

Facilities Planning Discussion

April 8, 2026

Town Council Meeting



Topics

- Design process update
- Town Hall meeting recap
- CAPITAL Committee
- Tax impacts of a GO Bond
- Municipal Advisor



Design Process – Current Assumption

- Next project will be Feasibility and Programming
- Objective is to determine what the building will and will not be
- Construction Budget Estimate
- Site Conditions – avalanche, survey, geotechnical
- 6-9 months
- Budget: \$100,000 in Draft FY 27 Capital Plan, notwithstanding UDOT participation
- Phased design: is it the right assumption?

Timeline-updated!

Tasks and Projects	2026				2027				2028				2029			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Public Meeting	█															
Committee?		█	█	█												
Program & Site Conditions			█	█	█											
Design Phase II					█	█	█	█								
Bond Campaign						█	█									
Council Bond Decision						█	█									
Bond Election								█								
Contracting (with design?)									█	█						
Construction										█	█	█	█	█	█	█
Update General Plan							█	█	█	█	█	█	█			



You Are Here



3/11 Town Hall Meeting

- Well attended!
- Good engagement!
- Presentation reviewed status of TOA buildings and utilities, recommendations from consultants, options to fund capital improvements
- Told the group we would select committee members April 8th, possibly hold meeting/"tour" before end of ski season (which is fast approaching)
- Community is discussing capital improvement planning and funding

CAPITAL Committee

- Citizens **Advisory Panel** to Improve the Town of **Alta** (*CAPITAL*)
- Purpose:
 - review proposed capital improvement projects and funding options
 - Make recommendations to Town Council
- 6-8 community members from various backgrounds
- Meeting schedule to be determined—commitment required
- **Staff recommends OPMA compliant meeting because the committee is empowered to advise town council on financial matters**
- **Staff sent a newsletter 3/24 promoting committee sign-ups by April 2 @ 1200**



Applicant “classifications”

First Name	Last Name	Neighborhood	Resident	Voter	Primary Resident Owner	Non-Primary Resident Owner	Business Owner/Operator	Other
Ginnymarie	Leines	Hellgate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Steve	McIntosh	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
James	Crosby	Blackjack	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lindsey	Deollos	Emp Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Steven	Levy	Sugarplum 459	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Scott	Briggs	Pervuain Estates	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Carlos	Velasquez	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Banker
Bob	Beck	Powder Ridge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Murray	Danforth	Powder Ridge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rosie	O'Grady	Alta Lodge	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Liz	Rocco	Emp Housing - ASL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ski area employee and part time resident
James	Dillon	Emp Housing - ASL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Total Per Category			3	5	3	3	4	

- 13 applicants
- 4 residents
- 6 voters
- 4 Primary Residential Property Owners
- 4 Nonprimary Residential Property Owners
- 5 Business Owner/Operators
 - *Not clear how many operate in Alta
- No applicants representing Alta Ski Area management (as far as we know)

****Staff recommends selecting committee members from diverse backgrounds**

How to Select?

- Potential selection criteria
 - Voters, residents; primary residential property owners; nonprimary residential property owners; business owners, operators, or employees
 - Alta neighborhood representation:
 - Anything that stands out in the narrative answers
- Meetings will be open to the public and most likely conversational in tone, so non-selection does not mean non-participation
- The council can make the appointments by adopting a simple motion: “I move that the council hereby appoints the following individuals to the CAPITAL Committee:_____”

How much would a GO Bond Cost Property Owners? – It Depends!

Taxable Assessed Value

Total dollar value of all taxable property in Alta

Alta TAV ~ \$500M

Bond Principal

Total amount of debt being issued

Alta Bond = \$10M

(???)

Interest Rate

Annual coupon rate on the bond

Rate = 4.25%

(???)

Bond Term

Number of years to repay the bond

Term = 20 years

(???)

