

SALT LAKE COUNTY

*2001 S State Street, N2-800
Salt Lake City, UT 84114*



Meeting Minutes

Wednesday, May 26, 2021

2:00 PM

Room N2-800

Debt Review Committee

1. Call to Order

Committee Member Cushing was acting as chair for this meeting.

Present: Committee Member Wayne Cushing
Ex-Officio Member Jon Bronson
Excused: Committee Member David Delquadro
Chair Ralph Chamness
Call In: Committee Member Scott Tingley
Committee Member Darrin Casper
Committee Member Javaid Majid
Committee Member Brad Kendrick

2. Public Comment

Mr. Steve Van Maren stated on the agenda today is the approval of the April 28, 2021, minutes. He suggested that Craig Wangsgard be listed as an attendee and the title of Committee Chair Tingley be changed to Committee Member Tingley since Mr. Tingley was not the chair when the motion was made.

3. Approval of Minutes

Approval of April 28, 2021 Meeting Minutes

[21-0652](#)

Attachments: [Debt Review Committee Minutes \(4-28-21\).pdf](#)

Mr. Craig Wangsgard stated a change needed to be made on the effective date of the Anchor Location Statement from midnight December 31, 2021, to May 27, 2021. These statements are only effective for one month.

A motion was made by Committee Member Tingley, seconded by Committee Member Casper, that this agenda item be approved with the changes recommended by Mr. Van Maren and Mr. Wangsgard. The motion carried by a unanimous vote.

[Later in meeting.]

Ms. Gayelene Gudmundson, Deputy County Clerk, asked for clarification on the motion. She stated the title of Committee Chair Tingley could be changed to Committee Member Tingley. The date on the Anchor Location Statement, which was published as part of the April 28, 2021, agenda, indicated December 31, 2021, and so she did not think that date could be legally changed. Also, the minutes do not indicate who attended the

meeting other than Committee Members, so she was not sure how the committee would like her to list Mr. Wangsgard as attending.

Mr. Wangsgard suggested leaving the date, but inserting a note indicating the ending date of May 27, 2021, instead of December 31, 2021.

Committee Members agreed Mr. Wangsgard presented the Open Meetings Act training, so that indicated he was in attendance, so no change was needed.

4. Discussion Items

Tax Revenue Anticipation Notes (TRANS)

[21-0653](#)

Mr. Jon Bronson, Senior Vice President & Managing Director, Zion's Public Finance, stated he wanted to double check with the Committee to make sure it was still under the opinion that it did not want to issue Tax Revenue Anticipation Notes for this year.

Ms. Shanell Beecher, Director of Accounting and Operations, Mayor's Finance, indicated the County had a hard time in 2020 meeting the drawdown, and it would not need to issue the notes for this year.

Municipal Building Authority Debt Timing

[21-0654](#)

Mr. Jon Bronson, Senior Vice President & Managing Director, Zion's Public Finance, stated the County can not make a lease payment to the Municipal Building Authority (MBA) until the libraries are finished. The best scenario is for the County to wait as long as possible to bond so it would reduce the capitalized interest. He then presented MBA debt service schedules showing scenarios with different closing dates. One scenario closed on July 15, 2021, and another on December 10, 2021. The only problem with waiting is not knowing if the rates are going to go up. The interest rates would have to increase by 22.6 basis points between now and mid-December for the County to be better off issuing now.

Mr. Marcus Keller, Assistant Vice President, Zion's Public Finance, stated people are anticipating that the rates will go up, but no one really knows. By the end, of the year inflation could increase as well. There was a risk either way the County chose to go.

Mr. Bronson stated there is more that enters the equation than just interest rates. One equation would be the construction schedule.

Committee Member Casper stated the projects are under construction and nearing completion. The information in front of the committee indicates that interest rates are expected to go up, so it might be best if the County takes a middle of the road approach and tries to issue the bonds sometime toward the end of August.

Mr. Bronson stated everything could be ready for the sale of the bonds the first of September. That way, the market would be past the vacation curve. The analysis done by his office might be flawed if the libraries were scheduled to be done sooner than July 2023. He asked if that date was way beyond when the libraries would be finished.

Committee Member Casper stated yes; he thought one of the libraries would be opening in October of this year.

Committee Member Majid stated both facilities will probably be done by June of 2022, but he will double check.

Mr. Bronson stated the rating agencies and/or the bond buyers like to see the cap run six months past the completion of the project. The shorter period would argue for the issuance of a bond now.

Committee Member Casper stated the County should start developing a calendar for a sale the end of August.

Mr. Bronson stated he will come up with the calendar and put it out to the committee for comment.

Committee Member Majid stated he just received a text indicating the Granite Library in South Salt Lake will be completed in late September of 2021, and the Daybreak Library will be completed in October 2021. Then, the fixtures, furniture, and books will be installed and open to the public in mid-March or mid-April of 2022.

Mr. Rod Kitchens, Director, Budget & Planning, Mayor's Finance, stated the schedule is nine months shorter than the scenario. It makes the idea of

bonding sooner more compelling.

Financial Advisory Update

[21-0655](#)

Mr. Marcus Keller, Assistant Vice President, Zion's Public Finance, delivered a PowerPoint presentation showing the Municipal Weekly update, the Municipal Market update, the Municipal Market outlook, market statistics, and a comparison with other counties across the United States.

5. Other Committee Business

At the last meeting, Mitchell Park, Legal Counsel, Council Office, indicated the Federal Government was making up to \$200 million available to help libraries during the pandemic. Utah has been allotted \$2.7 million, which it can apply for as part of the bond. It is hoped that Jim Cooper, Director, Salt Lake County Library, is looking into this.

Acting Chair Cushing asked when the committee would be meeting next.

Mr. Bronson stated when he sends out the calendar it would dictate when the next meeting will need to be held. He does try to follow the meeting schedule for the Debt Review Committee.

Acting Chair Cushing stated he will leave the date up to the chair to decide.

Committee Member Tingley stated Chair Ralph Chamness had mentioned the possibility of meeting in person at the next meeting. He asked how the committee members felt about it.

Committee Member Casper stated he was fine with holding in person meetings; however, he would like the option of a Webex meeting in case he could not attend.

Acting Chair Cushing stated if there was an anchor location it should not be a problem.

6. Adjournment

The meeting was adjourned at 2:50 PM.

SHERRIE SWENSEN, COUNTY CLERK

By _____
DEPUTY CLERK

By _____
TEMPORARY CHAIR, DEBT REVIEW COMMITTEE