



UTAH
INDEPENDENT
BUSINESS
COALITION

Local Business Voter Guide

Salt Lake City and Millcreek Races

- 2019 -



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What is Utah Independent Business Coalition (UIBC)?

We believe that locally-owned, small businesses are the lifeblood of our state. These “independently-owned” enterprises include the small stores, cafés, manufacturing, and professional services businesses that are at the heart of our community.

Utah small businesses comprise 99.3% of the state’s businesses and employ almost half (46.3%) of the private workforce in Utah. Yet, it’s often the large corporations that garner the incentives and preferential treatment to do business in Utah.

That’s why Utah Independent Business Coalition (UIBC) is committed to building a stronger independent business community in Utah. We’re achieving this goal by providing advocacy, education, mentoring, and social connections for small business owners.

UIBC is proud to present our **2019 Local Business Voter Guide**. The goal of this guide is to provide you with information on candidates’ positions on issues specifically affecting locally-owned businesses. The support and participation of concerned local business owners make this guide — and all of our programs possible. We would love to hear your feedback and we invite you to visit us online at UtahIndependentBusiness.org.

The Process

The questions in this guide were submitted by local business owners that are members of UIBC and our partner organizations. The questions in this guide were sent, in questionnaire form, to all to all candidates in the races for Salt Lake City Mayor, Salt Lake City Council, and Millcreek Mayor.

Candidate replies were subject to a 300-word per question limit. For responses that exceeded the word limit, only the first 300 words are printed. Responses are printed without editing or verification. Candidates were asked to avoid references to opponents in responses.

Candidates were instructed to submit their answers in a PDF or Word doc via e-mail only. The deadline for submitting responses was 5pm MDT on July 12, 2019. If a candidate did not submit the answers to the questionnaire via e-mail by the deadline, the text “No response” is displayed.

Salt Lake City Mayoral Race

Salt Lake City Mayoral Race

Question 1: In what ways do you feel local, small businesses contribute to the economy and the vibrancy of our city?

Candidate Responses

Luz Escamilla

They are the engine of our economy.

Jim Dabakis

Clearly, small local business is the golden goose.

David Ibarra

The majority of businesses in Salt Lake City are small business-owned. Small business employs nearly 50% of the private sector within Salt Lake City. Entrepreneurialism is the key to the lock for the American Dream, owning your own business and being in control of your own outcome. To create a beautiful, prosperous, livable city, small business will be the key to its accomplishment.

Stan Penfold

Small businesses are what make our neighborhoods and our city have such rich flavor and unique character. The ability to walk a short distance to find local dining, shopping, and other neighborhood services is a quality Salt Lake City residents love. We need to do more to prop up small, locally owned businesses that support quality jobs to people living close by.

Erin Mendenhall

No response.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Rainer Huck

Small businesses are the backbone our city. I would greatly reduce the regulatory burdens and unnecessary expenses city government imposes.

David Garbett

I think local, small businesses are a pillar of our economy. They are a major source of employment for our residents and they are also invested in our specific community. I've been lucky to grow up helping a local, small business, Garbett Homes, a company that my father founded. Because small businesses are so tied to a specific location, they have significant interest in making their communities stronger.

Richard N. Goldberger

No response.

Salt Lake City Mayoral Race

Question 2: Do you believe that businesses of *any* size need economic incentives (provided by local or state government) to start up or relocate here?

Candidate Responses

Jim Dabakis

YES, but special attention should be paid to Utah companies and products.

David Ibarra

I believe businesses of any size should be eligible to participate for incentives to start up or relocate. These businesses should compete for incentives and be awarded them based on their business platform, performance, and preparation to succeed.

Stan Penfold

No. I think the State does a good job of incentivizing large business to relocate to Utah. I think the City can be a partner in some of those opportunities. However, I would like to see Salt Lake City focus its economic development incentives specifically to small business.

Erin Mendenhall

No response.

Rainer Huck

No. Government should not pick winners and losers.

David Garbett

Only on rare occasions. I generally think we spend too much time trying to chase the Amazons and Facebooks and ignore ways that we can help local businesses succeed and increase employment opportunities. Incentivizing businesses to relocate here is often unfair to existing employers. The times where I am open to economic incentives for business are where we have community problems we need to solve and the market is not delivering.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Richard N. Goldberger

No response.

Luz Escamilla

Incentives should be done on a case by case basis.

Salt Lake City Mayoral Race

Question 3: Would you support offering local, small businesses the same level of incentives (such as tax credits) that are frequently offered to big businesses (such as Amazon and UPS) to locate here? Please explain why or why not. If you do support offering local, small businesses similar incentives, how would you propose implementing such a program?

Candidate Responses

David Ibarra

Typically, large businesses are often granted infrastructure reimbursement incentives based on creation of new jobs and incremental tax revenue created. I would like to see local and small business have consideration under the same formulas with regard to creation of new jobs and sales/property tax revenues. Businesses that offer a plan to the city that create new jobs and sales/property tax should be able to present to our economic development department for consideration for reimbursement of the cost for infrastructure improvement.

Stan Penfold

Salt Lake City should offer more in tax incentives to small businesses. When we invest in small business, the City invests in itself because of the rapid regeneration of local property tax and sales tax. Small business investment keeps the character of our neighborhoods and keeps Salt Lake City an affordable place for young professionals and entrepreneurs.

Erin Mendenhall

No response.

Rainer Huck

Governments should not offer incentives to ANY business, large or small.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

David Garbett

I am generally opposed to offering tax incentives for large businesses to relocate to Salt Lake. I think it would be unfair to offer such incentives without making them available to local, small business, as well.

Richard N. Goldberger

No response.

Luz Escamilla

I would in certain circumstances with very specific guidelines and ROI to the city. Criteria such as living wages, childcare, and healthcare to mention some.

Jim Dabakis

NO! I believe that large international companies that are creating primarily \$10-13 an hour jobs should receive no incentives. Period. I would be more tolerant of small UTAH businesses. Amazon is free to come to Salt Lake City--but why should taxpayers give them millions in tax breaks when their employees will not be able to afford a home or have a living wage--guaranteeing that they will need to work two jobs just to pay the bills.

Salt Lake City Mayoral Race

Question 4: To foster small business start-ups, some small business owners have proposed an application of the Utah Tangible Personal Property tax in which the tax would not apply until a business becomes profitable or until after first five years of business (whichever comes first) Would you support such an application of the tax? If so, what would you do as the mayor of Salt Lake City to support such the initiative?

Candidate Responses

Stan Penfold

Yes, I would support this application because it's burdensome on small business. As Mayor, in conjunction with the City Council, I would include in our annual lobbying efforts with the State of Utah support for legislation that would promote the long-term success of small businesses in Salt Lake City. This could include modifications to the Utah Tangible Personal Property Tax.

Erin Mendenhall

No response.

Rainer Huck

I would lobby the Utah Legislature to discontinue the UTPP tax. We've got to get out of this rut of taxing everything. All these costs are transferred to the consumers, which reduces their purchasing power and reduces their standard of living. We need to start seriously talking about REDUCING government spending at all levels.

David Garbett

This is an area I need to learn more about. I would like to see how this would impact tax receipts and evaluate if it has been tried elsewhere. I would be willing to consider a pilot program to test its impact.

Richard N. Goldberger

No response.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Luz Escamilla

I would be willing to consider such policies but I would need to see specifics because a blanket policy could be irresponsible.

Jim Dabakis

I would be inclined to support relief based on the business income. As a former small businessperson, I understand the burden these issues place on small business people.

David Ibarra

Most small businesses open for operation under-capitalized, it is the single most often reason for failure of a business. In most cases small businesses borrow the money for their capital assets to operate. To receive your Utah Tangible Personal Property Tax bill before your profitable is a difficult expense to make. I am enthusiastically in support of this tax being eliminated until the business is profitable or has been in existence for five years, whichever comes sooner. As mayor, I will enthusiastically work with the county to make this a reality.

Salt Lake City Mayoral Race

Question 5: Describe how you would lead the city in dealing with the Inland Port issue? Also, please outline how you would interact with the State of Utah on this important issue.

Candidate Responses

Erin Mendenhall

No response

Rainer Huck

I would immediately discontinue the litigation. The State holds all the cards here. The Taxpayers will lose no matter who wins the lawsuit

David Garbett

I oppose the Inland Port. The more I learn about the scheme to bring an inland port to Utah, the less sense it makes. The biggest detriment to our quality of life in Salt Lake City is our polluted air. It harms everyone. The more we research air pollution, the more we learn how bad it is for us. For example, doctors have just completed a study finding that poor air quality is particularly harmful to childhood cancer survivors.

We do not have to do this. We have a strong economy and low unemployment. In fact, unemployment is so low that the inland port study commissioned by the Governor identified labor supply as a problem for our economy. We have the luxury of doing things right rather than compromising our long-term health for short-term gain. We should aspire to a better future than a commodities trading port that will foul our air.

I think we should take three steps in our efforts to oppose the port. First, we must continue the litigation that the City has started. Second, our mayor must continue to engage with the Legislature, Governor, and port proponents. Part of this engagement must include presenting alternatives to an Inland Port--I have offered two. Third, and most important, the public must continue to express--in a peaceful way--its displeasure with this proposal and the process by which it was created. This pressure will eventually produce results.

