



JOINT AGENDA OF UNIFIED FIRE SERVICE AREA AND LOCAL BUILDING AUTHORITY OF THE UFS

July 16, 2024, 8:00 a.m.
(or immediately following the UFA Board meeting, if after 8:00 a.m.)

NOTICE IS HEREBY GIVEN THAT THE UNIFIED FIRE SERVICE AREA BOARD OF TRUSTEES AND THE BOARD OF DIRECTORS OF THE LOCAL BUILDING AUTHORITY OF THE UNIFIED FIRE SERVICE AREA SHALL ASSEMBLE BOTH ELECTRONICALLY AND IN-PERSON FOR A MEETING AT UFA HEADQUARTERS LOCATED AT
3380 SOUTH 900 WEST, SALT LAKE CITY, UT 84119

THE PUBLIC MAY ATTEND IN-PERSON OR ELECTRONICALLY VIA ZOOM WEBINAR AT:
<https://zoom.us/j/98255960431?pwd=VW9iWk1KQ0JYTi9lSDIxMS96KzZXZz09>
Password: 123911

1. Call to Order – Chair Hull
2. Public Comment
Please limit comments to three minutes each and be germane to the agenda items or UFS/LBA business. The UFS/LBA Board typically will not engage directly but may direct staff to address comments following the meeting.
There are three options for comments during this meeting:
 - a. In-Person.
 - b. Live during the Webinar by logging in as described above. If you wish to make a comment, select the “Raise Hand” button at the bottom of the screen. You will then be added to the queue and invited to speak.
 - c. Email: Public comments will be accepted prior to the meeting via email at publiccomment@unifiedfire.org until 7:00 a.m. July 15, 2024. Emailed comments submitted prior to 7:00 a.m. July 15, 2024, will be read or summarized into the record, comments received after the deadline will be forwarded to the UFS/LBA Board, but not read into the meeting record or addressed during the meeting.
3. Approval of Joint UFS/LBA Minutes – Chair Hull
a. June 18, 2024
4. Finance Committee (Next meeting 8/26/24) – Chair Overson
5. Fire Station Construction Budget Update – CFO Hill
6. Quarterly Financial Report – CFO Hill
7. Tax Increment Finance Policy – Rachel Anderson
8. District Administrator Report – Rachel Anderson

9. Possible Closed Session

The Unified Fire Service Area or Local Building Authority of the UFSA may temporarily recess the meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 or for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

- a. the character, professional competence, or physical or mental health of an individual
- b. pending or reasonable imminent litigation
- c. the purchase, exchange, or lease of real property as provided by Utah Code Annotated §52-4-205.

(If only discussing topic (A), character, etc., then you may move to not record that portion of the closed session per Utah Code § 52-4-206 (6).)

Re-Open the Meeting

10. Adjournment – Chair Hull

**NOTICE OF NEW AMBULANCE AND ENGINE PREVIEW FOR THE
UFA/UFSA BOARD MEMBERS**
July 16, 2024
Following the UFA Board Meeting

Notice is hereby given that Unified Fire Authority and Unified Fire Service Area Boards will have the opportunity to view a new ambulance and engine, at which a quorum of either board may be present, following the UFA Board Meeting. This demonstration is for informational purposes only and neither board will take any action. This will be held at the UFA Headquarters located at 3380 S. 900 W in Salt Lake City.

**The next Board meeting will be held August 20, 2024, at 8:30 a.m. both electronically and at
UFA Headquarters located at 3380 South 900 West, Salt Lake City, UT 84119**

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL UFSA MEETINGS.

In accordance with the Americans with Disabilities Act, UFSA will make reasonable accommodation for participation in the meetings. Please call the clerk at least three working days prior to the meeting at 801-743-7213. Motions relating to any of the foregoing, including final action, may be taken at the meeting. This meeting will also be held electronically to allow members of the UFSA/LBA Boards to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, does hereby certify that the above agenda notice was posted on this 15th day of July 2024, on the UFSA bulletin boards, the UFSA website <http://unifiedfireservicearea.com>, posted on the Utah State Public Notice website <http://www.utah.gov/prmn/index.html> and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Cynthia Young, UFSA Board Clerk

**JOINT UNIFIED FIRE SERVICE AREA AND
LOCAL BUILDING AUTHORITY OF THE UFSA**

Meeting Minutes

Meeting held at UFA Headquarters and electronically via ZOOM

Board Members Present

Council Member Tyler Huish
Council Member Trish Hull
Mayor Dan Knopp
Surveyor Reid Demman
Council Member Sheldon Stewart
Council Member Catherine Harris

Mayor Jeff Silvestrini
Council Member Chrystal Butterfield
Mayor Kristie Overton
Mayor Marcus Stevenson
Mayor Tom Westmoreland

Board Members Absent

Council Member Kathleen Bailey
Mayor Roger Bourke

Staff

Chief Dominic Burchett
Tony Hill, UFA CFO
Rachel Anderson, UFSA Legal Counsel/District Administrator
Cyndee Young, UFSA Clerk

