

INSIDE

Park City

Sundance Film Festival taking final bow
Page 4

Enoch

Manufacturer expanding in community
Page 6

Kearns

New mayor has big plans for city
Page 11

Industry Briefs Pages 12-13

Business Calendar Page 14

People on the Move Page 15



Film crews shoot a scene from "The Lone Ranger" in Southern Utah in 2013. Utah's film industry could get a boost from an initiative focused on AI. (Photo courtesy Utah Film Commission)

'Lights, camera, AI': Initiative gets \$2 million from state

Brice Wallace
Salt Lake Business Journal

Out with Sundance. In with an AI-centered initiative for Utah's film-making future.

That's the approach being suggested by a group of businesspeople, whose idea has been greenlit with \$2 million from the state.

The Governor's Office of Economic Opportunity board, at its January meeting, approved the one-time grant from the Industrial Assistance Account for Nuovo Film Festival Inc. "to operationalize key film ecosystem objectives through the establishment of specialized programming, workforce and infrastructure."

The initiative is in the wake of the Sundance Film Festival's departure

from longtime home Park City to Boulder, Colorado, starting in 2027.

"The reality is, the festival landscape nationwide is shifting," Lance Soffe, GOEO director of industry partnerships, told the board in introducing the initiative. "Traditional festivals are not generating the same impact they once did. Instead of trying to recreate an aging model, Nuovo has presented a forward-thinking approach that builds on Utah's legacy while embracing where the industry is going."

Under the proposal, Utah would become the center of next-generation storytelling through AI-enabled filmmaking labs; the nation's first AI-supported soundstage; and partnerships with universities and investment pipelines to bring filmmakers, financiers and technologists together.

"By supporting Nuovo through the IA

(Industrial Assistance) fund, we give Utah's film ecosystem tools that no other state is offering, ensuring that we not only stay on the map but lead in the emerging world of AI-driven film and content creation, with a concentration on supporting Utah's local filmmaking ecosystem," Soffe said.

A member of the initiative's board, Scott Anderson, who served as president and CEO of Zions Bank from 1998 to 2024, told the GOEO board that state government leaders had suggested a replacement film festival to succeed Sundance. But the initiative board instead recommended establishing an ecosystem in Utah "that will put Utah on the map as the place for filmmaking, film financing, film technology, and film streaming and screening," he said. That would aid

see AI page 2

SALT LAKE BUSINESS JOURNAL Focus



Oil, Gas & Energy

F Section

Sponsored by:



Governor to business audience: 'You've abandoned us'

Brice Wallace
Salt Lake Business Journal

The recent 2026 Utah Economic Outlook & Public Policy Summit in Salt Lake City had a lot of elements typical of its predecessors.

The presentation of an economic report to the governor. A speech about the state's economic status and its economic outlook for the new year. A briefing about the Salt Lake Chamber's legislative priorities. A legislative panel. A keynote address.

But a scolding of the audience by the state's top government official? That was unusual, especially in a state where numerous politicians — including that official — and businesspeople have long lauded Utah's collaborative spirit and ability to get along together as a key reason for the state's economic success.

On the proverbial eve of the 2026 legislative general session, Gov. Spencer J. Cox took time during a fireside chat with former U.S. Sen. Kyrsten Sinema to chastise the audience, consisting primarily of businesspeople, and urge

them to "get more involved."

"I'm going to be very blunt with all of you: You've abandoned us," Cox told the crowd. "You have. We do not see the business community on Capitol Hill like we did when I started this 10 years ago. It's not even close."

"Everybody just kind of does their thing. And they'll complain about legislation but they don't show up. That's a little blunt. Not all of you. Some of you certainly

see GOVERNOR page 2

AI from page 1

Utah by encouraging studios and filmmakers to set up operations in Utah to make films in the state “and empower local filmmakers to benefit directly from the ecosystem’s success,” he said.

Anderson spelled out Nuovo’s five “pillars”:

- Establishing a filmmaking lab to teach new filmmakers how to tell their story with tech and AI.
- Enhancing Utah’s film incentives programs to attract filmmakers to the state by being more competitive with incentives offered by Georgia, Texas, Louisiana, New Mexico and New York. Improved incentives not only would encourage filmmakers to come to Utah but also establish operations in the state and encourage local filmmakers to make their films in Utah, he said.
- Creating an AI soundstage at Conver-

gence Hall at The Point development, which would be the first of its kind in the nation.

Anderson said that making an “Avengers” movie now would take three years and cost between \$140 million and \$200 million. With an AI-enabled soundstage, it would take nine months and \$10 million, “so it democratizes filmmaking and gives the power back to the filmmakers rather than to the studios,” he said.

- Encouraging Harbor Fund, an international philanthropic investment platform focused on social-impact film and TV, to move to Utah.
- Establishing certificate programs at rural high schools and Utah’s tech colleges and universities to educate in the filmmaking crafts, including makeup, scenery, design, sound and editing “so that Utah would have the dedicated and trained workforce to allow filmmakers to come here and use the local workforce rather than bringing them here,” Anderson said.

Long-term funding sources for the initiative will be individuals, foundations and corporations, he said.

The 12-month initiative is projected to result in \$8 million to \$12 million in direct economic impact through facility development, attracted productions and program activities over five years; the creation of 50-75 new jobs in film production, technology integration and creative services; the attraction of three to five major productions in the first year, generating \$15 million to \$25 million in production spending; the foundation for \$200 million-plus in annual economic impact by the fifth year through sustained production activity and year-round programming; and a boost of 10 percent to 15 percent in tourism in designated film districts through cultural programming and facility activations.

The initiative’s board consists of Anderson; Mark Burnett, reality TV producer (“Survivor” and “The Apprentice”); Gordon Bowen, founder and

chairman of advertising agency McGarryBowen; Geryl Dreyfous, co-founder of film fund Impact Partners; Jim Swartz, co-founder of venture capital firm Accel; and Michael Maughan of Smith Entertainment Group. It has asked Jefferson Moss, GOEO’s executive director, to appoint a board member and the board will sign a memorandum of understanding with the Utah Film Commission to work together on the initiative’s buildout.

Jesse Turley, acting chair of the GOEO board during the meeting and chair of the GOEO incentives committee, said the matter had been thoroughly discussed.

“There has been pretty robust dialog and conversation about this,” he said. “We wanted to make sure that this is actually going to put Utah where it needs to be within the film space.”

The \$2 million previously had been allocated to help Sundance, but the initiative is “allowing us to still keep within the film vertical but look at where the future of this industry is going,” he said.

GOVERNOR from page 1

ly show up. But it’s distinctly different. And when I mean show up, I mean show up. Be there, and let people know.”

Cox’s involvement call was later echoed by Senate President Stuart Adams. Cox also urged audience members to run for office — comments later reinforced by House Speaker Mike Schultz.

“If you’re unhappy with something, then you need to find other people to be in the Legislature,” the governor said.

“You need to actually find candidates. Some of you need to run for the Legislature. We need you. We desperately need you,” he said to audience applause.

During a legislative panel, Schultz described the world as hyper-partisan on both sides.

“Those on the extreme sides are becoming more and more engaged and more and more involved and they’re running for office. We need good, reasonable problem-solvers to jump in and run for office to keep Utah great, to keep Utah the No. 1 state in the nation,” he said.

“Please get involved. Please encour-

age your employees to get involved and run for office, whether it’s at the city council level, whether it’s the county level, state level or even federal level.”

Adams listed other ways for people to participate in the political world, saying they can visit legislators in person or provide feedback via email or texts.

“I’m really excited right now because, because of COVID, you can actually make testimony in committee, remotely. You can be home in your kitchen — you know, in your pajamas — and you can come into the committee, raise your hand and make testimony,” Adams said.

“I always say my ideas are the best — everybody’s heard that, ‘my ideas are the best,’ hopefully somebody’s laughing out there — but even the best ideas that I come up with, if they get vetted by my colleagues, by the public, they get better, and it’s only through your input that we’re going to get a good idea. So, get involved. You can do it very easily.”

The summit at the Grand America Hotel in Salt Lake City was hosted by the Utah Chamber, Salt Lake Chamber and the University of Utah’s Kem C. Gardner Policy Institute.

Utah-based City Journals is proving print is alive and hyper-local news is thriving

At a time when local journalism is often framed as an industry in decline, the City Journals is demonstrating a powerful counternarrative. Publisher and owner Bryan Scott said hyper-local news, when done well, is not just surviving, it’s thriving.

“Community journalism isn’t just about reporting the news. It’s about giving voice to the stories that shape our neighborhoods,” Scott said. “When we cover our local schools, high school sports and city councils, we’re strengthening our communities. People deserve access to information that directly affects their lives and that’s what we deliver every month.”

The City Journals publishes 15 monthly community newspapers in Salt Lake and Davis counties, one weekly business publication, two weekly papers in Idaho and one quarterly magazine geared to the C-suite lifestyle. Each publication is tailored to a unique demographic, with writers assigned to local beats, winning many local and regional journalism awards.

More than 250,000 households receive the free newspaper each month, delivering community-focused articles directly to readers’ homes. With an 85 percent readership rate, the publication far exceeds typical engagement bench-

marks for both print and digital media, underscoring the need for trusted, neighborhood-level journalism.

The publication’s success challenges assumptions about print media, offering a tangible, accessible format that resonates across generations. This hyper-local approach has built strong reader loyalty and positioned the publication as a primary source of information across its coverage areas.

“The City Journals newspapers succeed because our writers are embedded in the communities they serve,” Scott said. “Many readers consider us an important part of their lives, giving them

information they can’t find anywhere else. The cities we serve rely on us, residents have learned to trust us, advertisers believe in us and I will continue to invest in these products because local news is based on connection, and we need more of that.”

Media analysts and journalism advocates increasingly point to models like City Journals as evidence that the future of local news may depend less on scale and more on relevance, trust and proximity. Scott said the City Journals offers a clear takeaway: When news is deeply local, consistently delivered, and rooted in community trust, audiences show up.

BUSINESS JOURNAL

SALT LAKE BUSINESS JOURNAL
PO Permit 891-300

The Salt Lake Business Journal is published weekly by Loyal Perch Media LLC, 9500 S. 500 West, Suite 205, Sandy, Utah 84070. Application to mail at periodical postage prices at Salt Lake City, UT. Postmaster: Send address changes to: Salt Lake Business Journal, 9500 S. 500 West, Suite 205, Sandy, Utah 84070.

For information about distribution please email hello@thecityjournals.com or call our offices.

