

## INSIDE

### SALT LAKE CITY

Delta Air Lines planning Cargo Facility

Page 3

### WEST VALLEY CITY

Ridge Golf Club subject of ALTA study

Page 5

### SANDY

South Valley Chamber's Small Business Saturdays

Page 10

### People on the Move

Page 12

### Industry Briefs

Pages 13

### Business Calendar

Page 14



Posters advertising "The Animal Kingdom" starring Ann Harding and Edward G. Robinson in "Silver Dollar" adorn the Tower Theater — then called "Tower Talkies" — in 1932. The Salt Lake Film Society has taken preliminary steps in a major renovation of the landmark. (Photo from Cinema Treasures)



The historic Tower Theater sits vacant in Salt Lake City's busy 9th & 9th neighborhood on a recent Sunday evening. The very preliminary steps of a major restoration project have been taken with the Salt Lake Film Society's submission of drawings to city planners. (John Rogers, Salt Lake Business Journal)

## SALT LAKE BUSINESS JOURNAL Focus



### Law

F Section

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## Is long-anticipated Tower Theater rebuild underway?

**John Rogers**

*Salt Lake Business Journal*

The plans are preliminary — in fact they represent "a very early step in a long process" — but the undertaking of restoring Salt Lake City's historic Tower Theater has begun.

The Salt Lake Film Society, the non-profit that owns the Tower — perhaps the oldest movie house still standing in Utah — has submitted preliminary concept drawings to Salt Lake City Building Services for a rebuild of the structure and the restoration of cinematic experiences for

Salt Lakers that goes back nearly a century. The plans, produced by Salt Lake City's Prescott Muir architectural firm, show reconstruction of the main auditorium and part of the exterior in character with the building as it appeared in January 1928, when it opened to a capacity crowd of 380 with a showing of Phyllis Haver starring in "The Wise Wife." The silent film was accompanied by the theater's original Kilgen organ.

The concepts submitted by the society earlier this month also include a smaller second-floor auditorium and screening rooms — called "microcinemas" by the society — in the basement, as well as an

elevator. Modern restroom upgrades are also planned.

Intended to reflect an image of the Tower of London, the theater's original castle-like façade will be at least partially restored, according to the submitted documents. The plans say that the east tower of the original construction remains beneath the current façade that covered original rockwork during a 1950 remodel.

The other tower, which was on the west side of the building, was razed in the 1950s remodel. Plans call for it to be "digitally recreated" mimicking the east tower.

**see TOWER page 2**

## Summit speakers say Utah positioned to be nation's aerospace and defense hub

**Brice Wallace**

*Salt Lake Business Journal*

If Utah wants to be a national hub for aerospace and defense, it will need its innovators and builders to keep doing what they have already done for decades, infused with the "get it done" spirit of the state's pioneers.

That was the core message to kick off the recent Zero Gravity Summit, a two-day event in Salt Lake City focused on A&D. Keynote presentations and panel discussions at the technology and national security summit fell into four categories: defense tech, advanced air mobility, new space economy, and energy production and grid security.

Speakers noted that Utah has added more jobs in A&D since 2023 than any other state and has a long history of A&D activities, giving it an advantage for the future.

"It's an amazing pioneer presence that we live in, and we have all of the assets, we have all of the ingredients, to do amazing things," Aaron Starks, CEO and president of 47G, told the crowd. "But we've got to continue partnering and we've got to continue thinking big."

Starks said Utah's A&D industry is "100 years in the making." The state's flat plains, wide-open air space, high altitudes and other characteristics positioned it for industry success. One example is the development of solid rocket motors dating back to the 1940s, and

now Utah has 600 companies with a defense contract.

"Now, if you were to remove aerospace and defense from Northern Utah's economy, some economists predict it would take 20 years for the economy to recover," Starks said.

Examples of industry hallmarks in Utah include Hill Air Force Base's aircraft maintenance and repair operations, Northrop Grumman's expansion for the Sentinel missile defense program, Boeing's manufacturing activities in West Jordan, the Utah State University Space Dynamics Lab, Delta Air Line's Salt Lake City hub and home to a new pilot training facility, L3Harris' \$583 mil-

**see SUMMIT page 3**

## TOWER from page 1

Then “cinematic projections can cast onto the ‘ghost’ tower at night.”

The marquee will be rebuilt, according to the plans, and the wall above it will be clad in the 1950s terracotta tile. “The overall effect is intended to illuminate the Tower’s history rather than further conceal it behind ever more contemporary designs.”

The facility will be partially powered by solar panels on the roof to show a commitment “to energy efficiency and sustainable building practices.” In its statement, the society said it has already received a “significant” donation toward the financing of the solar installation.

“The drawings submitted are an early phase of the journey,” Tori Baker, ex-

ecutive director of the film society, said in a release. “They are not final designs, but rather the beginning of a conversation about how we preserve and prepare the Tower for generations to come.”

The Tower Theater was a Salt Lake gathering spot for cinephiles from its opening in 1928 — including a run as a host site for the Sundance Film Festival — until the COVID-19 pandemic forced its closing in March 2020 when the Salt Lake Film Society also closed its six-screen Broadway Centre Cinemas in downtown Salt Lake City. The Broadway reopened in October 2021, but the Tower has remained closed since that time. Tower programming continues currently at the Broadway.

In its effort to “maintain the Tower’s presence in the neighborhood,” the film society has seen to the upkeep of the building’s exterior and surrounding property through the closure.

The film society announced the renovation effort in 2023 under the banner “Tower Theater: The Next 100 Years.” The society had recently bought the theater, which it had previously rented for many years. Businesses and philanthropists interested in supporting the renovation effort can contact the Salt Lake Film Society at [info@saltlakefilmsociety.org](mailto:info@saltlakefilmsociety.org).

On its website, the film society explains its ambitious restoration project.

“When completed, the Tower will serve as a community-based, mission-driven anchor for the 9th & 9th neighborhood,” the explanation states. “This treasured movie house will be Utah’s cinematic museum, trailblazing environmental responsibility and serving the community through historic, contemporary and unique technological film screenings, director/actor Q&As, cultural/environmental films, panel discus-

sions and SLFS’ curated programming. It will include museum exhibits that celebrate cinema’s history while inspiring the future of the medium.”

In the meantime, the SLFS wishes it could just do some patching and continue its programming, but “[building assessments] revealed significant structural and systems challenges, including roof truss reinforcement, electrical and HVAC upgrades and accessibility improvements” that need to be addressed. “Patching these without a full plan would compromise long-term safety, sustainability and preservation goals,” the society said.

A timeline for the beginning of renovation — or a projected reopening — has not been set. That mostly depends on the success of SLFS’s fundraising efforts, but Baker has expressed a desire to see a grand opening celebration during the Tower’s 100-year anniversary in 2028.

## Emerging real estate trends and markets for 2026

The real estate industry is submerged in a fog of uncertainty, challenged by persistent inflation, sticky interest rates, and policy shifts reshaping demand and asset values. So says PricewaterhouseCoopers, which teamed with the Urban Land Institute to report on real estate trends for 2026.

Dallas-Fort Worth is the No. 1 market to watch for the second straight year in the PwC’s 47th edition of the annual industry outlook. It breaks down the key trends that investors, developers and city leaders should know about real estate. The report drew insights from more than 1,700 real estate investors, developers, lenders and advisors across the U.S. and Canada and identifies key opportunities, risks and market shifts that will shape the industry in the coming year.

“The past few years have tested the industry’s ability to pivot,” Andrew Alperstein, a partner with PwC’s U.S. real estate practice, said in a release about the report. “In today’s environment, we’re seeing a renewed focus on core fundamentals and deploying capital into high-growth areas. From the rapid evolution of AI infrastructure to the growing demand for senior housing, the opportunities in 2026 will favor those who combine speed, data-driven insight and a long-term strategic vision.”

“Technology continues to play a significant role in driving the U.S. economy, and it’s exciting to see the real estate sector beginning to integrate those advances to harness that power more effectively,” said Angela Cain, ULI’s global CEO, in the same release. “We continue to see interest from high-

growth asset classes, including data centers, senior housing and self-storage. Combined with the expectation of additional interest rate cuts, there’s a cautious optimism in the industry as we head into 2026.”

Here’s a summary of different sections of the report:

### Top 10 markets to watch in 2026:

1. Dallas-Fort Worth
2. Jersey City
3. Miami
4. Brooklyn
5. Houston
6. Nashville
7. Northern New Jersey
8. Tampa-St. Petersburg
9. Manhattan
10. Phoenix

### Shifting sectors, emerging opportunities

Beyond geography, the report examines how sector dynamics are evolving as investors adapt to new market circumstances. Several property sectors show potential for growth, innovation and long-term resilience:

#### Data centers power ahead amid constraints

Demand for data centers continues to surge, driven by rapid growth in artificial intelligence and cloud computing, even as power shortages and supply bottlenecks limit expansion. With national vacancy below 2 percent and most facilities pre-leased before completion, constrained capacity is keeping rents elevated and development competitive. Growth is increasingly concen-

trated in markets with reliable energy access, underscoring how power availability is defining the next phase of digital infrastructure investment.

#### Boomers bring the next big wave

With the first baby boomers turning 80 in 2026, demand for senior housing is approaching a historic inflection point. Limited new supply, evolving care models and shifting consumer preferences are driving record-high occupancy levels. Developers are diversifying offerings, from active adult “independent living lite” communities to wellness-focused and tech-enabled facilities.

#### Self-storage transitions from utility to lifestyle and investment hybrid

Self-storage continues to evolve into a hybrid asset class with broader appeal. Demand is being propelled by housing constraints and lifestyle trends favoring flexibility. A new subsegment, storage condos, is emerging as a unique investment opportunity for individuals and small businesses, blending industrial and personal-use space in innovative ways.

#### Complex outlook for student housing demand

Following a strong rebound in 2024, the student housing sector is now navigating a more complex outlook. Simplified federal financial aid, a record high school graduating class, and robust international enrollment in U.S. higher education combined to deliver the strongest gains in years. Student housing mirrored that growth, with near-record absorption, high occupancy, and

steady rent increases. Yet, as demographic headwinds, ongoing visa delays and rising construction costs emerge, the sector now enters a complex and uncertain phase.

#### Offices reprice amid a divided market

The office sector is stabilizing as top-tier buildings in major markets capture record rents, even as overall valuations remain far below pre-pandemic peaks. Lower-quality and less-central properties continue to face elevated vacancies, reflecting a widening divide between trophy assets and struggling stock. This bifurcation, by both building class and geography, suggests that recovery will be selective and uneven across the sector.

Together, these sectors illustrate a broader trend: Real estate’s future growth will be powered by innovation, adaptation, efficiency and strategic reinvention.

#### A new era for real estate

The Emerging Trends in Real Estate 2026 report uncovers an industry that is neither standing still or returning to old norms. It is reshaping itself for a new era as technology integrates across the built environment and demographic shifts create new demand patterns. With economic uncertainty and higher financing costs continuing to persist, the most successful players will be those who combine insight with agility.

