

PRELIMINARY OFFICIAL STATEMENT DATED MARCH [21], 2024

NEW ISSUE—Issued in Book-Entry Only Form

**Bond Rating: S&P “___”
(See “BOND RATING” herein)**

In the opinion of Gilmore & Bell, P.C., Bond Counsel to the City, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended, the interest on the Bonds (including any original issue discount properly allocable to an owner thereof) 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. Bond Counsel notes that for tax years beginning after December 31, 2022, interest on the Series 2024 Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax. Bond Counsel is also of the opinion that the interest on the Bonds is exempt from State of Utah individual income taxes. See “TAX MATTERS” in this Official Statement.

**\$21,000,000*
SANDY CITY, UTAH
GENERAL OBLIGATION BONDS,
SERIES 2024**

Dated: Date of Delivery

Due: April 1, as shown below

The \$21,000,000* General Obligation Bonds, Series 2024 (the “Bonds”) are issuable by Sandy City, Utah (the “City”) as fully registered bonds and, when initially issued, will be in book-entry form only, 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 for the Bonds. So long as DTC or its nominee is the registered owner of the Bonds, payments of the principal of and interest on such Bonds will be made directly to DTC. Disbursement of such payments to DTC participants is the responsibility of DTC and disbursement of such payments to the beneficial owners is the responsibility of DTC participants. See “APPENDIX E—PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM” herein.

Principal of and interest on the Bonds (interest payable April 1 and October 1 of each year, commencing October 1, 2024) are payable by [Zions Bancorporation, National Association], as Paying Agent, to the registered owners thereof, initially DTC. The Bonds will be issued as fully registered bonds, without coupons, in denominations of \$5,000 or any integral multiple thereof. See “THE BONDS” herein.

The Bonds are subject to optional [and mandatory sinking fund] redemption prior to maturity. See “THE BONDS—Redemption Provisions” herein.

The Bonds are being issued for the purpose of (a) paying all or a portion of the costs of constructing and equipping a fire station and related improvements (collectively, the “Series 2024 Project”) and (b) paying expenses incurred in connection with the issuance of the Bonds.

THE BONDS WILL BE GENERAL OBLIGATIONS OF THE CITY PAYABLE FROM THE PROCEEDS OF AD VALOREM TAXES TO BE LEVIED WITHOUT LIMITATION AS TO RATE OR AMOUNT ON ALL OF THE TAXABLE PROPERTY IN THE CITY, FULLY SUFFICIENT TO PAY THE BONDS AS TO BOTH PRINCIPAL AND INTEREST.

The Bonds will be awarded pursuant to competitive bidding received by means of the PARITY® electronic bid submission system on Tuesday, March 27, 2024, as set forth in the Official Notice of Bond Sale, dated March [21], 2024.

LRB Public Finance Advisors, Inc. is acting as Municipal Advisor to the Board.

The Bonds are offered when, as and if issued and received by the Purchaser, subject to the approval of their legality by Gilmore & Bell, P.C., Bond Counsel to the City, and to certain other conditions. [Certain matters relating to disclosure will be passed upon for the City by Gilmore & Bell, P.C., Disclosure Counsel to the City.] Certain legal matters will be passed on for the City by Lynn Pace, Esq., City Attorney. It is expected that the Bonds will be available for delivery to DTC or its agent on or about April [4], 2024.

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 _____, 2024, and the information contained herein speaks only as of that date.

* Preliminary; subject to change.

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold, nor may offers to buy be accepted, prior to the time the Official Statement is delivered in final form. 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.

MATURITIES, AMOUNTS, INTEREST RATES, AND YIELDS

SANDY CITY, UTAH

\$21,000,000*

GENERAL OBLIGATION BONDS, SERIES 2024

<u>Due (April 1)</u>	<u>Principal Amount*</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>CUSIP†</u>
2025	\$655,000			
2026	685,000			
2027	720,000			
2028	755,000			
2029	795,000			
2030	835,000			
2031	875,000			
2032	920,000			
2033	965,000			
2034	1,015,000			
2035	1,065,000			
2036	1,110,000			
2037	1,150,000			
2038	1,200,000			
2039	1,245,000			
2040	1,295,000			
2041	1,345,000			
2042	1,400,000			
2043	1,455,000			
2044	1,515,000			

[\$ _____ % Term Bond Due April 1, 20____; Price _____%; CUSIP _____ †]

* Preliminary; subject to change.

† CUSIP® is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of The American Bankers Association. This information is not intended to create a database and does not serve in any way as a substitute for the CUSIP Services Bureau. CUSIP numbers have been assigned by an independent company not affiliated with the parties to this bond transaction and are included solely for the convenience of the holders of the Bonds. None of the City, the Paying Agent or the Purchaser is responsible for the selection or use of such CUSIP numbers, and no representation is made as to its correctness on the Bonds or as indicated above. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions including but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds.

The information set forth herein has been obtained from the City, DTC, and other sources that 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 any sale made thereafter shall under any circumstances create any implication that there has been no change in the affairs of the City, or in any other information contained herein since the date hereof.

No dealer, broker, salesman or any other person has been authorized by the City to give any information or to make any representations, other than those contained in this Official Statement, in connection with the offering contained herein, and, if given or made, such information or representations must not be relied upon. This Official Statement does not constitute an offer to sell or solicitation of an offer to buy nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such offer, solicitation or sale.

All inquiries relating to this Official Statement and the offering contemplated herein should be directed to the Municipal Advisor. Prospective investors may obtain additional information from the Municipal Advisor or the City which they may reasonably require in connection with the decision to purchase any of the Bonds from the Municipal Advisor.

[The yields at which the Bonds are offered to the public may vary from the initial reoffering yields on the inside front cover page of this Official Statement. In addition, the Purchaser may allow concessions of discounts from the initial offering prices of the Bonds to dealers and others. In connection with this offering, the Purchaser may engage in transactions that stabilize, maintain or otherwise affect the market prices of the Bonds. Such transactions, if commenced, may be discontinued at any time.]

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,” “expect,” “estimate,” “project,” “budget” or other similar words. Forward-looking statements are included in the Official Statement under the captions “THE SERIES 2024 PROJECT,” “ESTIMATED SOURCES AND USES OF FUNDS,” and “DEBT STRUCTURE OF THE CITY—Outstanding Obligations of the City” and “—Future Bond Issues.” The forward-looking statements in this Official Statement are subject to risks and uncertainties that could cause actual results to differ materially from those expressed in or implied by such statements. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date hereof.

The City maintains a website; however, the information presented there is not a part of this Official Statement and should not be relied upon in making an investment decision with respect to the Bonds.

THE BONDS WILL NOT BE REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR ANY STATE SECURITIES LAW AND WILL NOT BE LISTED ON ANY STOCK OR OTHER SECURITIES EXCHANGE. THE BONDS HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION, NOR HAS THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

\$21,000,000*
SANDY CITY, UTAH
GENERAL OBLIGATION BONDS,
SERIES 2024

10000 Centennial Parkway
Sandy, Utah 84070-1799
(801) 568-7100

CITY COUNCIL

Ryan Mecham.....	Council Chair
Cyndi Sharkey	Council Vice Chair
Brooke D’Sousa.....	Council Member
Aaron Dekeyzer.....	Council Member
Marci Houseman.....	Council Member
Zach Robinson.....	Council Member
Alison Stroud.....	Council Member

CITY ADMINISTRATION

Monica Zoltanski.....	Mayor
Kimberly Bell	Deputy Mayor
Shane Pace.....	Chief Administrative Officer
Lynn Pace	City Attorney
Brian Kelley.....	Administrative Services Director
Glade G. Jardine	Deputy Finance Director
Wendy Downs	City Recorder
Helen R. Kurtz.....	City Treasurer

PAYING AGENT & BOND REGISTRAR

[Zions Bancorporation, National Association
One South Main Street, Suite 1200
Salt Lake City, Utah 84133
(801) 844-5817]

MUNICIPAL ADVISOR

LRB Public Finance Advisors, Inc.
41 North Rio Grande, Suite 101
Salt Lake City, Utah 84101
(801) 596-0700

BOND & DISCLOSURE COUNSEL

Gilmore & Bell, P.C.
15 West South Temple, Suite 1450
Salt Lake City, Utah 84101
(801) 364-5080

* Preliminary; subject to change.

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OFFICIAL STATEMENT

RELATED TO

\$21,000,000*

SANDY CITY, UTAH GENERAL OBLIGATION BONDS, SERIES 2024

INTRODUCTION

This Official Statement, including the cover page, introduction and appendices, provides information in connection with the issuance and sale by Sandy City, Utah (the “City”) of its \$21,000,000* General Obligation Bonds, Series 2024 (the “Bonds”). This introduction is only a brief description of the Bonds, as hereinafter defined, the security and source of payment for the Bonds and certain information regarding the City. 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.

See the following appendices that are attached hereto and incorporated herein by reference: APPENDIX A—ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2023; APPENDIX B—DEMOGRAPHIC AND ECONOMIC INFORMATION REGARDING SALT LAKE COUNTY, UTAH; APPENDIX C—FORM OF OPINION OF BOND COUNSEL; APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING; and APPENDIX E—PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM.

The City

The City, incorporated in 1893, covers an area of approximately 22 square miles and is located in the southeast portion of Salt Lake County, Utah (the “County”). The City had a U.S. Census Bureau estimated 2022 population of 93,022, ranking it as the 7th largest city by population in the State of Utah (the “State”). For additional information, see “THE CITY” and APPENDICES A and B herein.

Authority and Purpose

The Bonds are being issued pursuant to (i) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”); (ii) a resolution of the City adopted on February 13, 2024 (the “Resolution”), which provides for the issuance of the Bonds; (iii) the hereinafter described Bond Election; and (iv) other applicable provisions of law.

The Bonds were authorized at a bond election (the “Bond Election”) held for that purpose on November 21, 2023. The proposition submitted to the voters was as follows:

Shall the City Council of Sandy City, Utah, be authorized to issue General Obligation Bonds in an amount not to exceed Twenty-One Million (\$21,000,000) (the “Bonds”) for the purpose of financing all or a portion of the costs of constructing and equipping a fire station and all related improvements; said Bonds to be due and payable in not to exceed twenty (20) years from the date of issuance of the Bonds?

At the Bond Election, there were 10,323 votes cast in favor of the issuance of bonds and 5,205 votes cast against the issuance of bonds, for a total vote count on the proposition of 15,528, with approximately 66% being in favor of the issuance of bonds. [17,926 votes cast]

* Preliminary; subject to change.

The Bonds are being issued for the purpose of (a) paying all or a portion of the costs of (i) constructing and equipping a fire station and all related improvements (the “Series 2024 Project”) and (b) paying authorization and issuance expenses incurred in connection with the Bonds. See “THE SERIES 2024 PROJECT” and “ESTIMATED SOURCES AND USES OF FUNDS.”

Security

The Bonds will be general obligations of the City payable from the proceeds of ad valorem taxes to be levied, without limitation as to rate or amount, on all of the taxable property in the City, fully sufficient to pay the Bonds as to both principal and interest. See “THE BONDS—Security and Sources of Payment,” “FINANCIAL INFORMATION REGARDING THE CITY” and “AD VALOREM TAX SYSTEM” below.

Redemption Provisions

The Bonds are subject to optional [and mandatory sinking fund] redemption prior to maturity. See “THE BONDS—Redemption Provisions” herein.

Registration, Denominations, Manner of Payment

The 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 Bonds. Purchases of Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any integral multiple thereof, through brokers and dealers who are, or who act through, DTC participants. Beneficial owners of the 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 Bonds.

Principal of and interest on the Bonds (interest payable April 1 and October 1 of each year, commencing October 1, 2024) are payable by [Zions Bancorporation, National Association], Salt Lake City, Utah, as Paying Agent, to the registered owners of the Bonds. So long as DTC is the registered owner, it will, in turn, remit such principal and interest to its participants, for subsequent disbursements to the beneficial owners of the Bonds, as described under “APPENDIX E—PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM” below.

Tax-Exempt Status

In the opinion of Gilmore & Bell, P.C., Bond Counsel to the City, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended, the interest on the Bonds (including any original issue discount properly allocable to an owner thereof) 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. Bond Counsel notes that for tax years beginning after December 31, 2022, interest on the Series 2024 Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax. Bond Counsel is also of the opinion that the interest on the Bonds is exempt from income taxation by the State of Utah. See “TAX MATTERS” in this Official Statement.

