



Utah Transit Authority

Local Advisory Council

MEETING MINUTES - Final

669 West 200 South
Salt Lake City, UT 84101

Wednesday, May 22, 2024

1:00 PM

FrontLines Headquarters

Present: Chair Troy Walker
Vice Chair Bob Stevenson
2nd Vice-Chair Natalie Hall
Council Member Neal Berube
Council Member Dirk Burton
Council Member Karen Cronin
Council Member Mark Johnson
Alternate Council Member Jon Larsen

Excused: Council Member Julie Fullmer
Council Member Erin Mendenhall
Alternate Council Member Dan Dugan
Alternate Council Member Brandon Gordon

Also attending were UTA staff and interested community members. Alternate Council Member Dan Dugan attended as part of the audience, but not as a voting member for this meeting.

1. Call to Order & Opening Remarks

Chair Troy Walker welcomed attendees and called the meeting to order at 1:00 p.m. He noted Alternate Council Member Jon Larson is filling in for Council Member Erin Mendenhall who is excused. Council Member Fullmer and Alternate Council Member Brandon Gordon are also excused.

Chair Walker announced this is an in-person, recorded meeting with live streaming available online. Live public comment is available in person or via Zoom.

Former Chair Mark Johnson was recognized by Chair Walker for his services as Chair of the Advisory Council in 2023. Council Member Walker was presented with a gift of appreciation from the council.

2. Pledge of Allegiance

Attendees recited the Pledge of Allegiance.

3. Safety First Minute

Chair Walker delivered a brief safety message.

4. Public Comment

Council Member Dirk Burton provided a comment during the public comment section of the meeting. Burton expressed gratitude for the responsiveness of UTA Board Chair Christensen when Burton has shared concerns about the transit system. No other in-person, virtual, or online public comments were received.

5. Consent

a. Approval of February 21, 2024 Local Advisory Council Meeting Minutes

A motion was made by Vice Chair Stevenson, and seconded by Council Member Burton, to approve the consent agenda. The motion carried by unanimous vote.

6. Transit Oriented Development

a. AR2024-05-01 - Resolution Approving and Recommending Adoption of the Ballpark Station Area Plan

Paul Drake, UTA Director of Real Estate & Transit-Oriented Communities, was joined by Kayla Kinkead, Transit-Oriented Communities Predevelopment Manager; Megan Townsend, Wasatch Front Regional Council (WFRC) Director of Community and Economic Development; and Nannette Larsen, Salt Lake City Senior Planner.

Drake announced three station area plans encompassing six stations are being presented to the council for approval. Before reviewing each of the three plans, Drake provided an overview of station area plans including objectives and components, the statutory requirements for local cities, and the role of the Local Advisory Council in approving the plans.

Kinkead opened the discussion on the Ballpark Station Area Plan by detailing the partnership and funding sources. The project is led by Salt Lake City and supported by UTA and WFRC with funding provided through the Transportation Land Use Connection (TLC) Program.

Larsen provided an overview of the geographic scope and goals of the Ballpark Station Area Plan, land-use designation, UTA-owned property, and anticipated development objectives at the Ballpark Station.

Kinkead highlighted the UTA-controlled property for redevelopment use including a park and ride lot and bus service infrastructure. Transit parking utilization will need to be considered before re purposing parking stalls. Station access and connections were also highlighted.

Discussion ensued. Members of the council expressed the need for plans to have a greater emphasis on home ownership and affordability. The council asked for a definition of the station area plan objective “promoting sustainable environmental conditions” which was provided by staff.

A motion was made by Council Member Cronin, and seconded by Council Member Johnson, that this resolution be approved. The motion carried by unanimous vote.

b. AR2024-05-02 - Resolution Approving and Recommending Adoption of the Midvale Center and Fort Union Station Area Plan

Paul Drake was joined by Kayla Kinkead, Megan Townsend, and Adam Olsen, Midvale City Community Development Director.

Olsen provided an overview of the geographic scope and goals of the Midvale Center & Fort Union Station Area Plan, and highlighted UTA-owned property and anticipated development objectives at the Midvale Fort Union and Midvale Center stations in addition to the Bingham Junction station which is being developed in partnership with West Jordan City.