The full report, including data tables, rankings and in-depth market analyses, is available through PwC and the Urban Land Institute.

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## Visit Salt Lake launches speaker bureau

Visit Salt Lake, the nonprofit tasked with recruiting and retaining conventions, meetings, sporting events and leisure travel for Salt Lake City, has launched Speak Salt Lake, a speaker bureau designed to provide convention, meeting and event planners with curated access to experts to address their events.

The new entity will maintain a roster of nationally recognized local experts, including Olympic gold medalists, industry executives and civic leaders.

“Speak Salt Lake’s mission is to elevate the voices that live right here in our own backyard,” said Kaitlin Eskelson, president and CEO of Visit Salt Lake. “From unparalleled Olympic expertise to diverse industry voices, we have a world-class roster of thought leaders who embody the spirit of innovation that defines our community. By connecting them with meeting and event planners, we are moving beyond the ballroom and connecting their audiences with the inspirational power of our destination.”

Eskelson said the bureau is founded on the belief that Utah’s world-class voices belong on every stage.

“Speak Salt Lake celebrates an entire community of leaders, storytellers, Olympians, athletes and changemakers by connecting global conventions and meeting planners with world-renowned speakers who call Utah home,” Visit Salt Lake said. “Focused on impact, connection and shared inspiration, the initiative brings the world to Salt Lake and Salt Lake to the

world, showing powerful voices rooted in Utah that are shaping national and international audiences.”

Among those available for speaking engagements through Speak Salt Lake are ChatGPT expert Alex Lawrence; Sidni L. Shorter, CEO of the Utah Black Chamber of Commerce; Natalie Gochnour, chief economist at the University of Utah’s Kem C. Gardner Policy Institute; Olympic bobsledder Kaysha Love; alpine skiing legend Ted Ligety; Paralympic skier Chris Waddell; popular Olympic gold medalist Picabo Street; and Greg Levesque, CEO and co-founder of Utah-based Strider Technologies.

Each of the bureau members will be available for keynotes, panel discussions, workshops and more, according to Visit Salt Lake. “Organizations searching for local speakers are also invited to utilize this bureau as a community resource,” the organization said.

“Salt Lake’s legacy is built on the incredible people who call this place home,” said Love, 2025 monobob world champion. “This is a place where Olympians live, train and work. Being part of Speak Salt Lake allows us to share our passion for this community and inspire visitors to see the depth of Utah’s talent and innovation on global stages right here in our own backyard.”

Information about the Speak Salt Lake speaker bureau is available at the Visit Salt Lake website.

## SUMMIT

from page 1

lion contract to develop next-generation jamming technology, extraction of critical minerals and rare earth elements needed in F-35 fighter aircraft and other national security interests, and Torus raising over \$200 million in venture capital to design and produce energy storage and related technologies.

Looking to the future, Utah has the Project Alta initiative to develop the nation’s first operable air mobility system, with air taxis moving people and cargo before the 2034 Winter Olympic Games. Starks noted that Utah has bid to explore the viability of a space port in the state, to launch and recover space missions as a way to capitalize on \$1.5 trillion expected to be invested in space over the next 10 years.

While Starks said software development has been and will continue to be a national priority, “we need to continue making things in the United States, and you’re a group of makers.”

Gov. Spencer Cox said A&D represents 20 percent of the state’s economy, and Utah firms and institutions now get more than \$6 billion annually in defense contracts and grants. “We are just crushing it out there in this space,” he said.

“Our diverse participation from universities, companies and government culminates into the nation’s premier ecosystem for aerospace and defense

companies, and that’s all coming together with 47G leading the way,” the governor said.

Cox also said an all-of-the-above energy development strategy — in part through his “Operation Gigawatt” initiative to at least double the state’s energy production over the next decade — will provide A&D companies the power they will need to expand in the state.

“This is the type of innovation that is only happening in the United States and only happening right here in the state of Utah,” Cox said. “We’re so proud to be leading in so many directions, and we’re doing it because of the people in this room.”

“The world is absolutely taking notice of what’s happening in our backyard,” said Brad Wilson, chairman of the 47G board of directors. “Defense, commercial and humanitarian stakeholders from across the globe are watching what starts here in Utah, because what scales here scales anywhere.”

The world’s focus on the state will intensify as Utah moves closer to hosting the 2034 Olympics, he said. “The world is not just choosing where it watches sports. It is choosing where it invests, where it builds, where it trains, where it tests and where it trusts, and we intend for the answer to be ‘Utah,’” Wilson said.

“Let’s make Utah the national leader in aerospace and defense, and let’s make the next decade the most innovative decade in America.”



## Delta expands Salt Lake airport presence with new Cargo Facility

Delta Air Lines has committed up to \$18 million to develop a 48,000-square-foot air cargo hub at Salt Lake City International Airport, the airline has announced.

The facility will be built in partnership with the Utah Inland Port Authority and Salt Lake City.

Salt Lake City International and Los Angeles International are Delta’s west-end hubs.

The Delta Cargo facility, which will undergo a full renovation and modernization after having previously been occupied by the United States Postal Service, will replace Delta’s current air cargo home at SLC and will significantly improve cargo operations, the company said.

“Delta is proud to partner with the UIPA and Salt Lake City International Airport to strengthen our cargo operations and better serve our customers in Utah and beyond,” said Peter Penseel, senior vice president of Delta Cargo. “Transforming the former USPS facility into a modern cargo hub reflects our long-term commitment to Salt Lake City and the role it plays in our global network.”

“This project is a game-changer for Utah’s air cargo infrastructure,” said Abby Osborne, chair of the Utah Inland Port Authority. “It enhances our capacity, strengthens our supply chain and keeps Utah-manufactured goods here in-state rather than rerouting through coastal gateways.”

The facility is scheduled to open in 2027. It will feature warehousing, refrigerated storage, shipping and receiving, administrative space and a customer lobby. Cold-chain capabilities will support high-value, temperature-sensitive goods such as pharmaceuticals and perishables, the airline said.

“Delta’s new cargo facility at Salt Lake City International Airport marks another key chapter in our partnership with the airline and I am confident this project will see benefits for Utah well into the future,” said Gov. Spencer J. Cox. “Delta has long been a key part of Utah’s economy and a vital catalyst in our state’s continued growth. This investment not only strengthens our state’s role in the global supply chain but also creates new opportunities for businesses and communities across Utah.”

Delta is Salt Lake City’s largest global carrier, operating more flights out of SLC than all other carriers combined, with 255 peak-day departures to nearly 100 destinations across the globe.

“Delta’s footprint in Salt Lake City is like their partnership with us — it just keeps growing,” said Salt Lake City Mayor Erin Mendenhall. “Over the past year alone, they’ve added additional gates, nonstop routes and a pilot training center. Now, this cargo facility is yet another investment that supports local businesses, deepens global connections and builds resilient infrastructure for generations to come.”



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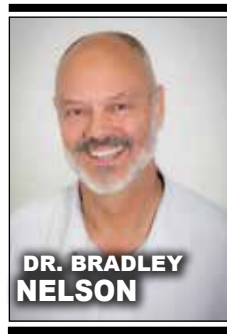
# From burnout to balance: Building healthier workplaces

Numerous studies confirm that happy employees are more engaged, motivated and productive. Yet too often, workplaces drain rather than energize the people who keep them running. As leaders, entrepreneurs and team members, how can we create environments where people genuinely thrive?

Many business leaders see happiness as secondary to metrics like profit, productivity or market share. But research tells a different story. A meta-analysis of 225 studies found that happiness drives success across nearly every area of life — including work, relationships and income. When employees feel valued and connected, organizations perform better.

Still, workplace dissatisfaction remains widespread. According to Gallup's most recent data (mid-2025), 32 percent of U.S. employees are engaged and 17 percent are actively disengaged. This follows employee mental health declines. For instance, the Surgeon General's "Framework for Workplace Mental Health & Well-Being" cites a survey in which 84 percent of respondents said at least one workplace factor negatively impacted their mental health. More broadly, research and HR surveys suggest that workplace stress and emotional strain remain widespread. For example, The Society for Human Resources' Employee Mental Health in 2024 Research Series found that 45 percent of workers feel "emotionally drained" from their work, and 51 percent feel "used up" at the end of the workday.

As more professionals rethink their priorities after the pandemic, health and happiness are becoming central to organizational culture and retention. Employees increasingly seek purpose, flexibility and meaningful connection. For business leaders, this presents an opportunity:



DR. BRADLEY NELSON

Building healthier, happier workplaces isn't just good for people; it's good for performance. Here are six ways to build a happier, more connected workplace that supports both employee well-being and organizational success.

## Build Supportive Relationships

Fill your team with positive, collaborative people who believe in your company's mission. Encourage teamwork by recognizing employees who cooperate to solve problems and achieve goals. Model the attitude you want to see: optimism, respect, and a willingness to help wherever needed.

## Practice Kindness and Generosity

Offer your time and support freely. Being generous and present for your team pays numerous rewards. When you give an employee or team member guidance on a project, or brainstorm solutions together, you show them how much you value them, their work and collaboration. This behavior has been shown to boost happiness, both for the person offering assistance and for the one accepting it. Create a culture that recognizes employees who take the time to help each other and work together toward shared goals and achievements. Whether you're helping a colleague think through a challenge or celebrating a shared success, generosity fosters trust and belonging.

## Express Gratitude

Showing appreciation for a job well

done motivates your team to keep pursuing excellence. One of the best ways to do this in a team setting is to take time to celebrate your wins. Start meetings by acknowledging achievements, large or small, and the people behind them. Regular recognition builds pride, strengthens relationships, and reinforces the positive behaviors that drive success.

## Practice Forgiveness

Mistakes happen. What matters is how we respond. It's crucial to take responsibility when we fall short, and equally important that we express and practice forgiveness when others make mistakes. When leaders express forgiveness, it wipes the slate clean, inspires employees to approach tasks with greater care, and helps restore trust. Forgiveness creates space for renewed energy and creativity.

## Choose Your Emotions

Many people mistakenly believe that we are at the mercy of whatever emotions come over us. But the reality of it is, no matter what the circumstance is, we choose our emotions. It just takes practice. Emotional intelligence begins with awareness. The next time someone says or does something that tends to trigger a negative emotion in you, step back, take a deep breath, and think of an emotion that will better serve you in the situation. Instead of reacting in anger, you might choose empathy, curiosity or patience. Practicing emotional control cultivates calm, steady leadership.

## Release Emotional Baggage

Unresolved emotions from past experiences can limit our ability to connect and lead effectively. These are known as

trapped emotions, and they are a major roadblock to well-being and happiness that can damage relationships, including those critical to team success. When an emotion becomes trapped, a person will feel that emotion more easily under circumstances similar to the one that created that emotion in the first place. So if a person has a trapped emotion of anger, for instance, that person will tend to become angry much more readily than he or she otherwise would. Over time, multiple trapped emotions can form a "Heart-Wall," an energetic barrier that can block them from connection, creativity, purpose, and the ability to prosper. Learning to release these emotions can improve relationships, communication and overall well-being.