The views and opinions expressed in display advertisements do not necessarily reflect or represent the views and opinions held by Loyal Perch Media. This publication may not be reproduced in whole or in part without the express written consent of the owner.

Subscription rate: \$85 per year.

© 2024 Loyal Perch Media, Inc.

ASSOCIATE PUBLISHER

David Gregersen | david.g@thecityjournals.com

EDITOR-IN-CHIEF

Rebecca Olds | rebecca.o@thecityjournals.com

MANAGING EDITOR

Tom Haraldsen | tom.h@slbusinessjournal.com

ASSOCIATE EDITOR/REPORTER

Brice Wallace | brice.w@thecityjournals.com

ADVERTISING EXECUTIVES

Dale Dimond | dale.d@thecityjournals.com

Mieka Sawatzki | mieka.s@thecityjournals.com

Marc Davis | marc.d@thecityjournals.com

Ryan Casper | ryan.c@thecityjournals.com

CIRCULATION COORDINATOR

Lydia Rice | lydia.r@thecityjournals.com
385-557-1022

GRAPHIC DESIGN

Stacey LaMont
Ty Gorton

SALT LAKE BUSINESS JOURNAL

9500 South 500 West, Suite 205
Sandy, UT 84070

PHONE: 801-254-5974

MISSION STATEMENT

Our mission is to provide actionable news to C-level business executives throughout the Wasatch Front region.

PUBLISHER

Designed, Published & Distributed by:



2026 Economic Report highlights resilient Utah economy despite national headwinds

Utah's economy continued to demonstrate remarkable strength and continued growth last year despite obstacles presented by a complex national economic landscape.

That's the conclusion of the Kem C. Gardner Policy Institute's 38th Economic Report to the Governor, presented to Gov. Spencer Cox recently at the 2026 Economic Outlook and Public Policy Summit in Salt Lake City.

The report projects a path of moderate expansion for the state throughout 2026, building on its solid foundation.

"The past year underscored Utah's exceptional economic resilience, despite headwinds at the national level," said Phil Dean, chief economist at the Gardner Institute. "As we look ahead to 2026, our forecast for moderate expansion draws from deep roots in Utah's

fundamental strengths: strong labor markets, a diverse economy and consistent population growth. While we remain vigilant about challenges such as housing affordability, Utah's underlying economic framework appears poised for continued, sustainable progress."

The report presented to Cox forecasts continued growth for Utah in the year ahead, albeit at a measured pace. The study calls for moderate job growth, supporting real wage gains with a projected 3.4 percent increase in average annual pay.

The state's population is projected to grow by 1.3 percent, outpacing the national average but at a slower rate than Utah's historical trend.

Other key 2025 economic performance highlights from the report include:

Low Unemployment. Utah maintained a robust labor market with an unemployment rate of 3.3 percent, outperforming the national average and reflecting strong employer demand.

Job and Wage Growth. The state saw a 1.5 percent increase in jobs and a 3.2 percent rise in average annual wages, signaling healthy economic activity.

Population and Spending Growth. Utah's population grew by 1.3 percent, complementing a 3.5 percent increase in taxable sales, a key indicator of consumer activity. This sustained influx of residents and spending underscores the state's attractiveness and economic vitality, report authors concluded.

Industry Strength. Private education/health services and construction sectors led the way in job creation. These industries continue as significant

pillars of the state's diverse economy, contributing to employment figures.

Record Oil Production. Utah's oil production reached an all-time high to an estimated 70 million barrels of crude oil in 2025. This peak in energy output highlights a strong sector and provides a boost to the state's natural resource economy.

Housing Market Dynamics. While housing prices grew less than overall inflation, declining homeownership rates still pose a significant affordability challenge. This trend suggests that while the pace of price increases has cooled, access to homeownership remains a concern for many residents.

The complete report to the governor, along with a summary of its highlights, are available at the Gardner Institute website, gardner.utah.edu.

Officials hope new law will help shut down illicit massage parlors

John Rogers

Salt Lake Business Journal

There are more of them in Utah than McDonald's and Subway sandwich shops combined — more than 60 in Salt Lake City alone and almost 200 statewide. And if the Utah Department of Commerce's Division of Professional Licensing (DOPL) and its law enforcement partners have their way, those numbers will be headed down.

We're talking about illicit massage businesses — "IMBs," as the division dubs them.

During a recent press conference in Salt Lake City, DOPL Director Mark Steinagel joined Utah Department of Commerce Executive Director Margaret Busse and Salt Lake City Police Chief Brian Redd as they discussed measures to target human trafficking and illegal sexual activity in the massage industry. The officials focused on how law enforcement will carry out the provisions of HB278, which passed during the 2025 general legislative session.

HB278 requires massage businesses to register with the state licensing agency beginning this year and mandates background checks and fingerprinting for owners and general managers. It also gives enforcement officials the authority to carry out on-premises inspections, similar to the power inspectors have to enter and inspect pharmacy records and contractor job sites.

"And in fact, it's unlawful conduct to resist, to lock the door, to keep the inspectors from entering the premises to ensure com-

pliance with the law," said Steinagel at the news conference.

The law took effect in October, but the Commerce Department has yet to publish the requisite registration form — something it's planning to do sometime in spring.

Legitimate massage businesses, who consider themselves part of the health care system, generally support the new law. Illicit massage businesses give them a bad name, they contend.

Speaking at the press conference, Busse had strong words for the illicit operators.

"This is your warning. Get out of town. Get out of our state," she said, adding that the illegal operations detract from the hard work and professionalism of massage businesses offering legal, safe therapy.

HB278 removes a "glaring administrative loophole" that limited punishment to only the workers and not the business owners, Busse said. "We are now able to shift our sight from the exploited to the exploiters."

Although individual massage therapists have long been required to be licensed, owners and managers were not. Law enforcement actions at massage establishments were mostly limited to arresting unlicensed therapists involved in illicit sexual activities — sometimes illegal aliens — while business owners could not be located. Under the new law, if those running the businesses don't register as HB278 requires, the state will inform city governments, which can then choose to revoke business licenses.

Redd also addressed the growing num-



Neon signage beckons customers to a Salt Lake City massage business. A new law is aimed at better regulation of such businesses where illicit sexual activities and human trafficking often take place, state and city officials said at a recent news conference. (Business Journal photo)

ber of IMBs in Salt Lake City. He said if one such establishment is closed, another often pops up nearby.

"It's very hard to shut these businesses down," Redd said. "It's hard to get to the bottom of who the business owners actually are." He said the new licensing system will help provide police with critical information in future cases.

Busse also spoke about the potential for human trafficking taking place at illicit massage businesses. Workers are frequently found to be trapped by debt to owners incurred for transportation and housing or under threat of exposure and deportation. She said the goal is to shut down such op-

erators and protect the people trapped in the trade, and that the new law will facilitate that objective

"Human trafficking is a big part of what fuels these illicit massage businesses," said Busse. "They're being trafficked and exploited by the owners and criminals running the businesses."

"To the individuals who are working inside of these businesses, if you are being trafficked, if you're being harmed, if you're being exploited, please come forward. We can help you," said Redd. "And a message also to those who are setting up these illicit business activities: stop. We will hold you accountable."



Sponsored by:



White Elegance



HAMLET HOMES

CHAMBERWEST CHAMBER OF COMMERCE

ANNUAL



MEETING

ANNUAL MEMBERSHIP BREAKFAST MEETING

CHAMBERWEST Chamber Of Commerce

Tuesday, January 27 | 8:00 am – 9:30 am

Viridian Event Center – West Jordan

Sundance takes its final bow in Park City and Salt Lake City

Tom Haraldsen

Salt Lake Business Journal

It's kind of hard to believe, but the Sundance Film Festival that began last Thursday will host its final events in Park City on Feb. 1. The festival is relocating to Boulder, Colorado, in 2027, a decision the organizers announced last spring.

With the end of the festival's 46-year run in Park City, where it moved in 1981 from a smaller festival in Salt Lake City, thousands of memories and millions of dollars spent in the local economy goes with its ending. The late founder Robert Redford has been the driving force behind the festival that has premiered and in essence promoted scores of award-winning movies from both studios and independent filmmakers. This year, a large group of A-listers actors, producers, directors and writers were scheduled to come to Park City last week or this week, including (alphabetically) Sterling K. Brown, Steve Buscemi, Margaret Cho, Olivia Coleman, Russell Crowe, Penelope Cruz, Elizabeth Debecki, Kaitlyn Dever, Peter Dinklage, David Duchovny,

Giancarlo Esposito, Dave Franco, Jon Hamm, Ed Harris, Ethan Hawke, Dustin Hoffman, Rashida Jones, Billie Jean King, Rob Lowe, Tatiana Maslany, Kate McKinnon, Ed Norton, Jenna Ortega, Chris Pine, Natalie Portman, Seth Rogan, Jenny Slate, Channing Tatum, Sam Waterton, Olivia Wilde, Patrick Wilson and Catherine Zeta-Jones.

Close to 100 films will be shown, not including dozens of other shorts. Entertainment will be offered at lots of private parties and clubs. Documentary films will include "Knife: The Salman Rushdie story" that will feature him as a guest speaker, and "Lake," a doc about the Great Salt Lake with filmmaker Abby Ellis in attendance (Leonardo DiCaprio was among the executive producers, though he's not scheduled to attend Sundance).

Personally, I have covered Sundance for years; this will be my 19th consecutive year as a fully accredited journalist at SFF. Salt Lake Business Journal, in our next issue, will recap the festival, look at the business implications for Park City and surrounding areas as Sundance departs, and reflect on nearly five decades of SFF in Utah.



The final week of the Sundance Film Festival in Park City concludes this weekend. (Tom Haraldsen/Salt Lake Business Journal)

Statewide health care survey reveals Utahns struggle with high cost

Nearly a third of Utah residents skipped or delayed a medical visit in the past year because of cost concerns.

That's among the findings of a new statewide survey from One Utah Health Collaborative. The study, conducted by the Cicero Group, found that soaring health care costs are draining savings and pushing local families into debt, with more than one in five Utahns (22 percent) needing to borrow money or rely on credit to cover medical costs.

"It's important for us to acknowledge that a single unexpected medical bill is enough to push most Utahns over a financial cliff," said Scott Barlow, executive director of the One Utah Health Collaborative. "These survey findings confirm the urgency with which we must work together

to transform health care in our state."

Barlow said the survey findings illuminate how the high cost of care is eroding Utahn's confidence in the health care system, and fueling demand for local action, with 83 percent of Utahns saying the health care system needs adjustment or reform. Twenty-five percent said the Utah state government should take primary responsibility for improving Utah's health care system, compared to 11 percent who say the federal government is primarily responsible.