Public Sale/Electronic Bid

The Bonds will be awarded pursuant to competitive bidding received by means of the PARITY® electronic bid submission system on Tuesday, March 27, 2024, as set forth in the Official Notice of Bond Sale, dated March [21], 2024.

Conditions of Delivery, Anticipated Date, Manner, and Place of Delivery

The Bonds are offered, subject to prior sale, when, as and if issued and received by the successful bidder(s) (the “Purchaser”), subject to the approval of legality by Gilmore & Bell, P.C., Bond Counsel to the City, and certain other conditions. Certain matters relating to disclosure will be passed upon for the City by Gilmore & Bell, P.C.,

Disclosure Counsel to the City. Certain legal matters will be passed on for the City by Lynn Pace, Esq., City Attorney. LRB Public Finance Advisors, Inc., Salt Lake City, Utah, is acting as municipal advisor to the City in connection with the issuance of the Bonds. It is expected that the Bonds, in book-entry form only, will be available to DTC or its agent on or about April [4], 2024.

Basic Documentation

The “basic documentation,” which includes the Resolution, the closing documents, and other documentation authorizing the issuance of the Bonds and establishing the rights and responsibilities of the City 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, the chief contact person for the City concerning the Bonds is:

Brian Kelley
Administrative Services Director
Sandy City
10000 Centennial Parkway
Sandy, Utah 84070-1799
Telephone: (801) 568-7100
E-mail: bkelley@sandy.utah.gov

Additional requests for information may be directed to the Municipal Advisor:

Jason W. Burningham
Principal
LRB Public Finance Advisors, Inc.
41 North Rio Grande, Suite 101
Salt Lake City, Utah 84101
Telephone: (801) 596-0700
E-mail: jason@lrbfinance.com

THE BONDS

General

The Bonds will be dated the date of their initial delivery and will mature on April 1 of the years and in the amounts as set forth on the inside cover page of this Official Statement.

The Bonds shall bear interest from the date of their initial delivery at the rates set forth on the inside cover page of this Official Statement. Interest on the Bonds is payable semi-annually on each April 1 and October 1, commencing October 1, 2024. Interest on the Bonds shall be computed on the basis of a 360-day year comprised of twelve 30-day months. [Zions Bancorporation, National Association] is the Bond Registrar and Paying Agent for the Bonds under the Resolution (in such respective capacities, the “Bond Registrar” and “Paying Agent”).

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

The Bonds are being issued within the constitutional debt limit imposed on municipalities in the State of Utah (“State”). See “DEBT STRUCTURE OF THE CITY—General Obligation Legal Debt Limit and Additional Debt Incurring Capacity” below.

Security and Sources of Payment

The Bonds will be general obligations of the City payable from the proceeds of ad valorem taxes to be levied without limitation as to rate or amount on all of the taxable property in the City, fully sufficient to pay the Bonds as to both principal and interest.

See “FINANCIAL INFORMATION REGARDING THE CITY” and “AD VALOREM TAX SYSTEM” below.

Redemption Provisions

[Optional Redemption]. The Bonds maturing on or prior to [April 1, 20___], are not subject to call and redemption prior to maturity. The Bonds maturing on or after [April 1, 20___], are subject to redemption at the option of the City on [April 1, 20___], or on any date thereafter, in whole or in part, from such maturities or parts thereof as shall be selected by the City at the redemption price of 100% of the principal amount of the Bonds to be redeemed plus accrued interest to the redemption date.]

[Mandatory Sinking Fund Redemption]. The Bonds maturing on April 1, 20___ are subject to mandatory sinking fund redemption at a price of 100% of the principal amount thereof plus accrued interest to the redemption date on the dates and in the principal amounts as follows:

Mandatory Sinking Fund Redemption Date (April 1)	<u>Sinking Fund Requirements</u>
--	--------------------------------------

† Stated Maturity.

If fewer than all of the Bonds maturing April 1, 20___ then Outstanding are redeemed in a manner other than pursuant to a mandatory sinking fund redemption, the principal amount so redeemed shall be credited at 100% of the principal amount thereof by the Bond Registrar against the obligation of the City on the next mandatory sinking fund redemption date for the Bonds maturing on April 1, 20___ and any excess shall be credited against future mandatory sinking fund redemption obligations at the discretion of the City.]

Selection for Redemption. If fewer than all of the Bonds of any maturity are to be redeemed, the particular Bonds or portion of Bonds of such maturity to be redeemed shall be selected by lot by the Bond Registrar in such manner as the Bond Registrar in its discretion may deem fair and appropriate, each \$5,000 of principal amount of the Bonds being counted as one Bond for this purpose.

Notice and Effect of Redemption. Notice of redemption shall be given by the Bond Registrar by first class mail, postage pre-paid, not less than 30 nor more than 60 days prior to the redemption date, to the registered owner thereof (the “Bondowner”), as of the Record Date (described below) of each Bond that is subject to redemption, at the address of such Bondowner as it appears in the registration books of the City kept by the Bond Registrar, or at such other address as is furnished to the Bond Registrar in writing by such Bondowner on or prior to the Record Date. Each notice of redemption shall state the Record Date, the principal amount, the redemption date, the place of redemption, the redemption price and, if less than all of the Bonds are to be redeemed, the distinctive numbers of the Bonds or portion of Bonds to be redeemed and that the interest on the 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 such Bonds the principal thereof and interest accrued thereon to the redemption date.

“Record Date” means (i) with respect to each Interest Payment Date, the fifteenth day immediately preceding such Interest Payment Date, or if such day is not a regular Business Day of the Bond Registrar, the next preceding day which is a regular Business Day of the Bond Registrar, and (ii) with respect to any redemption of any Bond, such

Record Date as shall be specified by the Bond Registrar in the notice of redemption, provided that such Record Date shall not be less than 15 calendar days before the mailing of such notice of redemption.

Each notice of optional redemption may further state that such redemption shall be conditional upon the receipt by the Paying Agent, on or prior to the date fixed for such redemption, of moneys sufficient to pay the principal of and interest on such Bonds to be redeemed and that if such moneys shall not have been so received said notice shall be of no force and effect and the City shall not be required to redeem such bonds. In the event that such notice of redemption contains such a condition and such moneys are not so received, the redemption shall not be made and the Bond Registrar shall 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 notice mailed as described above shall be conclusively presumed to have been duly given, whether or not the Bondowner receives such notice. Failure to give such notice or any defect therein with respect to any Bond shall not affect the validity of the proceedings for redemption with respect to any other Bond.

Book-Entry Only System

The Bonds originally will be issued solely in book-entry form to The Depository Trust Company (“DTC”), New York, New York, or its nominee, Cede & Co., to be held in DTC’s book-entry system. So long as such Bonds are held in the book-entry only system, DTC or its nominee will be the registered owner or Holder of such Bonds for all purposes of the Bonds and this Official Statement. Purchases of beneficial ownership interests in the Bonds may be made in denominations described above. For a description of the book-entry only system for the Bonds, see “APPENDIX E—PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM” herein.

Registration and Transfer

In the event the book-entry only system is discontinued, any 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 his duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a written instrument of transfer in a form approved by the Bond Registrar, duly executed. No transfer will be effective until entered on the registration books kept by the Bond Registrar. Whenever any Bond is surrendered for transfer, the Bond Registrar will certify as to registration and authenticate (if applicable) and deliver a new Bond or Bonds of the same series, designation, maturity and interest rate of other authorized denominations duly executed by the City, for the same aggregate principal amount. Bonds may be exchanged at the principal corporate office of the Bond Registrar for the same aggregate principal amount of Bonds of the same series, designation, maturity, and interest rate of other authorized denominations.

For every such exchange or transfer of the Bonds, the Bond Registrar must assess a charge sufficient to reimburse it for any tax or other charge assessed by the government required to be paid with respect to such exchange or transfer of the Bonds.

The Bond Registrar shall not be required to transfer or exchange any Bond after the Record Date with respect to any interest payment date, to and including such interest payment date or after the Record Date with respect to any redemption of such Bond.

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

THE SERIES 2024 PROJECT

Proceeds from the Bonds will be used to pay all or a portion of the costs of constructing and equipping a fire station and all related improvements. *[Add more details?]*

ESTIMATED SOURCES AND USES OF FUNDS

The sources and uses of funds in connection with the issuance of the Bonds are estimated to be as follows:

Sources of Funds

Par Amount of Bonds.....\$ _____
[Net] Reoffering [Premium/Discount].....
Total.....

Uses of Funds

Deposit to Construction Fund.....\$ _____
Purchaser's discount.....
Costs of Issuance⁽¹⁾.....
Total.....

⁽¹⁾ Includes legal fees, rating agency fees, registrar, paying agent fees, municipal advisor fees, and other miscellaneous costs of issuance.

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DEBT SERVICE SCHEDULE FOR THE BONDS

<u>Fiscal Year</u>	<u>Principal*</u>	<u>Interest</u>	<u>Fiscal Total</u>
2025	\$655,000		
2026	685,000		
2027	720,000		
2028	755,000		
2029	795,000		
2030	835,000		
2031	875,000		
2032	920,000		
2033	965,000		
2034	1,015,000		
2035	1,065,000		
2036	1,110,000		
2037	1,150,000		
2038	1,200,000		
2039	1,245,000		
2040	1,295,000		
2041	1,345,000		
2042	1,400,000		
2043	1,455,000		
2044	<u>1,515,000</u>		
	<u>\$21,000,000*</u>		

* Preliminary; subject to change.
(Source: The Municipal Advisor.)

(The remainder of this page intentionally left blank.)

THE CITY

General

The City, incorporated in 1893, covers an area of approximately 22 square miles and is located in the southeast portion of the County. According to the U.S. Census Bureau, the City had an estimated 93,022 residents in 2022 and is ranked as the 7th largest city in the State.

The City is a suburb of metropolitan Salt Lake City within the County and is the fifth city in a line of eight cities located directly south of Salt Lake City along Interstate Highway I-15. These cities constitute a portion of a continuous area of development from the north end of the County through the City. The City is approximately 15 miles from metropolitan Salt Lake City.

Form of Government

The City is organized under general law and governed by a Council-Mayor form of government, with seven Council members serving four-year terms (three of whom are elected at large and four of whom are elected from districts). The Mayor, who is elected at large by voters for a four-year term, is charged with the executive and administrative duties of the government. The City Council is charged with the responsibility of performing the legislative functions of the City.

The principal powers and duties of Utah municipalities are to maintain law and order, abate nuisances, guard public health and sanitation, promote recreation, provide fire protection, and to construct and maintain streets sidewalks, waterworks and sewers. Municipalities also regulate commercial and residential development within their boundaries by means of zoning ordinances, building codes and licensing procedures.

<u>Office</u>	<u>Person</u>	<u>Years of Service in Current Position</u>	<u>Expiration of Term</u>
Mayor	Monica Zoltanski	2	January 2026
Chair	Ryan Mecham	2	January 2026
Vice Chair	Cyndi Sharkey	4	January 2028
Council Member	Brooke D’Sousa	1	January 2026
Council Member	Aaron Dekeyzer	(1)	January 2028
Council Member	Marci Housman	4	January 2028
Council Member	Zach Robinson	6	January 2026
Council Member	Alison Stroud	4	January 2028
Deputy Mayor	Kimberly Bell	2	Appointed
Administrative Services Director	Brian Kelley	9	Appointed
Chief Administrative Officer	Shane Pace	1	Appointed
City Attorney	Lynn Pace	3	Appointed
Deputy Finance Director	Glade Jardine	9	Appointed
City Recorder	Wendy Downs	5	Appointed
City Treasurer	Helen R. Kurtz	9	Appointed

(1) Mr. Dekeyzer is serving his first year on the City Council.

Employee Workforce and Retirement System

The City currently employs approximately 530 full-time employees and 1,100 part-time employees (including seasonal employees) for a total employment of approximately 1,630 employees. The City is a member of the Utah State Retirement Systems (the “Systems”). The City reports that it has no material post-employment benefit obligations. See “APPENDIX A—ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR

THE FISCAL YEAR ENDED JUNE 30, 2023—Notes to the Financial Statements, Note 12—Pension Plans” and “—Note 14—Post-employment benefits” herein.

