

July 8, 2014

Julie Holbrook
[REDACTED]

South Jordan, Utah 84095

Re: GRAMA Records Request Received July 3, 2014

I am responding to your Record Request asking for:

Request #1: Engagement Letter and Draft Report from the City Council Meeting of July 1, 2014 regarding audit of Mulligan's.

Reply # 1: **No Records Found** "drafts" are not records pursuant to UCA 63G-2-103(22)(b)(ii). Please note in the response to the request for the engagement letter and the draft report are drafts and therefore not records under the statute.

Request #2: Invoices/Payments re: Forest City Study 2012-2014

Reply #2: **Approved -14 pages of Invoice/Payment Records**

Payment amount for records is: \$ 3.50

Please let me know if you have any questions,

Sincerely,



Cindy Valdez, CMC
Deputy City Recorder

CITY OF SOUTH JORDAN
GRAMA Record Request
Fax: 801-254-3393



The following form should be completely filled out and returned to the City Recorder's office. The City is allowed 10 business days in which to respond to your request. Presently, South Jordan City Charges .25¢ per page. The City may assess other fees for records compiled in a form other than that maintained. Research or Services Fee may be charged as provided by Utah Code 63G-2-203.

Requestor's Name: Julie Holbrook
Address: [Redacted] City: SJ
State: UT Zip: [Redacted] Daytime Phone: [Redacted] Fax: _____

In accordance with the Governmental Records Access Management Act, I am seeking the following record(s) **specifically described as:**

- 1. Engagement letter &
- 2. Draft report from City Council Mtg of 2 July re: audit of Mulligan's
- 3. Invoices / payments re: Forest City Study 2012-2014

which I believe are collected, filed and/or used by the City of South Jordan, 1600 W. Towne Center Drive, South Jordan, Utah 84095 (801) 254-3742.

I would like to view/inspect the record(s).
 I would like to receive a copy of the record(s) described above. I understand that the City charges a fee for copies of records and the copies will be provided subject to fees being paid. I authorize cost of up to \$ 5.00. If costs are greater than the amount I have specified, I further understand that the office will contact me and will not respond to a request for copies if I have not authorized adequate costs.

Julie Holbrook Signature 3 July 2014 Date

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CITY'S RESPONSE TO RECORD REQUEST – FOR OFFICE USE ONLY

____ APPROVED – Requestor notified on _____, 20 ____

____ DENIED – Written denial sent on _____, 20 ____

____ Requestor notified that this office does not maintain record; and, if known, was also notified of name and address of agency that does maintain record on _____, 20 ____

____ Extension of time for extraordinary circumstances. Required notice sent _____, 20 ____

COPY FEES: \$ _____. If waived, approved by: _____

Signature Date

CITY OF SOUTH JORDAN

180249

FCRBALEST FC Real Estate Services, LLC 1/4/2013

REFERENCE	INVOICE NO	INV DATE	PO NUMBER	INVOICE AMOUNT	NET AMOUNT PAID
consulting services	01	12/4/2012		\$53,396.63	\$53,396.63
				\$53,396.63	\$53,396.63

CITY OF SOUTH JORDAN
GENERAL ACCOUNT
1600 WEST TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84008

CITY OF SOUTH JORDAN
1600 WEST TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84008

180249

DATE	1 / 4 / 2 0 1 3
AMOUNT	** \$ 5 3 , 3 9 6 . 6 3

PAY Fifty Three Thousand Three Hundred Ninety Six Dollars and 63 Cents

TO THE ORDER OF FC Real Estate Services, LLC
50 Public Square
Ste 1000B
Cleveland OH 44113

FORESTCITY

50 Public Square
Suite 1000B
Cleveland, OH 44113-2267
216.621.6060 phone
216.263.6211 fax
www.forestcity.net

FC Real Estate Services, LLC



Invoice # 01
December 4th, 2012

Mr. Brian Preece
1600 West Towne Center Drive
South Jordan, Utah 84095

7100-140-4300

Invoice For: South Jordan FrontRunner Station Master Plan Consulting Services

Professional Services

Name	Date	Hours	Hourly Rate	Total
	10/26-11/26/12			\$0.00
	10/26-11/26/12			\$0.00
Total Professional Services - See attached detail		0 hrs		\$0.00

