



Mountain Accord

Financial Transparency Report

ZIONS  PUBLIC FINANCE, INC.

February 23, 2017

FINANCIAL TRANSPARENCY REPORT

The Mountain Accord Executive Board (comprised of more than 20 public and private entities) was formed in the last quarter of 2013, with the official Program Charter approved in February 2014 and attached in the Appendices. Funding for the program was outlined in the Phase I and Phase II Interlocal Funding Agreements (attached in the Appendices) signed by the local and state government entities on the Executive Board (11 entities). Per the interlocal agreements, the Utah Transit Authority (UTA) was responsible for the management and administration of Mountain Accord funds in a separate, interest-bearing holding account. Consultants were hired through UTA, the Wasatch Front Regional Council (WFRC), Salt Lake County, and Summit County per the Phase I and Phase II Interlocal Funding Agreements.

Phase 1 of the Mountain Accord project extended from the latter part of 2013 through December 2015. Phase 1 culminated in the Mountain Accord Agreement which was signed August 2015, a copy of which is attached in the Appendices. Phase II began in January 2016, with more emphasis on implementation of projects. The structure of the Mountain Accord project will also undergo change in 2016 when/if the Central Wasatch Commission, a proposed Title 11 Chapter 13 interlocal entity, is created. The last meeting of the Mountain Accord Executive Committee occurred in May 2016.

The purpose of this report is to aggregate and summarize, from a financial standpoint, the major tasks completed and accomplished by the Mountain Accord Executive Committee, along with the accompanying revenues and expenses necessary for these accomplishments from the latter part of 2013 through the end of September 2016.

Zions Public Finance, Inc. has performed an internal review of the financial accounts of the Mountain Accord project based on information provided by Utah Transit Authority (UTA) and Wasatch Front Regional Council (WFRC) and does not constitute an audit of the Mountain Accord project, and we do not express an opinion as to whether the information we reviewed presents fairly the accounting status of the Mountain Accord project. We are prohibited from offering such an opinion by the fact that we are not licensed as public accountants.

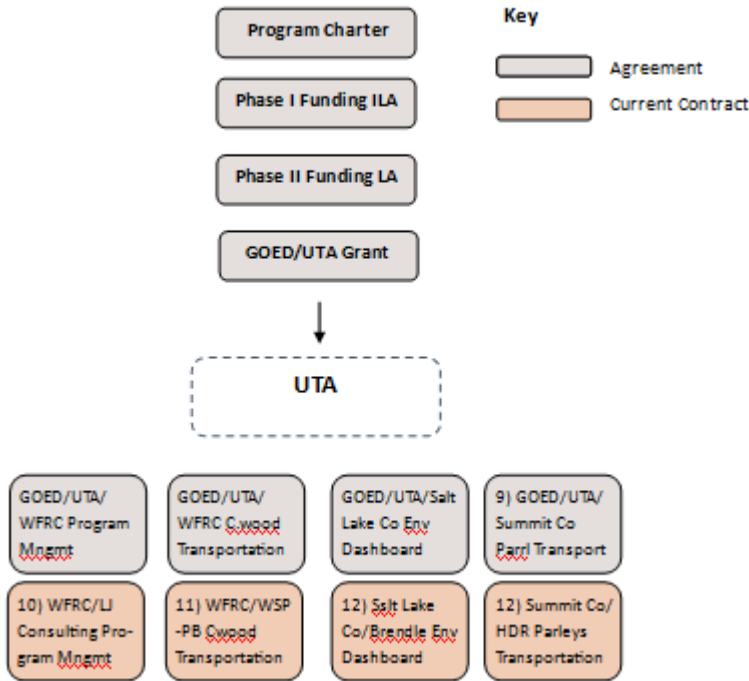
This report is organized as follows:

- I. Mountain Accord Project Revenue and Funding Sources
- II. Mountain Accord Project Expenditures
- III. Projects and Expenditures Discussion
- IV. Financial Disclosure
- V. Open and Public Meetings
- VI. Procurement
- VII. Recent Projects, Ongoing Projects and Commitments Going Forward
- VIII. Grants
- IX. Audit Report

I. Revenue and Funding Sources

The basic structure for the funding and current (Phase II) major expenditures of the Mountain Accord program is shown below. More detail on each component is provided in the following sections.

