

Briefing Memo

Request of Salt Lake County Council:

Approve a \$500,000 expenditure of 4th quarter funds to participate in the purchase of critical private inholdings along the Bonneville Shoreline Trail in Cottonwood Heights.

This request came from Cottonwood Heights, which has partnered with Utah Open Lands to raise funds and purchase approximately 26 acres along North Little Cottonwood Road at 9361 S. The current developer of the 26 acres has agreed to hold off plans to build 11 single family homes on the property while parties raise \$3 million to purchase the property for a new trailhead and parking. The property has appraised at approximately \$3.835 million and the owners have agreed to discount the price to \$3 million.

Existing funding sources include:

\$1 million Cottonwood Heights

\$1 million Utah Open Lands (fundraising)

\$500,000 LaRay McAlister fund (State of Utah)

\$500,000 Salt Lake County (pending council approval)

\$3 million total

Time is of the essence:

Salt Lake County's Open Space Board has been interested in acquiring this property for many years, as well as other open space and conservation organizations, but until now funding has not been available. This purchase must be completed in October 2020 or state funding will go away. Mayor Wilson has made this a priority for remaining 4th quarter funds because of the short window for the completion of this real estate transaction.

4th Quarter funding:

Because of interest earned, approximately \$1.34 million remains of the original \$50 million 4th quarter funding that the County Council dispersed at the end of 2018. All those original projects are in process of completion or have been completed. ***Two additional projects, Mt. Olympus trailhead and the Riverton overpass, were approved on two consent agendas by the County Council in January of 2020. Those projects totaled over \$3 million.*** The DA's office has reviewed this request and has determined the purchase of this parcel is an appropriate use of these dollars. The ILA with Cottonwood Heights stipulates that the \$500,000 must be spent on this property purchase. Should the transaction not be completed, Salt Lake County would retain the \$500,000 for other projects.

Annually, Salt Lake County expects to receive between \$13-14 million in 4th quarter revenues that can be allocated for qualifying projects. Due to the COVID 19 emergency, revenues are projected to be down by several million dollars for 2020.