Reimbursable Expenses

Name	Date	Description	Total
Jeff Isenstadt	10/26-11/26/12	Travel and Lodging - Receipts Attached	\$1,105.33
Brad Franklin	10/26-11/26/12	Travel and Lodging - Receipts Attached	\$1,265.20
Charlene Yong	10/26-11/26/12	Travel and Lodging - Receipts Attached	\$1,026.10
Total Professional Services - See attached detail			\$3,396.63

Monthly Billing Summary

Name	Date	FLAT FEE	Total
Total Professional Services	10/26-11/26/12		\$50,000.00
Total Reimbursable Expenses	10/26-11/26/12		\$0.00
Current Invoice Total Due			\$50,000.00

Please Remit Payment To:		
Wire Transfer (Preferred Method):	OR	Check:
Huntington National Bank, Columbus, Ohio ABA #044-000-024, Account #0166-950-3662 Account Name : Forest City Development Account		FC Real Estate Services, LLC 50 Public Square, Ste 1000B Cleveland, OH 44113 Attn: Emerick Corsi

Total Billing Summary

Total Invoiced to Date	\$53,396.63
Total Paid to Date	\$0.00
Balance Due to FCE	\$53,396.63

Sincerely,
Johnny Daniels
Project Coordinator

cc: Emerick Corsi, Eric Louttit, Bill Buser, David Wynn, Kathi Keenig & Jill Anghilante

CITY OF SOUTH JORDAN

181164

FCREALEST FC Real Estate Services, LLC 2/15/2013

REFERENCE	INVOICE NO	INV DATE	PO NUMBER	INVOICE AMOUNT	NET AMOUNT PAID
	02	2/5/2013		\$50,000.00	\$50,000.00
				\$50,000.00	\$50,000.00

CITY OF SOUTH JORDAN
GENERAL ACCOUNT
1496 WEST TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84096

FEDERAL RESERVE NATIONAL BANK
1496 WEST TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84096

181164

DATE	2 / 1 5 / 2 0 1 3
AMOUNT	** \$ 5 0 , 0 0 0 . 0 0

PAY Fifty Thousand Dollars and 00 Cents

TO THE ORDER OF FC Real Estate Services, LLC
50 Public Square
Ste 1000B
Cleveland OH 44113

FORESTCITY

50 Public Square
 Suite 1000B
 Cleveland, OH 44113-2267
 216.621.6060 phone
 216.263.6211 fax
 www.forestcity.net

FC Real Estate Services, LLC

12/14



Invoice # 02
 February 5, 2013

Mr. Brian Preece
 1600 West Towne Center Drive
 South Jordan, Utah 84095

2100-140-43010

Invoice For: South Jordan FrontRunner Station Mulligan Site Consulting Services

Professional Services

Name	Date	Hours	Hourly Rate	Total
	12/26-1/26/12			\$0.00
	12/26-1/26/12			\$0.00
Total Professional Services - See attached detail		0 hrs		\$0.00

Reimbursable Expenses

Name	Date	Description	Total
	12/26-1/26/12	Travel and Lodging - Receipts Attached	\$0.00
	12/26-1/26/12	Travel and Lodging - Receipts Attached	\$0.00
	12/26-1/26/12	Travel and Lodging - Receipts Attached	\$0.00
Total Professional Services - See attached detail			\$0.00

Monthly Billing Summary

Name	Date	FLAT FEE	Total
Total Professional Services	12/26-1/26/12		\$50,000.00
Total Reimbursable Expenses	12/26-1/26/12		\$0.00
Current Invoice Total Due			\$50,000.00