A motion was made by 2nd Vice-Chair Hall, and seconded by Vice Chair Stevenson, that this resolution be approved. The motion carried by unanimous vote.

c. AR2024-05-03 - Resolution Approving and Recommending Adoption of the West Jordan and Midvale Station Area Plan

Paul Drake was joined by Kayla Kinkead, Megan Townsend, Adam Olsen, and Tayler Jensen, West Jordan City Senior Planner.

Staff reported the cities of West Jordan and Midvale took a unique approach in partnering to create one Station Area Plan working together on a shared corridor for three adjacent TRAX stations: Bingham Junction, Historic Gardner, and West Jordan City Center. The cities saw the opportunity to capitalize on the strong functional, physical, and economic connections and opportunities between these three stations.

Staff and city representatives provided an overview of the geographic scope of the West Jordan & Midvale Station Area Plan, supported by UTA and WFRC and funded by the Governor's Office of Economic Opportunity (GOEO). Plan highlights included the UTA-owned property and anticipated development objectives at the Bingham Junction, Historic Gardner, and West Jordan City Center stations. It is anticipated the Jordan School District and the Utah Department of Transportation (UDOT), will become additional partners for the West Jordan City Center development site. A land swap between UTA and Jordan School District is proposed to increase land redevelopment use.

Townsend complimented the cities of Salt Lake, Midvale, and West Jordan, who embodied the objectives of station area planning in their cities before legislation was enacted and were already prepared to start the planning process.

A motion was made by Council Member Burton, and seconded by Council Member Cronin, that this resolution be approved. The motion carried by unanimous vote.

7. Service Planning

a. August Change Day 2024

Nichol Bourdeaux, UTA Chief Planning and Engagement Officer, was joined by Janelle Robertson, UTA Acting Planning Director, to present an overview of August Change Day which takes place on August 18, 2024.

Bourdeaux outlined the proposed changes which include:

- The permanent suspension of route 606.
- Previously reduced routes 39, 201, and 218, will remain at current service levels and be prioritized for increased service as staffing resources allow.
- UTA is not implementing any other major service changes for August 2024 due to staffing constraints.

Other items of note:

- Public engagement was held from February 28 to March 29, 2024, to collect feedback on the proposed changes.
- A Title VI service and fare equity analysis was conducted.
- In 2025, August change day will move to April.

Discussion ensued. Questions relating to the restoration of services, ridership levels, change day timeline, and staffing shortages, were posed by the council and answered by staff.

8. Discussion**a. Consultation on Issuance and Sale of the Authority's Sales Tax Revenue Refunding Bonds**

Viola Miller, UTA Chief Financial Officer, was joined by Rob Lamph, UTA Comptroller, and Brian Baker, Financial Advisor to UTA, Zions Public Finance, to consult with the council on the potential issuance and sale of the agency's sales tax revenue refunding bonds.

Miller reported on UTA's 2009 and 2010 Build America Bonds (BABs) which total \$461.45 million with interest rates ranging from 5.7% to 5.9%. The federal government pays an annual subsidy for these bonds. Recent Federal government actions have reduced the amount of the subsidy paid. The refinancing of bonds would present cost saving opportunities for the agency and have a positive impact on long term financial planning in addition to short term cash flow savings in 2025.

Baker provided an overview of Build America Bonds and discussed the unique financial market conditions that would allow UTA to refinance all or a portion of its Build America Bonds to achieve significant savings, reduce exposure to subsidy reductions, provide future refinancing opportunities, and lower UTA's outstanding debt. Baker touched upon the potential legal risk of litigation although the risk is low based on legal counsel and other entities also refinancing large amounts of bonds based on current

market conditions.

UTA Board Chair, Carlton Christensen mentioned UTA presented this proposal to the Utah State Finance Review Commission last week, who approved UTA's proposal.

