

MINUTES OF THE BOARD OF EQUALIZATION CENTRAL BUSINESS IMPROVEMENT
DISTRICT (CBIA)
Tuesday, January 11, 2022

The Board of Equalization of Salt Lake City, Utah, met on Tuesday, January 11, 2022, in a Hybrid Meeting format.

The following Board Members were present:

Nick Tabet, Chris Norlem, Brandon Bagley

Present City Staff:

Jolynn Walz - Economic Development Office Manager, William Wright - Economic Development Project Manager, Boyd Ferguson - Senior City Attorney, Cindy Lou Trishman – City Recorder, Thais Stewart – Deputy City Recorder Operations

Consultant:

Jonathan Springmeyer - Bonneville Research

Board Member Brandon Bagley conducted the meeting.

The meeting began at 9 am.

Minutes:

Parcel #: 15-02-279-001-0000	Address: 751 W 300 S
Parcel #: 15-02-280-001-0000	Address: 735 W 300 S
Parcel #: 15-02-427-001-0000	Address: 760 W 400 S
Parcel #: 15-02-427-002-0000	Address: 735 W 300 S

Bruce Markosian explained that his family owns four parcels within the assessment area and an appeal was presented to the Utah State Tax Commission regarding the 2020 assessment, the Judge ruled in favor of the 2020 appeal and recommended another appeal be made for the 2021 assessment. Mr. Markosian explained that he sent in the appeal when the notice was received but has not received confirmation that it was received by the County, and further explained that the assessments made by the engineering department do not reflect the appealed assessment. Mr. Markosian would like Engineering to recalculate the assessment in accordance with the Judge's ruling.

Jonathan Springmeyer explained that the assessments used cannot be edited and are directly downloaded from Salt Lake County to the software used to generate assessment information.

Mr. Markosian expressed frustration regarding the timeline of the assessment and appeal process.

Mr. Springmeyer reiterated Mr. Markosian's remarks concerning the 2020 and 2021 requests for adjustments.

Mr. Markosian responded by adding that the Utah State Tax Commission came to an agreement to a specific adjustment that would then use made for the years 2020 and 2021.

Mr. Springmeyer explained that the information had yet to be presented by the County and recommended that the Board evaluate the matter once Mr. Markosian receives the official adjustment. It was noted if the

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information does not arrive before April, 2022, it cannot be completed prior to the 2021 assessment. In that event, any adjustments would have to be made retroactively.

Mr. Markosian indicated he would submit the information to the Engineering Department upon receipt. Mr. Springmeyer commented the adjustments can be made, if determined by the Board with the added context that the proposed adjustments would not negatively impact the CBIA budget.

Boyd Ferguson asked Mr. Markosian if he had any physical documentation from the court.

Mr. Markosian did not have the documentation and expressed willingness to obtain them from the court if necessary. Copies of the appeal have been sent to the City regarding the adjustment.

No formal actions were taken noting individual determinations will be made at a later meeting.

328 Ventures LLC

Parcel #: 16-06-301-041

Address: 328 S State St

Parcel #: 16-06-301-040

Address: 338 S State St

Andy Tran requested an appeal of the assessments regarding holiday lighting. Mr. Tran explained that the current holiday lighting does not work, it has been verified that the outlets are damaged and unable to connect with the lighting. He expressed willingness to provide funds to get the outlets fixed.

A discussion was held regarding the holiday lighting. Public Utilities have been notified and are looking into the issues.

SKR Properties

American Towers Condo Highrise

Parcel #: 15-01-283-002-0000

Address: 44 W 300 S

Parcel #: 15-01-283-003-0000

Address: 44 W 300 S

Parcel #: 15-01-283-004-0000

Address: 44 W 300 S

Tom Bunce commented that an assessment was made and that his business would not benefit from the items listed in the assessment notice.

Nick Tarbet requested clarification on the areas where support is lacking.

Mr. Bunce explained the office, as a workspace, does not benefit from advertisements for festivals, events, and that there has not been security assistance. He continued that the businesses have had a difficult time with security, with little help from law enforcement. Situations regarding people without homes harassing, conducting themselves indecently, and damaging property.

A discussion was held regarding Mr. Bunce's comments and if they were presented to the correct group. It was determined that Mr. Bunce's comments were correctly made to the Board.

Mr. Ferguson made a recommendation for the Board to encourage the property owner visit with the Alliance to find out what is done for security.

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Jolyn Walz asked if Mr. Bunce had been directed to the Ambassador Program.

Mr. Bunce had not been directed to them in the past; contact information was shared.

Mr. Bunce reiterated his concern regarding the benefits his business would receive from the assessment and explained that he would like to get the amount of his assessment decreased from \$7,000.

A discussion was held regarding the process and how changes are made. Mr. Springmeyer explained that the Board will meet and provide a report to the Council regarding what they recommend. Mr. Bunce offered to submit information regarding his concerns. The report to the Council will be sent by the 18th of January.

There were no further comments.

The Board meeting adjourned at 10 am.

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Minutes Approved:

Brandon Bagley

Brandon Bagley (Jan 21, 2022 14:56 MST)

Board Member

Nick Tarbet

Nick Tarbet (Jan 25, 2022 16:37 MST)

Board Member

Chris Norlem

Chris Norlem (Jan 25, 2022 16:39 MST)

Board Member

Cindy Truhman

Cindy Truhman (Jan 25, 2022 17:06 MST)

City Recorder



This document is not intended to serve as a full transcript as other items may have been discussed; please refer to the audio or video for entire content pursuant to Utah Code §52-4-203(2)(b).

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This document along with the digital recording constitutes the official minutes of the Board of Equalization Central Business Improvement District meeting held Tuesday, January 11, 2022.

CBIA 1-11-2022 Minutes

Final Audit Report

2022-01-26

Created:	2022-01-21
By:	Thais Stewart (thais.stewart@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAsX828VV0rNjDvjVyTLTeHivjLmGHD7a5

"CBIA 1-11-2022 Minutes" History

-  Document created by Thais Stewart (thais.stewart@slcgov.com)
2022-01-21 - 9:53:14 PM GMT
-  Document emailed to Brandon Bagley (steven.bagley@slcgov.com) for signature
2022-01-21 - 9:54:18 PM GMT
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2022-01-21 - 9:55:53 PM GMT
-  Document e-signed by Brandon Bagley (steven.bagley@slcgov.com)
Signature Date: 2022-01-21 - 9:56:34 PM GMT - Time Source: server
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2022-01-21 - 9:56:36 PM GMT
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2022-01-22 - 1:54:59 AM GMT
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2022-01-25 - 10:48:34 PM GMT
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Signature Date: 2022-01-25 - 11:37:45 PM GMT - Time Source: server
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2022-01-25 - 11:37:47 PM GMT
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2022-01-25 - 11:38:40 PM GMT
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