The City records a liability and expense equal to its proportionate share of the collective net pension liability and expense of the Systems due to the implementation of the Government Accounting Standards Board’s Statement 68, Accounting and Financial Reporting for Pensions (“GASB 68”). More information regarding this standard can be found in Note 12—Pension Plans” contained in the City’s audited financial statements. See “APPENDIX A—ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2023.”

Risk Management

The City manages its risks through the purchase of individual private insurance policies. Its general liability policy has a \$1,000,000 self-insured retention with a \$10,000,000 annual aggregate limit. The City commercially insures real property and fleet equipment with value in excess of \$50,000 and self-insures all other fleet equipment. For the three years prior to June 30, 2023, claim settlements have not exceeded insurance coverage. As of the date of this Official Statement, all policies are current and in force. The City believes its risk management policies and coverages are normal and within acceptable coverage limits for the type of services the City provides. See “APPENDIX A— ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2023—Notes to the Financial Statements, Note 19—Risk Management” herein.

Investment of Funds

Investment of Operating Funds; The Utah Money Management Act. The Utah Money Management Act, Title 51, Chapter 7, Utah Code Annotated 1953, as amended (the “Money Management Act”), governs the investment of all public funds held by public treasurers in the State of Utah (the “State”). It establishes criteria for investment of public funds with an emphasis on safety, liquidity, yield, matching strategy to fund objectives, and matching the term of investments to the availability of funds. The Money Management Act provides a limited list of approved investments including qualified in-state and permitted out-of-state financial institutions, approved government agency securities and investments in corporate securities carrying “top credit ratings.” The Money Management Act also provides for pre-qualification of broker dealers by requiring that broker dealers agree in writing to comply with the Money Management Act and certify that they have read and understand the Money Management Act. The Money Management Act establishes the Money Management Council (the “Money Management Council”) to exercise oversight of public deposits and investments. The law requires all securities to be delivered versus payment to the public treasurer’s safekeeping bank. It requires diversification of investments, especially in securities of corporate issuers. Not more than 5% of the portfolio may be invested with any one issuer. Investments in mortgage pools and mortgage derivatives or any security making unscheduled periodic principal payments are prohibited. The Money Management Act also defines the State’s prudent investor rules. 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 City is currently complying with all of the provisions of the Money Management Act for all City operating funds. The City has no investments in derivative or leveraged securities. A significant portion of City funds are invested in the Utah Public Treasurers’ Investment Fund (the “Utah Treasurers’ Fund”), as discussed herein.

The Utah Public Treasurers’ Investment Fund. The Utah Treasurers’ Fund is a public treasurers’ investment fund, established in 1981, and is managed by the Treasurer of the State of Utah. The Utah Treasurers’ Fund invests to ensure safety of principal, liquidity and a competitive rate of return on short-term investments. All moneys transferred to the Utah Treasurers’ Fund are promptly invested in securities authorized by the Money Management Act. Safe-keeping and audit controls for all investments owned by the Utah Treasurers’ Fund must comply with the Money Management Act.

All investments in the Utah Treasurers’ Fund must comply with the Money Management Act and rules of the Money Management Council. The Utah Treasurers’ Fund invests primarily in money market securities including time certificates of deposit, top rated commercial paper, treasuries and certain agencies of the U.S. Government. The maximum weighted average adjusted life of the portfolio, by policy, is not to exceed 90 days. The maximum final

maturity of any security purchased by the Utah Treasurers' Fund is limited to three years, except for a maximum maturity of five years is allowed for treasury or agency securities whose rate adjusts at least annually.

By law, investment transactions are conducted only through certified dealers, qualified depositories or directly with issuers of the securities. All securities purchased are delivered via 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 Utah Treasurers' Fund are completely segregated from securities owned by the State. The State has no claim on assets owned by the Utah Treasurers' Fund except for any investment of State moneys in the Utah Treasurers' Fund. Deposits are not insured or otherwise guaranteed by the State.

Securities in the Utah Treasurers' Fund include certificates of deposit, commercial paper, short-term corporate notes, obligations of the U.S. Treasury and securities of certain agencies of the U.S. Government. These short-term securities must be rated "first tier" ("A-1," "P1," for short-term investments and "A" or better for long-term investments) by two nationally recognized statistical rating organizations, one of which must be Moody's Investors Service, Inc. or Standard & Poor's Ratings Group, a division of The McGraw-Hill Companies, Inc. These securities represent limited risks to governmental institutions investing with the Utah Treasurers' Fund. Variable rate securities in the Utah Treasurers' Fund must have an index or rate formula that has a correlation of at least 94% of the effective Federal Funds rate.

Investment activity of the State Treasurer in the management of the Utah Treasurers' Fund is reviewed monthly by the Money Management Council and is audited by the State Auditor.

See "APPENDIX A—ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2023—Notes to the Financial Statements, Note 4—Cash, Cash Equivalents, and Investments" and "—Note 5—Investment Rating and Risk."

Moneys from the sale of obligations issued by the City or pledged to the payment therefor are also on deposit in funds and accounts of the City. Investment policies regarding such moneys are governed by the specific instruments pursuant to which such obligations were issued.

Additional Information

For additional information with respect to the City and its finances see "FINANCIAL INFORMATION REGARDING THE CITY," and "APPENDIX A—ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2023."

DEBT STRUCTURE OF THE CITY

Outstanding Obligations of the City

The following is a list of the City's outstanding obligations as of March 15, 2024:

Outstanding General Obligation Bonds

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Principal Amount Outstanding</u>
2024 ⁽¹⁾	Fire Station	\$21,000,000*	April 1, 2044*	<u>\$21,000,000*</u>

⁽¹⁾ For purposes of this Official Statement the Bonds are considered issued and outstanding.

* Preliminary; subject to change.

Outstanding Sales Tax Revenue Bonds

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Principal Amount Outstanding</u>
2023	Road reconstruction	\$8,645,000	April 15, 2036	\$8,645,000
2019	Refunding	4,725,000	September 15, 2029	2,425,000
2015	Hale Centre Theatre	41,545,000	March 1, 2042	34,325,000
2013C	Mount Jordan Theater/Refunding	10,816,000	June 15, 2029	<u>3,620,000</u>
Total				<u>\$49,015,000</u>

Outstanding Water Revenue Bonds

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Principal Amount Outstanding</u>
2020	Refunding	\$7,035,000	July 15, 2032	\$5,650,000
2012	Refunding	4,330,000	November 15, 2024	<u>535,000</u>
Total				<u>\$6,185,000</u>

Outstanding Redevelopment Agency Bonds

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Principal Amount Outstanding</u>
2021 ⁽¹⁾	Refunding	\$15,605,000	July 15, 2027	<u>\$11,130,000</u>

⁽¹⁾ These bonds have a parity lien on the City’s sales and use taxes, but are primarily secured a pledge of the City’s transient room tax revenues pursuant to an Interlocal Cooperation Agreement dated as of May 8, 2007, by and between the City, the City redevelopment agency (the “RDA”), and the Governor’s Office of Economic Development, acting on behalf of the State of Utah. The Interlocal Agreement between the City and the RDA provides that the City will transfer to the RDA from its sales and use taxes an amount sufficient to pay debt service on these bonds to the extent pledged transient room taxes are insufficient therefor.

Future Bond Issues

[The City does not have any current plans to issue additional general obligation bonds, but may choose to do so in the future subject to voter approval. Additionally, the City may incur other obligations secured by other sources of revenues from time to time in order to meet its capital needs.]

No Defaulted Bonds

The City has never failed to pay principal and interest when due on any of its bonds, notes or other financial obligations.

Other Financial Considerations

The City has entered into various other agreements to finance its capital needs including a 2021 loan from the Utah Department of Transportation’s State Infrastructure Bank Loan Fund (the “SIB”), which as of June 30, 2023 was outstanding in the aggregate principal amount of \$14,113,019 and a 2023 loan from the SIB which as of June 30, 2023 was outstanding in the aggregate principal amount of \$5,300,000. The City also has a 2005 contract for water rights which as of June 30, 2023 was outstanding in the aggregate principal amount of \$6,987,960. The City has also

entered into agreements to lease land and equipment under various lease agreements. Total lease payments for fiscal year 2023 were composed of principal payment of \$22,516 and interest payment of \$17,863 for a total of \$40,379.

For additional details, see “APPENDIX A—ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2023—Notes to the Financial Statements, Note 11—Long-term Liabilities—Other Loans Payable, “—Contracts Payable,” and “—Leases” herein.

Overlapping General Obligation Debt

<u>Entity</u>	<u>G.O. Debt Outstanding</u>	<u>Percentage Applicable to the City⁽¹⁾</u>	<u>The City’s Portion of Overlapping G.O. Debt</u>
Canyons School District	\$394,870,000	38.89%	\$153,564,943
Salt Lake County	101,235,000	7.99	8,088,677
Sandy Suburban Improvement District	1,992,000	100.00	1,992,000
Central Utah Water Conservancy District ⁽²⁾	116,365,000	5.02	<u>5,841,523</u>
Total Overlapping GO Debt			\$169,487,143
Total Direct GO Bond Indebtedness*			<u>21,000,000*</u>
Total Direct and Overlapping GO Debt			<u>\$190,487,143*</u>

⁽¹⁾ Based on final, 2022 *calendar* year taxable values. Taxable value used in this table excludes all tax equivalent property associated with motor vehicles, watercraft, recreational vehicles, and all other tangible personal property required to be registered with the State. See “AD VALOREM TAX SYSTEM—Taxable Value and Estimated Fair Market Value of Property in the City” herein.

⁽²⁾ Central Utah Water Conservancy District (“CUWCD”) outstanding general obligation bonds are limited ad valorem tax bonds. By law, CUWCD may levy a tax rate up to .000400 to pay for operation and maintenance expenses and any outstanding limited ad valorem bonds.

* For purposes of this Official Statement, the Bonds are considered issued and outstanding; preliminary; subject to change.

(Source: Utah State Tax Commission as to taxable values. Amount of overlapping general obligation debt as reported in recent official statements and/or financial statements of overlapping entities.)

General obligation debt of the State is not shown in the previous table because no property taxes are currently levied for the payment of such debt. Such debt is currently paid from revenue sources other than property taxes.

General Obligation Legal Debt Limit and Additional Debt Incurring Capacity

The amount of general obligation indebtedness of the City is limited by State law to 8% of the fair market value of taxable property in the City (4% for general purposes and an additional 4% for sewer, water and electric purposes) as computed from the last equalized assessment rolls for State or County purposes prior to incurring the general obligation debt. The calculation below of the legal general obligation debt limit and additional general

obligation debt incurring capacity of the City is based on the most recently available annual estimated fair market value of taxable property in the City and estimated uniform fees.

2022 Fair Market Value⁽¹⁾ for Debt Incurring Capacity.....\$22,588,790,433

	4% Sewer, Water and <u>Electric</u>	4% Other <u>Purposes</u>	<u>8% Total</u>
“Fair Market Value” x .04	\$903,551,617	—	—
“Fair Market Value” x .04	—	\$903,551,617	—
“Fair Market Value” x .08	<u>—</u>	<u>—</u>	<u>\$1,807,103,235</u>
Less: Current Outstanding General Obligation Debt*	<u>—</u>	<u>(21,000,000)*</u>	<u>(21,000,000)*</u>
Additional Debt Incurring Capacity	<u>\$903,551,617</u>	<u>\$882,551,617*</u>	<u>\$1,786,103,235*</u>

(1) For purposes of this table, the calendar year taxable value reported by the Utah State Tax Commission is used.

* For purposes of this Official Statement, the Bonds are considered issued and outstanding; preliminary; subject to change.

Debt Ratios

The following table sets forth the ratios of the direct and overlapping general obligation debt over the taxable value of property within the City, the estimated fair market value of such property and the population of the City. The State’s general obligation debt is not included in the debt ratios because the State currently levies no property tax for payment of its general obligation debt.

	To 2022 <u>Taxable Value</u> ⁽¹⁾	To 2022 <u>Fair Market Value</u> ⁽²⁾	To 2022 Population <u>Estimate Per Capita</u> ⁽³⁾
Direct General Obligation Debt*	0.0015%	0.0009%	\$226
Direct and Overlapping General Obligation Debt*	0.0134%	0.0084%	\$2,048

(1) Based on calendar year 2022 Taxable Value of \$14,237,193,596.

