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## OF NOTE



### You can now play the best

Open just a year, Washington County's Black Desert Resort has already been named the No. 1 golf course in Utah in *Golfweek's* recently released "Best Courses You Can Play" state-by-state rankings. In addition, the Tom Weiskopf- and Phil Smith-designed course is ranked No. 32 on *Golfweek's* prestigious "Top 100 Best Courses You Can Play in the U.S." ranking, and No. 81 on the publication's "Top 200 Modern Courses" list.

## ON THE SEARS BLOCK IN DOWNTOWN SLC

### Intermountain unveils plans for new 'urban hospital'



A rendering presented at a recent meeting of the Salt Lake City Council depicts Intermountain Health's planned hospital campus at the site of the former Sears store in the downtown area of the city. Shown is the intersection of 800 South and Main Street with a traffic ramp built into Main Street and a skybridge for access to a parking structure planned for east of the campus.

**John Rogers**  
*Business Journal*

About the only popular part of Intermountain Health's presentation before the Salt Lake City Council unveiling its proposal for a new "urban hospital" in downtown Salt Lake City was its plan to leave a place for a beloved taco truck on the site.

Almost three years after Intermountain bought the site of the old Sears store on 800 South between State and Main streets, the huge healthcare company un-

veiled plans to build a major hospital on the site. Intermountain presented its plans to the council earlier this month.

The large site has sat vacant for the better part of two years since the old Sears structure was razed. Except for a groundwater lake where the store's basement was, the only thing on the site has been a taco truck that has been popular with lunchtime customers for more than 10 years. The plans shown to the city council include a spot for the taco vendor and other food trucks.

Intermountain has said all along that

it intended to build a hospital on the site, but details of that plan have not been publicly discussed until the council presentation. Intermountain officials made public a number of renderings showing concepts for the hospital on what has come to be known as the "Sears block." Project officials said they have been hammering out logistical details to make their plans fit the site. That included figuring out the internal

**see HOSPITAL page 9**

## State commission looks at hosting Olympics as a 'marker' for economic growth & prosperity planning

**Brice Wallace**  
*Business Journal*

Some Utahns are looking forward to seeing the state host the 2034 Winter Olympic Games. A state commission is considering a vision of what the state should be in the years before and after that event.

During a recent brainstorming session, members of the Unified Economic Opportunity Commission tossed out ideas that would either capitalize on

Utah's strengths or avoid some trouble spots from worsening.

Prefacing the discussion, Gov. Spencer Cox, the commission's co-chair, said hosting the Olympics a decade from now would provide a "marker" that would give the state "something to look forward to and something to plan towards." The International Olympic Committee's vote on the 2034 Olympics location will take place next month, with Utah expected to land those Games.

"We obviously want to maintain our quality of life, while focusing on eco-

nomie growth and prosperity — I think that goes without saying," Cox said. "But there are opportunities to, as we get more strategic, where are we going to invest, how are we going to invest, and where will we get the best return for our investment?"

On the "improve Utah" side, commission member Jonathan Freedman, president and CEO of World Trade Cen-

**see UEOC page 14**

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## News

### Two new Utah industrial banks receive conditional approval from DFI

Two separate companies have received conditional approval to establish Utah state-chartered industrial banks. Commissioner Darryle Rude of Utah's Department of Financial Institutions recently signed orders approving the establishment of Thrivent Bank and GM Financial Bank. The orders were signed on June 14 and are conditioned upon, among other things, the applicants obtaining federal deposit insurance from the Federal Deposit Insurance Corp.

The approvals are the third and fourth industrial banks approved in the state since 2008.

Thrivent Bank will offer banking products to consumers and businesses nationwide, expanding the reach and impact of Thrivent's mission to help clients build their financial futures, according to the announcement. The bank will be a digital-first bank offering a full suite of deposit and lending products. Thrivent Bank will be a wholly owned subsidiary of Thrivent Financial Holdings Inc., which is a wholly owned subsidiary of the Wisconsin-registered fraternal bene-

fit society Thrivent Financial for Lutherans.

GM Financial Bank will primarily serve a nationwide market of consumers financing automobiles. In addition, the bank will offer FDIC-insured deposit products over the Internet and through a mobile application. The bank will be headquartered in the Salt Lake City metropolitan area and will be a wholly owned subsidiary of GM Financial Co. Inc. (GMF), an indirect subsidiary of General Motors Co. GMF has consumer and commercial lending licenses in 42 states and is supervised by the Consumer Financial Protection Bureau as a larger participant in the market for automobile financing.

Utah's Department of Financial Institutions is responsible for chartering, regulating, supervising and examining state-chartered financial institutions. The financial services companies and individuals regulated by the department represent Utah state-chartered banks, industrial banks, holding companies, credit unions, trust companies, consumer lend-

ers, commercial lenders, money transmitters, mortgage servicers, money services businesses and escrow companies.

Utah's Department of Financial In-

stitutions charters and regulates roughly 87 percent of the nation's industrial bank assets and has supervised these FDIC-insured banks for over 35 years.

### Harfert to head Mountain West Brands

Mountain West Brands LLC, a Salt Lake City hospitality portfolio company, has announced the appointment of Neil Harfert as its new CEO. Harfert has held leadership roles at fast-growth, national brands like MOD Pizza, Qdoba Mexican Eats and Rock Bottom Restaurants. Most recently, he was president of R&R Barbeque.

Mountain West Brands oversees three restaurant groups in Utah and Idaho: Market Street Grill, Chuck-A-Rama and Grub Steak.

The company said Harfert will focus on strategic growth initiatives, operational excellence and fostering a culture of collaboration and innovation in his new role.

"We are thrilled to welcome Neil as the new CEO of Mountain West Brands,"

said Aron Betru, board member of Mountain West Brands. "His strategic insight and dedication to excellence align perfectly with our mission. We are confident that under Neil's leadership, our legacy brands will continue to thrive and evolve. Harfert's appointment marks a significant step forward in ensuring these traditions are preserved while embracing innovative approaches to meet the changing needs of today's diners."

"I am honored to join Mountain West Brands and to lead these iconic restaurant groups," said Harfert. "I look forward to working with the talented teams at Market Street Grill, Grub Steak and Chuck-A-Rama to build on their rich histories and deliver memorable dining experiences for our guests."

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These are the uniform jerseys the new Utah NHL team will wear in its inaugural season beginning this fall. The NHL and Smith Entertainment Group have signed documents that officially bring the team to Utah.

## Utah Hockey Club's move to state now official; play begins this fall

Although it has been known since early April that a National Hockey League (NHL) team is coming to Utah, the official agreement between Smith Entertainment Group (SEG) and the NHL wasn't signed until June 14. As part of the agreement, the team will be known as Utah Hockey Club for the 2024-25 season which begins in October. A permanent name is being chosen through a voting process that is ongoing.

Coinciding with the finalization of the agreement with the NHL, Utah Hockey Club introduced its 2024-25 uniforms, color palette and logos. Team merchandise featuring the new uniform scheme will be available to the public at the team store at Delta Center beginning during the team's 2024 NHL draft party on June 28.

"Today is a monumental day for the state of Utah as we officially close on the establishment of a new NHL franchise," said Ryan Smith, governor of Utah Hockey Club and chairman of SEG. "The NHL has been incredible to work with throughout this process, providing us with invaluable guidance and support. We have a ton of work to do — training camp starts in less than 100 days — and could not be more excited about what's to come."

The establishment of an NHL franchise in Utah was made possible by the demise of the Arizona Coyotes franchise in Phoenix. The NHL assumed ownership of the club and then sold it in April to Smith and his Smith Entertainment Group for a reported \$1.2 billion.

## Bagdasarova to replace Birdsall at helm of South Salt Lake Chamber

Tereza Bagdasarova has been named president of the South Salt Lake Chamber of Commerce by a unanimous decision of the board of directors. She moves to the role from her previous position as the chamber's managing director.



Tereza Bagdasarova

Bagdasarova succeeds Gary Birdsall as president. Birdsall will remain with the chamber, where he will work in membership growth and will maintain an active role in the chamber's initiatives.



Gary Birdsall

"Since 2013, Gary's infectious enthusiasm and genuine care for the community have left an indelible mark," the chamber said in its

announcement of the transition. "South Salt Lake City owes him a tremendous debt of gratitude for his efforts in strengthening ties between businesses, government entities and the local community."

Bagdasarova brings a wealth of experience in community service to her new role, including positions with the Women's Business Center of Utah and United Way of Salt Lake. She currently serves as a planner for the City of South Salt Lake's Community and Economic Development Department. She holds degrees from the University of Utah and Westminster University.

Bagdasarova said her advocacy for business owners stems from her own entrepreneurial journey, including incubating her own pop-up bakery, and participating in a number of boards, committees and programs dedicated to small-business development and education.

## Brostrom new Davis hospital CEO

CommonSpirit Health has named Kyle Brostrom as CEO of Holy Cross Hospital-Davis, a 220-bed facility and the hospital in Layton. The hospital and the company's other Utah facilities are part of the CommonSpirit Health Mountain Region.

A native of Davis County, Brostrom has more than 15 years of experience in operational and strategic leadership at major health systems and hospitals. Since 2016, he has served as division vice president of strategy and business development for the Mountain Division of HCA Healthcare, where he led strategic planning, business development and service line operations for 11 hospitals and dozens of clinics in Utah, Idaho and Alaska. He previously held senior operations leadership roles for Intermountain Health, managing initiatives at several large hospitals and leading nationally recognized heart and transplant centers.


