

PUBLIC NOTICE

Notice is hereby given that the Municipal Building Authority of Tooele City, Utah, will meet in a Business Meeting on Wednesday, September 26, 2018 at the hour of 7:00 P.M. The Meeting will be Held in the Tooele City Hall Council Room Located at 90 North Main Street, Tooele, Utah.

1. Open Meeting
2. Roll Call
3. ***PUBLIC HEARING*** to Receive Input from the Public with Respect to (i) the Issuance of Approximately \$9,000,000 of Lease Revenue Bonds and (ii) any Potential Economic Impact that the Improvements, Facility, or Property, Financed in Whole or in Part with the Proceeds of said Bonds, may have on the Private Sector
Presented by Randy Sant
4. Minutes
September 5, 2018
5. Adjourn to Planning Commission Meeting

Michelle Y. Pitt
Municipal Building Authority Secretary

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 843-2110 or michellep@tooelecity.org, Prior to the Meeting.

*Department of Workforce Services
Housing & Community Development Division*



PERMANENT COMMUNITY IMPACT FUND BOARD

**PROGRAM DESCRIPTION
&
APPLICATION FORM
(Revised September 2017)**

***Permanent Community Impact Fund Board
1385 South State ~ 4th Floor
Salt Lake City, Utah 84115
Office: 801-468-0043
Fax: 801-468-0211***

**PERMANENT COMMUNITY IMPACT FUND BOARD
APPLICATION FORM**
(Revised September 2017)

PART A. GENERAL INFORMATION

Project Title Public Safety Building (Police)

Project Location Tooele City *Population* 34,628 (U.S. Census Bureau 2017 estimate)

Applicant has attended a CIB Tutorial: *Applicant has provided application to *SHPO:* *N/A*

1. Applicant Agency

Name: Municipal Building Authority of Tooele City, Utah

Mailing Address: 90 North Main St.

City: Tooele County: Tooele, Utah Zip: 84074

Contact Person (*Must be with the applicant agency and registered in WebGrants, see page 6*)

Name: Steven Pruden, Chair of Municipal Building Authority Board

Phone: (435) 843-2100 Fax: (435) 843-2109

Email: spruden@tooelecity.org

Federal Tax Identification Number: 87-6000287

2. Presiding Official (*this person must sign the application; page 6*)

Name and Title: Steven Pruden, Chair of Municipal Building Authority Board

Email: spruden@tooelecity.org

3. Clerk/Recorder

Name and Title: Michell Pitt, City Recorder

Email: michellep@tooelecity.org

4. Engineer/Architect

Name: JRCA Architects, Inc.

Mailing Address: 577 South 200 East

City: Salt Lake City Zip: 84111 Phone: (801) 533-2100 Fax: (801) 533-2101

Email: jrca@jrcaesign.com

5. Bond Counsel

Name: Gilmore & Bell,

Mailing Address: 15 West South Temple, Suite 1450

City: Salt Lake City Zip: 84101 Phone: (801) 364-5080 Fax: (801) 364-5032

Email: rlarsen@gilmorebell.com

6. Financial Consultant – (optional)

Name: Lewis Young Robertson & Burningham, Inc.

Mailing Address: 41 N. Rio Grande, Suite 101

City: Salt Lake City Zip: 84101 Phone: (801) 596-0700 Fax: (801) 596-2800

Email: jason@lewisyoung.com

*State Historic Preservation Office (SHPO) <https://heritage.utah.gov/history/compliance-historic-structures>

PART B. PROPOSED FUNDING – Project Title: Tooele City Public Safety Building

1. Cost Sharing

<u>Funding Source</u>	<u>Cost Share</u>
a. <u>Applicant Cash</u>	\$ 1,700,000
b. <u>Applicant In-kind (specify)**</u>	_____
c. <u>Other Local Cash (specify)</u>	_____
d. <u>Other Local In-kind (specify)**</u>	_____
e. <u>Federal Grant (specify)</u>	_____
f. <u>Federal Loan (specify)</u>	_____
g. <u>State Grant (specify)</u>	_____
h. <u>State Loan (specify)</u>	_____
i. <u>Total CIB Funds (total of lines 2a & 2b below)</u>	<u>8,539,000</u>
Total Project Cost	<u>\$10,239,000</u>

Note: The CIB may limit its total participation in any given project to a maximum of \$5,000,000 regardless of grant/loan mix.

2. Type of CIB Funds Requested - (Loans should be rounded to the nearest \$1000)

a. Loan Amount: \$ 8,539,000 % Rate: 2.50% Years: 30 1st Payment Due: 2021

Security for Loan: (circle one)

1. General Obligation Bond
2. Revenue Bond (specify revenue source): _____
3. Building Authority Lease Revenue Bond (specify lessee): Tooele City
4. Class B & C Road Fund Revenue Bond: _____
5. Other (specify): _____

b. Grant Amount: \$ _____

3. Cost Over-runs

All applicants must indicate how they propose to finance cost over-runs for the proposed project.

In the event of a cost over-run, the City will scale back the scope of the Project to fit the available budget or will consider using other available City revenues to make up any short-fall.