(2) Based on calendar year 2022 Fair Market Value of \$22,548,525,488.

(3) Based on the City’s 2022 population estimate of 93,022 provided by the U.S. Census Bureau.

* Preliminary; subject to change. Assumes the Bonds are issued and outstanding.

See “AD VALOREM TAX SYSTEM—Uniform Fees” and “—Taxable Value and Estimated Fair Market Value of Property in the City” herein.

FINANCIAL INFORMATION REGARDING THE CITY

Fund Structure; Accounting Basis

The accounting policies of the City conform to all generally accepted accounting principles for governmental units in general and the cities of the State in particular.

The accounts of the City are organized on the basis of funds or groups of accounts, each of which is considered to be a separate accounting entity. The operations of each fund or account group are accounted for by providing a separate set of self-balancing accounts which comprise its assets, liabilities, fund balance, revenues and expenditures or expenses. The various funds are grouped by type in the combined financial statements. See “APPENDIX A—ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR THE FISCAL

YEAR ENDED JUNE 30, 2023—Notes to the Financial Statements, Note 1—Summary of Significant Accounting Policies” herein.

Revenues and expenditures are recognized using the modified accrual basis of accounting in all governmental funds. 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 proprietary funds, 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.

Budget and Appropriation Process

The budget and appropriation process of the City is governed by the Uniform Fiscal Procedures Act for Utah Cities (the “Fiscal Procedures Act”). Pursuant to the Fiscal Procedures Act, the budget officer of the City is required to prepare budgets for the general fund, special revenue funds, debt service funds and capital improvement 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.

On or before the first regular meeting of the City Council of the City in May of each year, the budget officer is required to submit to the City Council tentative budgets for all funds for the fiscal year commencing July 1. Various actual and estimated budget data are required to be set forth in the tentative budgets. The budget officer may revise the budget requests submitted by the heads of City departments, but must file these submissions with the City Council together with the tentative budget. The budget officer is required to estimate in the tentative budget the revenue from non-property tax sources available for each fund and the revenue from general property taxes required by each fund. The tentative budget is then tentatively adopted by the City Council, with any amendments or revisions that the City Council deems advisable prior to the public hearing on the tentative budget. After public notice and hearing, the tentative budget is adopted by the City Council, subject to further amendment or revisions by the City Council prior to adoption of the final budget.

Prior to June 30 of each year, the final budgets for all funds are adopted by the City Council. The Fiscal Procedures Act prohibits the City Council from making any appropriation in the final budget of any fund in excess of the estimated expendable revenue of such fund. The adopted final budget is subject to amendment by the City Council during the fiscal year. However, in order to increase the budget total of any fund, public notice and hearing must be provided. Intra- and inter-department transfers of appropriation balances are permitted upon compliance with the Fiscal Procedures Act.

The amount set forth in the final budget as the total amount of estimated revenue from property taxes constitutes the basis for determining the property tax levy to be set by the City Council for the succeeding tax year. See the section “AD VALOREM TAX SYSTEM—Tax Levy and Collection” below for a description of certain matters relating to the City’s ability to levy and collect general property taxes and the procedures applicable to such levy and collection.

Financial Controls

The City utilizes a financial accounting system which includes a system of budgetary controls. State law requires budgets to be controlled by individual departments, but the City has also empowered the Administrative Services Director 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 Administrative Services Director 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 Administrative Services Director for sufficient appropriations.

Sources of Governmental Fund Revenues

Set forth below are brief descriptions of the various sources of revenues available to the City's general fund. The percentage of total general fund revenues represented by each source is based on the City's audited financial statements for the fiscal year ended June 30, 2023.

Taxes—Approximately 72% of general fund revenues are from taxes (of this amount, approximately [24]% are from property taxes, [60]% from sales and use taxes, [15]% from franchise taxes, and [1]% from other taxes).

Charges for Sales and Services—Approximately 7% of general fund revenues are from charges for services.

Intergovernmental Revenue—Approximately 7% of general fund revenues are from State shared revenues.

Licenses and Permits—Approximately 4% of general fund revenues are from licenses and permits.

Administrative Charges—Approximately 4% of general fund revenues are from licenses and permits.

Miscellaneous Revenue—Approximately 5% of general fund revenues are from miscellaneous revenues, including innkeeper fees, fines and forfeitures, interest income and income from a cell tower lease.

Management's Discussion and Analysis

In accordance with government accounting standards, the City prepares a discussion and analysis of its operations. The management's discussion and analysis of its operations for the fiscal year ended June 30, 2023 is included in the City's audit. See "APPENDIX A—ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2023—Management's Discussion and Analysis" herein.

Financial Summary

The following tables set forth a summary of certain financial information regarding the City and have been extracted from the City's audited basic financial statements for the fiscal years ended June 30, 2019 through June 30, 2023. The following summaries are unaudited.

A copy of the City's audited basic financial statements for fiscal year ended June 30, 2018 is appended hereto as "APPENDIX A—ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2023."

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SANDY CITY
Statement of Net Position – Governmental and Business-Type Activities
(This summary has not been audited.)

	Fiscal Year Ended June 30,				
	2023	2022	2021	2020	2019
ASSETS:					
Cash, Cash Equivalents & Investments	\$123,037,387	\$122,218,934	\$86,419,333	\$62,229,629	\$67,282,180
Receivables - Net	29,181,954	24,722,536	25,388,091	25,883,282	22,731,411
Lease Receivable	47,295,264	48,885,269	-	-	-
Intergovernmental Receivable	1,141,810	976,448	2,585,411	2,794,645	819,920
Inventories	1,441,434	1,284,611	1,241,501	1,264,326	1,224,872
Prepaid Assets	104,151	67,617	79,862	98,112	96,572
Net Pension Asset	6,266,938	27,532,950	7,229,013	2,886,101	70,740
<i>Restricted Cash, Cash Equivalents & Investments:</i>					
Road Funds	3,529,140	3,073,431	2,920,056	2,214,002	1,413,751
Capital Projects	7,430,778	6,475,122	9,080,554	10,866,970	8,628,447
Debt Service	-	-	800,000	800,000	800,000
Investment in Joint Venture	10,809,014	10,086,816	9,226,932	8,476,750	7,887,738
<i>Capital Assets Not Being Depreciated:</i>					
Land	255,937,383	254,545,591	253,774,891	253,038,348	254,898,546
Infrastructure	175,457,836	174,681,029	173,809,121	165,821,116	164,428,014
Construction in Progress	4,993,892	2,118,985	5,506,448	16,545,095	13,043,803
Water Rights & Capacity	41,467,209	41,464,209	41,464,209	41,459,709	41,140,174
<i>Capital Assets Net of Depreciation:</i>					
Buildings & Systems	203,644,315	203,665,619	205,660,619	202,305,387	204,654,274
Improvements Other than Buildings	36,235,636	35,442,243	30,985,030	30,326,683	27,670,975
Vehicles	10,172,736	7,153,058	8,401,765	9,342,427	8,921,464
Machinery & Equipment	2,865,949	3,310,826	3,215,960	3,445,889	3,625,146
Right-to-Use Assets	306,426	344,394	-	-	-
Subscription IT Assets	330,577	-	-	-	-
Total Assets	<u>961,649,829</u>	<u>968,049,688</u>	<u>867,788,796</u>	<u>839,798,471</u>	<u>829,267,287</u>
DEFERRED OUTFLOWS OF RESOURCES					
Deferred Charges	211,452	318,236	425,020	775,480	796,599
Deferred Outflow of Resources Relating to Pension	11,918,317	8,970,650	8,596,971	8,208,267	14,334,024
Total Deferred Outflows of Resources	<u>12,129,769</u>	<u>9,288,886</u>	<u>9,021,991</u>	<u>8,983,747</u>	<u>15,130,623</u>
LIABILITIES:					
Accounts Payable	6,018,961	4,566,350	5,795,086	5,308,283	9,359,558
Salaries & Benefits Payable	3,538,986	5,711,407	3,458,731	2,399,875	2,787,194
Accrued Interest Payable	988,348	1,043,573	1,182,859	1,131,225	1,282,034
Unamortized Interest Payable	578,169	5,080,722	-	-	-
Claims & Judgments Payable	511,960	488,692	268,975	1,009,198	497,287
Intergovernmental Payable	-	-	24,141	-	6,453
Unearned Revenue	70,781	70,781	117,207	117,400	160,564
Customer Deposits	13,336,766	12,420,087	9,064,783	8,506,037	8,960,428
<i>Noncurrent Liabilities</i>					
Due within one year	7,542,808	7,299,763	6,900,733	7,521,035	6,453,283
Due in more than one year	89,818,322	91,510,103	89,034,715	96,239,793	103,889,781
Net Pension Liability	7,095,006	-	3,803,066	9,690,420	19,999,218
Net Lease Liability	613,277	350,988	-	-	-
Subscription IT Liability	281,224	-	-	-	-
Total Liabilities	<u>135,597,608</u>	<u>128,542,466</u>	<u>119,650,296</u>	<u>131,923,266</u>	<u>153,395,800</u>
DEFERRED INFLOWS OF RESOURCES					
Property Taxes	14,493,246	12,587,321	12,495,755	12,387,000	12,249,002
Deferred Amounts relating to Pensions	325,264	28,411,835	13,903,028	7,458,649	1,588,653
Deferred Amounts relating to Leases	46,370,758	48,638,952	-	-	-
Total Deferred Inflows of Resources	<u>61,189,268</u>	<u>89,638,108</u>	<u>26,398,783</u>	<u>19,845,649</u>	<u>13,837,655</u>
NET POSITION					
Net Investment in Capital Assets	654,826,730	628,949,164	637,087,677	629,164,588	616,266,368
Restricted for Debt Service	-	-	800,000	800,000	800,000
Restricted for Capital Projects	6,628,071	7,376,922	9,080,553	10,866,969	8,620,162
Restricted for Road Funds	1,750,775	2,171,631	2,920,056	2,214,002	1,413,751
Restricted for Road Funds	6,368,327	-	-	-	-
Restricted for Storm Water	22,941,541	-	-	-	-
Restricted for RDA	4,869,369	-	-	-	-
Restricted for Non-Major Funds	6,266,938	-	-	-	-
Unrestricted	73,340,971	120,660,283	80,873,424	53,967,743	50,064,173
Total Net Position	<u>\$776,992,722</u>	<u>\$759,158,000</u>	<u>\$730,761,710</u>	<u>\$697,013,302</u>	<u>\$677,164,454</u>

(Source: Information extracted from the City's 2019-2023 audited basic financial statements. This summary is unaudited.)

SANDY CITY
Balance Sheet—General Fund
(This summary has not been audited.)

	<u>Fiscal Year Ended June 30,</u>				
	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
ASSETS:					
Cash, Cash Equivalents & Investments	\$13,324,035	\$14,486,968	\$10,892,447	\$7,673,638	10,091,606
Receivables - Net	27,503,136	17,134,295	17,194,663	18,461,107	15,836,890
Due from other governments	979,835	898,097	839,178	590,764	739,162
Prepaid Assets	<u>34,655</u>	<u>25,000</u>	<u>25,000</u>	<u>24,974</u>	<u>24,974</u>
Total Assets	<u>\$41,841,661</u>	<u>\$32,544,360</u>	<u>\$28,951,288</u>	<u>\$26,750,483</u>	<u>\$26,692,632</u>
LIABILITIES:					
Accounts Payable	\$1,457,368	\$1,624,787	\$2,609,324	\$2,192,153	\$1,620,254
Salaries & Benefits Payable	3,031,470	4,869,730	2,771,773	1,895,806	2,186,562
Due to Other Governments	—	—	2,526	—	786
Unearned Revenue	—	—	23,716	23,716	23,716
Deposits	<u>7,008,070</u>	<u>6,006,609</u>	<u>4,028,284</u>	<u>4,168,532</u>	<u>5,112,681</u>
Total Liabilities	<u>11,496,908</u>	<u>12,501,126</u>	<u>9,435,623</u>	<u>8,280,207</u>	<u>8,943,999</u>
DEFERRED INFLOWS OF RESOURCES					
Property Taxes	13,592,742	11,689,324	11,603,540	11,513,765	11,379,840
Leases	<u>8,102,125</u>	—	—	—	—
Total Deferred Inflows of Resources	<u>21,694,867</u>	<u>11,689,324</u>	<u>11,603,540</u>	<u>11,513,765</u>	<u>11,379,840</u>
FUND BALANCES					
Prepaid Assets	34,655	25,000	25,000	24,974	24,974
Assigned	87,313	—	—	—	—
Unassigned	8,527,918	8,328,910	7,887,125	6,931,555	6,343,819
Total Fund Balances	<u>8,649,886</u>	<u>8,353,910</u>	<u>7,912,125</u>	<u>6,956,529</u>	<u>6,368,793</u>
Total Liabilities, Deferred Inflows & Fund Balances	<u>\$41,841,661</u>	<u>\$32,544,360</u>	<u>\$28,951,288</u>	<u>\$26,750,501</u>	<u>\$26,692,632</u>

(Source: Information extracted from the City's 2019-2023 audited basic financial statements. This summary is unaudited.)

