

Senator Daniel McCay proposes the following substitute bill:

CAPITAL CITY REINVESTMENT ZONE AMENDMENTS

2024 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Daniel McCay

House Sponsor: Jon Hawkins

LONG TITLE

General Description:

This bill enacts provisions to establish a sports and entertainment project area.

Highlighted Provisions:

This bill:

- ▶ establishes procedures to create a sports and entertainment project area for the use of tax revenue for the benefit of creating or improving access to sports and entertainment within the area;

- ▶ provides requirements for the project area;

- ▶ permits a local government to designate a project area as a public infrastructure district;

- ▶ authorizes a qualifying local government to levy a sales and use tax within the local government's boundaries and for use within the project area, subject to certain procedures and approvals;

- ▶ permits a qualifying local government to use revenue from the state correctional facility sales and use tax within a project area;

- ▶ creates the Sports and Entertainment Project Area Review Committee to approve project areas and project participation agreements and to review expenditures and activities in relation to a project area and project participants;



26 ▶ provides requirements and procedures for a local government and the Sports and
27 Entertainment Project Area Review Committee to approve a project area and a
28 project participant to participate in the use of funds collected within the project area;

29 ▶ requires a local government and a project participant to enter into a participant
30 agreement;

31 ▶ provides requirements for allowable uses of revenue and funds;

32 ▶ provides for termination of access to funds in the event of breach or ceasing to
33 operate or regularly use a stadium in the project area; and

34 ▶ requires a local government with a sports and entertainment project area to provide
35 reports to the review committee.

36 **Money Appropriated in this Bill:**

37 None

38 **Other Special Clauses:**

39 None

40 **Utah Code Sections Affected:**

41 AMENDS:

42 **17D-4-102**, as last amended by Laws of Utah 2023, Chapter 15

43 ENACTS:

44 **59-12-402.5**, Utah Code Annotated 1953

45 **63N-3-1301**, Utah Code Annotated 1953

46 **63N-3-1302**, Utah Code Annotated 1953

47 **63N-3-1303**, Utah Code Annotated 1953

48 **63N-3-1304**, Utah Code Annotated 1953

49 **63N-3-1305**, Utah Code Annotated 1953

50 **63N-3-1306**, Utah Code Annotated 1953

51 **63N-3-1307**, Utah Code Annotated 1953

52 **63N-3-1308**, Utah Code Annotated 1953



54 *Be it enacted by the Legislature of the state of Utah:*

55 Section 1. Section **17D-4-102** is amended to read:

56 **17D-4-102. Definitions.**

57 As used in this chapter:

58 (1) "Board" means the board of trustees of a public infrastructure district.

59 (2) "Creating entity" means the county, municipality, or development authority that
60 approves the creation of a public infrastructure district.

61 (3) "Development authority" means:

62 (a) the Utah Inland Port Authority created in Section 11-58-201;

63 (b) the Point of the Mountain State Land Authority created in Section 11-59-201; [or]

64 (c) the military installation development authority created in Section 63H-1-201[-]; or

65 (d) pursuant to the requirements of Title 63N, Chapter 3, Part 13, Sports and

66 Entertainment Project Area, a local government that has:

67 (i) created a sports and entertainment project area; and

68 (ii) designated the project area as a public infrastructure district.

69 (4) "District applicant" means the person proposing the creation of a public
70 infrastructure district.

71 (5) "Division" means a division of a public infrastructure district:

72 (a) that is relatively equal in number of eligible voters or potential eligible voters to all
73 other divisions within the public infrastructure district, taking into account existing or potential
74 developments which, when completed, would increase or decrease the population within the
75 public infrastructure district; and

76 (b) which a member of the board represents.

77 (6) "Governing document" means the document governing a public infrastructure
78 district to which the creating entity agrees before the creation of the public infrastructure
79 district, as amended from time to time, and subject to the limitations of Title 17B, Chapter 1,
80 Provisions Applicable to All Special Districts, and this chapter.

