,000
	Q2	\$327,000			\$327,000
	Q3	\$1,172,000			\$1,172,000
	Q4	\$0			
		\$85,000,000	\$24,660,000	\$34,986,400	\$25,353,600
		\$85,000,000			

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