****In-kind funds cannot be included as part of the local contribution, unless the in-kind has a demonstrable value, such as real property. Donated labor or staff time cannot be counted as either cash or in-kind contribution.**

PART C. PROJECT BUDGET – Project Title: Public Safety Building (Police Facility)

DATE COST ESTIMATES FOR PROJECT WERE PREPARED 9/14/2018

INDIVIDUAL OR FIRM RESPONSIBLE FOR COST ESTIMATES JRCA Architects, Inc.

1. Construction – (This refers to the prepared estimate included with application)

Please refer to the Project and Construction Budget Estimate dated 9/14/2018 in Attachment #2

1. _____	\$ _____	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
6. _____	\$ _____	
7. Construction Contingency _____	\$ _____	
Construction Sub-Total		\$ <u>8,397,498</u>

2. Engineering Services

Pre-Construction Engineering: \$ 436,670
(Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents)

Special Engineering Services: \$ 15,500
(soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations)

Construction Engineering Services: \$ 142,538
(Representation during construction, special inspections, materials testing and construction

Engineering Services Sub-total: \$ 594,708

ALTERNATE ENGINEERING OPINION _____

3. Planning and Studies (NEPA, EA, EIS, Feasibility)

Planning and Studies Sub-total \$ _____

4. Land/Easements/Water Rights

Land/Easements/Water Rights Sub-total \$ 75,000

5. Equipment & Facilities

Equipment & Facilities Sub-total \$ 642,477

6. Administration

Legal: \$ 24,000
Financial Consultant: \$ 47,500
Misc. Bond Issuance Costs \$ 40,000

Administration Sub-total \$ 111,500

7. Owner's Project Contingency

\$ 417,125

TOTAL PROJECT COST \$ **10,238,308**

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

1. Current Year Total Budget: \$ 47,506,356

2. Current Year General Fund Budget \$ 19,030,975

3. Current and Prior Four Years Property Tax: \$ _____

Year	Property Tax Rate	\$ Collected
<u>2019</u>	<u>0.003334</u>	<u>\$4,661,392 (Budgeted)</u>
<u>2018</u>	<u>0.001831</u>	<u>\$2,668,530</u>
<u>2017</u>	<u>0.001938</u>	<u>\$2,503,365</u>
<u>2016</u>	<u>0.002030</u>	<u>\$2,492,688</u>
<u>2015</u>	<u>0.002203</u>	<u>\$2,614,991</u>
<u>2014</u>	<u>0.002310</u>	<u>\$2,845,836</u>

4. General Obligation (G.O.) Debt Structure

a. Assessed Valuation: \$ 1,646,846,372

b. G.O. Debt Capacity:* \$ 197,621,565

c. Outstanding G.O. Debt: \$ 0

d. Remaining G.O. Debt Capacity (b-c=d): \$ 197,621,565

*County G.O. debt limit is 2.0% of assessed value. City, town and school district G.O. debt limit is 4.0% of assessed value. Cities of the first and second class may incur an additional 4.0% in G.O. debt for water, artificial lights or sewers. Cities of the third class and towns may incur an additional 8.0% in G.O. debt for water, artificial lights or sewers.

5. Bonded Debt Summary

Bonded debt information must be submitted in the format shown on Page 5. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns on Page 5 to list all bonded debt issues.

Bonded Debt Summary (attach additional sheets as necessary)

The Municipal Building Authority of Tooele City, Utah has no outstanding Bond debt.

BOND ISSUE

BOND ISSUE

BOND ISSUE

PURPOSE: _____
 \$ Issued: _____
 Interest Rate: _____
 Date Issued: _____
 Due Date: _____
 Bond Holder: _____

PURPOSE: _____
 \$ Issued: _____
 Interest Rate: _____
 Date Issued: _____
 Due Date: _____
 Bond Holder: _____

PURPOSE: _____
 \$ Issued: _____
 Interest Rate: _____
 Date Issued: _____
 Due Date: _____
 Bond Holder: _____

Annual Debt Service (P+I)

Annual Debt Service (P+I)

Annual Debt Service (P+I)

Year	\$ Amount	Year	\$ Amount	Year	\$ Amount
current	_____	current	_____	current	_____
+1	_____	+1	_____	+1	_____
+2	_____	+2	_____	+2	_____
+3	_____	+3	_____	+3	_____
+4	_____	+4	_____	+4	_____
+5	_____	+5	_____	+5	_____
+6	_____	+6	_____	+6	_____
+7	_____	+7	_____	+7	_____
+8	_____	+8	_____	+8	_____
+9	_____	+9	_____	+9	_____
+10	_____	+10	_____	+10	_____
+11	_____	+11	_____	+11	_____
+12	_____	+12	_____	+12	_____
+13	_____	+13	_____	+13	_____
+14	_____	+14	_____	+14	_____
+15	_____	+15	_____	+15	_____
+16	_____	+16	_____	+16	_____
+17	_____	+17	_____	+17	_____
+18	_____	+18	_____	+18	_____
+19	_____	+19	_____	+19	_____
+20	_____	+20	_____	+20	_____

PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY <https://jobs.utah.gov/housing/cib/index.html>. Applicants must meet ALL of the requirements listed below. Incomplete applications will be held pending completion of the PART E. requirements.