Discussion ensued regarding litigation risks with questions posed by the council and answered by staff and Mr. Baker.

b. UTA Strategic Plan Performance and Economic Return Findings

Alisha Garrett, UTA Chief Enterprise Strategy Officer, was joined by Heather Barnum, UTA Chief Communications Officer, to present the UTA strategic plan performance report.

Garrett and Barnum reported on achievements and performance in 2023 against the plan's five strategic priorities:

- Moving Utahns to a Better Quality of Life
- Exceeding Customer Expectations
- Achieving Organizational Excellence
- Building Community Support
- Generating Critical Economic Return

The report included goals, performance measures, and examples and highlights of achievements.

A high-level summary of key findings in a study conducted by Metro Analytics on the impact of transit investment within the state of Utah, was also provided. This demonstrates how UTA is a critical economic driver which provides a high return on investment.

Chair Walker called for a recess at 2:48 p.m.

The meeting reconvened at 2:54 p.m.

c. Geographic Economic Model

Viola Miller was joined by Brad Armstrong, Director, Budget & Financial Strategy, to present the UTA Geographic Economic Model (GEM).

Miller provided an outline of the GEM which has been used by UTA for the past 20 years to calculate revenue received from each county to support the transit system. This includes sales tax from each county which accounts for 55% of UTA's total revenue. Other revenue sources include stimulus funds, passenger fares, capital sources, and preventative maintenance funds from the Federal Transit Administration (FTA).

Miller shared a visual presentation detailing UTA's GEM 2022 revenue mode. She highlighted the importance of a regional system with inter-county transit trips which originate and terminate in different counties and how each county is supporting this system.

Additional presentation highlights included data analysis methodology, individual county results, and overall results and conclusions.

d. 2024 Legislative Session Recap

Shule Bishop, UTA Government Relations Director, summarized legislation addressed during the state's 2024 legislative session that had impacts for UTA, specifically:

2024 Legislative Bill Update (bills passed):

- HB142 S01: Railroad Drone Amendments (Wilcox).

Allows UTA police to fly drones near UTA transit facilities for safety purposes.

- HB430 S02: Local Government Transportation Service Amendments (Pierucci).

Transit innovation grants program to be administered by UDOT. Amendments to funding provisions related to allocation of certain local option sales tax to be spent on transit innovation grants.

- HB488 S02: Transportation Funding Modifications (Spendlove).

Modifications of different funding sources; Transportation Investment Fund (TIF) to Transit Transportation Investment Fund (TTIF), and various funding allocations towards UTA capital projects.

- SB179 S04: Transportation Amendments (Harper).

Removes the TTIF local match requirement for transit projects proposed by UDOT.

- SB208 S02: Housing and Transit Reinvestment Zone Amendments (HTRZ) (Harper).

Increased the percentage of housing affordability requirements from 10% to 12%.

2024 Legislative Appropriations Update:

- HB2: New Fiscal Year Supplemental Appropriations Act (V. Peterson)
 - \$500,000 - Power District Study
 - \$50 million - Point of the Mountain FrontRunner Station
- HB3: Appropriation Adjustments (V. Peterson)
 - \$16 million - Sharp-Tintic (TTIF)
- SB6: Infrastructure and General Government Base Budget (Wilson)
 - \$1.05 million - Daybreak TRAX Station

e. Legislative Performance Audit

Carlton Christensen reported on the Office of the Legislative Auditor General's (OLAG) recent performance audit of UTA to evaluate the efficiency and effectiveness of the governance model, operations, and changes since the 2014 legislative audit.

Christensen indicated 13 of the 14 recommendations from the 2014 audit have been

addressed with the 14th recommendation being tied to UTA's Strategic Plan which the committee were unable to fully assess at the time of the audit. The committee reviewed findings and recommendations from the 2014 audit, and the agency's remedial efforts. Recommendations were provided including the creation of standards for local governments on how they can address transportation planning. Christensen noted this can be achieved in coordination with UTA's transportation partners including UDOT, WFRC, and Metropolitan Planning Organizations (MPOs).

According to Christensen, the audit committee was complimentary of UTA and the progress made since the previous audit. They tasked the Transportation Interim Committee to conduct follow up work with UTA and the agency looks forward to working with this committee.