81 (7) (a) "Limited tax bond" means a bond:

82 (i) that is directly payable from and secured by ad valorem property taxes that are
83 levied:

84 (A) by a public infrastructure district that issues the bond; and

85 (B) on taxable property within the district;

86 (ii) that is a general obligation of the public infrastructure district; and

87 (iii) for which the ad valorem property tax levy for repayment of the bond does not

88 exceed the property tax levy rate limit established under Section 17D-4-303 for any fiscal year,
89 except as provided in Subsection 17D-4-301(8).

90 (b) "Limited tax bond" does not include:

91 (i) a short-term bond;

92 (ii) a tax and revenue anticipation bond; or

93 (iii) a special assessment bond.

94 (8) "Public infrastructure and improvements" means:

95 (a) the same as that term is defined in Section 11-58-102, for a public infrastructure
96 district created by the Utah Inland Port Authority created in Section 11-58-201; and

97 (b) the same as that term is defined in Section 63H-1-102, for a public infrastructure
98 district created by the military installation development authority created in Section 63H-1-201.

99 Section 2. Section 59-12-402.5 is enacted to read:

100 **59-12-402.5. Sports and entertainment sales and use tax -- Base -- Rate --**
101 **Collection fees -- Imposition.**

102 (1) As used in this section:

103 (a) "Local government" means a first class city located within a first class county.

104 (b) "Sports and entertainment project area" means an area designated for use of tax
105 revenue under Title 63N, Chapter 3, Part 13, Sports and Entertainment Project Area.

106 (2) The legislative body of the local government may impose a sales and use tax under
107 this section if the legislative body, on or before December 31, 2024, complies with the
108 requirements of Title 63N, Chapter 3, Part 13, Sports and Entertainment Project Area, gives
109 final approval to an application, and imposes the tax according to the procedures and
110 requirements of Section 63N-3-1306.

111 (3) (a) The tax rate may not exceed .5%.

112 (b) The tax imposed under this section may not be implemented for a period greater
113 than 30 years, beginning on the date of the first implementation of the tax under Section
114 63N-3-1306.

115 (4) Except as provided in Subsection (5), the local government shall impose a tax
116 under this section on the transactions described in Subsection 59-12-103(1).

117 (5) A local government may not impose a tax under this section on:

118 (a) the sale of:

119 (i) a motor vehicle;
120 (ii) an aircraft;
121 (iii) a watercraft;
122 (iv) a modular home;
123 (v) a manufactured home; or
124 (vi) a mobile home;
125 (b) the sales and uses described in Section 59-12-104 to the extent the sales and uses
126 are exempt from taxation under Section 59-12-104; and

127 (c) except as provided in Subsection (7), amounts paid or charged for food and food
128 ingredients.

129 (6) For purposes of this section, the location of a transaction is determined in
130 accordance with Sections 59-12-211 through 59-12-215.

131 (7) A local government that imposes a tax under this section shall impose the tax on
132 the purchase price or the sales price for amounts paid or charged for food and food ingredients
133 if the food and food ingredients are sold as part of a bundled transaction attributable to food
134 and food ingredients and tangible personal property other than food and food ingredients.

135 (8) A local government may impose a tax under this section by majority vote of the
136 members of the local government's legislative body in compliance with the procedures and
137 requirements of Title 63N, Chapter 3, Part 13, Sports and Entertainment Project Area.

138 (9) A military installation development authority may not impose a tax under this
139 section.

140 (10) (a) A local government shall use revenue generated by the tax under this section
141 within:

142 (i) for revenue collected within district sales tax area defined in Section 11-70-101, the
143 district sales tax area; and

144 (ii) for revenue collected outside of the district sales tax area defined in Section
145 11-70-101, within the project area defined in Section 63N-3-1301, and only for the allowable
146 uses under Section 63N-3-1303.

147 (b) The State Tax Commission shall distribute the revenue collected from the tax under
148 this section as provided in Subsection (10)(a).

149 Section 3. Section 63N-3-1301 is enacted to read:

Part 13. Sports and Entertainment Project Area

63N-3-1301. Definitions.