1. Registration (*one time registration only.)

To be eligible for funding, the applicant **must** be registered in WebGrants (<http://webgrants.community.utah.gov>) For new registration, the applicant will receive an email with their login ID and password. *Note: Please register one time only. If applicant has submitted an application previously they may already have a login and password. Do NOT register again.

2. Project Description – (Note: Is the project on the entity’s adopted general plan yes no

Attach as Attachment #1. This description should cover the following areas:

WHO – A description of the applicant agency including the problem, situation, condition or need to be addressed by the proposed project. The description should cover the number of persons, land area, governmental facilities, services or operations impacted by the problem.

WHAT – A description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits and alternatives considered. **Attach 8½ X 11 maps, floor plans, site plans and prepared estimate etc. as Attachment #2**

WHY – Has the applicant investigated other sources of funding for this project and an explanation of why the applicant agency requires financial assistance from CIB.

3. Consolidated Local Capital Improvement List – Permanent Community Impact Fund Board

Attach the current consolidated capital improvement list as **Attachment #3**. Projects not identified on the CIB Capital Improvement List of the Housing & Community Development Division, will NOT be funded by the CIB, unless they address a bona fide public safety or health emergency, or for other compelling reasons.

4. Public Hearing – (Per CIB Program Summary: Discuss size, scope and nature of any funding request to be submitted to the CIB.) Attach a copy of the public notice and a copy of public hearing minutes as Attachment #4.

5. Association of Governments Notification

Provide a copy of the application to the AOG & attach required AOG review & comments as **Attachment #5**.

6. Affordable Housing Plan – (do not submit the entire housing plan)

Attach a **brief summary** of the applicant’s efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties) as **Attachment #6**.

7. Water & Sewer Applications require a Department of Environmental Quality Review

Utah Department of Environmental Quality (DEQ) staff act as technical advisors to the CIB on drinking water and waste water projects. Applicants for proposed drinking water and waste water project funding **MUST COMPLETE AND SUBMIT** the Drinking Water & Waste Water Project Supplement to DEQ. (DEQ Supplemental form is located on CIB website: <http://jobs.utah.gov/housing/cib/cib.html>)

8. Street & Road Applications – must complete Street & Road Addendum with all road/street applications. (Street and Road Addendum is located on CIB website: <http://jobs.utah.gov/housing/cib/cib.html>)

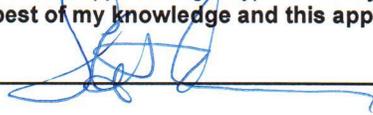
9. CONSTRUCTION & EXCAVATION APPLICATIONS & SHPO (CHECK HERE THAT THIS REQUIREMENT HAS BEEN ACCOMMODATED X)

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation to include road realignments shall be submitted to SHPO and include photograph, address and map of the proposed project.

PART F. PRESIDING OFFICIAL SIGNATURE

I, Steven Pruden, the Board Chair
(typed name) (typed title)

Of The Municipal Building Authority of Tooele City, Utah
(typed name of applicant agency) do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency

Signature  Date 9/19/18



ATTACHMENT #1: PROJECT DESCRIPTION

ATTACHMENT #1 - PROJECT DESCRIPTION

MUNICIPAL BUILDING AUTHORITY OF TOOELE CITY APPLICATION FOR PROJECT FUNDING FROM THE COMMUNITY IMPACT BOARD

Tooele City, acting through its Municipal Building Authority, is the applicant for this CIB loan. The purpose of the loan request is to build a new public safety building to house the Tooele City Police Department. The current police facility is a 55-year old building that, prior to being purchased by the City in 1991, was used as an automotive supply store. The building has undergone numerous renovation projects but is no longer able to support a community police force and administrative department of 42 full-time personal. In addition to space considerations, the current building is not up to seismic standards. A major earthquake would destroy the building and seriously hamper public safety efforts during a time of critical time for emergency response personnel.

The planned new facility will be built on property purchased by Tooele City located on Garden Street, between Utah Avenue on the north and Vine Street on the south, directly east of the current Tooele City Municipal building (see attached map). The property is approximately 2.45 acres, and the proposed public safety building is 22,549 square-feet, with an ancillary building of 2,547 square-feet. Copies of the site plan, floor plan, and the cost estimate for constructing this facility are included with the Application form as Attachment #2.

The City has considered all other options for funding the facility, including the issuance of excise tax bonds or lease revenue bonds in the public bond market. However, due to currently outstanding bond obligations which are secured by these revenue sources, the City does not have adequate capacity to bond for the amount needed to construct this facility. The City has also considered selling lease revenue bonds in the public bond market but would not be able to sustain the level of annual debt service which is projected to accompany this type of bond. As result of the extensive analysis of all funding options open to it, the City is reaching out to the CIB for a loan of the funds needed to finance the project at a cost which the City and its citizens can reasonably afford.