"Holy Cross Hospital-Davis has long been recognized as a leader in innovative, compassionate care for our Northern Utah communities," said Andrew Gaasch, Mountain Region president for Common-

Spirit Health. "Kyle is the right person to guide this ministry in its next chapter as we lean into our vision of a healthy future for all."

"Having the opportunity to lead Holy Cross Davis Hospital is both a privilege and a dream come true," Brostrom said. "It is an absolute honor to have the chance to work alongside and serve my community — the community where I was raised and where I am raising my family."

Brostrom received his bachelor of science degree in exercise and sport science from the University of Utah and his master of healthcare administration from Ohio State University. He is a fellow in the American College of Healthcare Executives and an executive board member for the local ACHE chapter.


CommonSpirit Health is a nonprofit, Catholic health system that was created in February 2019 by the merger of Catholic Health Initiatives and Dignity Health. Headquartered in Chicago, it has over 150,000 employees and 35,000 physicians and advanced practice clinicians at 162 hospitals and more than 2,250 care sites in 24 states.




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# NEWS

## MWCRE examines effect of store closures

Mountain West Commercial Real Estate (MWCRE), a Salt Lake City-based commercial real estate agency, has released a report looking at two retailers that announced the largest number of store closures in 2023, Bed Bath & Beyond and Tuesday Morning. Together, these two retailers accounted for more than a quarter of all U.S. store closures in 2023, significantly impacting the retail landscape in the Intermountain West.

“The retail sector continues to navigate a tumultuous landscape marked by inflation, bankruptcies, retail shrink, the rise of e-commerce and evolving consumer habits,” report authors said.

Store closures increased dramatically in 2023, with over 4,600 retailers shutting their doors — an 80 percent increase from the previous year. By May 2024, more than 30 retailers had announced closures, affecting over 3,200 locations. Despite the wave of closures, the Intermountain West region’s retail vacancy rate has reached a historic low of 3.8 percent., the report found. The demand for retail space continues to outpace supply, partly driven by a reluctance among developers to start new speculative projects amid a high-interest-rate environment. While some new construction persists, it remains insufficient to meet strong demand.

Key findings from the MWCRE report include:

- **Store Closures:** In 2023, Bed Bath & Beyond and Tuesday Morning closed over 110 stores in the Intermountain West, vacating more than 2.5 million square feet. Over 1.3 million square feet of this space remains vacant.

- **Backfilled Spaces:** The vacated spaces have been partially backfilled by various tenants, with general retail (31.9 percent) and apparel retailers (29.9 percent) occupying most of the space.

- **Small Percentage of Total Vacancy:** The still-vacant space from Bed Bath & Beyond and Tuesday Morning closures represents only 2.6 percent of total vacancy in the Intermountain West region.

The report also lists the top retailers with more than 50 closures in 2023 and 2024 in the U.S.

“Despite the closures and challenges, the retail market in the Intermountain West remains highly competitive,” said Sandra Fife, director of research for MWCRE. “The historically low vacancy rates and ongoing demand indicate a resilient market poised for recovery and growth.”

The full report can be found at [https://www2.mtnwest.com/finalflyers/ClosingUpShop\\_1.pdf](https://www2.mtnwest.com/finalflyers/ClosingUpShop_1.pdf).

## Tanner tabs Sperry CEO and president

O.C. Tanner, a Salt Lake City-based employee-recognition products and services company, has named Scott Sperry as CEO and president.

Sperry succeeds Dave Petersen, who is retiring after 15 years as CEO and president and a 41-year career at O.C. Tanner. Petersen will continue with the company as vice chair of the board.

O.C. Tanner also announced the promotions of Scott Archibald to chief operations officer and Michelle Colovich to chief financial officer.

With a tenure of 21 years, Sperry began at O.C. Tanner in finance, where he became chief financial officer and then moved to chief operations officer in 2009 and president in 2022. He becomes the fifth CEO in the company’s 100-year history

“As CEO, Sperry will usher in the company’s second century of business with a focus on transformative culture partnerships with the world’s top brands, broad technology capabilities, global expansion and continuing to drive O.C. Tanner’s mission of helping people all over the world thrive at work,” O.C. Tanner said in announcing the promotion.

“It’s an honor and a privilege for me to serve as O.C. Tanner’s new CEO,” said Sperry. “I’m proud to have worked so closely alongside Dave and to have learned from his leadership. Looking forward, I’m eager to lead O.C. Tanner as it enters the next 100 years of its journey. We have a strong company history, a talented workforce, innovative technology and wonderful clients that we are honored to partner with. I look forward to fostering innovation to find new ways to help people all around the world thrive at work.”

Sperry will continue O.C. Tanner’s long-standing commitment to giving back to the community, the company said. The company donates 10 percent its profits to global and local organizations such as the Ronald McDonald House, Utah Symphony and Opera, Utah Food Bank, the Huntsman Cancer Institute and several Utah universities. O.C. Tanner has more than 1,600 employees in six offices around the world.



Scott Sperry

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# Work Daze

## How to brand a brand-new you

What's the difference between you and a tube of toothpaste?

The toothpaste has branding consultants who spend millions every year to educate the public on its qualities. You don't. This is why everybody knows what the toothpaste can do, while you remain an unknown entity, undervalued by many and misunderstood by most.

It's all about branding, baby. Branding with a capital "B."

The *Harvard Business Review* knows all about branding. That's why they don't call themselves *Jim's Business Review*. That's also why they publish articles such as the latest from authors Dorie Clark and Tomas Chamorro-Premuzic, "Your Personal Brand Needs a Refresh. Here's Where to Start."

"Brands help people make choices, and that's whether we're talking about products, objects or humans," write the authors. "When it comes to personal brands, these choices may involve high-stakes professional decisions, such as whether to hire you, promote you, engage you for coaching or services and so on."

You may not like the idea that achieving your career dreams is dependent on the same cheesy branding dynamic that

resulted in the creation of Mr. Peanut, Morris the Cat and the GEICO Gecko, but that's how you succeed — in the supermarket and in the executive suite.

What can you do to burnish your personal brand? Here are the four recommended starting points for developing a brand-new brand for a brand-new you.

No. 1: Do the vision thing.

Do your co-workers see you as a "lazy slug" who "accomplishes little"? The same attributes, while undoubtedly true, can be rebranded so you are perceived as a "deep thinker" who can be "highly trusted" to carefully study any action before putting the company at risk. Does your manager see you as "unhinged" and "just wacky"? You want them to see you as an "out-of-the-box thinker," always looking for the edgy new ideas the company needs to stay competitive.

If you work for a company that plays the new-age version of the name game, in which the CEO becomes the CHO ("chief happiness officer"), a new title could embellish your brand.

Don't wait to be promoted. Change your email signature from "administrative assistant" to "visionary game-changer" or from "marketing trainee" to "chief brand evangelist."

If you work in HR, take the title "ruler of the realm," assuming you don't use it already.

No. 2: Watch the gap.

Market research is essential when selling toothpaste. It's no less important when selling yourself.

You could buttonhole co-workers and managers, but since you scare most people, you're not likely to get a useful response. If your company uses Slack, you can discover the nasty slurs your closest work friends are saying behind your back, but you will have to cozy up to the site administrator. (A fruit basket is extremely motivating, as are slashed tires.)

The *HBR* article also suggests you consult generative AI. Search for your name in ChatGPT or Perplexity, but remember that even the most advanced AI systems can "hallucinate."

If the response comes back that people think you are an "early-stage robot who time traveled from 10th-century England in an attempt to escape the North Sea Empire of Cnut the Great," it is obviously a hallucination. Unless it isn't.

No. 3: Create a tactical plan.

If you want mad comms skills to be part of your brand, always be the first to raise your hand and open your yap. If you don't want the spotlight, keep hiding under your desk, like the scared mouse you are.

Don't be afraid to present yourself as more than one thing. Just as toothpaste can also be used as a shampoo or a salad dressing, there's no reason your brand can't position you as a strategist, an implementer, a leader, a visionary and the best hope for the company's survival.

Well, there is one reason — that's your boss's brand.

No. 4: Embrace strategic patience.

Changing a brand does not happen overnight. While you may wake up one morning a totally different person, it will take many mornings and maybe many moons before your co-workers and managers recognize and embrace the brand-new you.

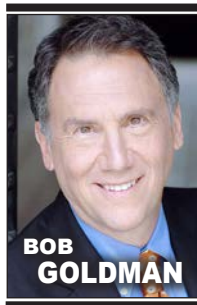
That doesn't mean you should leave your brand where it is today — in an end-aisle display in the discontinued products aisle at 90 percent off. This is not where you want to be when job cuts begin or new job opportunities end. So, like we say in the toothpaste biz, act now!

Move forward with your rebranding and never look back.

Cnut the Great could be coming to get you.

Bob Goldman was an advertising executive at a Fortune 500 company. He offers a virtual shoulder to cry on at [bob@bgplanning.com](mailto:bob@bgplanning.com).