Leaders who integrate well-being into their management approach help build organizations that are both healthy and high-performing. By creating cultures that practice gratitude, kindness and emotional intelligence, business leaders can strengthen engagement, reduce turnover and drive sustained success.

In the end, happiness at work is a strategic asset that fuels the health of both people and organizations.

**About the Author:** Renowned holistic physician Dr. Bradley Nelson is one of the world's foremost experts on natural methods of achieving wellness. A visionary thought leader in root cause healing and personal transformation, he is the creator of *The Emotion Code*, *The Body Code* and *The Belief Code*, and CEO of Discover Healing. His bestselling books include *The Emotion Code* and *The Body Code*. His newest book, *The Heart Code* (Dec. 2, 2025), is now available for preorder with special gifts at [drbradlernelson.com](http://drbradlernelson.com).

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# City looking at the Ridge Golf Club as part of an ALTA survey

**Tom Haraldsen**

*Salt Lake Business Journal*

What's the future of the Ridge Golf Club in West Valley City? Residents have been pondering that question since word got out that the city is looking at an assessment of the course. But not to worry ... it doesn't mean the club is looking at being sold.

"Not even on the radar," said Director of Communications Sam Johnson. "We're doing an ALTA survey, which is more or less an appraisal of the property." He said the study will look at boundaries of the course, its infrastructure, access points and other facets of the course, which spans over 200 acres both east and west of Mountain View Corridor and borders on 5600 West.

The course, which opened in 1991 and then went through a significant remodel when Mountain View was completed, is one of two the city operates. The other one is Stonebridge Golf Club that opened in 1999 and was designed in part by PGA golfer Johnny Miller.

Johnson said the study is more or less

like a routine checkup. As West Valley City continues to expand, officials like to know valuations of their properties as they look at future growth patterns.

Though the subject has not been addressed by city council or been put on a future agenda, Johnson said any discussion about the golf course would be done in part at a public meeting.

In addition to the course itself, the clubhouse is used frequently for wedding receptions, parties and banquets. Its snack bar features panoramic views of the Wasatch Mountains and the course borders the Utah First Credit Union Amphitheatre. It's not uncommon to hear music from Utah First Amp while playing golf on summer evenings.

The course also boasts about using reclaimed water for irrigation, water that is stored in a holding pond before it evaporates.

Senior golfers and men's association members use the course regularly each year. Statistics from the Utah Golf Association show the Ridge is among the top courses in Utah for rounds played each year.

Results of the study are expected to be completed by the end of November.



*The Ridge Golf Club in West Valley City is part of a study being conducted on land valuations. (Tom Haraldsen, Salt Lake Business Journal)*

## Miller Sports names Kreis president of soccer operations

A revered name in Utah soccer has been selected by Miller Sports & Entertainment (MSE) to lead its soccer interests.

Jason Kreis, who was Real Salt Lake's first player when it began Major League Soccer (MLS) play in 2005, has been named MSE's president of soccer operations. Kreis will head Real Salt Lake (RSL), the Utah Royals FC of the National Women's Soccer League, the Real Monarchs who play in the MLS Next Pro developmental league, and the RSL academy.

Kreis returned to Utah 21 months ago as RSL's director of club operations and special projects. In that role, he integrated and streamlined numerous business and community initiatives, utilizing his nearly 30 years of experience as a Major League Soccer player and coach. He was the Real Salt Lake coach when it won its only MLS Cup in 2009. He will report directly to Steve Starks, CEO of the Larry H. Miller Co.

Starks said RSL and the Royals will continue to operate independently, but that the new structure will enable greater development, collaboration, innovation and commitment to building championship cultures.

"Jason's leadership, clarity of vision and track record of elevating people and programs will align every part of Real Salt Lake and Utah Royals FC," said Steve Miller, chairman and governor for RSL and the Royals. "Jason knows this community and I'm confident he will raise our standards and take the entire organization to new heights."

"We are excited to formalize this new sporting structure for Real Salt Lake and Utah Royals FC," said Starks. "Jason is an incredible leader who has a championship legacy and a commitment to building an elite culture. With the support of our ownership group, Jason will bring passion and experience to this new role and leverage synergies across both teams while creating a championship culture."

"My family and I were elated to return to Utah and come back to the club nearly two years ago," said Kreis, whose youngest son recently graduated from the University of Utah. "With the Miller family and David Blitzer serving as the community stewards for our beloved club, the opportunities here are boundless, as is my excitement to continue building and accelerating our development on and off the field."



*Jason Kreis, new president of soccer operations at Miller Sports & Entertainment. (Photo courtesy Miller Sports & Entertainment)*

In October 2004, Kreis moved from FC Dallas to Real Salt Lake, becoming the Utah MLS expansion team's first-ever player. Kreis served as the club's captain, earning the distinction as Ma-

jor League Soccer's first-ever 100-goal scorer. In May 2007, Kreis was named RSL's second-ever head coach, a seven-year run that saw him guide RSL to four MLS Cup finals and the 2009 title.

In 2014, Kreis established New York City FC as an expansion team playing at Yankee Stadium. In 2016, Kreis became coach at Orlando City FC for a two-year run. Kreis then spent three seasons at Inter Miami FC, as the second team head coach for one year and then finished as the first team assistant coach. Kreis served U.S. Soccer as the federation's U-23 coach from 2019 to 2021 for Olympic qualifying.

"Seeing what we now have at the Zions Bank Training Center, participating in the Utah Royals rebirth and the support of Miller Sports & Entertainment and David Blitzer and Bolt Ventures, I'm excited to help our leaders all around the club relentlessly pursue championships," Kreis said.

Long-time RSL executive John Kimball will continue overseeing all business operations of Real Salt Lake and the Utah Royals FC, the Miller group announced.

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# AI and robotics leading the next wave in health care

**Becky Ginos**

*The City Journals*

With current medical devices and new innovations on the horizon, patients are experiencing highly effective health care outcomes and that's predicted to only get better. Hospitals are using category strategies to know what's happening in the industry right now and trying to forecast what new technology is going to be coming out.

"Category management works with business owners," said Trent Gee, Intermountain Health senior director of category management. "We consider the business owners as being the clinic leads of the various different disciplines we have and also from the business side."

For example, IT's the business side, he said. "We work with IT on how we want to approach working with them on some variation that we have within our organization. That can be product equipment or services where we have duplicates that do the same thing and also reduce variation outcomes."

Gee said they look at all of the products that are used in a procedure to see if they're overutilizing something or underutilizing something that can help with changing the outcomes for the better. "We work on the contracting side with our suppliers. We look at every single product that is used in a procedure and want to make sure that it is being used appropriately like the supplier heads outlined."

There are tools that show everything that was used within the procedure, said Gee. "We can look at the cost by the physician and their procedures and determine if there are similarities or differences and if there are any variations that we can go back to the clinical teams and present to see if there's an opportunity to reduce costs and still have the same outcome or reduce costs and get a better outcome than we're currently getting by making some adjustments on how we use those products."

The biggest thing right now in health care is on the AI stream and that's robotics procedures, he said. "They are designed to do certain procedures. We've got clinicians that want to explore using them in procedures that haven't been approved yet. So what we're doing is we're looking at the outcomes we currently get on the procedures that have been approved to see if they are actu-



*Robots are actually guiding procedures on patients. They are specifically designed for certain procedures. (Stock image)*

ally reducing the length of stay for the patients. Is the patient having better outcomes? Are they recovering quicker? Are there less infections or complications post-op? Are we really saving money in the long run? Some of these pieces of equipment — robotics — are in the millions of dollars."

There have been a lot of improvements made in the AI space in health care. "We're starting to see where the robot is actually guiding a procedure on a person and how instrumental it is for proper training for the physician to have, as well as making sure the staff is trained," Gee said. "Again, making sure that the right patient can have the procedure done on them. The last thing you want to do is start a robotic procedure and then have something go wrong and have to actually open them up and finish the case, which adds more cost."

The tariffs have been very challenging, said Gee. "All the suppliers we work with, the total was \$700 million in increased cost that they approached us with but we don't accept those. We work with them and negotiate to determine if these requests are real and valid. We ask them for a point of origin for all their materials so we know what the

tariff is. We've worked to negotiate just over a \$70 million increase instead of \$700 million."

Gee said probably the area they are most concerned about is Trump's announcement of a 100 percent tariff on all pharmaceuticals made outside of the United States. "Some of those products are the only ones made for a certain disease and you pay what you pay. If that happens, we can see pharmaceutical prices go outrageously higher than they already are."

A lot of pharmaceuticals are not made in the United States, he said. "The challenge with pharmaceuticals is we can't buy those directly from the manufacturer like we can other products. The DEA is involved so you can only buy pharmaceuticals from a distributor that's been approved by the DEA and FDA, which is different from products and equipment where I can go directly and negotiate on a product."

Since the pandemic, there's been more change in health care than in the previous 20 years, said Gee. You had a lot of caregivers get out of health care and left a lot of positions to fill. We're slowly getting those filled back in. I've been with Intermountain for 30 years and the last six or seven years have probably had the most

changes I've seen. It's been very active and it keeps us on our toes."

Procedures are constantly changing, he said. "Just in the cardiac world, we're able to change a heart valve by going through the artery through the groin and doing it more laparoscopically with the scope versus cracking the chest open and having to replace the valve that way."

So more and more candidates are being able to receive benefits of procedures that are less invasive, Gee said. "You'll see that happen over time and see more robot procedures being done, whether it's on the current platform that has been approved for or new procedures over time."

There are a lot of efficiencies still out there to be looked at, whether it's from a procedure to technology or just communicating better with the different parts of health care, said Gee. "Whether it's the insurance provider, the manufacturer or the supply chain, the more we can communicate with the other side or the other team in the process, we'll all know what's happening. I think we can make better decisions and actually take more costs out of this fight. More collaboration and more communication can help drive down the cost of health care."



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# Work Daze

## Time to dump the slump

It happens every workday morning. You wake up full of energy and optimism. You leap out of bed and rocket to your workplace. Bursting with vim and vigor, you tackle the projects that stand before you, a hard-driving dynamo from 9 to 5, who does not rest, even for a second, until you have accomplished everything that is expected of you and more.

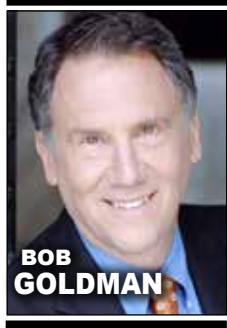
Does this sound like you? If you think so, you are either delusional or an AI chatbot. (I vote for chatbot.) The truth is that like most people, you may have a modicum of energy and optimism when you awaken, which can propel you through the morning, but after lunch, usually around the witching hour of 2 p.m., a wave of fatigue has washed over you.