Guests

AC Dern
AC Pilgrim
AC Robinson
Aaron Whitehead
Adam Park
Amanda Lawrence
Anthony Widdison
Bill Brass
Brad Larson
Bryan Case
Calogero Ricotta
Casey Bowden

Courtney Samuel
Erica Langenfass
Finn Kofoed
J. Pasillas
Jay Torgersen
Kate Turnbaugh
Kelly Bird
Kiley Day
Kiyoshi Young
Kyle Maurer, Herriman
Lana Burningham
Mike Greensides

Molly Doyle
Nate Bogenschutz
Nile Easton
Patrick Costin
Rob Ayres
Scotty McNeil
Tara Behunin
Tua Tho
Val Greensides

11. *What is the primary purpose of the following statement?*

Chair Trish Hull Presided

Called to Order

Chair Hull called the meeting to order at 8:31 a.m. Quorum present.

Public Comment

None

None.

Public comment was available live and with a posted email address.

Approval of Joint UESA and LBA Minutes – Chair Hull

Council Member Stewart moved to approve the minutes from the May 21, 2024, Joint UFSA LBA Special Board Meeting as submitted.
 Mayor Silvestrini seconded the motion.
 All voted in favor, none opposed.

Finance Committee – Chair Overson

Mayor Overson was nominated and accepted the role of Chair for the UFSA Finance Committee. The meeting was held 6/13/24, topics and recommendations will be reviewed later on this agenda.

Review and Approval of the 2023 Annual Financial Report and Audit – CFO Hill/Chair Overson

CFO Hill provided the review of the audit and report. A clean opinion was given of the financial statements. The Internal Controls were analyzed, and the auditors felt that adequate controls are in place. State Compliance of the fund balance, fraud risk assessment, etc. were also reviewed and it was noted that bond funds must be included in the report. Management was not aware that they needed to be included, as this was not mentioned in years past, but going forward, bond funds will be included in the report.

Council Member Stewart is surprised that this finding was not found in previous audits.

Mayor Silvestrini moved to approve the 2023 annual financial report and audit as presented.

Council Member Stewart seconded the motion.

All voted in favor, none opposed.

2024 Property Tax Review – CFO Hill

CFO Hill reminded Board Members that the tax rate is adopted annually. The current taxable value is \$35.6B. There is \$36M in new growth, this is revenue that is added to the budget without going through the Truth in Taxation process. There were no judgement levies September – February so there is no need for a Public Meeting. The proposed property tax rate is .001403 for 2024 which equates to just under \$50M, this is up from \$43.8M in 2023. No questions.

Consider Resolution 06-2024A Adopting a 2024 Ad Valorem Tax Rate at 12.04% above the Certified Rate on the Taxable Property in the Unified Fire Service Area – CFO Hill

Mayor Silvestrini moved to adopt Resolution 06-2024A adopting a 2024 Ad Valorem Tax Rate on the taxable property in the Unified Fire Service Area.

Mayor Overson seconded the motion.

Roll call vote taken.

Bailey	-	Knopp	Y
Bourke	-	Overson	Y
Butterfield	Y	Silvestrini	Y
Demman	Y	Stevenson	Y
Harris	Y	Stewart	Y
Huish	Y	Westmoreland	Y
Hull	Y		

Public Hearing to Receive and Consider Comments on Proposed Amendments to the 2024 Fiscal Year Budget – CFO Hill

CFO Hill reviewed the proposed amendments which included delinquent tax collection, a lower judgment levy alignment, and Impact Fees are coming in well and have increased similar to interest income. No questions.

Mayor Silvestrini moved to open the Public Hearing to receive and consider comments on proposed amendments to the 2024 Fiscal Year Budget.

Council Member Stewart seconded the motion.

Roll call vote taken.

Bailey	-	Knopp	Y
Bourke	-	Overson	Y
Butterfield	Y	Silvestrini	Y
Demman	Y	Stevenson	Y
Harris	Y	Stewart	Y
Huish	Y	Westmoreland	Y
Hull	Y		

No public comment.

Mayor Overson moved to close the Public Hearing to receive and consider comments on proposed amendments to the 2024 Fiscal Year Budget.

Mayor Knopp seconded the motion.

Roll call vote taken.

Bailey	-	Knopp	Y
Bourke	-	Overson	Y
Butterfield	Y	Silvestrini	Y
Demman	Y	Stevenson	Y
Harris	Y	Stewart	Y
Huish	Y	Westmoreland	Y
Hull	Y		

Consider Resolution 06-2024B Approving a budget amendment for the 2024 Fiscal Year Budget – CFO Hill

Mayor Silvestrini moved to approve a budget amendment for the 2024 Fiscal Year Budget as presented.

Council Member Huish seconded the motion.

Roll call vote taken.

Bailey	-	Knopp	Y
Bourke	-	Overson	Y
Butterfield	Y	Silvestrini	Y
Demman	Y	Stevenson	Y
Harris	Y	Stewart	Y
Huish	Y	Westmoreland	Y
Hull	Y		

District Administrator Report – Rachel Anderson

Nothing to report.

