

**PRELIMINARY OFFICIAL STATEMENT DATED MARCH 19, 2020**

**NEW ISSUE**

**Ratings:** 2020A Bonds—S&P “[AAA];” Fitch “[AAA]”  
2020B Bonds—S&P “[AAA];” Fitch “[AAA]”  
See “MISCELLANEOUS—Bond Ratings” herein.

*In the opinion of Gilmore & Bell, P.C., Bond Counsel, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended, the interest on the 2020A Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax.*

*The interest on the 2020B Bonds is included in gross income for federal income tax purposes.*

*Bond Counsel is also of the opinion that the interest on the 2020 Bonds is exempt from State of Utah individual income taxes. See “TAX MATTERS” herein.*



**Salt Lake County, Utah**

**\$21,990,000\* Sales Tax Revenue Refunding Bonds, Series 2020A**

**\$36,685,000\* Federally Taxable Sales Tax Revenue and Refunding Bonds, Series 2020B**

The \$21,990,000,\* Sales Tax Revenue Refunding Bonds, Series 2020A (the “2020A Bonds”) and \$36,685,000,\* Federally Taxable Sales Tax Revenue and Refunding Bonds, Series 2020B (the “2020B Bonds”) and, together with the 2020A Bonds, the 2020 Bonds) are issued by the County as fully-registered bonds and, when initially issued, will be in book-entry form, registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York. DTC will act as securities depository for the 2020 Bonds.

Principal of and interest on the 2020 Bonds (interest payable February 1 and August 1 of each year, commencing August 1, 2020) are payable by Zions Bancorporation, National Association, Corporate Trust Department, Salt Lake City, Utah, as Paying Agent, to the registered owners thereof, initially DTC.

The 2020 Bonds are subject to optional [and mandatory sinking fund] redemption prior to maturity. The 2020B Bonds are also subject to a make-whole redemption prior to February 1, 20\_\_\_. See “THE 2020 BONDS—Redemption Provisions” herein.

The 2020 Bonds are being issued for the purpose of: (i) refunding certain sales tax revenue bonds previously issued by the County; (ii) acquiring, designing, constructing, and equipping homeless resource shelters within the County for the benefit of County residents; and (iii) for the payment of costs associated with the issuance of the 2020 Bonds. See “PLAN OF REFUNDING” and “THE 2020 PROJECTS” herein. The 2020 Bonds and Outstanding Parity Bonds previously issued by the County will be equally and ratably secured under the Indenture.

The 2020 Bonds are special limited obligations of the County, payable solely from and secured by a pledge of the revenues, moneys, securities and funds pledged therefore in the Indenture. The revenues consist of the Pledged Taxes. No assurance can be given that the Pledged Taxes will remain sufficient for the payment of principal and interest on the 2020 Bonds and the County is limited by Utah law in its ability to increase the rate of such taxes. See “INVESTMENT CONSIDERATIONS IN THE OWNERSHIP OF THE 2020 BONDS” herein. The 2020 Bonds do not constitute general obligation indebtedness or a pledge of the ad valorem taxing power or full faith and credit of the County, and are not obligations of the State of Utah or any other agency or other political subdivision or entity of the State of Utah. The County will not mortgage or grant any security interest in all or any portion of the improvements financed or refinanced with the proceeds of the 2020 Bonds to secure payment of the 2020 Bonds. See “SECURITY AND SOURCES OF PAYMENT” herein.

**Dated:** Date of Delivery<sup>1</sup>

**Due:** February 1, as shown on inside front cover

**See the inside front cover for the maturity schedule of the 2020 Bonds**

*This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire OFFICIAL STATEMENT to obtain information essential to the making of an informed investment decision.*

This OFFICIAL STATEMENT is dated April \_\_, 2020, and the information contained herein speaks only as of that date.

**J.P. Morgan**

\* Preliminary; subject to change.

<sup>1</sup> The anticipated date of delivery is Thursday, May 14, 2020.

This PRELIMINARY OFFICIAL STATEMENT and the information contained herein are subject to completion, amendment or other change without any notice. Under no circumstances shall this PRELIMINARY OFFICIAL STATEMENT constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

# Salt Lake County, Utah

## \$21,990,000\*

### Sales Tax Revenue Refunding Bonds, Series 2020A

Dated: Date of Delivery<sup>1</sup>

Due: February 1, as shown below

<u>Due February 1*</u>	<u>CUSIP® 795685</u>	<u>Principal Amount*</u>	<u>Interest Rate</u>	<u>Yield/ Price</u>
2021.....		\$1,050,000		
2022.....		1,105,000		
2023.....		1,165,000		
2024.....		1,220,000		
2025.....		1,280,000		
2026.....		1,350,000		
2027.....		1,420,000		
2028.....		1,490,000		
2029.....		1,550,000		
2030.....		1,600,000		
2031.....		1,645,000		
2032.....		1,700,000		
2033.....		1,750,000		
2034.....		1,805,000		
2035.....		1,860,000		

\$ \_\_\_\_\_ % Term Bond Due February 1, 20\_\_—Price \_\_\_\_\_ %

(CUSIP®795685 \_\_\_\_)

\* Preliminary; subject to change.

<sup>1</sup> The anticipated date of delivery is Thursday, May 14, 2020.

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# Salt Lake County, Utah

**\$36,685,000\***

## Federally Taxable Sales Tax Revenue and Refunding Bonds, Series 2020B

**Dated: Date of Delivery<sup>1</sup>**

**Due: February 1, as shown below**

<u>Due February 1*</u>	<u>CUSIP® 795685</u>	<u>Principal Amount*</u>	<u>Interest Rate</u>	<u>Yield/ Price</u>
2021.....		\$4,845,000		
2022.....		4,895,000		
2023.....		4,975,000		
2024.....		4,790,000		
2025.....		3,720,000		
2026.....		775,000		
2027.....		790,000		
2028.....		800,000		
2029.....		820,000		
2030.....		835,000		
2031.....		850,000		
2032.....		870,000		
2033.....		885,000		
2034.....		905,000		
2035.....		925,000		
2036.....		950,000		
2037.....		975,000		
2038.....		1,000,000		
2039.....		1,025,000		
2040.....		1,055,000		

**\$\_\_\_\_\_ % Term Bond Due February 1, 20\_\_—Price \_\_\_\_\_ %**

(CUSIP®795685 \_\_\_\_)

\* Preliminary; subject to change.

<sup>1</sup> The anticipated date of delivery is Thursday, May 14, 2020.

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This OFFICIAL STATEMENT does not constitute an offer to sell, or the solicitation of an offer to buy, nor shall there be any sale of, the 2020 Bonds (as defined herein), by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained herein, and if given or made, such other informational representations must not be relied upon as having been authorized by either Salt Lake County, Utah (the “County”); Zions Bancorporation, National Association, Corporate Trust Department, Salt Lake City, Utah (as Escrow Agent, Trustee, Bond Registrar and Paying Agent); Zions Public Finance, Inc., Salt Lake City, Utah (as Municipal Advisor); J.P. Morgan Securities LLC, New York, New York (the “Underwriter”); or any other entity. All other information contained herein has been obtained from the County, The Depository Trust Company, New York, New York and from other sources which are believed to be reliable. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this OFFICIAL STATEMENT nor the issuance, sale, delivery or exchange of the 2020 Bonds, shall under any circumstance create any implication that there has been no change in the affairs of the County since the date hereof.

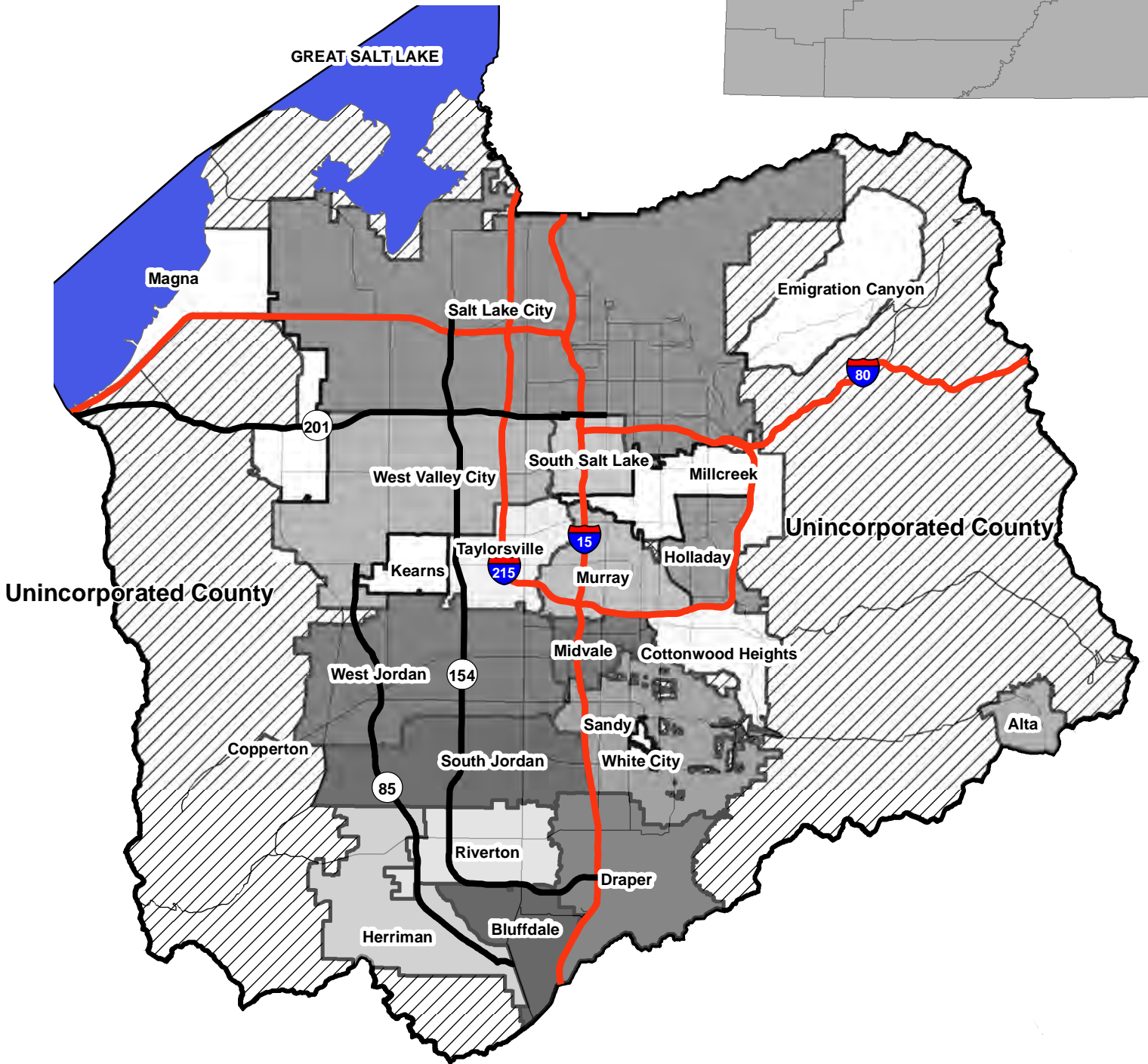
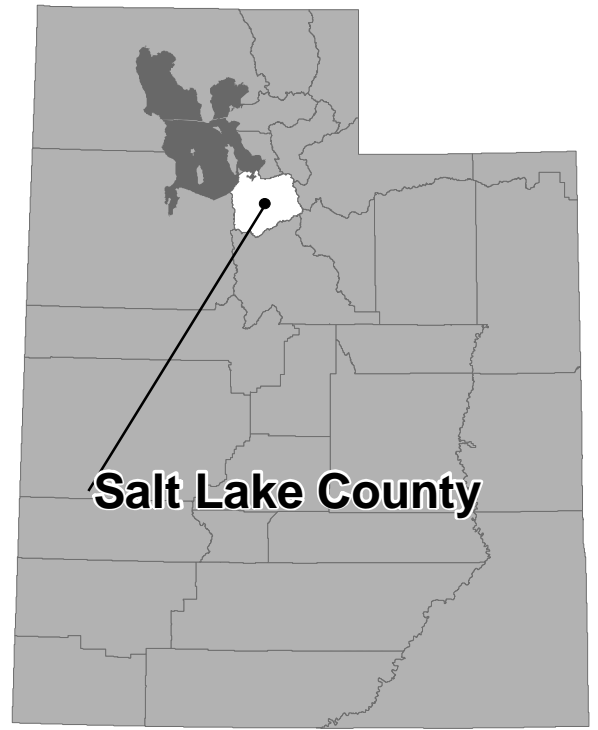
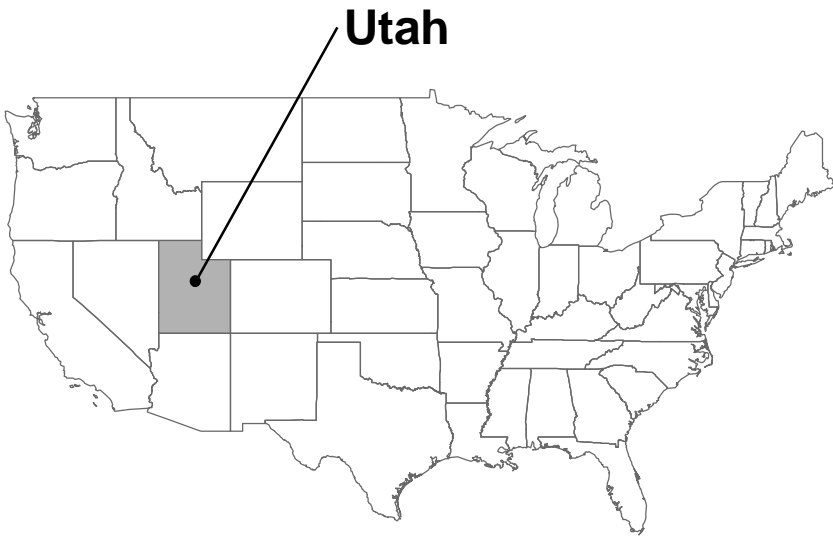
The 2020 Bonds have not been registered under the Securities Act of 1933, as amended, or any state securities laws in reliance upon exemptions contained in such act and laws. Neither the Securities and Exchange Commission nor any state securities commission has passed upon the accuracy or adequacy of this OFFICIAL STATEMENT. Any representation to the contrary is unlawful.

***The yields/prices at which the 2020 Bonds are offered to the public may vary from the initial reoffering yields/prices on the inside cover pages of this OFFICIAL STATEMENT. In addition, the Underwriter may allow concessions or discounts from the initial offering prices of the 2020 Bonds to dealers and others. In connection with the offering of the 2020 Bonds, the Underwriter may engage in transactions that stabilize, maintain, or otherwise affect the price of the 2020 Bonds. Such transactions may include overallocments in connection with the purchase of 2020 Bonds, the purchase of 2020 Bonds to stabilize their market price and the purchase of 2020 Bonds to cover the Underwriter’s short positions. Such transactions, if commenced, may be discontinued at any time.***

***Forward-Looking Statements.*** Certain statements included or incorporated by reference in this OFFICIAL STATEMENT constitute “forward-looking statements” within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used, such as “plan,” “project,” “forecast,” “expect,” “estimate,” “budget” or other similar words. ***The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements described to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. The County does not plan to issue any updates or revisions to those forward-looking statements if or when its expectations, or events, conditions or circumstances on which such statements are based occur. See “PROJECTED DEBT SERVICE COVERAGE” herein.***

The CUSIP® (the Committee on Uniform Securities Identification Procedures) identification numbers are provided on the inside cover pages of this OFFICIAL STATEMENT and are being provided solely for the convenience of bondholders only, and the County does not make any representation with respect to such numbers or undertake any responsibility for their accuracy. The CUSIP® numbers are subject to being changed after the issuance of the 2020 Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of the 2020 Bonds.

***The content from websites referenced in this OFFICIAL STATEMENT has not been reviewed for accuracy and completeness. Such information has not been provided in connection with the offering of the 2020 Bonds and is not a part of this OFFICIAL STATEMENT.***





# OFFICIAL STATEMENT RELATED TO

## Salt Lake County, Utah

**\$21,990,000\***

**Sales Tax Revenue Refunding Bonds, Series 2020A**

and

**\$36,685,000\***

**Federally Taxable Sales Tax Revenue and Refunding Bonds,  
Series 2020B**

### INTRODUCTION

This introduction is only a brief description of the 2020 Bonds, as hereinafter defined, the security and source of payment for the 2020 Bonds and certain information regarding Salt Lake County, Utah (the “County”). The information contained herein is expressly qualified by reference to the entire OFFICIAL STATEMENT. Investors are urged to make a full review of the entire OFFICIAL STATEMENT as well as the documents summarized or described herein.

See the following appendices that are attached hereto and incorporated herein by reference: “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018;” “APPENDIX B—THE GENERAL INDENTURE OF TRUST;” “APPENDIX C—FORM OF OPINIONS OF BOND COUNSEL;” “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING;” and “APPENDIX E—BOOK-ENTRY SYSTEM.”

When used herein the terms “Fiscal Year[s] 20YY” or “Fiscal Year[s] End[ed][ing] December 31, 20YY” shall refer to the year beginning on January 1 and ending on December 31 of the year indicated. Unless otherwise indicated, capitalized terms used in this OFFICIAL STATEMENT shall have the meaning established in the Indenture (as hereinafter defined). See “APPENDIX B—THE GENERAL INDENTURE OF TRUST.”

### **Salt Lake County, Utah**

The County, incorporated in 1896, covers an area of approximately 737 square miles and is in the north central portion of the State of Utah (the “State”). The County is bordered on the west by the Great Salt Lake and the Oquirrh Mountains and on the east by the Wasatch Mountains. The County had 1,152,633 residents per the 2018 U.S. Census Bureau estimates, ranking the County as the most populated county in the State (out of 29 counties). Based on 2018 U.S. Census Bureau population estimates, the County has approximately 36% of the total population of the State. Salt Lake City, Utah is the County seat and the capital city of the State. See “SALT LAKE COUNTY, UTAH” below.

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\* Preliminary; subject to change.

## **The 2020 Bonds**

This OFFICIAL STATEMENT, including the cover page, introduction and appendices, provides information in connection with the issuance and sale by the County of its \$13,550,000\*, Federally Taxable Sales Tax Revenue Bonds, Series 2017A (the “2017A Bonds”) and \$38,520,000\*, Sales Tax Revenue Bonds, Series 2017B (the “2017B Bonds”) and collectively with the 2017A Bonds, the “2017 Bonds or “2017 Bond”), initially issued in book–entry form.

### **Authority And Purpose Of The 2020 Bonds; Outstanding Parity Bonds**

*Authority And Purpose.* The 2020 Bonds are being issued pursuant to a General Indenture of Trust, dated as of November 15, 2001, as previously supplemented and amended (the “General Indenture”) between the County and Zions Bancorporation, National Association, Corporate Trust Department, Salt Lake City, Utah (“Zions Bancorporation”), as trustee (the “Trustee”), as further supplemented by a Tenth Supplemental Indenture of Trust, dated as of [May 1, 2020], between the County and the Trustee (the “Tenth Supplemental Indenture”) providing for the issuance of the 2020 Bonds. The General Indenture, together with all amendments or supplements thereto, including without limitation the Tenth Supplemental Indenture, is sometimes referred to collectively herein, as the “Indenture.”

The 2020 Bonds are being issued for the purpose of: (i) refunding certain sales tax revenue bonds previously issued by the County; (ii) acquiring, designing, constructing, and equipping homeless resource shelters within the County for the benefit of County residents; and (iii) for the payment of costs associated with the issuance of the 2020 Bonds. See “PLAN OF REFUNDING” and “THE 2020 PROJECTS” below.

*Outstanding Parity Bonds.* The 2020 Bonds and Outstanding Parity Bonds (defined below) previously issued by the County will be equally and ratably secured under the Indenture. The County expects that the outstanding aggregate principal amount of the Outstanding Parity Bonds (after the closing and delivery of the 2020 Bonds) will be \$137,584,000\* on the expected delivery date of the 2020 Bonds.

### **Security And Source Of Payment**

The 2020 Bonds are special limited obligations of the County payable on a parity with the Outstanding Parity Bonds, solely from and secured solely by the Revenues, moneys, securities and funds pledged therefore under the Indenture between the County and the Trustee. The Revenues consist of all the revenues produced by the sales and use taxes levied by the County under the County Option Sales and Use Tax Act, Title 59, Chapter 12, Part 11, Utah Code (the “County Option Sales and Use Tax Act”) (the “Pledged Taxes”).

No assurance can be given that the Pledged Taxes will remain sufficient for the payment of the principal of or interest on the 2020 Bonds and the County is limited by State law in its ability to increase the rate of such taxes. See “INVESTMENT CONSIDERATIONS IN THE OWNERSHIP OF THE 2020 BONDS” below. The 2020 Bonds do not constitute general obligation indebtedness or a pledge of the ad valorem taxing power or the full faith and credit of the County and are not obligations of the State or any other agency or other political subdivision or entity of the State. The County will not mortgage or grant any security interest in any of the improvements financed or refinanced with the proceeds of the 2020 Bonds to secure payment of the 2020 Bonds.

See “SECURITY AND SOURCES OF PAYMENT” below.

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\* Preliminary; subject to change.

The 2020 Bonds are secured on a parity lien with the Outstanding Parity Bonds and with any additional bonds, notes or other obligations that may be issued from time to time under the Indenture (the “Additional Bonds”). See “SECURITY AND SOURCES OF PAYMENT—Issuance Of Additional Bonds” below. The 2020 Bonds, the Outstanding Parity Bonds and any Additional Bonds which may be issued from time to time under the Indenture are collectively referred to herein as the “Bonds.”

### **Pledged Taxes**

*Pledged County Option Sales and Use Taxes.* The County presently levies a county option sales and use tax at the rate of  $\frac{1}{4}$  of 1% (*the maximum rate permitted by the County Option Sales and Use Tax Act*) on all taxable sales of goods and services in the County.

*Collections.* The Pledged Taxes are collected by the Utah State Tax Commission (the “State Tax Commission”) and distributed monthly to the County, as provided by law.

*Pledged Taxes.* The county option sales and use tax represents all of the Pledged Taxes. The Pledged Taxes for Fiscal Year 2020 are anticipated approximately [\$66.85 million] and would, if maintained at that level, provide projected coverage of approximately [4.4]\* times the expected maximum debt service of \$[15,103,575]\* occurring in Fiscal Year 20[21]. Under the Indenture the County may not issue Additional Bonds unless Pledged Taxes are at least 200% of the maximum annual debt service on the Outstanding Bonds and Additional Bonds for any 12 consecutive months in the preceding 24 months. See “SECURITY AND SOURCES OF PAYMENT—Pledged Taxes” and “PROJECTED DEBT SERVICE COVERAGE” below.

### **Redemption Provisions For The 2020 Bonds**

The 2020 Bonds are subject to optional [and mandatory sinking fund] redemption prior to maturity. The 2020B Bonds are also subject to a make-whole redemption prior to February 1, 20\_\_\_. See “THE 2020 BONDS—Redemption Provisions” below.

### **Registration, Denominations, Manner Of Payment**

The 2020 Bonds are issuable only as fully-registered bonds and, when initially issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, (“DTC”). DTC will act as securities depository of the 2020 Bonds. Purchases of 2020 Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any whole multiple thereof, through brokers and dealers who are, or who act through, DTC’s Participants (as defined herein). Beneficial Owners (as defined herein) of the 2020 Bonds will not be entitled to receive physical delivery of bond certificates so long as DTC or a successor securities depository acts as the securities depository with respect to the 2020 Bonds. “Direct Participants,” “Indirect Participants” and “Beneficial Owners” are defined under “APPENDIX E—BOOK-ENTRY SYSTEM.”

Principal of and interest on the 2020 Bonds (interest payable February 1 and August 1 of each year, commencing August 1, 2020) are payable by Zions Bancorporation, National Association, Corporate Trust Department, Salt Lake City, Utah, as paying agent (the “Paying Agent”) for the 2020 Bonds, to the registered owners of the 2020 Bonds. So long as Cede & Co. is the sole registered owner, it will, in turn, remit such principal and interest to its Direct Participants, for subsequent disbursements to the Beneficial Owners of the 2020 Bonds, as described under “APPENDIX E—BOOK-ENTRY SYSTEM.”

So long as DTC or its nominee is the sole registered owner of the 2020 Bonds, neither the County nor the Trustee will have any responsibility or obligation to any Direct or Indirect Participants of DTC, or the persons for whom they act as nominees, with respect to the payments to or the providing of notice for the Direct Participants, Indirect Participants or the Beneficial Owners of the 2020 Bonds. Under these same

circumstances, references herein and in the Indenture to the “Bondowners” or “Registered Owners” of the 2020 Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the 2020 Bonds.

### **Tax Matters Regarding The 2020 Bonds**

*2020A Bonds.* In the opinion of Gilmore & Bell, P.C., Bond Counsel, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended (the “Code”), the interest on the 2020A Bonds is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax.

*2020B Bonds.* **The interest on the 2020B Bonds is included in gross income for federal income tax purposes.**

*State of Utah.* Bond Counsel is also of the opinion that the interest on the 2020 Bonds is exempt from State of Utah individual income taxes.

*No Other Opinion.* Bond Counsel expresses no opinion regarding any other tax consequences relating to ownership or disposition of or the accrual or receipt of interest on the 2020 Bonds.

See “TAX MATTERS” below for a more complete discussion.

### **Professional Services**

In connection with the issuance of the 2020 Bonds, the following have served the County in the capacity indicated.

*Registrar, Paying Agent, Escrow Agent and Trustee*  
Zions Bancorporation National Association  
Corporate Trust Department  
One S Main St 12<sup>th</sup> Fl  
Salt Lake City UT 84133–1109  
801.844.7517 | f 801.594.8018  
[verena.critser@zionsbancorp.com](mailto:verena.critser@zionsbancorp.com)

*Bond Counsel*  
Gilmore & Bell PC  
15 W S Temple Ste 1450  
Salt Lake City UT 84101  
801.364.5080 | f 801.364.5032  
[bwade@gilmorebell.com](mailto:bwade@gilmorebell.com)

*Municipal Advisor*  
Zions Public Finance Inc  
One S Main St 18<sup>th</sup> Fl  
Salt Lake City UT 84133–1109  
801.844.7373 | f 801.844.4484  
[jon.bronson@zionsbancorp.com](mailto:jon.bronson@zionsbancorp.com)

### **Conditions Of Delivery, Anticipated Date, Manner, And Place Of Delivery**

The 2020 Bonds are offered, subject to prior sale, when, as and if issued and received by J.P. Morgan Securities LLC, New York, New York (the “Underwriter”), subject to the approval of legality of the 2020 Bonds by Gilmore & Bell, P.C., Bond Counsel to the County, and certain other conditions. Certain legal matters will be passed on for the County by the Chief Deputy District Attorney, Ralph Chamness. Certain legal matters will be passed on for the Underwriter by Chapman and Cutler LLP. It is expected that the 2020 Bonds, in book–entry form, will be available for delivery to DTC or its agent on or about Thursday, May 14, 2020.

