

MINUTES OF THE BOARD OF EQUALIZATION CENTRAL BUSINESS IMPROVEMENT
DISTRICT (CBIA)

Thursday, January 13, 2022

The Board of Equalization of Salt Lake City, Utah, met on Thursday, January 13, 2022, in a Hybrid Meeting format.

The following Board Members were present:

Chris Norlem, Brandon Bagley, Ben Luedtke

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 1 pm.

Minutes:

Board Members introduced themselves.

A discussion was held regarding the meeting on January 11, 2022. Board Members discussed Bruce Markosian's requests.

Chris Norlem commented that documents regarding the information presented by Mr. Markosian were not presented to the Board, and said a decision cannot be made until the documents are presented.

Jonathan Springmeyer explained that Mr. Markosian is waiting for documentation from the County to arrive regarding the adjustments.

Board Members discussed the options regarding Mr. Markosian's request such as: City Council's decision to retroactively adjust the assessment, and the City Treasurer's ability to work with Economic Development to reduce the assessment.

Mr. Norlem pointed out the assessment information taken from the County was done in July of 2021. If adjustments were made for 2020 before July for Mr. Markosian, then they will be included in the 2021 assessment.

Mr. Springmeyer clarified that the adjustments would not have been made for the 2021 assessment, due to the timeline. He explained that the requests made would not impact or be a burden to the budget.

Boyd Ferguson provided an example regarding Exhibit C from 2019, and how no names were included.

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Board's recommendation to the City Council: support the inclusion in the assessment ordinance of the delegating to the City Treasurer of authority to make housekeeping adjustments as outlined by Mr. Ferguson.

A discussion was held regarding Andy Tran's request, related to holiday lighting. The CBD maintenance group has been aware of the issue, a proposal has been sent to CIP that has not yet been funded. This project would fall under the general fund. Holiday lighting funding goes to the Downtown Alliance, which hires a contractor. However, it is up to the City to maintain the outlets and power.

Mr. Ferguson explained that as a legal matter, there cannot be an assessment for more than the benefit received. He went on to say that since Mr. Tran is not receiving the light benefit, it would not be legal to continue assessing him for holiday lighting. Mr. Tran is the only one that can receive the adjustment since he came before the Board, even though there may be other properties without the lighting benefit.

Board's recommendation to the City Council: removing the holiday lighting assessment for both of Mr. Tran's parcels for the three-year period.

A discussion was held regarding Tom Bunce's comment that his business did not benefit from the assessment.

Brandon Bagley explained that it was agreed that all commercial businesses would be assessed. He also stated that businesses may not benefit directly, but the assessment improves the downtown area.

Mr. Ferguson commented that not all properties will benefit from all the items listed as benefits to the assessment.

Ben Luedtke commented that a distinction must be made between security at events and challenges with people experiencing homelessness.

Board's recommendation to the City Council: the assessment was properly executed, and an adjustment should not be made at this time.

A discussion was held regarding Brett Palmer's comment that his business did not receive enough benefits to justify the cost of the assessment.

Mr. Luedtke asked the board what their thoughts were on asking the city council to discuss with the downtown alliance and provide information to the property owners in west downtown (who haven't been in the assessment area as long) regarding the events and benefits of the assessment area. He went on to say that there isn't an argument at this time to justify adjusting or reducing the assessment.

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Mr. Norlem commented that it would be beneficial to evaluate the area regarding the benefits received from the assessment. Mr. Bagley agrees that an evaluation of the area is necessary to justify its addition to the assessment area.

Board's recommendation to the City Council: further discussions should be held regarding the west downtown assessment to provide property owners with more information regarding the benefits of the assessment area.

There were no further comments.

The Board meeting adjourned at 2 pm.

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Minutes Approved:

Brandon Bagley

Brandon Bagley (Jan 21, 2022 15:19 MST)

Board Member

Ben Luedtke

Benjamin Luedtke (Jan 24, 2022 14:38 MST)

Board Member

Chris Norlem

Chris Norlem (Jan 24, 2022 14:48 MST)

Board Member

Cindy Truhman

Cindy Truhman (Jan 25, 2022 17:07 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 Thursday, January 13, 2022.

CBIA 1-13-2022 Minutes

Final Audit Report

2022-01-26

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