Closed Session

None

Motion to Adjourn – Chair Hull

Council Member Stewart moved to adjourn the June 18, 2024, Joint UFSA/LBA Board Meeting.

Mayor Knopp seconded the motion.

All voted in favor, none opposed.

DRAFT



Unified Fire Service Area

BUDGET SUMMARY - DRAFT

8-Jul-2024

Prepared By: DAW 578-1201

Printed: 07/08/24 15:46

DESCRIPTION	ORIGINAL BUDGET	BUDGET ADJUSTMENT	CURRENT BUDGET	TOTAL EXPENDITURES TO DATE	AVAILABLE / UNENCUMBERED	PERCENT BUDGET EXPENDED
CONSTRUCTION COSTS	\$ 28,956,590	\$ 745,292	\$ 29,701,882	\$ 29,701,882	\$ -	100%
DEMOLITION	\$ 400,000	\$ (400,000)	\$ -	\$ -	\$ -	#DIV/0!
ARCHITECTS FEES (INCL. REIMBURSABLES)	\$ 1,888,240	\$ 37,023	\$ 1,925,263	\$ 1,925,263	\$ -	100%
IMPACT/CONNECTION FEES	\$ 217,174	\$ (16,046)	\$ 201,128	\$ 201,128	\$ -	100%
PERMIT & REVIEW FEES	\$ 248,803	\$ (136,606)	\$ 112,197	\$ 112,197	\$ -	100%
PROJECT MANAGEMENT FEES	\$ 637,531	\$ 204,341	\$ 841,872	\$ 841,872	\$ -	100%
OWNER'S CONTINGENCY	\$ 2,895,659	\$ 362,424	\$ 3,258,083	\$ 7,587	\$ 3,250,496	0%
ENVELOPE CONSULTANT	\$ 72,391	\$ (72,391)	\$ -	\$ -	\$ -	#DIV/0!
COMMISSIONING	\$ 101,348	\$ (30,451)	\$ 70,897	\$ 70,897	\$ -	100%
GEOTECHNICAL	\$ 37,500	\$ (4,300)	\$ 33,200	\$ 33,200	\$ -	100%
MATERIALS TESTING & INSPECTION	\$ 217,174	\$ (122,614)	\$ 94,561	\$ 94,561	\$ -	100%
HAZARDOUS MATERIAL TESTING/ABATEMENT	\$ 40,000	\$ (22,665)	\$ 17,335	\$ 17,335	\$ -	100%
SURVEY	\$ 34,000	\$ (26,350)	\$ 7,650	\$ 7,650	\$ -	100%
LAND PURCHASE	\$ 600,000	\$ 135,932	\$ 735,932	\$ 735,932	\$ -	100%
PROJECT COSTS - BOND	\$ 36,346,411	\$ 653,589	\$ 37,000,000	\$ 33,749,505	\$ 3,250,496	91%



Unified Fire Service Area - Magna 102

BUDGET SUMMARY - DRAFT

8-Jul-2024

Prepared By: DAW 578-1201

Printed: 07/08/24 15:46

DESCRIPTION	ORIGINAL BUDGET	BUDGET ADJUSTMENT	CURRENT BUDGET	TOTAL EXPENDITURES TO DATE	AVAILABLE / UNENCUMBERED	PERCENT BUDGET EXPENDED
CONSTRUCTION COSTS	\$ 5,073,720	\$ 825,589	\$ 5,899,309	\$ 5,899,309	\$ -	100%
DEMOLITION	\$ 200,000	\$ (200,000)	\$ -	\$ -	\$ -	#DIV/0!
ARCHITECTS FEES (INCL. REIMBURSABLES)	\$ 282,270	\$ 124,910	\$ 407,180	\$ 407,180	\$ -	100%
IMPACT/CONNECTION FEES	\$ 38,053	\$ 47,843	\$ 85,896	\$ 85,896	\$ -	100%
PERMIT & REVIEW FEES	\$ 47,428	\$ (29,993)	\$ 17,436	\$ 17,436	\$ -	100%
PROJECT MANAGEMENT FEES (1.63%)	\$ 111,781	\$ 151,169	\$ 262,950	\$ 262,950	\$ -	100%
OWNER'S CONTINGENCY	\$ 507,372	\$ (720,381)	\$ (213,009)	\$ -	\$ (213,009)	0%
ENVELOPE CONSULTANT	\$ 12,684	\$ (12,684)	\$ -	\$ -	\$ -	#DIV/0!
COMMISSIONING	\$ 17,758	\$ 343	\$ 18,101	\$ 18,101	\$ -	100%
GEOTECHNICAL	\$ 7,500	\$ 200	\$ 7,700	\$ 7,700	\$ -	100%
MATERIALS TESTING & INSPECTION	\$ 38,053	\$ (10,333)	\$ 27,720	\$ 27,720	\$ -	100%
HAZARDOUS MATERIAL TESTING/ABATEMENT	\$ 20,000	\$ (6,465)	\$ 13,535	\$ 13,535	\$ -	100%
SURVEY	\$ 6,800	\$ (6,800)	\$ -	\$ -	\$ -	#DIV/0!
PROJECT COSTS - BOND	\$ 6,363,419	\$ 163,397	\$ 6,526,816	\$ 6,739,826	\$ (213,009)	103%