## Continuing Disclosure Undertaking

The County will enter into a continuing disclosure undertaking for the benefit of the Beneficial Owners of the 2020 Bonds. For a detailed discussion of this disclosure undertaking, previous undertakings and timing of submissions see “CONTINUING DISCLOSURE UNDERTAKING” below and “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING.”

### Basic Documentation

This OFFICIAL STATEMENT speaks only as of its date, and the information contained herein is subject to change. Brief descriptions of the County and the 2020 Bonds are included in this OFFICIAL STATEMENT. Such descriptions do not purport to be comprehensive or definitive. All references herein to the Indenture and the 2020 Bonds are qualified in their entirety by reference to each such document. See “APPENDIX B—THE GENERAL INDENTURE OF TRUST.”

Descriptions of the Indenture and the 2020 Bonds are qualified by reference to bankruptcy and other laws affecting the remedies for the enforcement of the rights and security provided therein and the effect of the exercise of the police power by any entity having jurisdiction. See “APPENDIX B—THE GENERAL INDENTURE OF TRUST.” Other documentation authorizing the issuance of the 2020 Bonds and establishing the rights and responsibilities of the County and other parties to the transaction may be obtained from the “contact persons” as indicated below.

### Contact Persons

As of the date of this OFFICIAL STATEMENT, additional requests for information may be directed to Zions Public Finance, Inc., Salt Lake City, Utah (the “Municipal Advisor”) to the County:

Jon Bronson, Senior Vice President/Managing Director, [jon.bronson@zionsbancorp.com](mailto:jon.bronson@zionsbancorp.com)  
Eric Pehrson, Senior Vice President, [eric.pehrson@zionsbancorp.com](mailto:eric.pehrson@zionsbancorp.com)

Zions Public Finance Inc  
One S Main St 18<sup>th</sup> Fl  
Salt Lake City UT 84133–1109  
801.844.7373 | f 801.844.4484

As of the date of this OFFICIAL STATEMENT, the chief contact person for the County concerning the 2020 Bonds is:

Darrin Casper, Deputy Mayor of Finance and Chief Financial Officer  
[dcasper@slco.org](mailto:dcasper@slco.org)

Salt Lake County  
2001 S State St N–4100  
(PO Box 144575)  
Salt Lake City UT 84114–4575  
385.468.7075 | f 385.468.7071

## CONTINUING DISCLOSURE UNDERTAKING

The County will execute a Continuing Disclosure Undertaking (the “Disclosure Undertaking”) for the benefit of the Beneficial Owners of the 2020 Bonds to send certain information annually and to provide notice of certain events to the Municipal Securities Rulemaking Board (“MSRB”) through its Electronic Municipal Market Access system (“EMMA”) pursuant to the requirements of paragraph (b)(5) of Rule 15c2–12 (the “Rule”) adopted by the Securities and Exchange Commission under the Securities Ex-

change Act of 1934, as amended. The information to be provided on an annual basis, the events which will be noticed on an occurrence basis and other terms of the Disclosure Undertaking, including termination, amendment and remedies, are set forth in the form of Disclosure Undertaking in “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING.”

***Except as noted below under “Failure To Disclose On Certain Maturities” during the five years prior to the date of this OFFICIAL STATEMENT, the County has not failed to comply in any material respects with its prior undertakings pursuant to the Rule.***

Based on such prior disclosure undertakings the County submits its comprehensive annual financial report for the Fiscal Year ending December 31 (the “CAFR”) and other operating and financial information on or before July 18 (not more than 200 days from the end of the Fiscal Year). The County will submit the Fiscal Year 2019 CAFR and other operating and financial information for the 2020 Bonds on or before July 18, 2020, and annually thereafter on or before each July 18.

A failure by the County to comply with the Disclosure Undertaking will not constitute a default under the Indenture and the Beneficial Owners of the 2020 Bonds are limited to the remedies described in the Disclosure Undertaking. A failure by the County to comply with the annual disclosure requirements of the Disclosure Undertaking must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the 2020 Bonds in the secondary market. Consequently, such a failure may adversely affect the marketability and liquidity of the 2020 Bonds and their market price.

#### **Failure To Disclose On Certain Maturities**

The County’s dissemination agent failed to attach the County’s July 7, 2015 continuing disclosure report (containing the Fiscal Year 2014 CAFR) to CUSIP®: (i) 795676 KF1 and KG9 (the required information was filed on EMMA on May 3, 2017) and (ii) 795676 KQ7, KR5 and KS3 (the required information was filed on EMMA on October 3, 2017).

### **INVESTMENT CONSIDERATIONS IN THE OWNERSHIP OF THE 2020 BONDS**

The purchase of the 2020 Bonds involves certain investment risks. Accordingly, each prospective purchaser of the 2020 Bonds should make an independent evaluation of all of the information presented in this OFFICIAL STATEMENT in order to make an informed investment decision. Certain of these risks are described below; however, it is not intended to be a complete representation of all the possible risks involved.

#### **Uncertainty Of Economic Activity And Sales Taxes**

The amount of Pledged Taxes to be collected by the County is dependent on a number of factors beyond the control of the County, including, but not limited to, the state of the United States economy and the economy of the State and the County. Any one or more of these factors could result in the County receiving less Pledged Taxes than anticipated. During periods in which economic activity declines, Pledged Taxes are likely to fall as compared to an earlier year. In addition, Pledged Taxes are dependent on the volume of the transactions subject to the tax. From time to time, proposals have been made by the Utah State Legislature (the “State Legislature”) to add or remove certain types of purchases from the sales tax and the State (like many other states) has recognized the potential reduction in sales tax revenues as a result of purchases made through the internet and other non-traditional means. In addition, the State Legislature has, from time to time, considered legislation to revise the amount of sales tax to be levied or to adjust the method of allocating sales tax to local governmental entities. The County cannot predict what impact these items may have on the Pledged Taxes it receives.

See “SECURITY AND SOURCE OF PAYMENT—Pledged Taxes” and PLEDGED DEBT SERVICE COVERAGE—COVID-19 World Pandemic Crisis” below.

### **The 2020 Bonds Are Limited Obligations**

The 2020 Bonds are special limited obligations of the County, payable solely from the Pledged Taxes, moneys, securities and funds pledged therefore in the Indenture. No assurance can be given that the amount of Pledged Taxes received by the County will remain sufficient for the payment of the principal or interest on the 2020 Bonds and the County is limited by State law in its ability to increase the rate of such taxes. The 2020 Bonds do not constitute general obligation indebtedness or a pledge of the ad valorem taxing power or the full faith and credit of the County, and are not obligations of the State or any other agency or other political subdivision or entity of the State. The County will not mortgage or grant any security interest in any of the projects financed or refinanced with the proceeds of the 2020 Bonds to secure payment of the 2020 Bonds.

### **Limitation On Increasing Rates For Pledged Taxes**

*The County currently levies the maximum rate allowed under the County Option Sales and Use Tax Act for all taxes making up the Pledged Taxes.* No assurance can be given that the Pledged Taxes will remain sufficient for the payment of the principal of or interest on the 2020 Bonds and the County is limited by State law in its ability to increase the rate of such taxes.

### **No Reserve Fund Deposit For The 2020 Bonds**

Pursuant to the Indenture, each Series of Bonds is secured (if at all) by a separate subaccount in the Debt Service Reserve Fund. *Upon the issuance of the 2020 Bonds there will be no funding subaccounts of the Debt Service Reserve Fund with respect to the 2020 Bonds.*

## **PLAN OF REFUNDING**

The County previously issued (among others) its:

(i) \$33,020,000 (original principal amount), Sales Tax Revenue Bonds, Series 2010D (Federally Taxable–Direct Pay–Build America Bonds), dated November 9, 2010), currently outstanding in the aggregate principal amount of \$25,630,000 (the “2010 Sales Tax Bonds”), the original proceeds of which were used for the purpose of the acquisition, construction, improvement and equipping of various buildings for the County;

(ii) \$43,725,000 (original principal amount), Sales Tax Revenue Refunding Bonds, Series 2012A, dated June 20, 2012), currently outstanding in the aggregate principal amount of \$23,960,000 (the “2012 Sales Tax Bonds”), the original proceeds of which were used to refund prior sales tax revenue bonds previously issued by the County; and

(iii) \$30,000,000 (original principal amount), Sales Tax Revenue Bonds, Series 2014, dated December 23, 2014), currently outstanding in the aggregate principal amount of \$24,700,000 (the “2014 Sales Tax Bonds”), the original proceeds of which were used for the purpose of the acquisition, construction, improvement and equipping of buildings, parks and land for the County.

Proceeds from the 2020 Bonds will be deposited with Zions Bancorporation, National Association, as Escrow Agent (the “Escrow Agent”), pursuant to an Escrow Agreement providing for the refunding of certain principal amounts of the 2010 Sales Tax Bonds, the 2012 Sales Tax Bond and the 2014 Sales Tax Bonds, between the County and the Escrow Agent (the “Escrow Agreement”) to establish an irrevocable

trust escrow account (the “Escrow Account”), consisting of cash and government obligations of the United States of America. See “THE 2020 BONDS—Sources And Uses Of Funds” below.

Amounts in the Escrow Account shall be used to:

(i) pay interest on the 2010 Sales Tax Bonds maturing on and after November 1, 2021 (the “2010 Sales Tax Refunded Bonds”) and to redeem the 2010 Sales Tax Refunded Bonds at a redemption price of 100% of the principal amount thereof on May 1, 2021 (the “2010 Sales Tax Refunded Bonds Redemption Date”). The 2010 Sales Tax Refunded Bonds mature on the dates and in the amounts, and bear interest at the rates, as follows.

<u>Scheduled Maturity (November 1)</u>	<u>Redemption Date</u>	<u>CUSIP® 795685</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Redemption Price</u>
2021 .....	May 1, 2021	DP8	\$ 1,330,000	3.50 %	100%
2025 .....	May 1, 2021	DQ6	5,665,000	4.00	100
2026 .....	May 1, 2021	DR4	1,510,000	4.15	100
2027 .....	May 1, 2021	DS2	1,550,000	4.40	100
2028 .....	May 1, 2021	DT0	1,595,000	4.60	100
2029 .....	May 1, 2021	DU7	1,640,000	4.75	100
2030 .....	May 1, 2021	DV5	1,695,000	4.875	100
2032 .....	May 1, 2021	DW3	3,550,000	5.10	100
2035 .....	May 1, 2021	DX1	<u>5,790,000</u>	5.20	100
Totals.....			<u>\$24,325,000</u>		

(ii) pay interest on certain 2012 Sales Tax Bonds maturing on and after February 1, 2021 (the “2012 Sales Tax Refunded Bonds”) and to redeem certain 2012 Sales Tax Refunded Bonds at a redemption price of 100% of the principal amount thereof on February 1, 2022 (the “2012 Sales Tax Refunded Bonds Redemption Date”). The 2012 Sales Tax Refunded Bonds mature on the dates and in the amounts, and bear interest at the rates, as follows.

<u>Scheduled Maturity (February 1)*</u>	<u>Maturity/ Redemption Date*</u>	<u>CUSIP® 795685*</u>	<u>Principal Amount*</u>	<u>Interest Rate*</u>	<u>Redemption Price*</u>
2021 (1) .....	February 1, 2021	EG7	\$ 3,345,000	5.00%	—
2022 (2) .....	February 1, 2022	EH5	3,505,000	5.00	—
2023 (3) .....	February 1, 2022	EJ1	3,695,000	5.00	100%
2024 (4) .....	February 1, 2022	EK8	3,905,000	5.00	100
2025 (5) .....	February 1, 2022	EL6	<u>2,905,000</u>	2.50	100
Totals.....			<u>\$17,355,000</u>		

- (1) The original principal amount of this maturity was \$4,540,000 and \$3,345,000\* will be refunded by the 2020B Sales Tax Bonds leaving principal outstanding in the amount of \$1,195,000.\*
- (2) The original principal amount of this maturity was \$4,765,000 and \$3,505,000\* will be refunded by the 2020B Sales Tax Bonds leaving principal outstanding in the amount of \$1,260,000.\*
- (3) The original principal amount of this maturity was \$5,015,000 and \$3,695,000\* will be refunded by the 2020B Sales Tax Bonds leaving principal outstanding in the amount of \$1,320,000\* (the original CUSIP® number may be reassigned on the remaining principal outstanding for this maturity).
- (4) The original principal amount of this maturity was \$5,295,000 and \$3,905,000\* will be refunded by the 2020B Sales Tax Bonds leaving principal outstanding in the amount of \$1,390,000\* (the original CUSIP® number may be reassigned on the remaining principal outstanding for this maturity).
- (5) The original principal amount of this maturity was \$4,345,000 and \$2,905,000\* will be refunded by the 2020B Sales Tax Bonds leaving principal outstanding in the amount of \$1,440,000\* (the original CUSIP® number may be reassigned on the remaining principal outstanding for this maturity).

\* Preliminary; subject to change.



(iii) pay interest and principal on certain 2014 Sales Tax Bonds maturing on February 1, 2021; February 1, 2022; and February 1, 2023 (the “2014 Sales Tax Refunded Bonds”). The 2014 Sales Tax Refunded Bonds mature on the dates and in the amounts, and bear interest at the rates, as follows.

Scheduled Maturity <u>(February 1)*</u>	<u>Maturity Date*</u>	CUSIP® <u>795685*</u>	Principal <u>Amount*</u>	Interest <u>Rate*</u>	Redemption <u>Price</u>
2021 (1) .....	February 1, 2021	ES1	\$240,000	5.00%	–
2022 (2) .....	February 1, 2022	ET9	255,000	5.00	–
2023 (5) .....	February 1, 2023	EU6	<u>270,000</u>	5.00	–
Totals.....			<u>\$765,000</u>		

- (1) The original principal amount of this maturity was \$1,195,000 and \$240,000\* will be refunded by the 2020B Sales Tax Bonds leaving principal outstanding in the amount of \$955,000\* (the original CUSIP® number may be reassigned on the remaining principal outstanding for this maturity).
- (2) The original principal amount of this maturity was \$1,255,000 and \$255,000\* will be refunded by the 2020B Sales Tax Bonds leaving principal outstanding in the amount of \$1,000,000\* (the original CUSIP® number may be reassigned on the remaining principal outstanding for this maturity).
- (3) The original principal amount of this maturity was \$1,320,000 and \$270,000\* will be refunded by the 2020B Sales Tax Bonds leaving principal outstanding in the amount of \$1,050,000\* (the original CUSIP® number may be reassigned on the remaining principal outstanding for this maturity).

The cash and investments held in the Escrow Account will be sufficient to pay the interest falling due on (i) the 2010 Sales Tax Refunded Bonds through the 2010 Sales Tax Refunded Bonds Redemption Date and the redemption price of the 2010 Sales Tax Refunded Bonds, due and payable on the 2010 Sales Tax Refunded Bonds Redemption Date; (ii) the 2012 Sales Tax Refunded Bonds through the 2012 Sales Tax Refunded Bonds Redemption Date and the redemption price of the 2012 Sales Tax Refunded Bonds, due and payable on the 2012 Sales Tax Refunded Bonds Redemption Date; and (iii) the 2014 Sales Tax Refunded Bonds on February 1, 2021 through February 1, 2023 and the principal due on the 2014 Sales Tax Refunded Bonds maturing on February 1, 2021 through February 1, 2023.

The 2010 Sales Tax Refunded Bonds, the 2012 Sales Tax Refunded Bonds and the 2014 Sales Tax Refunded Bonds, are collectively the “2020 Refunded Bonds.”

Certain mathematical computations regarding the sufficiency of the investments held in the Escrow Account will be verified by Public Finance Partners, Minneapolis, Minnesota. See “MISCELLANEOUS—Escrow Verification” below.

## THE 2020 BONDS

### General

The 2020 Bonds are dated the date of delivery<sup>1</sup> thereof (the “Dated Date”) and will mature on February 1 of the years and in the amounts as set forth on the inside cover pages of this OFFICIAL STATEMENT.

The 2020 Bonds shall bear interest from the Dated Date at the rates set forth on the inside cover pages of this OFFICIAL STATEMENT. Interest on the 2020 Bonds is payable semi-annually on each February 1 and August 1, commencing August 1, 2020. Interest on the 2020 Bonds shall be computed on the basis of a 360-day year comprised of 12, 30-day months. In addition to acting as the initial Trustee and

\* Preliminary; subject to change.

<sup>1</sup> The anticipated date of delivery is Thursday, May 14, 2020.

Paying Agent, Zions Bancorporation is also the initial Bond Registrar with respect to the 2020 Bonds (in such capacity, the “Bond Registrar”).

The 2020 Bonds will be issued as fully-registered bonds, initially in book-entry form, in the denomination of \$5,000 or any whole multiple thereof, not exceeding the amount of each maturity.

**Sources And Uses Of Funds**

The proceeds from the sale of the 2020 Bonds are estimated to be applied as set forth below:

	<u>2020A Bonds</u>	<u>2020B Bonds</u>	<u>2020 Bonds Totals</u>
<i>Sources:</i>			
Par amount of 2020A Bonds.....	\$	\$	-
Par amount of 2020B Bonds.....	-		
Original issue premium.....	-		
<b>Total.....</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<i>Uses:</i>			
Deposit to Project Account.....	\$	\$	\$
Deposit to Escrow Account.....			
Underwriter’s discount.....			
Costs of issuance (1).....			
Original issue discount.....	-		
<b>Total.....</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

(1) Includes legal fees, Escrow Agent fees, Trustee, Bond Registrar and Paying Agent fees, Municipal Advisor fees, rating agency fees, escrow verification fees, rounding amounts and other miscellaneous costs of issuance.

(Source: Municipal Advisor.)

**Redemption Provisions**

**The 2020A Bonds**

*Optional Redemption for the 2020A Bonds.* The 2020A Bonds maturing on or after February 1, 20\_\_ are subject to redemption prior to maturity, in whole or in part, at the option of the County on any date on and after February 1/August 1, 20\_\_, at a redemption price equal to 100% of the principal amount of the 2020A Bonds to be redeemed plus accrued interest thereon to the date fixed for redemption.

*Mandatory Sinking Fund Redemption on the 2020A Bonds.* The 2020A Bonds maturing on February 1, 20\_\_ are subject to mandatory sinking fund redemption, by lot in such manner as the Trustee may determine, at a price equal to 100% of the principal amount thereof plus accrued interest to the redemption date, on the dates and in the principal amounts as follows:

<u>Mandatory Sinking Fund Redemption Date</u>	<u>Sinking Fund Requirements</u>
February 1, 20__ .....	\$
February 1, 20__ .....	
February 1, 20__ (final maturity).....	
<b>Total .....</b>	<b>\$</b>

Upon redemption of any 2020A Bonds maturing on February 1, 20\_\_, other than by application of such mandatory sinking fund redemption, an amount equal to the principal amount so redeemed will be credited toward a part or all of any one or more of such mandatory sinking fund redemption amounts for the 2020A Bonds maturing on February 1, 20\_\_, in such order of mandatory sinking fund date as shall be directed by the County.

*Partial Redemption of a 2020A Bond.* If less than all 2020A Bonds are to be optionally redeemed, the particular maturities of such 2020A Bonds to be redeemed and the principal amounts of such maturities to be redeemed shall be selected by the County. If less than all the 2020A Bonds of any maturity are to be redeemed, the particular 2020A Bonds or portion of the 2020A Bonds of such maturity to be redeemed shall be selected by the Trustee by lot, in such manner as the Trustee in its discretion may deem fair and appropriate. The portion of any registered 2020A Bond of a denomination of more than \$5,000 to be redeemed will be in the principal amount of \$5,000 or any integral multiple thereof, and in selecting portions of such 2020A Bonds for redemption the Trustee will treat each such 2020A Bond as representing that number of 2020A Bonds of \$5,000 denomination that is obtained by dividing the principal amount of such 2020A Bonds by \$5,000.

### **The 2020B Bonds**

*Optional Redemption for the 2020B Bonds.* The 2020B Bonds maturing after February 1, 20\_\_ are subject to redemption prior to maturity, in whole or in part, at the option of the County on any date on and after February 1, 20\_\_, at a redemption price equal to 100% of the principal amount of the 2020B Bonds to be redeemed plus accrued interest thereon to the date fixed for redemption.

*Make-Whole Redemption for the 2020B Bonds.* Prior to February 1, 20\_\_, the 2020B Bonds are subject to redemption prior to maturity at the option of the County, in whole or in part, on any Business Day, at the “make-whole redemption price.” The Make-Whole Redemption Price is the greater of (i) 100% of the principal amount of the 2020B Bonds to be redeemed and (ii) the sum of the present value of the remaining scheduled payments of principal and interest on the 2020B Bonds to be redeemed, not including any portion of those payments of interest accrued and unpaid as of the date on which the 2020B Bonds are to be redeemed, discounted to the date on which the 2020B Bonds are to be redeemed on a semi-annual basis, assuming a 360-day year consisting of 12, 30-day months, at the “Treasury Rate” (defined below) plus \_\_ basis points, plus, in each case, accrued and unpaid interest on the 2020B Bonds to be redeemed on the redemption date.

For purpose of determining the Make-Whole Redemption Price, Treasury Rate is, with respect to any redemption date for a particular 2020B Bond, the yield to maturity as of such redemption date of United States Treasury securities with a constant maturity, excluding inflation indexed securities (as compiled and published in the most recent Federal Reserve Statistical Release H.15 (519) that has become publicly available at least two Business Days prior to the redemption date or, if such Statistical Release is no longer published, any publicly available source of similar market date) most nearly equal to the period from the redemption date to the maturity date of the 2020B Bond to be redeemed; provided, however, that if the period from the redemption date to such maturity date is less than one year, the weekly average yield on actually traded United States Treasury securities adjusted to a constant maturity of one-year shall be used.

The Make-Whole Redemption Price shall be determined by an independent accounting firm, investment banking firm or municipal advisor retained by the County at the County’s expense to calculate such Make-Whole Redemption Price. The Trustee and the County may conclusively rely on such determination of the Make-Whole Redemption Price by such independent accounting firm, investment banking firm or municipal advisor.

*Mandatory Sinking Fund Redemption on the 2020B Bonds.* The 2020B Bonds maturing on February 1, 20\_\_ are subject to mandatory sinking fund redemption at a price equal to 100% of the principal

amount thereof plus accrued interest to the redemption date, on the dates and in the principal amounts as follows:

<u>Mandatory Sinking Fund Redemption Date</u>	<u>Sinking Fund Requirements</u>
February 1, 20__ .....	\$
February 1, 20__ .....	
February 1, 20__ (final maturity).....	
Total .....	\$

Upon redemption of any 2020B Bonds maturing on February 1, 20\_\_, other than by application of such mandatory sinking fund redemption, an amount equal to the principal amount so redeemed will be credited toward a part or all of any one or more of such mandatory sinking fund redemption amounts for the 2020B Bonds maturing on February 1, 20\_\_, in such order of mandatory sinking fund date as shall be directed by the County.

*Partial redemption of a 2020B Bond.* If less than all of the 2020B Bonds of any maturity are to be redeemed prior to maturity, (a) if the 2020B Bonds are in book-entry form at the time of such redemption, the Trustee shall instruct DTC to instruct the DTC Participants to select the specific 2020B Bonds for redemption on a pro rata pass through basis, and neither the County nor the Trustee shall have any responsibility to insure that DTC or its Participants properly select such 2020B Bonds for redemption, and (b) if the 2020B Bonds are not then in book-entry form at the time of such redemption, on each redemption date, the Trustee shall select the specific 2020B Bonds for redemption pro rata. The portion of any registered 2020B Bond of a denomination of more than \$5,000 to be redeemed will be in the principal amount of \$5,000 or any integral multiple thereof, and in selecting portions of such 2020B Bonds for redemption, the Trustee will treat each such 2020B Bond as representing that number of 2020B Bonds of \$5,000 denomination that is obtained by dividing the principal amount of such 2020B Bonds by \$5,000.

[The 2020 Bonds maturing on or after February 1, 2029, will be subject to optional redemption at the option of the County on August 1, 2028, and on any date thereafter prior to maturity, in whole or in part, from such maturities or parts thereof as may be selected by the County, and at random within each maturity if less than the full amount of any maturity is to be redeemed, upon not less than 30 days' prior written notice, at a redemption price equal to 100% of the principal amount of the 2020 Bonds to be redeemed, plus accrued interest thereon to the redemption date.]

**Notice Of Redemption**

Notice of redemption shall be given by the Bond Registrar by first class mail, not less than 30 nor more than 60 days prior to the redemption date, to the owner, as of the Record Date, of each 2020 Bond which is subject to redemption, at the address of such owner as it appears on the registration books of the County kept by the Bond Registrar, or at such other address as is furnished to the Bond Registrar in writing by such owner on or prior to the Record Date. Each notice of redemption shall state the redemption date, the place of redemption, the redemption price and, if less than all of the 2020 Bonds are to be redeemed, the respective principal amounts to be redeemed, and shall also state that the interest on the 2020 Bonds in such notice designated for redemption shall cease to accrue from and after such redemption date and that on the redemption date there will become due and payable on each of the 2020 Bonds to be redeemed the principal thereof and interest accrued thereon to the redemption date.

Each notice of optional redemption may further state that such redemption will be conditioned upon the receipt by the Paying Agent, on or prior to the date fixed for redemption, of moneys sufficient to pay the principal of and premium, if any, and interest on such 2020 Bonds to be redeemed and that if such

moneys have not been so received the notice will be of no force or effect and the County will not be required to redeem such 2020 Bonds. In the event that such notice of redemption contains such a condition and such moneys are not so received, the redemption will not be made, and the Bond Registrar will within a reasonable time thereafter give notice, in the manner in which the notice of redemption was given, that such moneys were not so received. Any such notice mailed will be conclusively presumed to have been duly given, whether the Bondowner receives such notice. Failure to give such notice or any defect therein with respect to any 2020 Bond will not affect the validity of the proceedings for redemption with respect to any other 2020 Bond.

In addition to the foregoing notice, further notice of such redemption will be given by the Trustee to DTC and certain registered securities depositories and national information services as provided in the Tenth Supplemental Indenture, but no defect in such further notice nor any failure to give all or any portion of such notice will in any manner affect the validity of a call for redemption if notice thereof is given as prescribed above and in the Tenth Supplemental Indenture.