FIGURE 1: MOUNTAIN ACCORD PROGRAM STRUCTURE PHASE II



A Program and Funding Agreement for Wasatch Summit Phase I (“Phase I Funding Interlocal Agreement”), dated February 3, 2014, identifies the funding commitments made by various government entities to the Mountain Accord process. The funding agreement was for a two-year period including calendar years 2013 and 2014.

A copy of this agreement is attached in the Appendices and summarized as follows:

TABLE 1: PHASE 1 FUNDING COMMITMENTS

Phase 1 - Entities	Amount
State of Utah (issued through UDOT)	\$2,600,000
Utah Transit Authority	\$200,000
Salt Lake City	\$200,000
Sandy City	\$100,000
City of Cottonwood Heights	\$50,000
Town of Alta	\$25,000
Park City Municipal Corporation	\$100,000
Salt Lake County	\$200,000
Summit County	\$50,000
Wasatch County	\$50,000
MWDSLS (Metro Water District of Salt Lake/Sandy)	\$100,000

Phase 1 - Entities	Amount
TOTAL ILA Funding Commitment	\$3,675,000
State of Utah (through Governor's Office of Economic Development Grant to UTA)	\$3,000,000
TOTAL PHASE I Funding Commitments	\$6,675,000

The State of Utah Legislature appropriated \$3 million in funding through a grant from the Governor's Offices of Economic Development (GOED), discussed further in this report. A historical summary of legislative appropriations is included in the Appendices.

Additional commitments for funding were made in a Phase II Mountain Accord Program and Funding Agreement dated February 16, 2016 for a three-year time period extending from 2015 through 2017. A copy of this agreement is attached in the Appendices and summarized as follows:

TABLE 2: PHASE 2 FUNDING COMMITMENTS

Phase 2 Entities	3-yr Commitment Amount
Town of Alta	\$45,000
City of Cottonwood Heights	\$150,000
Draper City	\$180,000
MWDSLS	\$300,000
Park City Municipal Corporation	\$300,000
Salt Lake City	\$600,000
Salt Lake County	\$600,000
Sandy City	\$300,000
Summit County	\$150,000
UDOT	\$150,000
TOTAL ILA Funding Commitment (Cash)	\$2,775,000
UTA In-Kind Services (bus services in winters of 2016, 2017 and 2018)	\$600,000

Revenues collected from the various entities are shown in the table below in the year in which the revenues were received. Note that revenues were sometimes not collected in the year committed and due. UTA is meeting part of its funding commitments through increased bus service in Big and Little Cottonwood Canyons, rather than through a direct monetary contribution.

TABLE 3: SUMMARY OF REVENUE AS OF SEPTEMBER 30, 2016

Source	2013	2014	2015	2016	TOTAL
State of Utah	\$2,600,000	\$0	\$3,000,000	\$0	\$5,600,000
Local ILA Partners:					
Cottonwood Heights	\$25,000	\$0	\$25,000	\$50,000	\$100,000
Draper	\$0	\$0	\$0	\$60,000	\$60,000
MWDSLS	\$50,000	\$50,000	\$0	\$100,000	\$200,000
Park City	\$50,000	\$50,000	\$0	\$100,000	\$200,000