SANDY CITY
Statement of Revenues, Expenditures and Changes in Fund Balances –Governmental Funds–General Fund
(This summary has not been audited.)

	<u>Fiscal Year Ended June 30,</u>				
	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
REVENUES:					
Taxes	\$51,300,724	\$49,693,458	\$46,530,993	\$42,916,920	\$38,954,086
Innkeeper Fees	583,567	510,628	104,175	–	–
Licenses & permits	3,158,790	3,152,235	2,426,845	2,321,492	3,002,184
Intergovernmental	4,692,870	9,144,232	10,733,669	6,201,593	4,005,340
Administrative Charges	3,603,823	3,225,649	3,107,512	3,020,203	3,065,305
Fines & Forfeitures	1,189,014	1,060,110	992,344	1,145,274	1,436,029
Cell Tower Lease	900,453	988,546	742,038	868,230	819,312
Charges for Sales & Services	4,672,056	4,315,990	3,758,695	3,339,512	3,526,230
Interest Income	788,062	91,630	85,779	225,520	287,470
Miscellaneous	<u>176,615</u>	<u>242,831</u>	<u>96,643</u>	<u>235,649</u>	<u>51,284</u>
Total Revenues	<u>71,065,974</u>	<u>72,425,309</u>	<u>68,578,693</u>	<u>60,274,393</u>	<u>55,147,240</u>
EXPENDITURES:					
General government	13,602,347	12,482,856	11,338,373	11,235,495	10,559,256
Police & Animal Services	22,163,640	19,360,659	17,063,041	16,833,059	15,944,950
Fire	13,586,674	12,186,699	10,943,349	10,733,100	9,968,691
Public Works	5,666,074	5,813,425	4,791,289	5,925,348	5,170,518
Parks & Cemetery	6,065,581	5,480,108	5,170,177	5,532,876	5,660,493
Community Development	<u>3,362,131</u>	<u>3,055,214</u>	<u>2,748,469</u>	<u>2,973,967</u>	<u>2,896,513</u>
Total Expenditures	<u>64,446,447</u>	<u>58,378,961</u>	<u>52,054,698</u>	<u>53,233,845</u>	<u>50,200,421</u>
Excess of Revenues over Expenditures	<u>6,619,527</u>	<u>14,046,348</u>	<u>16,523,995</u>	<u>7,040,548</u>	<u>4,946,819</u>
OTHER FINANCING SOURCES (USES)					
Sale of Capital Assets	–	–	–	–	16,400
Transfers in	900,000	197,303	188,476	179,271	116,397
Transfers out	<u>(7,244,260)</u>	<u>(13,801,866)</u>	<u>(15,756,875)</u>	<u>(6,632,083)</u>	<u>(5,342,721)</u>
Total Other Financing Sources	<u>(6,344,260)</u>	<u>(13,604,563)</u>	<u>(15,568,399)</u>	<u>(6,452,812)</u>	<u>(5,209,924)</u>
Net Change in Fund Balance	275,267	441,785	955,596	587,736	(263,105)
Fund balance - beginning of year	<u>8,374,619⁽¹⁾</u>	<u>7,912,125</u>	<u>6,956,529</u>	<u>6,368,793</u>	<u>6,631,898⁽¹⁾</u>
Fund balance - end of year	<u>\$8,649,886</u>	<u>\$8,353,910</u>	<u>\$7,912,125</u>	<u>\$6,956,529</u>	<u>\$6,368,793</u>

⁽¹⁾ As restated, for fiscal years 2019 and 2023.

(Source: Information extracted from the City's 2019-2023 audited basic financial statements. This summary is unaudited.)

AD VALOREM TAX SYSTEM

Tax Levy and Collection

The Utah State Tax Commission (the “State Tax Commission”) must assess all centrally assessed property by May 1 of each year and shall immediately notify the owners or operators of such property, and the county assessors, of such assessment. County assessors must assess all taxable property other than centrally assessed property before May 22 of each year. Before May 25, the State Tax Commission apportions the value of centrally assessed property to the various taxing entities within each county and reports such values to county auditors before June 8. The governing body of each taxing entity must adopt a final tax rate before June 30 except as described below for rates in excess of the certified tax rate. County auditors must forward to the State Tax commission a statement prepared by the governing body of each taxing entity showing the amount and purpose of each levy.

If the State Tax Commission determines that a tax levy established by a taxing entity exceeds the maximum levy permitted by law, the State Tax Commission must lower the levy to the maximum level permitted by law, notify the taxing entity that the rate has been lowered, and notify the county auditor of the county in which the taxing entity is located to implement the rate established by the State Tax Commission.

On or before July 22 of each year, the county auditors must mail to all owners of real estate shown on their assessment rolls notice of, among other things, the value of the property, itemized tax information for all taxing entities and the date their respective county board of equalization will meet to hear complaints. Within 30 days following the mailing of the notice, taxpayers owning property assessed by a county assessor may file an application with the appropriate county board of equalization for the purpose of contesting the assessed valuation of their property. The county board of equalization must render a decision on each appeal no later than October 1, (with extensions requiring State Tax Commission approval). Such decision may be appealed to the State Tax Commission, which must decide all appeals by March 1 of the following year. Owners of centrally assessed property, or any county with a showing of reasonable cause, may apply to the State Tax Commission on or before June 1 for a hearing to contest the assessment of centrally-assessed property. The State Tax Commission must render a written decision within 120 days following completion of the hearing and submission of all post hearing briefs. The county auditors must make a record of all changes, corrections and orders and, before November 1, must deliver the corrected assessment rolls to their respective county treasurers. By November 1, the county treasurers are to furnish to each taxpayer a notice containing the kind and value of the property assessed to the taxpayer, the street address of the property, where applicable, the amount of the tax levied on the property and the year the property is subject to a detailed review. Taxes are due November 30 or, if a Saturday, Sunday, or holiday, the following business day.

Each county treasurer is responsible for collecting all taxes levied on real property within that county. There are no prior claims to such taxes. As taxes are collected, each county treasurer must pay the State and each taxing entity within the county its proportionate share of the taxes, on the tenth day of each month. Delinquent taxes are subject to a penalty of 2.5% of the amount of the taxes or \$10.00 whichever is greater. However, if the delinquent taxes and penalty are paid on or before January 31 of the following year, the penalty is only 1% of the amount of the delinquent taxes or \$10, whichever is greater. The amount of delinquent taxes and penalty bears interest at the federal discount rate in effect on January 1, plus 6% from January 1 until paid, but can be no less than 7% and no more than 10%. If after four years from the date the taxes become delinquent and taxes have not been paid, the affected county may advertise and sell the property at a tax sale.

Public Hearing on Certain Tax Increases

Each taxing entity that proposes to levy a tax rate that exceeds the “certified tax rate” may do so by resolution, but only after holding a properly noticed public hearing. Generally, the certified tax rate is the rate necessary to generate the same property tax revenue that the taxing entity collected for the prior year, with certain exclusions. For purposes of calculating the certified tax rate, county auditors are to use the taxable value of property on the assessment rolls, exclusive of new growth. New growth is any increase in taxable value of the taxing entity from the previous calendar year to the current year less the amount of increase to locally assessed real property taxable values resulting from factoring, reappraisal, other adjustments, or changes in the method of apportioning taxable value. With certain exceptions, the certified tax rate for the minimum school levy, debt service voted on by the public, and certain state

and county assessing and collecting levies are the actual levies imposed for such purposes and no hearing is required for these levies.

On or before July 22 of the year in which such an increase is proposed, notice of the public hearing must be mailed to all property owners and, in most cases, must be advertised electronically and by publication. The notice of the hearing must state, among other things, the value of the property, the time and place of the public hearing, and the tax impact of the proposed increase.

Ad Valorem Tax System

The Property Tax Act, Title 59, Chapter 2, Utah Code (the “Property Tax Act”), provides that all taxable property within the taxing entity is required to be assessed and taxed at a uniform and equal rate on the basis of 100% of its “fair market value” as of January 1 of each year, unless otherwise provided by law. “Fair market value” is defined in the Property Tax Act as “the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.” Determinations of “fair market value” shall take into account the current zoning laws applicable to the property in question. Section 3 of Article XIII of the State Constitution (the “State Constitution”) provides that the State Legislature may by law exempt from taxation up to 45% of the fair market value of residential property as defined by law. Pursuant to this provision, the State Legislature enacted legislation which became effective on January 1, 1995 providing that the “fair market value” of primary residential property will be reduced by 45%. No more than one acre of land per residential unit may qualify for the residential exemption.

The Property Tax Act provides that the State Tax Commission shall assess certain types of property (“centrally-assessed property”), including (i) properties that operate as a unit across county lines that must be apportioned among more than one county or state, (ii) public utility (including railroad) properties, (iii) airline operating properties, (iv) geothermal properties and (v) mines, mining claims and appurtenant machinery, furnishings and improvements, including oil and gas properties. All other taxable property (“locally-assessed property”) is required to be assessed by the county assessor of the county in which such locally-assessed property is located. Each county assessor must update property values annually based upon a systematic review of current market data. Each county assessor must also complete a detailed review of property characteristics for each parcel of property at least once every five years. The Property Tax Act requires that the State Tax Commission conduct an annual investigation in each county to determine whether all property subject to taxation is on the assessment rolls and whether the property is being assessed at its “fair market value.”

The State Tax Commission and the county assessors utilize various valuation methods, as determined by statute, administrative regulation or accepted practice, to determine the “fair market value” of taxable property.

Many areas within the State have agricultural farmland devoted to the raising of useful plants and animals. For general property tax purposes, agricultural land is assessed based on statutory requirements and the value which the land has for agricultural use or on its agricultural value.

Uniform Fees. An annual statewide uniform fee is levied on tangible personal property in lieu of the ad valorem tax. The uniform fee is based on either the age or the value of motor vehicles, watercraft, recreational vehicles, and all other tangible personal property required to be registered with the State. The current uniform fee is established at 1.5% of the fair market value of motor vehicles that weigh 12,001 pounds or more, watercraft, recreational vehicles and all other tangible personal property required to be registered with the State, excluding exempt property such as aircraft and property subject to a fixed age-based fee, and motor homes, for which the uniform fee is 1.0% of the fair market value. Motor vehicles weighing 12,000 pounds or less are subject to an age-based fee that is due each time the vehicle is registered. The age-based fee is for passenger-type vehicles and ranges from \$10 to \$150, depending on the age of the vehicle. Recreational vehicles, motorcycles, watercraft (except large watercraft), snowmobiles and certain small motor vehicles required to be registered with the State are also subject to an aged-based fee that ranges from \$10 to \$700, depending on the age of the vehicle. The revenues collected from the various uniform fees are distributed by the county to the taxing entity in which the property is located in the same proportion in which revenue collected from ad valorem real property tax is distributed.

