
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: July 14, 2009

SUBJECT: Public Safety Facilities Bond Initiative

STAFF REPORT BY: Jennifer Bruno, Deputy Director

AFFECTED COUNCIL DISTRICTS: District 4

ADMINISTRATIVE DEPT: David Everitt, Mayor's Chief of Staff

AND CONTACT PERSON:

POTENTIAL MOTIONS:

1. **["I move that the Council"]** Adopt the attached resolution providing for the holding of a special bond election in Salt Lake City, at the same time as the municipal general election, for the purpose of submitting to the qualified electors thereof the question of whether general obligation bonds of the City, in an amount not to exceed \$125 million, shall be issued and sold for the purpose of paying the costs of providing public safety facilities.
Note: This resolution also provides for the notice and scheduling of a public hearing relating to this bond issuance. The date currently entered into the resolution is the Council's September 22nd meeting. If the Council wishes to change this date, this would need to be part of the motion.
2. **["I move that the Council"]** Not adopt the attached resolution.
And/OR
3. **["I further move that the Council"]** adopt the following legislative intents (*see next section*).

POTENTIAL LEGISLATIVE INTENTS/POLICY STATEMENT:

- A. Some Council Members have expressed an interest in adopting a legislative intent along with the above motions. Staff has compiled some options based on previous conversations with Council Members:
 1. The Council requests that the Administration work to develop a series of policy statements to be processed through the appropriate Planning process, and to be incorporated into the Central City Master Plan (*note: current relevant statements in the Central City Master Plan have been identified by staff beginning on Page 9, Items C, D, and E. Statements specific to Institutional land uses in the Central City are found in item E.4., page 10*).
 2. If the voters authorize the bond, the Council requests that the Administration forward an appropriate amendment to the zoning map to accommodate the new Public Safety Building and Emergency Operations Center site, along with a Small Area Master Plan for the Civic Campus, to address the relation of these facilities to the adjacent neighborhoods and transit corridor, if applicable.
 3. It is the council's intent to be supportive of shared service opportunities with Salt Lake County and/or the State of Utah assuming either party agrees to fund any and all project components that relate to State or County needs (parking, office space, etc), including costs relating to bond issuance, if applicable.
- B. The Council may also wish to consider adopting a general policy statement on development of a Civic Campus (similar to the Council's adopted Policy Statement on Downtown, 2003 - beginning on **page 10, item F**). This is a general policy statement and would not necessarily be included in a

master plan unless sent through the Planning Commission process. Staff has drafted a potential policy statement for Council consideration, based on previous comments from Council Members:

Draft Policy Statement on Development of a Civic Campus: The City should pursue the development of a Civic Campus, locating future government facilities near the existing axis created by the Matheson Courthouse, City and County Building and Main Library, and within walking distance from other government facilities such as the Frank Moss Federal Courthouse, the City's Justice Court, and other State of Utah offices. The campus concept will provide convenient access to government facilities for the public, and minimize automobile travel between facilities for employees.

- a) The campus concept should be designed to provide a quality urban experience.
- b) The campus concept should be designed to take advantage of and enhance the existing transit corridor.
- c) The campus concept should be designed to interface with and enhance the surrounding neighborhood.

NEW/FOLLOW-UP INFORMATION:

- A. Following the Council's discussion on Tuesday night, the Administration's has made the recommendation to leave the Liberty Police Precinct discussion out of the bond resolution language (see **Matters at Issue item C**). The Administration's consultant, David Hart, FAIA, is recommending that the funds originally slated for that purpose (approximately \$2.4 million) be kept in the project's contingency, to add to the confidence that there will be sufficient funds to construct the project should the voters approve the bond in November. The Council may wish to express its view on whether the 5,000 additional square feet of office space should still be built as potential future expansion space or space for another City program (*see Matters at Issue item D for information on current and future space planning in the proposal*).
 1. The Administration has indicated that it is exploring a number of temporary options for this precinct while funding and site options for a Liberty East Side Precinct in Sugarhouse are explored.
 2. The Administration has not indicated a preferred temporary option for the Liberty Police Patrol.
 3. The Administration has not indicated a timeline for the East Side Fire and Police Precinct.
- B. Based on the Administration's recommendation, bond Counsel has provided a resolution for Council consideration (**attached**) that would restrict spending of bond proceeds to the site of the downtown Public Safety Administration building and Emergency Operations Center.
 - a. Bond Counsel has also revised the language in the last paragraph of the ballot language, to make the technically-required language more clear to voters.
 - b. The resolution requires setting a date for a public hearing relating to the election itself. The attached resolution calls for this hearing to be set for the Council's September 22nd Council Meeting. If the Council wishes to change this date, that could be done in the motion.

MATTERS AT ISSUE:

- A. Currently the State is estimated to take up 69% of the square footage in the Emergency Operations Center, and 28% of the parking spaces in the parking structure. The Administration indicates that the City will negotiate a funding/construction agreement with the State in proportion to the amount of square feet and parking stalls they require. *The Council may wish to formalize this understanding in a legislative intent.*

- B. The Administration is exploring a number of funding options with the state, including a City-issued sales tax bond scenario. If a sales tax bond is pursued, the Administration indicates that the State will be responsible to bear these costs. *The Council may wish to formalize this understanding in a legislative intent.*
- C. There are a number of future costs that will need to be addressed given the current proposed programming of the Public Safety Building.
- a. **Liberty Patrol Precinct** - While the Administration will be exploring temporary locations for the Liberty Police Patrol, the City will eventually be required to find a permanent location for this operation. Previously the Administration, along with the Police and Fire Chiefs, have indicated that the preference is to have a co-located facility on the East side, to take advantage of operational and cost efficiencies. *The Council may wish to confirm with the Administration if their current plan is still to provide a joint Police and Fire facility on the east side at some point in the future.* No funding sources for this project have been identified or secured. In the 2007 ballot initiative (which also included space for a K-9 unit that may not be needed now, as well as a fire station), the cost was \$31.1 million for a 40,000 square foot building. The Administration has not updated an estimate for a joint facility on the east side. *The Council may wish to ask the Administration to update these cost estimates in the next 12 months in order to start planning for funding sooner rather than later.*
 - b. **Evidence Storage** - The current proposal for the Public Safety Facilities bond initiative does not include funding for Evidence Storage. The Police have entered into an agreement (the Valley Police Alliance) for shared resources with 13 other jurisdictions, and are pursuing a joint evidence storage facility to address this need.
 - i. The Administration does not yet know what the City's share of the cost of this joint facility may be, and does not yet have an estimate of staffing costs that will be needed to manage the facility and run evidence to and from the Downtown facility. This will be an unknown future funding need.
 - ii. Currently evidence is housed in the Public Safety Building downtown, the Police Annex (next to the Public Safety Building), and an offsite evidence storage facility.
 - iii. The 2007 bond included 36,500 square feet for evidence storage, although at that time the City was not a member of the Valley Police Alliance.
- D. Council Staff has prepared the following chart, illustrating how the proposed facility will be built to accommodate growth in the Police, Fire, and Emergency Management Departments over the next 20 years:

FTE Space Needs Planning			
	Current	Planned For (included in building scope)	Future Increase Potential
SLC Police	262	369	107
SLC Fire	52	54	2
EOC (City Staff only - includes PD&FD Dispatch)	84	123	39
Total	398	546	148

The following information was provided previously for the Council Work Session on May 12, 2009. It is provided again for your reference.

The Administration has prepared a revised plan to build a new downtown Public Safety Building and Emergency Operations Center. The proposal that they have submitted for Council consideration asks the Council to place the matter on the November 2009 ballot, to provide funding for the project. The bond initiative has been scaled back in scope from November 2007 initiative, and now proposes to build a Downtown Public Safety Building and Emergency Operations Center and associated parking, to address the most critical emergency management needs of the City.

The Council's role is to review the proposal, and consider adopting a resolution placing the proposed initiative on the November 2009 ballot. According to state law, this resolution must be passed 90 days before the bond election (August 4, 2009 City Council meeting).