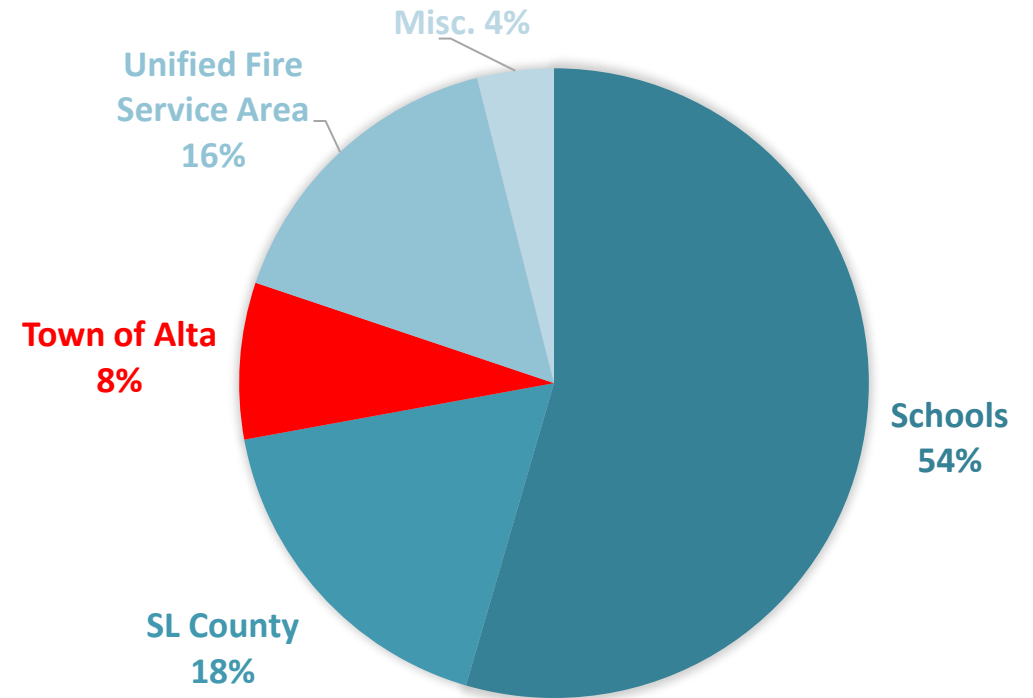
Assessed property value,
not market property value
Alta av res value: \$1.86M

Potential Bonding Scenarios

Bond Principal	\$5M	\$10M	\$15M
Annual Bond Payment per \$1M in Taxable Value	\$756	\$1,513	\$2,269
Current Combined Tax per \$1M	\$10,376	\$10,376	\$10,376
Annual Bond Payment+ Current Combined Tax Per \$1M	\$11,132	\$11,889	\$12,645
Increase in Combined Taxes	7%	15%	22%

