SALT LAKE COUNTY

2001 So. State Street
Salt Lake City, UT 84190

Meeting Minutes

Wednesday, April 22, 2026

2:00 PM

Room N2-800

Debt Review Committee

1. CALL TO ORDER

Present: Committee Member Darrin Casper
Committee Member David Delquadro
Committee Member Greg Folta
Committee Member Chris Harding
Committee Member Mitchell Park
Committee Member Shiela Srivastava
Committee Chair Ralph Chamness

Excused: Ex-Officio Member Johnathan Ward

2. PUBLIC COMMENT

Mr. Steven Van Marin asked if this meeting had been moved up a week earlier than planned.

Committee Member Chamness stated the Debt Review Committee set the schedule in January, and this is the date the meeting was scheduled for this month.

3. APPROVAL OF MINUTES

3.1 Approval of Minutes from October 22, 2025 Meeting 26-431

Presenter: Ralph Chamness

Attachments:
1. 10-22-25 Debt Review Minutes

A motion was made by Committee Member Park, seconded by Committee Member Delquadro, that this agenda item be approved. The motion carried by a unanimous vote.

3.2 Approval of Minutes from January 28, 2026 26-432

Presenter: Ralph Chamness

Attachments:
1. 01-28-2026 Debt Review Minutes

A motion was made by Committee Member Park, seconded by Committee Member Delquadro, that this agenda item be approved. The motion carried by a unanimous vote.

4. FINANCIAL ADVISOR UPDATE

Mr. Japheth McGee, Vice President, Zions Public Finance, presented a market update on the Municipal Market Outlook, stating the United States is in a war, and as a result of that, long rates are up about 30 basis points. Short rates are up as well, depending on whether the rates are treasury rates or municipal rates. Municipal rates are up quite a bit. However, the market is uncertain now. In the last month, there have been some wild changes and some drops.

Mr. McGee also reviewed the economic outlook, which indicated the National Financial Conditions Index was accommodating. The National Financial Conditions Index had a negative number, and that was a measure of leverage, available liquidity in the market, and risk as perceived by the market. The economic outlook also showed there were more unemployed people than there were jobs; and inflation was still high, so the Consumer Price Index indicated a reduction in energy and food. The Federal Reserve's last meeting this year will be held on December 9th or 10th, and there is a 73 percent chance the rates will be the same as they are now, and a 4 percent chance they will be higher.

The County's Build America Bonds (BABs) Refunding Bonds might be profitable now. Zions Public Finance ran an analysis, which showed that refunding those bonds still had a negative number, but Wells Fargo said that refunding those now would be positive. Zions Public Finance asked Wells Fargo to provide an update on that, but it has not heard back yet.

5. REVIEW OF JAIL BONDING ISSUES

Committee Member Chamness stated this agenda item was in response to a resolution of the Council requesting the Debt Review Committee conduct a review of a proposed lease revenue bond issuance by the Municipal Building Authority for the purpose of expanding operations and capacity at the jail.

Committee Member Delquadro stated the State had an issue with the County's jail capacity, and some Council Members wanted to be responsive to that, while figuring out the best approach to increase the capacity. Darrin Casper, Deputy Mayor of Finance and Administration, had indicated to the Council that it might want to consider going out for a bond to expand operations and capacity at the jail because the costs to do that were overwhelming. Council Members wanted a marker to show the public that the County was on top of this, and they were convinced the County needed to move forward quickly.

Committee Member Casper stated he talked to the Council about getting an estimate on the construction costs, and he believed the Council was on board with that. If the County understood what those costs were by mid-September or early October, that would be in time for the Mayor’s proposed budget. He thought it was best that the policy makers who approved the resolution be the ones to approve a bond for the jail, rather than kicking the decision down the road to three new Council Members, which could put the project at risk.

If the County did a lease revenue bond, it would need to find the money. The Mayor’s Office would go through the process of identifying $35-$40 million annually in the Capital Improvement Fund. Once the Mayor's Office found the money, it would reserve it in the Capital Construction Fund, along with the $100 million currently in that fund. He also hoped to add another $20 million to it in June. By 2027, he anticipated the County would have about $160 million set aside for the project. The County would not spend that amount next year; it would pay as it went as much as possible and then issue a lease revenue bond with the existing revenue stream in the Capital Improvement Fund in about 2028. The County would then be able to use that same revenue stream to reduce the debt by an additional $60 million.