KEY ELEMENTS/ISSUES:

- A. **Need** - The Administration has provided an analysis of the current Public Safety Building, and has concluded that even if City resources were spent to fix the numerous maintenance and safety issues, it would not address the critical space needs of the Police and Fire Department operations, nor would it guarantee that the City's Emergency Operations Center (now housed on the 8th Floor of the Public Safety Building) would be functional in the event of a serious natural or man-made disaster.
1. Maintenance costs continue to rise, and serious repairs are needed to bring the building up to health/safety standards. Appendix 1 of the Administration's transmittal provides detailed information on the maintenance issues and associated costs. The Administration has identified approximately \$12 million in projects that would need to be completed to address this bare minimum of maintenance issues. This would not address the building's ability to withstand a serious earthquake or street-side explosive device (costs to earthquake-proof the building have not been identified). On-going utility costs are also a major issue due to system inefficiencies. The maintenance costs per square foot are approximately 70% higher than a comparable modern building (not including LEED standards), and cost the City over \$500,000 annually.
 2. The Administration also notes that the space in the current Public Safety Building is not sufficient to conduct operations, nor is it possible to expand the space to accommodate operations as needed. When the building was originally purchased, it was designed to accommodate 123 individuals (108,000 total square feet). There are currently approximately 500 individuals (from Police and Fire) that work from and out of the building, resulting in approximately 9 to 12 square feet per person (compared to 27 square feet per person recommended by the City's consultants as the industry standard). Operations are separated between floors and the annex building on 200 South. Studies show that Police operations are far more effective when investigative resources are housed in one common area, or are split between as few areas as possible. This enables detectives to share intelligence across disciplines.
- B. **Elements of the Proposal** - Because the Administration has concluded that renovating the existing building would not address critical emergency management planning needs, they are recommending that the City construct a new Public Safety Building and separate Emergency Operations Center, and that the Council fund this project by placing it on the 2009 ballot for a General Obligation bond. The total bond for the project would be \$125 million, although the Administration has indicated that they are continuing to refine their cost projections in the hopes that that number will be lower. A copy of the full space needs assessment completed by the City's consultants and conceptual floor plans is attached in **Appendix 3** of the Administration's transmittal.

1. **Location/Civic Campus** – The Administration has proposed to extend the City’s “Civic Campus” to the east of the Library, along the mid-block walkway that currently extends through the City and County Building and Library, and is identified in the Central City Master Plan. The Administration decided to pursue co-locating the Public Safety Facilities with other City functions in order to provide convenience for the public (proximity to transit and other City departments), as well as enhance the area around Library Square as a destination.
 - i. The Administration’s preferred location alternative is shown in Attachments 1 and 2. This alternative would locate the Public Safety Building on the North East corner of the Library block, and the Emergency Operations Facility on the South East corner of the Library block. Parking would be located in 2 levels under ground, underneath the Public Safety Building and plaza areas.
 - ii. The Administration is also reviewing costs for the location alternative shown in Attachment 3 – Public Safety Building and Emergency Operations Center on the East side of 300 East, with Parking below the Library park area (the new parking will be separated from Public Parking). The Administration has asked the City’s consultants to prepare preliminary cost estimates for a variety of configurations on the East side of 300 East. These cost estimates may be available for the Council’s discussion on Tuesday.
 - iii. The Administration has indicated that they will solicit public comment and input on location and final project costs, with the goal that project details be finalized in late June.
2. **Public Safety Building** – The Administration is proposing to construct a 5 story, 132,130 square foot Public Safety Building that would house Salt Lake City Police and Fire Administration and related support staff. The building would be designed to address all of the operational inefficiencies of the current building.
 - i. The building would be built to a LEED Silver standard, as required by City ordinance, reducing maintenance costs per square foot from \$3.72 per square foot to \$2.75 per square foot. The Administration estimated that City maintenance costs, including labor, but excluding the State portion of facilities (*see item #3 below*), may total \$560,000 for all project components (parking garage included). Current maintenance costs at the Public Safety Building range from \$500,000 to \$650,000, including labor.
 - ii. Detective and investigative functions would be co-located and share common areas.
 - iii. Circulation corridors would be designed to separate victims and suspects (in the current public safety buildings victims and suspects often use the same hallways and use the same elevators, compromising investigations).
 - iv. The building would be set back 50 feet from the street to ensure the structural integrity of the building in the event of a street-explosive device.
3. **Emergency Operations Center** – The Administration is proposing build a co-located, but separate Emergency Operation Center. The Administration has separated the Emergency Operations Center out of the Public Safety Building in order to save money on costs per square foot, but ensure that the building remain eligible for future federal funding by building to Federal/Homeland Security standards (see chart below for comparison).
 - i. A key element of the Emergency Operations center is the proposed partnership with the State. The State has agreed to pursue the option of co-locating their critical emergency functions, but has not formally agreed to participate in funding and building the structure. In preliminary financial discussions, the City discussed issuing a Sales Tax Bond for the state-related portion of the project, with

the idea that the State would pay the City an annual lease that would cover the debt service and maintenance costs associated with their portion of the project.

- ii. The Administration’s transmittal contemplates a 3 story, 86,880 square foot building, with just over 60,000 square feet planned for the state. If the state does not participate in the project, the size of this building would be reduced significantly.
 - iii. The Emergency Operations Center would be a base-isolated structure (while the Public Safety Building would not), and as such, underground parking will not be located under this structure.
 - iv. The building would house the City’s key Emergency Management functions, as well as house Police and Fire Dispatch, so that in the event of an emergency, dispatch personnel will not need to relocate.
4. **Parking** – The Administration’s plan calls for parking to be built under what is currently the Library block’s east side park space. It is anticipated that 2 levels of underground parking would be needed. 28% of the parking spaces are necessary to serve the State portion of the Emergency Operations Center. If the State partners with the City in this campus, the State will participate financially in the construction of that part of the parking structure.

	Square Feet	Cost per sq. ft. (hard costs only)
Public Safety Building	132,130	\$ 307.10
Emergency Operations Center	86,880	\$ 359.55
Parking Structure	210,774	\$ 72.60

Cost estimates provided by AECOM

- c. **Budget Impact** - The general cost breakdown of the proposed Public Safety Building and Campus is as follows (*Staff note: All cost information is preliminary, and is under further review by the Administration – Costs assume constructing the Administration’s preferred option*):

Public Safety Facilities	
<i>Hard Costs</i>	
Public Safety Building	\$ 40,580,000
Emergency Operations Center	\$ 31,238,000
Parking Structure	\$ 15,307,000
<i>Soft Costs</i>	
Permits, Contingency, Inspection	\$ 1,418,000
Inspection (includes Geotechnical, testing, LEED, Environmental)	\$ 4,253,000
Contingencies (Including General Contractor Contingency 1%, Cosntruction Contingency 10%, Owner Contingency 10%, Owner Mgmt)	\$ 23,658,000
Furniture and Equipment (including 911, Radio and Telecommunications)	\$ 7,872,000
Public Art	\$ 945,000
Property costs (moving, land acquisition, relocation)	\$ 14,677,000
Architectural and Engineering Fees	\$ 7,562,000
LEED Construction premium (2.5% of total costs)	\$ 3,781,000
Sub-total Public Safety Facilities	\$ 151,291,000

Site Improvements/Campus Concept/Plaza/Open Space Plan	
Hard Costs (including demo and construction of new plaza)	\$ 8,287,000
Soft Costs	\$ 3,214,000
Sub-Total Site Improvements & Civic Campus concept	\$ 11,501,000

Total - Proposed Project	\$ 162,792,000
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<i>Eligible to allocate to State</i>	
62.6% of Emergency Operations Center	\$ 19,554,988
27.39% of Everything remaining except Public Safety Building	\$ 24,917,779
Total eligible to allocate to State	\$ 44,472,767

Remaining portion to fund with GO Bond	\$ 118,319,233
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The Administration has indicated that the total potential GO Bond could be \$125 million, as the costs in the above chart could go up or down depending on State participation, final property configuration chosen, and final land acquisition costs. Of this amount, approximately \$11.5 million has been set aside for improving the open space and building the proposed plaza around the new Public Safety and Emergency Operations Building. *The Council may wish to confirm with the Administration that this is sufficient to re-building and re-designing a significant portion of open space.*

➤ **Property Tax impact** - The following breakdown shows the estimated increase in yearly property tax for various property categories (assuming a 20 year bond):

<i>Estimated increase in property tax</i>		
Residential property worth \$250,000	\$	71.82
Residential property worth \$350,000	\$	100.54
Commercial property worth \$1 million	\$	522.32

D. **Education and Public Input Plan** - A key component of the Administration's plan for this project is a public input plan and public education campaign. This is detailed in **Appendix 4** of the Administration's transmittal, and outlines the Administration's

plan to involve the community (including the Business Advisory Group, appointed by the Salt Lake Chamber). Funding for this educational campaign will be paid for out of an existing budget. *The Council may wish to ask the Administration for further information about how public input will be gathered regarding the different options for building placement and costs, and when the determination for building placement will need to be finalized.*

E. **Comparison to November 2007 Initiative** – The 2007 initiative, which included Downtown Public Safety Facilities, an East Side Police and Fire Precinct, and a West Side Fire Training Center, failed by 263 votes (according to the official canvass of the election). The Administration has changed or reduced a number of project components from the November 2007 Initiative. The following are some key differences:

1. Downtown is the focus of the bond initiative – While the Administration has indicated that the need is still present to locate an east side Police and Fire precinct and Renovate the Fire Training Facility, these projects are no longer included in the bond initiative. *The Council may wish to ask the Administration for further information about how these projects will be funded.*
2. The Evidence Storage component has been removed from the scope of the downtown projects, thereby reducing the size needed for the parking structure. The Administration has indicated that they will be securing a joint facility for evidence storage, through the recently-adopted Valley Police Alliance. The Salt Lake City Police Chief indicates that there are currently 13 jurisdictions that are pursuing options for this facility together. The facility agreement would include having non-sworn staff transporting evidence to and from the downtown public safety complex, thereby reducing the amount of time sworn/patrol officers spend in transit transferring evidence materials. *The Council may wish to ask the Administration for a more detailed briefing regarding this component, including potential costs.*
3. Partnership with the State – The Administration is pursuing a partnership with the State in co-locating emergency response facilities. While this would increase the square footage of the Emergency Operations Center (to accommodate State offices), there would be some efficiencies gained in terms of shared resources. Negotiations are ongoing. *The Council may wish to discuss whether or not the Council would like to have a guarantee of State participation before voting to put the bond initiative on the ballot.*
4. **Property Tax impact** – Due to the scope changes outlined above, the overall property tax impact to SLC residents and businesses has been reduced by approximately 50 percent:

	2009 Proposal	2007 Proposal
Components	Public Safety Building Emergency Operations Center Parking Site Improvements	Public Safety Building Emergency Operations Center Evidence Storage Parking East Side Police & Fire West Side Fire Training Center West Side Fire Station #14 Rebuild
GO Bond Amount	\$ 125,000,000	\$ 192,029,000
<i>Estimated increase in property tax</i>		
Residential property worth \$250,000	\$ 71.82	\$ 147.33
Residential property worth \$350,000	\$ 100.54	\$ 206.26
Commercial property worth \$1 million	\$ 522.32	\$ 1,071.50

MASTER PLAN AND POLICY CONSIDERATIONS:

A. The Library block is zoned Public Lands-2 (PL-2).

1. The purpose of the PL-2 Public Lands District is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities in an urban context.
 2. The maximum height allowed for government buildings in the PL-2 zoning district is 75 feet. Heights above 75 feet can be approved through the conditional use process. *It should be noted that a portion of the proposed Public Safety Building as shown in conceptual renderings is 82 feet, although the majority of the building is 75 feet.*
- B. The block east of the Library along 300 South contains both Transit Corridor (TC-75) and Residential Mixed Use (RMU) zoning designations. The Transit Corridor zoning designation fronts 400 South.
1. The purpose of the TC-75 Transit Corridor District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development along major transit corridors. The design guidelines are intended to create a pedestrian friendly environment and to emphasize that pedestrian and mass transit access is the primary focus of development.
 2. The purpose of the R-MU Residential/Mixed Use District is to reinforce the residential character of the area and encourage the development of areas as high density residential urban neighborhoods containing supportive retail, service commercial, and small scale office uses. The design guidelines are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.
- C. The Central Community Master Plan (2005) Future Land Use Map calls for the Library block to remain institutional. The master plan calls for the property across 300 East from the Library to be High Mixed Use (50 or more dwelling units/acre), with High Density Transit Oriented Development (50 or more dwelling units/acre) fronting 400 South.
- D. The stated intent of the Central Community Master Plan is to create a future community based on four fundamental goals:
1. Livable communities and neighborhoods
 2. Vital and sustainable commerce
 3. Unique and active places
 4. Increased pedestrian mobility and accessibility
- E. The following are key points mentioned in the Master Plan that may be relevant to the Administration's proposal:
1. The Master Plan states the following as a goal – encouraging unique and active places, including new places where people can gather, meet, socialize and recreate are created using design excellence and shared resources. Existing destination centers and gathering places are enhanced through urban design recommendations.
 2. The subject property is in the Central City small neighborhood planning area (a 40-block subsection stretching from 200 to 700 East, South Temple to 900 South). The following are relevant goals and issues identified specific to the Central City neighborhood planning area, that the Council may wish to consider:
 - Introduce reduced street width and street park elements in residential neighborhoods.
 - Target at-grade parking lots for mixed-use development projects.
 - Ensure that land-use policies reflect a respect for the eclectic architectural character so that this area does not remain as just an interim zone between Downtown and more desirable neighborhoods to the East and North;
 - Place special emphasis on buffers, transition zones, or insulation to minimize negative impacts from incompatible uses.
 - Create more open space and recreational areas in the East Downtown neighborhood;

- Replace commercial strip development with more diverse and pedestrian oriented activities with a mixture of retail, entertainment and restaurants;
3. The Central Community Master Plan indicates that there is a neighborhood park deficiency in the Central City neighborhood planning area (4.5 existing park acres, Population 9,327, 11.65 acres desired based on the neighborhood park standard of 1.25 acres per 1000 persons).
 4. The following are stated goals of the Central Community Master Plan relating to institutional land uses:
 - Mitigate the impacts of institutional land uses on surrounding residential neighborhoods;
 - Promote the use of parks and plazas for cultural events and ensure that the size of the event does not exceed the facility's capacity;
 - Provide government facilities accessible to the public that meet the needs of the community;
 - Encourage the concentration of government office facilities and courts in the Central Business District with convenient access to light rail in order to provide easy availability to the greatest number of people;
 - Ensure City and encourage Federal, State and County entities that the architecture of new government or public buildings complements and enhances the urban design of the community.
 5. The following are stated goals of the Central Community Master Plan relating to open space:
 - Encourage the development of passive neighborhood parks, community gardens, dog parks, and open space areas;
 - Protect natural open space areas within the Central Community;
 - Expand open space and recreation areas with development of Library Square;
 - Pursue changing vacant lots to improved open space areas;
 - Provide adequate, safe and accessible recreation opportunities by preserving existing parks, ensuring adequate maintenance and repair of parks and open space, promoting multiple use of park and recreation facilities and increasing the amount of parks and usable open space in order to achieve national standards for park space.
 6. The following are stated goals of the Central Community Master Plan relating to transit oriented development:
 - Based on the Future Land Use Map, establish transit oriented districts with a range of land use densities;
 - Encourage the development of mixed-use projects near light rail stations to create a livable, walkable urban environment;
 - At light rail stations in TOD districts, establish a centralized core of land uses that support transit ridership. Anchor transit centers with land uses that act as the destination points.
 - Encourage a variety of commercial uses that share the same clientele and patrons.
- F. In January 2003, the Council adopted the following statements on Downtown (note: this is an excerpt from a larger policy document on Downtown. Council Staff can provide this on request):
1. **City's Leadership Role**
 - i. The City can and should be a vigorous advocate of downtown, encouraging business investment, working to retain as well as attract businesses to downtown, and making it easy to do business in the City. The City's advocacy should include being proactive to make businesses feel welcome in and a part of Salt Lake City.

- ii. The City Council recognizes that many decisions affecting the fate of downtown must be made by the private sector. There is much City government can and should do to encourage a healthy downtown. And yet it must be remembered that the City, through the tools available to it, is a catalyst and coordinator, not a wealth-creator in and of itself.
- iii. City government should provide focus and leadership to encourage and support private efforts leading to downtown investment. It should make sure that its roles – including but not limited to infrastructure, business licensing, regulation, zoning and code enforcement and public safety – are done efficiently, effectively, and in a way that encourages rather than discourages private investment.
- iv. The City should encourage and facilitate communication and cooperation among the various private and public interests who have a stake in downtown, such as the Downtown Alliance, the Salt Lake Chamber of Commerce, the Economic Development Corporation of Utah, the Downtown Merchants Association, the Salt Lake Convention and Visitors Bureau, and County, State and Federal governments.
- v. The City should leverage its resources as much as possible by encouraging, utilizing, and not duplicating, the services of private non-profit organizations including the Downtown Alliance, the Salt Lake Chamber of Commerce, and the Economic Development Corporation of Utah, in furthering the City’s goals for downtown.

2. Build Upon Downtown’s Strengths and Uniqueness

- i. People will come downtown when it provides an experience or opportunity they can’t find in their own neighborhoods. Salt Lake City must distinguish itself from the suburbs by building upon what is unique to downtown – things that cannot be experienced anywhere else.
- ii. The City Council supports a greater emphasis on leveraging historic preservation as an economic development tool by working more closely with the Utah Heritage Foundation to find opportunities to use Salt Lake City’s historic buildings in new and exciting ways, for office, cultural, retail, and institutional uses.
- iii. Despite numerous efforts to promote downtown, for too long Salt Lake City too often has assumed that downtown will attract people just because it exists. The time is long past when people will come to downtown because it is the only place to shop, eat at a restaurant, or see a movie. The City Council encourages greater efforts to market downtown to people where downtown is geographically the closest retail shopping area. Marketing campaigns should target Salt Lake City residents, the daytime population, particularly office workers, University of Utah employees and students, visitors, and the suburban population, particularly residents of South Davis County.
 - 1. The City Council supports encouraging the Downtown Alliance and Downtown Merchants associations to promote joint marketing opportunities, such as seeing the Utah Symphony and enjoying a dinner or staying the night in downtown hotels. The Council supports marketing campaigns targeting University of Utah employees and students to come downtown for restaurants, entertainment and shopping and to our own residents who shop in suburbs rather than coming downtown.
 - 2. The City Council supports the development of other anchors to Main Street, in addition to retail, that will attract people to the City’s core. Anchors could include museums, a Broadway-style theater, Olympic legacy or other similar attractions that would provide unique “draws” to downtown.