Unified Fire Service Area - Midvale 125

BUDGET SUMMARY - DRAFT

8-Jul-2024

Prepared By: DAW 578-1201

Printed: 07/08/24 15:46

DESCRIPTION	ORIGINAL	BUDGET		CURRENT	TOTAL		AVAILABLE / UNENCUMBERED	PERCENT BUDGET EXPENDED
	BUDGET	ADJUSTMENT	BUDGET	EXPENDITURES TO DATE				
CONSTRUCTION COSTS	\$ 6,867,715	\$ 344,040	\$ 7,211,755	\$ 7,211,755	\$ -	\$ -	\$ -	100%
ARCHITECTS FEES (INCL. REIMBURSABLES)	\$ 539,840	\$ 30,765	\$ 570,605	\$ 570,605	\$ -	\$ -	\$ -	100%
IMPACT/CONNECTION FEES	\$ 51,508	\$ 15,478	\$ 66,986	\$ 66,986	\$ -	\$ -	\$ -	100%
PERMIT & REVIEW FEES	\$ 53,259	\$ (31,221)	\$ 22,038	\$ 22,038	\$ -	\$ -	\$ -	100%
PROJECT MANAGEMENT FEES (1.63%)	\$ 148,431	\$ 70,340	\$ 218,771	\$ 218,771	\$ -	\$ -	\$ -	100%
OWNER'S CONTINGENCY	\$ 686,772	\$ (204,059)	\$ 482,712	\$ 187	\$ 482,525	\$ 0	\$ -	#DIV/0!
ENVELOPE CONSULTANT	\$ 17,169	\$ (17,169)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
COMMISSIONING	\$ 24,037	\$ (6,679)	\$ 17,358	\$ 17,358	\$ -	\$ -	\$ -	100%
GEOTECHNICAL	\$ 7,500	\$ (600)	\$ 6,900	\$ 6,900	\$ -	\$ -	\$ -	100%
MATERIALS TESTING & INSPECTION	\$ 51,508	\$ (30,697)	\$ 20,811	\$ 20,811	\$ -	\$ -	\$ -	100%
SURVEY	\$ 6,800	\$ (6,800)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
PROJECT COSTS - BOND	\$ 8,454,538	\$ 163,397	\$ 8,617,935	\$ 8,135,410	\$ 482,525	94%		



Unified Fire Service Area - Eagle Mountain 251

BUDGET SUMMARY - DRAFT

8-Jul-2024

Prepared By: DAW 578-1201

Printed: 07/08/24 15:46

DESCRIPTION	ORIGINAL BUDGET	BUDGET ADJUSTMENT	CURRENT BUDGET	TOTAL EXPENDITURES TO DATE	AVAILABLE / UNENCUMBERED	PERCENT BUDGET EXPENDED
CONSTRUCTION COSTS	\$ 5,073,720	\$ 1,816,705	\$ 6,890,425	\$ 6,890,425	\$ -	100%
ARCHITECTS FEES (INCL. REIMBURSABLES)	\$ 282,270	\$ 133,580	\$ 415,850	\$ 415,850	\$ -	100%
IMPACT/CONNECTION FEES	\$ 38,053	\$ (25,868)	\$ 12,185	\$ 12,185	\$ -	100%
PERMIT & REVIEW FEES	\$ 47,428	\$ 258	\$ 47,686	\$ 47,686	\$ -	100%
PROJECT MANAGEMENT FEES (1.63%)	\$ 117,730	\$ 54,641	\$ 172,371	\$ 172,371	\$ -	100%
OWNER'S CONTINGENCY	\$ 507,372	\$ (411,592)	\$ 95,780	\$ 3,700	\$ 92,080	4%
ENVELOPE CONSULTANT	\$ 12,684	\$ (12,684)	\$ -	\$ -	\$ -	#DIV/0!
COMMISSIONING	\$ 17,758	\$ (2,310)	\$ 15,448	\$ 15,448	\$ -	100%
GEOTECHNICAL	\$ 7,500	\$ 800	\$ 8,300	\$ 8,300	\$ -	100%
MATERIALS TESTING & INSPECTION	\$ 38,053	\$ (15,635)	\$ 22,418	\$ 22,418	\$ -	100%
SURVEY	\$ 6,800	\$ 850	\$ 7,650	\$ 7,650	\$ -	100%
LAND PURCHASE	\$ 600,000	\$ 135,932	\$ 735,932	\$ 735,932	\$ -	100%
PROJECT COSTS - BOND	\$ 6,749,369	\$ 1,674,677	\$ 8,424,046	\$ 8,331,965	\$ 92,080	99%