Please Remit Payment To:		
Wire Transfer (Preferred Method):	OR	Check:
Huntington National Bank, Columbus, Ohio ABA #044-000-024, Account #0166-950-3662 Account Name : Forest City Development Account		FC Real Estate Services, LLC 50 Public Square, Ste 1000B Cleveland, OH 44113 Attn: Emerick Corsi

Total Billing Summary

Total Invoiced to Date	\$50,000.00
Total Paid to Date	\$0.00
Balance Due to FCE	\$50,000.00

Sincerely,
 Johnny Daniels
 Project Coordinator

cc: Emerick Corsi, Eric Louttit, Bill Buser, David Wynn, Kathi Koenig & Jill Anghilante

CITY OF SOUTH JORDAN

181754

FCRREALST FC Real Estate Services, LLC 3/14/2013

REFERENCE	INVOICE NO	INV DATE	PO NUMBER	INVOICE AMOUNT	NET AMOUNT PAID
	03	3/5/2013		\$50,000.00	\$50,000.00
				\$50,000.00	\$50,000.00

CITY OF SOUTH JORDAN
 GENERAL ACCOUNT
 1000 WEST TOWNE CENTER DRIVE
 SOUTH JORDAN, UT 84095

STATE STREET NATIONAL BANK
 SOUTH JORDAN BRANCH CENTER
 1000 W. SOUTH JORDAN BLVD
 S. JORDAN, UT 84095

181754

DATE 3/14/2013
 AMOUNT ** \$50,000.00

PAY Fifty Thousand Dollars and 00 Cents

TO THE ORDER OF FC Real Estate Services, LLC
 50 Public Square
 Ste 1000B
 Cleveland OH 44113

FORESTCITY

50 Public Square
Suite 1000B
Cleveland, OH 44113-2267
216.621.6060 phone
216.263.6211 fax
www.forestcity.net

FC Real Estate Services, LLC

12/14



Invoice # 03
March 5th, 2013

Mr. Brian Preece
1600 West Towne Center Drive
South Jordan, Utah 84095

2100-140-43010

Invoice For: South Jordan FrontRunner Station Mulligan Site Consulting Services

Professional Services

Name	Date	Hours	Hourly Rate	Total
	01/26-02/26/13			\$0.00
	01/26-02/26/13			\$0.00
Total Professional Services - See attached detail		0 hrs		\$0.00

Reimbursable Expenses

Name	Date	Description	Total
	01/26-02/26/13	Travel and Lodging - Receipts Attached	\$0.00
	01/26-02/26/13	Travel and Lodging - Receipts Attached	\$0.00
	01/26-02/26/13	Travel and Lodging - Receipts Attached	\$0.00
Total Professional Services - See attached detail			\$0.00

Monthly Billing Summary

Name	Date	FLAT FEE	Total
Total Professional Services	01/26-02/26/13		\$50,000.00
Total Reimbursable Expenses	01/26-02/26/13		\$0.00
Current Invoice Total Due			\$50,000.00

Please Remit Payment To:		
Wire Transfer (Preferred Method):	OR	Check:
Huntington National Bank, Columbus, Ohio ABA #044-000-024, Account #0166-950-3662 Account Name : Forest City Development Account		FC Real Estate Services, LLC 50 Public Square, Ste 1000B Cleveland, OH 44113 Attn: Emerick Corsi

Total Billing Summary

Total Invoiced to Date	\$50,000.00
Total Paid to Date	\$0.00
Balance Due to FCE	\$50,000.00

Sincerely,
Johnny Daniels
Project Coordinator

cc: Emerick Corsi, Eric Louttit, Bill Busser, David Wynn, Kathi Koenig & Jill Anghilante

CITY OF SOUTH JORDAN

182320

PCREALEST FC Real Estate Services, LLC 4/11/2013

REFERENCE	INVOICE NO	INV DATE	P.O NUMBER	INVOICE AMOUNT	RET AMOUNT P&ID
	04	4/1/2013		\$50,000.00	\$50,000.00
				\$50,000.00	\$50,000.00