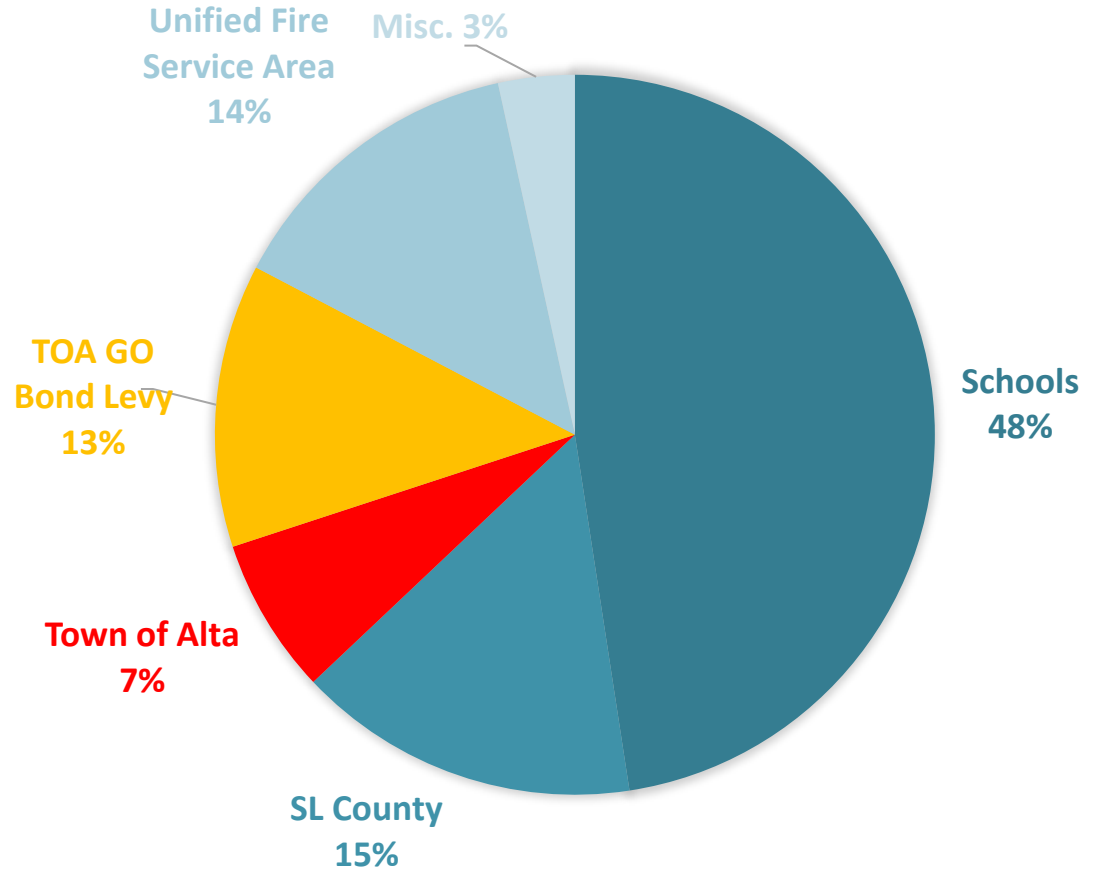
Current Alta P-Tax Structure – *TOA collects 8%*

TOWN OF ALTA – 2025 PROPERTY TAX STRUCTURE		
<small>Source: SL County Auditor 2025 Notice of Property Valuation & Tax Changes School entities, County entities & Misc combined into consolidated groups</small>		
Taxing Entity	% of Total	Tax per \$1M Taxable Value
Schools	54.5%	\$5,656
SL County	17.6%	\$1,828
Unified Fire Service Area	15.9%	\$1,650
Miscellaneous	3.9%	\$408
Town of Alta	8.0%	\$834
TOTAL	100.0%	\$10,376



Alta P-Tax Structure + \$10M bond

TOWN OF ALTA – 2025 TAX STRUCTURE WITH \$10M GO BOND LEVY		
<i>Bond levy rate: 0.001513 \$10,000,000 bond @ 4.25% over 20 years Annual debt service: \$752,198 Schools, County & Misc are consolidated groups</i>		
Taxing Entity	% of Total	Tax per \$1M Taxable Value
Schools	47.6%	\$5,656
SL County	15.4%	\$1,828
Unified Fire Service Area	13.9%	\$1,650
Miscellaneous	3.4%	\$408
Town of Alta	7.0%	\$834
TOA GO Bond Levy	12.7%	\$1,513
TOTAL	100.0%	\$11,889



Municipal Advisor

- Staff is developing an RFP to engage a Municipal Advisor and recommends posting it ASAP
- Most municipalities considering debt financing engage a Municipal Advisor
- Municipal Advisors are licensed and regulated under Federal securities law to “provide advice to a municipal entity with respect to financial products or the issuance of securities, including with respect to the structure, timing, terms, or other similar matters” – [15 USC § 78o-4\(e\)\(4\)](#)
- A Municipal Advisor can advise on issuing debt against other revenues—sales tax, utility fees, access to state funding programs
- Fee for service arrangements vary but sometimes no fee is paid until debt is issued



And of course

- *This is not a done deal-we're very early in the process*
- We will consider other revenue options:
 - Use of savings
 - Partner contributions
 - Grants
 - Philanthropy
- Next Steps
 - Appoint committee
 - Schedule committee meeting
 - Feasibility and Programming Study (FY 27)