Unified Fire Service Area - Eagle Mountain 253

BUDGET SUMMARY - DRAFT

8-Jul-2024

Prepared By: DAW 578-1201

Printed: 07/08/24 15:46

DESCRIPTION	ORIGINAL	BUDGET		CURRENT	TOTAL		AVAILABLE / UNENCUMBERED	PERCENT BUDGET EXPENDED
	BUDGET	ADJUSTMENT	BUDGET	EXPENDITURES TO DATE				
CONSTRUCTION COSTS	\$ 6,867,715	\$ 2,832,678	\$ 9,700,393	\$ 9,700,393	\$ -	\$ -	\$ -	100%
ARCHITECTS FEES (INCL. REIMBURSABLES)	\$ 388,270	\$ 15,094	\$ 403,364	\$ 403,364	\$ -	\$ -	\$ -	100%
IMPACT/CONNECTION FEES	\$ 51,508	\$ (15,446)	\$ 36,061	\$ 36,061	\$ -	\$ -	\$ -	100%
PERMIT & REVIEW FEES	\$ 53,259	\$ (28,221)	\$ 25,038	\$ 25,038	\$ -	\$ -	\$ -	100%
PROJECT MANAGEMENT FEES (1.63%)	\$ 145,960	\$ 10,245	\$ 156,206	\$ 156,206	\$ -	\$ -	\$ -	100%
OWNER'S CONTINGENCY	\$ 686,772	\$ 141,283	\$ 828,055	\$ 3,700	\$ 824,355	\$ -	\$ -	0%
ENVELOPE CONSULTANT	\$ 17,169	\$ (17,169)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
COMMISSIONING	\$ 24,037	\$ (4,047)	\$ 19,990	\$ 19,990	\$ -	\$ -	\$ -	100%
GEOTECHNICAL	\$ 7,500	\$ (2,100)	\$ 5,400	\$ 5,400	\$ -	\$ -	\$ -	100%
MATERIALS TESTING & INSPECTION	\$ 51,508	\$ (27,895)	\$ 23,613	\$ 23,613	\$ -	\$ -	\$ -	100%
SURVEY	\$ 6,800	\$ (6,800)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
PROJECT COSTS - BOND	\$ 8,300,498	\$ 2,897,622	\$ 11,198,120	\$ 10,373,765	\$ 824,355	\$ -	\$ -	93%



Unified Fire Service Area - Millcreek 112

BUDGET SUMMARY - DRAFT

8-Jul-2024

Prepared By: DAW 578-1201

Printed: 07/08/24 15:46

DESCRIPTION	ORIGINAL	BUDGET	BUDGET	CURRENT	TOTAL		AVAILABLE / UNENCUMBERED	PERCENT BUDGET EXPENDED
	BUDGET	ADJUSTMENT	BUDGET	EXPENDITURES TO DATE				
CONSTRUCTION COSTS	\$ 5,073,720	\$ (5,073,720)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
DEMOLITION	\$ 200,000	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
ARCHITECTS FEES (INCL. REIMBURSABLES)	\$ 395,590	\$ (267,326)	\$ 128,264	\$ 128,264	\$ -	\$ -	\$ -	100%
IMPACT/CONNECTION FEES	\$ 38,053	\$ (38,053)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
PERMIT & REVIEW FEES	\$ 47,428	\$ (47,428)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
PROJECT MANAGEMENT FEES (1.63%)	\$ 113,628	\$ (82,054)	\$ 31,574	\$ 31,574	\$ -	\$ -	\$ -	100%
OWNER'S CONTINGENCY	\$ 507,372	\$ 1,557,171	\$ 2,064,543	\$ -	\$ -	\$ 2,064,543	\$ 2,064,543	0%
ENVELOPE CONSULTANT	\$ 12,684	\$ (12,684)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
COMMISSIONING	\$ 17,758	\$ (17,758)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
GEOTECHNICAL	\$ 7,500	\$ (2,600)	\$ 4,900	\$ 4,900	\$ -	\$ -	\$ -	100%
MATERIALS TESTING & INSPECTION	\$ 38,053	\$ (38,053)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
HAZARDOUS MATERIAL TESTING/ABATEMENT	\$ 20,000	\$ (16,200)	\$ 3,800	\$ 3,800	\$ -	\$ -	\$ -	100%
SURVEY	\$ 6,800	\$ (6,800)	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
PROJECT COSTS - BOND	\$ 6,478,587	\$ (4,245,505)	\$ 2,233,082	\$ 168,538	\$ 2,064,543	\$ 8%		

June 01, 2024 through June 30, 2024

Account Name : LBA of UFS Area 2021 Construction Fund

Investment Summary

June 30, 2024	Portfolio %	Original Cost	Amortized Cost	Market Value	Unrealized Gain/Loss	Estimated Ann Income	Accrued Income
Cash & Equivalents	100.00%		4,268,493.68	4,268,493.68	0.00	19,135.66	0.00
Total Portfolio	100.00	0.00	4,268,493.68	4,268,493.68	0.00	19,135.66	0.00
<i>Net Cash</i>				0.00			
<i>Total Market Value</i>				4,268,493.68			