Committee Member Park suggested the Debt Review Committee recommend a lease revenue bond to the Council, as that is the most cost-effective mechanism, based on information from Zions Public Finance and other data. The Council and the Mayor would then need to determine the sequencing and amounts and make decisions as part of the budget process.

Committee Member Casper stated the County’s only mechanism other than a general obligation bond was a lease revenue bond. It did not have the capacity to do a sales tax bond.

Committee Member Delquadro stated there is already a general obligation bond on the ballot this November for Zoo, Arts, and Parks.

Mr. Japheth McGee, Vice President, Zions Public Finance, stated he agreed it was best to have the Council Members who made the decision on the resolution also make the decision on the bond, rather than hamstringing a new Council. It would also be difficult to have two general obligation bonds on the ballot at the same time, and a general obligation bond would be more expensive because of inflationary costs on the project, particularly if the voters did not approve the bond.

Committee Member Casper stated the policy recommendation to the Council would be to issue a lease revenue bond, take care of the revenue today to pay the lease revenue bonds in November, continue transferring excess funds from the General Fund to a restricted account dedicated to offsetting the debt of the lease revenue bond, and then wait as long as possible to issue the debt.

A motion was made by Committee Member Casper, seconded by Committee Member Srivastava, that Committee Member Casper prepare a letter for the Council outlining the Debt Review Committee's recommendations. The motion carried by a unanimous vote.

6. PARKS AND RECREATION BOND ISSUES

Committee Member Delquadro stated the Mayor wanted to do a ten-year bond because it would provide the most flexibility and would be consistent with what the County had done in the past, and the Council agreed with that. The Council also agreed on the general parameters in terms of how the money would be spent on new, existing, and deferred maintenance.

Committee Member Casper stated if this is going on the ballot this year, the County needs to determine what legal steps it needs to take and the language, and do a financial analysis. The last time the County did this, it allowed for a slight increase in the debt service proceeds to keep the rate the same. If the County kept the rate the same, it would not be subject to the downward bias, and it could grow at about 1.5 percent per year.

Mr. Craig Wangsgard, Deputy District Attorney, asked if the Debt Review Committee wanted him to go forth and engage bond counsel, looking at approximately $90 million for 10 years.

Committee Member Casper stated yes.

7. TRT BOND ISSUES

Committee Member Casper stated the County made a commitment to the State to do a $200 million Transient Room Tax (TRT) / Sales Tax Bond for the downtown project. He anticipated an ongoing transfer from the General Fund into the Visitor and Promotion Fund for the project. The County would also transfer about $4 million per year from the First Class Highway Fund to the Visitor Promotion Fund for this purpose.

The County met with the finance consultants for the project who are part of the construction team and the Smith Entertainment Group's owner's representative. They are waiting to decide on the development, as there has been some uncertainty regarding what can be developed. Once they make the decision, they will be able to develop cash flows. The County gave them a deadline of May 1st to make the decision. The projected cash flows and spend out would dictate the timing of the bonds, which he anticipated would need to be issued late fall.

Mr. Craig Wangsgard, Deputy District Attorney, asked if there were any preliminary numbers and a proposed calendar of events.

Mr. Japheth McGee, Vice President, Zions Public Finance, stated Zions Public Finance can put together a calendar showing a fall issuance of the TRT Bond.

Committee Member Casper stated he anticipated the projection would not call for the bonds until late this year, but it is possible the County could run into a negative amount by then. The County had $50 million in construction funds, but it spent a couple million of that. The County has a reimbursement resolution in place, so if it spent all the money, it could reimburse itself the $50 million and have a cash reserve. The County would need to draw down the bond at the same time, which would enable it to meet the Internal Revenue Service spend down requirements, and ensure it did not run negatively.

Mr. McGee stated he would put together a calendar for an end-of-year issuance, understanding things could be changed.

Committee Member Casper stated $200 million is a sliver of the amount of the project, but it will be the largest debt the County has ever issued, and the rating agencies may want to hear from the Mayor and the Council Chair.

8. OTHER COMMITTEE BUSINESS

Library Bond

Mr. Japheth McGee, Vice President, Zions Public Finance, stated Zions Public Finance updated the calendar for the Library Bond issuance, which anticipates that the bond will be selling on June 16th. The Library Bond is being split into two issuances because some projects were not ready.

Mr. Craig Wangsgard, Deputy District Attorney, stated the bond closing is July 15th.

Debt Review Committee Schedule

Committee Member Chamness stated the next meeting is scheduled for May 27th, which is the Wednesday following Memorial Day.

ADJOURN

The meeting was adjourned at 2:50 PM.