Source	2013	2014	2015	2016	TOTAL
Sandy	\$50,000	\$50,000	\$0	\$100,000	\$200,000
Salt Lake City	\$0	\$200,000	\$0	\$200,000	\$400,000
Salt Lake County	\$100,000	\$100,000	\$0	\$200,000	\$400,000
Summit County	\$25,000	\$0	\$25,000	\$50,000	\$100,000
Town of Alta	\$0	\$25,000	\$0	\$15,000	\$40,000
UTA	\$200,000	\$0	\$0	\$0	\$200,000
UDOT	\$0	\$0	\$0	\$50,000	\$50,000
Wasatch County	\$25,000	\$25,000	\$0	\$0	\$50,000
Subtotal Local ILA Partners	\$525,000	\$500,000	\$50,000	\$925,000	\$2,000,000
Subtotal State and Local Government Funding					\$7,600,000
Private Funding	\$0	\$59,572	\$5,000	\$0	\$64,572
Interest Income	\$7,423	\$9,534	\$4,196	\$5,586	\$26,738
PTIF (Utah Public Treasurer's Investment Fund)	\$7,423	\$9,527	\$4,171	\$5,511	\$26,632
Zions Bank	\$0	\$6	\$25	\$75	\$106
TOTAL REVENUE	\$3,132,423	\$569,106	\$3,059,196	\$930,586	\$7,691,310
Outstanding Funds to be Collected					\$1,850,000

II. Expenditures

UTA keeps the financial records of the Mountain Accord project until funds are transferred to the Central Wasatch Commission, if formed. UTA tracks monies in the holding account for the Mountain Accord project, as well as the expenses for the UTA-managed State of Utah GOED grant. Phase I work is complete and expenditures are listed in Table 4.

In early 2016, UTA transferred a portion of the program funds from the holding account for the following entities for Phase II projects:

- WFRC for the Program Management contract (\$1M);
- WFRC for the Cottonwood Canyon transportation project contract (\$1M);
- Salt Lake County for the Environmental Dashboard project (\$249,988); and
- Summit County for the Parleys Corridor/I-80 Transportation Study (\$399,820).

WFRC, Salt Lake County, and Summit County now track the expenses for the above-listed contracts. The work for the Phase II contracts is ongoing and has not been completed as of the date of this report. A summary of expenses to date for the Phase II contracts at WFRC, Salt Lake County, and Summit County are included in Mountain Accord Financial Reports (also at www.mountainaccord.com or <https://auditor.utah.gov>) and the latest invoice for each of the projects. The September 2016 Financial Report is included in the Appendices.

The summary of expenditures and transfers for the UTA account is based on the Financial Report provided by UTA as of August 8, 2016. The UTA Financial Report is included in the Appendices.

TABLE 4: EXPENDITURES AND TRANSFERS FOR ONGOING WORK UNDER UTA ACCOUNT

Expenses	TOTAL
Program Management (LJ Consulting contract with UTA)	
LJ Consulting	\$511,738
Reimbursable Expenses	\$9,156
Barber Consulting	\$30,239
Educational Travel	\$15,866
Gallis & Associates	\$62,042
Grassroots Communications	\$240,872
Houndstooth Technology	\$800
Subtotal for Program Management	\$870,713
Peer Review (Perkins, Coie LLP existing contract with UTA)	\$21,631
Technical Consultant (Parametrix contract with UTA)	\$3,524,404
WFRC Ridership Model (Fehr and Peers Contract with WFRC)	\$299,708
Grit Mill Trail Project	\$20,000
Other (room rentals, supplies, software)	\$34,263
Bank Service Fees	\$355
TOTAL PHASE I EXPENSES	\$4,771,074
Transfer to WFRC for Phase II Program Management (LJ Consulting)	\$1,000,000
Transfer to WFRC for Phase II Cottonwood Canyons Transportation Study (WSP/Parsons Brinkerhoff)	\$1,000,000
Transfer to Salt Lake County for Phase II Environmental Dashboard (Brendle Group)	\$249,988
Transfer to Summit County for Parleys Corridor/I-80 Transportation Study	\$399,820
Ski Utah Carpool/Transit Marketing Project	\$5,000
Bank Service Fees	\$225
TOTAL PHASE II EXPENSES & TRANSFERS FOR ONGOING WORK	\$2,655,033
TOTAL PHASE I and PHASE II EXPENSES & TRANSFERS FOR ONGOING WORK	\$7,426,107
FUNDS REMAINING IN UTA ACCOUNT (September 2016)	\$265,236