*For so long as a book-entry system is in effect with respect to the 2020 Bonds, the Bond Registrar will mail notices of redemption to DTC or its successor. Any failure of DTC to convey such notice to any Direct Participants or any failure of the Direct Participants or Indirect Participants to convey such notice to any Beneficial Owner will not affect the sufficiency of the notice or the validity of the redemption of 2020 Bonds. See "THE 2020 BONDS—Book-Entry System" below.*

### **Registration And Transfer; Regular Record Date**

*Registration and Transfer.* In the event the book-entry only system is discontinued, any 2020 Bond may, in accordance with its terms, be transferred, upon the registration books kept by the Bond Registrar, by the person in whose name it is registered, in person or by such owner's duly authorized attorney, upon surrender of such 2020 Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Bond Registrar. No transfer will be effective until entered on the registration books kept by the Bond Registrar. Whenever any 2020 Bond is surrendered for transfer, the Bond Registrar shall authenticate and deliver a new fully-registered 2020 Bond or 2020 Bonds of the same series, designation, maturity and interest rate and of authorized denominations duly executed by the County, for a like aggregate principal amount.

The 2020 Bonds may be exchanged at the principal corporate office of the Trustee for a like aggregate principal amount of fully-registered 2020 Bonds of the same series, designation, maturity and interest rate of other authorized denominations.

For every such exchange or transfer of the 2020 Bonds, the Trustee must make a charge sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or transfer of the 2020 Bonds.

*Regular Record Date.* "Regular Record Date" means, with respect to any Interest Payment Date for any Series of Bonds, the date specified as the Regular Record Date in the Supplemental Indenture authorizing the issuance of such Series of Bonds. "Special Record Date" means such date as may be fixed for the payment of defaulted interest on the 2020 Bonds in accordance with the Indenture. Except as otherwise provided in a Supplemental Indenture with respect to a Series of Bonds, the Trustee will not be required to transfer or exchange any 2020 Bond (i) during the period during the period from and including any Regular Record Date, to and including the next succeeding Interest Payment Date, (ii) during the period from and including the day 15 days prior to any Special Record Date, to and including the date of the proposed payment pertaining thereto, (iii) during the period from and including the day 15 days prior to the mailing of notice calling any 2020 Bonds for redemption, to and including the date of such mailing, or (iv) at any time following the mailing of notice calling such Bond for redemption.

The County, the Bond Registrar and the Paying Agent may treat and consider the person in whose name each 2020 Bond is registered in the registration books kept by the Bond Registrar as the holder and absolute owner of such 2020 Bond for the purpose of payment of principal, premium and interest with respect to such 2020 Bond and for all other purposes whatsoever.

**Book-Entry System**

DTC will act as securities depository for the 2020 Bonds. The 2020 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered 2020 Bond certificate will be issued for each maturity of the 2020 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC or a “fast agent” of DTC. See “APPENDIX E—BOOK-ENTRY SYSTEM” for a more detailed discussion of the book-entry system and DTC.

In the event the book-entry system is discontinued, interest on the 2020 Bonds will be payable by check or draft of the Paying Agent, mailed to the registered owners thereof at the addresses shown on the registration books of the County kept for that purpose by the Bond Registrar. The principal of all 2020 Bonds will be payable at the principal office of the Trustee, as Paying Agent.

**Debt Service On The 2020 Bonds**

**The 2020A Bonds**

<u>Payment Date</u>	<u>The 2020A Bonds</u>		<u>Period Total</u>	<u>Fiscal Total</u>
	<u>Principal*</u>	<u>Interest</u>		
August 1, 2020.....	\$ 0.00			
February 1, 2021.....	1,050,000.00			
August 1, 2021.....	0.00			
February 1, 2022.....	1,105,000.00			
August 1, 2022.....	0.00			
February 1, 2023.....	1,165,000.00			
August 1, 2023.....	0.00			
February 1, 2024.....	1,220,000.00			
August 1, 2024.....	0.00			
February 1, 2025.....	1,280,000.00			
August 1, 2025.....	0.00			
February 1, 2026.....	1,350,000.00			
August 1, 2026.....	0.00			
February 1, 2027.....	1,420,000.00			
August 1, 2027.....	0.00			
February 1, 2028.....	1,490,000.00			
August 1, 2028.....	0.00			
February 1, 2029.....	1,550,000.00			
August 1, 2029.....	0.00			
February 1, 2030.....	1,600,000.00			
August 1, 2030.....	0.00			
February 1, 2031.....	1,645,000.00			
August 1, 2031.....	0.00			
February 1, 2032.....	1,700,000.00			
August 1, 2032.....	0.00			
February 1, 2033.....	1,750,000.00			
August 1, 2033.....	0.00			
February 1, 2034.....	1,805,000.00			
August 1, 2034.....	0.00			
February 1, 2035.....	<u>1,860,000.00</u>			
Totals.....	<u>\$21,990,000.00</u>	<u>\$</u>	<u>\$</u>	

\* Preliminary; subject to change.

**The 2020B Bonds**

<u>Payment Date</u>	<u>The 2020B Bonds</u>		<u>Period Total</u>	<u>Fiscal Total</u>
	<u>Principal*</u>	<u>Interest</u>		
August 1, 2020.....	\$ 0.00			
February 1, 2021.....	4,845,000.00			
August 1, 2021.....	0.00			
February 1, 2022.....	4,895,000.00			
August 1, 2022.....	0.00			
February 1, 2023.....	4,975,000.00			
August 1, 2023.....	0.00			
February 1, 2024.....	4,790,000.00			
August 1, 2024.....	0.00			
February 1, 2025.....	3,720,000.00			
August 1, 2025.....	0.00			
February 1, 2026.....	775,000.00			
August 1, 2026.....	0.00			
February 1, 2027.....	790,000.00			
August 1, 2027.....	0.00			
February 1, 2028.....	800,000.00			
August 1, 2028.....	0.00			
February 1, 2029.....	820,000.00			
August 1, 2029.....	0.00			
February 1, 2030.....	835,000.00			
August 1, 2030.....	0.00			
February 1, 2031.....	850,000.00			
August 1, 2031.....	0.00			
February 1, 2032.....	870,000.00			
August 1, 2032.....	0.00			
February 1, 2033.....	885,000.00			
August 1, 2033.....	0.00			
February 1, 2034.....	905,000.00			
August 1, 2034.....	0.00			
February 1, 2035.....	925,000.00			
August 1, 2035.....	0.00			
February 1, 2036.....	950,000.00			
August 1, 2036.....	0.00			
February 1, 2037.....	975,000.00			
August 1, 2037.....	0.00			
February 1, 2038.....	1,000,000.00			
August 1, 2038.....	0.00			
February 1, 2039.....	1,025,000.00			
August 1, 2039.....	0.00			
February 1, 2040.....	<u>1,055,000.00</u>			
Totals.....	<u>\$36,685,000.00</u>	\$	\$	

\* Preliminary; subject to change.

(Source: Municipal Advisor.)

**SECURITY AND SOURCES OF PAYMENT**

The 2020 Bonds are special limited obligations of the County, payable solely from and secured by a pledge of the Pledged Taxes and certain funds and accounts pledged therefore and established by the Indenture. The Pledged Taxes consist of all the revenues produced by the county option sales and use taxes levied by the County pursuant to the County Option Sales and Use Tax Act. No assurance can be given that the Pledged Taxes will remain sufficient for the payment of principal of and interest on the

2020 Bonds and the County is limited by State law in its ability to increase the rate of such taxes. See “INVESTMENT CONSIDERATIONS IN THE OWNERSHIP OF THE 2020 BONDS” above. The 2020 Bonds do not constitute general obligation indebtedness or a pledge of the ad valorem taxing power or full faith and credit of the County, and are not obligations of the State or any other agency or other political subdivision or entity of the State. The County will not mortgage or grant any security interest in any of the improvements financed or refinanced with the proceeds of the 2020 Bonds to secure payment of the 2020 Bonds.

Upon the occurrence of an Event of Default specified in the Indenture, the Trustee or the Registered Owners of the 2020 Bonds may pursue certain remedies to enforce the obligations of the County under the Indenture. These remedies do not include the right to declare all the principal of and interest on the 2020 Bonds to be immediately due and payable. See “APPENDIX B—THE GENERAL INDENTURE OF TRUST.”

### **State Pledge Of Nonimpairment**

In accordance with the provisions of the Local Government Bonding Act, Title 11 Chapter 14, Utah Code, the State pledges and agrees with the holders of outstanding Bonds that it will not alter, impair or limit the Pledged Taxes in a manner that reduces the amounts to be rebated to the County which are devoted or pledged for the payment of such Bonds until such Bonds, together with applicable interest, are fully met and discharged; provided, however, that nothing shall preclude such alteration, impairment or limitation if and when adequate provision shall be made by law for the protection of the holders of outstanding Bonds.

The County notes that this provision has not been interpreted by a court of law and, therefore, the extent that such provision would (i) be upheld under constitutional or other legal challenge, (ii) protect the current rates and collection of all Pledged Taxes, or (iii) impact any other aspect of Pledged Taxes, cannot be predicted by the County.

### **Flow Of Funds**

To secure timely payment of the principal of and interest on the 2020 Bonds, the County has pledged and assigned to the Trustee the Pledged Taxes and all moneys in certain funds and accounts established by the Indenture. The Indenture establishes a Construction Fund, Revenue Fund, a Bond Fund, and certain other funds and accounts.

See “APPENDIX B—THE GENERAL INDENTURE OF TRUST—Article V. Use of Funds—Section 5.2 Application of Revenues.”

### **Pledged Taxes**

Under State law the sales tax is imposed on the amount paid or charged for sales of tangible personal property in the State and for services rendered in the State for the repair, renovation or installation of tangible personal property. The use tax is imposed on the amount paid or charged for the use, storage or other consumption of tangible personal property in the State, including services for the repair, renovation or installation of such tangible personal property. Sales and use taxes also apply to leases and rentals of tangible personal property if the tangible personal property is in the State, the lessee takes possession in the State or the tangible personal property is stored, used or otherwise consumed in the State.

A sales and use tax due and unpaid constitutes a debt due from the vendor and may be collected, together with interest, penalty, and costs, by appropriate judicial proceeding within three years after the vendor is delinquent. Furthermore, if a sales and use tax is not paid when due and if the vendor has not followed the procedures to object to a notice of deficiency, the State Tax Commission may issue a warrant directed to the sheriff of any county commanding the sheriff to levy upon and sell the real and per-



sonal property of a delinquent taxpayer found within such county for the payment of the tax due. The amount of the warrant shall have the force and effect of an execution against all personal property of the delinquent taxpayer and shall become a lien upon the real property of the delinquent taxpayer in the same manner as a judgment duly rendered by any district court.

*Pledged Taxes.* The County Option Sales and Use Tax Act currently provides that each county in the State may levy a sales and use tax of ¼ of 1% on the purchase price of taxable goods and services in that county. The legislative intent contained in the County Option Sales and Use Tax Act is to enable counties to carry out more effectively the counties’ statutorily defined roles as political and legal subdivisions of the State by improving the counties revenue raising capacities.

County option sales and use taxes are collected by the State Tax Commission and distributed on a monthly basis to each county. The distributions are based on a formula that, in general, provides (i) 50% of each dollar of sales and use taxes collected will be distributed to the county in which the tax was collected and (ii) 50% of each dollar of sales and use taxes collected shall be distributed proportionately among all counties imposing the tax, based on the total population of each county.

*Collections.* The following table shows the amount of Pledged Taxes collected and received by the County for the past 10 Fiscal Years. The County’s county option sales and use tax collection began in January 1998, the first year allowable by law.

<u>Fiscal Year</u> <u>Ended December 31</u>	<u>Sales Tax</u> <u>Revenue</u>	<u>% Increase (Decrease)</u> <u>from Prior Year</u>
2019 (1).....	\$67,550,607	4.9
2018 .....	64,390,394	6.5
2017 .....	60,470,489	6.9
2016 .....	56,560,414	4.3
2015 .....	54,252,676	4.6
2014 .....	51,862,908	5.2
2013 .....	49,311,368	3.5
2012 .....	47,665,968	7.0
2011 .....	44,533,898	7.1
2010 .....	41,590,792	0.4

(1) Unaudited; preliminary; subject to change. (Source: The County.)

(Source: The County’s CAFR for each Fiscal Year. Compiled by the Municipal Advisor.)

*Fiscal Year 2020 Collections.* For Fiscal Year 2020, budgeted County for Pledged Taxes to be approximately \$69.7 million. The County has received the first two months of Pledged Taxes for Fiscal Year 2020.

For a detailed discussion of future Pledged Tax collections see “PLEDGED DEBT SERVICE COVERAGE—COVID–19 World Pandemic Crisis.”

*The Larger Sales Taxpayers.* State law prohibits disclosure of actual dollar figures of sales and use tax collections by specific businesses.

[However, for the most current 12 months reported (October 2018 through September 2019) the largest 10 businesses collected approximately 18.2% of the total sales tax collected in the County. The largest tax collection by a single business was approximately 3.3%. Those larger sales taxpayers include retail sales establishments, utility providers and automotive dealers. (Source: Salt Lake County Mayor’s Office of Financial Administration, from data provided by the Utah State Tax Commission.)]

## **Other Sales And Use Taxes**

*County-Wide Other Sales And Use Taxes.* Within the County are other County-wide sales and use taxes which are **not** pledged to the repayment of the 2020 Bonds. For example, as of the date of this OFFICIAL STATEMENT, other current County-wide sales tax levies include:

(i) 1% local sales and use; (ii) 0.30% mass transit; (iii) 0.25% county option; (iv) 0.30% mass transit; (v) 0.25% additional mass transit; (vi) 0.25% county option transportation; (vii) 0.10% botanical, cultural, zoo; (viii) 4.75% transient room (consisting of 4.25% transient room and 0.50% tourism transient room); (ix) 9.50% tourism-short-term leasing (consisting of a 2.50% motor vehicle rental (State); 3% tourism-short-term leasing (County); and 4% tourism-short-term leasing population (County)); (x) 1% tourism-restaurant; and (xi) \$1.48 monthly per line county telecommunications (consisting of \$0.71 E911 emergency; \$0.25 unified state-wide 911; and \$0.52 computer aided dispatch).

*State-Wide Sales and Use Tax.* In addition to the above-described sales and use taxes, the State levies a state-wide sales and use tax, which is currently imposed at a rate of 4.85% of the purchase price of taxable goods and services and 3% on unprepared food and food ingredients. The State also imposes a 2.5% tax on all short-term leases and rentals of motor vehicles (as identified above). For sales of residential energy the combined rate (of the municipal entity) is reduced by 2.70%.

## **Debt Service Reserve Fund For The 2020 Bonds And Outstanding Parity Bonds**

Pursuant to the Indenture, each Series of Bonds are secured by a separate subaccount in the Debt Service Reserve Fund as described below.

*2020A Bonds.* Upon the issuance of the 2020A Bonds there will be no funding of an account of the Debt Service Reserve Fund with respect to the 2020A Bonds.

*2020B Bonds.* Upon the issuance of the 2020B Bonds there will be no funding of an account of the Debt Service Reserve Fund with respect to the 2020B Bonds.

*Outstanding Parity Bonds.* No subaccount of the Debt Service Reserve Fund has been required to be funded with respect to the Outstanding Parity Bonds.

## **Issuance Of Additional Bonds**

No bonds payable out of the Pledged Taxes, funds and accounts pledged under the Indenture may be issued and secured with a lien senior to that of the 2020 Bonds without the consent of the owners of 100% of the Outstanding Bonds. The Indenture permits the issuance of Additional Bonds by the County that are payable on a parity with the 2020 Bonds out of the Pledged Taxes, funds and accounts pledged under the Indenture.

The Indenture does not limit the amount of Additional Bonds that may be issued by the County, but requires that following requirements of the Indenture must be satisfied as a condition to the issuance of any Additional Bonds:

(a) No Event of Default shall have occurred under the Indenture and be continuing under the Indenture on the date of authentication of any Additional Bonds. This shall not preclude the issuance of Additional Bonds if (i) the issuance of such Additional Bonds otherwise complies with the provisions of the Indenture and (ii) such Event of Default will cease to continue upon the issuance of Additional Bonds and the application of the proceeds thereof.

(b) The Pledged Taxes for any consecutive 12-month period in the 24 months immediately preceding the proposed date of issuance of such Additional Bonds were at least equal to 200% of the sum of (x) the maximum Aggregate Annual Debt Service Requirement on all Bonds and Additional Bonds to be Outstanding following the issuance of the Additional Bonds plus (y) the maximum annual installments due on all Reserve Instrument Repayment Obligations to be outstanding following the issuance of such Additional Bonds; provided, however, that such Revenue coverage test shall not apply to the issuance of any Additional Bonds to the extent (i) they are issued for refunding Bonds issued under the Indenture, (ii) and the Average Aggregate Annual Debt Service for such Additional Bonds does not exceed the then-remaining Average Aggregate Annual Debt Service for the 2020 Bonds being refunded and (iii) the maximum Aggregate Annual Debt Service Requirement of such Additional Bonds is less than the maximum Aggregate Annual Debt Service Requirement for the 2020 Bonds being refunded therewith.

(c) All payments required by the Indenture to be made into the Bond Fund must have been made in full, and there must be in the Debt Service Reserve Fund, (taking into account any Reserve Instrument coverage) the full amount, required by the Indenture to be accumulated therein at such time.

(d) The proceeds of the Additional Bonds must be used (i) to refund Bonds issued under the Indenture or other obligations of the County (including the funding of necessary reserves and the payment of costs of issuance), or (ii) to finance or refinance a Project (including the funding of necessary reserves and the payment of costs of issuance).

The Indenture does not limit or restrict the issuance of subordinate lien obligations by the County.

### HISTORICAL DEBT SERVICE COVERAGE

The following table shows the past five Fiscal Years of debt service requirements for the Outstanding Parity Bonds, the historical Pledged Taxes received by the County and pledged to the payment of the 2020 Bonds and the coverage factor of Pledged Taxes to debt service on the Outstanding Parity Bonds. The County's first issuance of sales tax bonds was in Fiscal Year 2004.

Fiscal Year Ending December 31	Outstanding Parity Bonds Debt Service (1)	Pledged Taxes	Debt Service Cover- age (2)
<b>Historical:</b>			
2015.....	\$ 10,199,197	\$54,252,676	5.3
2016.....	11,880,941	56,560,414	4.8
2017.....	12,540,956	60,470,489	4.8
2018.....	14,044,211	64,390,394	4.6
2019.....	14,020,958	67,550,607	4.8

(1) The Outstanding Parity Bonds includes one bond (the 2010D Bonds) issued as federally taxable, direct pay 35% federal interest subsidy, " Build America Bonds." The Outstanding Parity Bonds totals does not reflect any federal interest subsidy payments.

(2) Multiple by which Pledged Taxes exceed Total Debt Service.

(Source: Municipal Advisor.)

## PROJECTED DEBT SERVICE COVERAGE

*Forward Looking Projected Information.* The County does not as a matter of course make public projections as to future revenues, income or other results. However, the County prepared the prospective financial information set forth below in the table “Projected Debt Service Coverage,” to present Pledged Taxes of the County for Fiscal Year 2020. The accompanying prospective financial information was not prepared with a view toward public disclosure or with a view toward complying with the guidelines established by the American Institute of Certified Public Accountants with respect to prospective financial information, but, in the view of the County management, was prepared on a reasonable basis, reflects the best currently available estimates and judgments and presents, to the best of management’s knowledge and belief, the expected course of action and the expected future financial performance of the County or was prepared by carrying forward historical information to future years. However, this information is not fact and should not be relied upon as necessarily indicative of future results, and readers of this OFFICIAL STATEMENT are cautioned not to place undue reliance on the prospective financial information.

Neither the County’s independent auditors nor any other independent accountants, have compiled, examined, or performed any procedures with respect to the prospective financial information contained herein, nor have they expressed any opinion or any other form of assurance on such information or its achievability, and assume no responsibility for, and disclaim any association with, the prospective financial information.

The assumption and estimates underlying the prospective financial information are inherently uncertain and, although considered reasonable by the management of the County as of the date hereof, are subject to a wide variety of significant business, economic, and competitive risks and uncertainties, that could cause actual results to differ materially from those contained in the prospective financial information. Accordingly, there can be no assurance that the prospective results are indicative of the future performance of the County or that the actual results will not differ materially from those presented in the prospective financial information. Inclusion of the prospective financial information in this OFFICIAL STATEMENT should not be regarded as a representation by any person that the results contained in the prospective financial information will be achieved.

### **COVID-19 World Pandemic Crisis.**

[Discussion of projections of 2020 Pledged Taxes and what/how the County is planning for sales tax decreases in all County funds.]

*Projected Sales and Use Taxes. Recent Developments.* The County has budgeted Pledged Taxes collections for Fiscal Year 2020 at \$69.7 million. *Currently, for Fiscal Year 2020 the County estimates that county option sales and use tax collections will be approximately \$66.85 million, which amount is based on two months of actual Pledged Taxes received from January 2020 through and including February 2020 of \$\_\_\_ million plus 10 months of projected Pledged Taxes from March 2020 through and including December 2020 of \$\_\_\_ million.*

The following table shows the debt service requirements for the 2020 Bonds, the Outstanding Parity Bonds, total debt service and projected debt service coverage based upon projected Calendar Year 2020 Pledged Taxes for all years during which the 2020 Bonds and the Outstanding Parity Bonds are scheduled to be outstanding.

***For purposes of the following debt service coverage table, the amount of Pledged Taxes estimated to be collected for Fiscal Year 2020 is shown for all years during which the 2020 Bonds and the Outstanding Parity Bonds are scheduled to be outstanding.***

### Projected Debt Service Coverage

Fiscal Year Ending December 31	The Bonds			Total Debt Service	Pledged Taxes (2)	Debt Service Cover- age (3)
	2020A Bonds Debt Service*	2020B Bonds Debt Service*	Outstanding Parity Bonds Debt Service (1)			
<b>Projected:</b>						
2020.....	\$ 184,223	\$ 132,494	\$ 13,028,804	\$ 13,345,521	\$52,800,000	4.0
2021.....	1,885,050	5,433,445	7,041,579	14,360,074	52,800,000	3.7
2022.....	1,886,175	5,420,620	7,020,190	14,326,985	52,800,000	3.7
2023.....	1,889,425	5,434,475	7,037,911	14,361,811	52,800,000	3.7
2024.....	1,884,800	5,180,180	7,295,060	14,360,040	52,800,000	3.7
2025.....	1,882,300	4,047,499	7,300,329	13,230,128	52,800,000	4.0
2026.....	1,886,550	1,068,624	5,852,846	8,808,020	52,800,000	6.0
2027.....	1,887,300	1,070,669	5,854,333	8,812,302	52,800,000	6.0
2028.....	1,884,550	1,066,515	5,855,289	8,806,354	52,800,000	6.0
2029.....	1,884,050	1,071,242	5,696,878	8,652,170	52,800,000	6.1
2030.....	1,886,800	1,070,062	5,714,481	8,671,343	52,800,000	6.1
2031.....	1,883,125	1,068,168	5,705,881	8,657,174	52,800,000	6.1
2032.....	1,887,950	1,070,406	5,716,163	8,674,519	52,800,000	6.1
2033.....	1,886,200	1,066,757	5,698,313	8,651,270	52,800,000	6.1
2034.....	1,887,875	1,067,062	5,710,500	8,665,437	52,800,000	6.1
2035.....	1,887,900	1,066,243	5,708,172	8,662,315	52,800,000	6.1
2036.....	–	1,068,541	3,592,250	4,660,791	52,800,000	11.3
2037.....	–	1,068,849	3,612,125	4,680,974	52,800,000	11.3
2038.....	–	1,068,173	–	1,068,173	52,800,000	49.4
2039.....	–	1,066,593	–	1,066,593	52,800,000	49.5
2040.....	–	1,069,032	–	1,069,032	52,800,000	49.4
Totals.....	<u>\$28,474,273</u>	<u>\$41,675,645</u>	<u>\$113,441,104</u>	<u>\$183,591,022</u>		

\* Preliminary; subject to change.

- (1) **Assumes the 2010 Sales Tax Revenue Refunded Bonds, the 2012 Sales Tax Revenue Refunded Bonds and the 2014 Sales Tax Revenue Refunded Bonds are refunded.** The Outstanding Parity Bonds includes one bond (the 2010D Bonds) issued as federally taxable, direct pay 35% federal interest subsidy, “Build America Bonds.” The Outstanding Parity Bonds totals does not reflect any federal interest subsidy payments.
- (2) [Based on the County’s revised budget estimate of \$52.8 million of Pledged Taxes for Fiscal Year 2020.] Projected Pledged Taxes after Fiscal Year 2020 are held constant. There is no assurance that Pledged Taxes in each year will equal or exceed such amount. (Source: The County.)
- (3) Multiple of which Pledged Taxes exceed Total Debt Service.

(Source: Municipal Advisor.)

## THE 2020 PROJECTS

A portion of the 2020B Bonds are being issued for the purpose of acquiring, designing, constructing, and equipping three homeless resource shelters within the County for the benefit of County residents (the “2020 Projects”) and for the purpose of payment of costs associated with the issuance of the 2020B Bonds.

*Purpose.* The County is issuing a portion of the 2020B Bonds for the purpose of providing funds used in the construction of three homeless resource centers (“HMR”) (as described below) which are located in severely distressed census tracts in the County. The HMR are “trauma-informed/crime prevention through environmental design” buildings. Each HMR is also a high-performance building that integrates and optimizes energy efficiency, durability, and low volatile organic compounds building materials. Other sustainable principles included are solar orientation, maximizing natural daylight, daylight control and solar panels.

*Shelter the Homeless, Inc.* Shelter the Homeless, Inc. is a 501(c)(3) nonprofit organization created to hold land and facilities for individuals experiencing homelessness; selecting and monitoring service providers for such individuals; fostering accountability for public safety in relation to homeless services in the neighborhoods in which they exist; and convening key stakeholders to preventing and ending homelessness. The County has contracted with Shelter the Homeless, Inc. to address homelessness within the County.

*Gail Miller Resource Center.* This project consists of the acquisition of land and the construction of a new approximate \$15 million, 62,660 square foot, two-story, concrete slab on grade, steel frame building (with concrete masonry, glass and steel walls and brick veneers), located in Salt Lake City, Utah (the “Gail Miller Resource Center”). Land was acquired at a cost of approximately \$3.2 million. Total cost of the Gail Miller Resource Center was approximately \$19.54 million. Additional funds, in the approximate amount of \$12.3 million, were used for land acquisition, construction, design, furniture and various equipment and were received from faith-based organizations, private individuals, local businesses, proceeds from the sale of land, the State of Utah and the Salt Lake County Housing Authority. The County has contributed approximately \$7.3 million from legally available moneys to the Gail Miller Resource Center to complete the project. Approximately, \$7.3 million of 2020B Bond proceeds will be used to reimburse the County for the Gail Miller Resource Center. Construction began in May 2018 and was completed in September 2020. This facility houses 200 men and women. The Gail Miller Resource Center is being operated and managed by Catholic Community Services, a 501(c)(3) organization through an operating lease agreement with Shelter the Homeless, Inc.