Richard N. Goldberger

No response.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Luz Escamilla

As Mayor I will lead the city through the issue with the inland port by using my great working relationship that I have established during my 11 years as a state senator. I have the relationships in place to be able to begin working with the state on day one in office. I am already working with legislators to restructure the tax increments regarding the inland port and the structure of the port authority board.

Jim Dabakis

I will continue the lawsuit against [the state]. There should not be an inland port on 28% of Salt Lake City's land without the express consent of the people and the elected officials of Salt Lake City. Anything other than that is a travesty. The people of our Capital City are pitted against the state legislature and Governor who simply do not share the same vision as the people of SLC. After we settle who is in charge, we will work to build an inland port that shares Salt Lake City's values.

David Ibarra

The City's lawsuit against the State and Port Authority must go forward to determine jurisdiction over the port. I oppose the development of the inland port unless it can be achieved with a zero-negative-impact on our environment. If the port is to be built, Salt Lake City must receive its fair share of all taxes generated by the inland port to offset its significant impact on the City's already-overstretched infrastructure and to shore up our shrinking tax base. All opportunities for discussion to address environment and tax-sharing and the city getting its rightful role over the the 30 acres that has been virtually annexed by the state should be addressed. I will demonstrate that I'm a problem solver and can have a conversation/negotiation without getting personal, maintaining the conversation about the environment, taxes and the outcome. No matter what, the inland port can not be built unless it has net-zero impact on our environment.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Stan Penfold

I plan to continue to pursue the lawsuit against the state. It's clear, to me, that the State overstepped its constitutional authority by creating an unelected body to manage the taxation of a portion of our city.

As for the Inland Port itself, I think the question is not if it will move forward, but how. As it is proposed right now, it is an environmental disaster. It's my position that we need to have conversations with members of the legislature on what their goals are, while having the City lay out a vision for the port that can be agreeable to both sides. For me, a win would be a net-zero port. Long Beach is a great example to look at - powered by solar, utilizing a fleet of electric vehicles, and creating quality, decent paying jobs.

What I don't want is a port with the sole purpose of shipping dirty fuels. I also don't want to invest tax payer money in a port that is obsolete in 5 years. We need to take a proposal to the state for a port that works for us 25 years from now. That means building the infrastructure the right way at the beginning, because we know the State will oppose future expenses when it inevitably needs to be upgraded in 5-7 years time.

Salt Lake City Mayoral Race

Question 6: Describe how you expect the inland port to be a benefit or detriment to local, small businesses?

Candidate Responses

Rainer Huck

I have no comment on this issue

David Garbett

I think that the port will be a detriment to local, small businesses because it will harm air quality and make for a less-productive and unhealthy city. Not only that, the port is fundamentally unfair to local, small businesses that pay their fair share of taxes. The Inland Port is premised on the idea of giving substantial tax incentives to spur development. There is not a good reason to give those to companies that will come to the port while not offering them to everyone else.

Richard N. Goldberger

No response.

Luz Escamilla

This is a controversial issue and there are legitimate concerns on all sides. The inland port is on private property, the most important thing is for all parties to come together and build a consensus for our city and its future.

Jim Dabakis

A net zero Port with a fair share of revenue to the City with zoning and planning decisions made by the elected officials of Salt Lake City might help our city.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

David Ibarra

If the inland port was built it could be a big benefit to small business by having access to inventory in a very short period of time. Many small business owners do not have the capital to carry the inventory required to achieve success. Having the inland port, a major warehousing system in our back yard, could eliminate this obstacle to success.

Stan Penfold

It will be a detriment to local business. As currently proposed, the Port will consume resources at the city level and will provide most of its revenue to the State. This will create an undue burden on Salt Lake City taxpayers to support infrastructure and services required for any property in the Northwest Quadrant, now overlayed by the Inland Port boundaries.

Erin Mendenhall

No response.

Salt Lake City Mayoral Race

Question 7: What role could you play as Salt Lake City mayor to help improve air quality in Utah? How could local businesses be a part of the solution?

Candidate Responses

David Garbett

Air quality is the biggest challenge facing SLC, and I will take bold action on this issue. We all know the air quality in our valley is terrible. It is shortening our lives, making us sick, and hurting our economy. We cannot be in the same place in another four years. At the Southern Utah Wilderness Alliance I litigated against the state and federal government on air quality issues. I'm prepared to do this again as mayor.

I have a 4-step plan to address air quality: one, create a roadmap to get SLC to clean air. Although this is standard practice elsewhere, SLC has never taken this basic first step. To really make a difference on air quality we need to provide the technical solution for how we get there--this roadmap will do that. Two, I want to switch to 100% renewable energy by 2023 for our entire city. This would cut our carbon footprint in half and Rocky Mountain Power says that it can save consumers up to \$250 million over the next twenty years. Three, create a new wing of the city attorney's office focused on going after polluters. And four, relocate the refinery and power plant in our city outside the airshed. The refinery is the single largest polluter in our city, and has no place in the Valley.

Richard N. Goldberger

No response.

Luz Escamilla

As Salt Lake City Mayor I will make sure that city owned buildings are refurbished to be emissions free and ENERGY STAR rated, if new city buildings are erected I will make sure they are built to be emissions free as well. I will work with the UTA and UDOT to improve access to our public transportation so that all parts of the city have equitable access to cut back on car emissions and commuters. Local businesses can play their part by helping support all the initiatives that the city is proposing.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Jim Dabakis

Salt Lake City has been far too patient with our air quality. I have a plan, and I have personal relationships with the key players responsible for executing that plan. First, we must admit we have a problem. Second, we must set an example by building and producing more zero emissions buildings. Third, we must provide more funding for wood burning stove exchanges. Finally, we must collaborate with other stakeholders along the Wasatch Front to get real solutions. For example, studies show that when free fares are offered in Utah, there is a 24% increase in ridership. That means as much as a 24% drop in the number of cars on our roads. Working with UTA and the legislature, we must make UTA free (or very low cost) to encourage ridership.

David Ibarra

As mayor I believe the biggest return on investment to improve air quality is the creation of affordable housing, moving people to live, work and recreate in our city. Currently, approximately 200,000 people leave each night and come back each morning, with 40% indicating they can't live in Salt Lake City due to the lack of affordable housing. That equates to 80,000 people. Eliminating this commute for this group would have the biggest impact on our air quality problem and would be a sales transaction opportunity for small business beyond any singular thing we could do.

Stan Penfold

My top priority is "No Fare for Clean Air" - providing every Salt Lake City resident a no-cost Hive Pass for UTA. When I implemented the first free-fare UTA day while I was on the City Council, we saw ridership go up by 25%. No fare plans were implemented in Orem last year and they saw ridership quadrupled. We know that by eliminating the fare barrier, we will see an increase in ridership. This equates to reduced tailpipe emissions, less congestion on our roads, and is an equity issue for our lower income residents.

The second largest air pollutant in the Valley are our buildings. The City can work with small business on upgrading building standards and ensuring high efficiency buildings. Small businesses already contribute to reducing tailpipe emissions because their employees typically live closer to their offices.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Erin Mendenhall

No response.

Rainer Huck

The air quality issue will be resolved with the arrival, in the next 5 years, of autonomous electric cars. They will operate like Uber or Lyft but with no expensive and fallible drivers. Parking problems will be solved as well. I would stop any further investment in mass transit as these modes will be obsolete soon.

Salt Lake City Mayoral Race

Question 8: Do you support the state tax commission's initiative to modify the tax structure (e.g., state income tax, sales tax on services, tangible personal property tax)? Please explain your position.

Candidate Responses

Richard N. Goldberger

No response.

Luz Escamilla

Yes.

Jim Dabakis

I do not. It's a terrible idea. It would rob the state education fund and it would set up new taxes on small businesses to pay for the horrendous incentives and tax breaks (now close to a billion dollars a year) given to a chosen few (mostly large and politically active) corporations.

David Ibarra

Because of the changes in purchasing habits I support the state tax commission's initiative to modernize the tax structure. No one can argue that our purchasing transactions are changing and will continue to do so. It is critical that this initiative be studied, and any changes be analyzed with unshakable data, not subjective opinions. Our state has approximately \$1B in a rainy-day fund so modernizing our tax structure is not critical at this point. We should go slow and there is no necessity for this to occur this legislative session or in the next several years. Study it, get it right and have consensus by every stakeholder before we proceed.

Stan Penfold

Once again, the State has prematurely rushed an unvetted proposal to significantly modify taxation. Rushing through this kind of legislation without proper public process is never wise. The State should initiate conversations with small business to assess the impact of any tax restructuring.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Erin Mendenhall

No response.

Rainer Huck

This is just another tax increase in disguise. I would oppose this initiative and work to reduce all taxes and eliminate many. We are being taxed to death. In 1975 Sheldon Brewster, a tax limitation advocate, predicted that by 1978 the state budget would exceed 500 million if tax limitation were implemented. Now we are at 20 Billion. We need to reduce spending rather than finding additional ways to impoverish our hard working people.