3. **Take the long view rather than focusing on quick fixes**
 - i. While there are some immediate steps that should be taken during the next one to three years, City policy-makers must resist the temptation to think short-term and instead take a long-range view of how decisions now will impact the City five, ten, even twenty years into the future.
 - ii. The City Council believes that the elements of sound development and marketing strategies for the downtown already exist in available plans and studies. The Council believes that the time for additional plans and studies have past, and the time for implementing a coherent, rational, and achievable program is now.
 - iii. The City Council urges the Mayor and his administration to fashion an implementation program based on existing plans and strategies and carry out the implementation.
 - iv. To keep the City Council and general public involved and informed of specific program steps taken and tied to long-term priorities with measurable benchmarks, the City Council supports having the Administration provide updates to the Council and the public on the program's implementation. Regularly, the Administration should share, on a confidential basis as needed, its efforts with a subcommittee of the Council that will include representatives of Council and Redevelopment Agency leadership.
4. **Support All facets of Downtown Development**
 - i. Too often the focus on downtown is on just one aspect of downtown – such as nightlife or retail – while failing to recognize that a successful downtown is made of several important elements.
 - ii. Each element is important in its own right, but, like an ecosystem, the success of each is intertwined and interdependent. These elements can be summarized as follows and measured by the criteria listed under each section:
 1. **Business center**, providing the premier location for a variety of businesses, in particular, local, regional, and where possible national headquarters.
 - a. Indicators of success include:
 - i. Square footage and type of office space in the downtown inventory
 - ii. The vacancy rate
 - iii. The number and size of “headquarters” located in the downtown.
 - iv. New businesses relocating to the Central Business District.
 - v. Existing businesses expanding at their present locations in the Central Business District.
 - vi. Existing businesses renewing their leases.
 2. **Retail**, supporting the retail needs of daytime population and drawing people to the downtown.
 - a. Indicators of success include:
 - i. Number of jobs generated
 - ii. Square footage of retail
 - iii. Total retail sales and retail sales per square foot at each of the major retail destinations.
 - iv. Sales tax revenue generated.
 3. **Institutional Center**
 - a. Indicators of success include:
 - i. Increased presence of county, state and federal offices
 - ii. Presence of educational facilities available to the public

4. Local government and related public facilities

- a. Indicators of success include:
 - i. Well-maintained public infrastructure
 - ii. Continued development of efficient public transportation systems with easy access to homes and businesses and connected to a wider area

5. Arts, culture, entertainment and nightlife, providing unique entertainment and cultural opportunities for residents throughout the region and visitors

- a. Indicators of success include:
 - i. Sales generated
 - ii. Number of nights of entertainment offerings
 - iii. Location of new entertainment and cultural facilities including theater for Broadway productions and museums

6. Tourism including convention visitors

- a. Indicators of success include:
 - i. Convention bookings
 - ii. Hotel occupancy rate

7. Housing – available at all ranges of income levels – will further enhance the livability and vibrancy of downtown

- a. Indicators of success include:
 - i. The number of housing units
 - ii. Vacancy rates
 - iii. Population
 - iv. The mix of market rate, middle income, affordable and low income housing units

ADDITIONAL BACKGROUND

A. Bond Initiative Background Information - In February of 2006, the Council received a presentation regarding a potential bond for Public Safety Facilities (Downtown Public Safety Building/EOC, Liberty Precinct, and Fire Training Center). The cost identified at that time was \$150.3 million. The Administration decided to delay a bond initiative until further research and cost analysis could be completed. In May of 2007, the Administration presented the Council with a revised plan, at a cost of \$192 million, which the Council then placed on the November 2007 ballot. The initiative (City Proposition #1) failed by 263 votes.

B. Other Background Information -

- 1. The Library Bond initiative, which was passed in 1998 totaled \$84 million:

\$55 million	Hard Costs - Main Library building
\$12.2 million	Hard Costs - Parking Garage
\$4.7 million	Demolition and construction of new plaza
\$2 million	New Boiler/HVAC
\$10.1 million	Soft costs/bond costs/other

- 2. While the proposed project is not located immediately adjacent to the Downtown Zoning districts, the Council may wish to consider the purpose statements outlined for the downtown zoning districts.

- a) The purpose of the D-1 zoning district is to foster an environment consistent with the area’s function as the business, retail and cultural center of the community and the region. Inherent in this purpose is the need for careful

review of proposed development in order to achieve established objectives for urban design, pedestrian amenities and land use control, particularly in relation to retail commercial uses.

- In the D-1 Zoning district, when an entire block face is under one ownership (as would likely be the case for the Public Safety Building), no yard can exceed 25 feet, except by conditional use.
 - If the Public Safety Building does not take up an entire block face, no yard can exceed 5 feet except by conditional use, requiring design review by the Planning Commission.
- b) The purpose of the D-2 zoning district is to accommodate commercial uses and associated activities that relate to and support the Central Business District, but do not require a location within the Central Business District. Development within the D-2 Downtown Support District is also less intensive than that of the Central Business District.
- No building may exceed 65 feet in height except by conditional use. With a conditional use, no building may exceed 120 feet in height.
 - There are no minimum or maximum yard requirements.

RESOLUTION NO. _____ OF 2009

A RESOLUTION providing for the holding of a special bond election in Salt Lake City, Utah, at the same time as the municipal general election, for the purpose of submitting to the qualified electors thereof the question of whether general obligation bonds of the City, in an amount not to exceed \$125,000,000, shall be issued and sold for the purpose of paying the costs of providing public safety facilities; providing for the holding of a public hearing and the publication of a Notice of Public Hearing; declaring official intent with respect to certain expenditures; and providing for related matters.

WHEREAS, Salt Lake City, Utah (the “City”) desires to raise money for the purpose of paying the costs of providing a public safety administration and operations building, an emergency operations center, and related facilities (the “Project”);

WHEREAS, it is contemplated that the Project will provide up-to-date and earthquake-resistant facilities for central command services for fire and police, as well as detective services, victim advocates, victim sensitive interview rooms separated from suspects, and other key services for the public and a dedicated emergency operations center that will provide a coordinated command center for first responders in times of public emergency, as well as 911 emergency communication services;

WHEREAS, the City does not have on hand sufficient funds for said purposes set forth above;

WHEREAS, the City is authorized pursuant to the Local Government Bonding Act, Chapter 14 of Title 11 of the Utah Code Annotated 1953, as amended (the “Utah Code”), to call an election to submit to the qualified electors of the City the question as to whether the City should issue its general obligation bonds for the purposes set forth above;

WHEREAS, Section 11-14-318 of the Utah Code requires that a public hearing be held with respect to the issuance of such bonds for said purposes and that notice of such public hearing be given as provided by law; and

WHEREAS, the City desires to (a) hold a special bond election at the same time as the municipal general election to submit to the qualified electors of the City the question of the issuance of such bonds for said purposes, (b) provide for the holding of a public hearing and (c) to direct the publication and posting of a Notice of Public Hearing (the “*Notice of Public Hearing*”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SALT LAKE CITY, UTAH, as follows:

Section 1. In the judgment of the City Council, it is advisable that a special bond election be called and held in the City to submit to the qualified electors of the City the question of whether general obligation bonds of the City, in an amount not to exceed \$125,000,000, shall be issued and sold for the purpose of paying the costs of the Project.

Section 2. The question shall be submitted at a special bond election of qualified electors of the City, and such special bond election (the “*Special Bond Election*”) is hereby called to be held in the City at the same time as the municipal general election on Tuesday, November 3, 2009. The question shall be submitted in substantially the form set out in the form of ballot in Section 7 hereof.

Section 3. Pursuant to Sections 11-14-203, 20A-1-102 and 20A-5-400.5 of the Utah Code, the City Recorder or any Deputy City Recorder of the City (collectively, the “*City Recorder*”) is hereby authorized and directed to perform and do, and to cause to be performed and done, all things necessary to conduct the Special Bond Election in accordance with the provisions of this Resolution, Chapter 14, Title 11 of the Utah Code and Title 20A of the Utah Code, as election officer (the “*Election Officer*”). The County Clerk of Salt Lake County (the “*County Clerk*”) is hereby requested for and on behalf of the City to assist and enable the Election Officer to do all such things necessary to conduct the Special Bond Election.