III. PROJECTS AND EXPENDITURES DISCUSSION

A summary of the yearly cash flows for the Mountain Accord project's account with UTA is as follows:

TABLE 5: UTA ACCOUNT CASH FLOWS

UTA Account	2013	2014	2015	2016
Beginning Balance	\$0	\$2,978,368	\$546,609	\$1,889,650
Revenues	\$3,132,423	\$569,106	\$3,059,196	\$930,586
Expenses	\$154,054	\$3,000,866	\$1,616,154	\$5,175
Transfers Out	\$0	\$0	\$100,000	\$2,549,808
Ending Balance	\$2,978,368	\$546,609	\$1,889,650	\$265,253

The Mountain Accord Program Director prepared regular budget updates based on financial reports provided by UTA. The budget updates were distributed to the Executive Board and posted on the Mountain Accord website (www.mountainaccord.com) with Executive Board meeting notes.

Phase I Work

The work in Phase I culminated in an agreement on the future of the Central Wasatch mountains for all the Executive Board members including the Governor of Utah, plus many additional stakeholders and members of the public. The Accord was signed in August 2015 and is included in the Appendices. The Phase I work conducted to achieve the Accord is documented in the Mountain Accord Final Report, also included in the Appendices and at www.mountainaccord.com.

The major expenses for services in Phase 1 were paid to LJ Consulting and Parametrix. A description the work conducted by each of these entities is summarized below:

LJ Consulting. The LJ Consulting contract for Phase I included program management, public engagement, media relations, and federal land bill facilitation. Laynee Jones was the Program Director for Mountain Accord during this time period and was responsible for day-to-day management of Mountain Accord including but not limited to program management; budgeting; scheduling; NEPA coordination; fundraising; public involvement and communication; management of executive committee and staff meetings; coordination with technical programs such as land bill, transportation, trails; and other tasks as requested by the Executive Committee. Subconsultants assisted with the development of the systems process and blueprint (Gallis and Associates); media, public engagement and web development (Grassroots); and facilitation, agreement, and facilitation of initial discussions on development of a federal land bill (Barber Consulting).

Parametrix. Parametrix developed the planning documents for the study area, which required meetings with system groups to define vision statements, goals, metrics and idealized systems. Their work included intensive mapping, research, analysis, public communications and outreach with open houses, public meetings, Q&A panels, website development and other community meetings. A summary of their work through January 2015 is provided in the Appendices.

