

My name is Bob Wright I live at 1010 N 700 West

Proposition 15 should be a Public Meeting. This involves the Citizens of Orem in a Private insurance offering initiated by City Management without the knowledge of the City Council or request of the Citizens.

The City Management initiated this PROTECTION FOR THE CITIZENS , by putting out bids for this PRIVATE PARTNERSHIP Water & Sewer lateral line PROTECTION clear out to the middle of the CITY Street and CITY pipe connection, which is not legally recognized as the responsibility of homeowners

Please read the final paragraph of this resolution carefully, which outlines the total involvement of City Staff and the City facilities for this PRIVATE INSURANCE CITY PARTNERSHIP.

I strongly suggest that you vote this CITY PROPOSAL DOWN

Citizens are capable of managing their own insurance needs without pressure from City Management.

Thank you

Comments for Orem City Council re: JIVE project

September 8, 2015

The majority of the neighbors north and east of the proposed JIVE project approve of development in this area. We are opposed to changing the zoning to allow structures over the currently approved 60'.

Infrastructure Concerns

The current infrastructure is not adequate to accommodate the proposed buildings and it is our understanding that JIVE does not intend to cover the costs. A recent Orem City survey indicated that our utilities will be increased, for at least seven years, to cover those costs along with others related to business growth in Orem.

We understand that the proposed buildings will be 147', 180', and 160'. We have been told that total construction could potentially be over the next twenty years. Considering the growth in Lehi, we believe that this construction will be on a much shorter time schedule.

We are extremely concerned about the traffic increase on 1200 North. Bonneville Elementary uses very few buses. Most children walk to school. How many injured/dead children justify a project of this size in a residential neighborhood?

The heaviest traffic increase will occur on 1200 West. We have been told that the street will be widened to five lanes, but JIVE does not intend to pay for this and it is not in the Orem City budget for at least three years.

Several concerns were raised by members of the city council in their July meeting and studies were suggested. Have these studies been done and, if so, what were the results? 1. Glare from the building on traffic during rush hours. 2. Ice on the freeway (on a bend) as a result of the shadow cast in winter. 3. Traffic on 1200 West, 1200 North, and 1600 North. Please include the bottle-neck on 1200 West between 1200 North and 1600 North since this is not included in the widening project.

We would like to add more concerns as neighbors. 1. Glare from the building into homes on the east during morning hours. 2. Ice on our roads and yards in the winter. 3. Noise reflected off of the buildings into the neighborhoods. 4. Property values eroding. Two realtors have reported that homes within two blocks will depreciate by approximately \$30,000. 5. Orem City does not own a fire engine capable of fighting a fire in a building of this size. Who will make this purchase? 6. Many long-time residents plan to sell and move if this project is approved.

Neighborhood Survey Results

A survey was conducted of all homes between 1400 North and 1000 North, and 1165 West to 980 West. Many residents were not at home and time did not permit callbacks, but here are the results of those available. A total of seventy-three residents responded. Six are renters, one rents to own, and sixty-six are homeowners. The average length of residence for renters is three years. The average length of homeowners is over 13 years – ranging from one to fifty years. Two residents are for the proposed JIVE project, 9 are neutral, and sixty-two are opposed. The main concern is traffic and next is the view. Most residents cite a lack of concern for residents and amazement that Orem City would even consider approving this type of project in this location.

Disconcerting Subsidies

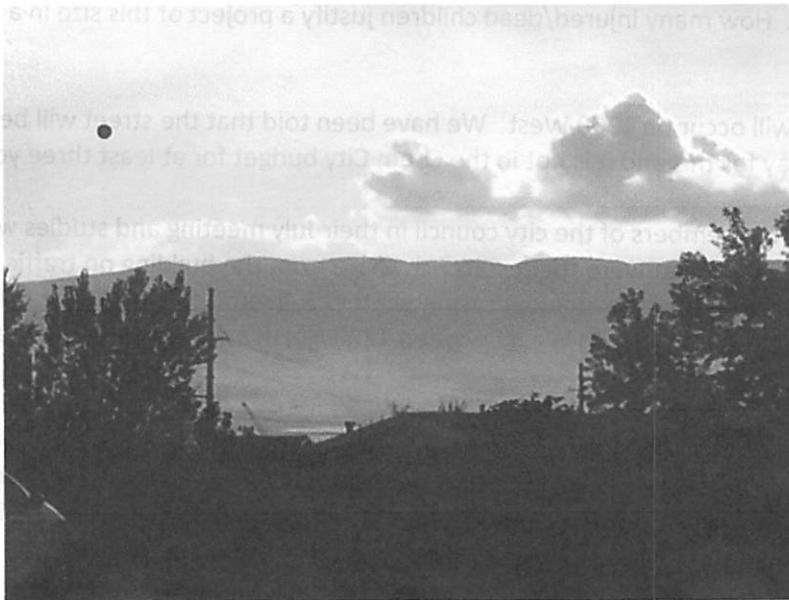
Here is an excerpt from the Utah State Constitution with explicit laws regarding the relationship between government and business. Any subsidization of business by any government in Utah is a direct violation of the Free Market System. If Orem City is planning to give any subsidy to help with this project, they will be in violation. *Article XII, Section 20. (Free market system as state policy – Restraint of trade and monopolies prohibited.) It is the policy of the state of Utah that a free market system shall govern trade and commerce in this state to promote the dispersion of economic and*

political power and the general welfare of all the people. Each contract, combination in the form of trust or otherwise, or conspiracy in restraint of trade or commerce is prohibited.....