David Garbett

Not yet. I still have unanswered questions about how this impacts revenue receipts, fairness, and education funding.

Salt Lake City Mayoral Race

Question 9: One of the real challenges for small business owners — especially for those in hospitality and retail — is the cost of labor. Many restaurant and retail employees can't afford \$1,000+ per month for a one-bedroom apartment. What would you do as mayor to help create more affordable housing in Salt Lake City?

Candidate Responses

Luz Escamilla

I will work with developers to make sure that affordable housing is more than a small portion of units in new developments and that it is spread throughout the city.

Jim Dabakis

The average price for a house in Sugar House has gone up 90% since 2012. As our city booms, we must not gentrify to the point where only wealthy people can live here. Our city must remain a place where people from all income levels can live. I am not satisfied with just small, incremental steps on affordable housing. We need all the bold, imaginative, creative ideas that Salt Lake City can provide in order to bring more affordable housing to our neighborhoods. The state should begin immediately to bond for a billion dollars in incentives to leverage private development across the state.

David Ibarra

There are approximately 190,000 people who commute in and out of the City every day, and according to surveys, 40% of this group want to live in the city but can't afford to. We need to create solutions, so these people can live where they work and want to recreate. I believe the shortage of housing isn't 7,500, but rather 75,000 and many of this group are employed in hospitality and retail and work in our city. We need to rethink the way we approach residential development. Millennials don't want the things previous generations wanted; they want smaller units that are close to their jobs, school, leisure, etc. Many DO NOT WANT TO OWN CARS. They would like to live, work, and play all in one area. We can and should accommodate this, which requires housing density. We must also utilize SRO's (including large homes with empty nesters making it easy for them to rent their rooms) and ADU's as alternative housing options in addition to autonomous electric vehicles moving from grid to grid within the city so it's not necessary to own a vehicle and live in Salt Lake.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Stan Penfold

I am proposing building 10,000 doors of affordable housing by 2025. This plan looks at building more than just mega-apartment building like we see going up along 400 S. It takes a look at infill areas of the city to create duplexes, six-plexes and smaller projects. This approach increases density without significantly affecting parking or changing the character of a neighborhood.

Erin Mendenhall

No response.

Rainer Huck

I would find a way to funnel some of the Transient Room Tax back to the over worked and under paid hospitality workers to bring their pay up to at least 15/hr.

A good deal of the cost of housing is due to costs imposed by city policies and overly strict building codes. These costs can be reduced.

David Garbett

This is a multi-faceted issue that requires a multi-step solution. First, I think the City needs to start with a thorough inventory of how its own practices are contributing to increased housing costs so that we can trim and eliminate problems. Second , I would like to see more flexible zoning laws that will allow the city to better address our housing needs without changing the character of our neighborhoods--most of our unique, diverse neighborhoods developed with that sort of flexibility. Finally, I want to help reduce property costs by lowering property taxes. Specifically, I would like to eliminate the fee in our taxes that pays for water delivery--it increases the costs of property, leads to subsidies for some of our biggest water users, and leads to water waste.

Richard N. Goldberger

No response.

Salt Lake City Mayoral Race

Question 10: Have you ever owned or worked for a local, independent business? If so, please describe your experience.

Candidate Responses

Jim Dabakis

I have spent my entire working life as a small businessman--meeting payroll and trying to keep the government happy--and make a small profit. I get life for small business people.

David Ibarra

I own several small businesses. In 1978, I opened Farrell's Ice Cream Parlour Restaurant. In 1980 I opened and operated The Meeting Place Pub. In 1982 I opened and operated That's a Pizza Pancho and El Numero Uno Mexican Restaurant, all these restaurants were located at Fashion Place Mall. I owned and operated these small businesses until 1986 when Fashion Place Mall opened a food court and my leases were not renewed. In 1992 I created eLeadertech, a performance coaching and technology company. In 1999 I opened the Ibarra Business Group, a finance and insurance product company. In 2004 I opened David Ibarra Enterprises, a business brokering company. In 2006 I opened eLeadertech Limitada, a software development company in San Jose, Costa Rica. In 2017 I opened Think and Grow Rich Institute Mexico and Think and Grow Rich Central America/Latin Caribbean. I am proud to say all these small businesses I continue to own. I resigned from my leadership role on January 15th to run for Mayor of Salt Lake. I understand the difficulties and rewards of small business entrepreneurialism and over the past 20 years I have been a performance coach for small business owners from Hawaii to Detroit.

Stan Penfold

Yes I have! The first job I had that brought me to Salt Lake City was being a nursery manager at Mitchell's Nursery - a small family owned gardening center. I've spent the last 20 years leading the Utah AIDS Foundation, managing 14 employees with an annual budget of \$1.2 million. Both of my parents are small, independent business owners. I grew up in a culture that valued the impact of small business on the character of a neighborhood or community.

Erin Mendenhall

No response.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Rainer Huck

I've been a residential rental provider in SLC for 50 years. When I started I could pay my property taxes with one weeks rent. Now it takes one to two months rent. Also, water/garbage/sewer bills were \$2.50/quarter. Now they average \$75/month, a 10,000% increase. The permit on the first house I built was \$20. Twenty years ago I paid \$1,000 for a permit to build a garage.

David Garbett

Yes, Garbett Homes. My father started this company and I grew up working with him and I am employed with Garbett Homes now. My father is a great employer and I have enjoyed working for him. As a teenager I hated sweeping and cleaning construction sites. So after that, all of my roles seemed like major improvements.

Richard N. Goldberger

No response.

Luz Escamilla

I actually operate a small business with my husband.

Salt Lake City Mayoral Race**Question from UIBC partner organization: Sugar House Chamber of Commerce**

Question 11: Salt Lake City is rapidly growing and the traffic congestion could be a threat to small-business owners in Sugar House. Providing alternate transportation options is important, however options such as scooters are impacting pedestrian traffic on the sidewalks. As Mayor, how will you foster new transportation methods, while still creating a safe environment for pedestrians on streets and sidewalks that browse and shop the Sugar House corridor?

Candidate Responses

David Ibarra

When we have real mobility options, our opportunities to connect manifestly increase – our connections to different physical places, certainly, but more importantly our connections to other people grow stronger. When we step into a ride share vehicle, or an autonomous car system moving people from grid to grid, we encounter others who may or may not be like us and create an opportunity to learn and grow; when we see another on a scooter, we experience a moment of a shared experience; when we ride the bus with fellow commuters on a regular basis, we sense that we are part of greater forces at work. Mobility choices lead to chance and planned connections among people and the places that we inhabit in real time, in a way that cannot be replicated in the digital space. Scooters are a great idea, but the execution and rollout of the various scooter companies has been poor. We need to make sure that our alternative mobility is safe for transit riders, pedestrians, bikers and folks utilizing scooters.

Stan Penfold

I believe the new electric scooters are a great start to solving our “last mile” problem. Electric scooters offer a cheap and convenient transportation option for getting around. I do though have concerns with sidewalk, pedestrian and rider safety. The electric scooter craze is another example of why we need to invest more in bicycle infrastructure throughout Salt Lake City as a way to make riders of all forms of transit feel safe in the roadway, while not clogging up or causing harm on our city sidewalks.

Erin Mendenhall

No response.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Rainer Huck

As mentioned earlier, driverless electric cars will solve most of our transportation, air quality, and parking problems. They will be here sooner than you might think. Let's not waste a lot of money on mass transit upgrades (like the one Billion currently under consideration) until we see how this unfolds.

David Garbett

I live just a few blocks from the Sugar House town center. I know how it can be congested and hectic and unsafe.

To address this problem in Sugar House and in other parts of our city we must plan for options in our public spaces for cars, bikes and scooters, and pedestrians. Usually the locations that are most congested leave out at least one of those groups. In part for this reason, I would move forward on existing City plans to redesign our public thoroughfares to accommodate these uses. I think that we have good plans in place but that we have failed to implement them as quickly as we should have.

Richard N. Goldberger

No response.

Luz Escamilla

I will work with the community council, business owners, and the residents to let us know what is needed and build a consensus.

Jim Dabakis

As a city, we must evolve to alternative transportation in an organized, efficient way. Educational campaigns are a must with the increase in alternative forms of transportation. Motorized scooters are supposed to be ridden on the road, or in the bike lane. Scooter-riders should be treated with the same respect that drivers treat bikers with. Be on the lookout for them, and keep them safe. This will keep the sidewalks clear for pedestrians, and it will help to decrease pollution from cars overall.

Salt Lake City Mayoral Race

Question from UIBC partner organization: Sugar House Chamber of Commerce

Question 12: Commercial rent prices are dramatically higher for Sugar House businesses (as opposed to a decade ago) and many small, unique businesses cannot maintain the rent increases. While much of this is due to the improvement of the neighborhood, some small business owners have suggested the city could pilot zoning changes that offer “micro” spaces for retail, office, and mini-restaurants. Would you be in favor of this and how would you support it?

Candidate Responses

Stan Penfold

The City should always encourage new zoning innovations that support success and stability of small business.

Erin Mendenhall

No response.