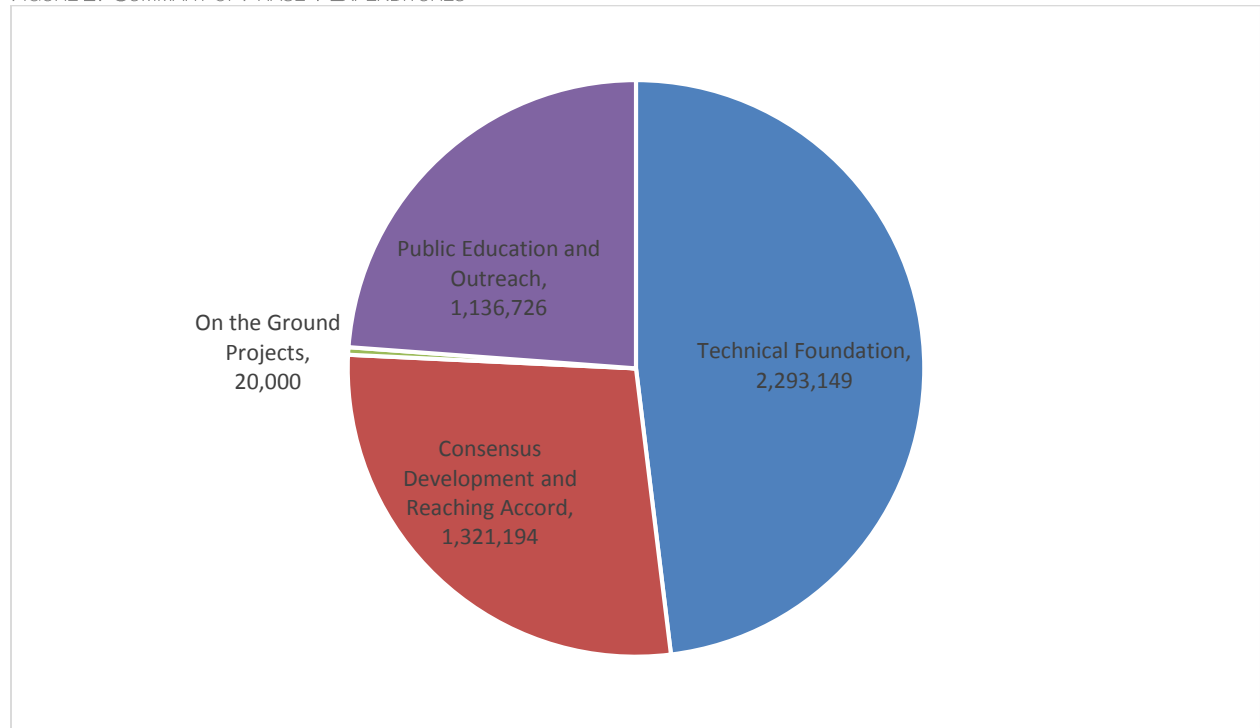
A breakdown of Phase I expenses is provided below:

TABLE 6: PARAMETRIX PHASE 1 EXPENSES

	TOTALS	Technical Foundation	Consensus Development and Reaching Accord	On-the-Ground Projects	Public Education and Outreach
Technical Consultant (Parametrix)	3,524,404	1,908,494	807,953		807,953
Program Management (LJ Consulting)	870,713	51,777	501,702	-	317,234
Peer Review (Perkins Coie LLP)	21,631	21,631			
WFRC Ridership Model (Fehr and Peers)	299,708	299,708			
Gritmill Trail Project	20,000			20,000	
Other (room rentals, supplies, software)	34,263	11,421	11,421		11,421
Bank Service Fees	355				
Total Phase I Expenses	4,771,074	2,293,031	1,321,076	20,000	1,136,608

Source: Estimates from Program Management invoices and progress reports, Parametrix final invoice, and Parametrix Report on Phase I Tasks and Expenses

FIGURE 2: SUMMARY OF PHASE 1 EXPENDITURES



Phase II Work

Phase II work is being completed under four contracts outlined in the section above. Phase II work includes the following major tasks:

- Public Engagement and Outreach – regular outreach, meetings, phone calls and emails to stakeholders on federal land bill, trails, transportation, Central Wasatch Commission, land exchanges, and other items (conducted under LJ Consulting contract)
- Public Information – pro-active outreach to media, response to media requests, development and maintenance of website and social media channels (conducted under LJ Consulting contract)
- Federal Designation - facilitation, agreement, research, DC coordination, and drafting of federal land bill (conducted under LJ Consulting contract)
- Transportation
 - Development of immediate and short-term transportation solutions for Cottonwood Canyons to include re-designed winter bus service, new summer bus service, roadside management, cycling/pedestrian facilities, real-time information, canyon parking strategies, additional parking facilities in the valley, among other things (conducted under WSP/Parsons Brinkerhoff and LJ Consulting contracts)
 - Development of solutions for transit between the Salt Lake valley and Park City on the Parleys Corridor and SR224 (conducted under the HDR contract)
- Governance – drafting interlocal agreements to establish the Central Wasatch Commission and coordination with local government entities to achieve agreement of commission structure (conducted under LJ Consulting contract)
- Land Exchanges – ongoing facilitation and conflict resolutions for issues related to proposed USFS/ski resort land exchanges
- Environmental Dashboard – development of environmental baseline and dashboard to monitor environmental health (conducted under Brendle Group contract)
- Trails, Recreation and Cycling – development of master trails plan and resolutions of trail issues pertaining to Bonneville Shoreline Trail (conducted under LJ Consulting contract with significant volunteer work by Will McCarvill and others).
- Administration – program financial and budget reports, facilitation of Executive Board meetings (until May 2016), establishment of program office, and other program supports (conducted under LJ Consulting contract)