Section 4. The Special Bond Election shall be held in the same voting precincts and at the same polling places in which qualified electors of the City reside as those established for

the municipal general election held by the City on Tuesday, November 3, 2009 (the “*Special Bond Election Day*”). The voting precincts and polling places shall be specified in the notice of the Special Bond Election, the form of which is attached hereto as *Exhibit 1*. In accordance with the provisions of Section 11-14-203 of the Utah Code, the election officials who have been otherwise appointed under the provisions of general law to conduct the municipal general election to be held on the same day shall conduct the Special Bond Election.

Section 5. The election officials are hereby authorized and directed to fulfill their responsibilities in accordance with Section 20A-5-605 of the Utah Code and other applicable provisions of law.

Section 6. Pursuant to Sections 11-14-203 and 20A-1-302 of the Utah Code, at the Special Bond Election the polls shall be opened at 7:00 a.m. on the Special Bond Election Day and shall be closed at 8:00 p.m. on that same day.

Section 7. Voting at the Special Bond Election shall be by electronic ballots and other ballot forms. The ballots to be used at the Special Bond Election (a) shall be suitable for use in the voting and counting devices in which they are intended to be placed, (b) shall comply in all respects with the requirements of Sections 11-14-206, Title 20A, Chapter 6, Part 1 and Section 20A-6-402 of the Utah Code, and (c) shall be organized to record the votes relating to the Special Bond Election as well as votes relating to other propositions and offices being voted upon at the municipal general election. The ballots to be used at the Special Bond Election shall be separate from ballots to be used for other propositions and offices being voted upon at the municipal general election, and shall be in substantially the following form:

**OFFICIAL BALLOT FOR
SALT LAKE CITY, UTAH
SPECIAL BOND ELECTION**

November 3, 2009

(Facsimile Signature)

City Recorder, Salt Lake City

PROPOSITION #1

Public Safety Facilities

Shall Salt Lake City, Utah, be authorized to issue general obligation bonds in an amount not to exceed \$125,000,000 and to mature in no more than 21 years from the date or dates of issuance of such bonds for the purpose of providing a public safety administration and operations building, an emergency operations center, and related facilities?

Notice of Property Tax Increase Due to Bond Issuance

Passage of the proposition means that the tax on a \$260,890 residence in the City would increase \$75 per year (\$260,890 being the estimated average value of a residence in the City).

The tax on a \$260,890 business in the City would increase \$136 per year (\$260,890 being the value of a business having the same value as the estimated average value of a residence in the City).

The foregoing information is only an estimate of tax increases and, pursuant to Utah law, is not a limit on the amount of taxes that the City may be required to levy in order to pay debt service on the bonds. The amounts are based on various assumptions and estimates, including estimated debt service on the bonds and taxable values of property in the City.

To vote in favor of the above bond issue, select the box to the left of the words "FOR THE ISSUANCE OF BONDS." To vote against the bond issue, select the box to the left of the words "AGAINST THE ISSUANCE OF BONDS."

FOR THE ISSUANCE OF BONDS

AGAINST THE ISSUANCE OF BONDS

Section 8. In satisfaction of the requirements of Section 11-14-318 of the Utah Code, a public hearing shall be held by the City on [Tuesday, September 22, 2009, during the City Council meeting that begins at 7:00 p.m.],* in the Council Chambers, Room 315, 451 South State Street, Salt Lake City, Utah, with respect to the issuance by the City of general obligation bonds, if approved by eligible voters at the Special Bond Election, for the purposes set forth in Section 1 and the potential economic impact of the Project.

Section 9. The City Recorder shall cause the Notice of Public Hearing, in substantially the form attached hereto as *Exhibit 2*, to be (a) published once each week for two (2) consecutive weeks in *The Salt Lake Tribune* and the *Deseret News*, newspapers of general circulation in the City, with the first publication being at least fourteen (14) days prior to the date set for the public hearing and (b) posted on the Utah Public Notice Website (as of the date of this Resolution, <http://pnn.utah.gov>) at least fourteen (14) days prior to the date set for the public hearing.

Section 10. Notice of the Special Bond Election shall be given by publishing once a week during at least three (3) consecutive weeks a notice of election, signed by the City Recorder, the first publication to be not less than twenty-one (21) days nor more than thirty-five (35) days before the date set for the Special Bond Election, in *The Salt Lake Tribune* and the *Deseret News*, newspapers of general circulation in the City. The notice shall be in substantially the form attached hereto as *Exhibit 1*.

The Election Officer shall cause the sample ballot to be posted and published in compliance with Section 20A-5-405 of the Utah Code. The sample ballot shall be in substantially the form set forth in Section 7 hereto.

Section 11. Only qualified, registered electors of the City who are eighteen (18) years of age or older shall be permitted to cast a vote at the Special Bond Election.

* Time and date to be confirmed by City.

Section 12. Any person applying for a ballot at any polling place designated for the conduct of the Special Bond Election, whose right to vote is challenged by a poll worker or other challenger at the time the ballot is applied for, shall receive a ballot and be permitted to vote in accordance with the provisions of Sections 20A-3-105.5 and 20A-3-202 of the Utah Code. In the case of any such challenge or challenges, the poll workers at each polling place shall record all challenges on the official register and on the challenge sheets in the pollbook.

Section 13. Pursuant to the provisions of Parts 3 and 4, Chapter 3, Title 20A of the Utah Code, any qualified elector of the County who resides within the confines of the City, who has complied with the law in regard to registration may vote by an absentee ballot at the Special Bond Election as provided by law. The County Clerk shall deliver to the counting center on election day those valid absentee ballots that are received before the closing of the polls on the Special Bond Election Day in order that they may be processed with the voting precinct election results on the Special Bond Election Day. The County Clerk shall retain in a safe place all other valid absentee ballots that were, for any reason, not counted at the counting center on the Special Bond Election Day or were clearly postmarked or electronically transmitted before the Special Bond Election Day and received in the office of the County Clerk before 12:00 Noon on the day of the official canvass following the Special Bond Election and process them as provided by law.

The Election Officer is hereby requested, authorized and directed to prepare or cause to be prepared the necessary absentee ballots, applications and envelopes as required by law for voting by absentee ballots and to take such actions with respect to the counting thereof as permitted by Parts 3 and 4, Chapter 3, Title 20A of the Utah Code.

Section 14. Pursuant to the provisions of Part 6, Chapter 3, Title 20A of the Utah Code, any qualified elector of the County who resides within the confines of the City and who has complied with the law in regard to registration may vote in the Special Bond Election prior to the Special Bond Election Day, as provided by law, at the times and places designated by the Election Officer. Public notice of the dates, times and locations of early voting shall be given at

least five (5) calendar days before the date early voting begins by publication one time in *The Salt Lake Tribune* and the *Deseret News*, newspapers of general circulation in the City, of a notice in substantially the form set forth in the form of notice of election attached hereto as *Exhibit 1*.

The Election Officer shall cause the notice of the dates, times and locations of early voting to be posted in compliance with Section 20A-3-604 of the Utah Code.

Section 15. Immediately after the polls are closed and the last qualified voter has voted, the poll workers appointed to conduct the Special Bond Election shall deliver the election returns to the County Clerk or to the place that the County Clerk designates, on behalf of the City and the Election Officer. In accordance with Section 11-14-207 of the Utah Code, the Election Officer is hereby requested and directed to provide a copy of the election results of the Special Bond Election to the City Council in order to enable the City Council to meet and canvass the election results of the Special Bond Election and to declare the results thereof.

Section 16. The County Clerk, on behalf of the City and the Election Officer, shall direct under the observation of the public the counting of the votes cast on the foregoing proposition by automatic tabulating equipment or other apparatus used to count and tabulate the ballots at the counting center. The election results printed by the automatic tabulating equipment or other apparatus used to count and tabulate the ballots when absentee ballots and valid provisional ballots cast at the Special Bond Election have been added thereto and when certified by the City Council, shall constitute the official election results of each voting precinct.

Section 17. The City Council shall meet as a board of canvassers on [Tuesday, November 17, 2009, during the City Council meeting that begins at 7:00 p.m.],* in the Council Chambers, located in Room 315, at 451 South State Street, in Salt Lake City, Utah (or such other date or time as the City Council may determine), which is no sooner than seven (7) days and no

* Date and time to be confirmed by City.

later than fourteen (14) days after the date of the Special Bond Election, and if the majority of the votes cast at the Special Bond Election are in favor of such proposition submitted, then the City Council shall cause an entry of that fact to be made upon its minutes, and thereupon the City shall be authorized to issue such bonds.