Troubling Lack of Transparency

Law requires that residents within 500' be notified of pending changes by mail. Meetings were held in May, July, and August. Of the thirty-two residents in this zone, only six report receiving a mailing and report that it was very confusing and vague. As a result, Orem City and the developer reported that the residents didn't care. Hopefully, our survey results prove that this is far from true. We also were told that the opinion of Orem City and the developers is that most of this area consists of renters. This, also, is not true. This lack of communication from Orem City indicates a similar lack of concern for residents. Businesses appear to be more important than people.

A sketch of the proposed lines of sight was released from Orem City at Cross Section A-4. Accordingly, very little view will be impacted by the majority of residents on the bench east of the project. One of our residents purchased a large balloon and attached 140' of string/rope. He then flew this balloon from the proposed construction site. Unfortunately, there was a strong breeze from the north so the balloon was not flying directly above the point of ground attachment. You will see below a picture that was taken from 1125 West. Clearly, the estimates in Cross Section A-4 are very misleading. EVERYONE east of the project will completely lose their view. The only exception would be between buildings. The balloon in this picture reflects the height of the SMALLEST building.



Failed Attempts to Compromise

At the August meeting at Bonneville Elementary, the developer admitted that this was not their first location of choice. Attempts had been made to locate these buildings in the southeast corner between I-15 and 1600 North. The existing businesses did not want these buildings either and blocked construction at that location. At this same location, an individual came forward who owned a large enough parcel of land next to the west side of I-15 that he offered to sell to JIVE. The freeway visibility would still exist without being detrimental to residential neighborhoods.

The purpose of the Bonneville meeting was to achieve a compromise between JIVE and homeowners. Several homeowners indicated a willingness to compromise, but the developer reported that if JIVE could not receive approval for 180' they would go elsewhere. The Orem City council indicated, prior to this meeting, which a compromise must be reached in order to proceed. A compromise was NOT reached due to the unwillingness of JIVE to bend. There are many, many other locations in Orem that would be better suited for the JIVE project.



Governor's Office of Economic Development

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Governor

SPENCER J. COX
Lieutenant Governor

Q. VAL HALE
Executive Director

September 4, 2015

City of Orem
Mayor and City Council
56 N State St
Orem, UT 84057

Dear Mayor Brunst and Members of the Orem City Council:

I'm writing in support of the council's right and responsibility to make thoughtful decisions that are supportive of both economic development and residents' concerns. As former president and CEO of the Utah Valley Chamber of Commerce, I have personally witnessed the council repeatedly initiate successful compromise and make decisions that improve the city and lives of its residents.

Jive Communications started in Orem, has grown in Orem and we understand that it sincerely wants to stay in Orem. The company qualified for a post-performance incentive from the Governor's Office of Economic Development just last year with the promise of creating hundreds of jobs in the next few years. The capital investment alone could bring significant benefit to the City of Orem.

I ask that you carefully consider the positive economic impact—and resultant quality of life improvements—this project could have, while mitigating residents' valid concerns as much as possible. I am confident that you will make the best decision for the benefit of the company and Orem residents.

Sincerely,

Q. Val Hale
Executive Director
Governor's Office of Economic Development

Ryan,

9/8/15

The question from Councilman Sumner is an important one. No one wants to end up with a half completed building, which would impact the neighborhood, the city, and us negatively.

The primary reasons we will avoid the challenges of Midtown are as follows:

- 1) The type of commercial project being proposed ensures against a similar outcome, because this project is not subject to the residential condo market. Midtown struggled because buyers could walk from their purchase contracts with little or no financial recourse. We have a tenant in Jive, which through signing the lease gives their commitment, backed by the full financial strength of their company, to adhere to the terms of the lease.
- 2) Our contractor, Okland, will sign a guaranteed maximum price contract, which will ensure both us and our lender that the building will be constructed within budget.
- 3) We are in discussions with several lenders who are interested to provide construction and long term financing. The three banks we are leaning towards are Zion's, Wells Fargo, and the Bank of Utah. The Bank of Utah has recently approved a loan for our building on 1600 N and the freeway in Orem. We will complete our final lender selection once we have received full city entitlement and final execution of the Jive lease.
- 4) Location – A key to any project is to provide the right product at the right location. The significant development of commercial office along the I-15 corridor, over the past few years, is a testament to the requirement of major tenants to be located on visible properties near freeway interchanges. This is a key for us as well as the tenant – the tenant for convenience and marketing their brand and us for leasing purposes.
- 5) Commitment to the location – We recently purchased the Miller Ski building and has invested significant non-refundable earnest money for the balance of the property to the south of Miller. Jive, along with the developer, provided investment funds into the Miller Ski building purchase, hence demonstrating our long-term commitment to the project.
- 6) Investors – The lender for this project will require significant equity. To date, we have been the primary investor in the project other than the investment mentioned in the previous point. The developer may choose to provide the equity or diversify its portfolio through bringing in outside equity. To date, multiple Wasatch front building owners and investors, have expressed interest in participating if given the opportunity.

In summary, before construction commences, the developer will be required to have a signed lease with Jive, city entitlements, a guaranteed maximum contract with the contractor, a construction loan, and required equity.

Thank you, Scott McQuarrie