

SALT LAKE COUNTY

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



Meeting Minutes

Wednesday, November 29, 2023

2:00 PM

Room N2-800

Debt Review Committee

1. Call to Order

Present: Committee Member Wayne Cushing
Committee Member Chris Harding
Committee Member David Delquadro
Chair Ralph Chamness
Committee Member Mitchell Park
Ex-Officio Member Jonathan Ward
Call In: Committee Member Darrin Casper

2. Public Comment**3. Approval of Minutes****3.1 Approval of March 29, 2023 Debt Review Committee [23-1110](#)
Minutes**

Attachments: [032923 Debt Review Minutes](#)

The members of the committee did not have an opportunity to review the minutes.

4. Discussion Items**4.1 Market Update [23-1111](#)**

Attachments: [Staff Report](#)

Presenter: Johnathan Ward, Zions Bank.

Committee Member Jonathan Ward, Senior Vice President, Zion's Public Finance, reviewed a booklet entitled Inflation and Interest Rates. He reviewed the following topics: Inflation has largely returned to the Federal Reserve target of 2 percent; the Municipal Cost Index; fiscal stimulus inflation drivers and savings rates; the output gap; labor supply; labor cost; expectations; rate trends; Bond Buyer Index; Utah Public Treasurer's Investment Fund historic investment returns; Federal Open Market Committee (FOMC) federal funds rate expectations for September 2022 and 2023; and target rate probabilities. (The booklet is made part of the minutes by reference.)

Mr. Japeth McGee, Vice President, Zion's Public Finance, continued the presentation reviewing rate trends for the ten year median Municipal Market Data (MMD) and the current MMD on page 18 of the booklet. He also reviewed arbitrage.

4.2 General Obligation Bond

[23-1113](#)

Attachments: [Staff Report](#)

Presenter: Darrin Casper, SLCo Deputy Mayor of Finance and Administration CFO.

Committee Member Darrin Casper stated last budget year, Sheriff Rosie Rivera had requested about \$50 million in deferred maintenance for the Oxbow Jail. The Adult Detention Center (ADC) is also in need of many repairs. The Council, in lieu of funding the \$50 million, decided to set money aside in an account dedicated to offsetting future debt. That account currently holds \$75 million. The Council also appropriated funds for a consultant to help the County decide what to do with the jail. Based on the meetings he has attended, Mr. Casper believed the recommendation would be to sell the Oxbow Jail and renovate/expand the ADC. The land directly south of the ADC was purchased by the County in anticipation of a future expansion. The timing was favorable to start discussing a ballot initiative for a General Obligation Bond for the upcoming 2024 General Election.

Mr. Craig Wangsgard, Deputy District Attorney, stated the August timeframe for notifying voters was accurate. The Committee would want to get Bond Counsel involved about two months prior to that, for the purpose of reviewing and approving the ballot language. The information packet sent to the voters would need to have arguments both in favor of and in opposition to the ballot initiative. Things will go quickly once voter information is disseminated, and public hearings begin.

Committee Member Wayne Cushing asked if Mr. Casper had an idea of what the amount would be.

Committee Member Casper stated the number circulated from Facilities Management was \$300 million in debt, but the people in Facilities are not experts when it comes to jails. This would, without a doubt, be the largest

debt issuance the County has ever done.

Committee Member David Delquadro stated the \$75 million being set aside by the County might not be available for renovations because it would cost money to house and shift inmates to other counties until the Oxbow Jail could be sold at the end of the project.

Committee Member Casper stated this discussion item should probably be placed on the agenda each time the Debt Review Committee meets for the next little while so he can give updates from the Finance subcommittee.

4.3 Judgment Levy Process

[23-1115](#)

Attachments: [Staff Report](#)

Presenter: David Delquadro, SLCo Council Fiscal Manager.

Committee Member David Delquadro asked whether it would be appropriate to implement a process that would allow policy makers - the Mayor and the Council - to know, in a timely fashion, what the situation is so they will know whether to pull the trigger on a judgment levy. The other issue is there is a disconnect between what the State Code says and what the Tax Commission says regarding judgments that occur between September 16th, and the end of February.

Mr. Brad Johnson, Deputy District Attorney, stated State Statute states a public hearing must be held by June 22nd, when tax levies are set, for judgments issued between September 16th, and the end of February. Statute also states that the Notice of Valuation must include the time and date of that hearing. The problem is that Notice of Valuation is not set and the deadline is July 22nd, which means taxpayers might not be notified of the hearing until after it has taken place. The Commission has passed an administrative rule stating the hearing should take place ten days after the Notice of Valuation has been sent. This, however, is not dictated by State Statute. There has been discussion on implementing a legislative change that would fix this problem.

Committee Member David Delquadro suggested writing a letter to the Council asking it to task the legislative team with addressing this issue as soon as possible.

Committee Member Wayne Cushing suggested getting Tim Bodily, Deputy District Attorney, and the Utah Association of Counties (UAC) involved as well.

Committee Member Chris Harding stated Representative Anthony Loubet has offered to help with this effort.

A motion was made by Committee Member David Delquadro, seconded by Committee Member Ralph Chamness, to send a letter to the Council supporting a legislative change to address the inconsistency between the Utah State Code and Utah Tax Commission rules. The motion carried by a unanimous vote.

4.4 Discussion 2024 Meeting Schedule

[23-1116](#)

Attachments: [Staff Report](#)

Presenter: Ralph Chamness, SLCo Chief Deputy, Civil Division, District Attorney.

Committee Member Ralph Chamness stated the Chair position rotates to the District Attorney's Office next year. He asked if the Committee wanted to continue to meet the last Wednesday each month between 2:00 PM and 4:00 PM for 2024.

Nobody on the committee objected to that meeting schedule.

Committee Member Wayne Cushing suggested foregoing the December meeting.

Nobody on the committee objected to that suggestion.

5. Other Committee Business

6. Adjournment

The meeting was adjourned at 3:15 PM.

LANNIE CHAPMAN, COUNTY CLERK

By _____
DEPUTY CLERK

By _____
CHAIR, SALT LAKE COUNTY COUNCIL