Rainer Huck

In general government makes problems worse, not better. A good example is the homeless shelters being built that will cost \$60 million yet house only 700 people, a cost of \$86,000 per person. City policies have “gentrified” Sugarhouse making it unaffordable for many. I’ve lived in Sugarhouse for 45 years and it breaks my heart what they have done to this community. I don’t know if anything can be done at this point. Looks like the die is cast.

David Garbett

Yes. One thing I’ll champion as mayor of Salt Lake City is more flexibility. Not only do we need more flexible zoning for residential areas, but also for businesses. I’d like to see the city move to a form-based code in order help neighborhoods like Sugar House where this is an issue. We need to be helping small businesses grow in our city and our city zoning ordinances should reflect that.

- Responses continued on next page -

Salt Lake City Mayoral Race

Candidate Responses

Richard N. Goldberger

No response.

Luz Escamilla

I think this is worth looking into but we need to bring the residents and the business owners together to determine if this is a viable solution for the community.

Jim Dabakis

I would be in favor of looking at this idea. Sugar House must not become the next Beverly Hills and Rodeo Drive. With the AVERAGE housing unit in Sugar House (as of the first quarter of 2019) now going for \$483,000--SLC must face the affordable housing situation as a crisis. New ideas must be put on the table.

David Ibarra

I would enthusiastically review a pilot zoning change that would offer micro spaces for retail office and mini restaurants. Once the due diligence has been completed I would then, and only then, be able to determine the course of action to take.

Salt Lake City
Council Race
District 2

Salt Lake City Council Race - District 2

Question 1: In what ways do you feel local, small businesses contribute to the economy and the vibrancy of our city?

Candidate Responses

Moroni Benally

No response.

Andrew Johnston

Small businesses are the backbone of the city's economy. On the Westside, we have a large industrial area that is a major employment hub, but for residents it's the small businesses that provide the daily living needs, the entertainment, food, and retail that keep this a great place to live. We also are implementing the new 9 Line CDA which will focus on small and local business development west of I-15.

Question 2: Do you believe that businesses of *any* size need economic incentives (provided by local or state government) to start up or relocate here?

Candidate Responses

Andrew Johnston

I do believe that businesses of all kinds do deserve equal opportunity to grow and develop. Incentives can be beneficial, and as a city we have focused on engagement with small businesses to assess their needs and seek ways to make the city easier with which to work. Obviously, some of biggest barriers are a shortage of labor and escalating lease and land prices. We have been focusing on affordable housing, but we also need to look at our other land policies to address affordability for small businesses.

Moroni Benally

No response.

Salt Lake City Council Race - District 2

Question 3: Would you support offering local, small businesses the same level of incentives (such as tax credits) that are frequently offered to big businesses (such as Amazon and UPS) to locate here? Please explain why or why not. If you do support offering local, small businesses similar incentives, how would you propose implementing such a program?

Candidate Responses

Moroni Benally

No response.

Andrew Johnston

I would be open to offering similar incentives. We have focused on tax increment reimbursement, façade improvement funds and CDA zones for growing businesses locally. Those are helpful but might not address all small-scale needs. I would encourage looking at the mixed-use building codes and see if there are elements that could be improved there to assist in making retail space more affordable for small growing businesses. The RDA should also be helpful in our redevelopment zones to assist in securing affordable space for small businesses.

Salt Lake City Council Race - District 2

Question 4: To foster small business start-ups, some small business owners have proposed an application of the Utah Tangible Personal Property tax in which the tax would not apply until a business becomes profitable or until after first five years of business (whichever comes first) Would you support such an application of the tax? If so, what would you do as a Salt Lake City Councilperson to support such the initiative?

Candidate Responses

Andrew Johnston

I would be open to supporting something like the Utah Tangible Personal Property Tax, but obviously that is a state level law. I would commit to evaluating such an initiative internally as a city to ensure we could balance the immediate property and sales tax needs of the city to ensure that such a proposal would create greater growth in the medium and long term for the city and citizens as well as business owners. I think that we would want to make sure that as a member of the Utah League of Cities and Towns that we brought that to the forefront of their attention so at least they would not be opposed to it but might also support it.

Moroni Benally

No response.

Salt Lake City Council Race - District 2

Question 5: Describe how you would lead the city in dealing with the Inland Port issue? Also, please outline how you would interact with the State of Utah on this important issue.

Candidate Responses

Moroni Benally

No response.

Andrew Johnston

As a council member, I have made clear that I will not oppose a legal challenge to the Inland Port Bill because there are important land use and taxation issues at stake in the state. However, I, and my colleagues have also been clear that regardless of the outcome of the lawsuit, the state is clearly committed to moving the port forward. As a council we have worked hard to create frequent and stronger interaction with both House and Senate leadership to avoid future bills that would continue to harm us, and to make ongoing corrections to the legislation that was already passed. Those relationships may not be politically palatable to many in the city but are the best way to ensure the city is not left out of future state legislation. Having a member of the city council as well as the airport representative on the Inland Port Board is critical to the city's interests, and we should keep pushing for greater city representation. Having city staff assisting with the logistics of the port meetings is taxing on their time, but also brings them a great amount of knowledge regarding public process, transparency, and engagement which that board greatly needs.

Salt Lake City Council Race – District 2

Question 6: Describe how you expect the inland port to be a benefit or detriment to local, small businesses?

Candidate Responses

Andrew Johnston

The port could go so many ways that it is difficult to forecast its effects on small, local businesses. Fundamentally, the port is a way for goods entering the west coast ports to bypass customs there and get moved directly (by rail mostly) to SLC and be processed here. That means the Inland Port becomes the hub for the Intermountain West, from Montana to Arizona and through the Midwest, for goods and services to imported and exported internationally. If this leads to more jobs, higher incomes, and cheaper raw goods, it could be great for local business. If we cultivate local startups, entrepreneurs and local technology, and then assist them to grow locally in R&D and manufacturing, and then use the port to be able to reach national and international markets from this valley, then it could really boost our long-term economic growth, and other local business. If it leads to worsening air quality and greater domination by Amazon and whoever replaces them in the future, it could be detrimental. Our role is to guide this process as much as possible to learn from other's mistakes and create something to benefit us all.

Moroni Benally

No response.

Salt Lake City Council Race - District 2

Question 7: What role could you play as Salt Lake City Councilperson to help improve air quality in Utah? How could local businesses be a part of the solution?

Candidate Responses

Moroni Benally

No response.

Andrew Johnston

If we could do one thing to improve air quality, it would be investing in public transit and multi-modal transportation options. The city has led out in partnering with UTA to expand the SLC high frequency bus network that will create new 15-minute bus service 6-7 days/week west to east and north to south. This means more people having access to functional public transit across the city. It also means that we can focus developments along such transit corridors, lower parking requirements (where appropriate), and create sustainable density. This benefits small neighborhood businesses that will have more patrons living nearby, and if we continue to encourage multi-use developments, more small retail spaces. We also created a benchmarking policy for commercial buildings to track their carbon footprint and encourage greener buildings. We do not wish to make leases more expensive (therefore no current penalties for anyone) but we know that buildings may well surpass vehicles as the largest polluters soon and we need to work with them to mitigate this reality.

Salt Lake City Council Race – District 2

Question 8: Do you support the state tax commission's initiative to modify the tax structure (e.g., state income tax, sales tax on services, tangible personal property tax)? Please explain your position.

Candidate Responses

Andrew Johnston

I do believe that our tax structure does not reflect the current retail realities of a service-based economy. That being said, it is so difficult to comment on legislation that has not been created. I fully support a graduated tax system as a more equitable and fairer concept. Sales taxes on all goods and services is complicated. It does capture a wider base, perhaps at a lower rate, but the operational difficulties for small business owners could be a deal breaker for me if it's not carefully operationalized.

Moroni Benally

No response.

Salt Lake City Council Race - District 2

Question 9: One of the real challenges for small business owners — especially for those in hospitality and retail — is the cost of labor. Many restaurant and retail employees can't afford \$1,000+ per month for a one-bedroom apartment. What would you do as Councilperson to help create more affordable housing in Salt Lake City?

Candidate Responses

Moroni Benally

No response.

Andrew Johnston

We have worked hard as a council to promote more affordable housing- including over \$30 million allocated in the past 3 years. That is going to a variety of programs to assist in this crisis. I currently sit on the State Housing Affordability Commission and am advocating for state and county participation in this need. Expanding our transit network in the city is critical to unlocking more density in housing. ADU's are a major piece of it as well as they can add stealth density to neighborhoods without the worst NIMBY fears coming to fruition. Multimodal transportation options also can lower the cost of transportation for residents and free more income for housing and other needs.

Salt Lake City Council Race – District 2

Question 10: Have you ever owned or worked for a local, independent business? If so, please describe your experience.

Candidate Responses

Andrew Johnston

My first job was with Granny Bread in Pleasant Grove Utah. This was when Leland Sycamore had just leased his first private space after moving out of the local grocery store bakery. I cleaned the building and machines, ran the outlet store front on Saturdays and generally did anything else he told me to do. He later changed the name to Grandma Sycamore's Bread and then sold the business to Sara Lee. It has changed names multiple times since. The bread is ok, but nothing like when Leland was making it from his own ingredients. I currently work for a midsize non-profit, Volunteers of America, Utah with 250 employees and 8 buildings. While being a non-profit is different than other small businesses, we have experienced the same issues related to our own rapid growth, a tight labor market and rising healthcare costs each year.