As used in this part:

(1) "Franchise agreement" means a legally binding and valid agreement under which:

(a) a major professional sports league has awarded a franchise to a franchise recipient;

and

(b) the major professional sports league team that is the subject of the agreement is playing, or will play, home games in a qualified stadium that exists or will be constructed within the project area.

(2) "Local government" means the municipality in which the project area is located.

(3) "Major professional sports league" means the National Basketball Association or the National Hockey League.

(4) "Project area" means the sports and entertainment project area according to the terms and requirements of this part.

(5) "Project participant" means a person that is approved to participate in the use of public funds in a project area according to the procedures and requirements of this part.

(6) "Qualified stadium" means a sports facility that:

(a) provides seating for spectators in a number that is reasonably consistent with the capacity of other stadiums used by other teams in the major professional sports league;

(b) is located within the project area; and

(c) (i) is in active use as the home venue of a major professional sports league team; or (ii) in the case of a stadium that is proposed to be constructed or remodeled, will be the home venue of a major professional sports league.

(7) "Review committee" means the Sports and Entertainment Project Area Review Committee created in Section 63N-3-1307.

(8) "Taxing entity" means the same as that term is defined in Section 17C-1-102.

Section 4. Section 63N-3-1302 is enacted to read:

63N-3-1302. Sports and entertainment project area -- Public Infrastructure

District Act funds.

(1) (a) A local government may, according to the requirements and procedures of this part, create a sports and entertainment project area for the use of revenue authorized under Title

181 17D, Chapter 4, Public Infrastructure District Act, or Section 59-12-402.5 that shall be used
182 subject to the allowed purposes under Section 63N-3-1303.

183 (b) A local government may use revenue from the state correctional facility sales and
184 use tax imposed under Section 59-12-402.1 within the project area, provided that any such
185 funds used within the project area are used for the purposes allowed under Section
186 63N-3-1303.

187 (2) A project area created under this part shall:

188 (a) be located entirely within the boundaries of the local government;

189 (b) be no greater than 100 acres in area;

190 (c) consist of property owned, leased, or under the legal control of:

191 (i) the applicant referred to in Section 63N-3-1304; or

192 (ii) a city, county, or other government entity;

193 (d) be roughly centered around, and include the entire property footprint of a currently
194 existing qualified stadium;

195 (e) include the entire property footprint of any qualified stadium that is planned to be
196 built;

197 (f) be contiguous; and

198 (g) have boundaries that are reasonably compact in relation to their distance from the
199 currently existing qualified stadium.

200 (3) The local government may, by a resolution and majority vote of the legislative body
201 of the local government, designate a project area created under this section as a public
202 infrastructure district governed by the provisions of Title 17D, Chapter 4, Public Infrastructure
203 District Act.

204 Section 5. Section **63N-3-1303** is enacted to read:

205 **63N-3-1303. Allowable uses of funds.**

206 (1) (a) A local government shall use any funds or revenue provided under the following
207 within and for the direct benefit of the project area and subject to the requirements of this
208 section:

209 (i) Title 17D, Chapter 4, Public Infrastructure District Act;

210 (ii) Section 59-12-402.5; and

211 (iii) to the extent that funds are used within the project area, Section 59-12-402.1.

212 (2) In addition to the requirements of Subsection (1), the allowable uses for the funds
213 and revenue collected as authorized under this part are:

214 (a) costs for, including debt service or the costs of bonds issued by the local
215 government:

216 (i) costs paid to or for the benefit of a project participant for the construction or
217 remodel of a qualified stadium within the project area in accordance with Title 17C, Chapter 1,
218 Part 5, Agency Bonds, including the cost to issue and repay bonds and interest, provided that
219 the total funds and revenue provided under this Subsection (2)(a)(i) do not exceed \$900
220 million; and

221 (ii) the construction, demolition, modification, or realignment of infrastructure or
222 structures within the project area for the purpose of:

223 (A) complementing a qualified stadium and its associated uses, including entertainment
224 and recreational uses on land within the project area; and

225 (B) improvement, demolition, modification, realignment, or restoration of areas within
226 the project area for pedestrian and traffic flow, and for aesthetic, entertainment, recreational,
227 and safety purposes;

228 (b) infrastructure and roads within the project area;

229 (c) traffic mitigation costs within the project area;

230 (d) law enforcement or public security needs within the project area; and

231 (e) costs of the local government to create a project area or participation agreement and
232 to administer the funds, which cost may not exceed 1% of the tax revenue collected under
233 Section [59-12-402.5](#).