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# Poll of Utah employees reveals 2024's most detested corporate buzzwords

“Cloudstorming,” “idea harvesting,” “strategy quilting” and “hypertasking” are just some of the managerial buzzwords that have gained traction in the corporate sphere in recent years. However, their effectiveness, particularly in motivating employees, is debatable, according to authors of a new survey from CareerMinds.com. A manager might use them with the best intentions, but they can often have the opposite effect, often hindering rather than helping, reveal-

ing a clear disconnect between managerial-speak and employee motivation. The global outplacement and career development folks at CareerMinds.com surveyed 3,000 employees to uncover the most detested corporate jargon used by their managers. The findings? A decisive list of the top 10 business buzzwords that Utah employees dislike their managers using. Here are the top 10 phrases that managers might be wise to retire, complete

with all-too-common uses that grate on the nerves:  
**No. 1: “Act Your Wage.”** At the top of the list is this cheeky nugget, which is supposed to remind you to stick to tasks that match your pay grade. It might sound cute at first, but it can also box you into your current role and dim your shine if you’re trying to climb that career ladder and add more value.  
**No. 2: “Effective Accelerationism.”** This tech-sounding term is all about speeding things up to see results faster. While it screams “innovation,” it often just ends up sounding pretentious and leaving people out of the loop.  
**No. 3: “Push the Envelope.”** Encouraging employees to exceed normal limits and innovate, this phrase often comes across as a vague directive to “just do more.” Without clear goals or reasons, it can leave employees feeling stressed about uncertain expectations.  
**No. 4: “Balls in the Air.”** This term paints multitasking as akin to a juggler keeping several balls in the air simultaneously. While it’s meant to sound manageable and even fun, it often underplays the real stress and complexity involved in keeping multiple projects moving smoothly.  
**No. 5: “Change Agent.”** A change agent drives transformation within an organization. While the role is crucial, highlighting it can sometimes feel like it diminishes the collaborative efforts of other team members, potentially causing frustration when the focus is on a single “hero.”  
**No. 6: “Deliverables.”** This one turns inspired projects into a soul-sucking

checklist. When we reduce our work to just items on a list, where’s the room for passion and creativity?

**No. 7: “Bleeding Edge.”** It’s the ultimate in innovation-speak, but constantly chasing the next big thing can leave teams exhausted. Not every project needs to be on the frontier of technology; sometimes you just need to get good work done without the hype.

**No. 8: “Mission Critical.”** Everything feels like a do-or-die mission with this phrase. It’s like saying every single task is a make-or-break moment for the company, which just pumps up the stress levels unnecessarily.

**No. 9: “Idea Harvesting.”** The process of collecting ideas to solve problems or develop new offerings, idea harvesting can sometimes focus more on the volume of ideas rather than their quality. This emphasis can make employees feel that thoughtful, quality contributions are undervalued.

**No. 10: “Spidey Sense.”** Borrowed from Spider-Man, this term in 10th place is used to describe a gut feeling that something might be off. While it’s meant to acknowledge intuition, using it in serious contexts can trivialize concerns, making it challenging to voice genuine issues without seeming trivial.

“Managers should take a moment to reassess the language they use in the workplace,” said Raymond Lee from CareerMinds.com. “It’s crucial to recognize that the words we choose can significantly impact team morale and motivation. By opting for clear and meaningful dialogue over jargon, leaders can foster a more inclusive, engaging and productive environ-

## Utah Foundation affordability report

Housing affordability is historically low, but boosting it is not out of the realm of possibility, according to new research from the Utah Foundation. The report, “Boosting Utah’s Homeownership Affordability,” provides numerous strategies that public, private and nonprofit policymakers can use to help Utahns obtain the dream.

“Utah policymakers have taken several steps to support the need,” said Shawn Teigen, Utah Foundation president. “But there is still work to be done if we want to boost homeownership. Our report provides ideas and insights that policymakers can draw upon to keep advancing the dream.”

“Utah’s housing crisis has been slowly forming since the financial crisis and has become so palpable that no single solution can reverse it,” said report author John Salevurakis. A combination of solutions must be assembled to address it meaningfully.”

Several strategies were highlighted in the report:

- Encouraging construction density

can improve homeowner affordability as height limits are increased or smaller lots are embraced in neighborhoods otherwise characterized by single-family homes.

- Pre-fabricated housing can be used to improve affordability as economies of scale reduce construction costs.
- Land-value, flip and vacancy taxes can be used to discourage housing speculation and increase the supply of ownable and rentable housing.
- Shared equity models and systems of down payment assistance can increase homeowner affordability and allow residents access to the housing ladder.
- “Not in my backyard” or NIMBY attitudes might be related to gaps in insurance product availability, which should inform municipal actions when advocating for certain housing policies.
- Various policy options can encourage condominium construction and help increase homeowner affordability.

The full report can be accessed at <https://www.utahfoundation.org/wp-content/uploads/rr820.pdf>.



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There are a variety of uses that could be pursued at this site. There is a one-story 3,600 SF office building with a paved parking area on the west portion of the property. There are several sheds east of the building. The ground surface at the property is relatively flat with a very gentle slope down to the north. Townhome development to the east and a fire station to the west.

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## 2024 CCIM awards honor professionals in commercial real estate industry

The Utah Chapter of CCIM honored several individuals and transactions recently at its annual Excellence Awards event.

The event honors professionals within Utah's commercial real estate industry who exemplify the highest degree of business excellence.

"Once a year, we as an industry get the opportunity to gather together and celebrate one another's accomplishments, and this year marked another successful event for our organization," said Nate Worthen, current Utah CCIM Chapter president.

"Our event theme, 'Elevating Excellence,' encapsulates the spirit of progress and innovation that drives us forward," added Katie Wilking, Utah CCIM Chapter 2023 president. "It's meant to serve as a reminder of our industry's collective mission to continually raise the bar, push boundaries and set new benchmarks

of achievement — the very efforts this event celebrates. I want to extend this year's winners a big congratulations and wish them the best of luck for continual success in the coming year."

Honorees this year are:

**Hall of Fame:** Presented posthumously to Nathan Ricks, co-founder of STACK Real Estate.

**Multifamily Broker of the Year:** Greg Barratt, Berkadia. Other finalists were Patrick Bodnar (CBRE) and Derek Kofoed (Newmark).

**Retail Broker of the Year:** Scott Brady, Mountain West Commercial. The other finalists were Joe Mills (Legend Partners) and Zach Beaudry (Colliers International).

**Office Broker of the Year:** Chris Falk, Newmark. Other finalists were Scott Wilmarth (CBRE) and Brandon Fugal (Colliers International).

**Investment Broker of the Year:**

Kip Paul, Cushman Wakefield. Other finalists were Duane Bush (Colliers International) and Bryce Blanchard (Newmark).

**Industrial Broker of the Year:** Kyle Roberts, Newmark. Other finalists were Wick Udy (JLL) and Luke Burbank (Newmark).

**Architectural Firm of the Year:** MHTN Architects. Other finalists were tsa Architects and FFKR.

**Architectural Project of the Year:** HELIX Office Building, MHTN Architects. The other finalist was Intermountain Health's McKay-Dee Cancer Center.

**General Contractor Project of the Year:** The West Quarter, Jacobsen Construction. Other finalists were The Post District (Big-D Construction), Pelion Office Building (Okland Construction) and Kathryn F. Kirk HCI (Layton Construction).

**General Contractor of the Year:** Big-D Construction. Other finalists were Okland Construction and Jacobsen Construction.

**Specialty Broker of the Year:** Matt Porter, Mountain West Commercial. Other finalists were Justin Irvine (Colliers International), Jordan Farrer (Marcus & Millichap) and James Yeates (Colliers International).

**Multidisciplinary Broker of the Year:** James Bullington, Colliers International. Other finalists were Brandon Huntsman (Colliers International) and Josh Martin (Colliers International).

**Commercial Mortgage Broker of the Year:** Johnny Clawson, The Clawson Group. The other finalist was Al Dillard (Sound Commercial Capital).

**Private Money Lender:** Nick Etherington, Taylor Derrick Capital LLC. The other finalist was Danny Swett (Swett Equity LLC).

**Community Lender of the Year (under \$75 million):** Katie Black, Zions Bank. Other finalists were Greg Freeman (Mountain America Credit Union) and Tanner Gummarsall (Mountain America Credit Union).

**Commercial Lender of the Year (over \$75 million):** Aaron Munro, BOK Financial. Other finalists were Dave Lundberg (Mountain America Credit Union) and Tim Raccuia (Zions Bank).

**Rookie of the Year:** Rhett Rasmussen, JLL. Other finalists were Skyler Smith (Colliers International) and Angela Kroneberger (Colliers International).

Awards for the top transactions were presented to:

**Top Office Lease:** Myriad Genetics, Nadia Letey and Scott Wilmarth of CBRE.

**Top Retail Lease:** Vasa, Dan Moore, Rob Moore and Tyson Moore of Colliers International.

**Top Industrial Lease:** Northrop Grumman, Jeremy Jensen and Michael Jeppesen of Colliers International.

**Top Investment Sale:** SLC Hospitality Portfolio, Bryce Blanchard of Newmark.

**Top Land Sale:** HCA – West Jordan Land, Chris Falk and Braxton Willie of Newmark.

**Top Multifamily Sale:** Ascend at Northshore, Patrick Bodnar of CBRE.

**Top Industrial Sale:** I-215 Logistics, Tom Dischmann, Jeff Richards, Matt McAfee and Chris Liddell of CBRE.

**Top Office Sale:** US Bank Downtown Office, Trigger Retail and Jeff Rossi of Newmark.

**Top Retail Sale:** Highbury Shopping Center, Kip Paul, Michael King and JT Redd of Cushman & Wakefield.

**Top Specialty Sale:** SLC Hospitality Portfolio, Bryce Blanchard of Newmark.

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# HOSPITAL

from page 1

flow of hospital operations through a vertical campus as compared to a more traditional horizontal one.

Intermountain spokesperson Jess Gomez explained the hospital is a “unique model” for the healthcare provider, as it generally has hospitals in suburban and rural areas. He said that is why this project has moved more slowly than its other projects.

“This is really an exciting opportunity because downtown is growing,” Gomez said. “I think we’re really excited about that opportunity and (we’re) just working through details that need to be made to make sure the community and the city are satisfied — and also to make sure that, first and foremost, our patients are well taken into consideration.”