*Geraldine E. King Women’s Resource Center.* This project consists of the acquisition of land and the construction of a new approximate \$14.5 million, 59,848 square foot, two-story, concrete slab on grade, steel frame building (with concrete masonry, glass and steel walls and brick veneers), located in Salt Lake City, Utah (the “Geraldine E. King Women’s Resource Center”). Land was acquired at a cost of approximately \$4.6 million. Total cost of the Geraldine E. King Women’s Resource Center was approximately \$20.48 million. Additional funds, in the approximate amount of \$16.1 million, were used for land acquisition, construction, design, furniture and various equipment and were received from private individuals, local businesses, faith-based organizations, proceeds from the sale of land, the State of Utah and the Salt Lake County Housing Authority. The County has contributed approximately \$4.4 million from legally available moneys to the Geraldine E. King Women’s Resource Center to complete the project. Approximately, \$4.4 million of 2020B Bond proceeds will be used to reimburse the County for the Geraldine E. King Women’s Resource Center. Construction began in May 2018 and was completed in August 2020. This facility houses 200 women. The Geraldine E. King Women’s Resource Center is being operated and managed by Volunteers of America, a 501(c)(3) organization through an operating lease agreement with Shelter the Homeless, Inc.

*West Resource Center.* This project consists of the acquisition of land, road improvements and the construction of a new approximate \$17.8 million, 79,134 square foot, two-story, concrete slab on grade, steel frame building (with concrete masonry, glass and steel walls and brick veneers), located in South Salt Lake City, Utah (the “West Resource Center”). Land was acquired at a cost of approximately \$2.7 million. Total cost of the West Resource Center is estimated to be approximately \$24.7 million. Additional funds, in the approximate amount of \$16.9 million, were used for land acquisition, road construction, building construction, design, furniture and various equipment and were received from faith-based organizations, private individuals, local businesses, proceeds from the sale of land, the State of Utah and the Salt Lake County Housing Authority. The County has contributed approximately \$7.7 million from legally available moneys to the West Resource Center to complete the project. Approximately, \$7.7 million of 2020B Bond proceeds will be used to reimburse the County for the West Resource Center. Construction began in July 2018 and was completed in November 2020. This facility houses 300 men. The West Resource Center is being operated and managed by The Road Home, a 501(c)(3) organization through an operating lease agreement with Shelter The Homeless.

The Gail Miller Resource Center, the Geraldine E. King Women’s Resource Center and the West Resource Center, collectively, constitute the 2020 Projects (the “2020 Projects”). The land on which the 2020 Projects are located is owned by Shelter the Homeless, Inc. The land has been purchased from private property owners, faith-based organizations and the Utah Non-Profit Housing Corporation. Moneys to purchase property on which the 2020 Projects are located was contributed by the State of Utah in the form of grants. It is the intent of Shelter The Homeless to collect private donations to pay the interest and principal on the 2020B Bonds.

## SALT LAKE COUNTY, UTAH

### General

The County, incorporated in 1896, covers an area of approximately 737 square miles and is in the north central portion of the State. The County is bordered on the west by the Great Salt Lake and the Oquirrh Mountains and on the east by the Wasatch Mountains. The County had 1,152,633 residents per the 2018 U.S. Census Bureau estimates, ranking the County as the most populated county in the State (out of 29 counties). Based on 2018 U.S. Census Bureau population estimates, the County has approximately 36% of the total population of the State. The County’s main office building is in Salt Lake City, Utah and the County maintains a website at <http://www.slco.org>.

The cities and towns in the County include: Alta Town, Bluffdale City, Cottonwood Heights City, Draper City, Herriman City, Holladay City, Midvale City, Millcreek City, Murray City, Riverton City, Sandy City, South Jordan City, Salt Lake City, South Salt Lake City, Taylorsville City, West Jordan City and West Valley City. Metro townships within the County include Copperton, Emigration Canyon, Kearns, Magna and White City.

### Form Of Government

A County Mayor (the “County Mayor”) and a nine-member County Council (the “County Council”) currently govern the County. This provides for a separation of executive and legislative powers.

The County Mayor is elected at-large and serves full-time, performing traditional day-to-day executive/management duties. The powers of the County Mayor generally include, but are not limited to, managing County divisions and departments, enforcing programs, policies, regulations and ordinances of the County; negotiating County contracts; proposing a County budget; acting as an intergovernmental relations liaison; and considering and implementing long range planning, programs and improvements. The County Mayor also has veto power over ordinances adopted by the County Council including power of the line-item veto of budgets.

The County Council serves as the legislative branch of government. In general, the powers of the County Council include, but are not limited to, the consideration and adoption of ordinances, rules, regulations, resolutions, and policies; adoption of a budget, including the setting of tax rates and fees as may be necessary to fund the budget; conducting hearings of public concern and quasi-judicial hearings on matters of planning, zoning, license revocation, and other similar matters as provided by statute, charter or ordinance; and generally performing every other legislative act as may be required by statute. In addition, the County Council serves as the Board of Trustees of the Municipal Building Authority, the County Board of Equalization and the Redevelopment Agency Board.

In addition to the County Mayor and County Council, other Countywide elected officials include the Assessor, Auditor, Clerk, District Attorney, Recorder, Sheriff, Surveyor and Treasurer.

Current members of the County Council, officers and certain administrators of the County and their respective terms or appointment in office are as follows:

<u>Office/District</u>	<u>Person</u>	<u>Years of Service</u>	<u>Expiration of Current Term</u>
Chair/At-Large B .....	Richard Snelgrove	10	January 2023
Council Member/District 1 .....	Arlyn Bradshaw	10	January 2023
Council Member /District 2.....	Michael H. Jensen	20	January 2021
Council Member /District 3.....	Aimee Winder Newton	7	January 2023
Council Member/District 4.....	Ann Granato	3	January 2021
Council Member/District 5.....	Steve DeBry	11	January 2023
Council Member/District 6.....	Max Burdick	12	January 2021
Council Member/At-Large A.....	Shireen Ghorbani	2	January 2021
Council Member/At-Large C (1) .....	Jim Bradley	20	January 2025
Mayor (2).....	Jennifer Wilson	2	January 2021
Assessor.....	Kevin Jacobs	7	January 2021
Auditor.....	Scott Tingley	6	January 2023
Clerk .....	Sherrie Swensen	30	January 2023
District Attorney.....	Sim Gill	10	January 2023
Recorder .....	Rashelle Hobbs	2	January 2023
Sheriff.....	Rosie Rivera	3	January 2023
Surveyor .....	Reid Demman	14	January 2021
Treasurer.....	K. Wayne Cushing	10	January 2021
Deputy Mayor of County Services and Chief Administrative Officer...	Erin Litvack	5	Appointed
Deputy Mayor of Finance and Administration.....	Darrin Casper	15	Appointed
Deputy Mayor of Regional Operations (CRO) .....	Catherine Kanter	2	Appointed
Chief Deputy District Attorney .....	Ralph Chamness	10	Appointed
Director of Planning and Budget.....	Rod Kitchens	5	Merit

(1) Mr. Bradley previously served four-years as a County Commissioner under the prior form of government.

(2) Ms. Wilson previously served 10-years as a Council Member.

(Source: The County.)

### Services Provided By The County

The County provides services to incorporated, unincorporated areas and metro townships within the County. Some of the most important of these services are as follows.



*County-wide services.* Tax assessment, tax collection, tax distribution, tax equalization, auditing, budgeting, accounting, investment, surveying, recording, marriage licenses, passports, library services (excluding Salt Lake and Murray cities), jail services, criminal justice support, prosecution, civil services, aging services, health, mental health, parks and recreation, criminal justice and youth services, convention center, arts and culture, planetarium, convention and visitors bureau, regional planning and economic development, administration, and support services to county operations and flood control.

*Unincorporated area services (and other areas by contract).* Animal services, justice courts, street lighting, highways, planning and zoning, traffic engineering, development services, business licenses, and misdemeanor prosecution.

*Police and Fire.* Police protection is provided by the Unified Police Department (“UPD”) and fire/911 ambulance and other emergency services are provided by Unified Fire Authority (“UFA”), both public agencies created by the County and several municipalities in the County pursuant to the Utah Inter-local Cooperation Act. The County has also established two local districts covering the unincorporated area of the County that are responsible for funding police protection and funding fire/911 ambulance and other emergency services in the unincorporated area and representing those areas in UPD and UFA.

### **Employee Workforce And Retirement System; Other Post–Employment Benefits**

*Employee Workforce and Retirement System.* The County employed 4,311 full-time equivalent employees as of Fiscal Year 2018. For a 10-year Fiscal Year history of the County’s full-time employment numbers see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Statistical Section—Full-time Equivalent County Government Employees by Function” (CAFR page 201).

The County participates in cost-sharing multiple employer defined benefit pension plans covering public employees of the State and employees of participating local government entities administered by the Utah State Retirement Systems (“URS”). The retirement system provides retirement benefits, a deferred compensation plan, annual cost of living adjustment and death benefits to plan members and beneficiaries in accordance with retirement statutes.

For a detailed discussion regarding retirement benefits and contributions see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Notes to the Basic Financial Statements—Note 10. State Retirement Plans” (CAFR page 72).

*Other Post–Employment Benefits.* The County offered post-employment health care and life insurance benefits through a single employer defined benefit plan to eligible employees who retire from the County and qualify to retire from the URS. The benefits, benefit levels, employee contributions, and employer contributions are governed by County policy and can be amended at any time. The County eliminated post-employment benefits (“OPEB”) for new employees hired on or after December 31, 2012.

In Fiscal Year 2015, the County created an employee benefit trust and corresponding OPEB Trust Fund to account for, accumulate, and invest assets necessary to pay for future accumulated liability. A four-member board of trustees was established for the trust comprised of County financial officials including the Chief Financial Officer, the County Treasurer, the County Council’s Fiscal Manager and a representative from Human Resources. The board of trustees has hired an investment firm to manage the assets of the trust.

As of December 31, 2018, the most recent actuarial valuation date (actuarial valuation done every two-years), \$5.4 million has been funded in the OPEB trust. The total OPEB liability for benefits is \$106.3 million and the net OPEB liability is \$99.8 million. For Fiscal Year 2018, the County contributed \$4,857,214 to the trust in the form of an OPEB charge to County funds. The annual OPEB charge to

County funds was increased 10% (or \$350,000) in January 2018 and another 25% (or \$970,000) in June 2018. The goal of the board of trustees of the fund is to continue increasing contributions to the irrevocable trust year over year until such time when the total annual contributions to OPEB equal the Actuarial Determined Contribution.

For a detailed discussion regarding OPEB benefits see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Notes to the Basic Financial Statements—Note 11. Other Postemployment Benefits” (CAFR page 77).

## **Risk Management And Cybersecurity**

*Risk Management.* For a comprehensive discussion regarding property insurance coverage and limits, self-insurance on worker’s compensation and employee medical and dental benefits and legal contingent liability claims see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Notes to the Basic Financial Statements—Note 12. Risk Management” (CAFR page 81) and “—Note 9. Long-Term Liabilities; Section 9.8. Claims and Judgements Payable” (CAFR page 72). As of the date of this OFFICIAL STATEMENT, all property insurance policies are current and in force. The County believes its risk management policies and coverages are normal and within acceptable coverage limits for the type of services the County provides.

*Cybersecurity.* Cybersecurity incidents could result from unintentional events, or from deliberate attacks by unauthorized entities or individuals attempting to gain access to the County’s systems technology for the purposes of misappropriating assets or information or causing operational disruption and damage. To mitigate the risk of business operations impact and/or damage by cybersecurity incidents or cyber-attacks, the County invests in multiple forms of cybersecurity and operational safeguards. The costs of remedying any damage from a cyber-attack or protecting against future attacks could be substantial and expose the County to material litigation and other legal risks; therefore, the County maintains cybersecurity and privacy coverage under two separate insurance policies. These policies provide both response and recovery services and coverage for third-party liability and first-party damages including business interruption. To date, the County has not experienced a material breach of cybersecurity.

## **Investment Of Funds**

*The State Money Management Act.* The State Money Management Act, Title 51, Chapter 7 of the Utah Code (the “Money Management Act”), governs and establishes criteria for the investment of all public funds held by public treasurers in the State. The Money Management Act provides a limited list of approved investments, including qualified in-state and permitted out-of-state financial institutions, obligations of the State and political subdivisions of the State, U.S. Treasury and approved federal government agency and instrumentality securities, certain investment agreements and repurchase agreements and investments in corporate securities meeting certain ratings requirements. The Money Management Act establishes the State Money Management Council (the “Money Management Council”) to exercise oversight of public deposits and investments. The Money Management Council is comprised of five members appointed by the Governor of the State for terms of four years, after consultation with the State Treasurer and with the advice and consent of the State Senate.

The County is currently complying with the provisions of the Money Management Act for all County operating funds.

*The Utah Public Treasurers’ Investment Fund.* A significant portion of County funds may be invested in the Utah Public Treasurers Investment Fund (“PTIF”). The PTIF is a local government investment fund, established in 1981, and managed by the State Treasurer. All investments in the PTIF must comply with the Money Management Act and rules of the Money Management Council. The PTIF invests primarily in money market securities. Securities in the PTIF include certificates of deposit, commercial paper, short-term corporate notes, and obligations of the U.S. Treasury and securities of certain agencies of

the federal government. By policy, the maximum weighted average adjusted life of the portfolio is not to exceed 90 days and the maximum final maturity of any security purchased by the PTIF is limited to five years. Safekeeping and audit controls for all investments owned by the PTIF must comply with the Money Management Act.

All securities purchased are delivered versus payment to the custody of the State Treasurer or the State Treasurer’s safekeeping bank, assuring a perfected interest in the securities. Securities owned by the PTIF are completely segregated from securities owned by the State. The State has no claim on assets owned by the PTIF except for any investment of State moneys in the PTIF. Deposits are not insured or otherwise guaranteed by the State.

Investment activity of the State Treasurer in the management of the PTIF is reviewed monthly by the Money Management Council and is audited by the State Auditor. The PTIF is not rated.

See “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Notes to the Basic Financial Statements—Note 3. Deposits and Investments” (CAFR page 57).

**Population**

	<u>County</u>	<u>% Change From Prior Period</u>	<u>State of Utah</u>	<u>% Change From Prior Period</u>
2018 Estimate (1).....	1,152,633	11.9	3,161,105	14.4
2010 Census.....	1,029,655	14.6	2,763,885	23.8
2000 Census.....	898,387	23.7	2,233,169	29.6
1990 Census.....	725,956	17.3	1,722,850	17.9
1980 Census.....	619,066	35.0	1,461,037	37.9
1970 Census.....	458,607	19.7	1,059,273	18.9
1960 Census.....	383,035	39.3	890,627	29.3
1950 Census.....	274,895	29.9	688,862	25.2
1940 Census.....	211,623	9.0	550,310	8.4
1930 Census.....	194,102	21.9	507,847	13.0
1920 Census.....	159,282	21.2	449,396	20.4
1910 Census.....	131,426	69.1	373,351	34.9

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(1) U.S. Bureau of the Census estimates for July 1, 2018. Percentage change is calculated from the 2010 Census.

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## Employment, Income, Construction, and Sales Taxes Within Salt Lake County and the State of Utah

### Labor Force, Nonfarm Jobs and Wages within Salt Lake County

	Calendar Year (1)						% change from prior year				
	2018	2017	2016	2015	2014	2013	2017-18	2016-17	2015-16	2014-15	2013-14
Civilian labor force.....	620,909	615,007	601,889	585,345	575,348	569,638	1.0	2.2	2.8	1.7	1.0
Employed persons.....	602,123	595,884	582,791	565,532	554,142	544,635	1.0	2.2	3.1	2.1	1.7
Unemployed persons.....	18,786	19,123	19,098	19,813	21,206	25,003	(1.8)	0.1	(3.6)	(6.6)	(15.2)
Total private sector (average).....	612,635	595,855	595,855	581,825	565,635	540,662	2.8	0.0	2.4	2.9	4.6
Agriculture, forestry, fishing and hunting.....	250	220	220	214	192	179	13.6	0.0	2.8	11.5	7.3
Mining.....	2,853	2,704	2,704	2,428	2,696	2,948	5.5	0.0	11.4	(9.9)	(8.5)
Utilities.....	1,530	1,470	1,470	1,439	1,532	1,483	4.1	0.0	2.2	(6.1)	3.3
Construction.....	40,072	38,050	38,050	35,777	33,452	31,621	5.3	0.0	6.4	7.0	5.8
Manufacturing.....	56,670	55,973	55,973	54,492	53,357	52,468	1.2	0.0	2.7	2.1	1.7
Wholesale trade.....	32,116	32,285	32,285	32,050	31,414	30,538	(0.5)	0.0	0.7	2.0	2.9
Retail trade.....	73,998	72,156	72,156	71,791	69,427	67,280	2.6	0.0	0.5	3.4	3.2
Transportation and warehousing.....	35,630	33,012	33,012	31,579	30,334	28,319	7.9	0.0	4.5	4.1	7.1
Information.....	20,031	20,200	20,200	18,888	17,959	18,154	(0.8)	0.0	6.9	5.2	(1.1)
Finance and insurance.....	47,619	46,313	46,313	45,194	43,228	40,888	2.8	0.0	2.5	4.5	5.7
Real estate, rental and leasing.....	11,125	10,660	10,660	10,250	9,840	9,609	4.4	0.0	4.0	4.2	2.4
Professional, scientific, and technical services.....	56,608	52,861	52,861	51,656	49,355	46,708	7.1	0.0	2.3	4.7	5.7
Management of companies and enterprises.....	15,883	16,493	16,493	16,263	16,622	16,559	(3.7)	0.0	1.4	(2.2)	0.4
Admin., support, waste mgmt., remediation.....	53,267	52,748	52,748	52,777	50,397	48,327	1.0	0.0	(0.1)	4.7	4.3
Education services.....	15,512	14,889	14,889	13,975	13,016	12,215	4.2	0.0	6.5	7.4	6.6
Health care and social assistance.....	67,046	66,255	66,255	64,613	62,061	59,778	1.2	0.0	2.5	4.1	3.8
Arts, entertainment and recreation.....	9,497	9,313	9,313	8,806	7,751	7,430	2.0	0.0	5.8	13.6	4.3
Accommodation and food services.....	51,342	49,477	49,477	48,772	47,803	46,218	3.8	0.0	1.4	2.0	3.4
Other services.....	21,780	21,287	21,287	21,018	20,758	20,066	2.3	0.0	1.3	1.3	3.4
Unclassified establishments.....	59	6	6	59	105	56	883.3	0.0	(89.8)	(43.8)	87.5
Total public sector (average).....	105,383	104,593	104,593	102,621	100,193	98,849	0.8	0.0	1.9	2.4	1.4
Federal.....	11,323	11,368	11,368	11,433	11,115	10,374	(0.4)	0.0	(0.6)	2.9	7.1
State.....	48,683	47,719	47,719	46,631	45,306	44,389	2.0	0.0	2.3	2.9	2.1
Local.....	45,377	45,507	45,507	44,557	43,771	44,086	(0.3)	0.0	2.1	1.8	(0.7)
Total payroll (in millions).....	\$ 38,876	\$ 36,455	\$ 36,455	\$ 34,599	\$ 32,692	\$ 30,472	6.6	0.0	5.4	5.8	7.3
Average monthly wage.....	\$ 4,512	\$ 4,337	\$ 4,337	\$ 4,211	\$ 4,120	\$ 3,971	4.0	0.0	3.0	2.2	3.8
Average employment.....	718,017	700,449	700,449	684,639	661,297	639,511	2.5	0.0	2.3	3.5	3.4
Establishments.....	45,902	43,798	43,798	42,813	41,519	40,022	4.8	0.0	2.3	3.1	3.7

(1) Source: Utah Department of Workforce Services.

## Employment, Income, Construction, and Sales Taxes Within Salt Lake County and the State of Utah—continued

### Personal Income; Per Capital Personal Income; Median Household Income within Salt Lake County and the State of Utah (1)

	Calendar Year						% change from prior year				
	2018	2017	2016	2015	2014	2013	2016–17	2015–16	2014–15	2013–14	2012–13
<b>Total Personal Income (in \$1,000's):</b>											
Salt Lake County.....	\$ 60,673,924	\$ 56,738,279	\$ 53,961,250	\$ 51,313,881	\$ 47,595,221	\$ 45,016,497	6.9	5.1	5.2	7.8	5.7
State of Utah.....	146,422,529	136,543,686	128,929,427	121,884,897	113,140,896	106,427,246	7.2	5.9	5.8	7.7	6.3
<b>Total Per Capita Personal Income:</b>											
Salt Lake County.....	52,639	49,866	48,150	46,538	43,655	41,700	5.6	3.6	3.5	6.6	4.7
State of Utah.....	46,320	44,002	42,375	40,867	38,517	36,725	5.3	3.8	3.7	6.1	4.9
<b>Median Household Income:</b>											
Salt Lake County.....	73,619	71,396	68,404	65,549	62,536	61,716	3.1	4.4	4.4	4.8	1.3
State of Utah.....	71,381	68,395	65,931	62,961	60,943	59,715	4.4	3.7	4.7	3.3	2.1

### Construction within Salt Lake County (2)

	Calendar Year						% change from prior year				
	2019	2018	2017	2016	2015	2014	2018–19	2017–18	2016–17	2015–16	2014–15
Number new dwelling units.....	9,798.0	8,150.0	6,602.0	8,328.0	6,058.0	6,529.0	20.2	23.4	(20.7)	37.5	(7.2)
<b>New (in \$1,000's):</b>											
Residential value.....	\$ 1,804,752.7	\$ 1,470,556.5	\$ 1,288,967.8	\$ 1,406,216.3	\$ 1,029,441.8	\$ 995,150.6	22.7	14.1	(8.3)	36.6	3.4
Non-residential value.....	1,188,464.2	951,421.3	979,451.0	803,698.8	595,354.5	517,995.9	24.9	(2.9)	21.9	35.0	14.9
<b>Additions, alterations, repairs (in \$1,000's):</b>											
Residential value.....	110,826.6	89,998.6	86,352.0	106,592.6	83,507.4	95,237.0	23.1	4.2	(19.0)	27.6	(12.3)
Non-residential value.....	734,589.0	503,313.2	544,894.7	950,431.8	352,053.5	421,514.0	46.0	(7.6)	(42.7)	170.0	(16.5)
<b>Total construction value (in \$1,000's).....</b>	<b>\$ 3,838,632.5</b>	<b>\$ 3,015,289.6</b>	<b>\$ 2,899,665.5</b>	<b>\$ 3,266,939.5</b>	<b>\$ 2,060,357.2</b>	<b>\$ 2,029,897.5</b>	<b>27.3</b>	<b>4.0</b>	<b>(11.2)</b>	<b>58.6</b>	<b>1.5</b>

### Sales Taxes Within Salt Lake County and the State of Utah (3)

	Calendar Year						% change from prior year				
	2018	2017	2016	2015	2014	2013	2017–18	2016–17	2015–16	2014–15	2013–14
<b>Gross Taxable Sales (in \$1,000's):</b>											
Salt Lake County.....	\$ 28,855,617	\$ 27,084,521	\$ 25,415,491	\$ 24,256,515	\$ 22,940,973	\$ 21,986,133	6.5	6.6	4.8	5.7	4.3
State of Utah.....	64,982,524	61,031,692	56,502,434	53,933,277	51,709,163	49,404,046	6.5	8.0	4.8	4.3	4.7
	Fiscal Year						% change from prior year				
	2018	2017	2016	2015	2014	2013	2017–18	2016–17	2015–16	2014–15	2013–14
<b>Local Sales and Use Tax Distribution:</b>											
Salt Lake County (and all cities).....	\$248,453,077	\$230,302,588	\$220,401,770	\$211,079,080	\$200,829,369	\$195,073,246	7.9	4.5	4.4	5.1	3.0

(1) Source: U.S. Department of Commerce; Bureau of Economic Analysis and U.S. Census Bureau.

(2) Source: University of Utah Kem C. Gardner Policy Institute, Ivory–Boyer Utah Report and Database.

(3) Source: Utah State Tax Commission.

## Largest Employers

The County is the business and financial center for many of the major businesses and industries in the State. Major employers (over 2,000 employees) in the County area include:

<u>Employer (Location)</u>	<u>Business Category</u>	<u>Range of Number of Employees</u>
State of Utah (county-wide).....	All state government services	20,000+
University of Utah (county-wide).....	Higher education, health care	20,000+
Intermountain Health Care Center (county-wide).....	Health care and social assistance	15,000–20,000
United States Federal Government (county-wide).....	Federal government services	15,000–20,000
Church of Jesus Christ of Latter-day Saints.....	Religious organizations	7,000–10,000
Granite School District (county-wide).....	Education services	7,000–10,000
Wal Mart (county-wide) .....	Retail trade	7,000–10,000
Zions Bancorporation (county-wide).....	Finance and insurance	7,000–10,000
Jordan School District (county-wide) .....	Education services	5,000–7,000
Salt Lake County (county-wide).....	County administration	5,000–7,000
Canyons School District (county-wide).....	Education services	4,000–5,000
Delta Airlines (Salt Lake).....	Transportation and warehousing	4,000–5,000
Smiths (county-wide).....	Retail trade	4,000–5,000
Associated Reg. & University Patholo (Salt Lake) .....	Health care and social assistance	3,000–4,000
C.R. England Inc. (Salt Lake).....	Transportation and warehousing	3,000–4,000
Department of Veterans Affairs (Salt Lake).....	Health care and social assistance	3,000–4,000
Discover (Salt Lake).....	Finance and insurance	3,000–4,000
L3 Communications Corp. (Salt Lake).....	Manufacturing	3,000–4,000
Salt Lake City School District (Salt Lake) .....	Education services	3,000–4,000
Salt Lake Community College (county-wide) .....	Education services	3,000–4,000
United Parcel Service (Salt Lake).....	Transportation and warehousing	3,000–4,000
Amazon Fulfillment Services (Salt Lake) .....	Delivery services	2,000–3,000
Goldman Sachs and Co. (Salt Lake).....	Finance and insurance	2,000–3,000
Jet Blue Airways (Salt Lake).....	Administration	2,000–3,000
Kennecott Utah Copper (county-wide) .....	Mining; manufacturing	2,000–3,000
McDonalds (county-wide) .....	Restaurants	2,000–3,000
Salt Lake City .....	City government	2,000–3,000
Target (county-wide) .....	Retail trade	2,000–3,000
Utah Transit Authority (Salt Lake).....	Transportation and warehousing	2,000–3,000
Wells Fargo Bank/Advisors (county-wide).....	Finance and insurance	2,000–3,000

(Source: Utah Department of Workforce Services. Updated information as of September 2019.)