The survey of 1,000 Utah residents, aged 18 and older, was conducted last spring and summer.

Other findings of the study include:

- More than one in five skipped filling a prescription or took less than the pre-

scribed dosage to save on costs (21 percent).

- Eighteen percent used up a significant amount of their savings to cover a medical cost.
- 10 percent had to forgo buying or paying for basic necessities like food, utilities or housing due to medical costs.
- Most Utahns would be unable to pay for an unexpected medical bill of \$1,000 without incurring debt (60 percent).

"Utahns' experiences with the high cost of care and concerns about affordability all point to a health care system in need of change," Barlow said. "We must continue to seek out and drive forward innovative health care interventions that bring down the cost of care, so that Utahns can afford the care they need."

Barlow also noted that employers who offer health insurance to their employees are also dealing with the rising cost of coverage. According to the Kaiser Family Foundation, over the past five years, the average annual worker and employer insurance premium contributions have increased by 26 percent. In Utah, premiums are set to rise dramatically next year, with proposed increases of up to 32 percent, he said.

Launched in 2022 by Gov. Spencer Cox, the One Utah Health Collaborative is a neutral, community-owned nonprofit dedicated to improving health care affordability in Utah. "The Collaborative exists to unite leaders across the public and private sectors to tackle this issue together," the organization's website says.

HELPING YOU WIN AT KING OF THE HILL. THE CASE TV620B

The CASE TV620B is the strongest compact track loader ever built. And it's just the start. We've got the machine for any kind of job, big or small. Check out our entire compact track loader lineup at CaseCE.com or talk to your dealer.



UTAH

SALT LAKE CITY

4343 Century Dr.
Salt Lake City, UT 84123
Phone: 801-262-5761

NEW MEXICO

ALBUQUERQUE

6301 Edith Blvd. NE.
Albuquerque, NM 87107
Phone: 505-433-2246

LOGAN

453 N 1000 West
Logan, UT 84321
Phone: 435-752-1533

COLORADO

DURANGO

1097 Hwy 3
Durango, CO 81301
Phone: 970-247-0522

SPRINGVILLE

1350 S. 2000 West
Springville, UT 84663
Phone: 801-794-1463

CLIFTON

549 32nd Rd.
Clifton, CO 81520
Phone: 970-434-7363

CEDAR CITY

482 N. Main St.
Cedar City, UT 84720
Phone: 435-586-4406



NO ONE WILL OUTWORK US.™

©2023 Century Equipment Company. All rights reserved. CASE is a trademark registered in the United States and many other countries, owned by or licensed to CNH Industrial N.V., its subsidiaries or affiliates.

Pros and cons of Draper's \$1 million median home price

Mimi Darley Dutton
Salt Lake Business Journal

Move over 90210, 84020 is giving you a run for your money.

Late last summer, the Salt Lake Board of Realtors announced several ZIP codes with a median home price hovering near \$1 million. The board showed 84020 right at the \$1 million average mark.

Meanwhile, a report from the University of Utah's Kem C. Gardner Policy Institute indicated Utah is the ninth-most-expensive housing market in the nation for cities with more than 40,000 residents. Draper's population is estimated at 53,000.

An average price tag of \$1 million has obvious pros and cons: good news for people who already own homes in Draper because of the equity they've built, but a big obstacle for others, including first-time homebuyers, young families and people on fixed incomes.

Mayor Troy Walker wasn't surprised to hear that \$1 million median home price.

"Draper has amazing connectivity with light rail, FrontRunner and I-15 as well as open space and parks. It's a desirable place to live but with a limited supply of housing," he said.

That limited supply of housing at lower prices affects Walker directly. Three of his adult children live under his roof despite having college degrees and jobs. "I don't mind my kids living with me. I'd rather they pay me a little rent and save than never get out of the hole. They're all saving, but prices keep going up and interest rates haven't come down to a level viable for younger people. It takes a lot of money to afford the down payment and make the monthly payment for a home, especially at these interest rates. A lot of families in my neighborhood have kids living with them for the same reason," he said.

Walker said his home has doubled in value since he purchased it 22 years ago and he couldn't afford to buy it at its current value, nor could he afford to move to another home in the city.

"I'm lucky. I have one of those low interest rates from before they went up. Mine is under 3 percent, so why would I buy a home at 7 percent?" he said.

Laura Fidler of Summit Sotheby's has been in real estate for two decades. She lives in Draper and serves on the city's planning commission. When Fidler started selling homes in 2006, she recalls the median home price was \$350,000 in Draper.

"Today, you'd have a hard time buy-

ing a condo at that price," she said.

Draper resident and Realtor Pam Crow with Presidio Real Estate (River Heights) joined the industry in 2008, coincidentally when the housing market began to crash. She remembers lower prices because of foreclosures and short sales when she started.

Crow and Fidler agree it was COVID that brought the most significant increase in prices after what had been a gradual rise through the years.

"The world started to slow down but Utah was open for business. People could work remotely and some purchased second homes or condos in Utah for the outdoor recreation opportunities. Because you could work anywhere and send your kids to school remotely, there was a huge influx in 2020. In 2021 and 2022, the low interest rates set the housing market on fire, because if you're borrowing money in the 2.5-2.9 percent range, you're able to buy a lot more house. There were fewer houses on the market, and interest rates were so low, there were bidding wars. It stayed that way for a couple of years until interest rates rose. When people were buying with such low interest rates, they were willing to pay more for the house. Now, you're paying more at a higher interest rate, but there's such a lack of inventory, people are still willing to pay. In the last four years, it went crazy," Fidler said.

Fidler provided statistics showing a 20 percent increase in home prices between 2021-2025. Crow compared the median asking price of a home in Draper seven years ago at \$529,000 to today.

"It has doubled in seven years," Crow said.

Fidler, like Walker, said Draper is mostly built-out.

"There isn't a lot of diversity of housing types. It's mostly big, single-family homes, but that's not what everybody wants. I think state-managed high-density will help with the price of homes," she said.

Walker noted the Station Area Plans (SAPs), mandated by the state, which required the city to plan for more dense housing around Draper's three transit stations, including Kimball's Lane.

There, Walker said, Edge Homes is planning to build approximately 25 for-sale units per acre, a mix of townhomes and condos. But the mayor can't guarantee those will be "affordable," something he says is an ambiguous term.

"It's a fun word to say, but I don't know what it really means. The market sets what the price of real estate is." Speaking in general terms about developers, Walker said, "We can zone small



The Salt Lake Board of Realtors announced Draper's median home price has reached \$1 million. This 5,000-square-foot home on a third of an acre listed for \$1.49 million is typical of the large houses that dominate Draper real estate, leaving few opportunities for first-time homebuyers or people seeking "affordable" homes. (The City Journals file photo)

lots but we can't control what they build, and they're going to build whatever makes money for them. We also don't control the cost of labor, materials or interest rates. All I control as a local elected official is land use. I can speed up the building permit process but that doesn't make a house 'affordable.' There are so many components."

Walker said people are always concerned that new developments within the city might cause their property values to decrease, but he doesn't see that as a solid argument because values have only risen. In addition to affordable homes potentially being built near the city's transit stations, the state-owned development known as The Point, which falls within Draper City limits, may also offer lower-priced homes. According to Walker, only rental units were originally planned at The Point, but the state has since switched gears to consider setting aside 55 acres for ownership homes, likely a mix of townhomes, condos and single-family homes.

"Hopefully, they break ground on it late this year. It all depends on costs. When The Point comes online, I believe it's going to make our property values go even higher. It's going to be that desirable of a development," he said.

High home prices can also affect the future of local schools, case in point being the property the Canyons School District (CSD) previously owned off 1700 East in Draper. The district sold

that property in recent years when it realized not enough young families could afford to live in that area to populate an elementary school. The \$1 million median price could potentially affect the population of existing Draper schools if young families can't afford to live in the city.

The CSD is currently making decisions about which schools within the district may have to be closed for lack of enrollment.

Meanwhile, the National Association of Realtors announced the median age of first-time homebuyers had risen to 40. Crow remembers recent years when that average age was "so much younger, closer to 27." Fidler thinks Utah's average "is a little younger because we have a younger demographic, but there are obstacles and challenges for people to get into their first home."

Fidler and Crow still work with first-time homebuyers and both contend real estate remains a wise investment. "\$1 million is a shocking figure, but you have to put it in perspective with how much cars cost and wages have increased. Just like the old saying, it's never too late to start saving money; it's never too late to get started in real estate. Either rent and pay the landlord's mortgage or buy and build equity. The housing market is still the best way to obtain personal wealth. I tell younger people ... it's still the best thing for you to do," Fidler said.



**YOUR VISION
OUR MISSION**



**VANGUARD BUILDERS
CORPORATION PROVIDES GENERAL
CONTRACTING SERVICES
SPECIALIZING IN NEW
CONSTRUCTION, RENOVATIONS,
AND TENANT IMPROVEMENTS.**

(801) 709-1990
VGBC.US
406 W. SOUTH JORDAN PARKWAY,
SUITE 440
SOUTH JORDAN, UT 84095



Switchgear manufacturer plans expansion in Enoch

Brice Wallace

Salt Lake Business Journal

A switchgear manufacturer plans to add 250 jobs over the next decade in a \$168 million expansion project in Enoch in Iron County.

MCM Engineering II Inc. will grow manufacturing and product development at the site.

Founded in 1989, the company provides design, engineering fabrication and construction services for custom switchgear solutions, including power distribution centers and sheltered aisle walk-ins. The products are used in industries including utilities, mining and renewable energy.

MCM has been in Enoch since 2009. Since 2020, it has been a part of LS Electric America, a subsidiary of South Korea-based LS Electric Co. Ltd., which has more than 4,500 employees worldwide; had 2024 sales of \$3.2 billion; and has offices and subsidiaries in Asia, Europe, the Middle East and North America.

In the past four years, MCM has grown from 46 to 89 employees and seen its revenues double and profits quadruple, according to Byron Black, chief operating officer. His comments came during a meeting of the Governor's Office of Economic Opportunity board in January, when the company was approved for a rural tax credit incentive tied to the expansion project.

"LS Electric America proudly supports 'Operation Gigawatt' in Utah through its local operating company, MCM Engineering II," said Charlie Chunghee Lee, president and CEO of LS Electric America and president of MCM Engineering II, referring to Gov. Spencer Cox's initiative to double Utah's electric generation in the next decade.