Section 18. The City Recorder, as the Election Officer, shall retain a certified copy of this Resolution, which contains the ballot title and the ballot proposition, in the City's official records. After the adoption of this Resolution and at least seventy-five (75) days before the Special Bond Election, a certified copy hereof, which includes the ballot title and the ballot proposition, shall be furnished on behalf of the City by Chapman and Cutler LLP, as bond counsel, to the Lieutenant Governor of the State of Utah.

Section 19. The County Clerk shall, in accordance with the provisions of Sections 11-14-205 and 20A-2-103 of the Utah Code, consider all persons in the County duly registered to vote on the Special Bond Election Day and who reside within the confines of the City, as registered to vote in the Special Bond Election. In accordance with the provisions of Sections 11-14-205 and 20A-5-401 of the Utah Code, the County Clerk shall prepare the official register of voters for each voting precinct of the Special Bond Election.

Section 20. In accordance with the provisions of Section 20A-3-201(7) of the Utah Code, any interested person may act as a testing watcher to observe the demonstration of the logic and accuracy testing of the voting devices to be used in the Special Bond Election prior to the commencement of voting. Public notice of the time and place of the logic and accuracy demonstration shall be given at least two (2) days prior to the commencement of voting by publication one time in *The Salt Lake Tribune* and the *Deseret News* of a notice in substantially the form set forth in the form of notice of election attached hereto as *Exhibit 1*.

Section 21. Prior to the start of the counting of the ballots, the County Clerk, on behalf of the City and the Election Officer, may determine to test the automatic tabulating equipment or other apparatus used to count and tabulate the ballots to ascertain that it will

accurately count the votes cast at the Special Bond Election. If so tested, such test shall be conducted in accordance with the provisions of Section 20A-4-104 of the Utah Code and public notice of the time and place of the test shall be given at least forty-eight (48) hours before such test by publication one time in *The Salt Lake Tribune* and the *Deseret News* of a notice in substantially the form set forth in the form of notice of election attached hereto as *Exhibit 1*.

Section 22. The officers and employees of the City are authorized to take such action as they may deem necessary in order to assure that the Special Bond Election does not violate any applicable state or federal law, including laws regarding the use of the electronic voting devices.

Section 23. This Resolution is a declaration of official intent under Treas. Reg. Section 1.150-2. In satisfaction of the requirements thereof:

(a) The City Council is planning to raise money for the purpose of financing Project costs.

(b) Expenditures relating to the Project have been paid within sixty days prior to the passage of this Resolution or will be paid on or after the passage of this Resolution (the "*Expenditures*").

(c) The City Council reasonably expects to reimburse the Expenditures with proceeds of general obligation bonds, if any, authorized at the Special Bond Election, to be issued by the City.

(d) The maximum principal amount of such bonds expected to be issued for the Expenditures is \$125,000,000.

Section 24. All acts and resolutions in conflict with this Resolution or any part thereof are hereby repealed.

Section 25. It is hereby declared that all parts of this Resolution are severable, and if any section, clause or provision of this Resolution shall, for any reason, be held to be invalid and

unenforceable, the invalidity or unenforceability of any such section, clause or provision shall not affect the remaining sections, clauses or provisions of this Resolution.

Section 26. Immediately after its adoption, this Resolution shall be signed by the Chair of the City Council and the City Recorder, shall be submitted to the Mayor for approval, shall be recorded in a book kept for that purpose and shall take immediate effect.

ADOPTED AND APPROVED this day, July 14, 2009.

SALT LAKE CITY, UTAH

By _____
Chair, City Council

[SEAL]

ATTEST:

By _____
City Recorder

APPROVED:

Mayor

APPROVED AS TO FORM:

Senior City Attorney

EXHIBIT 1

NOTICE OF SPECIAL BOND ELECTION

SALT LAKE CITY, UTAH

PUBLIC NOTICE IS HEREBY GIVEN that a special bond election will be held in Salt Lake City, Utah (the “City”), at the same time as the municipal general election, on Tuesday, November 3, 2009, at which special bond election there shall be submitted to the qualified, registered voters residing within the City the following question:

SALT LAKE CITY, UTAH

SPECIAL BOND ELECTION

PROPOSITION #1

Public Safety Facilities

Shall Salt Lake City, Utah, be authorized to issue general obligation bonds in an amount not to exceed \$125,000,000 and to mature in no more than 21 years from the date or dates of issuance of such bonds for the purpose of providing a public safety administration and operations building, an emergency operations center, and related facilities?

Notice of Property Tax Increase Due to Bond Issuance

Passage of the proposition means that the tax on a \$260,890 residence in the City would increase \$75 per year (\$260,890 being the estimated average value of a residence in the City).

The tax on a \$260,890 business in the City would increase \$136 per year (\$260,890 being the value of a business having the same value as the estimated average value of a residence in the City).

The foregoing information is only an estimate of tax increases and, pursuant to Utah law, is not a limit on the amount of taxes that the City may be required to levy in order to pay debt service on the bonds. The amounts are based on various assumptions and estimates, including estimated debt service on the bonds and taxable values of property in the City.

The special bond election shall be held at the voting precincts of Salt Lake County in which qualified voters of the City reside, at the following polling places, and the election officials to serve at each such polling place shall be those who have been otherwise appointed under the provisions of general law to conduct the municipal general election. The polling places are as follows:

**REGULAR VOTING
PRECINCT NO.**

**POLLING PLACE LOCATION
(SALT LAKE CITY)**

2001	NORTH STAR ELEMENTARY SCHOOL	1545 N MORTON DR
2002	NORTH STAR ELEMENTARY SCHOOL	1545 N MORTON DR
2003	ESCALANTE ELEMENTARY SCHOOL	1810 W 900 N
2004	SL CTR SCIENCE EDUCATION	1400 W GOODWIN AVE
2005	SL CTR SCIENCE EDUCATION	1400 W GOODWIN AVE
2006	ESCALANTE ELEMENTARY SCHOOL	1810 W 900 N
2007	NORTH STAR ELEMENTARY SCHOOL	1545 N MORTON DR
2008	ROSE PARK ELEMENTARY SCHOOL	1105 W 1000 N
2014	SL CTR SCIENCE EDUCATION	1400 W GOODWIN AVE
2016	JACKSON ELEMENTARY SCHOOL	750 W 200 N
2018	WASHINGTON ELEMENTARY SCHOOL	420 N 200 W
2020	UTAH STATE CAPITOL	420 N STATE ST
2030	DAY-RIVERSIDE LIBRARY	1575 W 1000 N
2034	DAY-RIVERSIDE LIBRARY	1575 W 1000 N
2036	ROSE PARK ELEMENTARY SCHOOL	1105 W 1000 N
2038	JACKSON ELEMENTARY SCHOOL	750 W 200 N
2049	MEADOWLARK ELEMENTARY SCHOOL	497 N MORTON DR
2050	MEADOWLARK ELEMENTARY SCHOOL	497 N MORTON DR
2052	BACKMAN ELEMENTARY SCHOOL	601 N 1500 W
2053	BACKMAN ELEMENTARY SCHOOL	601 N 1500 W
2056	BACKMAN ELEMENTARY SCHOOL	601 N 1500 W
2064	WASHINGTON ELEMENTARY SCHOOL	420 N 200 W
2068	WASHINGTON ELEMENTARY SCHOOL	420 N 200 W
2074	UTAH STATE CAPITOL	420 N STATE ST
2102	ENSIGN ELEMENTARY SCHOOL	775 E 12TH AVE
2103	ENSIGN ELEMENTARY SCHOOL	775 E 12TH AVE
2121	UTAH STATE CAPITOL	420 N STATE ST
2122	AVENUES SWEET LIBRARY	455 N 'F' ST
2126	AVENUES SWEET LIBRARY	455 N 'F' ST
2128	ENSIGN ELEMENTARY SCHOOL	775 E 12TH AVE
2136	GARNER FUNERAL HOME	1001 E 11TH AVE
2144	LDS SALT LAKE ENSIGN STAKE	107 N 'G' ST
2152	SLC OPEN CLASSROOM	135 N 'D' ST
2153	SLC OPEN CLASSROOM	135 N 'D' ST
2154	CANYON ROAD TOWERS	123 E 2ND AVE
2158	AVENUES SWEET LIBRARY	455 N 'F' ST
2164	WASATCH ELEMENTARY SCHOOL	30 N 'R' ST
2166	GARNER FUNERAL HOME	1001 E 11TH AVE
2167	WASATCH ELEMENTARY SCHOOL	30 N 'R' ST
2174	MADELEINE CHOIR SCHOOL	205 1ST AVE
2178	LDS SALT LAKE ENSIGN STAKE	107 N 'G' ST
2179	LDS SALT LAKE ENSIGN STAKE	107 N 'G' ST
2182	BRYANT JUNIOR HIGH SCHOOL	40 S 800 E