CITY OF SOUTH JORDAN
GENERAL ACCOUNT
1600 WEST TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84068

CHASE FIRST NATIONAL BANK
1600 WEST TOWNE CENTER
SOUTH JORDAN, UT 84068

182320

DATE	4 / 1 1 / 2 0 1 3
AMOUNT	** \$ 5 0 , 0 0 0 . 0 0

PAY Fifty Thousand Dollars and 00 Cents

TO THE ORDER OF FC Real Estate Services, LLC
50 Public Square
Ste 1000B
Cleveland OH 44113

FORESTCITY

50 Public Square
 Suite 1000B
 Cleveland, OH 44113-2267
 216.621.6060 phone
 216.263.6211 fax
 www.forestcity.net

FC Real Estate Services, LLC



Invoice # 04
 April 1, 2013

Mr. Brian Preece
 1600 West Towne Center Drive
 South Jordan, Utah 84095

2100-1110-43010

Invoice For: South Jordan FrontRunner Station Mulligan Site Consulting Services

Professional Services

Name	Date	Hours	Hourly Rate	Total
	02/26-03/26/13			\$0.00
	02/26-03/26/13			\$0.00
Total Professional Services - See attached detail			0 hrs	\$0.00

Reimbursable Expenses

Name	Date	Description	Total
	02/26-03/26/13	Travel and Lodging - Receipts Attached	\$0.00
	02/26-03/26/13	Travel and Lodging - Receipts Attached	\$0.00
	02/26-03/26/13	Travel and Lodging - Receipts Attached	\$0.00
Total Professional Services - See attached detail			\$0.00

Monthly Billing Summary

Name	Date	FLAT FEE	Total
Total Professional Services	02/26-03/26/13		\$50,000.00
Total Reimbursable Expenses	02/26-03/26/13		\$0.00
Current Invoice Total Due			\$50,000.00

Please Remit Payment To:		
Wire Transfer (Preferred Method):	OR	Check:
Huntington National Bank, Columbus, Ohio ABA #044-000-024, Account #0166-950-3662 Account Name : Forest City Development Account		FC Real Estate Services, LLC 50 Public Square, Ste 1000B Cleveland, OH 44113 Attn: Emerick Corsi

Total Billing Summary

Total Invoiced to Date	\$50,000.00
Total Paid to Date	\$0.00
Balance Due to FCE	\$50,000.00

Sincerely,
 Johnny Daniels
 Development Associate

cc: Emerick Corsi, Eric Louttit, Bill Buser, David Wynn, Kathi Koenig & Jill Anghilante

CITY OF SOUTH JORDAN

183103

FCREALBST FC Real Estate Services, LLC 5/16/2013

REFERENCE	INVOICE NO	INV DATE	PO NUMBER	INVOICE AMOUNT	NET AMOUNT PAID
	05	5/3/2013		\$50,000.00	\$50,000.00
				\$50,000.00	\$50,000.00

CITY OF SOUTH JORDAN
 GENERAL ACCOUNT
 1808 WEST TOWNE CENTER DRIVE
 SOUTH JORDAN, UT 84098

COMM-FIRST NATIONAL BANK
 SOUTH JORDAN BRANCH
 1808 W. SOUTH TOWNE CENTER
 SOUTH JORDAN, UT 84098

ST-002200

183103

DATE	5/16/2013
AMOUNT	**\$50,000.00

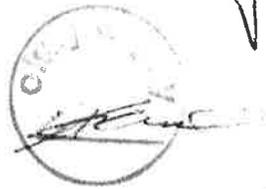
PAY Fifty Thousand Dollars and 00 Cents

TO THE ORDER OF FC Real Estate Services, LLC
 50 Public Square
 Ste 1000B
 Cleveland OH 44113

FORESTCITY

50 Public Square
 Suite 1000B
 Cleveland, OH 44113-2267
 216.621.6060 phone
 216.263.6211 fax
 www.forestcity.net

FC Real Estate Services, LLC



Invoice # 05
 May 3, 2013

Mr. Brian Preece
 1600 West Towne Center Drive
 South Jordan, Utah 84095

Invoice For: South Jordan FrontRunner Station Mulligan Site Consulting Services

Professional Services

Name	Date	Hours	Hourly Rate	Total
	03/26-04/26/13			\$0.00
	03/26-04/26/13			\$0.00
Total Professional Services - See attached detail		0 hrs		\$0.00