Another factor that Gomez said figures into the progress of the project is the need for a rezoning of the area to accommodate Intermountain’s plans. A request for rezoning made by Intermountain in 2022, shortly after it tore down the old building, is still pending. The company filed a request to rezone the land from downtown support district (D-2) to a central business district (D-1). The rezoning would allow for taller building heights and make way for standard hospital operations. The rezoning application reached the Salt Lake City Planning Commission in March 2023.

The renderings presented to the city council offer the first peek at the concept Intermountain has for the hospital. The plans show that the company would build two towers that are 12 stories high. One tower would front on 800 South and the other on Main Street. Assuming the floors are about the standard 15 to 16 feet tall each, the towers could reach about 200 feet tall, which explains the need for rezoning.

The renderings also show major

changes to Main Street to allow underground access to about 1,750 parking stalls it hopes to build in a parking structure west of the main thoroughfare. The renderings show a ramp cut into the middle of Main Street providing ingress to the approximately 10-story parking structure. Plans also call for a large pedestrian skybridge connecting the parking lot to the main hospital campus on the east side of Main Street.

The parking structure is dependent on Intermountain being able to reach an agreement with Ken Garff Automotive Group to buy the necessary property. Intermountain Senior Director of Real Estate Bentley Peay said he believes a deal can be reached.

But as Intermountain revealed the drawings, most council members expressed concerns, implying that the plans had a long way to go to receive city approval.

“I think that we asked you for a mile and we got a couple inches,” said Council-

man Alejandro Puy after seeing the renderings. “I see a suburban hospital with less grass, less surface parking. The concepts show that Intermountain intends to activate the portions of the hospital fronting State and Main streets by as much as 70 percent. Along 700 South and 800 South, Intermountain would activate its buildings by no more than 50 percent.”

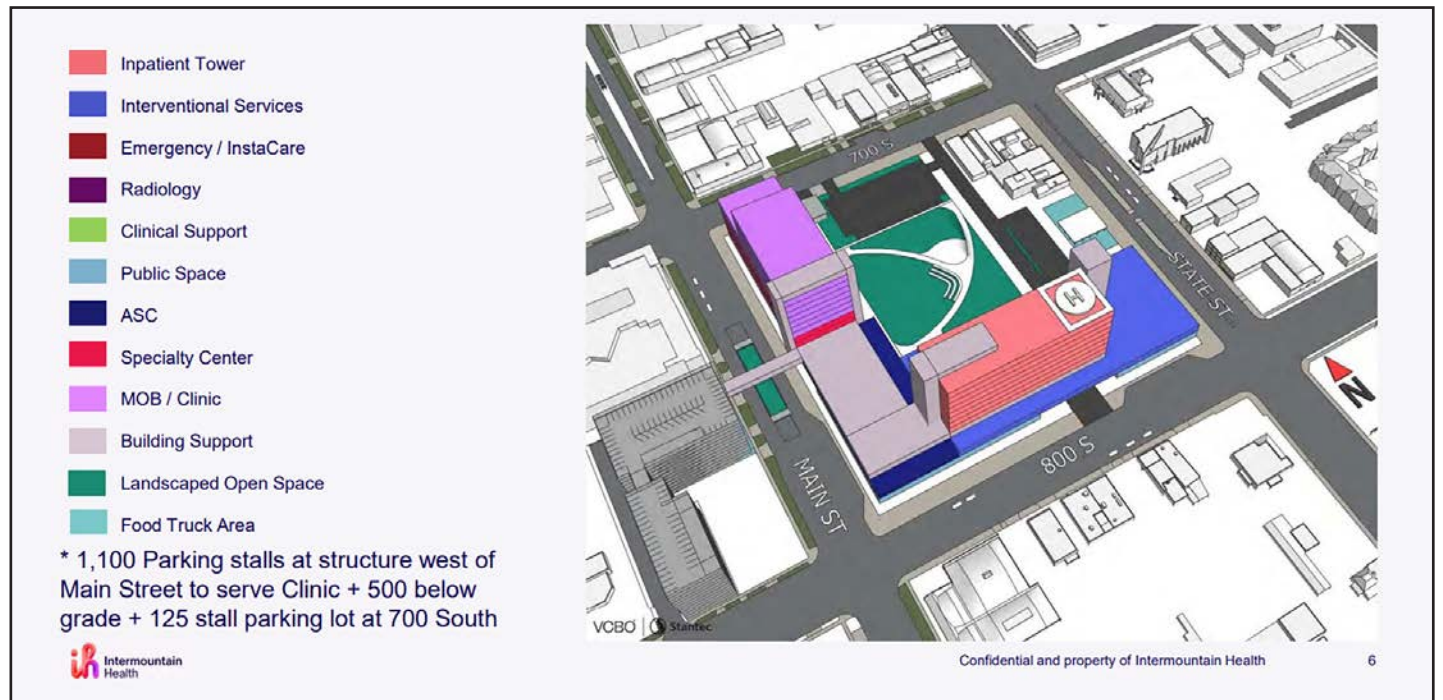
Considered desirable, “activation” includes things like hospital admission and reception areas, gift shops, office lobbies, conference centers, coffee shops and pharmacies — things that would encourage street-level interaction with the facility by pedestrians. Landscaped open space on the 700 South side of the block and the food truck accommodation would add to the desired activation.

Councilman Darin Mano told *Building Salt Lake* after the hearing that the open space proposed in the plans was enticing,

given the downtown area is severely underserved by parks. But he said he was leaning toward voting against the rezoning request given the plan’s lack of street-level activation.

“The updated drawings we received today don’t satisfy my concerns for street activation and as such I lean toward voting against the rezone,” Mano said. “The biggest public benefit I see in their current proposal is publicly accessible open space in a part of the city that greatly lacks public park space.”

Given the concerns raised at the first viewing of Intermountain Health’s plans for the new downtown hospital, it may take significant negotiations to arrive at a final plan acceptable to all parties. Salt Lake City Council Chairwoman Victoria Petro said the council is considering a July 9 public hearing but may not vote until August, at the earliest.



Shown is one of a pair of site plans for a hospital to be built in downtown Salt Lake City presented to the city council by Intermountain Health.

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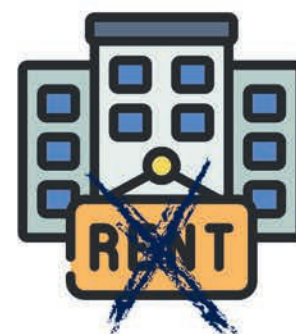
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Industry Briefs are provided as a free service to our readers. Company news information may be sent to [brice.w@the-cityjournals.com](mailto:brice.w@the-cityjournals.com). The submission deadline is one week before publication.

## ASSISTANCE

• The **Utah Minority Business Development Agency**, whose MBDA Business Center is operated by The Mill at Salt Lake Community College in Sandy, is onboarding **James Jackson III** as director. Jackson founded the Utah Black Chamber in 2009. He stepped down as president and CEO in 2022 to focus on other projects and organizations to elevate Utah's diverse community, including the Utah Small Business Alliance and career pathways for Utah's diverse youth. Jackson is a bestselling author, speaker and trainer.



James Jackson III

## ASSOCIATIONS

• The **Salt Lake Chamber** has named **Nathan R. Callister** as its as chair of its Board of Governors for 2024-25 and **Jeremy Hafen** as incoming vice chair. Callister most recently served as the chamber's vice chair and succeeds **Gary Hoogeveen** as chair. Hoogeveen, former president and CEO of Rocky Mountain Power, was called out of state to serve as president of Pilot Energy. Callister is executive vice president and head of Utah commercial banking at Wells Fargo. Callister has more than 20 years of experience in the banking industry. Prior to Wells Fargo,



Nathan Callister



Jeremy Hafen

he served two years as head of commercial banking at Community Banks of Colorado and Hillcrest Bank. His education includes a bachelor's degree in Russian from Brigham Young University. Hafen is president and CEO of Clyde Cos. Inc. He previously served as president of Sunroc, as president of Sunpro and as vice president of administrative services for Clyde Cos. Hafen joined the company in 2004. He is currently serving as the

MTech chair of the board and previously served as the chair of the Utah Valley Chamber of Commerce. Hafen earned a master's degree in accounting from Brigham Young University.

## BANKING

• **KeyBank** has hired **Miles Curley** as a commercial banking relationship manager. He will work with new and existing clients to develop and maintain a trusted advisor relationship, based on knowledgeable consultation aligned to the clients' business objectives and lifecycle. Curley has over 16 years of financial experience in commercial, retail and business banking. He holds an MBA from University of Phoenix and a bachelor's degree from Utah Valley University.



Miles Curley

## COMMUNICATIONS

• **Utah Broadband**, a Draper-based Internet service provider in seven counties along the Wasatch Front and Wasatch Back, has appointed **Abi Breur** as marketing associate as it works to increase awareness and visibility in the Greater Salt Lake City/Park City region. Breur comes to UBB from Alpha-Lit Marquee Letters, a national promotional marketing company with an office in Salt Lake City, where she assisted with event coordination. She also served in a marketing position with Richmond American Homes. Breur's education includes a Bachelor of Arts in communications from Westminster University.

• **Gabb**, a company focused on safe technology for children and teens, recently held a grand opening for its new headquarters at 2701 N. Thanksgiving Way, Lehi. The company previously had temporary offices in both Provo and Lehi. The new 30,344-square-foot office space is the base for the 700 jobs Gabb has committed to bringing to Utah over the next 10 years.