Taxable Value and Estimated Fair Market Value of Property in the City⁽¹⁾

<u>Fiscal Year</u>	<u>Taxable Value</u>	<u>Percentage Change Over Prior Year</u>	<u>Fair Market Value⁽²⁾</u>	<u>Percentage Change Over Prior Year</u>
2023	\$14,264,436,667	24.27%	\$22,495,350,091	26.86%
2022	11,478,761,567	8.43	17,732,790,151	9.55
2021	10,586,056,294	6.64	16,186,214,615	6.26
2020	9,926,571,429	7.79	15,232,100,343	7.90
2019	9,208,853,147	9.73	14,117,320,395	10.42
2018	8,392,332,790	8.09	12,784,678,806	8.73
2017	7,764,130,636	10.39	11,758,047,820	10.05
2016	7,033,122,019	6.40	10,684,170,191	6.87
2015	6,610,314,933	5.17	9,996,970,395	5.42
2014	6,285,463,924	–	9,483,071,154	–

(1) [Values in this table are based on a fiscal year and differ slightly from the calendar year values used for general obligation debt calculations elsewhere in this Official Statement.] Taxable and Fair Market values shown in this table exclude motor vehicle value used to determine uniform fees on tangible personal property.

(2) Fair market values are estimated based on reported taxable values (which values represent a reduction of fair market value of primary residential property by 45%).

(Source: Based on information in the Statistical Section (unaudited) of the City’s Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023.)

Taxable Value by Type of Taxable Property in the City

<u>Fiscal Year</u>	<u>Real Property</u>		<u>Personal Property</u>			<u>Total Taxable Value</u>
	<u>Primary Residential</u>	<u>Other Property</u>	<u>Non-Residential</u>	<u>Other Property</u>	<u>Mines & Utilities</u>	
2023	\$10,214,049,706	\$3,417,908,068	\$451,733,268	\$4,607,465	\$176,138,160	\$14,264,436,667
2022	7,695,685,263	3,145,333,993	452,446,178	4,665,068	180,631,066	11,478,761,568
2021	6,866,444,419	3,080,224,696	449,875,894	4,776,241	184,735,045	10,586,056,295
2020	6,455,741,399	2,909,474,590	392,303,386	5,013,241	164,038,812	9,926,571,428
2019	6,028,558,325	2,679,708,173	335,575,394	5,224,583	159,786,672	9,208,853,147
2018	5,384,694,780	2,531,695,973	332,678,572	5,229,340	138,034,126	8,392,332,791
2017	4,924,474,412	2,382,427,507	322,051,565	5,270,785	129,906,367	7,764,130,636
2016	4,470,453,861	2,120,093,880	308,249,823	5,434,208	128,890,247	7,033,122,019
2015	4,159,578,341	2,020,214,638	313,405,528	5,610,228	111,506,198	6,610,314,933
2014	3,896,023,932	1,969,406,660	319,780,029	5,793,008	94,460,295	6,285,463,924

(Source: Based on information in the Statistical Section (unaudited) of the City’s Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023.)

Historical Property Tax Rates—Direct and Overlapping Governments

FY	City			Overlapping Rates ⁽¹⁾							Total Rate
	General Fund	Risk Mgmt.	City Total	County	Canyons School District ⁽²⁾	Jordan School District ⁽²⁾	Basic School Levy ⁽³⁾	Charter School Levy ⁽⁴⁾	County Library	Special Districts ⁽⁵⁾	
2023	0.000902	0.000040	0.000942	0.001634	0.004336	n/a	0.001652	0.000065	0.000386	0.001102	0.010117
2022	0.001124	0.000050	0.001174	0.001985	0.004895	0.000347	0.001661	0.000087	0.000474	0.001264	0.011887
2021	0.001226	0.000053	0.001279	0.002170	0.005194	0.000403	0.001628	0.000072	0.000515	0.001344	0.012605
2020	0.001281	0.000056	0.001337	0.002158	0.005271	0.000488	0.001661	0.000087	0.000536	0.001398	0.012936
2019	0.001086	0.000058	0.001144	0.002259	0.004696	0.000560	0.001666	0.000073	0.000559	0.001470	0.012427
2018	0.001167	0.000062	0.001229	0.002492	0.004768	0.000678	0.001568	0.000103	0.000612	0.001557	0.013007
2017	0.001254	0.000067	0.001321	0.002639	0.004188	0.000764	0.001675	n/a	0.000639	0.002194	0.013420
2016	0.001354	0.000072	0.001426	0.002819	0.004661	0.000862	0.001736	n/a	0.000683	0.002315	0.014502
2015	0.001342	0.000071	0.001413	0.003036	0.004853	0.000951	0.001419	n/a	0.000715	0.002407	0.014794
2014	0.001409	0.000074	0.001483	0.003180	0.004881	0.001095	0.001535	n/a	0.000755	0.002543	0.015472

- (1) Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all City property owners. The rates for special districts apply only to the proportion of the City's property owners whose property is located within the geographic boundaries of the special district.
- (2) Canyons School District was created from a portion of Jordan School District in 2007. However, residents in Canyons School District continued to pay property taxes on a proportionate share of the general obligation debt of Jordan School District outstanding at the time of the split. That allocated debt was paid in full in fiscal year 2022 and the corresponding tax levy is no longer levied.
- (3) Rate established annually by the State Legislature.
- (4) Beginning in 2018, rate established annually by Utah State Tax Commission and Utah State Board of Education as an adjustment to the board local levy.
- (5) Includes South Salt Lake Valley Mosquito District, Metropolitan Water District of Salt Lake and Sandy, Sandy Suburban Improvement District, Central Utah Water District, and Crescent Cemetery Maintenance District. Although other special districts apply to only a portion of the City, these districts apply to the majority of property values within the City.

(Source: Based on information in the Statistical Section of the City's Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023.)

Property Tax Levies and Collections

<u>Fiscal Year</u>	<u>Total Tax Levy for Fiscal Year</u>	<u>Current Tax Collections</u>	<u>Percent of Levy Collected</u>	<u>Collections in Subsequent Years⁽¹⁾</u>	<u>Total Tax Collections</u>	<u>Percent of Total Tax Collections to Tax Levy</u>
2023	\$13,437,099	\$13,151,682	97.9%	–	\$13,151,682	97.9%
2022	13,476,066	13,226,980	98.2	108,917	13,335,897	99.0
2021	13,539,566	13,265,116	98.0	150,117	13,415,233	99.1
2020	13,271,826	12,995,296	97.9	173,162	13,168,458	99.2
2019	10,534,928	10,299,251	97.8	146,533	10,445,784	99.2
2018	10,314,177	10,110,721	98.0	132,885	10,243,606	99.3
2017	10,256,417	10,035,014	97.8	151,267	10,186,282	99.3
2016	10,029,232	9,816,468	97.9	165,233	9,981,701	99.5
2015	9,340,375	9,088,945	97.3	174,165	9,263,110	99.2
2014	\$9,321,343	\$9,089,368	97.5	168,768	9,258,136	99.3

⁽¹⁾ Includes delinquent property tax and interest/penalty.
 (Source: Based on information in the Statistical Section (unaudited) of the City’s Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023.)

Principal Property Taxpayers in the City

The following table sets forth the principal property taxpayers in the City for fiscal year 2023:

<u>Taxpayer</u>	<u>Type of Business</u>	<u>2023 Taxable Value</u>	<u>Percentage of Total Taxable Value⁽¹⁾</u>
Mountain America Federal Credit Union	Bank	\$140,003,000	0.98%
Woodbury Corporation	Real Estate	134,062,900	0.94
Sterling Realty Organization	Real Estate	108,304,600	0.76
Miller Family Real Estate	Real Estate	101,818,400	0.71
South Town Owner	Commercial Real Estate	101,215,240	0.71
Roderick Enterprises	Developer	100,265,358	0.70
OneFourteen	Retail	83,420,620	0.58
Synergy Business Park	Commercial Real Estate	82,533,100	0.58
Utah Soccer	Sports	79,607,500	0.56
CR Cobblegate Communities	Residential Real Estate	<u>77,904,865</u>	<u>0.55</u>
TOTAL		<u>\$1,009,135,583</u>	<u>7.07%</u>

⁽¹⁾ Based on City’s total 2023 fiscal year taxable value of \$14,264,436,667.
 (Source: Based on information in the Statistical Section (unaudited) of the City’s Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023.)

SALES AND USE TAX

Sales and Use Tax

The following information with respect to certain sales and use tax revenues is included in this Official Statement to provide background information relating to a major source of general fund revenues of the City. As described herein, the Bonds are not secured by any pledge of sales and use tax revenues.

The Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2, Utah Code Annotated 1953, as amended (the "Local Sales and Use Tax Act"), provides that each city and town in the State may levy a local sales and use tax of up to 1.00% on the purchase price of taxable goods and services. Although local governments may elect to levy sales and use taxes at rates less than 1.00%, various provisions of the Local Sales and Use Tax Act encourage them to levy these taxes at the rate of 1.00%. The City currently levies sales and use taxes at the full rate of 1.00%. The legislative intent contained in the Local Sales and Use Tax Act is to provide an additional source of revenues to counties and municipalities that is to be used to finance their capital outlay requirements and to service their bonded indebtedness.

The local sales and use tax is levied in addition to a statewide sales and use tax (the "Statewide Tax") which is currently imposed at a rate of 4.85% of the purchase price of taxable goods and services (except that only 1.75% is levied on unprepared food and food ingredients). Sales of natural gas, electricity and fuel oil for residential use are taxed at a statewide rate of 2.00%. The taxable transactions and the exemptions under the Local Sales and Use Tax Act conform to those of the Statewide Tax.

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. 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.

In addition to the sales and use taxes described above, counties and cities in the State are authorized to impose sales and use taxes to fund public transportation, highways, zoo, art and parks purposes, and at the option of the county for general fund purposes of the county. The County currently imposes sales and use taxes to fund public transportation, zoo, art and parks purposes, and for general fund purposes of the County. The total sales and use tax imposed in the City (other than certain specialty taxes, including a motor vehicle rental tax, a transient room tax, and a tourism restaurant tax imposed by the County) is 7.25%.

Local sales and use taxes are collected by the Utah State Tax Commission and distributed on a monthly basis to each county, city and town. The distributions are based on a formula, which provides that (1) 50% of sales tax collections will be distributed on the basis of the population of the local government and (2) 50% of sales tax collections will be distributed on the basis of the point of sale (the "50/50 Distribution"). The 50/50 Distribution formula is subject to provisions for certain qualifying counties, cities and towns making them eligible to receive a minimum tax revenue distribution calculated as provided in the Local Sales and Use Tax Act.

Utility Franchise Taxes and Fees

The following information with respect to certain franchise tax revenues is included in this Official Statement to provide background information relating to a source of general fund revenues of the City. As described herein, the Bonds are not secured by any pledge of franchise tax revenues.

Under Utah law, municipalities have the authority to impose a tax, license, fee, license fee, license tax, energy sales and use tax or similar charge at a rate not exceeding 6% of gross revenues of public utilities collected within the boundaries of the municipality (or, in the case of gas and electric service providers, not exceeding 6% of the "delivered value" of "taxable energy"). Utilities upon which these taxes and fees may be levied include telephone, natural gas, electric energy service companies and city public utilities. Utility franchise taxes and fees are collected by the utility

and remitted on a monthly basis to the local government. Energy sales and use taxes are, in certain circumstances, remitted by the energy service provider to the State Tax Commission and then to the municipality.

State law also provides that a municipality may levy on, and provide that there is collected from, a telecommunications provider a municipal telecommunications license tax on the telecommunications provider's gross receipts from telecommunications service that are attributed to the municipality. The municipal telecommunications license tax may be imposed at a rate of up to 3.5% of the telecommunications provider's gross receipts from telecommunications service that are attributed to the municipality. The City levies such tax at the maximum rate of 3.5%. The Utah State Tax Commission collects such taxes on the City's behalf and remits them to the City on a monthly basis.

LEGAL MATTERS

General

The authorization and issuance of the Bonds are subject to the approval of Gilmore & Bell, P.C., Bond Counsel to the City. [Certain matters relating to disclosure will be passed upon by Gilmore & Bell, P.C., Disclosure Counsel to the City.] Certain legal matters will be passed upon for the City by Lynn Pace, Esq., the City Attorney. The approving opinion of Bond Counsel will be delivered with the Bonds. A copy of the opinion of Bond Counsel in substantially the form set forth in APPENDIX B of this Official Statement will be made available upon request from the contact person as indicated under "INTRODUCTION—Contact Persons" above.

Absence of Litigation

The City Attorney has officially advised that, to the best of his knowledge after due inquiry, there is no pending or threatened litigation that would legally stop, enjoin, or prohibit the issuance, sale or delivery of the Bonds.