Unified Fire Service Area
Budget vs. Actual

70 - General Fund			
	Jan - Jun 24	Budget	%
Ordinary Income/Expense			
Income			
7031100 · Property Taxes-Salt Lake County	1,844,040	43,200,950	4.3%
7031110 · Property Taxes - Utah County	182,645	6,682,606	2.7%
7031120 · Property Taxes-SLCo Pass Thru	0	5,000,000	0.0%
7031125 · Property Taxes-Increment Remit	82,560	82,560	100.0%
7031130 · Property Taxes-Delinquent-SL Co	306,541	695,250	44.1%
7031140 · Property Taxes-Delinquent-UT Co	123,012	200,000	61.5%
7031150 · Judgement Levy	15,020	16,475	91.2%
7031200 · Fee-in-Lieu-Salt Lake County	791,904	1,841,125	43.0%
7031210 · Fee-in-Lieu - Utah County	194,065	424,875	45.7%
7032100 · Impact Fees		1,500,000	
7032101 · Impact Fees - Single Family Res	276,671		
7032102 · Impact Fees - Multi-Family Res	209,848	0	
7032103 · Impact Fees - Commercial	250,470	0	
7032104 · Impact Fees - Industrial	108,338	0	
7032105 · Impact Fees - Institutional	24,565	0	
Total 7032100 · Impact Fees	869,892	1,500,000	58.0%
7033100 · Grant Revenue	0	168,561	0.0%
7034400 · Appropriation of Fund Balance	0	2,608,878	0.0%
7039810 · Contribution for Debt Service - Herriman	446,991	446,991	100.0%
7039820 · Contribution for Debt Service - Riverton	315,950	315,950	100.0%
7039100 · Miscellaneous Income	15,424	21,000	73.4%
7039105 · Interest Income	485,016	675,000	71.9%
Total Income	5,673,060	63,880,221	8.9%
Expense			
7091000 · Operations			
7091293 · Tax Payments to RDA/CDA	0	5,000,000	0.0%
7091340 · Interfund Lease Payments	4,055,122	4,973,375	81.5%
7091390 · Sandy Contract	522,599	1,078,438	48.5%
7091395 · UFA Contract Fees	24,276,639	49,867,671	48.7%
7091490 · Impact Fee Refunds	0	10,000	0.0%
Total 7091000 · Operations	28,854,360	60,929,484	47.4%
7092000 · General & Administrative			
7092205 · Auditor	0	15,000	0.0%
7092209 · Bank Fees	4,071	11,200	36.3%
7092345 · Office Supplies	0	2,000	0.0%
7092350 · Professional Fees	23,453	149,000	15.7%
7092355 · UFA Administrative Fees	219,207	438,414	50.0%
7092415 · Subscriptions & Memberships	16,500	16,500	100.0%
7039810 · Fund Balance Distribution - Herriman	37,941	37,941	100.0%
7039820 · Fund Balance Distribution - Riverton	63,832	63,832	100.0%
Total 7092000 · General & Administrative	365,003	733,887	49.7%

Unified Fire Service Area
Budget vs. Actual

70 - General Fund			
	Jan - Jun 24	Budget	%
7095210 · Capital Outlay - Building	0	600,000	0.0%
7095500 · Capital maintenance	27,712	383,010	7.2%
7095622 · Capital Outlay - 2019 PDM Seismic	172,909	224,748	76.9%
7096610 · Bond/Note Issuance Costs	20,000	25,000	80.0%
7096620 · Interest expense	0	984,092	0.0%
Total Expense	29,439,984	63,880,221	46.1%
Other Revenue			
7087810 Transfer from Capital Projects	0	0	#DIV/0!