"With the Utah Governor's Office of Economic Opportunity's support, MCM Engineering is expanding its manufacturing base, boosting production capacity, and growing its workforce, thus strengthening LS Electric America's U.S. operations while fueling Utah's and Iron County's economic growth. As Iron County grows, Enoch City will emerge as the hub of our U.S. manufacturing where innovation and excellence will converge to shape the future of America's energy industry."

Black told the GOEO board that the company's goal, under the name "Project Iron Hive," is an advanced manufacturing campus. "If realized, Project Iron Hive would add four football fields of manufacturing space and have the potential to generate tens of millions in state revenue through direct and indirect impact. ... This is more than



Employees of MCM Engineering II Inc. work to prepare products at the company's Enoch operations. The company plans to add 250 jobs over the next decade in a \$168 million expansion project. (Photos courtesy MCM Engineering II Inc.)

an investment in MCM Engineering. It's an investment in Utah's future as a hub for advanced manufacturing," Black said.

The company, he said, is committed to supporting Operation Gigawatt "and helping to meet the rapidly growing electricity demand driven by AI data centers and national security priorities," he said. The project, he added, also could help attract additional LS manufacturing opportunities, including transformer production, to the state of Utah.

The GOEO board incentive is for up to just over \$3.6 million over 10 years. The project is expected to generate new wages of nearly \$107.9 million during that time, based on average wages of \$59,710. New state tax revenue is projected to be \$12 million during that time.

David Johnson, economic development director for Cedar City and Iron County, said the company is creating a significant number of new jobs and a significant increase in capital spending and square footage. The expansion, he said, could help shorten the time for companies to receive electrical equipment, thus boosting the supply chain.

"We are so grateful to have MCM Engineering here, not only with their expansion but the benefits that they could really have statewide," he said.

"We're excited for what you'll be able to do for Iron County and look forward to hopefully having you back at a future incentives meeting where we can help in the next expansion," Jesse Turley, chairman of the GOEO incentives committee, told Black.

"MCM Engineering's expansion is a testament to the



strength of Utah's advanced manufacturing sector and our commitment to rural economic growth," Jefferson Moss, executive director of GOEO, said in a news release about the project. "By expanding its footprint in Enoch City, MCM is not only creating hundreds of high-paying jobs, but also strengthening our capacity to build and maintain critical infrastructure that powers utilities, mining and renewables."

MCM's expansion project incentive was one of two incentives approved at the GOEO board's January meeting under the state's Rural Economic Development Tax Increment Financing program.

"Rural communities are central to our economic future," Moss said. "These investments in Iron and Uintah counties demonstrate how the REDTIF program cultivates long-term stability by supporting industries that build and power our state. By strengthening our infrastructure and manufacturing cores, we are creating high-quality jobs and ensuring shared prosperity for Utahns today and for generations to come."

GOEO does not provide upfront cash incentives. Each year that an incentivized company meets the obligations in its contract with GOEO, it will qualify to receive a portion of the new, additional state taxes the company paid to the state.

Joint venture to develop six-building, 450,000-square-foot Class A industrial park in Northwest Quadrant

PGIM and Dakota Pacific Real Estate (DPRE) have announced the closing of a new joint venture and the acquisition of two industrial land parcels located near Bangerter Highway along California Avenue and 4400 West in Salt Lake City's Northwest Quadrant and Inland Port area.

The venture will immediately commence construction on a six-building, Class A speculative industrial development totaling nearly 450,000 square feet. The project is designed as a modern small- and mid-bay industrial product, targeting a broad range of logistics, manufacturing, service and distribution users in one of the region's most supply-constrained submar-

kets. Initial occupancy is anticipated in early 2027, the firms said in a release.

PGIM is the global asset management business of Prudential Financial Inc., ranking among the world's top 10 investment managers with over \$1 trillion in assets under management. The company is headquartered in Newark, New Jersey.

DPRE is a Salt Lake City-based real estate investment, development and management firm founded in 2010 that focuses on multi-family, industrial and commercial projects across the Intermountain West. It reports over \$1.25 billion in developed assets.

The land transaction was facilitated by

commercial real estate firm Newmark, led by Kyle Roberts and Ben Richardson on behalf of the seller and Lucas Burbank on behalf of the buyer. Newmark will also oversee leasing efforts, the company said. Big-D Construction has been selected as general contractor and will manage construction of the project. The development is financed by JPMorgan Chase Bank.

"This project reflects our strong conviction in Salt Lake City and the long-term fundamentals supporting small- and mid-bay industrial products in this market," said Brian Dilley, managing director of Dakota Pacific Real Estate. "We're excited to partner with such a marquee firm as

PGIM on a development that meets real tenant demand, offers flexible configurations and delivers modern Class A space in a market where supply has struggled to keep pace."

"This investment aligns with our strategy of deploying capital into what we view as high-quality industrial developments in infill and logistics-oriented markets with durable demand drivers," said Soutana Reigle, head of U.S. equity for PGIM's real estate business. "We value Dakota Pacific's operating expertise and local market knowledge, and we believe this project is well positioned given its scale, asset type and location within the Inland Port."

Protecting your ideas
and your business.

**maschoff
brennan**

MABR.COM • 801.297.1850

TECHNOLOGY & INTELLECTUAL PROPERTY LAW

PARK CITY • SALT LAKE CITY • NEW YORK • SAN FRANCISCO • LOS ANGELES • IRVINE

Work Daze

Multiple reasons not to multitask in 2026

Here's what you do.

Stand up at your desk. Pat your head and rub your tummy (counterclockwise, please.) Now sing "All You Need is Love" while you jump up and down. If you can do all this, all at once, congratulations. You're multitasking. You're also providing evidence that you're way overworked and require an immediate, company-paid visit to a sun-kissed island and intense pina colada therapy.

Yes, multitasking is not good for your mental health or for the economic health of your company. After all, if your brain explodes, management will have to hire the three people actually required to do your job.

While too much multitasking is scientifically linked to burnout (or worse, burn-up), most treatments for the condition are designed to teach you how to do one thing at a time, or, as we say in the career-advice biz, monotasking. But I'm going to teach you something much better than monotasking — "zerotasking," looking like you're really busy, when you're actually doing nothing at all.

Is this necessary? Consider "A Multitasker's Guide to Retaining Focus," an article by Anna Borgas in The New York Times.

Borgas makes the case that for workers today multitasking has become the rule, not the exception. Unfortunately, our brains



BOB GOLDMAN

are not wired for it. Blame it on our prehistoric forebearers. When confronting a saber-tooth tiger, Paleolithic Paul and Neolithic Nancy didn't need to respond to a threat until instituting an

AI search and consulting with the head of marketing and checking the score of the Penguins-Panthers game and answering six urgent emails from accounting. They simply had to run like hell.

That's focus.

Ready to eliminate multitasking from your work life? Believe you can achieve zerotasking in 2026? Empty your head of trivial questions, like "Will AI take my job?" and "What's the meaning of the weird look my manager just gave me?" and let's get focused.

No. 1: Watch Your Head.

Professor of informatics Gloria Mark recommends you "start by observing yourself throughout the day, noticing when and how you task-switch without realizing it." The idea here is to pick one task and stick to it as long as possible. The easiest time to do this, research tells us, "peaks around mid-morning and midafternoon" — ideal times

for you since mid-morning is time when your brain is 100 percent occupied deciding where to go lunch and midafternoon is nap-time, when you're 100 percent focused on stacking those apres-lunch Z's.

Once you have isolated one task for your full focus, simply forget about everything else you are supposed to do. If you're afraid this will cause problems with your manager, don't worry. They've eliminated you from their multitasking agenda long, long ago.

No. 2: This Is Your Brain on Work.

Filling your brain to the brim with work stuff leaves no space for the "unpredictable nature of the world."

For example, the credit you might have received for completing major projects could vanish completely when your manager randomly stops you to ask, "Who's your favorite Mormon housewife?" and you look like a complete doofus because your brain is too full of reports, projections and initiatives to reply.

By zerotasking all your projects and leaving your brain completely empty, you'll be able to respond to your manager's important question with the important answer it deserves. (It's Taylor Frankie Paul, of course.)

No. 3: Taking a Break from Taking a Break.

Most multitasking is actually task-switch-

ing, like how you switch between lavishing your manager with praise and frantically sending out job applications. If you're still switching between tasks, Mark recommends training your brain to do one task at a time. For example, if you are reading an article, force yourself to get to the last sentence before checking your notifications.

This is no problem when it comes to my articles. Most readers are able to stop after the first sentence.

No. 4: Do What You Do Best: Nothing.

Once you have managed to whittle down the number of tasks you do at the same time, all it takes to achieve zerotasking is to take the one task you've decided to focus on and forget about it, as well.

Being a loyal and motivated team member, this may go against the grain, but remember: Your company demands excellence, and doing nothing is what you do best. It's your superpower and there's never been a better time to use it.

Look around you! No one is thinking about anything. Obviously.

It's 2026 and the future belongs to the empty-headed.

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

Copyright 2026 Creators Syndicate Inc.



FANTASTIC OFFICE IN SUN PEAK FOR SUBLEASE

1790 SUN PEAK DRIVE #A10, PARK CITY, UT 84098
ASKING RATE: \$25 NNN



- ±2,344 square-foot office sublease available
- Sublease term through November 30, 2029
- Highly functional professional office layout
- Excellent Sun Peak Drive visibility and access
- Located near Kimball Junction with convenient I-80 access
- Ample surface parking
- Ideal for medical, professional, or office users

Contact Listing Agents for Additional Information

JILL SNYDER
(435) 671-0793
jill@utahcre.com

TODD McLACHLAN
(801) 520-9005
todd@utahcre.com



BERKSHIRE HATHAWAY | UTAH PROPERTIES
HOMESERVICES

COMMERCIAL DIVISION

OVER \$25 BILLION

IN TOTAL SALES
STATEWIDE FROM 2020-2025

#1

PRIVATELY OWNED BROKERAGE
IN OUR GLOBAL NETWORK

MORE THAN

30 OFFICES

THROUGHOUT UTAH

CONTACT US FOR MORE INFORMATION ON ANY
OF OUR COMMERCIAL REAL ESTATE SERVICES

PARK CITY (435) 649-7171
SALT LAKE CITY (801) 618-0068
COMMERCIAL@BHHSUTAH.COM
BHHSUTAH.COM

©2026 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

A New Paradigm in Healthcare At Huntsman Cancer Institute, An Angio-CT

For patients across Utah and five surrounding states, cancer care often requires long miles, mountain passes, and hours on the road. Many travel four to seven hours each way to reach Huntsman Cancer Institute at the University of Utah (the U). It is one of the few places in the region offering advanced, minimally invasive cancer treatments.