TAX MATTERS

The following is a summary of the material federal and State of Utah income tax consequences of holding and disposing of the 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 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 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 Bonds.

Opinion of Bond Counsel

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

Federal Tax Exemption. The interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes.

Alternative Minimum Tax. Interest on the Bonds is not an item of tax preference for purposes of computing the federal alternative minimum tax.

No Bank Qualification. The Bonds have not been designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

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

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

Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the Bonds but has reviewed the discussion under the heading "TAX MATTERS."

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 Bond over its issue price. The stated redemption price at maturity of a Bond is the sum of all payments on the Bond other than "qualified stated interest" (i.e., interest unconditionally payable at least annually at a single fixed rate). The issue price of a Bond is generally the first price at which a substantial amount of the 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 Bond during any accrual period generally equals (1) the issue price of that Bond, plus the amount of original issue discount accrued in all prior accrual periods, multiplied by (2) the yield to maturity on that 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 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 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 Bond over its stated redemption price at maturity. The stated redemption price at maturity of a Bond is the sum of all payments on the Bond other than "qualified stated interest" (i.e., interest unconditionally payable at least annually at a single fixed rate). The issue price of a Bond is generally the first price at which a substantial amount of the 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 Bond using constant yield principles, based on the purchaser's yield to maturity. As premium is amortized, the owner's basis in the 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 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 Bond, an owner of the 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 actually or constructively received on the sale, exchange, or retirement of the Bond (other than in respect of accrued and unpaid interest) and such owner's adjusted tax basis in the Bond. To the extent a 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 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 Bonds, and to the proceeds paid on the sale of the 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 Bonds should be aware that ownership of the Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, certain applicable corporations subject to the corporate alternative minimum tax, 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 Bonds. Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of 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 Bonds, including the possible application of state, local, foreign and other tax laws.

Bond Counsel notes that for tax years beginning after December 31, 2022, the interest on the Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax.

MUNICIPAL ADVISOR

The City has engaged LRB Public Finance Advisors, Inc., Salt Lake City, Utah (the “Municipal Advisor”), to provide financial recommendations and guidance to the City with respect to preparation for sale of the Bonds, timing of sale, tax-exempt bond market conditions, costs of issuance and other factors relating to the sale of the Bonds. The Municipal Advisor has read and participated in the drafting of certain provisions of this Official Statement. 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 City, with respect to accuracy and completeness of disclosure of such information, and no guaranty, warranty or other representation is made by the Municipal Advisor respecting accuracy and completeness of the Official Statement or any other matters related to the Official Statement. Municipal Advisor fees are contingent upon the sale and delivery of the Bonds.

BOND RATING

S&P Global Ratings (“S&P”) has assigned a municipal bond rating of “___” to the Bonds. An explanation of such rating may be obtained from the agency furnishing such rating. There is no assurance that any rating assigned to the Bonds will be maintained for any period of time or that such rating may not be lowered or withdrawn entirely by the rating agency if, in its judgment, circumstances so warrant. Any such downward change or withdrawal of such rating may have an adverse effect on the market price of the Bonds.

CONTINUING DISCLOSURE UNDERTAKING

The City will undertake for the benefit of the Bondholders and the beneficial owners of the Bonds to provide certain annual financial information and operating data and notice of certain material events to the Municipal Securities Rulemaking Board all in order to assist the Purchaser in complying with Rule 15c2-12(b)(5) of the Securities and Exchange Commission. See “APPENDIX D” attached hereto and incorporated herein by reference for a form of the Continuing Disclosure Undertaking that will be executed and delivered by the City.

A failure by the City to comply with the Continuing Disclosure Undertaking will not constitute a default under the Resolution and beneficial owners of the Bonds are limited to the remedies described in the Continuing Disclosure Undertaking. See “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING—Default.” A failure by the City to comply with the Continuing 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 Bonds in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Bonds and their market price.

MISCELLANEOUS

Independent Accountants

The financial statements of the City as of June 30, 2023, and for the year then ended, included in this Official Statement have been audited by Eide Bailly, LLP, Salt Lake City, Utah (“Eide Bailly”), as stated in its report in APPENDIX A to this Official Statement. Eide Bailly has not been asked regarding the use of its name and its report on the financial statements of the City for fiscal year ended June 30, 2023, in this Official Statement.

Additional Information

All quotations contained herein from and summaries and explanations of, the State Constitution, statutes, programs and laws of the State, court decisions and the Resolution, do not purport to be complete, and the reference is made to said State Constitution, statutes, programs, laws, court decisions and the Resolution 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 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” by the City for purposes for Rule 15c2-12 of the Securities and Exchange Commission.

This Official Statement and its distribution and use have been duly authorized by the City.

SANDY CITY, UTAH

APPENDIX A

**ANNUAL COMPREHENSIVE FINANCIAL REPORT OF
SANDY CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

APPENDIX B

DEMOGRAPHIC AND ECONOMIC INFORMATION REGARDING SALT LAKE COUNTY

The tables in this appendix contain information with respect to Salt Lake County, Utah (the “County”), the general area in which the City is located and is provided solely to provide background information regarding the County. For additional information regarding the City, see “APPENDIX A—ANNUAL COMPREHENSIVE FINANCIAL REPORT OF SANDY CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2023.”

The County is the economic and population center of the State. Based on 2020 Census data, the County has approximately 36% of the total population of the State. The State capital, Salt Lake City, is located in the County.

County and State Population

<u>Year</u>	<u>County</u>	<u>% Change</u>	<u>State</u>	<u>% Change</u>
2022 Estimate	1,186,257	(0.02)%	3,380,800	1.25%
2021 Estimate	1,186,440	0.10	3,339,113	2.06
2020 Census	1,185,238	2.14	3,271,616	2.05
2019 Estimate	1,160,437	1.02	3,205,958	1.66
2018 Estimate	1,148,692	1.05	3,153,550	1.69
2017 Estimate	1,136,719	1.48	3,101,042	1.95
2016 Estimate	1,120,109	1.62	3,041,868	2.01
2015 Estimate	1,102,273	1.13	2,981,835	1.53
2014 Estimate	1,090,005	0.98	2,936,879	1.35
2013 Estimate	1,079,392	1.45	2,897,640	–
2010 Census	1,029,655	–	2,763,885	–

(Source: U.S. Census Bureau, Population Division.)

Note: The 2010 and 2020 Census are as of April 1 of those years; the annual population estimates are as of July 1 of the year given. Estimates are subject to change.

Rate of Unemployment – Annual Average

<u>Year</u>	<u>County</u>	<u>State</u>	<u>United States</u>
2022	2.3%	2.3%	3.6%
2021	2.8	2.7	5.3
2020	5.1	4.7	8.1
2019	2.5	2.6	3.7
2018	2.8	2.9	3.9
2017	3.1	3.3	4.4
2016	3.2	3.4	4.9
2015	3.4	3.6	5.3
2014	3.7	3.8	6.2
2013	4.4	4.6	7.4

(Source: Utah Department of Workforce Services and the U.S. Department of Labor.)

Economic Indicators in the County

LABOR FORCE ⁽¹⁾	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Labor Force (annual average)	678,077	653,817	643,461	637,173	624,844
Employed (annual average)	662,608	635,656	610,521	621,401	607,123
Unemployed (annual average)	15,468	18,161	32,940	15,772	17,721
Average Employment (Non-Farm Jobs)	783,531	750,123	720,686	737,206	718,584
% Change Prior Year	4.50	4.08	-2.24	2.59	4.28
<i>Average Employment by Sector:</i>					
Agriculture, Forestry, Fishing & Hunting	505	433	350	291	250
Mining	3,101	2,711	2,704	2,645	2,853
Utilities	2,621	2,540	2,613	2,738	2,732
Construction	52,254	49,403	46,121	43,017	40,270
Manufacturing	61,233	58,412	56,512	57,837	56,650
Wholesale Trade	36,899	34,826	33,589	32,915	32,061
Retail Trade	75,693	75,837	71,757	74,297	74,271
Transportation and Warehousing	48,540	46,635	45,470	44,359	42,585
Information	24,535	21,586	20,493	20,915	20,379
Finance and Insurance	51,666	51,570	50,506	48,968	48,266
Real Estate and Rental and Leasing	12,320	11,964	11,551	11,603	11,121
Professional, Scientific & Technical Services	73,906	67,717	62,213	60,454	56,726
Management of Companies and Enterprises Administrative, Support, Waste Management, & Remediation	52,504	50,714	50,478	53,196	53,371
Education Services	65,262	62,248	63,779	67,737	66,030
Health Care and Social Assistance	86,331	83,898	81,223	81,694	79,736
Arts, Entertainment, and Recreation	11,306	9,691	8,178	10,932	10,668
Accommodation and Food Services	53,976	48,396	44,582	53,029	51,317
Other Services and Unclassified Establishments	22,902	22,348	21,239	23,138	22,595
Public Administration	31,989	31,155	30,797	31,265	30,824
Total Establishments	62,762	62,346	56,515	53,393	50,998
Total Wages (\$Millions)	54,673.5	49,206.1	44,541.0	41,740.6	38,893.2
INCOME AND WAGES	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Total Personal Income (\$000) ⁽²⁾	\$78,680,099	\$75,407,450	\$68,000,953	\$62,379,968	\$59,170,626
Per Capita Income ⁽²⁾	66,326	63,558	57,292	52,977	50,762
Median Household Income ⁽¹⁾	n/a	82,206	79,294	79,941	73,619
Average Monthly Nonfarm Wage ⁽¹⁾	\$5,812	\$5,466	\$5,150	\$4,718	\$4,510
SALES & CONSTRUCTION	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Gross Taxable Sales (\$000,000) ⁽³⁾	41,687.3	37,173.7	31,377.7	30,093.2	28,846.0
New Dwelling Units ⁽⁴⁾	8,864	11,037	10,660	9,789	8,150
Total Construction Value (\$000) ⁽⁴⁾	3,992,958.0	4,343,554.3	4,122,671.6	3,838,632.5	3,015,289.7
New Residential Value (\$000) ⁽⁴⁾	1,711,278.5	2,153,788.4	1,964,183.1	1,804,752.7	1,470,556.5
New Nonresidential Value (\$000) ⁽⁴⁾	1,303,331.3	1,056,514.3	974,277.3	1,188,464.2	951,421.3

(Sources: (1) Utah Department of Workforce Services; (2) U.S. Department of Commerce, Bureau of Economic Analysis, last updated November 2023; (3) Utah State Tax Commission; (4) University of Utah Ivory-Boyer Construction Database; Total Construction Value includes additions/alterations/repairs.)

Major Employers in the County

<u>Company</u>	<u>Industry</u>	<u>Employment Range</u>
University Of Utah	Higher Education	20,000+
Intermountain Health Care	Health Care	15,000-19,999
State Of Utah	State Government	15,000-19,999
Wal-Mart Associates	Warehouse Clubs and Supercenters	10,000-14,999
Granite School District	Public Education	10,000-14,999
Zions Bancorporation N A	Financial Services	7,000-9,999
Smith's Food And Drug	Grocery Stores	7,000-9,999
Jordan School District	Public Education	7,000-9,999
United Parcel Service	Postal Service	5,000-6,999
Salt Lake County	Local Government	5,000-6,999
US Postal Service	Postal Service	5,000-6,999
Amazon	Couriers	5,000-6,999
Delta Air Lines	Air Transportation	5,000-6,999
The Canyons School District	Public Education	5,000-6,999
ARUP Laboratories	Medical Laboratories	4,000-4,999
Department Of Veterans Affairs	Health Care	3,000-3,999
Salt Lake City	Local Government	3,000-3,999
BioFire Diagnostics, LLC	Medical Research	3,000-3,999
Salt Lake City School District	Public Education	3,000-3,999
Discover Products Inc.	Financial Services	2,000-2,999
L3 Technologies	Manufacturing	2,000-2,999
Salt Lake Community College	Higher Education	2,000-2,999
SkyWest Airlines	Air Transportation	2,000-2,999
Costco Wholesale	Warehouse Clubs and Supercenters	2,000-2,999
Harmons	Grocery Stores	2,000-2,999
Utah Transit Authority	Public Transportation	2,000-2,999
Kennecott Utah Copper	Mining	2,000-2,999
Wells Fargo Bank	Financial Services	2,000-2,999
Department Of Defense	Federal Government	2,000-2,999
Merit Medical Systems	Health Care	1,000-1,999
Mountain America Credit Union	Financial Services	1,000-1,999
Goldman Sachs Group	Financial Services	1,000-1,999
Fidelity Brokerage Services	Financial Services	1,000-1,999
Northrop Grumman	Manufacturing	1,000-1,999
Select Health	Insurance Carriers	1,000-1,999
Starbucks	Restaurants	1,000-1,999
FedEx	Couriers	1,000-1,999
Cafe Rio	Restaurants	1,000-1,999
Target	Department Stores	1,000-1,999
The Home Depot	Home Centers	1,000-1,999
St Marks Hospital	Health Care	1,000-1,999
Western Governors University	Higher Education	1,000-1,999
McDonalds	Restaurants	1,000-1,999
R1 RCM	Business Management Services	1,000-1,999
Stryker Employment	Manufacturing	1,000-1,999
Becton, Dickinson And Company	Manufacturing	1,000-1,999
Ultradent Products	Manufacturing	1,000-1,999
Ebay Inc.	All Other Miscellaneous Retailers	1,000-1,999
Edwards Lifesciences	Manufacturing	1,000-1,999
Sutter Health	Accounting Services	1,000-1,999

(Source: Utah Department of Workforce Services; last updated October 2023.)