• **All West Communications**, based in Kamas, has announced that 30,000 homes along the Wasatch Front are now connected to 8 gigabyte fiber Internet speeds as a result of the company's fiber optic expansion project. The expansion prioritized growth in areas where community-wide fiber connectivity was needed, including Farmington, Tooele, Herriman and the Ogden area. In addition to Internet service available to strictly residential

areas in Ogden, All West's construction project features installation of mainline connections being expanded to mixed-use locations and commercial zones in the county, offering fiber Internet service to local businesses.

## CONSTRUCTION

• **Fortis Construction Inc.**, an employee-owned general contractor founded in 2003 in Portland, Oregon, has launched its Utah business unit with the opening of an office in Draper. **Blain Grover** will be the unit's lead. He has nearly 30 years of operational and preconstruction expertise in progressive design-build, CM/GC and design-bid-build project delivery. His previous roles with Fortis include Oregon business unit lead and lead



Blain Grover



Cameron Hein



Nathan Herrell



Creggan Wagstaff

of Fortis' preconstruction team in Portland. Prior to Fortis, Grover worked 11 years for Skanska USA, building in its Oregon operation. Fortis has promoted **Cameron Hein** to senior project manager, an operational leadership role in the Utah business unit. He will oversee the growth and performance of project teams, client service and ensuring operational excellence on Fortis projects. Hein has over a decade of leading over \$1.5 billion in data center projects and large campus teams. He has also worked on Fortis higher education, K-12 and commercial projects in Utah, New Mexico and Oregon. **Nathan Herrell** rejoins Fortis as general superintendent for the Utah business unit. He will lead all Utah field supervision professionals in their execution of operational excellence, development and talent acquisition. Herrell has worked nearly a decade in the Utah construction industry, leading the region's largest data center projects. He has over 30 years of career experience, including working on projects in New

Mexico; Texas; Oregon; Washington; and Ontario, Canada. **Creggan Wagstaff** joins Fortis as preconstruction manager for the Utah business unit. He will lead Fortis' preconstruction team and efforts in Utah providing innovative estimating and budget solutions for client facility projects, value engineering, estimating, constructability and design team support. Wagstaff previously served as director of preconstruction for Bonneville Builders, as a senior estimator for Big-D Construction and in project engineering for McCarthy Building Cos. He also serves as an adjunct instructor at Utah Valley University in the construction management degree program. He earned a Master of Business Administration and a bachelor's degree in construction management, both from Utah Valley University.

• **Clyde Companies**, an Orem-based agency supporting seven subsidiary organizations in the construction, building materials and insurance industries, has appointed **Michelle Hill** as chief human resource officer. Hill's background includes leadership at WTW, where she collaborated with Fortune 500 executives to create innovative solutions in healthcare administration and led large-scale implementation projects.



Michelle Hill

## ECONOMIC INDICATORS

• **Seventeen percent of Utah couples** have a formal prenuptial agreement in place, according to a study by **TurboDebt**. That is above the national average of 13 percent. The highest percentage is in Massachusetts, at 19 percent. The lowest is in Missouri, at 5 percent. Details are at <https://www.turbodebt.com/divorce-debt/prenup-survey>.

• An estimated 5,174 **Utah couples** will **not be marrying** this summer because they have poor credit, according to a study **BadCredit.org**. The highest percentage of couples in that situation is in Delaware, which will have an estimated 4,444 weddings called off because of financial barriers. The lowest is in Arkansas, which still will have 2,132 postponed. Among those in Utah, 61 percent said they hoped to get married in 2025, and 29 percent said they intend to wed within the next three years. Forty percent of couples surveyed

see BRIEFS next page

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said the postponement had strengthened their relationships. However, 28 percent admitted that delays led to tensions, and 7 percent even reconsidered their relationships due to the financial strain. Details are at <https://www.badcredit.org/studies/financial-constraints-impact-weddings-across-america/>.

• **Only 8 percent of surveyed Utah women** indicate they would exclusively date men with substantial salaries and model looks, according to **DatingNews.com**. It surveyed women nationwide to determine dating standards, specifically asking them whether they would consider dating men earning less than six figures or those deemed below average in terms of attractiveness. On average, 17 percent of women nationwide said they would not entertain such prospects. The figure was highest in New York, at 41 percent. The lowest was in Alaska, at 5 percent. In Utah, women rank these attributes most attractive in a man: (ranked in order) a great personality, a substantial salary, good looks, living in an expensive property, having their own Wikipedia page, and ownership of a private plane. Details are at <https://www.datingnews.com/industry-trends/survey-reveals-highest-dating-standards/>.

• **Utah** is ranked No. 30 on a list of states with **economies with the most racial equality**, compiled by **WalletHub**. It compared the 50 states and the District of Columbia across eight key metrics, including looking at the difference between white and black Americans in areas such as annual income, unemployment rate and homeownership rate. The state with the most racial equality is Alaska. The area with the least is the District of Columbia. Details are at <https://wallethub.com/edu/state-economies-with-most-racial-equality/75810/>.

• **Downtown Heber City** is ranked No. 12 on a survey of **“hidden gem nightlife spots,”** compiled by **Wealth of Geeks**. It cited the area’s “mix of historic charm and vibrant nightlife options. Melvin’s Public House offers a welcoming atmosphere with craft beers and good food, and Heber Valley Brewing Company provides a relaxed setting with local brews and live music.” The top hidden gem for nightlife nationally is Sawtelle Japantown in Los Angeles. Details are at <https://wealthofgeeks.com/americas-most-underrated-nightlife-neighborhoods/>.

• **The average Utah family** spends seven hours and 27 minutes of **quality time together** each week, according to a study by **Backyard Oasis**. That is 73 percent more time together than six years ago. The national average is six hours and 17 minutes, an amount up nearly two hours. The highest average is eight hours and 30 minutes in North Dakota. The least is in West Virginia, at four hours and 30 minutes. Details are at [\[doas.com/blogs/news/how-much-time-do-families-spend-together-each-week\]\(https://doas.com/blogs/news/how-much-time-do-families-spend-together-each-week\).](https://backyar-</a></p>
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• **Lehi**, at No. 169, is the highest-ranked Utah location on a list of **“Best Cities for Single Dads,”** compiled by **LawnStarter**. It compared the 500 biggest U.S. cities based on eight categories, including considering parent-friendly state policies; affordability of housing and child care services; and access to resources such as child care, healthcare, yard size and playground access. The top-ranked city is Newton, Massachusetts. The bottom-ranked city is Pharr, Texas. Details are at <https://www.lawnstarter.com/blog/studies/best-cities-single-dads/>.

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• **Complete Solaria Inc.**, a Lehi-based company focused on solar technology, service and installation, has appointed **Daniel Foley** as chief financial officer. Foley’s career features over 25 years of financial experience, including in financial planning and analysis, investor relations, treasury and corporate finance. He has worked in both public and private companies, including as an investment analyst at Bear Stearns early in his career. Foley’s education includes a B.S. in economics from the University of Utah.

**ENTREPRENEURSHIP**

• The **Suazo Business Center**, Utah’s Latino business and entrepreneurship center, has named **Lorena Riffo-Jenson** as its new board chair. She succeeds **Anthony Mirabile**, a managing director at Goldman Sachs, who served on the center’s board for 16 years, including six years as chair. Riffo-Jenson is director of economic development at Salt Lake City Corp. She has more than 25 years of experience in the public and private sectors. Founded in 2002, the Suazo Business Center provides bilin-



*Lorena Riffo-Jenson*

the Suazo Business Center provides bilin-

gual consulting, training, workshops and capital access.

**EVENTS**

• The **American Jump Rope National Championship** will take place June 25-29 at the Real Salt Lake Training Academy and Facility, 14787 S. Academy Parkway, Herriman. Hosted by the American Jump Rope Federation, this event marks Utah’s first national jump rope tournament. Approximately 1,900 attendees are expected, generating an estimated \$1.2 million in direct visitor spending. Tickets are \$10 per day during the competition June 25-28 and \$20 for the finals June 29 and are available online.

**FRANCHISING**

• **Five Star Franchising**, a Springville-based home services franchise company, has named **Wanda Hoegren** as vice president of operations for Gotcha Covered, a custom window treatment brand. In her new role, Hoegren oversees day-to-day operations for the brand across the U.S. and Canada. Hoegren has more than 30 years of experience, including more than 20 years of leadership experience in franchise operations.



*Wanda Hoegren*

**HOSPITALITY**

• **LivAway Suites**, Salt Lake City, has broken ground on a hotel in Draper, making the Salt Lake City metro area the first multi-hotel market for the company. The Draper location is adjacent to The Point development and will have access to Bangerter Highway and Interstate 15. LivAway had seven groundbreaking over the past 11 months and has plans to break ground on 10 more locations nationally over the next six months.

**INDOOR ENTERTAINMENT**

• **Larry H. Miller Megaplex Theatres** and **Larry H. Miller Real Estate** have announced they will convert the **Water Gardens Theatres** at 912 W. Garden Drive, Pleasant Grove, into a Megaplex all-luxury-seating theater. Construction is scheduled to begin in August with a grand opening celebration slated before the upcoming holiday season. The renovation will temporarily close the current Cinema 6. Megaplex Theatres currently operates 15 locations throughout Utah and southern Nevada.

**INVESTMENTS**

• **Canary Speech**, a Provo-based voice biomarker health tech company, has raised \$13 million in Series A funding. The round was led by **Cortes Capital** (Love’s Private Equity), with participation from **Sorenson Communications**, **SMK** and **Hackensack Meridian Health**. The com-

pany said it intends to use the funds to expand its team to support growth driven by advancements in artificial intelligence and the healthcare industry’s demand for more advanced tools. Canary Speech uses real-time patented vocal analysis to screen for mental health and neurological disorders.