The Siemens Healthineers Nexaris Angio-CT system is more than a technology upgrade. It represents a major shift in how health care can be delivered across the Mountain West.

The Challenge Was Clear

As Dr. Ziga Cizman, Interventional Radiologist at Huntsman Cancer Institute and Assistant Professor of Radiology at the U, explains, “Some of our patients have to travel quite far for their procedures. Having the ability to combine two types of image-guided treatments in one visit significantly improves their convenience. Patients who once needed multiple appointments, multiple drivers, and multiple days off work can now get everything done in a single session.”



Both physicians said the new technology enhances treatment options. “It empowers us to maximize the benefits for our patients,” says Dr. Wael Saad, Interventional Radiologist at Huntsman Cancer Institute and Professor of Radiology at the U. “It also removes barriers to care and enables our team to use imaging combinations even more effectively.”

A Better Workflow for Everyone

Nexaris Angio-CT solves this challenge by placing three imaging tools: real-time X-ray, CT scanning, and ultrasound—in one room, working together. For patients, it means fewer appointments and less time under anesthesia.

Suite is Reshaping Patient Outcomes

For doctors, it means starting a procedure using one imaging method and instantly switching to another if they see something unexpected.

“In a single-room solution, you don’t have to wonder, ‘Can I now use CT?’” says Dr. Cizman. “You can just slide the patient into the CT scanner. That gives you more precise treatments and better outcomes down the road.”

“Having all the tools in one place doesn’t just make things easier—it makes care faster, safer, and more predictable. The medical team no longer needs to coordinate multiple rooms or move patients between spaces. Doctors can see exactly what they need to see, when they need to see it, using whichever imaging method is best.”

Dr. Saad noted, “This new flexibility doesn’t just improve convenience—it can change treatment possibilities. Already, cases are coming in that my physicians never thought could be combined. They’re asking, ‘Can we do this together now?’ It opens a lot of possibilities for us and for our patients.”

A Major Win for Rural and Hard-to-Reach Communities

For the communities Huntsman Cancer Institute serves (covering roughly a quarter of the continental U.S.) the impact is profound. “This is the first technology of its kind available across such a large area,” says Dr. Saad. “It will be impactful in reducing travel and procedure time.”

Huntsman Cancer Institute remains dedicated to advancing patient outcomes and broadening the horizons of cancer care. Siemens Healthineers expects that the Nexaris Angio-CT will support these efforts and help make new possibilities a reality.



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

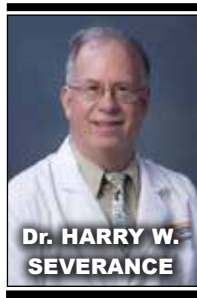
At a recent scientific conference address in Salt Lake City, I spoke about increasingly dire conditions within our health care system and how we are approaching a cliff — a precipice that we may soon be pushed over.

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, preventative health care (that is only 15 points shy of half of the entire U.S. population). Where, with the “Big,



Dr. HARRY W. SEVERANCE

Beautiful Bill” legislation, federal subsidies for health insurance under the Affordable Care Act (ACA) are being allowed to expire at the end of 2025. Experts say these subsidy expirations 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 priorities (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.

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 priorities (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, preventative 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 shortfall 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, thus losing further revenue streams.

Nowhere is this impact being more 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 continued 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 additionally 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.”

About Dr. Severance:

Harry Severance is a nationally/internationally recognized health care strategist and analyst, named as a top 50 Healthcare Global Thought Leader & Influencer for the past three years by Thinkers360 and by HealthTech, 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.



Celebrating 40 Years of Quality Engineering!



Civil Engineering



Structural Engineering



Laser Scanning & Surveying



Consulting: Roofing, Paving & Landscape Architecture

Follow Us On:



Call Us:

801-255-7700

mcneilengineering.com

Mayor of Kearns talks growth and priorities

Peri Kinder

Salt Lake Business Journal

On Jan. 12, Jesse Valdez was sworn in as the first mayor of Kearns since the city incorporated in 2024. Valdez is a longtime resident of Salt Lake County's west side and approaches his term as mayor with an agenda of creativity and inclusion.

With nearly 39,000 residents, Kearns will again be featured on the world stage when the Winter Olympic speedskating events return to the Utah Olympic Oval in 2034. The city faces many challenges, including finding ways to raise revenue in the landlocked community.

Why did you decide to run for mayor? I've always been involved with community and passionate about community. The surrounding cities, or people outside of Kearns, tend to paint a picture of what Kearns is, and I think that's what built the passion to stick up for Kearns. I've always had this passion for Kearns.

How would you define the city's character? We still have that small-town feel. We're very passionate and can be very community-oriented, despite how big we're becoming. It may not be recognized nearly as much, but Kearns residents show small acts of kindness all the time.

What do you consider the city's biggest challenge? It's trying to figure out, now that we're a city, how we take on the responsibility of taxes. A lot of the burden falls on our residents when it comes to property taxes and so we're trying to figure out how to take that burden off the residents.

How will you address that challenge? We have to find a way to get businesses to not only come to Kearns but to stay in Kearns, and make the city a destination, not just a drive-through. I believe the only way to do that is to get the Kearns residents on board because if we can't get the community on board, how do we get the outside to be? We need to start community engagement to see how we can get businesses here to Kearns.

How will you engage residents to get them to see the vision? It's my role to engage them. That could be with creating and building awareness around the leadership that exists, but also creating avenues to meet people where they are.

What is your plan to address growth? We start embracing what we have and move forward with that. The biggest thing we have for Kearns right now is that the Olympics are coming back. It's time Kearns gets a little selfish here and advocates for what they want. That's going to be a starting point for how we're going to incentivize businesses to want to come here and stay here.

What are some plans for development in Kearns? We have this general plan of creating a town center on 5400 South and having businesses there. We have a lot of small, indirect things we have to do, besides looking at the big picture. Maybe we look at building businesses, or a plaza, or a community hub, somewhere by the Utah Olympic Oval, near the [Kearns Oquirrh Park] fitness center. These are all ideas. We have to get into it and figure out what we can do. But it would be really nice to have people who want to come to Kearns.

With the transportation issue or parking issue for people going to the (Utah First Credit Union Amphitheatre), I'm a big advocate of embracing things rather than resisting. So, can we create some type of parking area or trolley that goes to the amphitheater and brings them back down to a place where they can get meals or drinks?

What are your top two priorities for your first year? Community involvement and public safety. I think a big thing that could help with not only public safety, but with neighborhoods and encouraging people to go outside, is if we get some better street lighting. With Kearns, we have to be creative with everything. I find it important that not only leadership, but all of Kearns, feels invested in their city.

Kearns Mayor Jesse Valdez presides over his first Kearns City Council meeting, following the swearing-in ceremony on Jan. 12. (Peri Kinder/Salt Lake Business Journal)








ACCELERATE YOUR BUSINESS.

The **Altabank Business Accelerator** offers access to experienced instructors, a proven 10-course curriculum, and a network of like-minded entrepreneurs – all designed to help you strategically advance your business.

Registration deadline: January 6, 2026

Course begins January 27, 2026

Chamber Members: \$600

Non-Members: \$800

*\$200 of the fee can be credited towards a new Chamber Business membership

For additional information, including program dates and registration details, contact jayme@southvalleychamber.com



LEARN MORE & REGISTER TODAY



INDUSTRY BRIEFS

Company news information may be sent to brice.w@thecityjournals.com.

ECONOMIC INDICATORS

• Fourteen percent of Utah business owners plan to add employees in the next six months, according to data from **Lending Tree**. Eleven percent plan to cut staff, it said. That puts Utah No. 23 among states for optimism. The states most optimistic about adding business staff this year are, in order, Mississippi (16.2 percent expected to add), New Mexico and West Virginia. The least optimistic are Montana (17.7 percent expected to cut), Maine and Alaska. Twenty-nine states are less optimistic than they were in 2024, while 16 are more optimistic. Data shows that 11 of the 12 states most optimistic about employee growth backed President Donald Trump in the 2024 presidential election, while 10 of the 12 least optimistic states supported Vice President Kamala Harris. Details are at <https://www.lendingtree.com/business/small/hiring-study/>.

• **Salt Lake City main street businesses** are ranked No. 13 on a list of most confident in the U.S. heading into 2026, compiled by **Advance Funds Networks**. Those businesses were asked how confident they feel and how exposed they believe their businesses are to technological disruption. "Salt Lake City's storefront owners expressed confidence grounded in growth that still feels manageable," Advance Funds Networks said. "Many serve fast-growing neighborhoods while maintaining strong community ties. Businesses built around daily needs, personal service, and local relationships leave owners feeling less exposed to technological disruption than office-based sectors." The most confident main street businesses overall are in West Palm Beach, Florida. Details are at <https://advancefundsnetwork.com/survey-reveals-the-cities-that-lead-in-small-business-confidence-for-2026/>.

• Utah is ranked No. 24 on a list of states with young people who are the most upbeat about job prospects in 2026, compiled by global outplacement and career development firm **Careerminds** and based on a poll of people ages 18-25. Careerminds asked young adults to rate their optimism for career advancement in 2026 on a 10-point scale. Surveyed Utahns' optimism score is an average of 5.7, above the national figure of 5.4. The most optimistic state is Nevada, at 6.8. The least optimistic is Delaware, at 3.0. Among surveyed cities, **West Valley City**, at 2.8, and **Salt Lake City**, at 4.6, are among the most pessimistic. Details are at <https://careerminds.com/blog/young-workers-top-workplace-concerns>.

• Three Utah public buildings are among the most beautiful in the U.S., a list compiled by **LovevsDesign.com**, a custom wallpaper company, and based on a survey about public buildings people consider beautiful yet constantly overlooked. They are the **Box Elder County Courthouse** (ranked No. 67 nationally), **Moab City Hall** (No. 70) and the **Sanpete County Courthouse** (No. 115). The top-ranked building overall is the Hot Springs National Park Administration Building in Hot Springs, Arkansas. Details are at <https://www.lovevsdesign.com/133-beautiful-public-buildings.html>.

• Nearly half (48 percent) of Utahns say they would consider using AI to write their will, according to survey data commissioned by **Choice Mutual**, a life insurance agency that specializes in final expense insurance. They cite convenience, speed and cost savings as the main motivations.