Account	Date	Name	Memo	Amount
GENERAL FUND				
7091340 · Interfund Lease Payments				
	03/12/2024	Zions First National Bank	Series 2016 Bond Payment	2,211,638.57
	03/12/2024	Zions First National Bank	Series 2021 Bond Payment	1,843,483.04
TOTAL				<u>4,055,121.61</u>
7091390 · Sandy Contract				
	01/01/2024	Sandy City Corporation	Fire Service Contract - January - June	522,599.45
TOTAL				<u>522,599.45</u>
7091395 · UFA contract fees				
	01/01/2024	Unified Fire Authority	3rd Quarter Fee for FY23/24 - January	4,046,106.50
	02/01/2024	Unified Fire Authority	3rd Quarter Fee for FY23/24 - February	4,046,106.50
	03/01/2024	Unified Fire Authority	3rd Quarter Fee for FY23/24 - March	4,046,106.50
	04/01/2024	Unified Fire Authority	4th Quarter Fee for FY23/24 - April	4,046,106.50
	05/01/2024	Unified Fire Authority	4th Quarter Fee for FY23/24 - May	4,046,106.50
	06/01/2024	Unified Fire Authority	4th Quarter Fee for FY23/24 - June	4,046,106.50
TOTAL				<u>24,276,639.00</u>
7092209 · Bank Fees.				
	Multiple	Chase Merchant Services	Paymentech Service Fee	2,820.90
	Multiple	Xpress Bill Pay	Bill Pay Fee	291.24
	Multiple	Wells Fargo	Client Analysis Fee	958.42
TOTAL				<u>4,070.56</u>
7092350 · Professional fees				
	02/15/2024	Fabian Van Cott	Legal/Administrator Services - January	6,335.00
	03/11/2024	Moody's Analytics	Annual Professional Fee	1,500.00
	03/14/2024	Fabian Van Cott	Legal/Administrator Services - February	5,070.00
	04/16/2024	Fabian Van Cott	Legal/Administrator Services - March	2,510.00
	04/25/2024	Wix.com	UFSA Website	17.97
	05/07/2024	Fabian Van Cott	Legal/Administrator Services - April	2,580.00
	05/09/2024	Zions Bank Corporate Trust	Trust Agent Fee	2,500.00
	06/13/2024	Fabian Van Cott	Legal/Administrator Services - May	2,940.00
TOTAL				<u>23,452.97</u>
7092355 ·UFA Management Fees				
	06/13/2024	Unified Fire Authority	Jan - Jun Administrative Fee	219,207.00
TOTAL				<u>219,207.00</u>
7092415 · Subscriptions & Memberships				
	01/01/2024	Utah Association of Special Districts	2024 Membership Dues	16,500.00
TOTAL				<u>16,500.00</u>
7092810 · Fund Balance Distribution - Herriman				
	01/04/2024	Herriman City	Fund Balance Distribution	37,940.85
TOTAL				<u>37,940.85</u>
7092820 · Fund Balance Distribution - Riverton				
	01/04/2024	Riverton Fire Service Area	Fund Balance Distribution	63,831.72
TOTAL				<u>63,831.72</u>
7095500 · Capital Maintenance				
	01/03/2024	Milner Construction, LLC	Concrete Replacement #109	15,640.00
	03/11/2024	AJC Architects, PC	Bathroom Remodel Design #115	6,612.50
	04/25/2024	KOH Mechanical Contractors, Inc.	Plumbing Repair #112	5,459.40
TOTAL				<u>27,711.90</u>
7095622 · Capital Outlay - 2019 PDM Seismic				
	02/05/2024	Construction Control Corporation	Project Management Services	1,431.75
	02/21/2024	KPFF Consulting Engineers	Retrofit #112	1,350.00
	03/05/2024	Construction Control Corporation	Project Management Services	2,054.25
	03/13/2024	KPFF Consulting Engineers	Retrofit #112	810.00
	03/31/2024	CMT Laboratories	Retrofit #112	261.00
	04/04/2024	Construction Control Corporation	Project Management Services	1,992.00
	04/10/2024	KPFF Consulting Engineers	Retrofit #112	1,890.00
	04/14/2024	CMT Laboratories	Retrofit #112	522.00
	05/06/2024	Construction Control Corporation	Project Management Services	2,490.00
	05/09/2024	KPFF Consulting Engineers	Retrofit #112	1,350.00
	05/15/2024	Gerber Construction, Inc.	Retrofit #112	156,890.00
	06/10/2024	Construction Control Corporation	Project Management Services	1,867.50
TOTAL				<u>172,908.50</u>

Account	Date	Name	Memo	Amount
7096630 · Bond/Note Issuance Costs				
	03/20/2024	Gilmore Bell	TRAN Series 2024 Note Counsel Fee	8,000.00
	03/20/2024	Zions Public Finance	TRAN Series 2024 Municipal Advisory Fee	12,000.00
TOTAL				<u>20,000.00</u>
GENERAL FUND TOTAL				<u>29,439,983.56</u>

Unified Fire Service Area
Budget vs. Actual

75 - Capital Projects Fund			
	Jan - Jun 24	Budget	%
Ordinary Income/Expense			
Income			
7539610 · Proceeds from Bond Issuance	0	0	#DIV/0!
7534400 · Appropriation of Fund Balance	0	217,000	
7539105 · Interest Income	107,757	200,000	53.9%
Total Income	107,757	417,000	25.8%
Expense			
7594500 · Construction Costs			
7594502 · Construction Costs - #102	82,578	67,000	123.3%
7594512 · Construction Costs - #112	0	0	#DIV/0!
7594525 · Construction Costs - #125	0	0	#DIV/0!
7594551 · Construction Costs - #251	58,908	100,000	58.9%
7594553 · Construction Costs - #253	61,208	50,000	122.4%
Total 7594500 · Construction Costs	202,694	217,000	93.4%
7581900 Contribution to Fund Balance	0	200,000	0.0%
Total Expense	202,694	417,000	48.6%