**REGULAR VOTING
PRECINCT NO.**

**POLLING PLACE LOCATION
(SALT LAKE CITY)**

2184	WASATCH ELEMENTARY SCHOOL	30 N 'R' ST
2204	FRANKLIN ELEMENTARY SCHOOL	1115 W 300 S
2206	FRANKLIN ELEMENTARY SCHOOL	1115 W 300 S
2214	EDISON ELEMENTARY SCHOOL	466 S CHEYENNE
2220	SL SCHOOL DIST ADMIN	440 E 100 S
2222	EDISON ELEMENTARY SCHOOL	466 S CHEYENNE
2223	MULTI-ETHNIC SENIOR HI-RISE	120 S 200 W
2224	PARKVIEW ELEMENTARY SCHOOL	970 S EMERY ST
2226	SUNDAY ANDERSON WESTSIDE SR CTR	868 W 900 S
2228	MULTI-ETHNIC SENIOR HI-RISE	120 S 200 W
2230	SUNDAY ANDERSON WESTSIDE SR CTR	868 W 900 S
2231	SUNDAY ANDERSON WESTSIDE SR CTR	868 W 900 S
2242	MOUNTAIN VIEW ELEMENTARY SCHOOL	1380 S NAVAJO ST
2246	PARKVIEW ELEMENTARY SCHOOL	970 S EMERY ST
2252	MOUNTAIN VIEW ELEMENTARY SCHOOL	1380 S NAVAJO ST
2254	GLENDALE MIDDLE SCHOOL	1400 W ANDREW AVE
2255	GLENDALE MIDDLE SCHOOL	1400 W ANDREW AVE
2256	GLENDALE MIDDLE SCHOOL	1400 W ANDREW AVE
2260	SLCC SOUTH CITY CAMPUS	1575 S STATE ST
2264	SLCC SOUTH CITY CAMPUS	1575 S STATE ST
2265	SLCC SOUTH CITY CAMPUS	1575 S STATE ST
2306	SL SCHOOL DIST ADMIN	440 E 100 S
2307	BRIGHTON GARDENS BY SUNRISE	76 S 500 E
2308	BRIGHTON GARDENS BY SUNRISE	76 S 500 E
2312	TENTH EAST SENIOR CTR	237 S 1000 E
2318	BRYANT JUNIOR HIGH SCHOOL	40 S 800 E
2320	ST CATHERINE'S NEWMAN CENTER	170 S UNIVERSITY ST
2330	PARKLANE SENIOR APTS	680 E 100 S
2332	PARKLANE SENIOR APTS	680 E 100 S
2334	TENTH EAST SENIOR CTR	237 S 1000 E
2348	M LYNN BENNION ELEMENTARY SCHOOL	429 S 800 E
2352	CAPITAL CHURCH IN THE CITY	1010 E 700 S
2354	M LYNN BENNION ELEMENTARY SCHOOL	429 S 800 E
2359	GARNER FUNERAL HOME	1001 E 11TH AVE
2360	CHASE N PETERSON HERITAGE CTR	151 S CONNOR ST
2362	LIBERTY SENIOR CTR	251 E 700 S
2364	FRIENDSHIP MANOR	1320 E 500 S
2365	JUDGE MEMORIAL HIGH SCHOOL	650 S 1100 E
2366	FRIENDSHIP MANOR	1320 E 500 S
2370	LIBERTY SENIOR CTR	251 E 700 S
2371	LINCOLN ELEMENTARY SCHOOL (SLC DIST)	1090 S ROBERTA ST
2374	CALVARY TOWER	516 E 700 S
2378	CALVARY TOWER	516 E 700 S

**REGULAR VOTING
PRECINCT NO.**

**POLLING PLACE LOCATION
(SALT LAKE CITY)**

2380	CALVARY TOWER	516 E 700 S
2384	CAPITAL CHURCH IN THE CITY	1010 E 700 S
2388	JUDGE MEMORIAL HIGH SCHOOL	650 S 1100 E
2389	CAPITAL CHURCH IN THE CITY	1010 E 700 S
2392	SLC SPORTS COMPLEX/STEINER AQUATIC	645 S GUARDSMAN WAY
2394	SLC SPORTS COMPLEX/STEINER AQUATIC	645 S GUARDSMAN WAY
2404	LINCOLN ELEMENTARY SCHOOL (SLC DIST)	1090 S ROBERTA ST
2406	LIBERTY PARK ADVENTURE CHURCH	662 E 1300 S
2422	LINCOLN ELEMENTARY SCHOOL (SLC DIST)	1090 S ROBERTA ST
2436	WHITTIER ELEMENTARY SCHOOL (SLC DIST)	1600 S 300 E
2437	LIBERTY PARK ADVENTURE CHURCH	662 E 1300 S
2438	EMERSON ELEMENTARY SCHOOL	1017 E HARRISON AVE
2442	SLCC SOUTH CITY CAMPUS	1575 S STATE ST
2444	WHITTIER ELEMENTARY SCHOOL (SLC DIST)	1600 S 300 E
2450	HAWTHORNE ELEMENTARY SCHOOL	1675 S 600 E
2462	ST JOSEPH VILLA	451 E BISHOP FEDERAL LN
2466	ST JOSEPH VILLA	451 E BISHOP FEDERAL LN
2474	HAWTHORNE ELEMENTARY SCHOOL	1675 S 600 E
2475	KEARNS ST ANN SCHOOL	430 E 2100 S
2476	KEARNS ST ANN SCHOOL	430 E 2100 S
2480	KEARNS ST ANN SCHOOL	430 E 2100 S
2482	FAIRMONT AQUATIC CTR	1044 E SUGARMONT DR
2493	BOYS & GIRLS CLUB OF SUGARHOUSE	968 E SUGARMONT DR
2494	BOYS & GIRLS CLUB OF SUGARHOUSE	968 E SUGARMONT DR
2502	FIRST BAPTIST CHURCH	777 S 1300 E
2506	FIRST BAPTIST CHURCH	777 S 1300 E
2510	ROWLAND HALL-ST MARKS MCCARTHEY	720 S GUARDSMAN WAY
2514	LIBERTY PARK ADVENTURE CHURCH	662 E 1300 S
2516	UINTAH ELEMENTARY SCHOOL	1571 E 1300 S
2523	BONNEVILLE ELEMENTARY SCHOOL	1145 S 1900 E
2524	BONNEVILLE ELEMENTARY SCHOOL	1145 S 1900 E
2532	EMERSON ELEMENTARY SCHOOL	1017 E HARRISON AVE
2534	UINTAH ELEMENTARY SCHOOL	1571 E 1300 S
2535	WASATCH PRESBYTERIAN CHURCH	1626 S 1700 E
2536	UINTAH ELEMENTARY SCHOOL	1571 E 1300 S
2540	EMERSON ELEMENTARY SCHOOL	1017 E HARRISON AVE
2544	WASATCH PRESBYTERIAN CHURCH	1626 S 1700 E
2548	CLAYTON MIDDLE SCHOOL	1471 S 1800 E
2550	SPRAGUE LIBRARY	2131 S HIGHLAND DR
2551	SPRAGUE LIBRARY	2131 S HIGHLAND DR
2552	SPRAGUE LIBRARY	2131 S HIGHLAND DR
2556	WASATCH PRESBYTERIAN CHURCH	1626 S 1700 E
2561	SUGARHOUSE GARDEN PARK CTR	1602 E 2100 S