More detail on these tasks is included in the scopes of work, budgets, and latest invoices for the Program Management contract, the Cottonwood Canyons Transportation contract, the Environmental Dashboard contract, and Parleys Corridor/I-80 Transportation.

IV. FINANCIAL DISCLOSURE

Mountain Accord financial statements are posted on the Utah State Auditor's Office website. Because Mountain Accord is a project whose funding is housed at UTA, not a government entity, financial records are included in UTA financial records. A special provision was made to also include financial reports on the Utah State Auditor's Office Website to ensure the report is accessible. Financials are also posted at www.mountainaccord.com.

V. OPEN AND PUBLIC MEETINGS

Mountain Accord Executive Board meetings were open to the public and meeting notes were posted and are still available at www.mountainaccord.com. Based on an opinion letter provided by Sim Gill, Salt Lake County District Attorney, Mountain Accord Executive Board meetings were not required to comply with the Utah Open and Public Meetings Act because the Executive Board was not a public body with any granted authorities. A copy of this letter is included the Appendices.

VI. PROCUREMENT

Consultants were hired through UTA, the Wasatch Front Regional Council (WFRC), Salt Lake County, and Summit County per the Phase I and Phase II Interlocal Funding Agreements. The entity administering the contract issued Requests for Proposals and administered the contracts in accordance with their policies, as outlined in the interlocal agreements. Contracts were procured through open, publicly-bid processes. Contractors are subject to procurement rules of the entities under which they contract. The Mountain Accord Executive Board approved scopes of work for the consultants, as documented in Executive Board meeting notes at www.mountainaccord.com.

A summary of contracts is below:

- Phase I Program Management, contract between LJ Consulting and UTA
- Phase I Technical Consultant, contract between Parametrix and UTA
- Phase I Ridership Modeling, contract between Fehr and Peers and WFRC
- Phase II Program Management, contract between LJ Consulting and WFRC
- Phase II Cottonwood Canyons Transportation, contract between WSP/Parsons Brinkerhoff and WFRC
- Phase II Environmental Dashboard, contract between Brendle Group and Salt Lake County
- Phase II Parleys Corridor/I-80 Transportation Study (Alternatives Analysis), contract between HDR and Summit County

VII. RECENT TRANSFERS, ONGOING PROJECTS AND COMMITMENTS GOING FORWARD

The Central Wasatch Commission, if formed, will receive the remaining funding commitments of \$1,850,000 from local and state government partners and the funds remaining in the UTA holding account. The Central Wasatch Commission, if formed, will develop a formal budget for the transferred funds and outstanding funding commitments through a public budget process.

Funds Remaining in Mountain Accord Holding Account at UTA:

Approximately \$265,000 remained in the Mountain Accord holding account at UTA as of the end of September 2016). The Executive Board approved a \$75,000 expenditure for program office space for a 3-year period in their January and March 2016 meetings. This expense will be paid from the holding account at UTA until the Central Wasatch Commission is formed. The interlocal funding partners may approve some additional expenses from the holding account before the Central Wasatch Commission is formed.

Phase II Budget Commitments Already Transferred or Paid

The Mountain Accord Executive Board approved Phase II budget commitments that are currently ongoing. These commitments have either been paid or the funds have been transferred out of the UTA account. The commitments are described below.