Instead of getting your work done, you become fiercely focused on getting a nap done. The workday isn't over, but you are. You're no use to your employer or your team members. You are drowning in the dreaded "afternoon energy slump," and no one can save you.

No one except Katie Mogg, the author of "How to Beat the Afternoon Slump," a recent article in The New York Times.

Right off the bat, Mogg identifies the culprit behind your slumpiness: circadian rhythms.

In addition to being an excellent



**BOB GOLDMAN**

name for a rumba band, "circadian rhythms dictate how bodily functions ebb and flow over a roughly daylong cycle." The cycle is "largely set by a biological clock in the brain." This

explains why your manager always bugs you when you feel the sleepest. Your brain clock is a Rolex. Their brain clock is a Timex.

What you have for breakfast may also be a factor in what you accomplish after lunch. "Sugary foods and meals containing refined carbohydrates ... prompts the pancreas to secrete insulin." The carbs give you a quick burst of energy, followed by a period of sluggishness due to the insulin. Hence, the afternoon slump. (You knew your sneaky little pancreas had to be involved somehow, right?)

One solution the scientific community offers calls for "replacing breakfast foods like doughnuts." Since a life without doughnuts is simply not worth living, let's turn our attention to three more reasonable options suggested in the article. I'll add my two cents, too. Anything

to help you discover a way to dump the slump and still continue your relationship with apple fritters, crullers and maple bars.

No. 1: Take a power nap.

A snooze in the afternoon is the logical antidote for the slump, but you are cautioned to keep it to 20 minutes max, lest "you wake up feeling groggy." Since it may be difficult to fall asleep while all around you, others are busily — and noisily — working, I recommend you outfit your office for comfort. Keep a cozy bathrobe and PJs at work. Replace your file cabinet with a cushy futon. If you are lucky enough to have a door, cover it with a 4-inch layer of acoustic foam. Wear noise-canceling earphones. (If you want to improve your spirit as well as your sleep, wear them from 9 to 5.)

With this level of quiet and comfort, you may be tempted to sleep past the 20-minute limit, so you will also need a very loud alarm clock. Or simply schedule an HR professional to use the company defibrillator to shock you awake. Being shocked is extremely painful, so HR will be happy to oblige.

No. 2: Prioritize easy tasks.

Plan for the inevitable slump by setting aside certain tasks that require minimal energy, such as responding to frantic

phone calls from management. You can also schedule your afternoon downtime to do something that requires no thinking at all, like writing your resignation letter.

No. 3: Get some movement.

According to neurologist Ian Katznelson, "Research has long linked physical activity to improved alertness and concentration." If you can deal with leaving the cozy cocoon of your office, a brief, brisk walk in the outside world could do wonders by recharging your battery. The problem with this slump hack is obvious: eventually, you have to come back to work.

Or maybe not. If you do decide to take a walk, take your belongings with you, since you will likely keep walking until you are home, where you can hammer down a doughnut or three and hop into bed for a decent power nap.

You'll wake up the next morning with a burst of energy and optimism that will last you all day, or at least until it's time to show up at the unemployment office.

Bob Goldman was an advertising executive at a Fortune 500 company. He offers a virtual shoulder to cry on at bob@bgplanning.com

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## SLC's Thorpe Group buys Canadian refractory services company

JT Thorpe Group Inc., a North American provider of outsourced industrial maintenance services based in Salt Lake City, has acquired ThorCan Construction & Refractories, a refractory services company based in Ontario, Canada.

Refractory services involve the manufacture, installation and repair of materials designed to withstand high temperatures and harsh environments.

Thorpe Group provides services including refractory, fireproofing, insulation, coatings, scaffolding and mechanical services from 11 regional offices across the U.S.

The acquisition marks Thorpe Group's first expansion into the Canadian refractory market, further strengthening what it says is its position as the largest and most experienced industrial refractory contractor in North America.

"ThorCan, founded in 2003, has built a strong reputation for quality, safety and technical excellence in refractory design, installation and maintenance services across Canada's cement, refining and metals sectors," Thorpe Group said in a release. "The acquisition ensures continuity for ThorCan's customers and employees, while providing access to broader resources, advanced technology and a shared commitment to operational excellence."

"The acquisition of ThorCan represents an important milestone in our North American growth strategy," said Kevin Howard, CEO of Thorpe Group. "Thor-

Can's longstanding reputation for quality craftsmanship and deep industry expertise perfectly complements our existing operations in the United States. Together, we will deliver unmatched value, safety performance and technical capabilities to our clients across the continent."

ThorCan's management team and employees will join Thorpe Group's network of companies, which includes JT Thorpe & Son Inc., K&G Industrial Services and Brahma Group Inc.

"Joining JT Thorpe Group opens an exciting new chapter for ThorCan," said Neil Lawson, president and CEO of ThorCan. "Our partnership brings together two organizations with the same core values: safety, integrity and a passion for solving our customers' toughest technical challenges. This combination allows us to grow stronger together while continuing to deliver exceptional service to our clients throughout Canada and beyond."

JT Thorpe Group Inc. is a portfolio company of H.I.G. Capital, a global alternative assets investment firm with over \$70 billion of equity capital under management. Based in Miami and with offices in New York, Boston, Chicago, Dallas, Los Angeles, San Francisco and Atlanta in the U.S., as well as international affiliate offices in London, Hamburg, Madrid, Milan, Paris, Bogotá, Rio de Janeiro and São Paulo, H.I.G. specializes in providing both debt and equity capital to small and mid-sized companies.

## The Ensign Group expands in Utah, buys seven Stonehenge facilities

The Ensign Group Inc. of San Juan Capistrano, California, has expanded its presence in Utah with the acquisition of seven skilled nursing facilities operating under the Stonehenge brand.

The Ensign Group operates in 17 states — mostly in the West, Southwest and Southeast — in the skilled nursing and senior living services industry; physical, occupational and speech therapies; other rehabilitative and health care services; and real estate investment.

Included in the recent acquisition are Stonehenge of American Fork, a 90-bed skilled nursing facility; Stonehenge of Cedar City, a 50-bed facility; Stonehenge of Ogden, a 52-bed facility located in Washington Terrace; Stonehenge of Orem, a 34-bed facility; Stonehenge of Richfield, a 30-bed center; Stonehenge of South Jordan, a 32-bed facility; and Stonehenge of Springville, a 50-bed facility.

While the skilled nursing operations will be run by Ensign, the real estate was acquired by subsidiaries of Standard Bearer Healthcare REIT Inc., Ensign's captive real estate company.

"We have admired Stonehenge for many years and are honored to continue their legacy as one of the top providers in the state of Utah," said Barry Port, Ensign's CEO. "This strategic acquisition adds high-quality, newer-constructed properties to our existing footprint in a very important state for us. The locations

are a perfect fit with our existing clusters and introduce us into a few new markets. We are also thrilled to add these assets to Standard Bearer's growing real estate portfolio."

"We are so excited to work with the staff, residents and the families at each of these locations," said Steve Farnsworth, president of Milestone Healthcare LLC, Ensign's Utah-based subsidiary. "We are confident that there are many things we can learn from the amazing group of caregivers already present in these operations. We look forward to combining our deep bench of talented resources with the amazing talent in these operations and will strive to provide top-notch services to each of these communities for decades to come."

In a separate transaction on the same day, Ensign announced it acquired the operations of The Health Center of Eastview, a 90-bed skilled nursing facility located in Birmingham, Alabama.

These acquisitions bring Ensign's portfolio to 369 health care operations, including 47 senior living operations. Ensign subsidiaries, including Standard Bearer, own 155 real estate assets. Port added that Ensign is actively seeking opportunities to acquire real estate and to lease both well-performing and struggling skilled nursing, senior living and other health care-related businesses throughout the United States.

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# The critical decline of our nation's health care delivery system

At a recent scientific conference address in Salt Lake City, I spoke about increasingly dire conditions within our health care system and how we are approaching a cliff; a precipice that we may soon be pushed over.

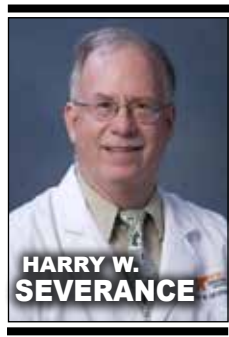
Multiple, compounding disruptors have been allowed to persist, and have the potential to bring health care delivery and its related economics to their knees, while our leaderships and stakeholders continue to believe that health care is a system *"too big to fail,"* thus allowing them to delay in instituting any repairs, thus, *"I'll think about it tomorrow!"*

Though space does not allow discussion of a majority of the disruptors plaguing our system, I will discuss three interactively related disruptors (as I presented in my address) that, if not rapidly addressed, could themselves alone collapse health care delivery as we know it.

## 1. The disenfranchised, increasingly access-denied health care consumer-patient:

Today, we see that the U.S. has the world's most expensive health care system, but among the worst health outcomes of any industrialized nation. Where each year our health care dollars buy less. Where confidence and trust in our health care system is at the lowest point ever recorded. Where the No. 1 reason for U.S. personal bankruptcy filings is for unpayable medical bills. Where, as of 2024, 35 percent of American citizens can no longer afford or access ongoing and regular, preventive health care. (That is only 15 points shy of half of the entire U.S. population.) Where, with the "Big, Beautiful Bill" legislation, federal subsidies for health insurance under the Affordable Care Act (ACA) are being allowed to expire at the end of 2025. (This legislation has already been signed into law). Experts say these subsidy expirations (if not re-enacted) will increase ACA "marketplace" insurance costs by 75 percent to 80 percent for most, to as much as 150 percent for some with special needs, making insurance unaffordable to an additional large group (one report notes up to 22 million Americans rely on these subsidies) of working Americans whose companies (including 2.7 million small and medium-sized companies) increasingly cannot afford the ever-escalating costs to provide health care employee benefits. This increase in those numbers of Americans who cannot access ongoing health care will then rise above half of all American citizens.

These impacts are occurring in an era where our U.S. population is aging (half of all Americans are now 40 or older), thus requiring more critical, ongoing preventative care to stay healthy. And, current studies now show that for more and more Americans (up to 52 percent), health care access and affordability has become one of their top three pri-



orities (for over 25 percent, it's their No. 1 priority), dominating their lifestyle and workplace choices, home life and financial decisions, and these escalating financial burdens are progressively impeding the quality of daily life for more and more Americans.

All this in a U.S. society, undergoing a cultural shift, that now increasingly views violence as an acceptable way to address perceived wrongs, and where increasing numbers of Americans find their access to affordable, preventive health care denied, while they watch with increasing outrage as their families, their friends, themselves, become sicker due to this growing lack of access. And, where Homeland Security warns of a rising tide of threats against the entire health care sector.