• **Salt Lake City** is ranked No. 29 on a list of cities with the earliest risers, compiled by productivity application **PDF Expert** using **The 5AM Club's** Instagram posts. The city last year had 77.2 hashtags per 10,000 posts. **West Valley City** is ranked No. 164, with 28.7. The top-ranked city overall is New York City, at 92. The No. 125 city is Killeen, Texas, at 41. Details are at <https://pdfexpert.com/blog/5am-club>.

EDUCATION/TRAINING

• **Utah State University Extension's Rural Online Initiative** highlighting the E-Commerce Accelerator (ECA) program — a free, hands-on program helping rural Utah businesses succeed in online sales through one-on-one technical assistance and mentoring, has announced that since October 2023, ECA clients have launched more than 50 functioning e-commerce websites, generating over \$1 million in new online revenue, with 85 percent reporting increased sales revenue on their e-commerce websites. The ECA program provides agricultural producers and rural small businesses with hands-on technical assistance and personalized mentoring to help clients adopt digital tools, build websites, and develop sustainable e-commerce strategies that expand market reach and strengthen long-term business growth. The program is now seeking ongoing funding from the Utah Legislature to ensure this support remains available to businesses in rural areas. Over the six-week ECA program experience, clients work one-on-one with USU Extension experts to build online storefronts, set up digital payment and fulfillment systems, and connect digi-

tal platforms. Experts provide the technical assistance and mentoring needed to turn e-commerce into a sustainable strategy that business owners can confidently manage, measure, and grow independently after the program ends.

EVENTS

• **Bank of Utah**, based in Ogden, has scheduled its annual economic forecast events for Feb. 10-12. They include a Feb. 10 event set for 8-10 a.m. at Ogden Eccles Conference Center, 2415 Washington Blvd., Ogden, in partnership with the **Ogden-Weber Chamber of Commerce**. A second Feb. 10 event is 11:30 a.m.-1 p.m., at Riverwoods Conference Center, 615 Riverwoods Parkway, Logan, in partnership with the **Cache Valley Chamber of Commerce**. A Feb. 11 event is 8:30-11 a.m. at Davis Tech Campus' Allied Health Building, 435 Simmons Way, Kaysville, in partnership with the **Davis Chamber of Commerce**. A Feb. 12 event is 11:30 a.m.-1 p.m., at Thanksgiving Point's Garden Room, 2900 Garden Drive, Lehi, in partnership with the **Utah Valley Chamber of Commerce**. All will feature Tim Mahedy, founder and chief economist of Access/Macro, a macroeconomic consulting firm. Ogden and Kaysville events also will include Michael Jeanfreau, senior economist at Utah Department of Workforce Services. Details are available by contacting the local chambers.

FRANCHISING

• **Image Studios**, a Salt Lake City-based franchisor of salon suites, has launched **Image Pro Academy**, an education platform designed to empower independent beauty, health and wellness entrepreneurs with business and marketing tools. Live courses are available now, with on-demand education launching in February. Image Pros receive full access at no cost. Non-IMAGE Pros are welcome to purchase individual classes or join via paid membership. Partnered with MPK Equity Partners, Image Studios has 125 stores open across 28 states and more than 200 stores in development. It was founded in 2009 and franchised since 2015.

INVESTMENTS

• **RouteSense**, a Salt Lake City-based data analytics company delivering predictive intelligence for the payments industry, has officially launch alongside an approximately \$2 million pre-seed round led by **Redbud VC**, with participation from **FOVC**, **Cultivation Capital**, **Service Provider Capital** and the **University of Missouri AACE Fund**. RouteSense aims to give merchants,

processors and acquirers the near-real-time visibility they need to make faster, more informed decisions. The company launches with Pathfinder, a MID health analytics and transaction routing platform designed for merchants operating multiple approved merchant accounts. RouteSense was founded by a leadership team with more than 75 years of combined experience across acquiring, PayFac infrastructure, dispute technology and real-time analytics: **Stephen Martin**, **Robert Matthews** and **Colin Martin**. **Robert Matthews**, chief technology officer, previously led engineering at Midigator, a chargeback and dispute management platform acquired by Equifax, where he later oversaw global disputes engineering.

JOINT VENTURES

• **Lotus Horizons Holdings**, the parent company of New Hampshire-based Sheergard Composite Solutions Inc., and **Whitehead Composite Industries LLC**, based in North Salt Lake, have formed **Sheergard Utah**, a new joint venture company bringing together companies in composite engineering and sandwich composite radome manufacturing. A sandwich composite radome is a protective, often spherical or dome-shaped cover for radar/antenna systems. Under the agreement, Sheergard will hold the majority ownership stake. The joint venture brings together Sheergard's radome design, program execution and field-service expertise with WCI's composite manufacturing capabilities, facilities, skilled personnel and equipment. WCI is a composite fabrication company with more than two decades of experience producing composite components and tooling for a diverse set of industries.

MILESTONES

• **BaseCamp Franchising**, a North Salt Lake-based parent company of upscale thrift concepts Uptown Cheapskate and Kid to Kid, has surpassed \$300 million in systemwide sales in 2025, reflecting growth of more than 20 percent year-over-year. The milestone was fueled by strong performance across both existing and new locations, it said. During the year, BaseCamp opened 22 new stores, bringing its total to over 280 locations across 32 U.S. states and several international markets. The company expects to open more than 30 locations in 2026.

NONPROFITS

• **Children's Miracle Network**, a Salt Lake City-based charity that focuses on raising funds to support children's health, has launched "**The Health For**

NEED EQUIPMENT?

Prompt Delivery

Tools • Equipment • Supplies

24HR EMERGENCY SERVICE



(801) 463-7997

4235 South 500 West

Salt Lake City, UT 84123

www.howerentals.com








Scan me!

Locally Veteran owned and operated since 1953

All Kids Impact Pledge” to demonstrate its participation in providing the necessary resources to support the country’s pediatric health care demands amid unstable funding sources. The \$1 billion, two-year fundraising initiative will add to the nearly \$10 billion that CMN has raised for its network of 170 children’s hospitals across the United States and Canada since its inception in 1983. CMN’s model ensures that all of the money supports the network’s local children’s hospital in the market where they were raised. In response to growing financial pressures on pediatric health care, CMN is shifting its strategic focus to emphasize the critical role philanthropy must play in meeting children’s health needs.

PARTNERSHIPS

- **Neighbor**, a Salt Lake City-based online marketplace to find self-storage, vehicle storage and parking, has announced a new integration with **Tenant Inc.**, a self-storage software platform built by operators for operators. Together, the companies aim to help storage operators appear where renters already search for storage units online and convert digital demand into move-ins. The partnership instantly enables Tenant Inc.’s 1,000-plus customers nationwide to showcase their available inventory directly to renters searching online.

- **Scorpion**, a Salt Lake City-based provider of digital marketing and technology solutions for local businesses, has joined the **TikTok Marketing Partners Program** as a badged Marketing Technology Partner. The company said it will enhance its ability to help small and medium-sized businesses build a presence and optimize performance on TikTok through Scorpion’s integrated marketing platform. The Marketing Partners Program connects businesses with providers that offer technology and strong integrations to help them succeed on the platform.

PHILANTHROPY

- **Smithfield Foods**, a packaged meats and fresh pork products producer based in Virginia and with operations

in Salt Lake City, has announced that applications are open for its **2026 Impact Grant Program** to support nonprofit organizations “driving meaningful and measurable change in local communities that Smithfield employees call home.” Grants of \$10,000 or more will be awarded through a competitive application process, with proposals evaluated based on demonstrated need, potential impact and alignment with Smithfield’s four focus areas: hunger relief, education, hometown heroes and community vitality. Eligible nonprofit organizations may apply through Feb. 6 at https://form.asana.com/?k=twF7sbRoVNV_IQI-rZ03Dzw&d=45745516540834. In 2024, Smithfield invested more than \$32 million to support local communities, including more than 25 million servings of protein donated to neighbors experiencing food insecurity.

REAL ESTATE

- **Northmarq**, a privately held commercial real estate firm, recently arranged an \$82.5 million bridge loan refinancing of two midrise apartments in Salt Lake City: **CINQ** and **LUMA** apartments. Northmarq arranged financing on behalf of the borrower, through a relationship with **Prudential**. CINQ, at 550 W. 200 S., is an adaptive reuse of a 1920s warehouse in the historic Greek-town District and features the revitalized warehouse as the clubhouse. It features one-, two- and three-bedroom units. LUMA, at 205 S. 500 W., features studio-, one- and two-bedroom units.

RECOGNITIONS

- **DoTerra**, a Pleasant Grove-based essential oils company, has been named **“Best Essential Oils”** in the **2026 Oprah Daily Self-Care O-wards**, a consumer-recognized honor spotlighting standout self-care products curated by **Oprah Daily**’s editors. The Self-Care O-wards highlight the best in wellness and personal care products, guided by **Oprah Daily**’s evaluation and curation. DoTerra’s essential oils were selected for their versatility and role in grounding self-care rituals, as well as for their purity and sourcing.

UofU’s Master of Business Creation program expands to Europe

The University of Utah’s award-winning Master of Business Creation (MBC) program, operated by the David Eccles School of Business, will soon be available for enrollment by entrepreneurs in Europe.

Beginning in August, budding business creators from Belgium, France, Luxembourg and the Netherlands can join the program.

The expansion to Europe follows the launch of the MBC Global option in the fall of 2024. The international option was first offered in Africa, including in Ghana, Kenya, Nigeria and South Africa, and has since expanded to Canada (Ontario) and now Europe, with other regions and countries possible in the future, according to a release from the school.

The Master of Business Creation program is offered in a partnership between the UofU’s Department of Entrepreneurship & Strategy and the Lassonde Entrepreneur Institute at the Eccles School. The UofU is ranked among the top 10 universities in the country for entrepreneurship education.

“The continued expansion of the MBC program around the world shows the success of our model to become the world’s best business accelerator plus graduate degree for serious entrepreneurs, creating a thriving global community of MBC entrepreneurs,” said Jeff Davis, director of the MBC program and a professor in the Department of Marketing at the Eccles School. “I am thrilled to bring the program to Europe with our partners in Luxembourg after the successful launch of the global program in Africa.”

The expansion to Europe is a partnership with Aureus Ars & Scientia, a philanthropic organization that fosters education, arts and science. Leading the partnership in Europe are Olivier Van Regemortel, Jacques Mahaux and Amélie Madinier, who are the chairman, board member and executive director at Aureus Ars & Scientia, respectively. Madinier will be the regional director of MBC Global (Europe). Davis said Madinier brings a wealth of experience in mentoring, recruiting and developing founders.