Moroni Benally

No response.

Salt Lake City Council Race – District 2

Question from UIBC partner organization: Sugar House Chamber of Commerce

Question 11: Salt Lake City is rapidly growing and the traffic congestion could be a threat to small-business owners in Sugar House. Providing alternate transportation options is important, however options such as scooters are impacting pedestrian traffic on the sidewalks. As Councilperson, how will you foster new transportation methods, while still creating a safe environment for pedestrians on streets and sidewalks that browse and shop the Sugar House corridor?

Candidate Responses

Moroni Benally

No response.

Andrew Johnston

Bikelanes. Protected, adjacent or otherwise. I love scooters and other new personal transportation options, but they do need a place to travel other than sidewalks. Making a place for pedestrians, cars and other methods of movement is critical and that's about compete streets policies and ensuring multiple options to avoid conflicts and accidents.

Salt Lake City Council Race – District 2

Question from UIBC partner organization: Sugar House Chamber of Commerce

Question 12: Commercial rent prices are dramatically higher for Sugar House businesses (as opposed to a decade ago) and many small, unique businesses cannot maintain the rent increases. While much of this is due to the improvement of the neighborhood, some small business owners have suggested the city could pilot zoning changes that offer “micro” spaces for retail, office, and mini-restaurants. Would you be in favor of this and how would you support it?

Candidate Responses

Andrew Johnston

Having not yet been able to study this idea, my instinct would be in favor of “micro” spaces for businesses. We have moved this direction with housing, to address the real costs of land, and it would make sense for businesses as well. We need a wide variety of solutions for a widening economy in Salt Lake and I am open to any good and creative ideas to assist such diversity.

Moroni Benally

No response.

Salt Lake City
Council Race
District 4

Salt Lake City Council Race – District 4

Question 1: In what ways do you feel local, small businesses contribute to the economy and the vibrancy of our city?

Candidate Responses

Ana Valdemoros

We, small businesses, are the backbone of our city. After diving into the food entrepreneurial world and finding success at the Farmer's Market for a number of years, I opened "Argentina's Best Empanadas" in July 2016 in a small retail space of an existing older building (located at 357 S 200 E) in Downtown Salt Lake City. I sell traditional style Argentine empanadas. Later in 2018, given my experience with the food related business world, I co-founded and opened the doors of the culinary incubator kitchen, Square Kitchen (located at 751 W 800 S). Square Kitchen provides affordable commercial cooking space and fosters business opportunities for all food entrepreneurs. We built this type of kitchen to be able to help other small business and food entrepreneurs like myself with business needs and startup costs.

Small businesses bring tremendous opportunities for innovation, job creation, and economic growth. Small and diverse businesses enrich a city's culture and lack of them can be detrimental for economic development, growth in competing cities like Salt Lake City.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race – District 4

Question 2: Do you believe that businesses of *any* size need economic incentives (provided by local or state government) to start up or relocate here?

Candidate Responses

Ana Valdemoros

Yes. Although I strongly feel that the free market should be the primary incentivizer for business, government incentives have become a large part of our economy all around the country. If our local government isn't willing to engage in that process, then we would lose out to other cities on opportunities for economic growth.

Economic incentives can help businesses achieve the next step in their path; whether it be a startup needing seed money to launch, relocate here, or a more established business that may need capital to sustainably grow, or a large company that is willing to relocate and create thousands of jobs for a community. Local and state governments should budget for incentive funds to achieve their community and economic development plans accordingly. Incentives need to be structured in a way that it benefits small, medium and large businesses. One of the pillars of economic development is job creation and spending opportunities. When government incentivizes large businesses it must do it in a way that it will translate into good paying jobs for workers. Those workers will in turn support our community by spending in clothing stores, on housing and at restaurants like mine. It ought to allow for the trickle down effect.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race - District 4

Question 3: Would you support offering local, small businesses the same level of incentives (such as tax credits) that are frequently offered to big businesses (such as Amazon and UPS) to locate here? Please explain why or why not. If you do support offering local, small businesses similar incentives, how would you propose implementing such a program?

Candidate Responses

Ana Valdemoros

As a small business owner, I have had to be very creative in the financing of both businesses, particularly with it's startup costs, construction and operations. I have seen first hand the missed opportunities for local government to incentivize small businesses, as there are too many hoops to jump through for minor and less riskier loans. I definitely support more flexibility and more options for incentives for startups and small businesses. As a councilwoman, I have already initiated some changes in the Economic Development Department to work on start ups and small business incentives. I proposed (and the rest of the council supported and approved) additional funding for the Economic Development Department to work with startups and work on a plan for incentives needed. I am currently advocating for a more robust start up/small business incentives plan. I look forward to seeing this plan implemented and funded.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race – District 4

Question 4: To foster small business start-ups, some small business owners have proposed an application of the Utah Tangible Personal Property tax in which the tax would not apply until a business becomes profitable or until after first five years of business (whichever comes first) Would you support such an application of the tax? If so, what would you do as a Salt Lake City Councilperson to support such the initiative?

Candidate Responses

Ana Valdemoros

Yes I would support this because I already have dealt with this in both of my businesses. As both businesses are startups, tangible personal property taxes have jeopardized our profitability and sustainability. I would definitely work with small business owners, business advocacy groups and the State Tax commission to advocate for the proposed alternative. As a councilwoman and business owner, I am definitely interested in engaging in stronger dialogue about this topic and other policy changes with the State that would benefit the prosperity of small businesses.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race - District 4

Question 5: Describe how you would lead the city in dealing with the Inland Port issue? Also, please outline how you would interact with the State of Utah on this important issue.

Candidate Responses

Ana Valdemoros

I am an advocate for additional city representation on the port board and restoring the City's land authority and municipal functions over the project. As with any disagreement in any relationship, we must be able to reach common ground and build from there. It is amazing the progress that can be made when we come together for the city's best interests and collaborate to find common ground. Combativeness has long been a source of fractured relationships in the city/state government. I act with professionalism when others disagree with me. It is not my style to get caught up in political games and grandstand when our city's future is at risk. I will always stand on the side of collaboration and dialogue rather than walking away.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race – District 4

Question 6: Describe how you expect the inland port to be a benefit or detriment to local, small businesses?

Candidate Responses

Ana Valdemoros

Utah's Inland Port is a great economic opportunity for all types of businesses, but requires collaboration and foresight to maximize our prosperity. Large economic development ventures like the inland port directly and indirectly benefit local, small businesses. Port construction, businesses that use the port, and the new service businesses that come after to support the port will create thousands of jobs and business growth opportunities.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race - District 4

Question 7: What role could you play as Salt Lake City Councilperson to help improve air quality in Utah? How could local businesses be a part of the solution?

Candidate Responses

Ana Valdemoros

I would build on the sustainability goals the City has set for businesses. There have been substantial efforts to make businesses more environmentally friendly and also ordinances created to achieve environmental friendly goals. I would continue to advocate to fund sustainable programs that will help us achieve our air quality improvement goals. If there is a need for additional funding to incentivize local businesses to be part of the solution, I would advocate to include additional funding in the budget.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race - District 4

Question 8: Do you support the state tax commission's initiative to modify the tax structure (e.g., state income tax, sales tax on services, tangible personal property tax)? Please explain your position.

Candidate Responses

Ana Valdemoros

As a local lawmaker with business experience, I am in favor of reviewing old policies and updating them so that they are relevant to the current economic climate and benefit businesses and taxpayers. Tax structures need to make sense, just like in any business, you evaluate costs and determine where the spending should go so your business is more efficient and successful. I support the review and update of the policies and strongly believe that the outcome needs to be fair for residents, as well as for businesses. Analysis of this initiative would determine if it is supportive or detrimental to the success of our community.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race - District 4

Question 9: One of the real challenges for small business owners — especially for those in hospitality and retail — is the cost of labor. Many restaurant and retail employees can't afford \$1,000+ per month for a one-bedroom apartment. What would you do as Councilperson to help create more affordable housing in Salt Lake City?

Candidate Responses

Ana Valdemoros

This issue directly affects me as a small business owner. I would continue to fund the Housing Trust Fund for affordable housing. These funds have been used in the past by developers interested in building housing, including a percentage of affordable units. I would like to see more flexibility in the types of affordable housing being built, as well as new technologies and types of units built for affordable housing. I'd like to amend city ordinances in order to allow for more innovative types of building materials and forms of affordable housing. I am currently looking at other cities who have faced this challenge and learning from their solutions to the problem.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race – District 4

Question 10: Have you ever owned or worked for a local, independent business? If so, please describe your experience.