ATTACHMENT #2: PROJECT MAPS & PLANS

MAP OF SITE FOR NEW TOOEE CITY POLICE FACILITY



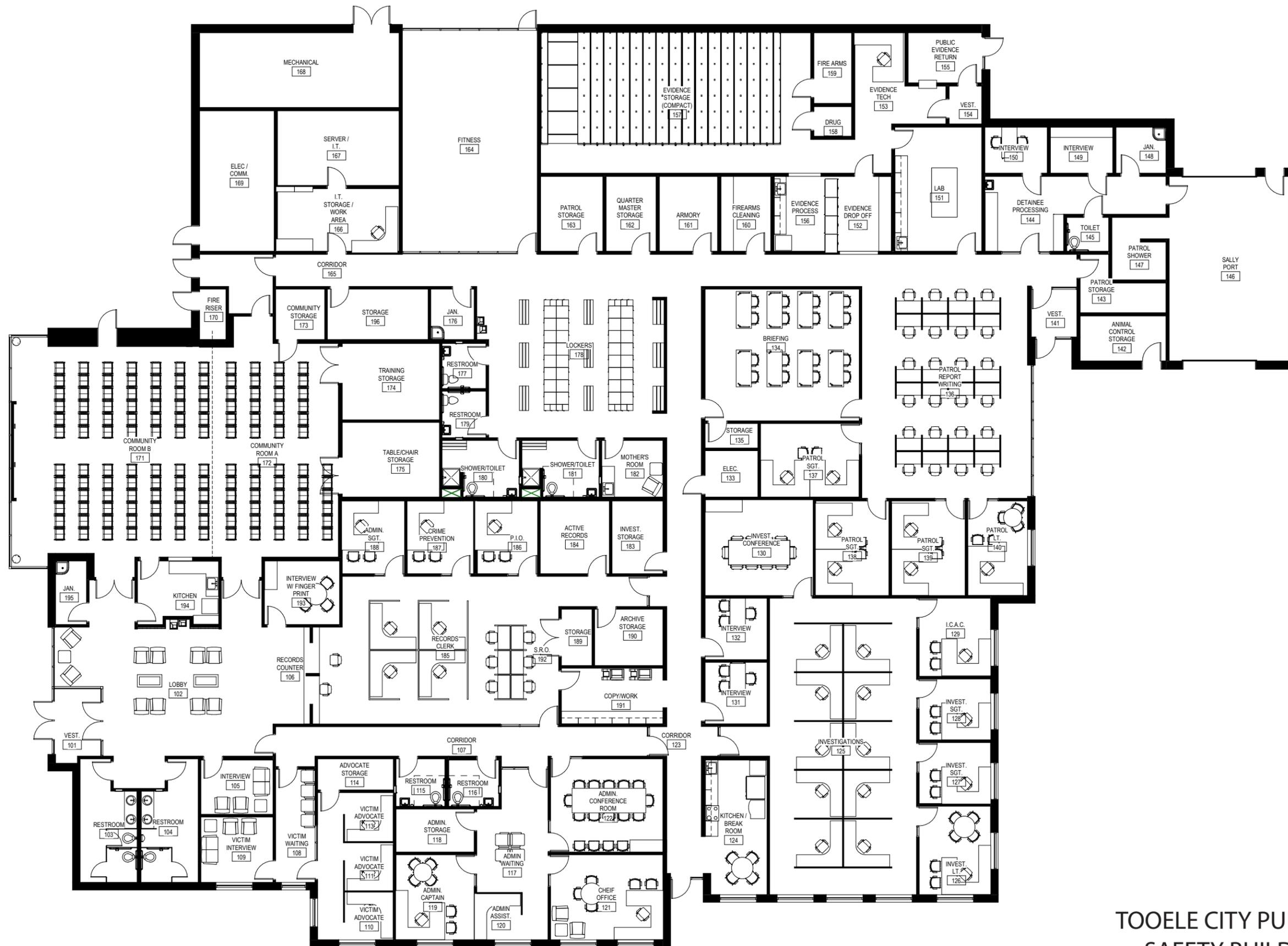
Tooele City Hall

Garden Street

100 East

Police Facility Site

Vine Street



TOOELE CITY PUBLIC
SAFETY BUILDING
FURNISHINGS PLAN





TOOELE CITY POLICE DEPARTMENT

POLICE

POLICE

TOOELE CITY PUBLIC
SAFETY BUILDING



Estimated Project Cost
Tooele City Public Safety Building
September 14,2018

Proposed Building Area - Police 22,549 S.F.
Proposed Building Area - Ancillary Building 2,547 S.F.

Proposed Site Area - Including Frontage 107,103 S.F.
Proposed Site Area - Less Building Area 82,007 S.F.