“We look forward to enrolling founders in our region into the Master of Business Creation, one of the most unique and valuable degree programs for entrepreneurs anywhere in the world,” Van Regemortel said. “We invite founders across eligible European countries to learn more and apply. We expect admissions to be competitive, and we expect to have scholarships for the most qualified applicants who apply before Jan. 31, 2026.”

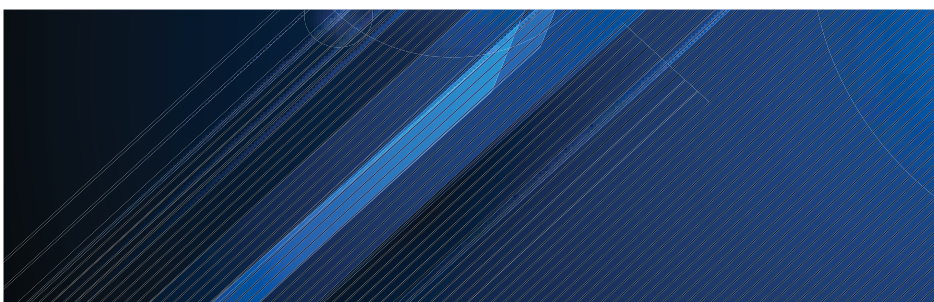
Bringing the MBC program to Europe was made possible through the support of the Lassonde Family Foundation.

“[The foundation’s] generosity has made it possible for us to change how entrepreneurship education is provided and launch exceptional programs like the Master of Business Creation and expand it across the world,” said Scott Holley, executive director of the Lassonde Entrepreneur Institute. “We are grateful for their vision and support as we work toward our mission of transforming students through entrepreneurship.”

The MBC program was introduced in 2019 and hundreds of founders have enrolled in the program since then. The MBC Global program features all the core elements of the successful U.S. program. The founders in the global program have access to one-on-one mentorship from experienced entrepreneurs in their location, an applied and highly relevant curriculum, networking opportunities and more. They also join a growing, international network of MBC alumni, founders, faculty and mentors.

The MBC Global program is offered online and founders join a cohort with other entrepreneurs from their region in the one-year program.

“The more you learn about the MBC program, the more you will understand how unique this program is and what an incredible opportunity it provides to entrepreneurs ready to grow their startups,” said Davis. “We are now accepting applications in the U.S., Canada, Africa and Europe and we look forward to expanding to other locations in the future.”



EVERY DAY IS A GREAT DAY WITH DARLA'S DONUTS!

MMM...
MONDAYS!

TASTY
TUESDAYS!

WOW
WEDNESDAYS!



DONUTS • BROWNIES • FRITTERS • TURNOVERS • MUFFINS

MONDAY - FRIDAY: 5 AM - 1 PM
2278 S. REDWOOD ROAD
WEST VALLEY CITY, UT 84119
801-975-6381



TWISTY
THURSDAYS!

FRITTER
FRIDAYS!

SPRINKLES
SATURDAYS!




CALENDAR

Information about upcoming events may be sent to brice.w@thecityjournals.com.

Jan. 26, 11:30 a.m.-1 p.m.

“Negotiate Like a Pro: Tools & Tactics to Earn Higher Salaries,” part of a free, four-part “Lunch & Learn” series titled “Closing the Gap” presented by A Boulder Way Forward’s Gender Pay Gap Spoke. Location is Silicon Slopes, 2600 W. Executive Parkway, Suite 140, Lehi. Details are at <https://www.siliconslopes.com/c/events/>.

Jan. 27, 8-9:30 a.m.

Annual Membership Breakfast Meeting, a ChamberWest event. Chamber leadership will share information, provide highlights for 2026 and lead in celebrating and recognizing community leaders. Location is Viridian Event Center, 8030 S. 1825 W., West Jordan. Cost is \$30 for members, \$40 for nonmembers. Details are at chamberwest.com.

Jan. 27, 11 a.m.-1 p.m.

Business Women’s Forum 2026: “The Support Exchange: Rewriting the Rules of Success by Giving and Receiving.” Speaker Seantae Jackson, public speaker, nonprofit founder and medical trauma survivor, will discuss how women can transform their careers and communities through intentional cycles of giving and receiving. Location is Salt Lake Marriott Downtown at City Creek, 75 S. West Temple, Salt Lake City. Cost is \$50 for members and \$70 for nonmembers. Details are at slchamber.com.

Jan. 27, 11:15 a.m.-1 p.m.

Women in Business, a South Valley Chamber of Commerce event. Cost is \$23 for members, \$35 for nonmembers. Details to be announced at southvalleychamber.com.

Jan. 27, 1-2:30 p.m.

“Starting Your Business 101,” a Small Business Development Center event that takes place online. Details are at <https://clients.utahsbdc.org/events.aspx>.

Jan. 27, 4-5:30 p.m.

“AICX Live,” a gathering built for CX leaders. CX leaders from brands like Signals, OrderProtection, Rhone and &Collar will share what’s actually helping their teams, what they’ve stopped doing, and how they’re navigating AI in customer experience today. Open to the public but tailored for CX, support and post-purchase professionals. Location is FilmLaab, 12441 S. 900 E., Suite 190, Draper. Details are at <https://www.siliconslopes.com/c/events/>.

Jan. 28, 11:30 a.m.-1 p.m.

“Chamber Connections,” a Davis Chamber of Commerce networking event. Location is Davis Chamber, 450 S. Simmons Way, Kaysville. Free. No RSVP needed. Open to the public and Davis Chamber members. Details are at davischamberofcommerce.com.

Jan. 28, 11:30 a.m.-1 p.m.

“Stop the Scroll: Social Media Strategies That Actually Work for Small Businesses,” a West Jordan Chamber of Commerce “Business Development Series” event that will focus on Instagram and TikTok. Location is Feigh Real Estate/Cannon & Co., 9089 S. 1300 W., Suite 130, West Jordan. Free for chamber members, \$30 for nonmembers. Details are at westjordanchamber.com.

Jan. 28, 11:30 a.m.-12:30 p.m.

“Leadership Levers: Driving Women’s Career Progress,” a Utah Women & Leadership Project event that takes place online. Details are at <https://www.usu.edu/uwlp/calendar/>.

Jan. 28, 5-6 p.m.

In-Person 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>.

Jan. 28, 5-6:30 p.m.

“Connect After Hours,” a South Valley Chamber of Commerce event. Location is Utah Mammoth Practice Facility, 10450 S. State St., Sandy. Cost is \$15 for members, \$25 for nonmembers. Details are at southvalleychamber.com.

Jan. 28, 5:30-9 p.m.

2026 Chamber Open House, a Utah Valley Chamber of Commerce event. Location is The Grid, 593 S. Evermore Lane, Pleasant Grove. Free. Details are at thechamber.org.

Jan. 28, Feb. 25, 5:30 p.m.

Information Sessions for the Executive Certificate of Global Business Management course offered by Salt Lake Community College. Information sessions take place online and are free. Course is offered to business executives, professionals, working staff, entrepreneurs and qualified students who want to increase their knowledge and improve their strategies in global business practices. Course begins March 18. Application deadline is March 13. Course cost is \$1,145, with scholarships and discounts available. Classes can be taken in-classroom (at SLCC’s Miller Campus in Sandy), online or a hybrid. Registration can be completed at <https://themillatslcc.com/education/executive-certificate-global-business-management/>. Details are available by contacting Venita Ross 801-957-5336 or Venita.Ross@slcc.edu.

Jan. 28, 6-7 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>.

Jan. 29, 11:30 a.m.-1 p.m.

Membership Engagement Event, a Point of the Mountain Chamber of Commerce event featuring a member kickoff and the swearing-in of the board. Location is Fox Hollow Golf Club, 1400 N. 200 E., American Fork. Details are at thepointchamber.com.

Jan. 29, 5-6:30 p.m.

“After-Hours Networking,” a West Jordan Chamber of Commerce event. Location to be announced. Free. Participants must be at least 21 years old. Details are at westjordanchamber.com.

Jan. 30, 11:30 a.m. 1 p.m.

“Grow with AI Series: Part 1,” a Small Business Development Center event. Location is SBDC at Davis Technical College. Details are at <https://clients.utahsbdc.org/events.aspx>.

Feb. 2, 9 a.m.-2 p.m.

The Point Classic Pickleball Tournament, hosted by The Picklr and the Point of the Mountain Chamber of Com-

merce. Location is The Picklr, 629 Saratoga Road, Building 2, Saratoga Springs. Cost is \$90 per team. Details are at thepointchamber.com.

Feb. 2, 11:30 a.m.

“Leading with Compassion,” part of the 2026 Women & Leadership Project Executive Speaker Series and featuring Utah First Lady Abby Cox. Event takes place online. Free (advance registration is required). Details are at <https://www.usu.edu/uwlp/events/upcoming-events>.

Feb. 3, noon-1 p.m.

“Bites & Insights” Lunch, a ULI (Urban Land Institute) Utah event. Location is Hunt Electric Technology Building, 1811 S. Alexandra St., Salt Lake City. Free. Details are at <https://utah.uli.org/events-2>.

Feb. 4-7

Summit 2026, presented by Silicon Slopes and Visit Salt Lake. Theme is “Innovation Doesn’t Slow Down.” Event includes keynote presentations, cross-industry conversations, hands-on labs and more. Location is Salt Palace Convention Center, 100 S. West Temple, Salt Lake City. Early-bird pricing starts at \$299. Details are at <https://www.visitsaltlake.com/summit/>.

Feb. 4, 11 a.m.-2:30 p.m.

“Utah Business of Health Event,” hosted in partnership with the Utah Worksite Wellness Council, Get Healthy Utah and Utah Community Builders. Theme is “Back to What Matters: Building Stronger People, Workplaces & Communities.” Location is Zions Bancorporation Technology Center, 7860 S. Bingham Junction Blvd., Midvale. Cost is \$35. Details are at <https://utahworksitewellness.org/events/utah-business-of-health-event-attendees-2/>.

Feb. 4, 11:30 a.m.

“Trailblazing Justice: A Conversation with Christine Durham on Women, Leadership and the Law,” part of the 2026 Women & Leadership Project Executive Speaker Series. Durham is a former chief justice of the Utah Supreme Court. Event takes place online. Free (advance registration is required). Details are at <https://www.usu.edu/uwlp/events/upcoming-events>.

Feb. 4, 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.

Feb. 4, 11:30 a.m.-1 p.m.

“Wasatch Back Business University,” a Park City Chamber/Bureau event. Topic to be determined. Location is Utah Valley University Wasatch Campus, Heber. Cost is \$10. Details are at <https://www.parkcitychamber.com/events/>.