• **Powered By MRP**, a Park City-based aesthetics device company, has announced a Series A investment round led by Utah-based growth equity firms **Aries Capital Partners** and **Swell Collective**. Other participants included **Broadhaven Capital Partners**, **Jeff Lee** and **Chris Koh**. Financial terms were not disclosed. As part of the transaction, **Jason Reading**, partner at Aries Capital Partners, and **Alex Daines**, principal at Swell Collective, will be joining the Powered By MRP board of directors.



*Jason Reading*



*Alex Daines*

**O U T D O O R**

**ENTERTAINMENT**

• **Jellystone Park**, in partnership with **Warner Bros. Discovery Global Themed Entertainment**, have opened **Yogi Bear’s Jellystone Park Camp-Resort Zion** in Hurricane. The 53-acre luxury camping and glamping RV resort features a water zone, which includes two swimming pools, multiple giant water slides, a splashground with kiddie slides, and a lazy river; a man-made lake with a beach and floating obstacle course; a jumping pillow; playground; gem mining; sports courts and games; and an outdoor theater. The camp-resort is being developed by Hurricane entrepreneur **Scott Nielson**, who previously owned one of the region’s largest RV dealerships. Details are at <https://zionutahjellystonepark.com>.

**PARTNERSHIPS**

• **Davis Technical College** and **Rasa**, a legal technology company, have announced a partnership aimed at providing support to justice-impacted students. The collaboration is the first of its kind and aims to help students navigate the complexities of past criminal records, allowing them a fair chance at employment and professional licensure after graduation. All current and former Davis Tech students will receive free access to Rasa’s eligibility tool, which can tell students what is on their criminal record, and whether it is eligible for expungement. The tool will also use information reported by the student to connect them to fair chance employ-

see BRIEFS page 12

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# INDUSTRY BRIEFS

from page 11

ment opportunities and other community resources.

- **Domo**, an American Fork-based company offering a data experience platform, has partnered with **phData**, an AI and data analytics consulting company, to help users simplify data management and get actionable intelligence faster with the Snowflake AI Data Cloud and Domo. PhData relies on Domo's platform to provide real-time data to all employees, which empowers informed decision-making and drives business impact.

## PHILANTHROPY

- **D.L. Evans Bank** has announced the first round of donations for the **2024 Employee Directed Donation Initiative**. The initiative gives D.L. Evans Bank employees an opportunity to nominate their favorite nonprofit organizations in Idaho and Utah. Each organization will receive a \$2,500 donation from the bank plus a 5 percent bonus that will be added in the name of the employee who submitted the

application, for a total of \$2,625 each. The list includes **Cache Community Food Pantry**, **Catholic Community Services of Utah**, **Fourth Street Clinic**, **Habitat for Humanity Northern Utah** and **Tabitha's Way**.

## REAL ESTATE

- **Convexity Properties**, a real estate investment firm, has opened **The Worthington Residences** at 275 S. 200 E., Salt Lake City. The building includes a penthouse collection on the 30th and 31st floors; a fitness center; a heated pool and spa; a steam room and sauna; and an exterior deck with fire pits, grills and outdoor TVs.

## RECOGNITIONS

- **Weave**, a Lehi-based company offering an experience platform for small and medium-sized healthcare practices, recently earned a **2024 Excellence in Customer Service Award for Transformation of the Year** from **Business Intelligence Group**. The award recognizes those who are supporting their customers and those who are developing the tools to help others find suc-

cess. Awards were given out to consultants, outsource partners and technology providers for superior performances in the past 12 months.

## RESTAURANTS

- **FiiZ Drinks** has opened a location at 820 S. Main St., Cedar City. Founded in 2014, the soda shop company has over 50 locations in Utah and nearly 70 in 10 states.

## SERVICES

- **Awardco**, a Lehi-based company focused on employee recognition and awards solutions, has hired **Amy Poll Butler** as vice president of people operations. She has over a decade of leadership experience in diverse HR roles. Prior to joining Awardco, most recently served five years at Qualtrics, ultimately leading their global benefits team. She also led HR initiatives as head of people operations at



Amy Poll Butler

Route. She earned a degree in community health and administration from Utah Valley University.

## SUPPLEMENTS

- **Trace**, a Salt Lake City-based provider of trace mineral-based supplements, has appointed **Linnette Reindel** as chief marketing officer. Reindel will oversee all aspects of the soon-to-debut company rebrand to Trace, formerly Trace Minerals, while continuing to grow the company's global recognition through strategic partnerships, portfolio expansion, wellness expert programs, clinical trials and educational campaigns. Prior to Trace, Reindel led the strategic efforts for a range of global consumer brands, including as vice president of U.S. and Canada at Tupperware and president at JAFRA Cosmetics International, in addition to running her own sales and marketing consulting business, Linnette Reindel & Co. LLC.

## TECHNOLOGY

- **Inside Real Estate**, a Murray-based real estate software company, has hired **Chris Black** as chief financial officer. Black has more than 20 years of CFO experience with publicly traded and private equity backed companies.



Chris Black

## TRANSPORTATION

- **SkyShare**, a private aviation firm with offices in Salt Lake City and Ogden, has added three executives: **Harry Mitchel** as vice president of operations, **Greg Johnson** as vice president of business development, and **Jason Bercan** as director of charter sales. Mitchel has already played a role in building upon SkyShare's FAA Part-135 Certificate. His three-plus decades of experience in the industry includes serving as chief operating officer at Airshare in Kansas City for over seven years and vice president



Harry Mitchel



Greg Johnson



Jason Bercan

of Baker Aviation in Fort Worth, Texas. He has more than 6,800 hours as an ATP pilot. Another pilot, Johnson has more than 20 years of private aviation experience, with expertise in aircraft management and charter, FBO operations, and aircraft sales and acquisitions. He previously served as senior vice president at a super-mid and large-cabin aircraft operator. Bercan, a pilot with over 20 years of private aviation experience, transitions from vice president of sales at Verijet. He also had extensive involvement and sales experience in fractional operations in Ohio and Florida. Founded in 2009, SkyShare offers services including fractional ownership, aircraft management, brokerage, charter and FBO operations.

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# Calendar

Calendar listings are provided as a free service to our readers. Information about upcoming events may be sent to [brice.w@thecityjournals.com](mailto:brice.w@thecityjournals.com). The submission deadline is one week before publication.

## June 24, 6:30 a.m.-3 p.m.

**June Golf Tournament**, a Davis Chamber of Commerce event. Registration and breakfast begin at 6:30 a.m. Lunch follows golf. Location is Valley View Golf Course, 2501 E. Gentile St., Layton. Details are at [davischamberofcommerce.com](http://davischamberofcommerce.com).

## June 25

**SALT Summit and Awards**, dedicated to elevating standards of excellence in hospitality, fostering continuous growth and learning for Salt Lake's business community, and celebrating hospitality heroes. Summit, presented in partnership with Downtown Alliance, takes place 8 a.m.-1:30 p.m. at the Hilton Salt Lake City Center. Summit keynote speaker is Will Guidara, author of *Unreasonable Hospitality*. SALT Awards take place at 6 p.m. at the Capitol Theatre, Salt Lake City. Cost for summit only is \$99 for members, \$149 for nonmembers. Cost for summit and awards is \$149 for members, \$199 for nonmembers. Cost for lunch keynote only is \$49. Cost for awards only is \$79. Details are at <https://www.visit-saltlake.com/salt-summit/>.

## June 25, 8 a.m.

**"Business Accelerator,"** a Murray Area Chamber of Commerce event. Location is 141 E. 5600 S., Suite 315, Murray. Participants are asked to bring laptops and business cards. Details are at [themurraychamber.com](http://themurraychamber.com).

## June 25, 11:30 a.m.

**"Empowerment Through Social Entrepreneurship,"** a South Valley Chamber of Commerce Women in Business event. Full title is "Empowerment Through Social Entrepreneurship: How Woman Can Use Their Business Skills to Create Social Change, including Starting or Supporting Nonprofit Organizations." Panelists are Bill Crim, president and CEO, United Way of Salt Lake (moderator); Maggon Osmond, business development, Stand4Kind; Christy Tribe, president and CEO, Junior Achievement of Utah; Cynthia Gambill, chief relationship officer, Saprea; and Michelle Flynn, executive director, The Road Home. Location is Karen Gail Miller Conference Center, Building 2, Salt Lake Community College, Miller Campus, 9750 S. 300 W., Sandy. Cost is \$20 for members, \$30 for nonmembers. Details are at [southvalleychamber.com](http://southvalleychamber.com).

## June 25, 11:30 a.m.-1 p.m.

**Women in Business**, an Ogden-Weber Chamber of Commerce event. Location is Jeremiah's Lodge & Garden, 1329 W. 12th St., Marriott-Slaterville. Cost is \$25 for WIB members and first-time guests, \$35 for nonmembers. Details to be announced at [ogdenweberchamber.com](http://ogdenweberchamber.com).

## June 25, 11:30 a.m.-1 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>.

## June 25, 5:30-7:30 p.m.

**"Professional Empowerment & Self-Advocacy at Work,"** presented by BioHive's Women in Tech and Science Chapter and Ultradent's Women's Initiative Network. Presenter is Rachel Cottam, founder of the "Allies at Work" podcast and playbook. Location is 10235 South Jordan Gateway, South Jordan. Free, but registration is required. Registration can be completed at [Eventbrite.com](http://Eventbrite.com).

## June 26, 9-10:30 a.m.

**"Reducing Risk and Costs in Your Global Supply Chain: Focus on Foreign-Trade Zones,"** a National Institute for World Trade event. Speaker is Thomas Cook, managing director of Blue Tiger International. Location is Kirton McConkie, Keybank Tower, 36 S. State St., Salt Lake City. Free, but pre-registration is required. Details are at <https://niwt.org/june-26/>.