- A transfer of \$249,988 was made from the Mountain Accord holding account at UTA to Salt Lake County for the Environmental Dashboard project. Salt Lake County entered a contract with Brendle Group and will manage the Dashboard project.
- The Mountain Accord Executive Board supported the Ski Utah Carpool Marketing Project for the 2015/2016 season and has already transferred \$5,000 to Ski Utah.
- The Mountain Accord Executive Board committed \$20,000 to the Grit Mill & Climbing Master Plan. This amount has been paid. A copy of this agreement is attached in the Appendices. The Grit Mill project was prioritized in the Mountain Accord Trails Implementation Plan and will improve recreational and environmental conditions in Little Cottonwood Canyons, consistent with Mountain Accord goals. Increasing population is impacting this area and a well-managed and maintained trail network is needed to protect this resource.
- An amount of \$1,000,000 was transferred to WFRC for the Cottonwood Canyons Transportation Project being prepared by WSP/Parsons Brinckerhoff. The contract was issued and payments have been made pursuant to the contract.
- An amount of \$1,000,000 was transferred to WFRC for the Program Management contract (LJ Consulting). WFRC issued the contract and payments have been made pursuant to the contract.
- An amount of \$399,820 was transferred to Summit County for the Parleys Corridor/I-80 Transportation Alternatives Analysis Study. Summit County issued a contract for this study and Summit County is managing this project.

VIII. GRANTS

GOED (grantor) entered into a grant agreement with UTA (grantee) in April 2015 whereby \$3,000,000 in funding for Mountain Accord, due to a legislative pass-through appropriation from the 2015 Session, was transferred from GOED to UTA.

Based on the terms of the grant agreement between GOED and UTA, Mountain Accord must comply with certain required accounting procedures. These requirements are as follows:

- a) a written description and an itemized report detailing the expenditure of the state money or the intended expenditure of any state money that has not been spent;
- b) a final written itemized report when all the state money is spent; and
- c) the reports referenced in (a) and (b) shall be provided at least annually, and no later than 60 days after all of the state money is spent.

A copy of the GOED grant agreement and UTA's report to GOED is included in the Appendices.

IX. SQUIRE & COMPANY, PC AUDIT REPORT

Squire & Company, PC is a well-known and respected CPA firm located in Orem, Utah, with over four decades of experience in auditing governmental entities. ZPFI interviewed three companies regarding their ability to provide services to Mountain Accord and felt that Squire had the best background and understanding of the Mountain Accord project.

X. APPENDICES

TABLE 7: APPENDICES

No.	Document
Agreements and Reports	
A	Mountain Accord Program Charter
B	Final Accord Agreement
C	Mountain Accord Final Report (available at www.mountainaccord.com)
Funding Documents	
D	Phase I Funding Interlocal Agreement (ILA)
E	Phase I UTA/WFRC MOU Transportation Modeling
F	Phase II Funding Interlocal Agreement (ILA)
G	Mountain Accord State Legislative Funding History
Financial Documents	
H	Mountain Accord Financial Report (September 2016)
I	UTA Financial Report (August 2016)
J	Squire Audit Report
K	Parametrix Report on Phase I Tasks and Expenses
GOED Grant Documents	
L	GOED/UTA Grant Agreement
M	GOED Annual Grant Report
O	GOED/UTA/WFRC Assignment Agreement Program Management
P	GOED/UTA/WFRC Assignment Agreement Cottonwoods Transportation
Q	GOED/UTA/Salt Lake County Assignment Agreement Environmental Dashboard
R	GOED/UTA/Summit Co. Assignment Agreement Parleys Corridor/I-80 Transportation
Phase II Current Contracts	
S	WFRC/LJ Consulting Contract Program Management
T	WFRC/WSP-PB Contract Cottonwoods Transportation
U	Salt Lake County/Brendle Group Contract Environmental Dashboard
V	Summit Co/HDR Contract Parleys Corridor/I-80 Transportation
Other	
W	District Attorney Opinion on Public Meetings
X	Grit Mill Project Letter of Commitment
Y	Executive Board meeting notes (available at www.mountainaccord.com)

Appendices available at www.mountainaccord.com