Feb. 4, noon-1 p.m.

“Walkable Wednesday,” a ULI (Urban Land Institute) Utah event that originally had been scheduled for Jan. 14. Seraph was recently completed as Hines’ first office-to-residential conversion. The project transformed a 1960s-vintage office tower into a modern 217-unit apartment building, complete with Class A amenities. Location is Seraph, 136 E. South

Temple, Salt Lake City. Free for members, \$20 for nonmembers. Details are at <https://utah.uli.org/events-2>.

Feb. 5, 9-10:30 a.m.

“Sweets & Strategies,” a Women’s Business Center of Utah event. Location is Roots Coffee, 774 S. 300 W., Salt Lake City. Free. Details are at wbcutah.org.

Feb. 5, 9-11 a.m.

“HTH Collider,” a BioHive event that is part of Utah Tech Week. Location is Kiln, 26 S. Rio Grande St., Salt Lake City. Details are at <https://luma.com/wii4lcy7>.

Feb. 6, 8-10 a.m.

“First Fridays Speed Networking,” presented by the West Jordan and South Jordan chambers of commerce. Location is Legacy Retirement Center, 1617 W. Temple Lane, South Jordan. Details are at sj-chamber.org.

Feb. 9, 11:30 a.m.-12:30 p.m.

“Women Leading Behind the Walls: Leadership in Utah’s Correctional Facilities,” a Utah Women & Leadership Project event that takes place online and features Sharon D’Amico and Kristin Keisel, two wardens leading correctional facilities in Utah. Event takes place online. Free (register online in advance). Details are at <https://www.usu.edu/uwlp/calendar/>.

Feb. 10-12

Bank of Utah Economic Forecast Events. One Feb. 10 event is 8-10 a.m. at Ogden Eccles Conference Center, 2415 Washington Blvd., Ogden, in partnership with the Ogden-Weber Chamber of Commerce (ogdenweberchamber.com). A second Feb. 10 event is 11:30 a.m.-1 p.m., at Riverwoods Conference Center, 615 Riverwoods Parkway, Logan, in partnership with the Cache Valley Chamber of Commerce (cachechamber.com). Feb. 11 event is 8:30-11 a.m. at Davis Tech Campus’ Allied Health Building, 435 Simmons Way, Kaysville, in partnership with the Davis Chamber of Commerce (davischamber.com). Feb. 12 event is 11:30 a.m.-1 p.m., at Thanksgiving Point’s Garden Room, 2900 Garden Drive, Lehi, in partnership with the Utah Valley Chamber of Commerce (thechamber.org). All will feature Tim Mahedy, founder and chief economist of Access/Macro, a macroeconomic consulting firm. Ogden and Kaysville events also will include Michael Jeanfreau, senior economist at Utah Department of Workforce Services.

Feb. 10, 9-11 a.m.

“Pay the IRS Less Without Going to Jail,” a Small Business Development Center event that takes place online. Cost is \$24. Details are at <https://clients.utahsbdc.org/events.aspx>.

Feb. 10, noon-1:30 p.m.

Professional Growth Series, a ChamberWest Women in Business event. Theme is “Life Beyond the Game: Perspectives from Professional Women Athletes,” with players from League One Volleyball discussing life beyond the game, offering a glimpse into who they are beyond the court. Location is Salt Lake Community College Bruin Arena/Lifetime Activities Center, 4600 S. Redwood Road, Taylorsville. Cost is \$30 for chamber members, \$40 for nonmembers. RSVP deadline is Feb. 5. Details are at chamberwest.com.

PUBLIC NOTICES

IN THE MATTER OF THE ESTATE OF MARY KATHERINE MCBRIDE JOHNSON, a.k.a. MARY MCBRIDE JOHNSON, a.k.a. MARY JOHNSON, NOTICE OF INFORMAL PROBATE. Case No. 253700032 Judge Anthony Howell THE STATE OF UTAH TO: Brady Earl Johnson:
A petition for informal probate has been filed for the above-stated decedents. Within ten (10) days after service of this summons, you must file a response or counter petition, in writing, with the clerk of the Fourth Judicial District Court, in and for Millard County, at the following address: 765 South Highway 99, #6, Fillmore, UT 84631. You must also mail or deliver a copy of your answer to plaintiffs' attorney at the address listed above. If you fail to do so, an order appointing the petition with corresponding letters of testamentary will be signed by the court. DATED this 17th day of December, 2025. STYLER-DANIELS, P.C. By: */s/ Jason May*.

ANNOUNCEMENT OF APPOINTMENT AND NOTICE TO CREDITORS

Probate No. 263700006

IN THE Second Judicial District Court DAVIS COUNTY STATE OF UTAH

In the matter of the Estate of THE ESTATE OF LYNN SVEDIN

Marcus Erik Svedin Whose address is 214 East Shadowbrook Lane, Kaysville, UT 84037 has been appointed Personal Representative of the above-entitled estate. Creditors of the estate are hereby notified to:
(1) deliver or mail their written claims to the Personal Representative at the address above;
(2) deliver or mail their written claims to the Personal Representatives attorney of record, Brian Edwards at 991 Shepard Ln Suite 210, Farmington, UT 84025
(3) file their written claims with the Clerk of the District Court at Farmington District Court, 800 W State St, Farmington, UT 84025 in Davis County, or otherwise present their claims as required by Utah law within three months (90 days) after the date of the first publication of this notice or be forever barred.

Dated this January 14, 2026
/s/ Marcus Erik Svedin
/s/ Brian Edwards
/s/ Taylor Stone
991 Shepard Ln Suite 210, Farmington, UT 84025

FILED OGLE COUNTY ILLINOIS 1/9/2026 12:44 PM KIMBERLY A. STAHL CLERK OF THE CIRCUIT COURT STATE OF ILLINOIS IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT COUNTY OF OGLE IN RE THE MARRIAGE OF: BELEN BELMONTE VILLAPANDO, Petitioner,))) Case No: 2025 DC 56))) VS. IRVING RODRIGUEZ HERNANDEZ, Respondent. PUBLICATION NOTICE The requisite affidavit(s) having been duly filed herein, NOTICE IS HEREBY GIVEN TO ALL RESPONDENT'S IN THE ABOVE ENTITLED ACTION, that said action has been commenced in said Court by the Petitioner, naming you as the Respondent therein and praying a Judgement of Dissolution of Marriage to be entered dissolving the bonds of matrimony between the Petitioner and Respondent and for other relief; that summons has been issued out of this Court against you as provided by law, and, that this action is still pending and undetermined in said Court. NOW, THEREFORE, unless you filed your answer or otherwise make your appearance in said action in this Court, by filing the same in the office of the Clerk of the Circuit Court on or before February 26, 2026. AN ORDER OF DEFAULT MAY BE ENTERED AGAINST YOU. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court on This day of January, 2026. TESS, ARNQUIST & WILT, LLC 1090 N. 7th St. Rochelle, IL 61068 815-562-8754 Clerk of the Circuit Court lawyers@taw-legal.com



PEOPLE ON THE MOVE

Company news information may be sent to brice.w@thecityjournals.com.

GOVERNMENT

• **Salt Lake County** has appointed **Josh Ambrose** as general manager of the Salt Palace Convention Center in Salt Lake City and Mountain America Expo Center in Sandy. Ambrose will be responsible for the overall management, promotion and operation of the facilities, including booking, marketing, finance, human resources, food and beverage, security, production, maintenance and capital planning. He will work closely with Visit Salt Lake and industry partners to maximize facility use, strengthen client relationships, and support the county's broader economic goals. Ambrose has more than a decade of leadership experience across finance, operations and organizational transformation, with a background that includes managing complex budgets, negotiating contracts, implementing enterprise systems, and leading multidisciplinary teams. His experience working closely with meeting planners, destination organizations, hotel leadership and public-sector partners has supported consistent performance and operational stability at both venues. Ambrose most recently served as director of finance and administration for the two facilities under Legends Global, the private management company contracted by Salt Lake County to operate them. In this role, he has overseen operating finances, enterprise systems and cross-departmental initiatives supporting day-to-day operations and long-term planning.

Josh Ambrose



Michael Snow

has 12 years of foundry experience, including expertise in engineering and operational excellence. He previously worked at PCC Structurals Inc., Varex Imaging Corp. and Eaton Electrical. Snow earned a bachelor's degree in metallurgical engineering from the University of Utah.

RETAIL

• **University Place** in Orem has hired **Mike Jorgenson** as general manager, succeeding **Rob Kallas**, an employee for 52 years. Jorgenson most recently oversaw operations for nine regional shopping centers throughout the western United States, totaling approximately 8.5 million square feet, as vice president of asset management for the Western Region at Pacific Retail Capital Partners. Prior to PRCP, Jorgenson worked for Macerich for over a decade as the senior property manager at shopping centers in Utah, Arizona and New Jersey. While working for PRCP and Macerich, he was general manager of The Shops at South Town in Sandy. Kallas has been involved in real estate management and development with the Woodbury Corp. since 1974 and has had the primary responsibility of managing University Mall, now University Place, since 1978. University Place is a 120-acre development in the midst of a \$500 million revitalization. In addition to retail offerings, University Place is now home to upscale residential, Class A office and green space. University Place was first developed and is still owned and operated by Woodbury Corp.

Mike Jorgenson



Rob Kallas

MANUFACTURING

• **IPC Foundry Group Inc.**, a network of investment casting foundries with machining and finishing partners, has hired **Michael Snow** as general manager of its Utah facility in Lindon. Snow



CAREERS

Director, Software Production Management & Reliability
Morgan Stanley Services Group, Inc. is hiring for following role in South Jordan, UT: Director, Software Production Management & Reliability to handle production mgmt srves incl end user support, syst's monitoring, incident mgmt & problem mgmt, plant mgmt & event mgmt (salary range \$137,010 & \$137,010). Position req's rel. degree &/or exp &/or skills. For more info & to apply, visit us at <https://morganstanley.eightfold.ai/careers?source=mscom> & enter JR021176 in search field. No calls pls. EOE



SUN PRINT SOLUTIONS®
Sunprintsolutions.com 801-972-6120

CUSTOM PRINT DIRECT MAIL FULFILLMENT PACKAGING



My Utah Is
BUILT ON BIG DREAMS & MY BANK FUELS MY GROWTH

Empowering local businesses to thrive. Let our expert team guide you with the insights and tools you need to grow confidently.

Find a location near you by visiting bankofutah.com.



BUSINESS ■ PERSONAL ■ TRUST ■ MORTGAGE



NMLS: #422914