234 Section 6. Section **63N-3-1304** is enacted to read:

235 **63N-3-1304. Application for approval as a project participant in a sports and**
236 **entertainment project area.**

237 An entity that seeks to have a local government create a project area under this part, and
238 to be a project participant within that project area, shall provide a local government with a
239 written application that certifies that the applicant:

240 (1) is a party to a franchise agreement;

241 (2) is or will be operating the team that is subject to the franchise agreement;

242 (a) in an existing qualified stadium located within the project area to be created; or

- 243 (b) in a new qualified stadium that will be located within the project area;
- 244 (3) shows the existing and, as applicable, the proposed location and footprint of the
- 245 qualified stadium;
- 246 (4) lists any public funds that are currently being received by, or are authorized to be
- 247 received by:
- 248 (a) the applicant; or
- 249 (b) any major professional sports league team that is owned or operated by the
- 250 applicant; and
- 251 (5) any proposals or information related to the application, including specific details
- 252 about the franchise agreement or plans for a qualified stadium, a proposed boundary for the
- 253 project area, proposals for land or stadium ownership arrangements or stadium profit-sharing
- 254 arrangements, or plans or requests for urban renewal or reconstruction.

255 Section 7. Section **63N-3-1305** is enacted to read:

256 **63N-3-1305. Local government review of application -- Proposed project area and**

257 **participation agreement.**

258 (1) Upon receipt of an application described in Section [63N-3-1304](#), a local

259 government shall review the application and, if the application is complete, may negotiate with

260 the applicant to develop:

261 (a) a proposed participation agreement with the applicant, which agreement:

262 (i) shall contain:

263 (A) a map or description of the project area;

264 (B) a description of the type and extent of each type of tax or other revenue that would

265 be available to the applicant within the project area if the applicant is approved as a project

266 participant;

267 (C) the location and footprint of the qualified stadium, and if applicable, the location,

268 footprint, and design of any proposed future or remodeled qualified stadium;

269 (D) a requirement that the local government may not provide, and that the person may

270 not receive, a direct subsidy;

271 (E) an acknowledgment that the parties to the agreement are subject to the

272 requirements of this part;

273 (F) terms, procedures, and remedies related to breach of a participation agreement,

274 which shall contain:

275 (I) specific descriptions of what constitutes breach of the participation agreement;

276 (II) a requirement that a project participant repay to the local government the full

277 amount of revenue or funds received under Subsection [63N-3-1303\(2\)\(a\)\(i\)](#) if any of the

278 following occur earlier than 30 years after the date of the local government designating the

279 project participant as a project participant under Subsection [63N-3-1306\(3\)](#):

280 (Aa) the major professional league team leaves the qualified stadium;

281 (Bb) the project participant no longer holds a valid or active franchise agreement; or

282 (Cc) the major professional league team ceases to use the stadium located within the

283 project area as its home facility;

284 (III) a description of all related interest and penalties associated with a breach;

285 (IV) a description of all remedies available to the local government in association with

286 a breach; and

287 (V) designation of a guarantor or security interests to ensure repayment of funds in the

288 event of a breach; and

289 (G) any additional obligations, terms, or conditions mutually agreed upon by the

290 project participant and the local government; and

291 (ii) may contain:

292 (A) any terms and conditions that affect a project participant's ability to receive or use

293 project area funds;

294 (B) any terms or agreements regarding the qualified stadium and its associated

295 property, including ownership, management, maintenance, operation, profit sharing, or other

296 agreements;

297 (C) if a qualified stadium is to be constructed, remodeled, or replaced, requirements for

298 the design, remodel, operation, or other terms related to the existing or new qualified stadium;

299 (D) terms, procedures, or remedies related to breach of a participation agreement; or

300 (E) any other relevant agreement between the applicant and the local government; and

301 (b) a description of a proposed project area that meets the requirements of Section

302 [63N-3-1302](#).