## 2. Thus: Health care as the most dangerous U.S. profession:

Studies now show that, due to the accelerating violence and assaults within our health care workplaces, health care is now the most dangerous profession of all U.S. jobs. Where you are five times more likely to be assaulted, injured or killed on the job because you work in a health care workplace, than any other job type in the U.S., including the police, non-combat military, etc.

Due to this unchecked, accelerating workplace violence, along with other workplace abuses, we see increasing numbers of doctors, mid-levels, nurses and other health care delivery workers abandoning health care for other safer, less abusive professions. As a health care career advisor/mentor, I see these departures on a daily basis. These are bright, knowledgeable people who have the capacity to take on new skill sets and redirect themselves, even in mid-career.

These departures are a significant part of the increasing short-fall in U.S. physicians, nurses and other care delivery workers. Recent estimates are that we will be over 86,000 physicians short by the next decade, and around 64,000 nurses short. During this same time period, the 76 million baby boomer population expansion bubble will be in ever greater demand for increasing health care, placing ever more stress on health care delivery, and making the physician/nursing shortfall even more critical.

Even more telling for the tenuous future of health care delivery, our bright young minds, the future of health care, are increasingly turning away from health care delivery careers. In a 2023 study of over 8,000 medical and nursing students just under 25 percent (24.9 percent) of medical students said that they were going to leave medical school and

seek a new career. Sixty-one percent of medical and nursing students stated that they would complete their degree program, but then will choose careers where they will never provide direct patient care.

I have also increasingly seen even younger bright minds also turning away from health care careers for options that are seemingly more lucrative and less abusive.

## 3. Impact upon emergency departments and hospitals:

We already see increasing influxes of Americans without other access to health care into emergency departments (EDs) for their care needs. Due to lack of access to regular, preventative care, these patients are frequently sicker and require much more extensive (and expensive) interventions and more intensive in-hospital stays, that again, they cannot pay for. As the number of patients without health insurance continues to rise, these volumes will increasingly overwhelm already overcrowded, overburdened EDs. The financial burden of this accelerating uncompensated care will further overwhelm more hospitals' economic bottom lines, and we will see more and more hospitals shut down beds and/or be forced to close.

In addition, as more and more doctors, mid-levels, nurses and other patient care workers leave clinical care, hospitals are finding it increasingly difficult to keep clinical service lines open, and thus are losing further revenue streams.

Nowhere is this impact being most immediately felt than in our rural hospital system, where uncompensated care losses are currently the highest (due in significant part to more frequent predominance of a Medicare/Medicaid and uninsured payer mix, thus losses are anticipated to further worsen), and where 759 hospitals (this number continues to rise) have failed financial stress tests and are at imminent risk of closure. With a total of around 1,800 rural U.S. hospitals, and with over 146 now already closed or converted to non-hospital services, that means just over half of all U.S. rural hospitals are facing imminent threat of closure, or already closed (759+146=905). But these impacts and closures are now also expanding to non-rural areas.

All this produces increasing denials or delays in access for health care consumers (with or without health insurance).

## Results:

The results of these three interactive forces alone, if continuing unchecked, can paralyze health care delivery, and result in a vicious cycle of increasing consumer outrage, thus more violence, thus more clinician departures, thus further reduced access and more closures, and so forth. And, as previously noted,

we have not yet added in the impact of the multiple other critical disruptors that are dragging down our health care system.

## Solutions?

This evolving vicious cycle can be interrupted and the system repaired. There are pathways that I and others have outlined in other forums. But, this correction requires that all the major health care stakeholders, including Big Pharma, insurers, PBMs, government, corporate health care leaders, etc., all come together collaboratively and work together to repair the system. Unfortunately, these stakeholders currently are more focused on wresting further profit and market share, thus appositionally battling one another for this bigger piece of the "pie." Until these stakeholders begin to recognize that health care is not too big to fail, and stop putting off ("I'll think about it tomorrow") repairing the system, this system will continue to decline.

Meanwhile, No system is "too big to fail."

## Disclaimer:

*Opinions expressed are mine alone, and do not necessarily represent opinions or stances of my employers or affiliates.*

**About Dr. Severance:** *Harry Severance is a now nationally/internationally recognized health care strategist and analyst, named as a Top 50 Healthcare Global Thought Leader & Influencer for the past three years by Thinker360 by Health-Tech, with over 50 recent publications and presentations on health care workforce/workforce system and financial issues, who now consults and advises multiple organizations and companies on health care systems and delivery, preparedness and workplace-workforce clinical and economics issues.*



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# NEWS ROUNDUP

## Utah consumer sentiment drops in October

After several months of relatively insignificant ups and downs, Utah's consumer sentiment took a hit in October — down by 8.4 percent.

The Zions Bank Consumer Sentiment Survey showed a drop from 80.1 in September to 73.4 in October, according to the University of Utah's Kem C. Gardner Policy Institute, which conducts the poll for the bank.

Meanwhile, a similar survey conducted by the University of Michigan reported that sentiment fell 2.7 percent among Americans as a whole during October.

"Utah's consumer sentiment dropped more than the national average in October," said Robert Spendlove, senior economist at Zions Bank. "However, over the past year, Utah's decline has been far less severe — 9 percent compared to a 24 percent drop na-

tionally. Utahns continue to show stronger optimism about the economy than consumers across the country."

The Utah consumer confidence survey uses key questions from the University of Michigan's Survey of Consumers. These questions measure residents' views of the present economic situation and their expectations for the economy in the future. Data gathered from the key questions are used to create the consumer confidence index for Utah. Demographic questions are included in the questionnaire to allow for additional analysis of the data and to assess the representativeness of the sample.

The full results of the monthly Zions Bank Consumer Sentiment Survey can be accessed at <https://gardner.utah.edu/zions-bank-consumer-sentiment-survey/>.

## Brinks Home introduces new sales platform

Brinks Home, one of North America's leading smart home security companies, has announced the launch of BHX, a new recruiting and sales platform and program designed to attract, develop and empower the next generation of field sales professionals.

The launch of BHX marks a major step forward in Brinks Home's direct sales strategy — aligning modern recruiting methods, data-driven performance systems, and a high-energy sales culture under one scalable platform. BHX creates new pathways for sales reps to build wealth, independence and leadership in one of the fastest-growing channels in the smart home security industry.

"Launching BHX is more than a new look; it's about building a platform where driven people can thrive," Rob Gist, vice president of field sales at Brinks Home, said in a release. "We've designed BHX to serve our sales reps with the same excellence we deliver to our customers — giving them the tools, training and support they need to grow their business, their income and their careers."

With BHX, Brinks Home is expanding into new markets — removing traditional barriers like territorial limits and legacy structures that have long capped growth. The program unites sales and

operations under one seamless experience, enabling faster onboarding, stronger performance tracking, and more efficient customer delivery.

Sales representatives benefit from competitive weekly pay, milestone incentives, and, unlike the competition, a lifetime revenue share program that allows them to own a piece of every account they create. This structure rewards immediate success while building long-term wealth and financial independence — a true differentiator in the industry.

"Our field sales channel has always been an important part of our growth strategy, and with BHX we see the clearest path to scale for the future," William Niles, CEO of Brinks Home, said in a company release. "BHX reflects our commitment to investing in people, empowering them to expand into new markets, and giving them products and a brand they can stand behind with pride."

Brinks Home emphasized that BHX is an extension of the Brinks Home Experience, the company's commitment to excellence, service and integrity in every customer and representative interaction. Central to that experience is the new BHX Built mobile app, designed to empower representatives with the tools and resources they need to succeed. The BHX Built mobile app is available now.

## South Valley Chamber continuing Small Business Saturday campaign

The South Valley Chamber of Commerce is continuing its Small Business Saturday campaign throughout the month of November. To support and recognize the small business community, the chamber is offering \$150 off new business memberships during the month.

In a chamber release, it said small businesses are the backbone of the local economy. According to research, \$68 out of every \$100 spent at local stores remains in the local economy.

The chamber supports the economies of its city partners: Bluffdale, Cottonwood Heights, Draper, Herriman, Riverton, Sandy and South Jordan.

"This month, we're proud to spotlight the hardworking small-business owners who keep our community thriving," said Jay Francis, president and CEO of the South Valley Chamber. "Our mission

has always been to help businesses connect, educate, advocate and grow. Small Business November is an opportunity to do just that — by helping local entrepreneurs gain the visibility and support they deserve."

"The holidays are competitive for everyone," added Cory Covington, director of business development at the South Valley Chamber. "By bringing attention to small businesses now, we're giving them a head start and helping them stand out during the busy season."

New members who join during Small Business November will receive a discounted new business membership rate, plus added benefits such as advertising opportunities, event discounts, and access to exclusive chamber programs.

Businesses can learn more by contacting Covington at [cory@southvalleychamber.com](mailto:cory@southvalleychamber.com).

## Salt Lake City touts strong coworking spaces market

Salt Lake City's flexible workspace market is becoming one of the fastest-growing in the U.S., according to CoworkingCafe's "Q3 2025 State of the Coworking Industry Report."

The new report found that the Salt Lake metro area has grown to 83 coworking spaces, placing it 28th nationwide by location count. The area's average location size of 22,560 square feet also places it eighth-largest in the U.S., comparable in size to those in major markets like Boston and Los Angeles, while the city's total coworking inventory of 1.87 million square feet places it mid-tier among the top 50 U.S. markets by total space.

The monthly coworking space membership cost in the Salt Lake City area of \$150 makes it the most affordable among the top 50 markets, comparable to rates in Jacksonville and Columbus and way below the national median of \$225 per month. The local day-pass rate of \$33 is slightly above the \$30 national median.

Virtual office subscriptions, those that give members a mailing address and phone answering service without a physical office, average \$159 per month, matching the national median. Meeting rooms rental, at an average of \$30 per hour, is also the lowest rate among the top 50 markets, tied with Sacramento, California.

Regus is Utah's largest network of coworking space operators, with 19 locations. Kiln is next with six locations, followed by PowerBx with four.

Flexible workspaces now span more than 152 million square feet across 8,420 locations nationwide, accommodating everyone from freelancers to enterprise teams, CoworkingCafe said in its report. Los Angeles leads by location count with 322 coworking spaces, followed by Dallas-Fort Worth; Chicago; and Washington, D.C., each topping 300 locations. Regus is also the top operator nationwide, with 1,185 sites.



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# Utah First Amphitheatre finishes busy and successful 2025 season

**Tom Haraldsen**

*Salt Lake Business Journal*

After close to 40 shows spread over five months, the Utah First Credit Union Amphitheatre’s 2025 season came to a close on Oct. 12 when rockers Judas Priest and Alice Cooper finished their tour. In-between, musicians of all genres entertained hundreds of thousands of fans in the West Valley City venue.

“It was a great season again,” said Trent Falcone, director of regional marketing for Live Nation, who books the bands. “I’m continually shocked that every year we just hit a new level, and I wouldn’t be surprised if it happens again next year. We had such a great diversity of shows, something for everybody, and this venue continues to be one of the best experiences for live music in Utah.”