For additional demographic, economic, and principal employers as of the County’s Fiscal Year 2018 see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Statistical Section—Demographic and Economic Statistics Last Ten Years” (CAFR page 197) and “—Principal Employers—Most Current Calendar Year Available and Nine Years Ago” (CAFR page 198).

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## Rate Of Unemployment—Annual Average

<u>Year</u>	<u>Salt Lake County</u>	<u>State of Utah</u>	<u>United States</u>
2020 (1).....	2.5%	2.5%	3.6%
2019 (2).....	—	—	—
2018 .....	3.0	3.1	3.9
2017 .....	3.1	3.2	4.4
2016 .....	3.2	3.4	4.9
2015 .....	3.4	3.6	5.3
2014 .....	3.7	3.8	6.2

(1) Preliminary, subject to change. As of January 2020 (seasonally adjusted).

(2) Final yearly information has not been released.

(Source: Utah Department of Workforce Services.)

## DEBT STRUCTURE OF SALT LAKE COUNTY, UTAH

### Outstanding Sales Tax Revenue Bonded Indebtedness

*The Indenture.* The County has issued the 2020 Bonds under the Indenture. The 2020 Bonds are not issued on a parity with the County’s currently outstanding sales tax bonds issued under the 2010 Transportation Indenture (as defined below) nor do the Indenture and the 2010 Transportation Indenture share security in any revenues pledged therein. As of the date of this OFFICIAL STATEMENT, the County has outstanding the following sales tax revenue bonds:

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2020B (a) (2).....	Buildings/refunding	\$36,685,000*	February 1, 2040*	\$ 36,685,000*
2020A (a) .....	Refunding	21,990,000*	February 1, 2035*	21,990,000*
2017B (1) .....	Buildings/land	38,520,000	February 1, 2037	38,520,000
2017A (1) (2) .....	Buildings/land	13,550,000	February 1, 2024	7,550,000
2014 (1) (3) .....	Buildings/land	30,000,000	February 1, 2035	23,935,000*
2012A (1) (3) .....	Refunding	43,725,000	February 1, 2025	6,605,000*
2011 (4).....	Solar energy/QECB	1,917,804	February 1, 2028	994,000
2010D (1) (5) (6)...	Building (BABs)	33,020,000	November 1, 2020* (7)	<u>1,305,000*</u>
Total principal amount of outstanding debt.....				<u>\$137,584,000*</u>

\* Preliminary; subject to change.

(a) **Ratings applied for.** For purposes of this OFFICIAL STATEMENT the 2020 Bonds will be considered issued and outstanding.

(1) Rated “AAA” by S&P Global Ratings (“S&P”) and “AAA” by Fitch Ratings (“Fitch”), as of the date of this OFFICIAL STATEMENT.

(2) Interest on these bonds is federally taxable.

(3) Portions of this bond has been refunded by the 2020B Bonds.

(4) Not rated; no rating applied for. Private placement; issued as “Qualified Energy Conservation Bonds (QECB)” with a 2.25% interest rate.

(5) Federally taxable (direct pay, 35% issuer subsidy, Build America Bonds).

(6) Portions of this bond has been refunded by the 2020A Bonds.

(7) Final maturity date after portions of this bond has been refunded by the 2020A Bonds

(Source: Municipal Advisor.)

## Outstanding General Obligation Bonded Indebtedness

The County has outstanding the following general obligation bonds (collectively, the “GO Bonds”), which GO Bonds are payable from proceeds of ad valorem taxes levied (without limitation as to rate or amount) on all ad valorem taxable property in the County.

<u>Series (1)</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2019 .....	Recreation	\$39,615,000	December 15, 2027	\$ 39,615,000
2017B.....	Refunding	29,345,000	December 15, 2032	28,920,000
2017 .....	Recreation	39,125,000	December 15, 2027	23,825,000
2016 .....	Refunding/crossover	27,885,000	December 15, 2029	25,755,000
2015B.....	Recreation/open space	22,000,000	December 15, 2035	18,685,000
2015A.....	Refunding	13,925,000	December 15, 2027	11,485,000
2013 (2).....	Recreation/open space	25,000,000	June 15, 2023 (4)	4,475,000
2012B (3).....	Refunding	38,165,000	June 15, 2021	10,000,000
2012 .....	Zoo/aviary	14,600,000	December 15, 2031	<u>9,445,000</u>
Total principal amount of outstanding debt.....				<u>\$172,205,000</u>

- (1) All bonds rated “AAA” by Fitch; “Aaa” by Moody’s Investors Service, Inc. (“Moody’s); and “AAA” by S&P, as of the date of this OFFICIAL STATEMENT.
- (2) Principal portions of this bond were refunded by the 2017B GO Bonds.
- (3) Issued as federally taxable bonds.
- (4) Final maturity date after a portion of this bond was refunded by the 2017B GO Bonds.

(Source: Municipal Advisor.)

## Outstanding Transportation Tax Revenue Bonded Indebtedness

The County has outstanding the following transportation tax revenue bonds (collectively, the “Transportation Bonds”). The Transportation Bonds are special limited obligations of the County, payable solely from and secured by a pledge of the revenues, moneys, securities and funds pledged therefore in the 2010 transportation indenture. The pledged revenues consist of certain highway fund revenues received by the County pursuant to an Interlocal Cooperation Agreement with the State. The most significant source of highway fund revenues is certain transportation related sales taxes and fees collected within the County. The Transportation Bonds are not issued on a parity with the County’s other sales or excise tax revenue bonds (as described herein).

The 2010 Transportation Bonds are not issued on a parity with the County’s currently outstanding sales tax bonds issued under the Indenture nor do the 2010 Transportation Indenture and the Indenture share security in any revenues pledged therein. As of the date of this OFFICIAL STATEMENT, the County has outstanding the following Transportation Bonds:

<u>Series (1)</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2010B (2) .....	Transportation (BABs)	\$57,635,000	August 15, 2025	<u>\$51,310,000</u>

- (1) Rated “AAA” by Fitch and “AAA” by S&P, as of the date of this OFFICIAL STATEMENT.
- (2) Federally taxable (direct pay, 35% issuer subsidy, Build America Bonds).

(Source: Municipal Advisor.)



**Outstanding Excise Tax Road Revenue Bonded Indebtedness**

The County has outstanding the following excise tax revenue bonds (collectively, the “Excise Tax Bonds”). The Excise Tax Bonds are special limited obligations of the County, payable solely from and secured by a pledge of the revenues, moneys, securities and funds pledged therefore in the 2014 excise tax indenture. The pledged revenues consist of certain fee-in-lieu tax revenues and uniform fees collected in the County. The Excise Tax Bonds are not issued on a parity with the County’s other sales tax revenue bonds (as described herein).

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2017 (1).....	Refunding	\$23,925,000	August 15, 2033	\$23,645,000
2014 (1) (2).....	Roads	38,600,000	August 15, 2023 (3)	<u>6,695,000</u>
Total principal amount of outstanding debt.....				<u>\$30,340,000</u>

- (1) Rated “AAA” by Fitch and “AAA” by S&P, as of the date of this OFFICIAL STATEMENT.
- (2) Principal portions of this bond were refunded by the 2017 Excise Tax Road Revenue Bonds.
- (3) Final maturity date after a portion of this bond were refunded by the 2017 Excise Tax Road Revenue Bonds.

(Source: Municipal Advisor.)

**Outstanding Sales Tax Revenue (TRCC) Bonded Indebtedness**

The County has outstanding the following sales tax revenue (Tourism, Recreation, Cultural, and Convention (“TRCC”)) bond (the “TRCC Sales Tax Revenue Bonds”). The TRCC Sales Tax Revenue Bonds are special limited obligations of the County, payable solely from and secured by a pledge of the revenues, moneys, securities and funds pledged therefore in the 2017 sales tax (TRCC) indenture. The pledged revenues consist of revenues produced by the sales and use taxes levied by the County under the Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act (related to restaurant, rental of motor vehicles, and transit room (hotel/motel) sales taxes). The TRCC Sales Tax Revenue Bonds are not issued on a parity with any of the County’s other sales or excise tax revenue bonds (as described herein).

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Principal Outstanding</u>
2017 (1).....	Buildings	\$44,230,000	February 1, 2037	<u>\$40,065,000</u>

- (1) Rated “AAA” by Fitch and “AAA” by S&P, as of the date of this OFFICIAL STATEMENT.

(Source: Municipal Advisor.)

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## Debt Service Schedule Of Outstanding Sales Tax Revenue Bonds By Fiscal Year

### Issued under the 2001 Sales Tax Indenture (a)

Fiscal Year Ending December 31	Series 2020B \$36,685,000*		Series 2020A \$21,990,000*		Series 2017B \$38,520,000		Series 2017A (1) \$13,550,000		Series 2014 \$30,000,000	
	Principal*	Interest*	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
	2018.....	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,378,363	\$ 1,975,000	\$ 255,508	\$ 1,060,000
2019.....	0	0	0	0	0	1,378,363	2,000,000	230,045	1,115,000	992,931
2020.....	0	132,494	0	184,223	0	1,378,363	2,025,000	197,119	1,155,000	934,381 (2)
2021.....	4,845,000	588,445	1,050,000	835,050	0	1,378,363	2,075,000	157,939	955,000	879,831 (2)
2022.....	4,895,000	525,620	1,105,000	781,175	0	1,378,363	2,100,000	112,410	1,000,000	830,956 (2)
2023.....	4,975,000	459,475	1,165,000	724,425	0	1,378,363	2,175,000	60,548	1,050,000	779,706 (2)
2024.....	4,790,000	390,180	1,220,000	664,800	1,020,000	1,352,863	1,200,000	16,680	1,390,000	718,706
2025.....	3,720,000	327,499	1,280,000	602,300	2,300,000	1,298,613	-	-	1,460,000	647,456
2026.....	775,000	293,624	1,350,000	536,550	2,400,000	1,209,863	-	-	1,535,000	572,581
2027.....	790,000	280,669	1,420,000	467,300	2,525,000	1,086,738	-	-	1,605,000	502,106
2028.....	800,000	266,515	1,490,000	394,550	2,625,000	988,175	-	-	1,670,000	436,606
2029.....	820,000	251,242	1,550,000	334,050	2,675,000	914,619	-	-	1,730,000	377,259
2030.....	835,000	235,062	1,600,000	286,800	2,775,000	834,875	-	-	1,780,000	324,606
2031.....	850,000	218,168	1,645,000	238,125	2,850,000	750,500	-	-	1,835,000	270,381
2032.....	870,000	200,406	1,700,000	187,950	2,950,000	661,656	-	-	1,890,000	214,506
2033.....	885,000	181,757	1,750,000	136,200	3,025,000	566,406	-	-	1,950,000	156,906
2034.....	905,000	162,062	1,805,000	82,875	3,150,000	454,250	-	-	2,010,000	96,250
2035.....	925,000	141,243	1,860,000	27,900	3,275,000	325,750	-	-	2,075,000	32,422
2036.....	950,000	118,541	-	-	3,400,000	192,250	-	-	-	-
2037.....	975,000	93,849	-	-	3,550,000	62,125	-	-	-	-
2038.....	1,000,000	68,173	-	-	-	-	-	-	-	-
2039.....	1,025,000	41,593	-	-	-	-	-	-	-	-
2040.....	1,055,000	14,032	-	-	-	-	-	-	-	-
<b>Totals.....</b>	<b>\$ 36,685,000</b>	<b>\$ 4,990,645</b>	<b>\$ 21,990,000</b>	<b>\$ 6,484,273</b>	<b>\$ 38,520,000</b>	<b>\$ 18,968,856</b>	<b>\$ 13,550,000</b>	<b>\$ 1,030,248</b>	<b>\$ 27,265,000</b>	<b>\$ 9,814,900</b>

### Issued under the 2001 Sales Tax Indenture (a)

Fiscal Year Ending December 31	Series 2012A \$43,725,000		Series 2011 (3) \$1,917,804		Series 2010D \$33,020,000		Series 2010A (b) \$8,855,000		Totals*		
	Principal	Interest	Principal	Interest	Principal	Interest (5)	Principal	Interest	Total Principal	Total Interest (7)	Total Debt Service
	2018.....	\$ 3,940,000	\$ 1,589,925	\$ 107,000 (4)	\$ 28,564	\$ 1,250,000	\$ 1,244,659	\$ 155,000	\$ 12,888	\$ 8,487,000	\$ 5,557,211
2019.....	4,110,000	1,408,375	110,000 (4)	26,123	1,275,000	1,207,159	160,000	7,963	8,770,000	5,250,958	14,020,958
2020.....	4,325,000	799,938 (2)	112,000 (4)	23,625	1,305,000	605,698	165,000	2,681	9,087,000	4,258,521	13,345,521
2021.....	1,195,000	264,375 (2)	115,000 (4)	21,071	0	0 (6)	-	-	10,235,000	4,125,074	14,360,074
2022.....	1,260,000	203,000 (2)	117,000 (4)	18,461	0	0 (6)	-	-	10,477,000	3,849,985	14,326,985
2023.....	1,320,000	138,500 (2)	120,000 (4)	15,795	0	0 (6)	-	-	10,805,000	3,556,811	14,361,811
2024.....	1,390,000	70,750 (2)	123,000 (4)	13,061	0	0 (6)	-	-	11,133,000	3,227,040	14,360,040
2025.....	1,440,000	18,000 (2)	126,000 (4)	10,260	0	0 (6)	-	-	10,326,000	2,904,128	13,230,128
2026.....	-	-	128,000 (4)	7,403	0	0 (6)	-	-	6,188,000	2,620,020	8,808,020
2027.....	-	-	131,000 (4)	4,489	0	0 (6)	-	-	6,471,000	2,341,301	8,812,301
2028.....	-	-	134,000 (4)	1,508	0	0 (6)	-	-	6,719,000	2,087,353	8,806,353
2029.....	-	-	-	-	0	0 (6)	-	-	6,775,000	1,877,170	8,652,170
2030.....	-	-	-	-	0	0 (6)	-	-	6,990,000	1,681,343	8,671,343
2031.....	-	-	-	-	0	0 (6)	-	-	7,180,000	1,477,174	8,657,174
2032.....	-	-	-	-	0	0 (6)	-	-	7,410,000	1,264,518	8,674,518
2033.....	-	-	-	-	0	0 (6)	-	-	7,610,000	1,041,269	8,651,269
2034.....	-	-	-	-	0	0 (6)	-	-	7,870,000	795,437	8,665,437
2035.....	-	-	-	-	0	0 (6)	-	-	8,135,000	527,315	8,662,315
2036.....	-	-	-	-	-	-	-	-	4,350,000	310,791	4,660,791
2037.....	-	-	-	-	-	-	-	-	4,525,000	155,974	4,680,974
2038.....	-	-	-	-	-	-	-	-	1,000,000	68,173	1,068,173
2039.....	-	-	-	-	-	-	-	-	1,025,000	41,593	1,066,593
2040.....	-	-	-	-	-	-	-	-	1,055,000	14,032	1,069,032
<b>Totals.....</b>	<b>\$ 18,980,000</b>	<b>\$ 4,492,863</b>	<b>\$ 1,323,000</b>	<b>\$ 170,359</b>	<b>\$ 3,830,000</b>	<b>\$ 3,057,516</b>	<b>\$ 480,000</b>	<b>\$ 23,531</b>	<b>\$ 162,623,000</b>	<b>\$ 49,033,189</b>	<b>\$ 211,656,189</b>

\* Preliminary; subject to change.

(a) These bonds are issued on a parity basis under the 2001 Sales Tax Indenture.

(b) This bond issued is included in this table because final principal and interest payments occurred in Fiscal Year 2020.

(1) This bond is issued as a federally taxable bond.

(2) Remaining principal and interest payments after a portion these bonds are being paid from a 2020B Escrow Account funded from proceeds of the 2020B Bonds.

(3) Private placement; issued as Qualified Energy Conservation Bonds.

(4) Mandatory sinking fund principal payments from a \$994,000 2.25% term bond due February 1, 2028.

(5) Federally taxable (direct pay, 35% federal interest subsidy, Build America Bonds). Does not reflect any federal interest subsidy payments.

(6) Principal of and interest on these bonds are being refunded by the 2020A Bonds.

(7) Does not reflect any federal interest rate subsidy payments on the 2010D Sales Tax Bonds which were issued as Build America Bonds.

(Source: Municipal Advisor.)

## Debt Service Schedule Of Outstanding General Obligation Bonds By Fiscal Year

Fiscal Year Ending December 31	Series 2019 \$39,615,000		Series 2017B \$29,345,000		Series 2017 \$39,125,000		Series 2016 \$27,885,000		Series 2015B \$22,000,000	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2018.....	\$ 0	\$ 0	\$ 200,000	\$ 967,900	\$ 7,375,000	\$ 1,956,250	\$ 0	\$ 0 (b)	\$ 845,000	\$ 645,200
2019.....	0	0	225,000	957,900	7,925,000	1,587,500	2,130,000	652,300 (a)	885,000	602,950
2020.....	4,165,000	1,964,244	1,620,000	946,650	2,500,000	1,191,250	2,110,000	1,198,100	930,000	558,700
2021.....	4,350,000	1,772,500	1,700,000	865,650	2,625,000	1,066,250	2,195,000	1,113,700	950,000	540,100
2022.....	4,575,000	1,555,000	1,800,000	780,650	2,750,000	935,000	2,285,000	1,025,900	970,000	521,100
2023.....	4,800,000	1,326,250	1,875,000	690,650	2,875,000	797,500	2,375,000	934,500	990,000	501,700
2024.....	5,050,000	1,086,250	3,200,000	596,900	3,025,000	653,750	2,470,000	839,500	1,035,000	452,200
2025.....	5,300,000	833,750	3,350,000	436,900	3,175,000	502,500	2,590,000	716,000	1,090,000	400,450
2026.....	5,550,000	568,750	2,225,000	369,900	3,350,000	343,750	2,720,000	586,500	1,110,000	378,650
2027.....	5,825,000	291,250	2,300,000	325,400	3,525,000	176,250	2,860,000	450,500	1,145,000	345,350
2028.....	-	-	2,325,000	277,100	-	-	3,000,000	307,500	1,180,000	311,000
2029.....	-	-	2,400,000	223,625	-	-	3,150,000	157,500	1,210,000	278,550
2030.....	-	-	2,425,000	164,825	-	-	-	-	1,250,000	242,250
2031.....	-	-	1,825,000	101,775	-	-	-	-	1,285,000	204,750
2032.....	-	-	1,875,000	52,500	-	-	-	-	1,325,000	166,200
2033.....	-	-	-	-	-	-	-	-	1,365,000	126,450
2034.....	-	-	-	-	-	-	-	-	1,405,000	85,500
2035.....	-	-	-	-	-	-	-	-	1,445,000	43,350
Totals.....	<u>\$ 39,615,000</u>	<u>\$ 9,397,994</u>	<u>\$ 29,345,000</u>	<u>\$ 7,758,325</u>	<u>\$ 39,125,000</u>	<u>\$ 9,210,000</u>	<u>\$ 27,885,000</u>	<u>\$ 7,982,000</u>	<u>\$ 20,415,000</u>	<u>\$ 6,404,450</u>

Fiscal Year Ending December 31	Series 2015A \$13,925,000		Series 2013 \$25,000,000		Series 2012B \$38,165,000		Series 2012 \$14,600,000		Series 2011B (c) \$10,645,000	
	Principal	Interest	Principal	Interest	Principal	Interest (2)	Principal	Interest	Principal	Interest
2018.....	\$ 1,105,000	\$ 591,050	\$ 940,000	\$ 296,500	\$ 6,565,000	\$ 326,078	\$ 670,000	\$ 248,475	\$ 1,285,000	\$ 51,400
2019.....	1,145,000	535,800	985,000	248,375	6,645,000	236,850	685,000	235,075	-	-
2020.....	1,200,000	478,550	1,035,000	197,875	5,325,000	139,088	695,000	221,375	-	-
2021.....	1,265,000	418,550	1,090,000	144,750	4,675,000	45,581	715,000	207,475	-	-
2022.....	1,350,000	355,300	1,145,000	88,875	-	-	740,000	193,175	-	-
2023.....	1,410,000	287,800	1,205,000	30,125	-	-	745,000	178,375	-	-
2024.....	1,475,000	217,300	0	0 (1)	-	-	755,000	163,475	-	-
2025.....	1,540,000	143,550	0	0 (1)	-	-	770,000	148,375	-	-
2026.....	1,595,000	97,350	0	0 (1)	-	-	790,000	131,050	-	-
2027.....	1,650,000	49,500	0	0 (1)	-	-	810,000	111,300	-	-
2028.....	-	-	0	0 (1)	-	-	830,000	91,050	-	-
2029.....	-	-	0	0 (1)	-	-	850,000	70,300	-	-
2030.....	-	-	0	0 (1)	-	-	870,000	47,988	-	-
2031.....	-	-	0	0 (1)	-	-	875,000	24,063	-	-
2032.....	-	-	0	0 (1)	-	-	-	-	-	-
2033.....	-	-	0	0 (1)	-	-	-	-	-	-
2034.....	-	-	-	-	-	-	-	-	-	-
2035.....	-	-	-	-	-	-	-	-	-	-
Totals.....	<u>\$ 13,735,000</u>	<u>\$ 3,174,750</u>	<u>\$ 6,400,000</u>	<u>\$ 1,006,500</u>	<u>\$ 23,210,000</u>	<u>\$ 747,596</u>	<u>\$ 10,800,000</u>	<u>\$ 2,071,550</u>	<u>\$ 1,285,000</u>	<u>\$ 51,400</u>

- (a) Actual interest payment due is \$1,304,600. Payment in the amount of \$652,300 to be made from the 2016 GO Escrow Account.  
(b) Actual interest payment due is \$1,304,600. Payment in the amount of \$1,304,600 to be made from the 2016 GO Escrow Account.  
(c) This bond has been included in this table because final principal and interest payments occurred in Fiscal Year 2018.  
(1) Principal and interest was refunded by the 2017B GO Bonds.  
(2) Issued as federally taxable bonds.

### Debt Service Schedule Of Outstanding General Obligation Bonds By Fiscal Year—continued

Fiscal Year Ending December 31	Series 2011A (a) \$25,000,000		Series 2010B (a) \$14,450,000		Series 2009B (a) \$18,625,000		Series 2009A (a) \$11,375,000		Totals		
	Principal	Interest	Principal	Interest (b)	Principal	Interest (b)	Principal	Interest	Total Principal	Total Interest (c)	Total Debt Service
	2018.....	\$ 1,445,000	\$ 88,050	\$ 1,025,000	\$ 682,978	\$ 0	\$ 930,013	\$ 1,405,000	\$ 42,150	\$ 22,860,000	\$ 6,826,043
2019.....	1,490,000	44,700	0	0 (2)	0	0 (2)	—	—	22,115,000	5,101,450	27,216,450
2020.....	0	0 (1)	0	0 (2)	0	0 (2)	—	—	19,580,000	6,895,831	26,475,831
2021.....	0	0 (1)	0	0 (2)	0	0 (2)	—	—	19,565,000	6,174,556	25,739,556
2022.....	0	0 (1)	0	0 (2)	0	0 (2)	—	—	15,615,000	5,455,000	21,070,000
2023.....	0	0 (1)	0	0 (2)	0	0 (2)	—	—	16,275,000	4,746,900	21,021,900
2024.....	0	0 (1)	0	0 (2)	0	0 (2)	—	—	17,010,000	4,009,375	21,019,375
2025.....	0	0 (1)	0	0 (2)	0	0 (2)	—	—	17,815,000	3,181,525	20,996,525
2026.....	0	0 (1)	0	0 (2)	0	0 (2)	—	—	17,340,000	2,475,950	19,815,950
2027.....	0	0 (1)	0	0 (2)	0	0 (2)	—	—	18,115,000	1,749,550	19,864,550
2028.....	0	0 (1)	0	0 (2)	0	0 (2)	—	—	7,335,000	986,650	8,321,650
2029.....	0	0 (1)	0	0 (2)	0	0 (2)	—	—	7,610,000	729,975	8,339,975
2030.....	0	0 (1)	—	—	—	—	—	—	4,545,000	455,063	5,000,063
2031.....	—	—	—	—	—	—	—	—	3,985,000	330,588	4,315,588
2032.....	—	—	—	—	—	—	—	—	3,200,000	218,700	3,418,700
2033.....	—	—	—	—	—	—	—	—	1,365,000	126,450	1,491,450
2034.....	—	—	—	—	—	—	—	—	1,405,000	85,500	1,490,500
2035.....	—	—	—	—	—	—	—	—	1,445,000	43,350	1,488,350
Totals.....	<u>\$ 2,935,000</u>	<u>\$ 132,750</u>	<u>\$ 1,025,000</u>	<u>\$ 682,978</u>	<u>\$ 0</u>	<u>\$ 930,013</u>	<u>\$ 1,405,000</u>	<u>\$ 42,150</u>	<u>\$ 217,180,000</u>	<u>\$ 49,592,455</u>	<u>\$ 266,772,455</u>

- (a) This bond issue is included in this table because final principal and interest payments occurred in Fiscal Years 2018 and 2019.
- (b) Federally taxable (direct pay, 35% issuer subsidy, Build America Bonds). Does not reflect any federal interest subsidy payments.
- (c) Does not reflect any federal interest rate subsidy payments on the 2009 GO Bonds and the 2010 GO Bonds which were issued as Build America Bonds. Includes moneys received from the 2016 GO Escrow Account for payments on the 2016 GO Bonds (through June 15, 2019).
- (1) Principal and interest were refunded by the 2017B GO Bonds.
- (2) Principal was refunded on the crossover date (June 15, 2019) from moneys received from the 2016 GO Escrow Account and interest ceased to accrue.

(Source: Municipal Advisor.)