Unified Fire Service Area
Budget vs. Actual

77 - Debt Service Fund			
	Jan - Jun 24	Budget	%
Ordinary Income/Expense			
Income			
7735100 · Lease Revenue	4,055,122	4,973,375	81.5%
7739105 · Interest Income	12,154	0	#DIV/0!
Total Income	4,067,276	4,973,375	81.8%
Expense			
7796600 · Payments on LT debt			
7796610 · Bond Interest Payments	3,075,000	3,075,000	100.0%
7796620 · Payments on LT debt - Other	983,125	1,898,375	51.8%
Total 7796600 · Payments on LT debt	4,058,125	4,973,375	81.6%
7781900 · Contribution to Fund Balance	0	0	#DIV/0!
Total Expense	4,058,125	4,973,375	81.6%

UNIFIED FIRE SERVICE AREA POLICIES AND PROCEDURES

Chapter 10 – Tax Increment Finance Agreement Policy

I. POLICY BACKGROUND

- A. The Board of Trustee's (the "Board's") primary focus and responsibility is providing funding for fire and paramedic-related services and for building and maintaining fire stations in its service area. The Board values partnering with county and municipal entities and entering into formal agreements to develop environments which strengthen neighborhoods and communities.
- B. The Board recognizes that county and municipal governmental entities within the UFSA have a responsibility to appropriately plan for and encourage balanced development and/or redevelopment to sustain economic growth and establish a firm tax-base within their jurisdictions. The Board acknowledges balanced development and/or redevelopment benefits the communities that the UFSA and the UFA serves.
- C. The Board recognizes it may be requested by county or municipal governmental entities to participate in tax increment financing project agreements. The Board recognizes its responsibility to analyze the UFSA's participation and interest in tax increment financing projects for the benefit of the UFSA and its residents. The Board is committed to reviewing considerations for tax increment financing project agreements prior to approval by the Board.

II. DEFINITIONS

- A. **Tax Increment Financing**: A public financing tool that is used as a subsidy for redevelopment by diverting a portion of tax revenue to help finance development and incentivize private development for project areas within a county or municipal jurisdiction. Project areas are created by municipal/county redevelopment agencies or community reinvestment agencies through the adoption of an ordinance or resolution by the local governing body.
- B. **Agency or Community Reinvestment Agency**: A separate body corporate and politic, created under Section 17C-1-201.5 or as a redevelopment agency or community development and renewal agency under previous law: (a) that is a political subdivision of the state; (b) that is created to undertake or promote project area development as provided in that title; and (c) whose geographic boundaries are coterminous with: (i) for an agency created by a county, the unincorporated area of the county; and (ii) for an agency created by a municipality, the boundaries of the municipality.

UNIFIED FIRE SERVICE AREA POLICIES AND PROCEDURES

Chapter 10 – Tax Increment Finance Agreement Policy

III. REVIEW OF TAX INCREMENT FINANCING AGREEMENT

- A. **Executive Team Review:** A tax increment financing agreement will be reviewed, at a minimum, by the UFSA District Administrator, Legal Counsel, Chief Financial Officer, and Board Chair prior to placement on a Board Agenda. Legal Counsel will review the agreement for legal compliance and may propose changes to the proposed agreement to the requesting entity prior to Board review. Others on the executive team will review the agreement to analyze the impact on the UFSA and regarding whether participation is in the best interests of the UFSA. Further information may be requested from the requesting entity.
- B. **Considerations:** The executive team and Board will review a list of considerations for approving a tax increment financing project to determine whether it is in the best interest of the UFSA to approve the request. Financial and other considerations, in light of how these considerations would affect UFSA, may include, but are not limited to:
 1. Whether the project grows the commercial tax base within a portion of the UFSA.
 2. Whether a dollar cap will be placed on the UFSA's contribution to the Project.
 3. Whether the project reflects a lower term (years of increment) for higher percent of increment given (e.g. 10-year term at 90% participation; 15-year term at 80% participation; 20-year term at 60% participation).
 4. Whether the project increases the assessed valuation while minimizing impact on services required (what would be the expected impact on necessary UFSA services).
 5. Whether the project requests a higher percentage of increment contribution from the municipality than from the UFSA.
 6. Whether the project provides the UFSA additional financial benefit beyond what other taxing entities receive (e.g. land, dollars, percent increment, mitigation payment, etc.).
 7. Whether the project demonstrates current and future economic benefit for the UFSA.

UNIFIED FIRE SERVICE AREA POLICIES AND PROCEDURES

Chapter 10 – Tax Increment Finance Agreement Policy

8. Whether the project emphasizes multi-story office, industrial, hotel, or retail development, and how such development might affect the UFSA.
9. How soon the tax increment funding is triggered after agreement.
10. Whether the project has support of other taxing entities.
11. Whether the term period of the funding request does not exceed twenty years.
12. Performance of the municipality's or county's previous tax increment projects.
13. The likelihood of the project's development without District participation.

C. **Approval:** Approval of a tax increment financing agreement request must be given by the UFSA Board at a duly noticed public meeting. The considerations listed in Section III.B. are to be seen as guidelines only, and not mandatory. There is no "standard" agreement, and each request must be taken on a case by case basis.

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