APPENDIX C

FORM OF OPINION OF BOND COUNSEL

Upon the issuance of the Bonds, Gilmore & Bell, P.C., Bond Counsel to the City, proposes to issue its approving opinion in substantially the following form:

We have acted as bond counsel for Sandy City, Utah (the “Issuer”), in connection with the issuance by the Issuer of its \$ _____ General Obligation Bonds, Series 2024 (the “Bonds”) pursuant to (i) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended; (ii) a resolution of the Issuer adopted on February 13, 2024 (the “Resolution”), which provides for the issuance of the Bonds; (iii) a bond election held within the Issuer on November 21, 2023; and (iv) other applicable provisions of law. The Bonds are being issued for the purpose of (a) financing all or a portion of the costs of constructing and equipping a fire station and all related improvements and (b) paying expenses incurred in connection with the issuance of the Bonds.

We have examined the law and such certified proceedings and other documents as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation. Our opinion is limited to the matters expressly set forth herein, and we express no opinion concerning any other matters.

Based on our examination and the foregoing, we are of the opinion as of the date hereof and under existing law, as follows:

1. The Resolution has been duly adopted by the Issuer and constitutes a valid and binding obligation of the Issuer enforceable upon the Issuer.
2. The Bonds are valid and binding general obligations of the Issuer for the payment of which the full faith and credit of the Issuer are pledged and for the payment of which ad valorem taxes may be levied on all taxable property within the boundaries of the Issuer without limit as to rate or amount.
3. The interest on the Bonds [(including any original issue discount properly allocable to an owner thereof)] is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of computing the federal alternative minimum tax. The opinions set forth in this paragraph are subject to the condition that the Issuer complies with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The Issuer has covenanted to comply with all of these requirements. Failure to comply with certain of these requirements may cause the interest on the Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds.
4. The interest on the Bonds is exempt from State of Utah individual income taxes.

We express no opinion herein regarding the accuracy, completeness or sufficiency of the Official Statement or any other offering material relating to the Bonds.

The rights of the holders of the Bonds and the enforceability thereof and of the documents identified in this opinion may be subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium, and other similar laws affecting creditors’ rights heretofore or hereafter enacted to the extent applicable, and their enforcement may be subject to the application of equitable principles and the exercise of judicial discretion in appropriate cases.

This opinion is given as of its date, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may come to our attention or any changes in law that may occur after the date of this opinion.

Respectfully submitted,

APPENDIX D

FORM OF CONTINUING DISCLOSURE UNDERTAKING

This Continuing Disclosure Undertaking (the “Disclosure Undertaking”) is executed and delivered by Sandy City, Utah (the “City”), in connection with the issuance of the City’s General Obligation Bonds, Series 2024 in the aggregate principal amount of \$ _____ (the “Bonds”). The Bonds are being issued pursuant to (i) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”); (ii) a resolution of the City adopted on February 13, 2024 (the “Resolution”), which provides for the issuance of the Bonds; (iii) a bond election held within the City on November 21, 2023; and (iv) other provisions of law.

The City hereby acknowledges that it is an “obligated person” within the meaning of the hereinafter defined Rule and the only “obligated person” with respect to the Bonds. In connection with the aforementioned transaction, the City covenants as follows:

Section 1. Purpose of the Disclosure Undertaking. This Disclosure Undertaking is being executed and delivered by the City for the benefit of the Bondholders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with the Rule (each as defined below).

Section 2. Definitions. In addition to the definitions set forth in the Resolution or parenthetically defined herein, which apply to any capitalized term used in this Disclosure Undertaking unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report of the City” means the Annual Report of the City provided by the City pursuant to, and as described in Sections 3 and 4 of this Disclosure Undertaking.

“Beneficial Owner” shall mean any person which has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries).

“Dissemination Agent” shall mean, initially, the City, acting in its capacity as Dissemination Agent hereunder, or any of its successors or assigns.

“Financial Obligation” means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of (a) or (b) in this definition; provided however, the term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“Listed Events” shall mean any of the events listed in Section 5 of this Disclosure Undertaking.

“MSRB” shall mean the Municipal Securities Rulemaking Board, the address of which is 1300 I Street, NW, Suite 1000, Washington D.C. 20005-3314; Telephone (202) 838-1500, and the website address of which is www.msrb.org and www.emma.msrb.org (for municipal disclosures and market data).

“Official Statement” shall mean the Official Statement of the City dated _____, 2024, relating to the Bonds.

“Participating Underwriter” shall mean the original underwriter of the Bonds.

“Rule” shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The City shall prepare an Annual Report of the City and shall, or shall cause the Dissemination Agent to, not later than two hundred (200) days after the end of each fiscal year of the City (presently June 30), commencing with the fiscal year ended June 30, 2024, provide or cause to be provided to the MSRB, the Annual Report of the City which is consistent with the requirements of Section 4 of this Disclosure Undertaking. Not later than fifteen (15) business days prior to said date, the City shall provide the Annual Report of the City to the Dissemination Agent. In each case, the Annual Report of the City may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Undertaking; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the date required above for the filing of the Annual Report if they are not available by that date. If the City's fiscal year changes, it shall give notice of such change in the same manner as for Listed Event under Section 5(f).

(b) If by fifteen (15) business days prior to the date specified in Section 3(a) for providing the Annual Report of the City to the MSRB, the Dissemination Agent has not received a copy of the Annual Report of the City, the Dissemination Agent shall contact the City to determine if the City is in compliance with Section 3(a).

(c) If the Dissemination Agent is unable to verify that the Annual Report of the City has been provided to the MSRB by the dates required in Sections 3(a) and 3(b), the Dissemination Agent, or if there is no Dissemination Agent, the City shall, in a timely manner, send a notice of a failure to file the Annual Report of the City to the MSRB in an electronic format.

(d) The Dissemination Agent shall:

(i) determine each year prior to the dates for providing the Annual Report of the City, the website address to which the MSRB directs the Annual Report to be submitted; and

(ii) file reports with the City, as appropriate, certifying that its Annual Report has been provided pursuant to this Disclosure Undertaking, stating the date it was provided and listing the website address to which it was provided.

Section 4. Content of Annual Reports. The Annual Report of the City shall contain or incorporate by reference the following:

(a) A copy of its annual financial statements prepared in accordance with generally accepted accounting principles and audited by a certified public accountant or a firm of certified public accountants. If the City's audited annual financial statements are not available by the time specified in Section 3(a) above, unaudited financial statements will be provided as part of the Annual Report of the City and audited financial statements will be provided when and if available.

(b) [An update of the information of the type contained in the Official Statement under the headings "DEBT STRUCTURE OF THE CITY—Outstanding Obligations of the City," "—Overlapping General Obligation Debt," "—General Obligation Legal Debt Limit and Additional Debt Incurring Capacity," and "AD VALOREM TAX SYSTEM—Taxable Value and Estimated Fair Market Value of Property in the City," "—Taxable Value by Type of Taxable Property in the City," "—Historical Property Tax Rates—Direct and Overlapping Governments," "—Property Tax Levies and Collections," and "—Principal Property Taxpayers in the City."]

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City, as appropriate or related public entities, which have been submitted to the MSRB or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the MSRB. The City, as appropriate, shall clearly identify each such other document so incorporated by the reference.

Section 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the City shall give or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds in a timely manner but not more than ten (10) business days after the event:

- (i) Principal and interest payment delinquencies;
- (ii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iii) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (iv) Substitution of credit or liquidity providers, or their failure to perform;
- (v) Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vi) Defeasances;
- (vii) Tender offers;
- (viii) Bankruptcy, insolvency, receivership or similar proceedings;
- (ix) Rating changes; or
- (x) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

(b) Pursuant to the provisions of this Section 5, the City shall give or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds in a timely manner not more than ten (10) business days after the Listed Event, if material:

- (i) Mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the obligated persons or their termination;
- (ii) Appointment of a successor or additional trustee or the change of the name of a trustee;
- (iii) Non-payment related defaults;
- (iv) Modifications to the rights of the owners of the Bonds;
- (v) Bond calls;
- (vi) Release, substitution or sale of property securing repayment of the Bonds; or
- (vii) Incurrence of a Financial Obligation of the City or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders.

(c) Whenever the City obtains knowledge of the occurrence of a Listed Event under Section 5(b), whether because of a notice from the Trustee or otherwise, the City shall as soon as possible determine if such event would be material under applicable federal securities laws.

(d) If the City has determined that knowledge of the occurrence of a Listed Event under Section 5(b) would be material under applicable federal securities laws, the City shall promptly notify the Dissemination Agent in writing. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to Section 5(f).

(e) If the City determines that a Listed Event under Section 5(b) would not be material under applicable federal securities laws, the City shall so notify the Dissemination Agent in writing and instruct the Dissemination Agent not to report the occurrence pursuant to Section 5 (f).

(f) If the Dissemination Agent has been instructed by the City to report the occurrence of a Listed Event, the Dissemination Agent shall file a notice of such occurrence with the MSRB in a timely manner but in no case not more than ten (10) business days after the Listed Event.

Section 6. Termination of Reporting Obligation. The City's obligations under this Disclosure Undertaking shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(f).

Section 7. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist the City in carrying out its obligations under this Disclosure Undertaking, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent shall be the City.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Undertaking, the City may amend this Disclosure Undertaking and any provision of this Disclosure Undertaking may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, 5(a) or 5(b), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an "obligated person" (as defined in the Rule) with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Undertaking, the City shall describe such amendment in the next Annual Report of the City, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the City, as applicable. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(f), and (ii) the Annual Report of the City for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Undertaking shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Undertaking or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Undertaking. If the City chooses to include any information in any Annual Report of the City or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Undertaking, the City shall have no

obligation under this Disclosure Undertaking to update such information or include it in any future Annual Report of the City or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the City or the Dissemination Agent to comply with any provision of this Disclosure Undertaking, any Bondholder or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City or Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Undertaking. The sole remedy under this Disclosure Undertaking in the event of any failure of the City or the Dissemination Agent to comply with this Disclosure Undertaking shall be an action to compel performance.

Section 11. Duties Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Undertaking, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's gross negligence or willful misconduct. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Undertaking shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriter and the Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 13. Counterparts. This Disclosure Undertaking may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Date: _____, 2024.

(SEAL)

SANDY CITY, UTAH

By: _____
Mayor

ATTEST:

City Recorder

APPENDIX E

PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM

DTC will act as securities depository for the Bonds. The 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 Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC or its agent.

DTC, the world's largest 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 3.5 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 S&P Global's 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 www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each 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 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 Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all 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 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such 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 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners.

Redemption notices shall be sent to DTC. If less than all of the 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 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Issuer 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 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the 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 detail information from the Issuer or the Paying Agent, 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 Paying Agent, or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Paying Agent, 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 Bonds at any time by giving reasonable notice to the Issuer or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, 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 City believes to be reliable, but the City takes no responsibility for the accuracy thereof.