Estimated Project Construction Cost

Building - Police
22,549 S.F. X \$286.28 /S.F. = \$6,455,251
Building - Ancillary Building
2,547 S.F. X \$185.48 /S.F. = \$472,424
Sitework
107,103 S.F. X \$13.21 /S.F. = \$1,414,823 **\$8,342,498**

Additional Project Scope:

Relocate/Bury Power Lines
55,000 L.S. X 1 Ea. = \$55,000 \$55,000 Additional to Project Scope - RMP Charges incld. Below

Estimated Construction Cost **\$8,397,498**

Estimated Project Soft Costs

Owner's Project Contingency
\$8,342,498 X 5.00% = \$417,125
RMP Charges to Relocate/Bury Line
\$75,000 L.S. 1 Ea. = \$75,000
A/E Fee - Design and Constr. Admin.
\$8,397,498 X 6.50% = \$545,837
Building Furnishings
22,549 S.F. X \$18.00 /S.F. = \$405,882
Furnishing Design
\$405,882 X 8.00% = \$32,471
Audio/Visual Systems
22,549 S.F. X \$8.50 /S.F. = \$191,667
Audio/Visual Engineering Fee
\$191,667 X 6.50% = \$12,458
Topography/Boundary Survey \$5,000 Owner Provided
Geographical Investigation \$7,500 Owner Provided
Phase 1 Environmental Investigation \$3,000 Owner Provided
Construction Phase Testing
\$8,342,498 X 0.40% = \$33,370 Owner Provided
Moving/Relocation Costs TBD Owner Provided
Estimated Bond Issuance Costs \$111,500
Legal Costs TBD \$1,840,810 Owner Provided

Total Estimated Project Cost **\$10,238,308**



Tooele Public Safety Bldg.
Executive Summary Opinion of Probable Cost -SD Estimate
14 September 2018

SD Estimate - Sept. 2018				
System	Sitework	Public Safety	Ancillary	Subtotal
	107,103 sf	22,549 sf	2,547 sf	25,096 sf
1 Sitework	\$ 1,128,768	\$ 62,765	\$ 21,831	\$ 1,213,365
2 Concrete		\$ 318,161	\$ 68,629	\$ 386,791
3 Masonry		\$ 646,338	\$ 104,585	\$ 750,923
4 Metals		\$ 433,469	\$ 29,946	\$ 463,415
5 Woods & Plastics		\$ 144,579	\$ 2,769	\$ 147,348
6 Thermal / Moisture	\$ 3,000	\$ 269,530	\$ 42,364	\$ 314,894
7 Doors & Windows		\$ 435,366	\$ 26,875	\$ 462,241
8 Finishes		\$ 767,857	\$ 22,936	\$ 790,793
9 Specialties		\$ 109,377	\$ 4,150	\$ 113,527
10 Equipment		\$ 80,271	\$ -	\$ 80,271
11 Conveying Systems		\$ -	\$ -	\$ -
12 Fire Sprinkers		\$ 84,559	\$ 11,774	\$ 96,333
13 Mechanical		\$ 1,258,577	\$ 35,013	\$ 1,293,590
14 Electrical	\$ 102,000	\$ 962,754	\$ 29,979	\$ 1,094,733
Construction Costs	\$ 1,233,768	\$ 5,573,604	\$ 400,852	\$ 7,208,225
General Conditions				
1.1 Staffing	\$ 44,185	\$ 199,914	\$ 14,356	\$ 258,456
1.2 Site Requirements	\$ 16,302	\$ 73,756	\$ 5,296	\$ 95,354
1.3 Pre-Construction - lump sum		\$ 8,500		\$ 8,500
General Condition Costs	\$ 60,487	\$ 282,170	\$ 19,652	\$ 362,309
Subtotal Construction	\$ 1,294,255	\$ 5,855,773	\$ 420,504	\$ 7,570,534
0.75% General Liability Insurance	\$ 10,611	\$ 48,414	\$ 3,543	\$ 62,569
0.065% Builders Risk Insurance	\$ 920	\$ 4,196	\$ 307	\$ 5,423
0.00% Subcontractor Bonds	\$ -	\$ -	\$ -	\$ -
Weather Allowance	\$ 10,000	\$ 95,000	\$ 15,000	\$ 120,000
Permits & Plan Check (BY OWNER)	\$ -	\$ -	\$ -	\$ -
Testing & Inspection (BY OWNER)	\$ -	\$ -	\$ -	\$ -
Design Fees (BY OWNER)	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 21,531	\$ 147,610	\$ 18,850	\$ 187,991
3.00% Contractor's Contingency	\$ 42,445	\$ 193,658	\$ 14,173	\$ 250,275
4.00% Contractor's Fee	\$ 56,593	\$ 258,210	\$ 18,897	\$ 333,700
Subtotal	\$ 99,038	\$ 451,868	\$ 33,070	\$ 583,975
Construction Estimate Totals	\$ 1,414,823	\$ 6,455,251	\$ 472,424	\$ 8,342,500
Cost / SF	\$ 13.21 /sf	\$ 286.28 /sf	\$ 185.48 /sf	\$ 332.42 /sf



ATTACHMENT #3: CONSOLIDATED CAPITAL IMPROVEMENT LIST

Community Impact Board Fund

Capital Improvement List

Tooele County

Long Term: 2016 - 2021 (June 2015 to July 2021)

Adopted: ??