## Debt Service Schedule Of Outstanding Transportation Tax Revenue Bonds By Fiscal Year

Fiscal Year Ending December 31	Issued under the 2010 Transportation Indenture						
	Series 2010B \$57,635,000		Series 2010A (3) \$16,905,000		Totals		
	Principal	Interest (2)	Principal	Interest	Total Principal	Total Interest (4)	Total Debt Service
2018.....	\$ 0	\$ 2,269,393	\$ 5,845,000	\$ 292,250	\$ 5,845,000	\$ 2,561,643	\$ 8,406,643
2019.....	6,325,000	2,269,393	—	—	6,325,000	2,269,393	8,594,393
2020.....	6,895,000	2,057,000	—	—	6,895,000	2,057,000	8,952,000
2021.....	7,265,000	1,818,571	—	—	7,265,000	1,818,571	9,083,571
2022.....	7,995,000	1,556,450	—	—	7,995,000	1,556,450	9,551,450
2023.....	8,710,000 (1)	1,255,997	—	—	8,710,000	1,255,997	9,965,997
2024.....	9,295,000 (1)	880,771	—	—	9,295,000	880,771	10,175,771
2025.....	11,150,000 (1)	480,342	—	—	11,150,000	480,342	11,630,342
<b>Totals.....</b>	<b><u>\$57,635,000</u></b>	<b><u>\$12,587,917</u></b>	<b><u>\$ 5,845,000</u></b>	<b><u>\$ 292,250</u></b>	<b><u>\$ 63,480,000</u></b>	<b><u>\$12,880,167</u></b>	<b><u>\$76,360,167</u></b>

(1) Mandatory sinking fund principal payments from a \$29,155,000 4.308% term bond due August 15, 2025.

(2) Federally taxable (direct pay, 35% issuer subsidy, Build America Bonds). Does not reflect any federal interest subsidy payments.

(3) This bond has been included in this table because final principal and interest payments occurred in Fiscal Year 2018.

(4) Does not reflect any federal interest rate subsidy payments on the 2010B Transportation Bonds which were issued as Build America Bonds.

(Source: Municipal Advisor.)

**Debt Service Schedule Of Outstanding Excise Tax Road Revenue Bonds By Fiscal Year**

Fiscal Year Ending December 31	Issued under the 2014 Excise Indenture						Total Debt Service
	Series 2017 \$23,925,000		Series 2014 \$38,600,000		Total	Total	
	Principal	Interest	Principal	Interest	Principal	Interest	
2018.....	\$ 280,000	\$ 749,760	\$ 1,425,000	\$ 429,875	\$ 1,705,000	\$ 1,179,635	\$ 2,884,635
2019.....	0	1,043,150	1,475,000	408,500	1,475,000	1,451,650	2,926,650
2020.....	0	1,043,150	1,550,000	334,750	1,550,000	1,377,900	2,927,900
2021.....	0	1,043,150	1,630,000	257,250	1,630,000	1,300,400	2,930,400
2022.....	0	1,043,150	1,715,000	175,750	1,715,000	1,218,900	2,933,900
2023.....	0	1,043,150	1,800,000	90,000	1,800,000	1,133,150	2,933,150
2024.....	1,880,000	1,043,150	0	0 (1)	1,880,000	1,043,150	2,923,150
2025.....	1,975,000	949,150	0	0 (1)	1,975,000	949,150	2,924,150
2026.....	2,080,000	850,400	0	0 (1)	2,080,000	850,400	2,930,400
2027.....	2,180,000	746,400	0	0 (1)	2,180,000	746,400	2,926,400
2028.....	2,295,000	637,400	0	0 (1)	2,295,000	637,400	2,932,400
2029.....	2,410,000	522,650	0	0 (1)	2,410,000	522,650	2,932,650
2030.....	2,535,000	402,150	0	0 (1)	2,535,000	402,150	2,937,150
2031.....	2,670,000	275,400	0	0 (1)	2,670,000	275,400	2,945,400
2032.....	2,760,000	168,600	0	0 (1)	2,760,000	168,600	2,928,600
2033.....	2,860,000	85,800	0	0 (1)	2,860,000	85,800	2,945,800
Totals.....	<u>\$ 23,925,000</u>	<u>\$ 11,646,610</u>	<u>\$ 9,595,000</u>	<u>\$ 1,696,125</u>	<u>\$ 33,520,000</u>	<u>\$ 13,342,735</u>	<u>\$ 46,862,735</u>

(1) Principal and interest was refunded by the 2017 Excise Tax Bonds.

(Source: Municipal Advisor.)

**Debt Service Schedule Of Outstanding Sales Tax Revenue  
(TRCC) Bonds By Fiscal Year**

Fiscal Year Ending December 31	<b>Issued under the 2017 TRCC Indenture</b>		Total Debt Service
	Series 2017 \$44,230,000		
	Principal	Interest	
2018.....	\$ 1,235,000	\$ 2,254,244	\$ 3,489,244
2019.....	1,430,000	2,067,350	3,497,350
2020.....	1,500,000	1,994,100	3,494,100
2021.....	1,555,000	1,941,050	3,496,050
2022.....	1,610,000	1,885,250	3,495,250
2023.....	1,695,000	1,802,625	3,497,625
2024.....	1,780,000	1,715,750	3,495,750
2025.....	1,870,000	1,624,500	3,494,500
2026.....	1,970,000	1,528,500	3,498,500
2027.....	2,070,000	1,427,500	3,497,500
2028.....	2,175,000	1,321,375	3,496,375
2029.....	2,285,000	1,209,875	3,494,875
2030.....	2,405,000	1,092,625	3,497,625
2031.....	2,525,000	969,375	3,494,375
2032.....	2,655,000	839,875	3,494,875
2033.....	2,795,000	703,625	3,498,625
2034.....	2,935,000	560,375	3,495,375
2035.....	3,085,000	409,875	3,494,875
2036.....	3,245,000	251,625	3,496,625
2037.....	3,410,000	85,250	3,495,250
Totals.....	<u>\$ 44,230,000</u>	<u>\$ 25,684,744</u>	<u>\$ 69,914,744</u>

(Source: Municipal Advisor.)

## Future Issuance Of Debt; Historical Tax And Revenue Anticipation Note Borrowing; Other Debt

*Future Issuance of Debt.* The Authority (defined herein) may issue approximately \$46 million of lease revenue bonds for construction of libraries in Fiscal Year 2020.

*Historical Tax and Revenue Anticipation Note Borrowing.* The County has historically issued tax and revenue anticipation notes as follows:

<u>Fiscal Year</u>	<u>Series</u>	<u>Amount</u>	<u>Date of Sale</u>	<u>Type of Sale</u>	<u>Rating (1)</u>
2019 .....	2019	\$70,000,000	July 2, 2019	Public offering	MIG 1
2018 .....	2018	55,000,000	July 10, 2018	Public offering	MIG 1
2017 .....	2017	60,000,000	July 12, 2017	Public offering	MIG 1
2016 .....	2016	47,000,000	August 11, 2016	Public offering	MIG 1
2015 .....	2015	43,000,000	August 12, 2015	Public offering	MIG 1
2014 .....	2014	65,000,000	July 30, 2014	Public offering	MIG 1
2013 .....	2013	67,000,000	June 25, 2013	Public offering	MIG 1
2012 .....	2012	50,000,000	June 26, 2012	Public offering	MIG 1
2011 .....	2011	35,000,000	June 28, 2011	Public offering	MIG 1
2010 .....	2010	45,000,000	July 20, 2010	Public offering	MIG 1

(1) Moody's rating.

(Source: Municipal Advisor.)

*Other Debt. Capital Leases.* The County has several capital leases outstanding. As of Fiscal Year 2018, the present value of net minimum lease payments is \$370,764, with payments extending through Fiscal Year 2022. See "APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Notes to the Basic Financial Statements—Note 9. Long-Term Liabilities—Section 9.6 Capital Lease Obligations" (CAFR page 71).

*Notes Payable.* Salt Lake County NMTC, Inc., a blended component unit of the County, controls: (i) Historical Capitol Theatre, LLC, which company issued promissory notes in 2013 totaling \$7,640,000 (current balance outstanding \$7,640,000); and (ii) SLCO Downtown Health Clinic, LLC, which company issued promissory notes in 2017 totaling \$13,636,512 (current balance outstanding \$11,212,500). The County also received a \$23,200,000 note in 2018 from the Utah Department of Transportation (UDOT). Proceeds from the UDOT loan will be loaned to various municipalities for parking structure projects (current balance outstanding \$23,200,000). For a schedule showing future debt service requirements on these notes see "APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Notes to the Basic Financial Statements—Note 9. Long-Term Liabilities—Section 9.7 Notes Payable" (CAFR page 69).

In April 2019, the Municipal Building Authority of Salt Lake County issued lease revenue for the funding of a library building in the township of Kearns (the "Kearns Library Project"). The Kearns Library Project is a New Market Tax Credit ("NMTC") qualified census tract that also meets the NMTC distressed area criteria. Salt Lake County NMTC, Inc., issued a note in the amount of \$16,337,500 for the Kearns Library Project (current balance outstanding \$16,337,500).

*Joint Ventures and Undivided Interests.* The County is a 25% partner with Salt Lake City, Utah ("Salt Lake City") and the Salt Lake City Redevelopment Agency (the "Salt Lake City RDA") as 75% partners of the Utah Performing Arts Center Agency ("UPACA") a theater for the performing arts. Beginning in Fiscal Year 2015 (and continuing through 2040) the County allocates incremental tax revenues to the Salt Lake City RDA to be used by Salt Lake City RDA to make debt service payments on bonds Salt Lake City RDA issued to finance UPACA. The principal balance due to Salt Lake City RDA as of Fiscal Year 2018 is \$24,621,970.



The County is an equal partner with Salt Lake City of the City/County Landfill for solid waste management and disposal services.

The County has a 50% ownership with Salt Lake City in the Sugar House Park Authority for maintaining and improving land used as a public park.

The County has entered into interlocal cooperation agreements with Tracy Aviary and Hogle Zoo (additional information may be found in the notes of the CAFR).

For a detailed discussion and accounting of these joint ventures see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Notes to the Basic Financial Statements—Note 14. Joint Ventures and Undivided Interests” (CAFR page 83).

### **The Municipal Building Authority Of Salt Lake County, Utah**

The Municipal Building Authority of Salt Lake County, Utah (the “Authority”) is a body politic and corporate, operating under the Local Building Authority Act. The Authority was created in 1992 for acquiring, constructing, improving or extending projects on behalf of the County pursuant to the predecessor to the Local Building Authority Act.

*The Authority’s debt does not constitute legal debt within the meaning of any constitutional provision or statutory limitation of the County. The Authority has entered certain annual leases with the County for each project on an “all or none” basis. The leases may be terminated by the County in any year and payments by the County may be made only from moneys which are annually budgeted and appropriated by the County for such purpose.*

The Authority has issued lease revenue bonds: (i) in 2009, which bond proceeds were used for the acquisition, construction, improvements and equipping a public works building, libraries and senior centers (the “2009 Projects”) and (ii) in 2019, which bond proceeds were used for the acquisition, construction, improvements and equipping several libraries (the “2019 Projects” and with the 2009 Projects, the “Projects”). The Authority has issued lease revenue bonds under a general indenture of trust, as amended and supplemented by supplemental indentures (collectively, the “2009 MBA Indenture”). The Authority has leased the Projects to the County, pursuant to a master lease, as amended and supplemented by lease agreements, (collectively, the “2009 MBA Master Lease”). All lease revenue bonds issued under the 2009 MBA Master Lease are cross-collateralized in that the Authority has granted to a trustee, for the benefit of the owners of all lease revenue bonds issued under the 2009 MBA Master Lease, a security interest in all the Authority’s right, title and interest in the Projects financed with lease revenue bonds issued under the 2009 MBA Indenture. The Authority may, from time to time, issue additional bonds under the 2009 MBA Indenture.

As of the date of this OFFICIAL STATEMENT, the Authority has outstanding the following lease revenue bonds issued under the 2009 MBA Indenture:

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Outstanding</u>
2019 (1).....	Operations center/libraries	\$17,840,000	January 15, 2041	\$17,840,000
2009B (2) ..	Public works/libraries/senior centers (BABs)	58,390,000	December 1, 2029	<u>50,175,000</u>
Total principal amount of outstanding debt.....				<u>\$68,015,000</u>

- (1) Rated “AA+” by Fitch and “AA+” by S&P, as of the date of this OFFICIAL STATEMENT.
- (2) Rated “AA+” by Fitch; “Aa1” by Moody’s; and “AA+” by S&P, as of the date of this OFFICIAL STATEMENT. The 2009B Bonds are federally taxable, direct pay, 35% issuer subsidy, Build America Bonds.

(Source: Municipal Advisor.)

## Debt Service Schedule Of Outstanding Lease Revenue Bonds Of The Municipal Building Authority Of Salt Lake County, Utah By Fiscal Year

Fiscal Year Ending December 31	Issued under 2009 MBA Indenture (a)						
	Series 2019 \$17,840,000		Series 2009B \$58,390,000		Totals		
	Principal	Interest	Principal	Interest (4)	Total Principal	Total Interest (5)	Total Debt Service
2018.....	\$ 0	\$ 0	\$ 4,050,000	\$ 3,135,631	\$ 4,050,000	\$ 3,135,631	\$ 7,185,631
2019.....	0	0 (1)	4,165,000	2,952,166	4,165,000	2,952,166	7,117,166
2020.....	0	2,090 (1)	4,300,000	2,757,244	4,300,000	2,759,334	7,059,334
2021.....	0	192,682 (1)	4,425,000	2,551,704	4,425,000	2,744,386	7,169,386
2022.....	530,000	878,750	4,570,000 (2)	2,335,764	5,100,000	3,214,514	8,314,514
2023.....	560,000	851,500	4,725,000 (2)	2,094,468	5,285,000	2,945,968	8,230,968
2024.....	585,000	822,875	4,895,000 (2)	1,844,988	5,480,000	2,667,863	8,147,863
2025.....	610,000	793,000	5,060,000 (3)	1,586,532	5,670,000	2,379,532	8,049,532
2026.....	655,000	761,375	5,235,000 (3)	1,292,040	5,890,000	2,053,415	7,943,415
2027.....	685,000	727,875	5,450,000 (3)	987,363	6,135,000	1,715,238	7,850,238
2028.....	715,000	692,875	5,650,000 (3)	670,173	6,365,000	1,363,048	7,728,048
2029.....	760,000	656,000	5,865,000 (3)	341,343	6,625,000	997,343	7,622,343
2030.....	795,000	617,125	-	-	795,000	617,125	1,412,125
2031.....	840,000	576,250	-	-	840,000	576,250	1,416,250
2032.....	880,000	533,250	-	-	880,000	533,250	1,413,250
2033.....	925,000	488,125	-	-	925,000	488,125	1,413,125
2034.....	970,000	440,750	-	-	970,000	440,750	1,410,750
2035.....	1,020,000	391,000	-	-	1,020,000	391,000	1,411,000
2036.....	1,075,000	338,625	-	-	1,075,000	338,625	1,413,625
2037.....	1,130,000	283,500	-	-	1,130,000	283,500	1,413,500
2038.....	1,180,000	225,750	-	-	1,180,000	225,750	1,405,750
2039.....	1,245,000	165,125	-	-	1,245,000	165,125	1,410,125
2040.....	1,310,000	101,250	-	-	1,310,000	101,250	1,411,250
2041.....	1,370,000	34,250	-	-	1,370,000	34,250	1,404,250
<b>Totals.....</b>	<b>\$ 17,840,000</b>	<b>\$ 10,574,022</b>	<b>\$ 58,390,000</b>	<b>\$ 22,549,416</b>	<b>\$ 76,230,000</b>	<b>\$ 33,123,438</b>	<b>\$ 109,353,438</b>

(a) These bonds were issued on a parity basis under the 2009 MBA Indenture.

- (1) Final payment due after payments of capitalized interest on the 2019 MBA Bonds through July 1, 2021 (from certain proceeds of the 2019 MBA Bonds).
- (2) Mandatory sinking fund principal payments from a \$14,190,000 5.28% term bond due December 1, 2024.
- (3) Mandatory sinking fund principal payments from a \$27,260,000 5.82% term bond due December 1, 2029.
- (4) Federally taxable (direct pay, 35% issuer subsidy, Build America Bonds). Does not reflect any federal interest rate subsidy payments.
- (5) Does not reflect any federal interest rate subsidy payments on the Authority's 2009B MBA Bonds which were issued as Build America Bonds.

(Source: Municipal Advisor.)

## Overlapping And Underlying General Obligation Debt

Taxing Entity	2019 Taxable Value (1)	County's Portion of Tax- able Value	County's Per- centage	Entity's General Obligation Debt	County's Portion of G.O. Debt
<i>Overlapping:</i>					
State of Utah.....	\$315,456,046,864	\$119,387,677,100	37.8%	\$2,452,055,000	\$ 926,876,790
CUWCD (2).....	185,917,836,915	119,387,677,100	64.2	185,295,000	<u>118,959,390</u>
Total overlapping.....					<u>1,045,836,180</u>
<i>Underlying:</i>					
School District:					
Granite .....	31,913,668,162	31,913,668,162	100.0	334,680,000	334,680,000
Salt Lake City .....	31,220,631,712	31,220,631,712	100.0	20,375,000	20,375,000
Jordan.....	26,390,763,367	26,390,763,367	100.0	262,290,000	262,290,000
Canyons .....	25,225,752,898	25,225,752,898	100.0	405,175,000	405,175,000
Murray .....	4,639,434,393	4,639,434,393	100.0	31,825,000	31,825,000
Salt Lake City .....	31,260,214,697	31,260,214,697	100.0	115,555,000	115,555,000
West Jordan City .....	8,368,929,814	8,368,929,814	100.0	3,485,000	3,485,000
Draper City (3) .....	6,844,532,421	6,557,847,886	95.8	2,390,000	2,289,620
Sandy Suburban Imp. District .....	7,131,216,956	7,131,216,956	100.0	4,753,000	4,753,000
Cottonwood Heights Parks and Rec. ....	2,642,483,276	2,642,483,276	100.0	1,700,000	1,700,000
Magna Water District ..	1,636,292,736	1,636,292,736	100.0	26,220,000	<u>26,220,000</u>
Total underlying.....					<u>1,208,347,620</u>
Total overlapping and underlying general obligation debt .....					<u>\$2,254,183,800</u>
Total <i>overlapping</i> general obligation debt (excluding the State) (4) .....					\$118,959,390
Total <i>direct</i> general obligation bonded indebtedness .....					<u>172,205,000</u>
Total <i>direct</i> and <i>overlapping</i> general obligation debt (excluding the State).....					<u>\$291,164,390</u>

This table excludes any additional principal amounts attributable to unamortized original issue bond premium.

- (1) Taxable value is preliminary; subject to change. Taxable value used in this table *excludes* the taxable value used to determine uniform fees on tangible personal property and valuation on semiconductor manufacturing equipment. See “FINANCIAL INFORMATION REGARDING SALT LAKE COUNTY, UTAH—Taxable, Fair Market And Market Value Of Property” below.
- (2) Central Utah Water Conservancy District (“CUWCD”) outstanding general obligation bonds are limited ad valorem tax bonds. Certain portions of the principal of and interest on CUWCD’s general obligation bonds are paid from revenues from the sale of water.
- (3) Includes portions of the city located in Utah County.
- (4) The State’s general obligation debt is not included in overlapping debt because the State currently levies no property tax for payment of its general obligation bonds.

(Source: Municipal Advisor.)

## Debt Ratios Regarding General Obligation Debt

The following table sets forth the ratios of general obligation debt (excluding any additional principal amounts attributable to unamortized original issue bond premium) that is expected to be paid from taxes levied specifically for such debt and not from other revenues over the taxable value of property within the County, the estimated market value of such property and the population of the County. *The State’s general obligation debt is not included in the debt ratios because the State currently levies no property tax for payment of general obligation debt.*

	To 2019 Est. Taxable Value (1)	To 2019 Est. Market Value (2)	To 2018 Population Estimate Per Capita (3)
<i>Direct</i> general obligation debt.....	0.14%	0.10%	\$149
<i>Direct and overlapping</i> general obligation debt .....	0.24	0.17	253

(1) Based on an estimated 2019 Taxable Value of \$119,387,677,100, which value *excludes* the taxable value used to determine uniform fees on tangible personal property.

(2) Based on an estimated 2019 Market Value of \$171,547,882,545, which value *excludes* the taxable value used to determine uniform fees on tangible personal property.

(3) Based on 2018 estimate of 1,152,633 by the U.S. Census Bureau.

(Source: Municipal Advisor.)

See “FINANCIAL INFORMATION REGARDING SALT LAKE COUNTY, UTAH—Taxable, Fair Market And Market Value Of Property” below.

For a 10–year history of debt ratios of the County regarding general obligation bonds see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Statistical Section—Ratios of General Bonded Debt Outstanding” (CAFR page 186).

### General Obligation Legal Debt Limit And Additional Debt Incurring Capacity

The general obligation indebtedness of the County is limited by State law to 2% of the fair market value of taxable property in the County (*based on the last equalized property tax assessment roll*). The debt limit and additional debt incurring capacity of the County shown below are based on the fair market value for 2018 and the calculated valuation from 2018 uniform fees, and are calculated as follows:

2018 “Fair Market Value” .....	\$157,774,378,112
2018 valuation from Uniform Fees (1) .....	<u>769,216,051</u>
2018 “Fair Market Value for Debt Incurring Capacity” .....	<u>\$158,543,594,163</u>
“Fair Market Value for Debt Incurring Capacity” times 2% equals (the “Debt Limit”)...	\$3,170,871,883
Less: currently outstanding general obligation debt (net) (2) .....	<u>(192,891,435)</u>
Additional debt incurring capacity* .....	<u>\$2,970,134,084</u>

(1) For debt incurring capacity only, in computing the fair market value of taxable property in the County, the value of all motor vehicles and state–assessed commercial vehicles (which value is determined by dividing the uniform fee revenue by 1.5%) is included as a part of the fair market value of the taxable property in the County.

(2) For accounting purposes, the net unamortized bond premium was \$20,686,435 (\$13,792,799 on outstanding general obligation bonds as of December 31, 2018 and \$6,893,636 on the Series 2019 general obligation bonds), and together with current outstanding direct general obligation debt of \$172,205,000, results in total outstanding net direct debt of \$192,891,435.

(Source: Municipal Advisor.)

For a 10–year history of the County’s general obligation legal debt margin see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Statistical Section—Legal Debt Margin Information Last Ten Years” (CAFR page 190).

## **Federal Funding Cuts**

Pursuant to the Budget Control Act of 2011 (the “BCA”), cuts to federal programs necessary to reduce federal spending to levels specified in the BCA (known as “sequestration”) were ordered in federal fiscal years ending September 30, 2013 through 2021 and were subsequently extended through September 30, 2027. These reductions include cuts to the subsidy payments to be made to issuers of Build America Bonds (“BABs”) and various other federal expenditures.

The County and the Authority are impacted by federal sequestration in Fiscal Year 2020 (as of the date of this OFFICIAL STATEMENT) with reductions in subsidy payments in the approximate amount of \$100,000. The County and the Authority anticipate that any future reductions of subsidy payments and reductions in other federal grants as a result of sequestration; would have no material impact on its operations or financial position. The County cannot predict whether Congress will act to avoid or extend sequestration in the future.

## **No Defaulted Obligations**

The County has never failed to pay principal of and interest on any of its financial obligations when due.

## **FINANCIAL INFORMATION REGARDING SALT LAKE COUNTY, UTAH**

### **Fund Structure; Accounting Basis**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties for goods or services.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. The remaining governmental and enterprise funds are combined into a single column and reported as other (nonmajor) funds. Internal service funds are aggregated and reported in single column on the proprietary fund financial statements.

Revenues and expenditures are recognized using the modified accrual basis of accounting in the governmental fund statements. Revenues are recognized in the accounting period in which they become both measurable and available. “Measurable” means that amounts can be reasonably determined within the current period. “Available” means that amounts are collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues on cost-reimbursement grants are accrued when the related expenditures are incurred.

In the proprietary fund statements and the government-wide statements, revenues and expenses are recognized using the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned and become measurable, and expenses are recognized in the period incurred.

### **Budgets And Budgetary Accounting**

The budget and appropriation process of the County is governed by the Uniform Fiscal Procedures Act for Counties, Title 17, Chapter 36, Utah Code (the “Fiscal Procedures Act”). Pursuant to the Fiscal

Procedures Act, the budget officer of the County is required to prepare budgets for the general fund, special revenue funds, debt service funds, capital project funds and proprietary funds. These budgets are to provide a complete financial plan for the budget (ensuing fiscal) year. Each budget is required to specify, in tabular form, estimates of anticipated revenues and appropriations for expenditures. Under the Fiscal Procedures Act, the total of anticipated revenues must equal the total of appropriated expenditures.

The County Mayor is the Budget Officer of the County. On or before November 1<sup>st</sup> of each year, the County Mayor is required to submit a Proposed Budget to the County Council for all funds for the fiscal year commencing January 1. Various actual and estimated budget data are required to be set forth in the proposed budget including estimated revenue from non–property tax sources available for each fund and the revenue from general property taxes required by each fund. After the Proposed Budget is submitted by the Mayor, the County Council then makes “appropriation” decisions. The recommended final budget is then made available to citizens at least 10 days prior to a public hearing. After public notice and hearing, the final budget is adopted by the County Council. If the County proposes to budget an increased amount of property tax revenue exclusive of revenues from new growth (i.e. above the “certified tax rate” as described below in “Public Hearing On Certain Tax Increases”), the County Council shall comply with the certain notice and hearing requirements contained in the Property Tax Act, Chapter 2, Title 59, Utah Code (the “Property Tax Act”) in adopting the budget. Once the final budget is adopted by the County Council, the County Mayor may veto a line item in the final budget. Budget items vetoed by the County Mayor may be overridden by the County Council.

On or before December 31 in each year, the final budgets for all funds are adopted by the County Council. The Fiscal Procedures Act prohibits the County Council from making any appropriation in the final budget of any fund more than the estimated expendable revenue of such fund. The adopted final budget is subject to amendment by the County Council during the fiscal year. However, to increase the budget of the general fund, public notice and hearing must be provided. To increase the budget of funds, other than the general fund, public notice must be provided.

*Adoption of Ad Valorem Tax Levy.* The legislative body of each taxing entity shall, before June 22 of each year, adopt a proposed, or, if the tax rate is not more than the certified tax rate, a final, tax rate for the taxing entity. The legislative body shall report the rate and levy, and any other information prescribed by rules of the State Tax Commission for the preparation, review, and certification of the rate, to the county auditor of the county in which the taxing entity is located.