303 (2) If the applicant and the local government develop a proposed project area and a

304 proposed participation agreement as described in Subsection (1), the local government shall, no

305 later than September 1, 2024, provide notice of the proposed agreement and provide a copy of
306 the application, the proposed project area, and the proposed participation agreement to:

- 307 (a) the legislative body of the local government; and
- 308 (b) the review committee.

309 Section 8. Section **63N-3-1306** is enacted to read:

310 **63N-3-1306. Local government endorsement -- Review committee approval --**
311 **Final approval by local government -- Imposition of tax**

312 (1) (a) The legislative body of the local government shall, no later than the date that is
313 14 calendar days after the date that notice of a proposed project area and proposed participation
314 agreement is provided under Subsection [63N-3-1305\(2\)](#), in a public meeting by a majority
315 vote:

- 316 (i) endorse the application by:
 - 317 (A) endorsing the proposed project area, with or without amendment; and
 - 318 (B) endorsing the proposed participation agreement, with or without amendment; or
- 319 (ii) reject the application.

320 (b) If the legislative body of the local government endorses the application, it shall
321 provide notice of the endorsement to the review committee, and provide the review committee
322 with any amended, project area or participation agreement.

323 (c) If the legislative body of the local government rejects the application:

- 324 (i) the legislative body shall provide notice of the rejection to the mayor of the local
325 government; and
- 326 (ii) the applicant and the local government may develop another proposed project area
327 and proposed participation agreement and present those documents according to the procedures
328 and requirements of Section [63N-3-1305](#).

329 (2) If the legislative body of the local government endorses the application:

330 (a) The review committee shall, no later than 14 calendar days after the date that notice
331 of the local government's endorsement of an application is provided under Subsection (3)(b), in
332 a public meeting by a majority vote:

- 333 (i) approve or reject the endorsed project area; and
- 334 (ii) approve or reject the endorsed project participation agreement.

335 (b) If the review committee approves the endorsed project area and the endorsed

336 participation agreement:

337 (i) the review committee shall give notice of the approval to the mayor and the
338 legislative body of the local government; and

339 (ii) the legislative body of the local government may meet to consider final approval as
340 provided under Subsection (3).

341 (c) If the review committee fails to approve either or both of the endorsed project area
342 or endorsed participation agreement:

343 (i) the review committee may adopt a statement or findings as to why the committee
344 failed to provide a complete approval;

345 (ii) the review committee shall give notice of the failure to approve to the mayor and
346 the legislative body of the local government;

347 (iii) the local government may:

348 (A) develop another proposed project area and proposed participation agreement
349 according to the procedures and requirements of Section [63N-3-1305](#);

350 (B) in a public meeting of the legislative body of the local government, review, amend,
351 or endorse another project area and participation agreement according to the procedures and
352 requirements of Subsection (1); or

353 (C) take no further action on the application.

354 (3) (a) If the review committee approves the endorsed project area and the endorsed
355 public participation agreement, the legislative body of the local government may, by a majority
356 vote in a public meeting, give final approval to the application by:

357 (i) approving the project area in the form approved by the review committee;

358 (ii) approving the proposed participation agreement in the form approved by the review
359 committee;

360 (iii) designating the applicant as a project participant; and

361 (iv) imposing taxes or revenue sources associated with the project area, including taxes
362 or funds authorized under:

363 (A) Title 17D, Chapter 4, Public Infrastructure District Act;

364 (B) Section [59-12-402.1](#); or

365 (C) Section [59-12-402.5](#); or

366 (b) reject the application.

