

MINUTES (Amended)
Of
Salt Lake County Debt Review Committee
May 16, 2008
Budget Hearing Room N2007 – 10:00 a.m.
Minutes by Mary Ann Morehouse, Auditor's Staff

Debt Review Committee Members present:

Jeff Hatch, Chair
Dahnelle Burton-Lee
Lance Brown
Doug Willmore
David Delquadro
Marv Hendrickson
Larry Richardson
Jon Bronson (non-voting member)

Absent:

Darrin Casper

Others Present:

Chad Bennion - County Council
Greg Folta - Mayor's Operations
Tim Brown - Tracy Aviary
Davis Mullholand - Tracy Aviary
Tom Barton - Tracy Aviary
Rory Payne - Tracy Aviary
Craig Dinsmore - Hogle Zoo
Jim Hogle - Hogle Zoo
Paul Dougan - Hogle Zoo

Staff Present:

Mary Ann Morehouse - Auditor's Office

Meeting was called to order at 10:10 a.m. by Chair Jeff Hatch, who thanked all for their attendance.

Jon Bronson distributed two hand-outs including an Interest Rate Comparison for 20 Year Municipal Bonds January 1988 to May 2008 and the current Zion's Bank Municipal Market Data.

Tracy Aviary:

Tim Brown and members of the Board of Directors for the Aviary distributed binders to each of the members of the DRC containing the Master Plan drawing, accompanying documents reflecting the purpose for being before the Committee, and their plan of action should they receive the approval for debt financing. Tim began with a PowerPoint presentation.

In the interest of time, Davis Mullholand suggested that Tim discuss the financial aspect of their request. The Aviary and its "Projects" that are being brought before the Committee are in need of \$19.34 million with a start date of September 2009. (Jon Bronson stated that the issuance figure would be closer to \$19.52 by quick estimation.) They will be renovating existing facilities and working in areas that will least affect the public traffic throughout the park. As areas come online, they will be open and work will begin on the next area. When asked regarding additional funding beyond what the County could provide, Tim stated that an additional \$3 million would be funded from private and/or corporate donations. The Aviary also receives monies from ZAP, Salt Lake City, and they currently have a bond with the city. Tim projects increased attendance as they continue to create programs and activities that will generate interest year-round. He feels that the renovated and enhanced facilities will also do much to draw attendees.

Chairman Jeff Hatch requested a three-week time frame for the DRC members to digest the materials. He proposed committee reconvene on June 6th for a more in-depth question and answer session with the Tracy Aviary representatives.

Hogle Zoo:

Craig Dinsmore gave the Zoo's presentation beginning with an update of the 2007 operating year and stating how critical 2008 would be. 2007 saw new exhibits open which shows the strong correlation in the new facilities and increased attendance. They currently have a \$20 million private campaign with a 3 to 1 matching grant from the George Eccles Foundation - 'Renew the Zoo' is a pledge/donation program in which funding is sought for improvements. Craig asked the committee to refer to the materials distributed for perusal of their accomplishments, the proposed projects, and their Master Plan.

During the Q&A portion, Dave Delquadro inquired about overcrowding and the parking issues that have been occurring. Hogle Zoo continues to be creative in its marketing ideas to appeal to the patrons on a year-round basis and to avoid compression in the warmer months. In addition, a new multi-level parking structure is planned with 625 stalls in order to alleviate the congestion on the side streets surrounding the Zoo property as well as using "This is the Place Park" parking.

Craig admitted that there had been decreased total revenue in 2008 compared to a like period in 2007 due to the weather but with the bond issuance it would give new exhibits to the

park and facilities. He also feels that November is the right time to have the Bond on the ballot due to high voter turn-out in a presidential general election.

The committee is asking that Hogle Zoo come to the next meeting with a current summary of their cash flow and information regarding the interlocal agreement with Salt Lake City. Dave Delquadro noted that the Master Plan needs to show more variance due to inflation playing a role in costs. Jon Bronson recommended that Craig prepare the information requested and invited him back to the next meeting. Dave Delquadro agreed with this recommendation and moved action be deferred to the next meeting to be held on Friday June 6th. Lance Brown seconded the deferral motion. Chair Jeff Hatch asked that any and all questions be submitted to him before that meeting.

Other Business:

Jon Bronson addressed the committee and presented his documents in regards to market issues. He stated that there had been a mass exit from auction variable rates on loans without letters of reference making it more difficult for borrowers as well as lenders.

Chair Jeff Hatch adjourned the meeting at 12:00 p.m.

The next scheduled Debt Review Committee meeting will be held on Friday, June 6, 2008 at 10:00 a.m. in room N2007.