Candidate Responses

Ana Valdemoros

I opened two small businesses right here in Salt Lake City: Argentina's Best Empanadas and Square Kitchen. To do so, I had to be creative when navigating city processes with the building and business departments. Due to unnecessary regulations and requirements, I had to get even more creative with construction budgets and unforeseen costs. Persistence has been my best tool in finding success. Because of this first hand experience with starting these businesses, I am better qualified to look deeper into related policies because of my clear understanding of the difficulties businesses have to go through just to open their doors. I am excited to now be on the Council, to advocate for businesses, and to work closely with department heads to look closely into what works and what doesn't. We need to create good policy and prevent unnecessary hurdles to conduct business in Salt Lake City.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race – District 4

Question from UIBC partner organization: Sugar House Chamber of Commerce

Question 11: Salt Lake City is rapidly growing and the traffic congestion could be a threat to small-business owners in Sugar House. Providing alternate transportation options is important, however options such as scooters are impacting pedestrian traffic on the sidewalks. As Councilperson, how will you foster new transportation methods, while still creating a safe environment for pedestrians on streets and sidewalks that browse and shop the Sugar House corridor?

Candidate Responses

Ana Valdemoros

Before starting my businesses, I worked for many years as a city planner. As such, I believe we need to create a city that is accessible to everyone. This requires creating space for all modes of transportation as long as it is safe for everyone, especially pedestrians. Scooters are an additional option recently presented that are effective in lowering car traffic. However, at times they have become a nuisance for the safety of pedestrians. Accordingly, I plan on advocating to revise scooter related ordinances to mitigate any adverse effects while also requiring scooter companies to educate their clients of the requirements of these ordinances.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City Council Race – District 4

Question from UIBC partner organization: Sugar House Chamber of Commerce

Question 12: Commercial rent prices are dramatically higher for Sugar House businesses (as opposed to a decade ago) and many small, unique businesses cannot maintain the rent increases. While much of this is due to the improvement of the neighborhood, some small business owners have suggested the city could pilot zoning changes that offer “micro” spaces for retail, office, and mini-restaurants. Would you be in favor of this and how would you support it?

Candidate Responses

Ana Valdemoros

I would be in favor of testing out pilot zoning changes. Moreover, I would push for the creation of incubator spaces. These spaces would be created by public/private partnerships and allow lower rents for a certain period of time or until a business has obtained a certain level of growth. Once established, the new business would be able to afford a larger space at market rates and sustain itself, thus giving way for the next small business to take its spot in the incubator space.

Leo Rodgers

No response.

Michael Iverson

No response.

Salt Lake City
Council Race
District 6

Salt Lake City Council Race - District 6

Question 1: In what ways do you feel local, small businesses contribute to the economy and the vibrancy of our city?

Candidate Responses

Dan Dugan

Local small businesses are the backbone of our city. They give the city its personality, its spirit, its vibrancy. They make the city a great place to work.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race - District 6

Question 2: Do you believe that businesses of *any* size need economic incentives (provided by local or state government) to start up or relocate here?

Candidate Responses

Dan Dugan

It isn't possible to answer this categorically, because incentives should be weighed against what the business contributes to understand if it makes sense. Historically, these incentives do not work in favor of cities. In general, I don't believe the city should give economic incentives to national businesses to relocate to Salt Lake City. The City itself is the incentive. I do believe the idea of providing local residents incentives to start a small business can help contribute to entrepreneurial success and the growth and vibrancy of a city.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race - District 6

Question 3: Would you support offering local, small businesses the same level of incentives (such as tax credits) that are frequently offered to big businesses (such as Amazon and UPS) to locate here? Please explain why or why not. If you do support offering local, small businesses similar incentives, how would you propose implementing such a program?

Candidate Responses

Dan Dugan

See above. Short term tax incentives and low interest loans have spurred growth and investment here and in other cities and are generally viewed as economically sensible investments. The city should continue to develop underutilized areas through the RDA program.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race - District 6

Question 4: To foster small business start-ups, some small business owners have proposed an application of the Utah Tangible Personal Property tax in which the tax would not apply until a business becomes profitable or until after first five years of business (whichever comes first) Would you support such an application of the tax? If so, what would you do as a Salt Lake City Councilperson to support such the initiative?

Candidate Responses

Dan Dugan

This sounds sensible and it is obviously the role of city government to support small business in the city. I would gladly work with the small business community to explore these kinds of incentives for businesses that meet the criteria for likely success.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race - District 6

Question 5: Describe how you would lead the city in dealing with the Inland Port issue? Also, please outline how you would interact with the State of Utah on this important issue.

Candidate Responses

Dan Dugan

Much of the damage has been done. But the city council and mayor must work together in pursuing the lawsuit and retaining control of city property. And depending on the outcome, continue to work together to ensure the best outcome for the City -- clean air, protect the habitat, and a sustainable business model. If the model proceeds by the state without deference to city values, I think the city should do whatever it can to delay and oppose this illegal and undemocratic taking.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race – District 6

Question 6: Describe how you expect the inland port to be a benefit or detriment to local, small businesses?

Candidate Responses

Dan Dugan

The inland port will not benefit local, small businesses. It will take away city revenue that could help small businesses, and the pollution it brings makes people not want to visit or live here. It is a huge tax on all of us. Job creation alone is a poor metric to measure whether something is a good idea. We could create jobs where people walk around punching our citizens for pay. This would be a terrible idea, notwithstanding that it creates jobs. The inland port is an example of this line of thinking. Our air quality is a threat to our existence, and I will oppose thoughtless plans that threaten our health under the guise of creating jobs. District 6 in particular is the least likely to receive any benefit from the port.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race - District 6

Question 7: What role could you play as Salt Lake City Councilperson to help improve air quality in Utah? How could local businesses be a part of the solution?

Candidate Responses

Dan Dugan

I am a clean energy champion and a strong advocate for increasing the use and availability of public transportation. Development incentives should be focussed in mass transit zones. The Council must negotiate fiercely with the utility in its upcoming franchise renewal to insist on the elimination of dirty, heavily subsidized energy.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race – District 6

Question 8: Do you support the state tax commission's initiative to modify the tax structure (e.g., state income tax, sales tax on services, tangible personal property tax)? Please explain your position.

Candidate Responses

Dan Dugan

These plans are not finalized nor public and are going to be debated in future state legislative sessions. I certainly oppose any tax on clean energy, including electric cars.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race - District 6

Question 9: One of the real challenges for small business owners — especially for those in hospitality and retail — is the cost of labor. Many restaurant and retail employees can't afford \$1,000+ per month for a one-bedroom apartment. What would you do as Councilperson to help create more affordable housing in Salt Lake City?

Candidate Responses

Dan Dugan

As a start, the city must allow for more density in its RMF zones, particularly near mass transit. I believe that development incentives should be tied in part to affordable housing, including the reduction of impact fees for affordable housing.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race - District 6

Question 10: Have you ever owned or worked for a local, independent business? If so, please describe your experience.

Candidate Responses

Dan Dugan

No.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race – District 6

Question from UIBC partner organization: Sugar House Chamber of Commerce

Question 11: Salt Lake City is rapidly growing and the traffic congestion could be a threat to small-business owners in Sugar House. Providing alternate transportation options is important, however options such as scooters are impacting pedestrian traffic on the sidewalks. As Councilperson, how will you foster new transportation methods, while still creating a safe environment for pedestrians on streets and sidewalks that browse and shop the Sugar House corridor?

Candidate Responses

Dan Dugan

These scooter companies have sophisticated technology and valuations of up to a \$1B, so I think they have an obligation to work with the city to explore ways to resolve the sidewalk problems, whether by creating larger bike lanes, geofencing their use, or creating dedicated space and educating the public on pedestrian rights of way. Data suggest that they reduce car traffic, so in general they can be a positive benefit to the city, but the companies have a shared responsibility to ensure that their product is a net good.

Charlie Luke

No response.

JT Martin

No response.

Salt Lake City Council Race - District 6

Question from UIBC partner organization: Sugar House Chamber of Commerce

Question 12: Commercial rent prices are dramatically higher for Sugar House businesses (as opposed to a decade ago) and many small, unique businesses cannot maintain the rent increases. While much of this is due to the improvement of the neighborhood, some small business owners have suggested the city could pilot zoning changes that offer “micro” spaces for retail, office, and mini-restaurants. Would you be in favor of this and how would you support it?

Candidate Responses

Dan Dugan

I’m not aware of the proposal and cannot answer it without knowing more. In general I believe zoning changes that spur smart growth and innovation can be a great benefit to the city. However, there are many areas of central urban Salt Lake close to mass transit with affordable commercial rent that are ripe for growth. Sugarhouse traffic is a consideration and we should be cognizant of that.

Charlie Luke

No response.

JT Martin

No response.

Millcreek Mayoral Race

Millcreek Mayoral Race

Question 1: In what ways do you feel local, small businesses contribute to the economy and the vibrancy of our city?

Candidate Responses

Jeff Silvestrini

Local, small businesses are the backbone of Millcreek's economy. They provide employment as well as choices for our residents not offered by larger businesses or national chains. They are the key to our unique culture and community feel. Their diversity adds to the resiliency of our economy and the stability of our tax base. Their owners and employees are connected to our community and care about it in ways we don't always see from larger enterprises which lack local roots.

Angel Vice

Local business define a city and its community. Local businesses not only provide the economic life blood of a city, they also provide a camaraderie and unique culture that define a city's personality. Local businesses need to be to be supported and helped to thrive if the city is to thrive itself.