367 (4) After giving final approval to a project area or project participant under the
368 procedures of this section, the local government shall provide reports to the review committee
369 as required under Subsection 63N-3-1308(2).

370 Section 9. Section 63N-3-1307 is enacted to read:

371 **63N-3-1307. Sports and Entertainment Project Area Review Committee --**
372 **Creation -- Membership -- Staff.**

373 (1) There is created the Sports and Entertainment Project Area Review Committee to
374 review the activities of, and advise a local government and project participants in, a sports and
375 entertainment project area.

376 (2) The review committee consists of the following members:

377 (a) two members of the Senate, appointed by the president of the Senate;

378 (b) two members of the House of Representatives, appointed by the speaker of the
379 House; and

380 (c) one individual appointed by the governor.

381 (3) (a) The president of the Senate shall designate a member of the Senate appointed
382 under Subsection (2) as co-chair of the review committee.

383 (b) The speaker of the House of Representatives shall designate a member of the House
384 of Representatives appointed under Subsection (2) as co-chair of the review committee.

385 (4) (a) A majority of the members of the review committee constitutes a quorum.

386 (b) The action of a majority of a quorum constitutes action of the review committee.

387 (5) The review committee shall meet to review an endorsed application as provided
388 under Section 63N-3-1306.

389 (6) The review committee may meet, upon the agreement of both co-chairs:

390 (a) to review a report provided under Subsection 63N-3-1308(2);

391 (b) at the discretion of the chairs; and

392 (c) at the request of a local government.

393 (7) A legislative member of the review committee shall be paid salary and expenses in
394 accordance with Section 36-2-2 and Legislative Joint Rules, Title 5, Chapter 3, Legislative
395 Compensation.

396 (8) A member who is not a legislator may not receive compensation or benefits for the
397 member's service, but may receive per diem and travel expenses as allowed in:

- 398 (a) Section 63A-3-106;
- 399 (b) Section 63A-3-107; and
- 400 (c) rules made by the Division of Finance according to Sections 63A-3-106 and
- 401 63A-3-107.

- 402 (9) The Office of Legislative Research and General Counsel shall:
- 403 (a) provide staff support to the review committee; and
- 404 (b) consult with the Office of the Legislative Fiscal Analyst on fiscal issues reviewed
- 405 by the review committee.

406 Section 10. Section **63N-3-1308** is enacted to read:

407 **63N-3-1308. Sports and Entertainment Project Area Review Committee -- Duties**

408 **-- Reporting requirements of local government.**

- 409 (1) The review committee shall have the following duties:
- 410 (a) to approve or reject an endorsed project area and an endorsed project participation
- 411 agreement according to the procedures and requirements of Section 63N-3-1306;
- 412 (b) to review reports that are issued by a local government in accordance with
- 413 Subsection (2);
- 414 (c) to review the financial activities of a local government and project participants in
- 415 relation to a sports and entertainment project area; and
- 416 (d) to make recommendations to the Legislature regarding a sports and entertainment
- 417 project area, requirements or procedures related to a sports and entertainment project area,
- 418 taxes or public funds, or other matters relating to a sports and entertainment project area.
- 419 (2) A local government shall, after approving a project area or participation agreement,
- 420 and each six months thereafter, or at the request of the review committee, provide a report to
- 421 the review committee that contains:
- 422 (a) a summary of the projects and uses that are currently underway or planned in
- 423 relation to the project area;
- 424 (b) if not previously provided or if modified, a copy of the project area or participation
- 425 agreement approved by the local government;
- 426 (c) a detailed accounting of:
- 427 (i) all public funds collected within the project area since the last report;
- 428 (ii) all public funds provided to each project participant since the last report; and

429 (iii) all public funds committed or spent, and a description of their use, since the last
430 report;

431 (d) the projected budget and time line for each project or use that is currently underway
432 or planned in relation to the project area; and

433 (e) an accounting or a detailed summary of the financial impact of the project area on
434 the state and its residents.

435 Section 11. **Effective date.**

436 This bill takes effect on May 1, 2024.