Falcone, who is already busy booking acts for 2026, said performers who come to Utah First Amp (as many call it) love it.

“There were a few shows that they told us were the most successful ones on their tours,” he said. “Some of our bands were very well known and have been for years, and others were newer bands, up-and-comers. Many said that this was the largest crowd they’d ever played for. And many of the ‘veteran’ bands who’ve been here before continued telling us that one of their best audiences on their tours are in Utah.”

He pointed to comments made by Dashboard Confessional, an American emo band who opened for the Goo Goo Dolls in August, who remarked to Falcone that “we have always loved this city, and its fans have supported us when other places didn’t.” It was very heartfelt and sincere, and we heard stories like this all summer long.”

The amphitheatre added some new attractions this year, including The Backyard, an exclusive dining venue near the south side of the main stage, and a larger assortment of food and beverage options. The merchandise venues were constantly filled with fans waiting to purchase shirts and hats and souvenirs, and two photo spots manned by members of the Utah First Credit Union family took thou-



*Lawrence Gowan and his bandmates of Styx performed along with Kevin Cronin at Utah First Amp in early June. (Photos by Tom Haraldsen/Salt Lake Business Journal)*

sands of pictures on fans’ cell phones and cameras.


While everyone involved with Live Nation and Utah First Amp loved seeing so many ticket sales, Falcone said a successful season for him is “seeing people having an amazing time, smiling and happy. Some artists don’t get here very often, so it’s great when every aspect of a concert comes together, from technical and vendor support to appreciating fans. This year we had great weather for most of our shows, so we were very blessed with that.”

He has already booked a few performers for 2026, the most notable being Rod Stewart for his One Last Time tour June 19, and Train’s 25th anniversary tour Aug. 19, with many more to come.

“I’ve been loving music for a long, long time,” Falcone said, “and it’s great to see so many acts want to come back. There will be many more announcements over the next few months, and we’re working hard to once again bring everyone some great shows.”




*Rock and Roll Hall of Famer Cyndi Lauper brought her farewell tour to Utah First Credit Union Amphitheatre on Aug. 14.*




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# PEOPLE ON THE MOVE

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## BANKING

• **IFI Network**, a Salt Lake City-based B2B banking marketplace, has appointed **Molly Bennard** to its Advisory Board. Bennard has more than two decades of experience building and scaling global financial services organizations, most recently serving as president of international operations at Focus Financial Partners and CEO of Connectus Wealth Advisers. Earlier, she was managing director at Focus Financial Partners, served as head of the Strategic Initiatives Group at AXA US, and began her career at PricewaterhouseCoopers in accounting and transaction advisory before joining Morgan Stanley's Investment Banking Division.



Molly Bennard

## CONSTRUCTION

• **GSBS Architects**, a design firm with offices in Utah and Texas, has announced that three of its principals have been elected to the its board of directors: **Clio Rayner**, **Soonju Kwon** and **Tang Yang**. Rayner joined GSBS in 2005 and has led work in both the higher education and K-12 sectors, including the recently completed renovation of Weber State University's McKay Education Building and the newly rebuilt Sunset Junior High School for the Davis School District. She is also president-elect of the Utah Chapter of the American Institute of Architects. Kwon joined GSBS in 2010 and has been a design leader for complex,



Clio Rayner



Soonju Kwon



Tang Yang

high-profile projects. She has led major resort and higher education projects, including work at Snowbird Resort and the Utah State University Huntsman School of Business. She also has served on the University of Utah College of Architecture & Planning Dean's Council, has been an adjunct professor, and was a founding board member of Women in Architecture SLC. Kwon also has been involved in public art pieces, including an installation at Salt Lake City International Airport and street art pieces for the Salt Lake City Art Council's series of outdoor sculptures. Yang leads GSBS's Resort and Hospitality market sector. His portfolio includes The Nest, the soon-to-open replacement for Snowbird Resort's iconic Mid Gad Restaurant. He is a founding member and current president of the National Organization of Minority Architects' Utah Chapter. He has served in leadership roles with the Utah Chapter of the American Institute of Architects. He mentors students at the University of Utah's College of Architecture & Planning and is a regular visiting critic for the college's classes and studios.

## ENERGY

• **Torus Inc.**, a South Salt Lake-based company focused on energy systems, has named **William (Bill) Comeau** as chief utility officer. He will be responsible for advancing utility partnerships and grid integration. Comeau joins Torus after more than 25 years in the electric utility industry, including senior leadership roles at PacifiCorp. Most recently,



William Comeau

he served as vice president of customer experience and innovation at PacifiCorp, leading several of the company's programs, including pioneering energy storage and grid flexibility initiatives. Earlier in his career, he held positions at Commonwealth Edison in Chicago and has served on multiple industry and community boards, including the Salt Lake Chamber Board of Governors and Junior Achievement of Utah.

## GOVERNMENT

• The **Governor's Office of Economic Opportunity** has appointed **Aaron Price** as chief compliance officer. At GOEO, Price will lead efforts to strengthen fiscal integrity, improve operational efficiency, and ensure sound governance across the office's programs, supporting the mission to drive sustainable growth and opportunity for communities and businesses statewide. Price has both accounting and legal expertise.



Aaron Price

## INVESTMENTS

• **Ollin Ventures**, a Provo-based early-stage venture firm focused on AI-native software-as-a-service, has appointed **Brady Harris** as general partner. Harris has over 20 years of leadership as a CEO, operator, investor and board advisor across payments, fintech, SaaS and tech-enabled services. He has served as CEO of several sponsor-backed com-



Brady Harris

panies, including IXOPAY and Dwolla. Prior to that, he was president of Payroc and scaled Eliot Management Group. In addition to his operating roles, Harris advises several private equity and venture firms, including Advent International, Long Ridge Equity Partners and True Wind Capital. He also serves on multiple boards, guiding founders and executives on strategy, execution and capital efficiency. Harris earned a master's degree in international affairs and global enterprise at the University of Utah.

## MANUFACTURING

• **Utah Medical Products Inc.**, a Midvale-based company that develops, manufactures and markets disposable and reusable specialty medical devices, has announced that its board of directors has appointed **Kevin C. Timken** to the board. Timken served as the company's outside legal counsel for over 20 years before retiring in 2025. He earned a J.D. degree from the University of Utah in 1997.

## TECHNOLOGY

• **BambooHR**, a Draper-based company offering an intelligence platform for unified HR, payroll and benefits, has appointed **Adam Christensen** as its first-ever chief marketing officer. He will lead BambooHR's global marketing organization, unifying brand, growth and product marketing. Christensen is a marketing executive with more than two decades of experience building teams, most recently serving as chief marketing officer at Notified. He previously held senior marketing and communications positions at AppDirect, PayPal, IBM, Juniper Networks and Ingram Micro.



Adam Christensen

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# Industry Briefs

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## DIVIDENDS

• The board of directors of **Zions Bancorporation NA**, based in Salt Lake City, has declared a regular quarterly dividend of 45 cents per common share. The dividend will be payable Nov. 20 to shareholders of record Nov. 13. The board also declared the regular quarterly cash dividend on the company's Series A perpetual preferred shares. The cash dividends on the preferred shares are payable Dec. 15 to shareholders of record Dec. 1. Zions operates banks in 11 western states.

• The board of directors of **Utah Medical Products Inc.**, based in Salt Lake City, has approved a quarterly cash dividend of 31 cents per share of common stock. The dividend is payable Jan. 5 to shareholders of record Dec. 16. It is a 1.6 percent increase over the prior regular quarterly cash dividend. Utah Medical Products develops, manufactures and markets disposable and reusable specialty medical devices.

## EVENTS

• **The Gateway** in Salt Lake City will have its annual **"Lights On"** holiday lighting event Nov. 22 from 6:30-8:30 p.m. The lights will be turned on at 8 p.m. The family-friendly event will feature live entertainment, hot beverages, seasonal cocktails, and bites from Flanker Kitchen & Sporting Club, prizes, stilt walkers, and balloon twisters. The holiday lights will be on display through Dec. 31. The Gateway also will have a **Market & Craft Fair** on Nov. 21 and Dec. 5, 4-9 p.m. at 18 N. Rio Grande St. The free event will feature 60 local businesses, hourly prize drawings and fun photo opportunities. The Gateway's **Art Stroll** will be happening simultaneously, showcasing installations created by local artists throughout Rio Grande Street.

## INVESTMENTS

• **Torus Inc.**, a South Salt Lake energy platform company, has announced a \$200 million investment by **Magnetar**, an alternative asset manager. The investment will accelerate the deployment of Torus' proprietary modular power plants for utilities, data centers, and commercial and industrial customers across the United States. Torus builds small, inertia-based hybrid energy systems that combine the power of mechanical flywheels with the duration of batteries, equipped with enterprise-grade security and software management. Each unit can sit at the edge of the grid or on-site at a facility and respond to grid signals in milliseconds. Linked together, they form a distributed "grid operating system" that gives utilities and businesses a new way to keep power reliable, scalable and secure. Founded in 2021, Torus grew from an initial prototype in Springville into a 40,000-square-foot facility producing more than 400 megawatts annually. The company is now preparing to open GigaOne, a 540,000-square-foot manufacturing campus in Salt Lake City, where production is expected to scale to more than 1 gigawatt per quarter within three years. A small portion of the investment will be used to support the buildout of GigaOne as Torus ramps up production to meet customer demand, the company said.

## PARTNERSHIPS

• **Neighbor**, a Lehi-based market-

place for self-storage, vehicle storage and parking, has announced a partnership with **Cubby**, an all-in-one management and e-commerce platform for self-storage operators. Through the integration, Cubby customers can automatically list their available units on Neighbor's nationwide marketplace. Neighbor's platform connects renters with traditional self-storage facilities across the country. Cubby has over 400 clients.

• **Blendtec**, an Orem-based maker of commercial and residential blenders, is partnering with Food Network star **Geoffrey Zakarian** to introduce professional-grade blenders to home chefs. Zakarian is known as the "Iron Chef" and his Food Network television career has included "Iron Chef America," "Big Restaurant Bet," "Chopped" and "The Kitchen." Zakarian has served for 15 years as chair of the Food Council for City Harvest, helping rescue and distribute fresh food to communities in need across New York City. He also is culinary director at Tampa General Hospital.

## PHILANTHROPY

• The annual **"Warm Bodies, Warm Souls"** clothing drive has begun and will run through Nov. 21. **Bank of Utah**, **Arctic Circle** and **Red Hanger** are collecting warm clothing and winter essentials for 15 nonprofits serving individuals and families statewide. Drop-off locations for new or gently used clothing are in locations from Logan to St. George. A list of participating locations and the 15 benefiting organizations can be found at <https://www.bankofutah.com/clothing-drive>.