Millcreek Mayoral Race

Question 2: Do you believe that businesses of *any* size need economic incentives (provided by local or state government) to start up or relocate here?

Candidate Responses

Angel Vice

I don't believe that businesses of any size need economic incentives. Large national companies have enough resources that they do not need to burden Millcreek residents. Local businesses however need the support of their city to make sure that they can thrive against the competition of national chains, and neighboring commerce. All business need to know the roads are good, crime is under control and that our neighborhoods are inviting and welcoming. With the proper vision, the incentive of doing business in Millcreek can be the most compelling incentive for any business.

Jeff Silvestrini

I suppose as we compete with other states there may be circumstances in which incentives are a necessary evil, however I do not generally favor them for either large or small businesses. If they must be offered, they should not exclude businesses based upon size (recognizing that incentives are generally justified by the size of the benefit they offer as an investment of public funds, so incentives to smaller businesses would likely have to be scaled accordingly). However, if a business makes sense in a locality, the free market would dictate that it survive without incentives. I feel the public funds expended in incentives can stress public budgets and make it harder for government to provide the services necessary to accommodate new businesses which have been incentivized, which is a recipe for general tax increases upon all. For these reasons, I am cautious about incentives.

Rather than incentives, I prefer to see the fruits of government financing from tax increment used to improve infrastructure the entire public can use and enjoy. My track record as mayor regarding smart use of tax increment is already being looked to by state leaders as a model. In our Millcreek City Center CRA we are not giving incentives to developers or businesses. Instead we are using tax increment for parks, roads, parking and landscaping that will benefit all businesses-new and existing.

Millcreek Mayoral Race

Question 3: Would you support offering local, small businesses the same level of incentives (such as tax credits) that are frequently offered to big businesses (such as Amazon and UPS) to locate here? Please explain why or why not. If you do support offering local, small businesses similar incentives, how would you propose implementing such a program?

Candidate Responses

Jeff Silvestrini

As noted, I do not favor granting incentives, but if they were to be available, they should be calculated in some proportional manner and offered to all businesses, large or small. Any incentive must be justified as an investment which will generate a return to the taxpayer, so incentives to smaller businesses would likely be scaled to reflect those differences. However, I think that such scaling can be done, so in the right case, I would be open to considering how to calculate an incentive to small business. To implement such a plan, I would rely upon an analysis of the value of the expected benefits of a new business locating here, assess the additional impact of the new business upon required municipal services and infrastructure and see what the net benefit might be. Any incentive would need to be justified by a net benefit and proportional to the value of such. I might also consider post-performance incentives. Others with more skill in such matters might persuade me of a more refined methodology than I have articulated, but the concept would be the same.

Angel Vice

Locally owned and operated businesses must always take precedence. My priority will be to make money for Millcreek and keep that money in Millcreek. I wouldn't discourage national companies from doing business here, but I wouldn't use tax dollars to make that happen. What makes Millcreek unique is our culture and our communities. Chain stores only provide a tax base when they can compete against the same chain store in a neighboring city, they do not add to the culture and uniqueness of Millcreek. Grants to help small businesses clean up their neighborhoods or improve their businesses are the duty of the city. When we help local businesses, that in turn helps us.

Millcreek Mayoral Race

Question 4: To foster small business start-ups, some small business owners have proposed an application of the Utah Tangible Personal Property tax in which the tax would not apply until a business becomes profitable or until after first five years of business (whichever comes first) Would you support such an application of the tax? If so, what would you do as the mayor of Millcreek City to support such the initiative?

Candidate Responses

Angel Vice

As a previous small business owner, I know that incentives like this are important and how much financial burden there is in the first few years. I whole-heartedly support a UTPP application and implementation of this tax.

Jeff Silvestrini

This is an intriguing idea. I understand that there are legislators who have proposed eliminating this tax altogether. I am skeptical about the intrusiveness of the government making or evaluating a determination of profitability (and concerned about the resources it might take to accomplish this both for business and government). But delaying the imposition of the tax for a defined period of time could be workable. In my experience as a small business owner, this tax was a hassle, but we never found it particularly onerous in amount. I would like to discuss this idea and learn more before I can commit to a position on it, but I am open to having that conversation. Like all things, when I become committed to a thing, I advocate for it in the legislature. I am proud of my record in getting legislation passed to benefit my city, working on both sides of the aisle to accomplish my goals. Fireworks legislation and police legislation strengthening the law concerning identity theft are two such efforts where I successfully engaged. I think if you ask legislators about me, they will suggest that this is one of my strengths.

Millcreek Mayoral Race

Question 5: Describe how you expect the inland port to be a benefit or detriment to local, small businesses?

Candidate Responses

Jeff Silvestrini

People are concerned about the impacts of the proposed inland port, in part because it is a concept we don't know enough about. I have concerns about it further degrading air quality. It's difficult to know the economic impact on small businesses. Done correctly, I would hope measures can be taken to mitigate air quality concerns. Perhaps small businesses would be able to benefit with better access to global markets or to provide goods and services to the port or to other firms which use the port. Multipliers from the business of the port will hopefully spread throughout our economy, including providing more business opportunities for Millcreek businesses. The port may also level the playing field for some Utah small businesses, since large corporations already have easy access to existing coastal ports. I would hope that through engagement with the inland port commission, we can stress the importance of small businesses and structure it to benefit them. However, I appreciate the trepidation felt by many with so many unknowns and some obvious concerns about the air. I do believe that local government has a role to play in making appropriate land use and other traditionally local decisions underpinned by solid public input, and I am concerned that some of those roles are being circumvented. I also see the potential for the port stimulating economic activity and providing well-paying jobs. Since it's apparently happening, I favor engagement with the commission and the legislature to mitigate harms and get the most we can from it in environmentally and economically sound ways.

Angel Vice

I have studied the proposals for the inland port extensively and I am not impressed at all. The current strategy for the inland port is very short-sighted and only benefits a small few. The inland port as it is defined right now would be devastating to local business and our environment. Its current incantation is a huge polluter which has a very negative effect on any economy and local businesses will be the hardest hit.

Millcreek Mayoral Race

Question 6: What role could you play as Millcreek City mayor to help improve air quality in Utah? How could local businesses be a part of the solution

Candidate Responses

Angel Vice

The environment is a critical part of any community that thrives. Our air quality in Utah is abysmal and there are things that can be done about it now, such as creating a No Idling ordinance, continuing grants for converting woodturning fireplaces with gas burning fireplaces also makes a difference. Having better public transportation like a Trax Line along 39th South would vastly remove the number of cars currently on our roads thus reducing the air pollution.

Jeff Silvestrini

Millcreek and I have a significant role to play in improving air quality. That includes education, encouragement and leading by example. We educate about reducing trips, driving more efficient vehicles, avoiding idling and using active transportation and transit. I testified on legislation to improve air quality, including refining state law to allow anti-idling ordinances to be enforceable. We encourage residents through our city newsletters and otherwise. We lead by example, installing electric vehicle charging stations, and purchasing smaller, fuel-efficient vehicles. I have secured grant funding for a regional active transportation plan and I have discussed with Green Bike, Lime and Bird the prospect of bringing shared-mobility to Millcreek in a sane way. I am working with UTA to improve bus service and I am exploring the prospect of bringing the "S Line" street car to Millcreek. We are working to reconfigure Highland Dr. and 1300 East using traffic science to improve circulation. We secured a grant to improve transportation circulation between Millcreek's City Center and Sugarhouse. Local businesses can help by installing bike racks to make Millcreek more bike friendly. Businesses with drive-throughs can encourage their customers to refrain from idling. You can support transit use by your employees, and maybe subsidize them. You can make showering facilities available to make it easier for them to commute to work. I'd love to brainstorm with local business owners-- we could think of many ways to collaborate on this issue.

Millcreek Mayoral Race

Question 7: Do you support the state tax commission's initiative to modify the tax structure (e.g., state income tax, sales tax on services, tangible personal property tax)? Please explain your position.

Candidate Responses

Jeff Silvestrini

The simple answer to your question is: I do not know what is going to be proposed and whether I will support it. The problem is in determining which services should or should not be taxed for policy reasons (is it ethical to tax medical services, etc.) and also in knowing the impacts and unintended consequences of redesigning our tax system, for taxpayers, businesses and government. It is a complicated problem, subject to manipulation by special interests. I am familiar with arguments concerning imbalance of the state's tax system given the trends in our economy increasingly based upon providing services as opposed to selling goods; and if correct, they must be addressed. Utah should have a fair tax system which provides adequate revenues to meet our needs, including those for education, now and in the future. While we have traditionally taxed the sale of goods rather than services, I do not oppose some shifting of taxes toward services, nor the elimination of the tax on personal property, in principle. I am concerned about the consternation, extra expense and difficulty many service businesses would suffer if their services were taxed. I am also wary of disrupting the revenue cities depend upon to provide services, pay bonds and other obligations. I do believe that if some services are to be taxed, the overall rate of the tax should come down to make the impact of the tax on any newly added services less onerous. The legislature has announced its intention to broaden the base and reduce the rate to avoid collection of additional revenue, but I believe this would also be important to mitigate the impact of the tax on newly-taxed services. I really hope the legislative process is deliberate and well thought-out to avoid surprises and unintended consequences.