Amended:

Applicant Priority	COG Priority	Entity	Project Description	Estimated Total Cost	Revenue Sources / Shares	CIB Request	CIB Submission (estimated time frame)
A	A	County	County Resource Management Plan	\$100,000	\$50,000-State Legislature \$50,000-CIB	Grant	Feb-15
A	A	Grantsville City	SR 138 Waterline	\$2,500,000	CIB - \$1,250,000, City/Private - \$1,250,000	Loan	Jun-15
B	B	Stockton Town	Replace Antiquated Water Main and Line	\$150,000	CIB - \$75,000, City - \$75,000	Loan	Oct-15
B	B	Grantsville City	Burmester Road Waterline	\$1,000,000	CIB - \$500,000, City/Road - \$500,000	Loan	Oct-15
A	A	Stansbury Park Improvement	Expand Wastewater Treatment Facility	\$8,728,000	CIB, Bond, DWQ	Loan	Feb-16
A	A	Tooele City	Expand Sewer Plant	\$5,000,000	CIB	Loan	Feb-16
A	A	Tooele City	Develop Well	\$1,500,000	TBD	Loan	Jun-16
A	A	Tooele City	Reservoir- Kennecott	\$2,000,000	TBD	Loan	Jun-16
A	A	Tooele County	Expand Senior Center	\$2,000,000	CIB, CDBG	Loan	Oct-16
B	B	Tooele City	Sewer- Bypass line 1000 North	\$1,500,000	TBD	Loan	Jun-17

Community Impact Board Fund							
Capital Improvement List							
Tooele County				Short-Term List: 2018 (June 2018 to July 2019)			
<i>Adopted: ???</i>				<i>Amended:</i>			
Applicant Priority	COG Priority	Entity	Project Description	Estimated Total Cost	Revenue Sources / Shares	CIB Request	CIB Submission (estimated time frame)
A	B	Vernon Town	Expand Fire Station	\$500,000	CIB - \$200,000, FEMA - \$200,000	Loan	Feb-18
B	B	Tooele County	Purchase Emergency Generators for Senior Center	\$75,000	CIB, CDBG, County	Loan	Jun-18
A	B	Grantsville City	Sewer Line	\$300,000	CIB, CDBG	Grant/Loan	Jun-18
	A	Public Safety	Tooele City	\$8,000,000	CIB	Grant/Loan	Jun-18
	A	Fire Station	Tooele City	\$4,000,000	CIB	Grant/Loan	Jun-18
A	C	County	Admin Building	\$20,000,000	CIB	Grant/Loan	Jun-18



ATTACHMENT #4: PUBLIC HEARING NOTICE & MINUTES

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN that on September 5, 2018, the Governing Board (the "Board") of the Municipal Building Authority of Tooele City, Utah (the "Authority") adopted a resolution (the "Resolution") declaring its intention to issue its Lease Revenue Bonds, Series 2018 (the "Bonds") (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Authority) pursuant to the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended, and the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and calling a public hearing to receive input from the public with respect to the issuance of the Bonds.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Authority shall hold a public hearing on September 26, 2018, at the hour of 7:00 p.m. The location of the public hearing is 90 North Main Street, Tooele, Utah. The purpose of the public hearing is to receive input from the public with respect to (i) the issuance of the Bonds and (ii) any potential economic impact that the improvements, facility, or property financed in whole or in part with the proceeds of the Bonds may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE BONDS

The Authority intends to issue the Bonds for the purpose of (i) financing the acquisition, construction, and equipping of a new police facility, and related improvements (the "Project"), (ii) funding any required deposit to a debt service reserve fund, (iii) funding any required capitalized interest during the construction period of the Project and (iv) paying issuance expenses to be incurred in connection with the issuance of the Bonds.

PARAMETERS OF THE BONDS

The Authority intends to issue the Bonds in the principal amount of not to exceed Ten Million Dollars (\$9,000,000), to bear interest at a rate of not to exceed five percent (5.0%) per annum, to mature in not more than thirty-two (32) years from their date or dates, and to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof.

The Bonds are to be issued and sold by the Authority pursuant to the Resolution, including as part of said Resolution, the draft of a General Indenture of Trust and a First Supplemental Indenture, (collectively, the "Indenture"), a Master Lease Agreement (the "Master Lease"), a Leasehold Deed of Trust and Assignment of Rents (the "Deed of Trust"), and a Ground Lease Agreement (the "Ground Lease"), which were before the Board and attached to the Resolution at the time of the adoption of the Resolution and said Indenture, Master Lease, Deed of Trust, and Ground Lease, and are to be adopted by the Board in such form and with such changes thereto as shall be approved by the Board upon the adoption thereof; provided that the principal amount, interest rates, maturity, and discount of the Bonds will not exceed the maximums set forth above.

Copies of the Resolution, the Indenture, the Master Lease, the Deed of Trust, and the Ground Lease are on file in the office of the Secretary of the Authority located at 90 North Main

Street, Tooele, Utah, where they may be examined during regular business hours of the Secretary from 8:00 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the last date of publication of this notice.

SECURITY FOR THE SERIES 2018 BONDS

This Series 2018 Bonds are to be issued under and secured by and entitled to the protection of the Indenture, pursuant to which all base rentals payable by Tooele City, Utah (the “City”) under the Master Lease and, if paid by the City, the Purchase Option Price, are assigned to secure the payment of principal of, interest on, and premium, if any on the Series 2018 Bonds. Additionally, a security interest in the Project shall be granted to the holders of this Series 2018 Bonds pursuant to the Master Lease, to further secure the Authority’s obligations under the Indenture.

OUTSTANDING BONDS SECURED BY LEASE REVENUES

The Authority currently has \$0 of bonds outstanding secured by lease revenues.