• The **USANA Foundation** joined forces with community partners and volunteers on Nov. 5 to assemble 3,000 bags of food for children and families facing food insecurity. The event at the foundation headquarters in West Valley City brought together hundreds of volunteers from organizations, including the **Bountiful Food Pantry**, **For the Kids**, the **Utah Department of Cultural and Community Engagement**, and Kristen Andrus' **Gathering for Impact**. USANA executives, employees and community donors also participated. The bags will be distributed to the five **Salt Lake area school districts** along with the **Bountiful Food Pantry** and **For the Kids**. Throughout the afternoon, volunteers worked in assembly lines to pack thousands of food bags designed to provide immediate relief for families affected by the reduction in SNAP benefits. The next day, local school district trucks collected and distributed the completed bags to students and families across the region.

• **Ken Garff Automotive Group**, in partnership with the **VA Salt Lake City Health Care System**, donated Thanksgiving meals to veterans and military families during its annual **"Drive Out Hunger"** events Nov. 7-8. The donations included a free Thanksgiving meal at drive-through events in St. George, Salt Lake City, Orem and Ogden, with veterans and military families receiving a tote bag with a frozen turkey and all the fixings. The donations are part of the dealership group's "We're 'Hear' For You" program, an employee-run, philanthropic initiative where employees engage in service to help the local communities and the causes they care about most. Local activities were part of a companywide program in nine states.

• The **doTerra Healing Hands Foun-**

**dation** is inviting customers to give with their purchase through the limited-time return of **Together Touch**. With every purchase of the essential oil, \$20 will be donated to the foundation, helping fund initiatives that empower children and families, strengthen communities and "create brighter futures."

## RECOGNITIONS

• The **Salt Lake Chamber** recently recognized several people with awards during the 49th annual Women & Business Conference and Athena Awards Luncheon. The **Athena Leadership Award** was presented to **Ally Isom**, chief marketing and external affairs officer at Clyde Cos. Inc. The award recognizes an active member of the chamber who demonstrates creativity and initiative in business, provides valuable service by devoting time and energy to improve the quality of life for others in the community, and assists women in reaching their full leadership potential. Five business and community leaders received the **Pathfinder Award** for their work to create new paths and promote the development and recognition of women in business: **Melanie Bowen**, community relations director of the Orrin G. Hatch Foundation; **Jenny Groberg**, CEO and founder of BookSmarts Accounting and Bookkeeping; **Lauren Gustus**, CEO and executive editor of *The Salt Lake Tribune*; **Sara Jones**, CEO of InclusionPro; and **Monnica Manuel**, president and co-founder of RSG Performance.

• **Dr. Bob S. Carter**, CEO of University of Utah Health, recently was inducted into the **National Academy of Medicine**. Carter is a career neurosurgeon who serves as the A. Lorris Betz Executive Vice President for Health Sciences at the UofU. Carter, who was elected to the academy in October 2024, was among 90 U.S. members and 10 international members who were celebrated at an induction ceremony in Washington, D.C. The academy recognizes individuals who have demonstrated outstanding professional achievement and commitment to service. Carter joins eight other University of Utah researchers who have been elected to the academy. Carter has made significant contributions to advancing personalized medicine through research into creating new therapies for cancer. Prior to joining the UofU in 2025, Carter served as the William and Elizabeth Sweet Endowed Professor in Neuroscience at Harvard Medical School and neurosurgeon-in-chief at Massachusetts General Brigham. His education includes an undergraduate degree in chemistry from Brigham Young University.



Dr. Bob S. Carter

• **Twenty-five Utah state employees** recently were recognized with the **2025 Governor's Awards for Excellence**, which highlight distinguished service across Utah's executive branch in several categories. Established in 2007, the awards recognize state employees who set the standard for service, leadership and results for Utahns. The 2025 recipients for **Embracing Innovation** are **Gracia Allen**, Utah Office of the Lieutenant Governor; **Brian Jensen**, Utah Department of Government Operations; **Madison Klein**, Utah Commission on Criminal and Juvenile Justice; **Siddhartha Muppalla**, Utah

Board of Pardons and Parole; **Alyssa Musselman**, Utah Labor Commission; and **Nicole Yerkes**, Utah Department of Health and Human Services. The 2025 recipient for **Exemplary Leadership** is **Jackie Andrew**, Utah Department of Health and Human Services. The 2025 recipients for **Outstanding Public Service** are **Atie Amirgol**, Utah Department of Environmental Quality; **John Capell**, Utah Department of Corrections; **Adam Duncan**, Office of the Governor; **Duncan Evans**, Governor's Office of Planning and Budget; **Angela Gunderson**, Utah Department of Cultural & Community Engagement; **Jacoba Larsen**, Utah State Tax Commission; **Bruce Stewart**, Utah Department of Financial Institutions; **Paige Suttich**, Utah Department of Workforce Services; **Sheila Thomas**, Utah Department of Commerce; and **Yukiko Yoneoka**, Utah Department of Public Safety. The 2025 recipients for **Peer Leadership** are **Brandee Crockett**, Utah Army National Guard; **Eric Hansen**, Utah Department of Transportation; **Paul Jolley**, Governor's Office of Economic Opportunity; **Tracy Klausmeier**, Utah Insurance Department; **Jason Skoubye**, Utah Department of Alcoholic Beverage Services; **Ben Stireman**, Utah Department of Natural Resources; and **Sherrine Wishart**, Utah State Capitol Preservation Board. The 2025 recipient for **Impacting Culture** is **Amanda Petersen**, Utah Department of Agriculture and Food.

• **Resonant**, a Salt Lake City-based Renew Biotechnologies subsidiary developing novel diagnostic tools for neurodegenerative diseases, has received the **"DNA Sequencing Innovation Of The Year"** honor in the fifth annual **Bio-Tech Breakthrough Awards** program. The awards are conducted by BioTech Breakthrough, an independent market intelligence organization that recognizes standout life sciences and biotechnology companies, products and services worldwide. Resonant's blood test transforms next-generation sequencing into a practical window on active brain injury.

• **Chartway Credit Union**, based in Virginia and with customers in Virginia, Utah and Texas, has been recognized with the **2025 Luminaries Award for Excellence in Marketing** by *Credit Union Times*. The national award recognizes Chartway's 2024 campaign to empower the Hispanic community in its Utah market by expanding access to financial services. Through the initiative, Chartway helped individuals without Social Security numbers obtain home and auto loans using an ITIN, expanded its Spanish-speaking team by 60 percent, and introduced fully bilingual branches in Utah, Texas and Virginia.

## RETAIL

• **Smith's Food & Drug** has announced plans to build a new **Smith's Marketplace** in Cedar City. The 123,000-square-foot multi-department store will be at 1247 S. Main St. and will offer a range of products and services, including full-service grocery, pharmacy, apparel, fuel and household goods. The \$50 million investment will anchor an 18-acre retail development. Upon completion, expected in early 2027, the existing Smith's Food & Drug store at 633 S. Main St., Cedar City, which opened in 1996, will close, and all employees will have the opportunity to transfer to the new store.

# CALENDAR

Information about upcoming events may be sent to [brice.w@thecityjournals.com](mailto:brice.w@thecityjournals.com).

## Nov. 18, 11:30 a.m.-1 p.m.

**Women in Business Luncheon**, an Ogden-Weber Chamber of Commerce event. Speaker Rebecca Robley, owner, Online and Organized, will discuss "Leveraging Technology." Location is Jeremiah's Lodge & Garden, 1329 W. 12th St., Marriott-Slaterville. Cost is \$25 for WIB members and first-time guests, \$35 for nonmembers. Details are at [ogdenweberchamber.com](http://ogdenweberchamber.com).

## Nov. 18, 11:30 a.m.-1 p.m.

**"Digital Wellness & Mental Health in the Workplace,"** a Silicon Slopes event. Speakers are Clay Olsen, CEO of Impact Suite and co-founder of Fight the New Drug, and Erin Cox, Utah State University journalism professor. Location is Adams Wealth Advisors, 701 S. Main St., Suite 400, Logan. Details are at <https://www.siliconslopes.com/c/events/>.

## Nov. 18, 5-7 p.m.

**"Tech Tuesday: Diagnostics Research Ecosystem Networking Event,"** a University of Utah event featuring discussions about research collaboration and diagnostics innovation. An expert panel will share the latest developments and explore opportunities for collaboration between academia and industry. Speakers include Scott Marty (moderator), partner, Ballard Spahr; Dr. Tracy George, chief scientific officer, medical director/hematopathology, ARUP; and Matthew Rodina, director of molecular medicine, University of Utah, and medical director of the Thrombosis Service, Salt Lake City Veteran's Administration Health Center. Location is 303 Chipeta Way, Salt Lake City. Must be 21 or older to attend. Details are at <https://luma.com/n6i9ejym>.

## Nov. 19-20

**Annual Convention**, a Utah Mining Association event. Theme is "Elevating the Industry." Event will feature insights from mining industry experts at plenary sessions, technical sessions, networking, industry updates and instruction. Location is Marriott City Center, 220 S. State St., Salt Lake City. Details are at <https://utahmining.org/498-2/>.

## Nov. 19, 11:30 a.m.-1 p.m.

**Business Alliance Networking Luncheon**. Location is Boondocks Fun Center, 525 Deseret Drive, Kaysville. Free (lunch is available for purchase). No RSVP needed. Details are at [davischamberofcommerce.com](http://davischamberofcommerce.com).

## Nov. 19, 11:30 a.m.-1:30 p.m.

**"AI Budgets & Strategy 2026: Navigating the Economics of AI Implementation,"** a Silicon Slopes event. Location is 249 N. 1200 E., Suite 250, Lehi. Details are at <https://www.siliconslopes.com/c/events/>.

## Nov. 19, noon-1 p.m.

**"Solve The Business Puzzle,"** a Women's Business Center of Utah event. Presenter Dianna Adams, chef, mentor, speaker, author and founder of The G.R.I.E.F. Foundation and Business & Beignets, will discuss "Visually Vibrant: Boosting Brand Visibility." Event takes place online. Free. Details are at [wbcutah.org](http://wbcutah.org).

## Nov. 19, noon-1:30 p.m.

**"Strictly Networking Lunch,"** a West Jordan Chamber of Commerce event. Location to be determined. Free (lunch available for purchase). Details to be announced at [westjordanchamber.com](http://westjordanchamber.com).

## Nov. 19, 5:30-6:30 p.m.

**Tax Planning Clinic**, a Small Business Development Center event that takes place online. Details are at <https://clients.utahsbdc.org/events.aspx>.

## Nov. 19, 6-7:30 p.m.

**"Driving Website Traffic for Free,"** a Small Business Development Center event that takes place online. Details are at <https://clients.utahsbdc.org/events.aspx>.

## Nov. 20, 8-11:30 a.m.

**Workplace Mental Health & Well-Being Forum**, a Utah Community Builders event exploring practical strategies for cultivating psychological safety, how to address mental health challenges before they escalate, tools and resources to integrate wellness into workplace culture, and the business case for prioritizing mental health. Location is One Utah Center, 201 S. Main St., second floor, Salt Lake City. Cost is \$75 for members and \$100 for nonmembers. Details are at [slchamber.com](http://slchamber.com).