Beth Holbrook, UTA Board Trustee, mentioned favorable remarks made by Speaker of the House Mike Shultz and Senate President Stuart Adams on UTA's progress since the 2014 audit.

The full audit and the agency's response is available on OLAG's website.

f. Open Dialogue with the Board of Trustees

The floor was opened for dialogue between the council and the Board of Trustees.

Council Member Johnson mentioned a request he made in the last council meeting in February 2024 following the Point of the Mountain Transit Project update. The request to see results of an analysis of the light rail elevation grading for the project. Carlton Christensen mentioned this should be available on UDOT's website. UTA staff will follow up and share this information with the council.

Council Member Cronin asked for an update on the double tracking project at the next advisory council meeting. Christensen indicated the project is moving in a positive direction and several agreements with UDOT were just approved in a UTA Board meeting. Chair Walker inquired when the first double tracking will occur. Jay Fox, UTA Executive Director, suggested that since UDOT is managing the project they would be better positioned to speak to the timeline.

2nd Vice-Chair Hall thanked UTA for hosting a successful Transit Academy this week.

Chair Walker inquired how the recent decline in sales tax is affecting the agency's budget. Christensen said the agency had anticipated and planned for some sales tax decline and with savings in reserve from COVID relief funding, the budget is in good shape. He noted the agency is working on the 2025 budget in the next 2-3 months and will be able to provide a better indication at that time.

9. Reports

- a. **Executive Director Report**
 - **International Olympic Committee (IOC) Visit**
 - **Chief Operating Officer selection**
 - **Grant Program Update**

International Olympic Committee (IOC) Visit

Jay Fox, reported on a recent visit from the IOC Future Host Commission in advance of the Winter Olympics host city selection announcement. According to Fox, the commission made positive observations as they toured Salt Lake City on a specially wrapped TRAX train. Salt Lake City Mayor, Erin Mendenhall, and UDOT Executive Director, Carlos Braceras, also participated in the visit. The host city announcement is expected on Pioneer Day.

Chief Operating Officer Selection

Fox announced the retirement of Cheryl Beveridge, UTA’s Chief Operating Officer, at the end of June after 40 years’ service with UTA. Patrick Preusser has been selected as the new Chief Operating Officer and will join UTA on June 3. Preusser has an extensive transportation background and will be spending one month with Beveridge during the transition period.

Grant Program Update

Tracy Young, UTA Grants Director, reviewed grant applications awaiting selection and discretionary grants/appropriations selected as of May 2024.

Discretionary grants/appropriations selected as at May 2024:

- FTA Transit Oriented Development Planning (TOD) - FrontRunner Corridor TOD Market, Housing, and Economic Impact Analysis (\$360,000)
- FY 23 West Side Express Transit Community Project Funding (\$3.5 million)
- FTA Small Starts - MidValley Connector (Presidential budget recommendation) (\$62.8 million)

- b. **Audit Committee Report**

Chair Walker provided a brief summary of the UTA Audit Committee meeting held on March 11, 2024.

The committee reviewed the Audit Committee Charter and plan for an internal audit external assessment. Reports were received on the status of the 2023 and 2024 internal audit plans and progress on findings for past audits. Presentations were received on various audit projects including findings and recommendations.

10. Other Business

- a. Next Meeting: Wednesday, August 28th, 2024 at 1:00 p.m.

11. Adjourn

A motion was made by Council Member Cronin, and seconded by Council Member Johnson, to adjourn the meeting. The motion carried by unanimous vote and the meeting adjourned at 3:30 p.m.

Transcribed by Hayley Mitchell
Executive Assistant to the Board
Utah Transit Authority

This document is not intended to serve as a full transcript as additional discussion may have taken place; please refer to the meeting materials or audio located at:
<https://www.utah.gov/pmn/sitemap/notice/914285.html> for entire content. Meeting video is accessible at: https://rideuta.granicus.com/player/clip/299?view_id=1&redirect=true

This document along with the digital recording constitute the official minutes of this meeting.

Approved Date: August 28, 2024

Troy Walker
Chair, UTA Local Advisory Council