*Net Position or Fund Balance.* A county may accumulate net position in any enterprise or internal service fund or a fund balance in any other fund; but with respect to the general fund, its use shall be restricted to the following purposes: (i) to provide cash to finance expenditures from the beginning of the budget period until general property taxes, sales taxes, or other revenues are collected; (ii) to provide a fund or reserve to meet emergency expenditures; and (iii) to cover unanticipated deficits for future years. The maximum accumulated unappropriated surplus in the general fund, as determined prior to adoption of the tentative budget, may not exceed an amount equal to the greater of: (a) for a county with a taxable value of \$750 million or more and a population of 100,000 or more (the County falling within this parameter), 20% of the total revenues of the general fund for the current fiscal period; or (b) for any other county, 50% of the total revenues of the general fund for the current fiscal period; and the estimated total revenues from property taxes for the current fiscal period. Any surplus balance more than the above computed maximum shall be included in the estimated revenues of the general fund budget for the next fiscal period and any fund balance exceeding 5% (State law) of the total general fund revenues may be used for budgetary purposes or may be placed into a Disaster Recovery Fund established by the County.

Also, see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Notes to the Basic Financial Statements—Note 1. Summary of Significant Accounting Policies—1.10 Budgets and Budgetary Accounting” (CAFR page 53).

## Financial Controls

The County utilizes a computerized financial accounting system which includes a system of budgetary controls. State law requires budgets to be controlled by individual departments, but the County has also empowered the County Mayor to maintain control by major categories within departments. These controls are such that a requisition will not be entered into the purchasing system unless the appropriated funds are available. The County Mayor checks for sufficient funds again prior to the purchase order being issued and again before the payment check is issued. Voucher payments are also controlled by the County Mayor for sufficient appropriations.

## Financial Management

The County Mayor is statutorily empowered with certain financial duties and powers. These responsibilities include responsibilities as finance officer and County budget officer. As budget officer, the Mayor is responsible for revenue projections and preparation of a “proposed” budget which is presented to the County Council. The County Council may adjust the proposed budget prior to final budget adoption. See in this section “Budgets And Budgetary Accounting” above.

The County Council has adopted financial goals and policies which formalize the County’s commitment to financial best practice and compliance with relevant statutory and ordinance requirements. The financial goals and policies address the key financial operations of the County in the following areas: (i) operating and capital budgeting; (ii) debt issuance; (iii) revenues; (iv) minimum reserves; (v) investments; and (vi) accounting, financial reporting, and auditing.

The County’s most significant financial management policies include: (i) a county-wide cost allocation plan; (ii) a long-range budget and planning process which projects revenues, budgets, and minimum fund balances three years into the future; and (iii) a Debt Review Committee, consisting of seven representatives (one from the County Auditor, one from the County Treasurer, one from the District Attorney, two from the County Mayor, and two representatives from the County Council) which reviews all forms of debt requests, and forwards its recommendations to the County Council.

*Reserves (unassigned fund balances).* The County has a policy of maintaining minimum fund balance reserves or “rainy-day” funds. The County Council has adopted a financial policy to maintain a minimum level of certain components of fund balance in the General Fund and selected special revenue funds. These amounts are intended to provide fiscal stability when economic downturns or other unexpected events occur, to supply resources to satisfy certain current obligations, or to provide a leveling for self-insured risks. The policy requires the unassigned fund balance in the General Fund to be at least 10% of budgeted expenditures; the fund balances in the following special revenue funds are to be at least 5% of budgeted expenditures: Flood Control; State Tax Administration Levy; Health; Planetarium; Library; and TRCC. Also, the County’s policy is to commit resources for compensated absences in the funds at 15% of unpaid vacation leave and 40% of unpaid sick leave, and to accumulate an unrestricted net position in the Employee Service Reserve (Internal Service) Fund of at least 15% of medical and dental claims paid during the year for active employees plus \$300,000 for early retirement. If a fund balance component falls below the minimum target level because it has been used as dictated by current circumstances, the policy provides for actions to replenish the amount to the minimum target level. Generally, replenishment is to occur within the next budget cycle.

These budgetary unassigned fund balances for the indicated County’s funds are summarized as follows:

Fund	Minimum	Ending Balance as of December 31 (in \$1,000)						
	Annual							
	2019 Budget Reserves	Budget 2019 (1)	2018	2017	2016	2015	2014	2013
County-wide.....	\$39,827	\$46,365	\$76,562	\$82,059	\$74,426	\$70,096	\$63,598	\$59,977
% change (2).....	-	(39.4)%	(6.7)%	10.3%	6.2%	10.2%	6.0%	39.2%
Library.....	\$2,200	\$9,488	\$6,613	\$11,063	\$12,681	\$9,764	\$8,336	\$6,312
% change (2).....	-	43.5%	(40.2)%	(12.8)%	29.8%	17.2%	32.1%	34.8%
TRCC (3).....	\$1,220	\$2,936	\$7,945	\$7,863	\$6,353	\$5,990	\$5,079	\$3,531
% change (2).....	-	(63.0)%	1.0%	23.8%	6.1%	17.9%	43.8%	(18.1)%

(1) Fiscal Years 2014 through 2018 unassigned ending fund balances includes budgetary under-expend. Budgetary under-expend is not included in the calculation of budgeted ending fund balances and consequently, actual ending fund balances have been consistently above the amount budgeted.

(2) Percent change over previous year.

(3) The Tourism, Recreation, Cultural and Convention (TRCC) Fund figures include only the budgetary fund with a minimum fund balance policy. The TRCC fund reported in the CAFR includes five additional budgetary funds and two New Market Tax Credit entities, namely Salt Palace Convention Center Fund, Mountain America Expo Center Fund, Arts and Culture Fund, Equestrian Park Fund, Visitor Promotion Fund, Wasatch View Solar LLC, and Historical Capital Theatre LLC.

(Source: County Mayor’s Office of Financial Administration.)

The unrestricted net positions for the County’s proprietary funds are summarized as follows:

Fund	Ending Balance as of December 31 (in \$1,000)				
	2018	2017	2016	2015	2014
Internal service funds (1).....	\$41,488	\$30,720	\$28,533	\$29,277	\$28,160
% change over previous year.....	35.1%	7.7%	(2.5)%	4.0%	2.4%
Enterprise funds (2) (3).....	\$(8,145)	\$(9,791)	\$525	\$772	\$975
% change over previous year.....	(16.8)%	(1,965.0)%	(32.0)%	(20.8)%	(14.1)%

(1) Includes fleet maintenance services, facilities services and employee medical and dental insurance and other benefits.

(2) Beginning in Fiscal Year 2017 the Enterprise Funds include Public Works and Other Services, a new fund created to provide various municipal services to the Greater Salt Lake Municipal Service District and other local government entities on a contract basis. Fiscal Years 2014 through 2016 includes only Golf Courses.

(3) With the implementation of GASB Statement 75 in Fiscal Year 2017, Net OPEB obligations are reported as a liability in the CAFR, impacting the unrestricted net position. Beginning Balances for Fiscal Year 2017 were restated to include the Net OPEB obligation by \$(824) for the Golf Courses Fund and \$(3,452) for the Public Works and Other Services Fund.

(Source: County Mayor’s Office of Financial Administration.)

See in this section “Management’s Current Discussion And Analysis Of Financial Operations–Fund Balances” below.

*Capital Planning Process.* The County employs a facilities management staff to annually review and assess the County’s buildings and physical plant for capital maintenance/project needs. Facilities management staff compiles the data, which is presented to the Capital Project Prioritization Committee. This committee analyzes capital project requests, recommends priorities for present and future building needs, reviews and approves agency master plans, and makes recommendations to the Mayor and County Council to ensure an effective, well-coordinated building program. Substantial emphasis has been placed on previously identified but unfunded capital projects and maintenance needs for existing facilities. These needs are reviewed and reprioritized in subsequent years along with all newly identified capital project and maintenance needs.



## Management's Current Discussion And Analysis Of Financial Operations

*[[Fund Balances.* The budgetary (pre-audit Trial Balance) unassigned fund balance in the General Fund at the end of the Fiscal Year 2018 was \$56.8 million. For comparison, the budgetary unassigned fund balance at the end of Fiscal Year 2017 was \$58.7 million. The decrease is primarily attributable to one-time land purchases in 2018. The budgetary unassigned fund balance is projected to be \$56.0 million at the end of Fiscal Year 2019. The County Council has adopted a minimum reserve policy of 10% of budgeted expenditures in the General Fund. The 10% policy was exceeded in Fiscal Years 2001 through 2018. The County expects the minimum reserve policy to again be exceeded in Fiscal Year 2019. For Fiscal Year 2018 the budgeted ending fund balance was \$45.9 million. The budgeted ending fund balance for Fiscal Year 2019 is \$38.0 million. Budgetary under expend is not included in the calculation of budgeted ending fund balances and consequently, actual ending fund balances have been above the amount budgeted. For Fiscal Years 2016, 2017, and 2018, actual expenditures average approximately 93% of the total budget in the General Fund.

*Property Tax Collections.* For Fiscal Years 2002 through 2018, property tax revenues in the General Fund increased each year. Since Fiscal Year 2011, the collection rate (for current year property taxes) has returned to historically high levels. Overall, collection rates improved from 94.0% in Fiscal Year 2009 to 97.8% in Fiscal Year 2018. The County increased property taxes in Fiscal Year 2013 for its county-wide tax funds and Library Fund. In addition, in Fiscal Year 2015 the County increased taxes in the General Fund by \$9.4 million, dedicated to the criminal justice system. Fiscal Year 2018 actual property tax revenues are \$151.5 million in the General Fund and projected property tax revenues are \$156.2 million for Fiscal Year 2019. The projected 2019 property taxes are higher because of additional taxes the County can capture from new growth. Property tax revenues are projected to comprise approximately 44% of current year revenues in the General Fund for Fiscal Year 2019.

*Sales Tax Collections.* Sales tax revenues have continued to grow, increasing approximately 6.9% in Fiscal Year 2017 and 6.5% during Fiscal Year 2018. The projected increase for Fiscal Year 2019 is 3.8%. In Fiscal Year 2018, the County began receiving sales taxes from Amazon sales. In Fiscal Year 2019, the County began receiving sales taxes from remote sellers, but this is expected to be partially offset by new exemptions for purchases of certain manufacturing, mining and medical lab equipment, parts and materials.

*Other Budgetary Considerations.* The 2018 budget included increased expenditures related to criminal justice, homelessness and drug treatment, as the County partners with the State and Salt Lake City to fund programs and services to reduce recidivism and optimize drug treatment and jail options. The focus of the 2019 budget was (i) annualizing the impact of criminal justice decisions made in 2018; (ii) employee compensation; and (iii) continued focus on capital maintenance projects. The proposed budgeted ending fund balance meets the minimum reserve requirements of the County's financial policy.]]

*Fiscal Year 2018 Narrative.* The administration of the County prepared a narrative discussion, overview, and analysis of the financial activities of the County for Fiscal Year 2018. See "APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Management's Discussion and Analysis" (CAFR page 20).

### Sources Of General Fund Revenues (excludes Other Governmental Funds)

Set forth below are brief descriptions of the various sources of revenues available to the County's general fund. The percentage of total General Fund revenues represented by each source is based on the County's audited Fiscal Year 2018 period (total general fund revenues were \$325,680,146).

*Taxes and fees.* Approximately 71.0% (or \$231,334,013) of general fund revenues are from taxes (general property taxes approximately 46.5% (or \$151,535,420) and sales taxes approximately 22.1% (or

\$71,905,455)); and approximately 2.4% (or \$7,893,138) of general fund revenues are from motor vehicles fees.

*Charges for services.* Approximately 10.8% (or \$35,019,833) of general fund revenues are from charges for services.

*Interfund charges.* Approximately 8.3% (or \$26,992,711) of general fund revenues are collected from interfund charges.

*Grants and contributions.* Approximately 6.2% (or \$20,074,207) of general fund revenues are from federal and State shared revenues.

*Interest, rents, and other.* Approximately 2.6% (or \$8,619,915) of general fund revenues are collected from interest, rents and other revenues.

*Licenses and permits.* Less than 1% (or \$2,251,548) of general fund revenues are collected from licenses and permits.

*Fines and forfeitures*—Less than 1% (or \$1,387,919) of general fund revenues are collected from fines and forfeitures.

(Source: Compiled by the Municipal Advisor from information taken from the Fiscal Year 2018 CAFR.)

#### **Five-Year Financial Summaries**

The summaries contained herein were extracted from the County's CAFR reports. The summaries themselves have not been audited. See "FINANCIAL INFORMATION REGARDING SALT LAKE COUNTY, UTAH—Management's Current Discussion And Analysis Of Financial Operations" above and "APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018."

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# Salt Lake County

## Statement of Net Position

(This summary has not been audited)

	As of December 31				
	2018	2017	2016	2015	2014
Assets and deferred outflows of resources					
Assets					
Capital assets					
Buildings, improvements, equipment and other depreciable assets, net of accumulated depreciation.....	\$ 723,086,024	\$ 664,318,327	\$ 698,935,304	\$ 692,205,280	\$ 696,929,708
Land, roads, and construction in progress.....	280,115,065	325,655,336	480,967,885	450,882,242	444,356,506
Cash and investments					
Pooled cash and investments.....	354,471,040	322,829,991	276,438,296	270,214,762	211,190,664
Restricted cash and investments.....	93,125,466	141,597,983	40,956,066	86,616,633	111,335,086
Restricted cash and investments with fiscal agent.....	32,585,284	33,570,391	34,570,899	-	-
Other cash.....	1,077,783	855,804	7,246,372	7,634,910	7,626,180
Receivables					
Taxes.....	80,302,586	68,911,294	69,208,046	67,301,138	66,418,753
Accounts.....	25,221,751	26,185,782	9,674,836	6,376,361	7,407,875
Notes.....	20,829,500	18,156,400	10,931,000	16,768,015	16,768,015
Grants and contributions.....	16,540,816	16,077,447	18,625,936	21,768,577	21,325,946
Revolving loans.....	16,188,662	14,896,168	15,382,517	15,382,807	15,198,215
Interest, rents and other.....	5,773,520	5,316,057	4,439,555	3,428,501	2,902,391
Investment in joint ventures.....	51,328,752	52,533,648	53,862,578	19,260,922	19,300,237
Inventories and prepaid items.....	12,035,038	12,084,059	11,020,337	4,299,619	1,083,137
Net pension asset.....	80,249	57,658	123,686	240,893	-
Total assets.....	<u>1,712,761,536</u>	<u>1,703,046,345</u>	<u>1,732,383,313</u>	<u>1,662,380,660</u>	<u>1,621,842,713</u>
Deferred outflows of resources					
Related to pensions.....	69,893,919	81,483,550	70,677,125	35,085,123	-
Deferred charges on refundings.....	4,864,256	6,088,586	3,956,743	5,195,956	5,142,349
Related to OPEB.....	2,928,163	3,165,939	-	-	-
Total deferred outflows of resources.....	<u>77,686,338</u>	<u>90,738,075</u>	<u>74,633,868</u>	<u>40,281,079</u>	<u>5,142,349</u>
Total assets and deferred outflows of resources.....	<u>\$ 1,790,447,874</u>	<u>\$ 1,793,784,420</u>	<u>\$ 1,807,017,181</u>	<u>\$ 1,702,661,739</u>	<u>\$ 1,626,985,062</u>
Liabilities, deferred inflows or resources and net position					
Liabilities					
Long-term liabilities					
Portion due or payable after one year.....	\$ 762,587,910	\$ 843,207,498	\$ 658,918,138	\$ 621,962,984	\$ 556,526,531
Portion due or payable within one year.....	66,171,991	54,422,648	62,434,530	57,219,478	58,357,485
Accrued expenses.....	66,877,384	66,465,505	58,666,852	48,932,065	49,253,806
Accounts payable.....	36,215,979	32,764,955	24,407,412	20,267,464	22,415,256
Unearned revenue.....	17,165,695	16,671,846	14,987,163	13,599,056	9,408,824
Accrued interest.....	4,770,017	5,489,836	3,932,173	4,137,591	4,307,078
Performance deposits.....	1,121,710	1,090,096	-	-	-
Total liabilities.....	<u>954,910,686</u>	<u>1,020,112,384</u>	<u>823,346,268</u>	<u>766,118,638</u>	<u>700,268,980</u>
Deferred inflows of resources					
Related to pensions.....	40,219,129	20,141,761	14,805,256	12,876,263	-
Related to OPEB.....	9,727,255	7,012,679	-	-	-
Total deferred inflows of resources.....	<u>49,946,384</u>	<u>27,154,440</u>	<u>14,805,256</u>	<u>12,876,263</u>	<u>-</u>
Net position					
Net invested in capital assets.....	615,113,780	613,984,485	824,845,685	767,048,988	787,571,901
Restricted for					
Transportation.....	99,603,732	75,544,465	32,618,598	40,027,888	-
Capital improvements.....	39,049,134	17,779,699	14,671,614	21,167,339	16,768,886
Convention and tourism.....	28,562,263	24,426,515	18,880,236	21,031,792	9,937,344
Housing and human services.....	22,834,891	21,343,149	12,932,534	11,339,231	15,695,301
Debt service.....	14,979,134	17,400,615	17,858,489	16,208,517	7,283,826
Infrastructure.....	5,575,530	7,153,644	16,544,459	14,796,288	11,928,925
Redevelopment.....	2,887,554	2,269,401	1,714,145	-	-
Drug and vice enforcement.....	2,730,363	2,678,051	2,517,512	-	-
Pet adoption:					
Nonexpendable.....	1,717,597	1,637,510	1,637,510	1,637,510	1,575,000
Expendable.....	104,860	71,182	53,022	38,174	89,905
Tort liability.....	1,356,398	1,632,102	3,410,355	3,513,308	-
Other purposes.....	1,253,628	660,763	1,049,302	3,952,838	13,062,462
Education and cultural.....	504,473	1,000,125	1,031,021	4,500,263	4,192,579
Law enforcement.....	-	-	7,400,985	8,260,644	8,429,310
Libraries.....	-	-	3,523,844	3,513,216	6,907,506
Tax administration.....	-	-	-	2,315,289	6,070,082
Municipal services.....	-	-	-	-	5,543,449
Unrestricted (1).....	<u>(50,682,533)</u>	<u>(41,064,110)</u>	<u>8,176,346</u>	<u>4,315,553</u>	<u>31,659,606</u>
Total net position.....	<u>785,590,804</u>	<u>746,517,596</u>	<u>968,865,657</u>	<u>923,666,838</u>	<u>926,716,082</u>
Total liabilities, deferred inflows of resources and net position.....	<u>\$ 1,790,447,874</u>	<u>\$ 1,793,784,420</u>	<u>\$ 1,807,017,181</u>	<u>\$ 1,702,661,739</u>	<u>\$ 1,626,985,062</u>

(1) Negative unrestricted net position is a result of the County reporting the full obligation related to the County's other postemployment benefit plan and the County's proportionate share of the Utah State Retirement net pension liability.

(Source: Information extracted from the County's audited financial statements by the Municipal Advisor.)

# Salt Lake County

## Statement of Activities

(This summary has not been audited)

	Net (Expense) Revenue and Changes in Net Assets (1)				
	Fiscal Year Ended December 31				
	2018	2017	2016	2015	2014
Activities/Functions					
Governmental activities					
Public works (2).....	\$ (233,475,979)	\$ (173,202,993)	\$ (228,960,681)	\$ (207,142,430)	\$ (190,904,340)
Public safety and criminal justice.....	(175,758,837)	(170,057,746)	(189,215,238)	(180,743,484)	(178,487,689)
Education, recreation, and cultural.....	(145,052,982)	(147,560,426)	(99,933,979)	(130,855,867)	(112,763,257)
Social services.....	(50,075,266)	(56,290,076)	(54,042,782)	(54,178,575)	(52,698,682)
Tax administration.....	(26,384,400)	(25,943,091)	(23,601,192)	(24,791,999)	(23,050,255)
Interest on long-term debt.....	(18,680,224)	(18,969,183)	(18,403,107)	(18,131,396)	(19,563,162)
Health and regulatory.....	(14,477,550)	(11,627,319)	(16,293,935)	(15,879,684)	(17,343,756)
General government.....	3,302,622	(10,525,531)	(22,840,432)	(9,000,975)	(11,436,429)
Total governmental activities.....	<u>(660,602,616)</u>	<u>(614,176,365)</u>	<u>(653,291,346)</u>	<u>(640,724,410)</u>	<u>(606,247,570)</u>
Business-type activities					
Golf courses.....	1,759,072	(460,590)	(783,731)	28,902	(483,248)
Public works and other services.....	1,418,756	87,730	—	—	—
Total business-type activities.....	<u>3,177,828</u>	<u>(372,860)</u>	<u>(783,731)</u>	<u>28,902</u>	<u>(483,248)</u>
Total County.....	<u>(657,424,788)</u>	<u>(614,549,225)</u>	<u>(654,075,077)</u>	<u>(640,695,508)</u>	<u>(606,730,818)</u>
General revenues					
Taxes					
Property taxes.....	288,844,720	286,706,637	315,906,837	306,993,385	312,874,967
Mass transit taxes (2).....	230,086,897	199,526,003	187,510,192	220,261,590	170,518,643
Sales taxes.....	143,218,923	142,284,090	145,660,199	135,738,373	129,273,417
Transient room taxes.....	26,857,173	25,542,154	22,754,517	21,835,946	19,330,312
Tax equivalent payments.....	14,556,960	16,104,615	17,762,105	17,270,313	15,876,965
Cable television franchise taxes.....	53,613	46,282	1,144,872	1,045,224	1,011,176
Total taxes.....	<u>703,618,286</u>	<u>670,209,781</u>	<u>690,738,722</u>	<u>703,144,831</u>	<u>648,885,480</u>
Unrestricted investment earnings.....	2,784,434	10,087,732	6,415,175	5,488,704	4,958,287
Special item (gain on cancellation of debt).....	1,575,600	—	2,120,004	—	—
Transfers—special item (contribution of capital assets to other governments).....	(653,452)	(217,864,733) (3)	—	—	—
Special item (disposal of tax software).....	(10,826,870)	—	—	—	—
Total general revenues and special.....	<u>696,497,998</u>	<u>462,432,780</u>	<u>699,273,901</u>	<u>708,633,535</u>	<u>653,843,767</u>
Change in net position.....	39,073,210	(152,116,445)	45,198,824	67,938,027	47,112,949
Net position—beginning (restated).....	746,517,595	898,634,040 (3)	923,666,833	855,728,811 (4)	879,603,133
Net position—ending.....	<u>\$ 785,590,805</u>	<u>\$ 746,517,595</u>	<u>\$ 968,865,657</u>	<u>\$ 923,666,838</u>	<u>\$ 926,716,082</u>

- (1) This report is presented in summary format concerning the single item of “Net (Expense) Revenue and Changes in Net Assets” and is not intended to be complete.
- (2) Beginning in Fiscal Year 2014, the County began recording revenue and pass-thru expenses for mass transit taxes that are passed to Utah Transit Authority and Utah Department of Transportation (all tax revenues levied by a local government need to be recognized as tax revenues by that government regardless of how the income is distributed). The dollars had not previously been recorded due to the fact that the County actually never physically sees the cash as it is passed straight to the entities from the Utah State Tax Commission.
- (3) Restated as required for the adoption and implementation of Government Accounting Standards Board Statement No. 75 (includes reclassifications and restatement of \$50,140,863) and other capital assets transfers.
- (4) Restated as required for the adoption and implementation of Government Accounting Standards Board Statement No. 68

(Source: Information extracted from the County’s audited financial statements by the Municipal Advisor.)

# Salt Lake County

## Balance Sheet—Governmental Funds

### General Fund

(This summary has not been audited)

	Fiscal Year Ended December 31				
	2018	2017	2016	2015	2014
<b>Assets</b>					
Cash and investments					
Pooled cash and investments.....	\$ 56,399,179	\$ 56,604,126	\$ 56,402,642	\$ 48,886,625	\$ 38,583,827
Restricted cash and investments.....	11,716,624	11,500,009	3,580,084	576,023	572,032
Other cash.....	161,386	226,880	228,830	227,010	221,160
Other cash.....	3,456	-	-	-	-
Receivables					
Taxes.....	16,868,586	16,474,603	15,944,008	15,272,850	15,681,593
Grants and contributions.....	6,878,596	3,974,309	2,788,315	2,625,890	3,177,373
Accounts.....	2,943,472	7,241,315	1,046,258	765,632	1,337,307
Interest, rents and other.....	195,420	420,219	735,633	743,007	528,008
Due from other funds.....	9,776,549	9,976,580	10,135,525	9,438,774	15,920,875
Inventories and prepaid items.....	56,776	354,287	727,793	-	-
Total assets.....	<u>\$ 105,000,044</u>	<u>\$ 106,772,328</u>	<u>\$ 91,589,088</u>	<u>\$ 78,535,811</u>	<u>\$ 76,022,175</u>
<b>Liabilities, deferred inflows of resources and fund balances</b>					
Liabilities					
Accrued expenditures.....	\$ 8,248,451	\$ 7,556,533	\$ 6,581,702	\$ 5,520,180	\$ 5,560,944
Accounts payable.....	6,095,520	6,619,833	6,598,039	5,276,065	5,126,346
Unearned revenue.....	2,183,191	2,465,422	2,131,377	2,106,271	1,758,907
Total liabilities.....	<u>16,527,162</u>	<u>16,641,788</u>	<u>15,311,118</u>	<u>12,902,516</u>	<u>12,446,197</u>
Deferred inflows of resources					
Unavailable property tax revenue.....	3,626,016	3,540,163	3,745,015	3,756,791	4,547,877
Total deferred inflows of resources.....	<u>3,626,016</u>	<u>3,540,163</u>	<u>3,745,015</u>	<u>3,756,791</u>	<u>4,547,877</u>
<b>Fund balances</b>					
Unassigned.....	56,840,013	58,288,033	51,396,885	45,933,056	43,479,206
Committed to					
Contractual obligations.....	4,990,157	4,895,403	5,746,072	3,079,183	2,698,242
Compensated absences.....	2,447,970	2,207,431	2,100,976	2,087,210	2,050,139
Other purposes.....	75,855	75,855	75,855	75,855	75,855
Other postemployment benefits.....	-	-	-	-	749,440
Restricted for					
Housing and human services.....	11,716,624	11,500,000	3,000,000	-	-
Drug and vice enforcement.....	2,730,363	2,678,051	2,517,512	2,644,888	2,576,884
Other purposes.....	923,181	849,420	1,116,634	1,060,762	1,261,982
Debt service.....	3,456	-	580,084	576,023	572,032
Assigned to					
Governmental immunity and tax refunds.....	4,982,471	5,661,897	5,191,144	5,002,527	4,147,321
Other purposes.....	80,000	80,000	80,000	1,417,000	1,417,000
Nonspendable					
Inventories and prepaid items.....	56,776	354,287	727,793	-	-
Total fund balances.....	<u>84,846,866</u>	<u>86,590,377</u>	<u>72,532,955</u>	<u>61,876,504</u>	<u>59,028,101</u>
Total liabilities, deferred inflows of resources and fund balances.....	<u>\$ 105,000,044</u>	<u>\$ 106,772,328</u>	<u>\$ 91,589,088</u>	<u>\$ 78,535,811</u>	<u>\$ 76,022,175</u>

(Source: Information extracted from the County's audited financial statements by the Municipal Advisor.)