## Nov. 20, 8:30 a.m.-2:30 p.m.

**Annual Women in Business Summit**, a Davis Chamber of Commerce event. Speakers are Margaret Wooley Busse, executive director, Utah Department of Commerce; Kathie Gwilliam, author, podcaster and motivational speaker; and Tiffany Peterson, speaker and international coach. Location is Weber State University Davis Campus, 2750 University Park Blvd., Layton. Cost is \$65 for members, \$85 for nonmembers. Details are at [davischamberofcommerce.com](http://davischamberofcommerce.com).

## Nov. 20, noon

**"Mental Health Town Hall,"** presented by Silicon Slopes and Promise2Live. Topic is "Grief and Loss: Finding Light in the Darkness." Location is Silicon Slopes, 2600 Executive Parkway, No. 140, Lehi. Details are at <https://app.siliconslopes.com/events>.

## Nov. 20, 5-6 p.m.

**Legal Workshop** (in English and Spanish), a Small Business Development Center event. Location is Orem/Provo SBDC at Utah Valley University. Details are at <https://clients.utahsbdc.org/events.aspx>.

## Nov. 20, 6:30-8 p.m.

**"How to Start a Business 101,"** a Small Business Development Center event. Location is Orem/Provo SBDC at Utah Valley University. Details are at <https://clients.utahsbdc.org/events.aspx>.

## Nov. 21, 8:30-10 a.m.

**"Friday Connections,"** a multi-chamber networking event. Location is Utah Trucking Association, 4181 W. 2100 S., West Valley City. In lieu of the \$5 or \$10 entry fee, attendees are asked to bring non-perishable food items to benefit Neighborhood House. Details are at [chamberwest.com](http://chamberwest.com).

## Nov. 21, 9 a.m.-1:30 p.m.

**"Navigating Today's Global Economy,"** presented by The Mill at Salt Lake Community College as part of Global Entrepreneurship Week. Presenters will discuss tariff implications across industries, strategies and resources for international trade, upcoming opportunities for global business in Peru, and a global overview from Stadler. Speakers include Matt Wunderli, director of investments and business advisory, World Trade Center Utah; Simon Michael, CEO, FedEx Ground Partners; Kevin Smith, president and founder, Sansejal Ltd.; MacKenzie Leavitt, vice president, World Trade Association of Utah; Daniel Bruner, international trade specialist, Utah Export Assistance Center; Anna Maidon, director of grants administration and SME engagement, World Trade Center Utah; Davis Pierce, president and CEO, Finn-savvy; and Davis Utrilla, former honorary counsel, Peru. Location is Miller Corporate Partnership Center, Building 5, Room 101, 9690 S. 300 W., Sandy. Cost is \$50. In-person and online attendance are available. Details are at [https://epay.slcc.edu/C20011\\_ustores/web/store\\_main.jsp?STOREID=130](https://epay.slcc.edu/C20011_ustores/web/store_main.jsp?STOREID=130).

## Nov. 21, 11:30 a.m.-1 p.m.

**"Grow with AI Series: Part 3,"** a Small Business Development Center event. Location is Young Dodge. Details are at <https://clients.utahsbdc.org/events.aspx>.

## Nov. 21, noon

**"Silicon Slopes Conversation,"** featuring Allyse Jackson, founder and CEO of Beehive Meals. Location is Silicon Slopes, 2600 Executive Parkway, Suite 140, Lehi. Free. Details are at <https://app.siliconslopes.com/events>.

## Nov. 22, 10 a.m.-noon

**"BeaUtahful Brunch,"** a Commerce Catalyst event designed for women and featuring music and dance. Location is Thread HQ Retail Store, 241 W. Center St., Provo. Cost is \$30. Details are at <https://luma.com/t6onmqve>.

## Nov. 22, 6:30-8:30 p.m.

**"Lights On at The Gateway,"** featuring music, art, hot drinks, food and seasonal cocktails, and the turning on of holiday lights at 8 p.m. Details are at <https://atthegateway.com/calendars/lights-on-2025/>.

## Dec. 1-2

**2025 AI Summit**, hosted by the Utah Department of Commerce and its Office of Artificial Intelligence Policy, the Governor's Office of Economic Opportunity and the Nucleus Institute. Theme is "Utah's Pro-Human Leadership in the Age of AI." Event features a keynote address from Gov. Spencer Cox and a fireside conversation with Matthew Prince, CEO of Cloudflare. Session highlights include workforce development in the age of AI and its impact on employment trends; cutting-edge research from Utah's top universities; emerging applications in biotechnology, finance and sustainable energy; and interactive policy discussions on topics such as AI companions, personalized medicine, and AI in learning. Dec. 2 is Summit Day. Dec. 1 features a pre-summit hackathon titled "Business Builders & AI," hosted by nonprofit SeedAI in partnership with the state of Utah. Hackathon will bring together local companies, entrepreneurs, technical experts and government partners to tackle real AI challenges and explore practical solutions for small and medium-sized businesses. Five companies will be selected to have their use cases workshopped live with AI professionals, while all participants will gain hands-on experience, new connections, and opportunities for growth. Location is Salt Palace Convention Center, 100 S. West Temple, Salt Lake City. Pre-summit hackathon costs \$30. Summit costs \$175. Details are at <https://aisummit.utah.gov/>.

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# New MX research shows most consumers can't live without their banking apps

MX Technologies Inc., a Lehi-based financial data platform that helps financial institutions, fintechs and businesses connect, verify and enhance financial data, has published a study that found that Americans love their mobile banking apps, but that financial institutions are struggling to meet rising consumer expectations.

The survey of over 1,300 U.S. consumers discovered that people are accessing mobile apps every day — some doing so multiple times per day. More than half of consumers (52 percent) check their most-used banking or finance app every day and 23 percent check it multiple times per day. In addition, 91 percent of consumers say a good mobile experience with their financial providers is important.

Despite this high engagement and importance, the research reveals mobile experiences may fall short of consumer expectations. Fifty-one percent of consumers expect greater levels of personalization from their finance-related mobile apps than they receive today.

Consumers are also less willing to compromise on bad experiences. Sixty-seven percent say they wouldn't choose a financial provider that had a bad mobile experience, and 58 percent of consumers agree they would switch financial providers if the mobile experience were bad.

"Mobile is no longer just another channel; it's the core of the consumer relationship and a strategic growth engine for financial institutions," said Crystal Anderson, chief of staff and head of product at MX. "Mobile is where people check balances, move money and make decisions about their financial health. The data makes it clear: When consumers feel empowered by intuitive,

personalized mobile experiences, they engage more deeply and make stronger financial decisions. That's the outcome we're all working toward."

Even with rising expectations, consumers report greater satisfaction with their mobile experiences. The research found that 84 percent of consumers are satisfied



with the mobile experience on their primary financial app, up from 71 percent earlier this year.

Consumers define good mobile experiences through features that give them protection and control. When asked which features are essential, the top three features

rated by consumers are fraud alerts and the ability to report fraud or stop payments, card control options and mobile check deposits.

Over the past 12 months, consumers' expectations for greater personalization level have risen by 20 points (66 percent, up from 46 percent in 2024). And consumers are ready to exchange their data for better experiences. More than half (53 percent) say they would give their financial provider access to more of their data if they knew it would result in a better experience.

Data-driven experiences and insights are now integral to how people build trust and confidence in their finances and their providers, according to the survey. Consumers (61 percent) want financial providers to know them — and proactively show that they do. When asked in what areas do they feel financial providers are not doing enough to support their financial needs, consumers cited informing them about how and where their financial data is being shared (49 percent), providing information about better rates and additional products (47 percent), offering ways to simplify their financial life and money management (39 percent) and helping them reach their financial goals (38 percent).

As MX found in previous surveys, trust remains the cornerstone of the financial relationship. Seventy-eight percent of consumers say they trust their primary financial provider with their financial data. But consumers expect it to be secure — 59 percent say they will freely share their financial data as long as they trust it is securely protected, a 10-point increase from the end of 2024.

## PUBLIC NOTICES

Adrienne M. Jack, #17073  
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Attorneys for the Co-Personal Representatives,  
Lisa Davis and Brad Magnuson  
In the District Court of Utah  
Second Judicial District in and for Davis  
County  
Court Address: Farmington District Court,  
800 West State Street, Farmington UT 84205  
In the Matter of the Estate of  
CHARLENE MAGNUSON, a/k/a Charlene  
S. Magnuson, a/k/a Charlene Stample  
Magnuson, Deceased

**Announcement of Appointment and Notice  
to Creditors**  
253700563  
Case Number  
Hon. JOSEPH BEAN  
Judge

To: The Davis Journal  
Please publish the following once a week for  
three weeks in a row.  
Announcement of Appointment and Notice to  
Creditors  
Estate of CHARLENE MAGNUSON, a/k/a  
Charlene S. Magnuson, a/k/a Charlene  
Stample Magnuson, Deceased .  
Case Number 253700563  
Lisa Davis and Brad Magnuson have been  
appointed co-personal representatives of this  
estate. All persons having claims against the  
decedent must present their claims in writing  
within three months after the date of the first  
publication of this notice or the claims will be  
forever barred.  
Written claims may be:  
• Delivered or mailed to the co-personal rep-  
resentatives or their attorney at the address  
below, or  
• Filed with the Clerk of the District Court in  
Davis County.  
Date of first publication: November 17, 2025.

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Announcement of Appointment and Notice to  
Creditors Estate of Florence Paxman Mem-  
mott , Case No. 253700628 ES. Shirley M.  
Odekirk has been appointed personal rep-  
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claims against the decedent must present their  
claims in writing within three (3) months after  
the date of the first publication of this notice  
or the claims will be forever barred. Written  
claims may be delivered or mailed to the per-  
sonal representative or their attorney at the ad-  
dress below: Michael S. Glassford, **Legal Ink,  
PLLC, 7000 S Commerce Park Dr, Suite  
100, Midvale, Utah 84047**, or filed with the  
Clerk of the District Court in Davis County.  
Date of first publication: November 10, 2025.

District Court of Utah  
Second Judicial District Davis County, Farm-  
ington Department 800 West State Street,  
Farmington, Utah 84025  
WCL LEGEND HILLS L.L.C., a Utah lim-  
ited liability company, Plaintiff, v. RONALD  
PARTRIDGE, an individual, d/b/a CTR  
COUNSELING GROUP Defendant Sum-  
mons (Eviction Cases)  
Civil No. 250701143  
Judge: Jennifer Valenica

The state of Utah to: Ronald Partridge d/b/a  
CTR Counseling Group (party's name): A law-  
suit has been filed against you. You must re-  
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ited legal help and free legal clinics.

Dated this 2nd day of September 2025 /s/ Bri-  
an J. Porter, attorney for Plain- tiff MCKAY,  
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