OTHER OUTSTANDING BONDS OF THE AUTHORITY

Information regarding all of the Authority’s outstanding bonds may be found in the City’s audited financial report (the “Financial Report”) at <https://reporting.auditor.utah.gov/searchreport>. For additional information, including any more recent than as of the date of the Financial Report please contact Glenn Caldwell, Finance Director, at (435) 843-2100.

TOTAL ESTIMATED COST

Based on an estimate of the current interest rate and financing plan, the estimated total debt service cost of the Bonds, if held until maturity is \$14,346,206.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the last date of the publication of this notice is provided by law during which (i) any person in interest shall have the right to contest the legality of the Indenture, Master Lease, Deed of Trust, Ground Lease, or any provision made for the security and payment of the Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality or legality thereof for any cause whatsoever, and (ii) registered voters within the Authority, may sign a written petition requesting an election to authorize the issuance of the Series 2018 Bonds. If written petitions which have been signed by at least twenty percent (20%) of the registered voters of the City are filed with the Authority during said thirty (30) day period, the Authority shall be required to hold an election to obtain voter authorization prior to the issuance of the Series 2018 Bonds. If fewer than twenty percent (20%) of the registered voters of the City file a written petition during said thirty (30) day period, the Authority may proceed to issue the Series 2018 Bonds without an election.

DATED this September 5, 2018.

/s/ Michelle Y. Pitt

Secretary



ATTACHMENT #5: AOG NOTIFICATION, REVIEW & COMMENTS



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts



Don Hartley
Director
State Historic Preservation Officer

September 20, 2018

Randy Sant
Tooele City

RE: CIB Application for the City of Tooele's New Police Station

For future correspondence, please reference Case No. 18-2132

Dear Mr. Sant:

The Utah State Historic Preservation Office received your submission and request for our comment on September 19, 2018. Based on the information provided to our office, it appears the building at 59 N. 100 E., Tooele, is over 50 years old (looks like adobe underneath stucco, county records point to 1875 as a construction date), but it looks like it has lost its historic architectural integrity due to changes and alterations over the years. In our office we have an architectural survey of Tooele that was done in 1987 and it notes the property as not being historic, I would agree with that assessment, therefore I don't have any major historic preservation concerns with the project.

This information is provided to assist with state law responsibilities as per UCA 9-8-404. If you have questions, please contact me at (801) 245-7239 or by email at clhansen@utah.gov.

Sincerely,

Christopher Hansen
Preservation Planner/Utah SHPO



ATTACHMENT #6: SUMMARY OF AFFORDABLE HOUSING PLAN

ATTACHMENT #6 – AFFORDABLE HOUSING PLAN

SUMMARY OF AFFORDABLE HOUSING PLAN

Utah's affordable housing Legislation encourages a community to provide "reasonable opportunity for a variety of affordable housing for moderate income households". The results of the most recent housing needs analysis show that Tooele County and Tooele City housing market satisfies the requirements of 10-9a-403 UCA. The county and city housing markets have a substantial number of homeownership opportunities for moderate income households while affordable housing opportunities for low and extremely low income households are primarily met by the counties affordable rental housing market.

The most recent study showed 49% of all homes built in Tooele County (New homes and condominiums) were affordable to moderate income households. This number included the homes built in Tooele City of which 63% were affordable to moderate income households. Compared to most counties, particularly the counties along the Wasatch Front, Tooele County has a very affordable housing inventory. The local housing market is performing well in providing affordable housing in Tooele County with incomes above 50% AMI. The City is encouraging the development of more housing that would support the average workforce within the County by amending their land use ordinances to encourage higher density housing which would increase the supply of housing for both the workforce market as well as address the need for lower income housing.

Nearly two-thirds of all low and extremely low-income households are renters. The rental inventory provides most of the affordable housing for those households under 50% AMI. Tooele County currently has 22 affordable housing projects with a total of approximately 1100 units, these units account for 23.6 percent of the rental inventory. Tooele City currently has two projects under review that will add an additional 91 units of affordable housing to the market.

While there is still a shortage within the Tooele County area for lower income housing, Tooele City and Tooele County seem to be in the top tier of urban counties that are addressing these needs.

**Municipal Building Authority
Business Meeting Minutes**

Date: Wednesday, September 5, 2018
Time: PUT TIME THIS STARTS p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:

Brad Pratt
Dave McCall
Melodi Gochis
Steve Pruden
Scott Wardle

City Employees Present:

Mayor Debra E. Winn
Captain Adrian Day, Police Department
Roger Baker, City Attorney
Glenn Caldwell, Finance Director
Michelle Pitt, City Recorder
Paul Hansen, City Engineer
Jim Bolser, Community Development and Public Works Director
Jami Carter, Library Director
Lisa Carpenter, Deputy City Recorder
Stacy Smart, Communities That Care Director

Minutes prepared by Amanda Graf

Chairman Pruden called the meeting to order at 7:30 p.m.