## June 26, 11:30 a.m.-1 p.m.

**"Transform Your Business with Generative AI,"** a Salt Lake Chamber event. Speaker Earl Foote, founder/CEO of Nexus IT, will discuss the revolutionary impact of generative AI on modern business practices. Event takes place online via Zoom. Free, but registration is required. Details are at [slchamber.com](http://slchamber.com).

## June 26, 11:30 a.m.-1 p.m.

**Business Success Series**, a ChamberWest event in partnership with the Small Business Development Center. Theme is "Winning the War for Talent: Hiring and Retention Strategies." Speakers are Kim Shanklin, chief people officer, and Greg Gerber, director of talent and acquisition, both with the Utah Transit Authority. Location is Salt Lake Community College's West Valley Center, 3460 S. 5600 W., Room 111, West Valley City. Cost is \$25. All businesses are welcome. Details are at [chamberwest.com](http://chamberwest.com).

## June 26, 11:45 a.m.-1 p.m.

**"Lunch & Learn,"** presented by the Point of the Mountain Chamber of Commerce and the Saratoga Springs Business Association. Speaker Nate Jenson will offer tips, tricks and shortcuts and discuss mastering the use of tables to enhance productivity in Excel. Location is FatCats, 212 Pioneer Crossing, Saratoga Springs. Details are at [thepointchamber.com](http://thepointchamber.com).

## June 26, 4-6 p.m.

**Women in Business**, a Murray Area Chamber of Commerce event. Speaker Brett Lechtenberg, an expert on business and personal empowerment, will discuss insights and strategies to empower women leaders to unlock their potential in business. Location is Indie Square, 141 E. 5600 S., No. 300, Murray. Details are at <https://www.themurraychamber.com/chamber-events/> and [life](http://life).

## June 26, 5:30-7:30 p.m.

**"Quality Matters: Navigating FDA's Final Rule on LDTs,"** presented

by BioHive's HealthTech Hub. Speaker Sara Mouritsen, president and CEO of Avendum, will discuss how to navigate the FDA's final rule on Laboratory-Development Tests. Location is Myriad Genetics, 322 N. 2200 W., Salt Lake City. RSVPs encouraged. Registration can be completed at [Eventbrite.com](http://Eventbrite.com).

## June 26, 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>.

## June 27, noon-1 p.m.

**Women in Business Meeting**, a Box Elder Chamber of Commerce event. Contact the chamber for location and other details. Cost is \$10. Details to be announced at [boxelderchamber.com](http://boxelderchamber.com).

## June 27, 5-6 p.m.

**Legal Workshop** (in English and Spanish), a Small Business Development Center event that takes place online. Details are at <https://clients.utahsbdc.org/events.aspx>.

## June 27, 6-7 p.m.

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

## June 28, 9-10:30 a.m.

**"Category of One: Organic Marketing Masterclass,"** a Murray Area Chamber of Commerce event. Location is 141 E. 5600 S., Suite 315, Murray. Details are at [themurraychamber.com](http://themurraychamber.com).

## June 28, 10-11 a.m.

**"Global Gateway: Brazil Bound,"** a World Trade Center Utah event, in partnership with Ipanema Advisors and focused on the ins and outs of Latin America. Speakers are Dustin Haggett, founder and CEO, Ipanema Advisors; Derek Hall, partner, By Founders for Founders; and Brian Winter, editor-in-chief, *Americas Quarterly*, and vice president of policy, Americas Society and Council of the Americas. Event takes place online. Free, but registration is required. Details are at <https://www.wtcutah.com/tradeevents/brazil-bound>.

## July 2, noon-1:30 p.m.

**"Crossroads of the World: South Korea,"** a World Trade Center event, in partnership with the Governor's Office of Economic Opportunity and the Salt Lake Chamber. Speakers are Lim Jung-taek, consul general of the Republic of Korea in San Francisco, and Keunhyung Park, director general of the KOTRA Los Angeles office. Location is 60 E. South Temple, Suite 300, Salt Lake City. Free, but registration is required. Registration deadline is June 28. Details are at [wtcutah.com](http://wtcutah.com).

## July 3, 11:30 a.m.-1 p.m.

**Business Alliance Luncheon.** Location is Boondocks Fun Center, 525 Deseret Drive, Kaysville. Free (lunch is available for purchase). No RSVP needed.

Details are at [davischamberofcommerce.com](http://davischamberofcommerce.com).

## July 10, 5-7 p.m.

**"Business After Hours,"** an Ogden-Weber Chamber of Commerce event. Location is Ogden Pioneer Stadium, 668 17th St., Ogden. Free for chamber members and first-time guests, \$10 for non-member guests. Details are at [ogdenweberchamber.com](http://ogdenweberchamber.com).

## July 11, 11:30 a.m.-1 p.m.

**"How to Provide Excellent Customer Service in 2024,"** a Salt Lake Chamber event. Location is the Salt Lake Chamber, 201 S. Main St., No. 2300, Salt Lake City. Cost is \$25. Details are at [slchamber.com](http://slchamber.com).

## July 15, 6:30 a.m.-3 p.m.

**July Golf Tournament**, a Davis Chamber of Commerce event. Registration and breakfast begin at 6:30 a.m. Location is Valley View Golf Course, 2501 E. Gentile St., Layton. Details are at [davischamberofcommerce.com](http://davischamberofcommerce.com).

## July 15, 8 a.m.-2 p.m.

**Slopes Cup 2024**, presented by Silicon Slopes and the Point of the Mountain Chamber of Commerce. Check-in begins at 8 a.m., followed by golf 9 a.m.-2 p.m. Location is Alpine Country Club, 5000 W. Alpine Country Club Lane, Highland. Details are at [slopescup.com](http://slopescup.com).

## July 16, 11 a.m.-1 p.m.

**Business Women's Forum.** Speaker Kathleen Bodenlos, executive director of the Discovery Gateway Children's Museum, will discuss "Take Your Networking to the Next Level." Location is Ken Garff University Club, Rice-Eccles Stadium, 451 S. 1400 E., Salt Lake City. Cost is \$25 for members, \$50 for nonmembers. Details are at [slchamber.com](http://slchamber.com).

## July 16, 11:30 a.m.-1 p.m.

**Leadership Luncheon**, a Cache Valley Chamber of Commerce event. Location in The Riverwoods Conference Center, 615 Riverwoods Parkway, Logan. Cost is \$25 for members and \$32 for nonmembers registered online, \$28 for members and \$35 for nonmembers not pre-registered. Details are at [cachechamber.com](http://cachechamber.com).

## July 17, 11:30 a.m.-1 p.m.

**"Empower Your Business Now with Practical Applications of AI,"** a Salt Lake Chamber event. Speaker Earl Foote, founder/CEO of Nexus IT, will discuss how AI is driving success in customer service, marketing, finance and more. Event takes place online via Zoom. Free, but registration is required. Details are at [slchamber.com](http://slchamber.com).

## July 17, 11:30 a.m.-1 p.m.

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

## CALENDAR

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### July 18, 9 a.m.-3 p.m.

**“Cutting Through the Noise: Marketing Masterclass for Global Change,”** a Utah Global Diplomacy event. Location is Utah Cultural Celebration Center, 1355 W. 3100 S., West Valley City. Free and open to the public. Details are at <https://utahglobaldiplomacy.org/events/full-calendar/world-affairs-symposium-series/cutting-through-the-noise-marketing-masterclass-for-global-change>.

### July 18, 4:30-6 p.m.

**“Unveiling Utah Clean Energy’s Climate Innovation Center,”** a ULI (Urban Land Institute) Utah event. Location is Utah Clean Energy, 215 S. 400 E., Salt Lake City. Cost is \$35 for members, \$55 for nonmembers, with certain discounts available. Details are at <https://utah.uli.org/events-2>.

### July 19, 8:30-10 a.m.

**“Friday Connections,”** a multi-chamber networking event. Location is Utah Trucking Association, 4181 W. 2100 S., West Valley City. Cost is \$5 for members, \$10 for nonmembers. Details are at [chamberwest.com](http://chamberwest.com).

### July 30, 11:30 a.m.-1 p.m.

**Women in Business**, an Ogden-Weber Chamber of Commerce event. Location to be determined. Cost is \$25 for WIB members and first-time guests, \$35 for nonmembers. Details to be announced at [ogdenweberchamber.com](http://ogdenweberchamber.com).

### Aug. 6, 9-11 a.m.

**“Ms. Biz,”** a Women’s Business Center of Utah event that is a four-week class for aspiring entrepreneurs or those in the beginning stages of running a business. Classes are once per week for two hours. Event takes place online. Free. Details are at [wbcutah.org](http://wbcutah.org).

### Aug. 6, 2-3:30 p.m.

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

### Aug. 7, 11:30 a.m.-1 p.m.

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

### Aug. 7, 11:30 a.m.-1 p.m.

**“Marketing for Massive Influence,”** part of the four-part “Power Growth for Business” series presented by Park City Business University. Location is Blair Education Conference Center, 900 Round Valley Drive, Park City. Free, but registration is required. Details are at <https://www.parkcitychamber.com/events/>.

### Aug. 8, 11:30 a.m.-1 p.m.

**Women in Business Luncheon**, a Davis Chamber of Commerce event. Cost is \$25 for members, \$35 for nonmembers. Details to be announced at [davischamberofcommerce.com](http://davischamberofcommerce.com).