## Salt Lake County

### Statement of Revenues, Expenditures and Changes in Fund Balance—Governmental Funds

#### General Fund

(This summary has not been audited)

	Fiscal Year Ended December 31				
	2018	2017	2016	2015	2014
Revenues					
Taxes					
Property taxes.....	\$ 151,535,420	\$ 148,933,482	\$ 146,029,887	\$ 132,567,294	\$ 131,773,918
Sales taxes.....	71,905,455	67,492,769	63,144,412	60,564,180	57,842,532
Tax equivalent payments.....	7,893,138	8,874,046	8,793,732	7,959,191	7,851,155
Total taxes.....	231,334,013	225,300,297	217,968,031	201,090,665	197,467,605
Charges for services.....	35,019,833	27,040,819	25,702,568	27,127,760	24,758,549
Interfund charges.....	26,992,711	27,597,573	27,426,956	26,652,033	25,537,593
Grants and contributions.....	20,074,207	24,214,054	22,172,998	19,583,321	19,433,181
Interest, rents, and other.....	8,619,915	6,581,218	4,468,578	4,407,299	4,310,036
Licenses and permits.....	2,251,548	2,242,393	2,280,316	1,705,946	1,543,014
Fines and forfeitures.....	1,387,919	1,398,083	1,350,393	1,491,249	1,636,748
Total revenues.....	325,680,146	314,374,437	301,369,840	282,058,273	274,686,726
Expenditures					
Current					
Public safety and criminal justice.....	194,833,437	178,617,228	165,533,947	160,148,257	156,091,297
Education, recreation, and cultural.....	51,996,553	49,874,593	48,085,284	47,872,417	46,732,794
General government.....	48,533,946	42,674,443	43,495,243	38,794,511	37,735,324
Social services.....	12,235,924	13,403,814	15,538,597	11,897,180	12,016,867
Debt service					
Interest and fiscal charges.....	2,468,053	1,549,725	881,175	769,311	972,641
Principal retirement.....	2,445,453	1,038,642	1,113,199	483,626	587,367
Capital outlay.....	54,469	121,248	182,269	239,827	238,896
Total expenditures.....	312,567,835	287,279,693	274,829,714	260,205,129	254,375,186
Excess (deficiency) of revenues over (under) expenditures....	13,112,311	27,094,744	26,540,126	21,853,144	20,311,540
Other financing sources (uses)					
Transfers in.....	20,218,532	24,395,554	17,003,656	15,687,010	16,770,250
Transfers out.....	(35,074,354)	(37,463,134)	(34,526,297)	(34,707,055)	(31,679,710)
Proceeds from sale of capital leases and notes payable.....	–	16,932	997,466	–	53,000
Proceeds from sale of capital assets.....	–	13,326	641,500	15,304	161,260
Total other financing sources (uses).....	(14,855,822)	(13,037,322)	(15,883,675)	(19,004,741)	(14,695,200)
Net change in fund balance.....	(1,743,511)	14,057,422	10,656,451	2,848,403	5,616,340
Fund balance—beginning of year.....	86,590,377	72,532,955	61,876,504	59,028,101	53,411,761
Fund balance—end of year.....	\$ 84,846,866	\$ 86,590,377	\$ 72,532,955	\$ 61,876,504	\$ 59,028,101

(Source: Information extracted from the County's audited financial statements by the Municipal Advisor.)

For a 10-year financial history of various County funds see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018–Statistical Section” at the indicated pages as set forth below.

- (i) see “Net Position by Component Last Ten Years” (CAFR page 168);
- (ii) see “Changes in Net Position Last Ten Years” (CAFR page 170);
- (iii) see “Fund Balances, Governmental Funds Last Ten Years” (CAFR page 174); and
- (iv) see “Changes in Fund Balances, Governmental Funds Last Ten Years” (CAFR page 176).

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## Taxable, Fair Market And Market Value Of Property

Calendar Year	Taxable Value (1)	% Change Over Prior Year	Fair Market/Market Value (2)	% Change Over Prior Year
2019 *	\$ 119,387,677,100	9.3	\$ 171,547,882,545	8.7
2018	109,217,595,759	10.6	157,774,378,112	10.5
2017	98,779,809,378	7.9	142,777,797,770	8.4
2016	91,575,146,555	9.2	131,752,566,867	9.2
2015	83,895,301,386	6.5	120,668,826,969	6.7

\* Preliminary; subject to change. Fair Market/Market Value calculated by the Municipal Advisor.

(1) Taxable valuation includes redevelopment agency valuation but **excludes** semi-conductor manufacturing equipment ("SCME"). The estimated redevelopment agency valuation for Calendar Year 2019 was approximately \$9.7 billion; for Calendar Year 2018 was approximately \$7.4 billion; for Calendar Year 2017 was approximately \$8 billion; for Calendar Year 2016 was approximately \$7.6 billion; and for Calendar Year 2015 was approximately \$6.7 billion.

(2) Estimated fair market values were calculated by dividing the taxable value of primary residential property by 55%, which eliminates the 45% exemption on primary residential property granted under the Property Tax Act. Does not include market valuation for SCME.

(Source: Information taken from reports of the State Tax Commission. Compiled by the Municipal Advisor.)

## Historical Summaries Of Taxable Values Of Property

	Calendar Year					
	2019		2018	2017	2016	2015
	Taxable Value*	% of T.V.	Taxable Value	Taxable Value	Taxable Value	Taxable Value
<b>Set by State Tax Commission</b>						
<i>(centrally assessed)</i>						
Total centrally assessed.....	\$ 7,648,904,133	6.4 %	\$ 7,442,435,340	\$ 6,532,121,534	\$ 6,820,452,484	\$ 6,562,693,770
<b>Set by County Assessor</b>						
<i>(locally assessed)</i>						
<b>Real property (land and buildings)</b>						
Primary residential.....	63,700,000,000	53.4	59,295,816,221	53,722,558,352	49,051,447,423	44,889,418,627
Secondary residential.....	2,640,000,000	2.2	2,280,521,990	2,231,338,750	2,207,497,950	2,078,592,050
Commercial and industrial.....	38,590,000,000	32.3	33,391,786,220	29,785,995,430	27,257,908,650	24,597,260,000
FAA (greenbelt).....	54,908,010	0.0	52,936,280	55,748,590	943,210	1,469,710
Unimproved non FAA (vacant)....	158,191	0.0	145,200	216,900	58,767,020	54,939,390
Agricultural.....	5,430,008	0.0	5,677,750	6,060,360	6,581,580	6,482,690
Total real property.....	104,990,496,209	87.9	95,026,883,661	85,801,918,382	78,583,145,833	71,628,162,467
<b>Personal property</b>						
Primary mobile homes.....	51,362,210	0.0	51,362,210	52,760,794	54,288,514	56,001,530
Secondary mobile homes.....	11,332,382	0.0	11,332,382	8,637,487	8,384,050	8,309,300
Other business.....	6,685,582,166	5.6	6,685,582,166	6,384,371,181	6,108,875,674	5,640,134,319
SCME.....	2,576,432	0.0	2,576,432	2,959,593	7,417,474	23,061,681
Total personal property.....	6,750,853,190	5.7	6,750,853,190	6,448,729,055	6,178,965,712	5,727,506,830
Total locally assessed.....	111,741,349,399	93.6	101,777,736,851	92,250,647,437	84,762,111,545	77,355,669,297
Total taxable value.....	\$ 119,390,253,532	100.0 %	\$ 109,220,172,191	\$ 98,782,768,971	\$ 91,582,564,029	\$ 83,918,363,067
Total taxable value (1).....	\$ 119,387,677,100		\$ 109,217,595,759	\$ 98,779,809,378	\$ 91,575,146,555	\$ 83,895,301,386

\* Preliminary; subject to change.

(1) Not including taxable valuation associated with SCME.

(Source: Information taken from reports of the State Tax Commission. Compiled by the Municipal Advisor.)



For a 10-year history of the County's taxable and fair market valuation see "APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Statistical Section—Assessed Value and Actual Value of Taxable Property Last Ten Years" (CAFR page 179).

## LEGAL MATTERS

### Absence Of Litigation Concerning The 2020 Bonds

There is no litigation pending or threatened questioning or in any manner relating to or affecting the validity of the 2020 Bonds.

On the date of the execution and delivery of the 2020 Bonds, certificates will be delivered by the County to the effect that to the knowledge of the County, there is no action, suit, proceeding or litigation pending or threatened against the County, which in any way materially questions or affects the validity or enforceability of the 2020 Bonds or any proceedings or transactions relating to their authorization, execution, authentication, marketing, sale or delivery or which materially adversely affects the existence or powers of the County.

A non-litigation opinion issued by Ralph Chamness, Chief Deputy District Attorney, dated the date of closing, will be provided stating, among other things, that there is not now pending, or to his knowledge threatened, any action, suit, proceeding, inquiry, or any other litigation or investigation, at law or in equity, before or by any court, public board or body, challenging the creation, organization or existence of the County, or the ability of the County, or its respective officers to authenticate, execute or deliver the 2020 Bonds or such other documents as may be required in connection with the issuance and sale of the 2020 Bonds, or to comply with or perform their respective obligations thereunder, or seeking to restrain or enjoin the issuance, sale or delivery of the 2020 Bonds, or directly or indirectly contesting or affecting the proceedings or the authority by which the 2020 Bonds are issued, the legality of the purpose for which the 2020 Bonds are issued, or the validity of the 2020 Bonds or the issuance and sale thereof.

For a general discussion of litigation involving the County see "APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Notes to the Basic Financial Statements—Note 9. Long-Term Liabilities—Section 9.8 Claims and Judgments Payable" (CAFR page 72) and "—Note 12. Risk Management—Section 12.3 Legal Contingent Liability Claims" (CAFR page 81).

### General

Certain legal matters incident to the authorization, issuance and sale of the 2020 Bonds are subject to the approving legal opinion of Gilmore & Bell, P.C., Bond Counsel to the County. Certain legal matters will be passed upon for the County by the Chief Deputy District Attorney, Ralph Chamness. Certain legal matters will be passed on for the Underwriter by Chapman and Cutler LLP. The approving opinion of Bond Counsel will be delivered with the 2020 Bonds.

The employment of Bond Counsel is limited to the review of the transcripts of legal proceedings authorizing the issuance of the 2020 Bonds and to the issuance of the legal opinion, in conventional form, relating solely to the validity of the 2020 Bonds pursuant to such authority and the excludability of interest on the 2020 Bonds for income tax purposes as described below. Except for said legal matters, which will be specifically covered in its opinion, Bond Counsel has assumed no responsibility for the accuracy or completeness of any information furnished to any person in connection with or any offer or sale of the 2020 Bonds in the OFFICIAL STATEMENT or otherwise.

The various legal opinions to be delivered concurrently with the delivery of the 2020 Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of that expression of professional judgment, of the transaction opined upon, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

## **TAX MATTERS**

### **Tax Status Of The 2020A Bonds**

*Summary.* The following is a summary of the material federal and State of Utah income tax consequences of holding and disposing of the 2020A Bonds. This summary is based upon laws, regulations, rulings and judicial decisions now in effect, all of which are subject to change (possibly on a retroactive basis). This summary does not discuss all aspects of federal income taxation that may be relevant to investors in light of their personal investment circumstances or describe the tax consequences to certain types of owners subject to special treatment under the federal income tax laws (for example, dealers in securities or other persons who do not hold the 2020A Bonds as a capital asset, tax-exempt organizations, individual retirement accounts and other tax deferred accounts, and foreign taxpayers), and, except for the income tax laws of the State of Utah, does not discuss the consequences to an owner under any state, local or foreign tax laws. The summary does not deal with the tax treatment of persons who purchase the 2020A Bonds in the secondary market. Prospective investors are advised to consult their own tax advisors regarding federal, state, local and other tax considerations of holding and disposing of the 2020A Bonds.

### **Opinion Of Bond Counsel**

In the opinion of Gilmore & Bell, P.C., Bond Counsel to the County, under the law currently existing as of the issue date of the 2020A Bonds:

*Federal Tax Exemption.* The interest on the 2020A Bonds is excludable from gross income for federal income tax purposes.

*Alternative Minimum Tax.* The interest on the 2020A Bonds is not an item of tax preference for purposes of computing the federal alternative minimum tax.

Bond Counsel's opinions are provided as of the date of the original issue of the 2020A Bonds, subject to the condition that the County comply with all requirements of the Internal Revenue Code of 1986, as amended (the "Code") that must be satisfied subsequent to the issuance of the 2020A Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The County has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause the inclusion of interest on the 2020A Bonds in gross income for federal income tax purposes retroactive to the date of issuance of the 2020A Bonds.

*State of Utah Tax Exemption.* The interest on the 2020A Bonds is exempt from State of Utah individual income taxes.

Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the 2020A Bonds but has reviewed the discussion under this section "TAX MATTERS—Tax Status Of The 2020A Bonds."

## Other Tax Consequences

*Original Issue Discount.* For federal income tax purposes, original issue discount is the excess of the stated redemption price at maturity of a 2020A Bond over its issue price. The issue price of a 2020A Bond is generally the first price at which a substantial amount of the 2020A Bonds of that maturity have been sold to the public. Under Section 1288 of the Code, original issue discount on tax-exempt bonds accrues on a compound basis. The amount of original issue discount that accrues to an owner of a 2020A Bond during any accrual period generally equals (1) the issue price of that 2020A Bond, plus the amount of original issue discount accrued in all prior accrual periods, multiplied by (2) the yield to maturity on that 2020A Bond (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period), minus (3) any interest payable on that 2020A Bond during that accrual period. The amount of original issue discount accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period, will be excludable from gross income for federal income tax purposes, and will increase the owner's tax basis in that 2020A Bond. Prospective investors should consult their own tax advisors concerning the calculation and accrual of original issue discount.

*Original Issue Premium.* For federal income tax purposes, premium is the excess of the issue price of a 2020A Bond over its stated redemption price at maturity. The issue price of a 2020A Bond is generally the first price at which a substantial amount of the 2020A Bonds of that maturity have been sold to the public. Under Section 171 of the Code, premium on tax-exempt bonds amortizes over the term of the 2020A Bond using constant yield principles, based on the purchaser's yield to maturity. As premium is amortized, the owner's basis in the 2020A Bond and the amount of tax-exempt interest received will be reduced by the amount of amortizable premium properly allocable to the owner, which will result in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes on sale or disposition of the 2020A Bond prior to its maturity. Even though the owner's basis is reduced, no federal income tax deduction is allowed. Prospective investors should consult their own tax advisors concerning the calculation and accrual of bond premium.

*Sale, Exchange or Retirement of Bonds.* Upon the sale, exchange or retirement (including redemption) of a 2020A Bond, an owner of the 2020A Bond generally will recognize gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property received on the sale, exchange or retirement of the 2020A Bond (other than in respect of accrued and unpaid interest) and such owner's adjusted tax basis in the 2020A Bond. To the extent a 2020A Bond is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the 2020A Bond has been held for more than 12 months at the time of sale, exchange or retirement.

*Reporting Requirements.* In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the 2020A Bonds, and to the proceeds paid on the sale of the 2020A Bonds, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner's federal income tax liability.

*Collateral Federal Income Tax Consequences.* Prospective purchasers of the 2020A Bonds should be aware that ownership of the 2020A Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with "excess net passive income," foreign corporations subject to the branch profits tax, life insurance companies, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry or have paid or incurred certain expenses allocable to the 2020A Bonds. Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of 2020A Bonds should consult their tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the

purchase, ownership and disposition of the 2020A Bonds, including the possible application of state, local, foreign and other tax laws.

### **Tax Status Of The 2020B Bonds—Federal And State Of Utah**

*No Federal Tax Exemption.* The interest on the 2020B Bonds is included in gross income for federal income tax purposes, in accordance with an owner's normal method of accounting.

*State of Utah Tax Exemption.* In the opinion of Gilmore & Bell, P.C., Bond Counsel to the County, under the law existing as of the issue date of the 2020B Bonds, the interest on the 2020B Bonds is exempt from State individual income taxes.

*No Other Opinions.* Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the 2020B Bonds, except as expressly provided herein. Purchasers of the 2020B Bonds should consult their tax advisors as to the applicability of these tax consequences and other income tax consequences of the purchase, ownership and disposition of the 2020B Bonds, including the possible application of state, local, foreign and other tax laws.

### **Other Tax Consequences**

*Sale, Exchange or Retirement of 2020B Bonds.* Upon the sale, exchange or retirement (including redemption) of a 2020B Bond, an owner of the 2020B Bond generally will recognize gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property received on the sale, exchange or retirement of the 2020B Bond (other than in respect of accrued and unpaid interest) and such owner's adjusted tax basis in the 2020B Bond. To the extent a 2020B Bond is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the 2020B Bond has been held for more than 12 months at the time of sale, exchange or retirement.

Further, if the County establishes a legal defeasance of any 2020B Bond, that 2020B Bond may be deemed to be retired and "reissued" for U.S. federal income tax purposes as a result of the defeasance. In that event, in general, an owner will recognize taxable gain or loss equal to the difference between (i) the amount realized from the deemed sale, exchange or retirement (less any accrued qualified stated interest) and (ii) the owner's adjusted tax basis in the 2020B Bond.

*Reporting Requirements.* In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the 2020B Bonds, and to the proceeds paid on the sale of the 2020 Bonds, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner's federal income tax liability.

*Collateral Federal Income Tax Consequences.* Prospective purchasers of the 2020B Bonds should be aware that ownership of the 2020B Bonds may result in collateral federal income tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of 2020B Bonds should consult their tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the purchase, ownership and disposition of the 2020B Bonds, including the possible application of state, local, foreign and other tax laws.

## MISCELLANEOUS

### Bond Ratings

As of the date of this OFFICIAL STATEMENT, the 2020A Bonds have been rated “[AAA]” by S&P and “[AAA]” by Fitch and the 2020B Bonds have been rated “[AAA]” by S&P and “[AAA]” by Fitch. An explanation of the ratings may be obtained from S&P and Fitch. The County has not directly applied to Moody’s for a rating on the 2020 Bonds.

Such ratings do not constitute a recommendation by the rating agencies to buy, sell or hold the 2020 Bonds. Such ratings reflect only the views of S&P and Fitch and any desired explanation of the significance of such ratings should be obtained from S&P and Fitch. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own.

There is no assurance that the ratings given the 2020 Bonds will continue for any given period of time or that the ratings will not be revised downward or withdrawn entirely by the rating agencies if, in their judgment, circumstances so warrant. Any such downward revision or withdrawal of such ratings may have an adverse effect on the market price of the 2020 Bonds.

### Trustee

The obligations and duties of the Trustee are described in the Indenture and the Trustee has undertaken only those obligations and duties that are expressly set out in the Indenture. The Trustee has not independently passed upon the validity of the 2020 Bonds, the security therefore, the adequacy of the provisions for payment thereof or the exclusion from gross income for federal tax purposes of the interest on the 2020 Bonds. The Trustee may resign or be removed or replaced as provided in the Indenture. See “APPENDIX B—THE GENERAL INDENTURE OF TRUST.”

### Escrow Verification

Public Finance Partners LLC, Minneapolis, Minnesota, will verify the accuracy of the mathematical computations concerning the adequacy of the maturing principal amounts of and interest earned on the obligations of the United States of America, together with other escrowed moneys to be placed in the Escrow Account, to pay when due pursuant to prior redemption the redemption price of, and interest on the 2010 Sales Tax Revenue Refunded Bonds, the 2012 Sales Tax Revenue Refunded Bonds and the 2014 Sales Tax Revenue Refunded Bonds.

### Underwriter

*The Underwriter has reviewed the information in this OFFICIAL STATEMENT in accordance with, and as a part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.*

*2020A Bonds.* The Underwriter has agreed, subject to certain conditions, to purchase all 2020A Bonds from the County. The Underwriter is obligated to accept delivery and pay for all the 2020A Bonds, if any are delivered, at an aggregate price of \$ \_\_\_\_\_, being an amount equal to the par amount of the 2020A Bonds of \$ \_\_\_\_\_, plus an original issue premium of \$ \_\_\_\_\_, less an original issue discount of \$ \_\_\_\_\_ and less an Underwriter’s fee of \$ \_\_\_\_\_.

*2020B Bonds.* The Underwriter has agreed, subject to certain conditions, to purchase all 2020B Bonds from the County. The Underwriter is obligated to accept delivery and pay for all the 2020B Bonds, if any

are delivered, at an aggregate price of \$ \_\_\_\_\_, being an amount equal to the par amount of the 2020B Bonds of \$ \_\_\_\_\_ and less an Underwriter's fee of \$ \_\_\_\_\_.

The Underwriter may resell the 2020 Bonds to the public at prices which may be higher or lower than the prices set forth on the inside cover pages of this OFFICIAL STATEMENT.

The Underwriter and its affiliates are full service financial institutions engaged in various activities, which may include securities trading, commercial and investment banking, investment management, principal investment, hedging, financing and brokerage activities.

In the ordinary course of their various business activities, the Underwriter and its affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (including bank loans) for their own accounts and for the accounts of its customers and may at any time hold long and/or short positions in such securities and instruments. Such investment and securities activities may involve securities and instruments of the County.

*J.P. Morgan Securities LLC (the Underwriter of the 2020 Bonds).* J.P. Morgan Securities LLC ("JPMS") has entered into negotiated dealer agreements (each, a "Dealer Agreement") with each of Charles Schwab & Co., Inc. ("CS&Co.") and LPL Financial LLC ("LPL") for the retail distribution of certain securities offerings at the original issue prices. Pursuant to each Dealer Agreement, each of CS&Co. and LPL may purchase from JPMS at the original issue price less a negotiated portion of the selling concession applicable to any 2020 Bonds that such firm sells.

### **Municipal Advisor**

The County has entered an agreement with the Municipal Advisor where under the Municipal Advisor provides financial recommendations and guidance to the County with respect to preparation for sale of the 2020 Bonds, timing of sale, taxable and tax-exempt bond market conditions, costs of issuance and other factors related to the sale of the 2020 Bonds. The Municipal Advisor has read and participated in the drafting of certain portions of this OFFICIAL STATEMENT and has supervised the completion and editing thereof. The Municipal Advisor has not audited, authenticated or otherwise verified the information set forth in the OFFICIAL STATEMENT, or any other related information available to the County, with respect to accuracy and completeness of disclosure of such information, and the Municipal Advisor makes no guaranty, warranty or other representation respecting accuracy and completeness of the OFFICIAL STATEMENT or any other matter related to the OFFICIAL STATEMENT.

### **Independent Auditors**

The basic financial statements and required supplementary information of the County as of December 31, 2018, and for the year then ended, included in this OFFICIAL STATEMENT, have been audited by Squire & Company, PC, Certified Public Accountants and Business Consultants, Orem, Utah ("Squire"), as stated in their report in "APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018" (CAFR page 16). Squire has not been engaged to perform and has not performed, since the date of their report included in the Fiscal Year 2018 CAFR, any procedures on the financial statements addressed in the Fiscal Year 2018 CAFR.

Squire has not participated in the preparation or review of this OFFICIAL STATEMENT. Based upon their non-participation, they have not consented to the use of their name in this OFFICIAL STATEMENT.

### **Additional Information**

All quotations contained herein from and summaries and explanations of, the State Constitution, statutes, programs, laws of the State, court decisions and the Indenture, do not purport to be complete, and

reference is made to said State Constitution, statutes, programs, laws, court decisions and the Indenture for full and complete statements of their respective provisions.

Any statements in this OFFICIAL STATEMENT involving matters of opinion, whether or not expressly so stated, are intended as such and not as a representation of fact.

The appendices attached hereto are an integral part of this OFFICIAL STATEMENT and should be read in conjunction with the foregoing material.

***This PRELIMINARY OFFICIAL STATEMENT is in a form deemed final for purposes of paragraph (b)(1) of Rule 15c2-12 of the Securities and Exchange Commission.***

This OFFICIAL STATEMENT and its distribution and use have been duly authorized by the County.

**Salt Lake County, Utah**

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## APPENDIX A

### COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018

The CAFR for Fiscal Year 2018 is contained herein. *The County's CAFR for Fiscal Year 2019 must be completed under State law by June 30, 2020.*

#### **Government Finance Officers Association—Financial Reporting**

*Certificate of Achievement for Excellence in Financial Reporting.* The Government Finance Officers Association of the United States and Canada (“GFOA”) have awarded a Certificate of Achievement for Excellence in Financial Reporting to the County for its CAFR for the 33<sup>rd</sup> consecutive year, beginning with Fiscal Year 1986 through Fiscal Year 2018.

For the Fiscal Year 2017 certificate see “APPENDIX A—COMPREHENSIVE ANNUAL FINANCIAL REPORT OF SALT LAKE COUNTY, UTAH FOR FISCAL YEAR 2018—Introductory Section—Certificate of Achievement for Excellence in Financial Reporting” (CAFR page 10).

To be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized CAFR whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only

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## **APPENDIX B**

### **THE GENERAL INDENTURE OF TRUST**

Reference is made to the Indenture, for full details of all of the terms of the 2020 Bonds, the security provisions appertaining thereto, and the definition of any terms used but not defined in this OFFICIAL STATEMENT.

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## **APPENDIX C**

### **FORM OF OPINIONS OF BOND COUNSEL**

Upon the delivery of the 2020 Bonds, Gilmore & Bell, P.C., Bond Counsel, proposes to issue their final approving opinion in substantially the following forms:

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**APPENDIX D**

**FORM OF CONTINUING DISCLOSURE UNDERTAKING**

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## APPENDIX E

### BOOK-ENTRY SYSTEM

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has an S&P rating of "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at <http://www.dtcc.com>.

Purchases of 2020 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the 2020 Bonds on DTC's records. The ownership interest of each actual purchaser of each 2020 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the 2020 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in 2020 Bonds, except in the event that use of the book-entry system for the 2020 Bonds is discontinued.

To facilitate subsequent transfers, all 2020 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of 2020 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the 2020 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such 2020 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of 2020 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the 2020 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the 2020 Bond documents. For example, Beneficial Owners of 2020 Bonds may wish to ascertain that the nominee holding the 2020 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial

Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the 2020 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to 2020 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the County as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the 2020 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the 2020 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detailed information from the Authority or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the 2020 Bonds at any time by giving reasonable notice to the County or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, 2020 Bond certificates are required to be printed and delivered.

The County may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, 2020 Bond certificates will be printed and delivered to DTC.

*The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the County believes to be reliable, but the County takes no responsibility for the accuracy thereof.*

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