**REGULAR VOTING
PRECINCT NO.**

**POLLING PLACE LOCATION
(SALT LAKE CITY)**

2566	REDEEMER LUTHERAN CHURCH & SCHOOL	1955 E STRATFORD AVE
2567	HIGHLAND PARK ELEMENTARY SCHOOL	1738 E 2700 S
2570	SUGARHOUSE GARDEN PARK CTR	1602 E 2100 S
2572	VISUAL ART INSTITUTE	1838 S 1500 E
2573	VISUAL ART INSTITUTE	1838 S 1500 E
2580	FAIRMONT AQUATIC CTR	1044 E SUGARMONT DR
2582	FAIRMONT AQUATIC CTR	1044 E SUGARMONT DR
2584	HIGHLAND PARK ELEMENTARY SCHOOL	1738 E 2700 S
2586	NIBLEY PARK ELEMENTARY SCHOOL	2785 S 800 E
2588	NIBLEY PARK ELEMENTARY SCHOOL	2785 S 800 E
2590	HIGHLAND PARK ELEMENTARY SCHOOL	1738 E 2700 S
2594	NIBLEY PARK ELEMENTARY SCHOOL	2785 S 800 E
2596	HIGHLAND PARK ELEMENTARY SCHOOL	1738 E 2700 S
2602	ROWLAND HALL-ST MARKS MCCARTHEY	720 S GUARDSMAN WAY
2604	BONNEVILLE ELEMENTARY SCHOOL	1145 S 1900 E
2606	ANDERSON/FOOTHILL LIBRARY	1135 S 2100 E
2608	INDIAN HILLS ELEMENTARY SCHOOL	2496 E ST MARYS DR
2614	ANDERSON/FOOTHILL LIBRARY	1135 S 2100 E
2626	INDIAN HILLS ELEMENTARY SCHOOL	2496 E ST MARYS DR
2628	INDIAN HILLS ELEMENTARY SCHOOL	2496 E ST MARYS DR
2630	CLAYTON MIDDLE SCHOOL	1471 S 1800 E
2632	ALL SAINTS EPISCOPAL CHURCH	1710 S FOOTHILL DR
2634	ALL SAINTS EPISCOPAL CHURCH	1710 S FOOTHILL DR
2640	ALL SAINTS EPISCOPAL CHURCH	1710 S FOOTHILL DR
2646	BEACON HEIGHTS ELEMENTARY SCHOOL	1850 S 2500 E
2652	DILWORTH ELEMENTARY SCHOOL	1953 S 2100 E
2654	BEACON HEIGHTS ELEMENTARY SCHOOL	1850 S 2500 E
2660	HIGHLAND HIGH SCHOOL	2166 S 1700 E
2664	HIGHLAND HIGH SCHOOL	2166 S 1700 E
2668	ST AMBROSE	1975 S 2300 E
2670	FIRST CONGREGATIONAL CHURCH	2150 S FOOTHILL DR
2671	FIRST CONGREGATIONAL CHURCH	2150 S FOOTHILL DR
2674	FIRST CONGREGATIONAL CHURCH	2150 S FOOTHILL DR
2684	REDEEMER LUTHERAN CHURCH & SCHOOL	1955 E STRATFORD AVE
2686	ST AMBROSE	1975 S 2300 E
2694	REDEEMER LUTHERAN CHURCH & SCHOOL	1955 E STRATFORD AVE
2696	REDEEMER LUTHERAN CHURCH & SCHOOL	1955 E STRATFORD AVE
2818	VOTE BY MAIL	801-468-3427

Voting at the special bond election shall be by electronic ballots and other ballot forms. The ballots will be furnished by the County Clerk of Salt Lake County (the “*County Clerk*”), on behalf of the City and the City Recorder of the City (the “*City Recorder*”), to the poll workers. The poll workers shall furnish such ballots to the qualified electors of the City.

In order to vote at the election, you must present valid voter identification to the poll worker before voting, which must be (a) a valid form of photo identification that shows your name and photograph or (b) two different forms of identification that show your name and current address.

The polls at each polling place shall open at 7:00 a.m. and shall remain open until 8:00 p.m., when they will close.

There is to be no special registration of voters for the special bond election, and the official register of voters last made or revised shall constitute the register for the special bond election, except that all persons who reside within the City and are registered to vote in the municipal general election held on that day shall be considered registered to vote in the special bond election. The County Clerk will make registration lists or copies of such lists available at each of the above-described polling places for use by registered electors entitled to use such voting place.

Absentee ballots may be obtained by making application in the manner and within the time provided by law through the office of the County Clerk.

NOTICE IS FURTHER GIVEN, that any qualified elector of Salt Lake County who resides within the confines of the City and who has complied with the law in regard to registration may vote in the special bond election at designated polling locations up to 14 days in advance of the day of the special bond election. The dates, times and places for early voting in the special bond election are as follows:

DATES	TIME	EARLY VOTING POLLING PLACE LOCATION
October 20 through 23, 2009	From 9:00 a.m. to 5:00 p.m.	Salt Lake City and County Building, Room 415
October 26 through 30, 2009	From 9:00 a.m. to 5:00 p.m.	451 South State Street, Salt Lake City, Utah

[ADDITIONAL DATES, TIMES, PLACES TO COME PRIOR TO 7/14/09 ADOPTION]

[For information about alternate times and forms of voting (including absentee ballot and early voting) and information on registering to vote, voters may contact the office of the Salt Lake County Clerk at 2001 South State Street, Room S-1100, Salt Lake City, Utah, telephone: (801) 468-3427 or visit the County Clerk’s website at <http://www.clerk.slco.org>.]*

NOTICE IS FURTHER GIVEN that on _____, _____, 2009, at _____ [a.m.][p.m.] in _____, at _____, _____, in Salt Lake City, Utah, there will be conducted a demonstration of the logic and accuracy testing of the voting devices to be used in the special bond election. This test is open to public observation in accordance with the provisions of Section 20A-3-201, Utah Code Annotated 1953, as amended (the “Utah Code”).

* To be confirmed with County Clerk’s office.

NOTICE IS FURTHER GIVEN that on _____, _____, 2009, at _____ [a.m.][p.m.], in _____, at the _____, _____, in Salt Lake City, Utah, there will be conducted a test of the automatic tabulating equipment or other apparatus to be used to tabulate the results of the November 3, 2009 special bond election to be held in the City on the issuance of \$125,000,000 general obligation bonds described above. This test is open to public observation in accordance with the provisions of Section 20A-4-104, Utah Code.

NOTICE IS FURTHER GIVEN that on [Tuesday, November 17, 2009], that being a day no sooner than 7 days and not later than 14 days after the special bond election, the City Council of the City will meet in the Council Chambers, Room 315, 451 South State Street, Salt Lake City, Utah and will canvass the election results and declare the results of the special bond election during the City Council meeting that begins at 7:00 p.m.]

Pursuant to applicable provisions of Sections 11-14-208 and 20A-4-403 of the Utah Code, the period allowed for any contest of the special bond election shall end 40 days after [November 17, 2009] (the date on which the election results of the election are to be canvassed and the results thereof declared). No such contest shall be maintained unless a complaint is filed with the Clerk of the Third Judicial District Court in and for Salt Lake County, within the prescribed 40-day period.

IN WITNESS WHEREOF, the City Council of Salt Lake City, Utah, has caused this notice to be given.

DATED: July 14, 2009.

SALT LAKE CITY, UTAH

By _____
City Recorder

EXHIBIT 2

NOTICE OF PUBLIC HEARING

SALT LAKE CITY, UTAH

PUBLIC NOTICE IS HEREBY GIVEN that on July 14, 2009, the City Council (the “*Council*”) of Salt Lake City, Utah (the “*City*”), adopted a resolution (the “*Resolution*”), providing for a special bond election to be held in the City on Tuesday, November 3, 2009, at the same time as the municipal general election, for the purpose of submitting to the qualified electors of the City the question of the issuance of general obligation bonds in an amount not to exceed \$125,000,000 (the “*Special Bond Election*”) and calling a public hearing to receive input from the public with respect to the issuance of general obligation bonds and the potential economic impact that the improvement, facility, or property for which the bonds pay all or part of the cost will have on the private sector, pursuant to the Section 11-14-318 of the Utah Code Annotated 1953, as amended.

PURPOSE FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS

If approved by eligible voters at the Special Bond Election, the City intends to issue general obligation bonds for the purpose of (1) paying the costs of providing a public safety administration and operations building, an emergency operations center, and related facilities (the “*Project*”), and (2) paying the costs incurred in connection with the issuance and sale of the general obligation bonds.

It is contemplated that the Project will provide up-to-date and earthquake-resistant facilities for central command services for fire and police, as well as detective services, victim advocates, victim sensitive interview rooms separated from suspects, and other key services for the public and a dedicated emergency operations center that will provide a coordinated command center for first responders in times of public emergency, as well as 911 emergency communication services.

MAXIMUM PRINCIPAL AMOUNT OF THE GENERAL OBLIGATION BONDS

If approved by eligible voters at the Special Bond Election, the City intends to issue general obligation bonds in an amount not to exceed \$125,000,000, in one or more series at one or more times.

THE TAXES, IF ANY, PROPOSED TO BE PLEDGED

The City proposes to pledge the full faith and credit of the City for the payment of its general obligation bonds and may be obligated to levy and collect ad valorem taxes sufficient to pay the general obligation bonds, as provided by law.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The City will hold a public hearing during its Council meeting that begins at [7:00 p.m. on September 22, 2009]. The public hearing will be held in the Council Chambers, Room 315 in the City and County Building, 451 South State Street, in Salt Lake City, Utah. All members of the public are invited to attend and participate in the public hearing. Prior to the public hearing, written comments may be submitted to the City, to the attention of the City Recorder, via (1) U.S. Mail at P.O. Box 145515, Salt Lake City, Utah 84114-5515, or (2) hand delivery at 451 South State Street, Room 415, Salt Lake City, Utah 84111.

DATED this 14th day of July, 2009.

SALT LAKE CITY, UTAH

By _____
City Recorder