1. **Open Meeting**
2. **Roll Call**

Melodi Gochis, Present
Brad Pratt, Present
Scott Wardle, Present
Dave McCall, Present
Steve Pruden, Present

3. **Resolution 2018-01 A Resolution of the Municipal Building Authority of Tooele City, Utah (The "Authority") Authorizing the Issuance and Sale of Not More Than \$9,000,000 Aggregate Principal Amount of Lease Revenue Bonds, Series 2018 (The "Bonds"); Delegating to Certain Officers of the Authority the Power to Approve the Final Terms and Provisions of the Bonds**

Within the Parameters Set Forth Herein; Fixing the Maximum Aggregate Principal Amount of the Bonds, the Maximum Number of Years Over Which the Bonds May Mature, the Maximum Interest Rate Which the Bonds May Bear, and the Maximum Discount from Par at Which the Bonds May be Sold; Providing for the Publication of Notice of Public Hearing and Bonds to be Issued; Providing for the Running of a Contest Period; Authorizing the Execution by the Authority of a General Indenture, a First Supplemental Indenture, an Annually Renewable Master Lease Agreement, A Preliminary Official Statement (As Needed), an Official Statement (As Needed), a Bond Purchase Agreement, Security Documents, and Other Documents Necessary for the Issuance of the Bonds; Authorizing the Taking of All Other Actions Necessary for the Consummation of the Transactions Contemplated by this Resolution; and Related Matters

Presented by Jason Burningham

Jason Burningham, with Lewis, Young, Robertson, & Burningham, came forward. They are the financial advisor to Tooele City and to the Municipal Building Authority. The Municipal Building Authority is a means by which the City is able to finance municipal buildings. This entity was used a number of years ago to finance the Tooele City Hall, library, as well as other projects.

This resolution is an initial resolution that provides a notice of intent to proceed with looking at financing a new police facility. This resolution also outlines certain parameters by which the City can consider this project. The aggregate principal amount, the maximum, is \$9,000,000. That's estimated to include some flexibility relative to construction contingencies, costs related to debt-service reserve funds, or capitalize interest funds that are all potentially part in parcel to this transaction. Although they don't anticipate needing the maximum full parameters, they generally set those maximum parameters a little higher to allow for contingencies.

The other elements of the maximum parameters include the number of maximum number years over which the bonds can mature. They are looking at a 32 year period that includes 18 months to two years of construction time frame, and 30 years of amortization. The full 32 years might not be used, but it's a maximum parameter.

The last two parameters are relative to coupon rate, which is what one single potential maturity might actually bear in terms of an investor's perspective. That is set at 5%. They are seeing many coupons in the market place that are set at 5% but the yield on them is much lower. The statute requires setting the maximum coupon rate, not the maximum interest rate.

The last parameter is the discount from par. This resolution assumes that there are various ways in which the Municipal Building Authority can offer its bonds to investors. One of the ways of doing that is through an underwriter who would purchase it from the Municipal Building Authority and then sell it to a marketplace; that's what is referred to as a discount. The maximum is no less than 97%. They can pay a discount rate of no less than 97 % and still be within the parameters.

They are contemplating applying to a state agency on a private placement basis with the Community Impact Board. They are not anticipating that they will need the discount.

Those are the parameters that are required under the statute that are established by the Municipal Building Authority. The City Council will need to ratify what they determine and consider.

There are a few things that are a part of the process which include a public hearing which is part of the Community Impact Board process. The Resolution calls for that public hearing to be held on the 26th of September. If this resolution is adopted notice will be put in the paper and published on the Utah Public Notice website. That will provide two publications to let residents know about pursuing this financing and the impact that it would have.

The preliminary official statement, official statement, and other documentation are part and parcel to the MBA transaction. It's a lease revenue bond. There's a lease between the City and the Municipal Building Authority. The preliminary official statement and official statement, if needed, are how it's offered to the market place if it goes to the market, which might be unnecessary if it's related to the Community Impact Board.

There is a provision that designates officers of the building authority, provided that the final terms and conditions are within the maximum parameters. The designated officers have the ability to finalize the terms, conditions, and the purchase of the bonds. Those designated officers as contemplated in the resolution are the Chairman of the Municipal Building Authority, the Mayor, and the City Finance Director.

It's an intent resolution that will allow the process to move forward. They will be in the process of submitting the application to the Community Impact Board. There are very favorable terms in regards to a low interest rate and cost than what the public market is even though it takes a little bit more time.

Board member Pruden expressed his appreciation to Mr. Burningham for the explanation of this resolution. Hopefully the public can understand that they are doing what they can to save money and achieve the building that the Police Force and public deserve.

Mr. Baker stated that the special meeting for this resolution is scheduled for the same day and time as the Planning Commission meeting; so they might need to hold this meeting in a different room from the Planning Commission or move the Planning Commission meeting to a different room.

Chairman Pruden asked the Board if they had any questions or comments; there weren't any.

Board Member Pratt moved to approve Resolution 2018-01. Board Member Gochis seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pratt, "Aye," Board Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

4. Adjourn to City Council Meeting

Board Member Gochis moved to adjourn back to the City Council meeting. Board Member Pratt seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle,

"Aye," Board Member Pratt, "Aye," Board Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

The meeting adjourned at 7:44 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this ____ day of _____, 2018

Steve Pruden, Tooele City Council Chair

DRAFT