Angel Vice

We all expect our taxes to make our way of life better as it pertains to our neighborhoods and community. I definitely support any initiative to modify the tax structure, however I don't necessarily agree with all the proposed modifications as presented. For instance, I support mitigating and possibly eliminating state sales tax on food and groceries. That poses a serious concern when Millcreek's primary tax base is grocery stores. Grocery taxes affect the poorest and most disadvantaged citizens in our community. I am committed to modifying the state tax structure in such a way that all cities and communities can thrive through fair and equitable taxation.

Millcreek Mayoral Race

Question 8: One of the real challenges for small business owners — especially for those in hospitality and retail — is the cost of labor. Many restaurant and retail employees can't afford \$1,000+ per month for a one-bedroom apartment. What would you do as mayor to help create more affordable housing in Salt Lake City?

Candidate Responses

Angel Vice

There are many things a city can do to help with housing, little of which is currently being done. A city ordinance that mandates that banks not sit on properties to simply increase the market value can have a huge impact. This mandates if a house is run down, it can be sold quickly to someone who can't afford a newer, home, but can fix up the house to keep it from being blighted. A city that helps businesses thrive allows them to be able to afford to pay a living wage which goes very far in making housing affordable. I'm not happy with the current situation where single family homes are torn down and replaced with multiplexes that in a few years look run down.

Jeff Silvestrini

Millcreek has an obligation to address housing affordability. We can't leave it all up to SLC (or perhaps that was a typo in this question to me?). The challenge is how to do this, as cities do not build housing, they only process applications for housing; and they generally do not have funding for subsidies. One thing Millcreek has done to address affordability is to permit projects which increase the supply of housing (simple supply and demand forces can bring down prices). We have also been judicious in assessing impact and other fees which increase the cost to builders (and buyers). Millcreek, under my administration, has imposed only one impact fee: for parks-critical if we have additional residents to keep our city livable. Millcreek's efforts to bring more affordable housing into our new city are already being recognized by housing advocates. In our plan for a City Center, we have made a higher than required 20% set-aside of the tax increment for affordable housing. We have also hosted a job fair in our City Hall for local small businesses to help with the tight labor market and we are already planning another one. Millcreek is a built-out city. Still, we are striving to engage our residents to determine where they can tolerate more density and where they will not. We have multiple requests for re-zoning and applications for infill development every week and we work to address growth and affordability of housing daily. While we work to address affordability, we also have to balance preservation of the reasons so many like to or want to call Millcreek home.

Millcreek Mayoral Race

Question 9: Have you ever owned or worked for a local, independent business? If so, please describe your experience.

Candidate Responses

Jeff Silvestrini

Yes, for 36 years before becoming mayor, I worked for what was originally a 4-lawyer firm in Salt Lake City which, during my tenure, grew to a 25-lawyer firm. For the last 16 years of my tenure, I was its president and managing partner. From that experience, I understand the challenges of managing a small business, including human resources (herding cats when one is dealing with fellow lawyers), budgeting and growing revenues to meet expenses and the expectations of my partners. I appreciate your concerns about taxes and regulations which can make doing business more challenging and, like you, I also had to negotiate rent and contracts for other services required by our business. I believe this experience gives me a solid understanding of the challenges small businesses face, as well as empathy concerning those challenges.

Angel Vice

I have both owned and worked for local, independent businesses. I started a local restaurant in Torrey, Utah which still thrives today. I wrote the business plan, acquired the SBA financing and rehabilitated the dining area and kitchen. I completely understand the struggles of an independent business and the burden put on them of insurance and paying employee's a living wage. I also understand that a city can play a vital roll in helping a business survive by creating a culture and community that draw a crowd. A few select cities along the Wasatch Front have accomplished this by creating a unique community experience by combining local culture, the arts and natural resources to draw in Utahns from other communities for an experience that goes far beyond another anchored commercial center.

Millcreek Mayoral Race

Question 10: Millcreek's expected rapid growth and increasing traffic congestion could be a threat to small-business owners. How can Millcreek City help mitigate the impact?

Candidate Responses

Angel Vice

I am personally frustrated with the current administration's policy of building over-priced and over-crowded housing units in neighborhoods that were once single-family communities. The congestion on 9th East especially on 39th South and 33rd South are out of control and more development projects keep getting proposed. Traffic impact studies as well as environmental impact studies should be required with each development. Millcreek is a city with an existing infrastructure and finite resources. We are not in the same position as a city that has the means to sprawl beyond its borders. Development decisions need to be considered with a minimum of a 7-year impact study.

Jeff Silvestrini

It is the city's responsibility to construct and maintain infrastructure to move traffic and address congestion as we grow to accommodate our increasing population and our new City Center plan. We are already studying the best means to do that, as well as how to improve walkability, bikeability and transit options for air quality and congestion mitigation. We have teamed with SLC to commission a joint study of the circulation between Sugarhouse and Millcreek's City Center and we are discussing transit options with UTA, including improved bus service and the possibility of bringing the "S Line" street car to Millcreek to connect us with Sugarhouse and Trax. We have involved the Highland Business Alliance and the Millcreek Business Council in these discussions and we intend them to be a major player in helping to design business-friendly solutions for the growth we can expect as the population of Utah doubles by 2050, as projected by the Kem Gardner Public Policy Institute at the U. I hope Millcreek businesses also see opportunity in this new growth as our City Center project will be bringing additional customers to their door who are not currently present. Through cooperation between the city and business, we can design solutions which work for everyone.

Millcreek Mayoral Race

Question 11: As Mayor, how will you foster new transportation methods, while still creating a safe environment for pedestrians on streets and sidewalks?

Candidate Responses

Jeff Silvestrini

Long-term we are discussing various transit options with UTA and our partners at SLC and other neighboring cities. These could include Bus Rapid Transit, the "S Line," shuttle buses and enhanced bus service as well as bike-share and other shared-mobility devices to solve the "last mile" issue with transit. These options will be clarified as we work on our circulation planning with our neighboring cities. As I mentioned, we are using already-obtained grant funding to pursue that. As development occurs, and as we engage in major road projects, attention will be paid to improving our streetscapes, sidewalks and bike lanes. Our goal is to make Millcreek more walkable and bikeable. First planning, including public engagement, and then securing project funding are required. I have already been successful in securing leadership positions on the Wasatch Front Regional Council (which administers transportation funding for the state and federal governments) and on the Salt Lake County Council of Governments, which helps administer county transportation funding. I have been successful in obtaining in excess of \$20 million in transportation grant funding for Millcreek in the last 2½ years since I took office. My leadership and skill set will serve the residents of Millcreek further if I am re-elected as mayor.

Angel Vice

The long term plan would include a Trax line running up and down 39th south. It will greatly reduce congestion and will be much better for our air quality. Sidewalks are critical in areas where commerce is. We want to encourage people to walk around to various shops in any given area.

Millcreek Mayoral Race

Question 12: With the development of Millcreek's business district, are you concerned about how rising commercial rent prices will affect the ability of local, small businesses to afford to remain in their current locations?

Candidate Responses

Angel Vice

Yes, I am VERY concerned about the loss of local business in this development. The development of Millcreek's business district is uninspired. It creates expensive commercial rent prices while offering very little to compete with Sugar House or Holladay. Our business district needs to be a crowd pleaser, something that will bring in customers. That is why I am proposing that we make certain that there is a performing arts space in the city center and that the arts are celebrated with galleries and museums that bring in tourist dollars for all of our small businesses.

Jeff Silvestrini

Rising rents with new development are always a concern. Importantly, our planning effort includes maintaining many of the viable, established businesses along Highland Dr. such as Tres Hombres, Fine Art Inn, Paletti, Adib's Rug Gallery (in the iconic former Villa Theater) and Hyland Cyclery, among others. The Highland Dr. street-scape is part of the culture and charm of Millcreek, so our plan is to work that into our new developments. Hopefully their existing rents will be unaffected, as most of these are owner-occupied commercial sites. Further, apart from properties on the earthquake fault which will become a city park, no one is being forced to move or rebuild. Otherwise, we hope that the introduction of many new "rooftops" into our City Center will provide additional customers and sales volume to justify the rent in new buildings. Frankly, the area where we are considering development is functionally obsolescent in many cases. Consequently, we have a high vacancy rate in this area, including surrounding our City Hall, at three corners of the intersection of 1300 East and 3300 South. Crime is also an issue in this area and redevelopment should help with that. While higher rents may be a consequence, they are better than empty storefronts in obsolete, deteriorating buildings. The facelift we will catalyze through this redevelopment endeavor will help businesses even if rents for the new buildings do increase. It is noteworthy also that redevelopment was happening in this area before we began our planning. Our efforts have been intended to shape the growth and redevelopment which was going to occur anyway without a plan, and thereby to get more out of all of this for our community, including our businesses, than if there were no plan.

Important Election Dates

Primary Election - August 13, 2019

General Election - November 5, 2019

Voter Information

Salt Lake County Clerk Election Division

2001 S State Street, #S1-200

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Salt Lake City, UT 84114-4575

Hours 8:00 – 5:00 M-F

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