### Aug. 8, 5-7 p.m.

**“Business After Hours,”** an Ogden-Weber Chamber of Commerce event. Location is Peery’s Egyptian Theatre, 2415 Washington Blvd., Ogden. Free for chamber members and first-time guests, \$10 for nonmember guests. Details are at [ogdenweberchamber.com](http://ogdenweberchamber.com).

### Aug. 8, 5-7 p.m.

**“Business After Hours” Mixer**, a Park City Chamber of Commerce & Visitors Bureau event. Location is Mountain Trails Foundation, 5792 Highland Drive, Snyderville. Free. Details are at <https://www.parkcitychamber.com/events/>.

### Aug. 8, 6-8 p.m.

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

### Aug. 14, noon-1:30 p.m.

**Membership Luncheon**, a Utah Valley Chamber event. Location is Provo Marriott Hotel & Conference Center, 101 W. 100 N., Provo. Details are at [thechamber.org](http://thechamber.org).

see CALENDAR next page

## UEOC

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ter Utah, said the Olympics could serve as a chance to boost corporate recruitment.

“We have no Fortune 500 companies in our state, but in 2034, they’re all going to come to our state for the Olympics, right?” Freedman said. “And I just think that this highlights such an opportunity to go after those that will be coming here anyway.”

On the “avoid more trouble” side, Box Elder County Commissioner Lee Perry said the state will need to focus on housing, including affordable housing.

“We’re already dealing with a housing issue, and we do not want the 2034 Olympics to create a worse housing issue,” Perry said. “I think we’ll be building things that might benefit housing after 2034, but we need to make sure that we don’t end up with people buying property and houses and locking them down in hopes of making a whole bunch of money in 2034, which are to the detriment of our children and the people who are coming to our state.”

“Opportunity” was a brainstorming buzzword. Ryan Starks, commission co-chair and executive director of the Governor’s Office of Economic Opportunity, pushed for Utah to become a leader in vertiports, or locations for moving people and goods via electric-powered vertical takeoff and landing vehicles.

“As we think about drone technology, that is the future. It’s knocking on our door,” Starks said, adding that Los Angeles is trying to position itself as vertiport-ready for its 2030 Olympic Summer Games.

“I think by 2034, Utah can really stake its claim as a vertiport, kind of drone delivery hub of the United States, and what better way to kick it off than during the Olympics?” he asked.

Starks also suggested having a Trax connection between the Daybreak development and the Point of the Mountain development, and in addressing quality of life, pushing for the addition of four state parks, giving the state 50, providing “more space for visitors to occupy.”

Several commission members spoke about transportation infrastructure improvements and their possible impacts.

“Having the Olympics come in 2002 was a catalyst that really helped us launch our public transit system to a whole new level here in Utah, and we have a great system,” said South Jordan Mayor Dawn Ramsey.

Improvements are needed because Olympics visitors will be staying throughout the Wasatch Front area, she said, and those enhancements will benefit Utahns long after the Games.

Carlos Braceras, executive director of the Utah Department of Transportation, pushed for a goal of zero fatalities on Utah roadways, a robust transit system and double-tracking of the Front-Runner commuter rail system. They are among decisions that will help the state do “big things” the next 10, 20 and 50 years from now, he said.

Commissioners also stressed a need to diversify Utah’s workforce, and Freedman said the state should address its tech labor shortage by outsourcing labor “where appropriate,” mentioning back-office IT support and software engineering. “I think that’s happening to an extent, but certainly we have the ability to expand that,” he said.

Another economic idea is to implement a smooth transition to clean energy sources.

Among the suggestions that were not directly tied to the economy, commissioners proposed:

- Having an opportunity for more Utahns to experience the Olympics, especially children.
- Promoting volunteerism.
- Having a good experience for families of athletes competing in the Olympics, including housing them in a family village.
- Investing strategically in, and creating a national model for, higher education.
- Using technology in a productive way.
- Conserving water, replacing aging infrastructure and studying water pricing.
- Using the Olympics as a springboard for improving children’s physical and mental health.

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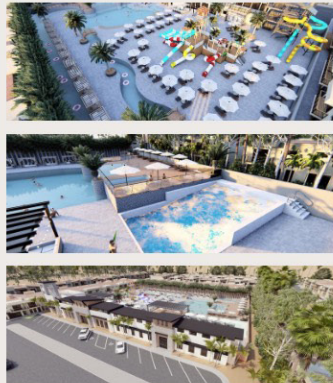
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### CALENDAR

from previous page

#### Aug. 14, 9-10:30 a.m.

**“Coffee Chat with the CEO,”** a Park City Chamber of Commerce & Visitors Bureau event in which CEO Jennifer Wesselhoff is available for an informal conversation. Location is Park City Chamber & Visitors Bureau, 1850 Sidewinder Drive, Suite 320, Park City. Free and open to the public, but registration is required. Details are at <https://www.parkcitychamber.com/events/>.

#### Aug. 14, 6-7:30 p.m.

**“Online Marketing Fundamentals,”** a Small Business Development Center event that takes place online. Details are at <https://clients.utahsbdc.org/events.aspx>.

#### Aug. 15, 11:30 a.m.-1 p.m.

**Chamber Lunch,** a Davis Chamber of Commerce event. Cost is \$25 for members, \$35 for nonmembers. Details to be announced at [davischamberofcommerce.com](http://davischamberofcommerce.com).

#### Aug. 15, 6-8 p.m.

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

#### Aug. 16, 8:30-10 a.m.

**“Friday Connections,”** a multi-chamber networking event. Location is Utah Trucking Association, 4181 W. 2100 S., West Valley City. Cost is \$5 for members, \$10 for nonmembers. Details are at [chamberwest.com](http://chamberwest.com).

#### Aug. 20, 7:30 a.m.-noon

**Third Annual Housing Summit,** a ULI (Urban Land Institute) Utah event. Theme is “Private and Public Solutions for Strong Communities.” Keynote speaker is Nolan Gray, urban land use regulation expert and research director at California YIMBY. Location is Ken Garff University Club, Rice-Eccles Stadium, 451 S. 1400 E., Salt Lake City. Costs vary. Details are at <https://utah.uli.org/events-2/>.

#### Aug. 20, 11:30 a.m.-1 p.m.

**Leadership Luncheon,** a Cache Valley Chamber of Commerce event. Location in The Riverwoods Conference Center, 615 Riverwoods Parkway, Logan. Cost is \$25 for members and \$32 for nonmembers registered online, \$28 for members and \$35 for nonmembers not pre-registered. Details are at [cachechamber.com](http://cachechamber.com).

#### Aug. 21, 7:30 a.m.-3 p.m.

**Chamber Golf Classic,** an Ogden-Weber Chamber of Commerce event. Check-in and breakfast begin at 7:30 a.m., followed by 8 a.m. shotgun start and 1 p.m. lunch and awards presentation. Location is Mount Ogden Golf Course, 1787 Constitution Way, Ogden. Cost is \$250 for individual golfers, \$1,000 per foursomes. Details are at [ogdenweberchamber.com](http://ogdenweberchamber.com).

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

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

#### Aug. 21, 5:30-6:30 p.m.

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

#### Aug. 21, 6-8 p.m.

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

#### Aug. 22, noon-1 p.m.

**Women in Business Meeting,** a Box Elder Chamber of Commerce event. Contact the chamber for location and other details. Cost is \$10. Details to be announced at [boxelderchamber.com](http://boxelderchamber.com).

#### Aug. 22, 5-7 p.m.

**“Business After Hours,”** a Salt Lake Chamber event. Location to be announced. Free for members and \$30 for nonmembers before Aug. 19, \$20 for members and \$40 for nonmembers thereafter. Details to be announced at [slchamber.com](http://slchamber.com).



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#### Aug. 22, 6-7 p.m.

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

#### Aug. 27-28

**2024 Utah Outdoor Recreation Summit,** featuring a kickoff dinner, educational content and outdoor activities. Location is Ruby’s Inn, Bryce Canyon. Cost is \$199. Details are at <https://utahoutdoorsummit.com/>.

#### Aug. 27, 11:30 a.m.-1 p.m.

**Women in Business,** an Ogden-Weber Chamber of Commerce event. Location is Jeremiah’s Lodge & Garden, 1329 W. 12th St., Marriott-Slaterville. Cost is \$25 for WIB members and first-time guests, \$35 for nonmembers. Details to be announced at [ogdenweberchamber.com](http://ogdenweberchamber.com).

#### Aug. 27, 2-5 p.m.

**Utah Valley Job Fair,** a Utah Valley Chamber of Commerce event. Location is Utah Valley Convention Center, 220 W. Center St., Provo. Free for those seeking employment. Employers must register

before Aug. 20, 5 p.m. Details are at [chamber.org](http://chamber.org).

#### Aug. 28, 5-8:30 p.m.

**Annual Awards Gala,** a ChamberWest event. Details to be announced at [chamberwest.com](http://chamberwest.com).

#### Aug. 28, 6-7 p.m.

**“Facebook/Instagram Ads: Create and Manage Ads Like a Pro,”** a Small Business Development Center event that takes place online. Details are at <https://clients.utahsbdc.org/events.aspx>.

#### Sept. 4, 9-11 a.m.

**2024 Annual Meeting,** a Park City Chamber of Commerce & Visitors Bureau event. Location is Pendry Park City, 2417 High Mountain Road, Park City. Details to be announced at <https://www.parkcitychamber.com/events/>.

#### Sept. 20, 8:30-10 a.m.

**“Friday Connections,”** a multi-chamber networking event. Location is Utah Trucking Association, 4181 W. 2100 S., West Valley City. Cost is \$5 for members, \$10 for nonmembers. Details are at [chamberwest.com](http://chamberwest.com).



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