Reimbursable Expenses

Name	Date	Description	Total
	03/26-04/26/13	Travel and Lodging - Receipts Attached	\$0.00
	03/26-04/26/13	Travel and Lodging - Receipts Attached	\$0.00
	03/26-04/26/13	Travel and Lodging - Receipts Attached	\$0.00
Total Professional Services - See attached detail			\$0.00

Monthly Billing Summary

Name	Date	FLAT FEE	Total
Total Professional Services	03/26-04/26/13		\$50,000.00
Total Reimbursable Expenses	03/26-04/26/13		\$0.00
Current Invoice Total Due			\$50,000.00

Please Remit Payment To:		
Wire Transfer (Preferred Method):	OR	Check:
Huntington National Bank, Columbus, Ohio ABA #044-000-024, Account #0166-950-3662 Account Name : Forest City Development Account		FC Real Estate Services, LLC 50 Public Square, Ste 1000B Cleveland, OH 44113 Attn: Emerick Corsi

Total Billing Summary

Total Invoiced to Date	\$50,000.00
Total Paid to Date	\$0.00
Balance Due to FCE	\$50,000.00

Sincerely,
 Johnny Daniels
 Development Associate

cc: Emerick Corsi, Eric Louttit, Bill Buser, David Wynn, Kathi Koenig & Jill Anghilante

CITY OF SOUTH JORDAN

183891

FCRRALEST FC Real Estate Services, LLC 6/20/2013

REFERENCE	INVOICE NO	INV DATE	PO NUMBER	INVOICE AMOUNT	NET AMOUNT PAID
FrontRunner Station Mulligan06		6/7/2013		\$66,902.53	\$66,902.53
				\$66,902.53	\$66,902.53

CITY OF SOUTH JORDAN
 GENERAL ACCOUNT
 1600 WEST TOWNE CENTER DRIVE
 SOUTH JORDAN, UT 84098

STATE STREET NATIONAL BANK
 1600 WEST TOWNE CENTER DRIVE
 SOUTH JORDAN, UT 84098

183891

DATE	6/20/2013
AMOUNT	**\$66,902.53

PAY Sixty Six Thousand Nine Hundred Two Dollars and 53 Cents

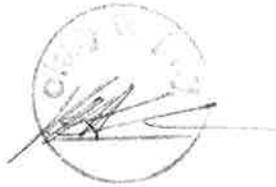
TO THE ORDER OF FC Real Estate Services, LLC
 50 Public Square
 Ste 1000B
 Cleveland OH 44113

FORESTCITY

50 Public Square
Suite 1000B
Cleveland, OH 44113-2267
216.621.6060 phone
216.263.6211 fax
www.forestcity.net

FC Real Estate Services, LLC

Mulligan



Invoice # 06
June 7, 2013

Mr. Brian Preece
1600 West Towne Center Drive
South Jordan, Utah 84095

2100-140-43010

Invoice For: South Jordan FrontRunner Station Mulligan Site Consulting Services

Professional Services

Name	Date	Hours	Hourly Rate	Total
	04/26-05/26/13			\$0.00
	04/26-05/26/13			\$0.00
Total Professional Services - See attached detail			0 hrs	\$0.00

Reimbursable Expenses

Name	Date	Description	Total
Jeff Isenstadt	01/15 -05/26/13	Travel and Lodging - Receipts Attached	\$4,678.19
Charlene Young	01/15 -05/26/13	Travel and Lodging - Receipts Attached	\$3,907.00
Brad (Jason) Franklin	01/15 -05/26/13	Travel and Lodging - Receipts Attached	\$1,972.34
MGB+A The Grassili Group	3/31/2013	3rd Party Reimbursables (Architectural) - Invoices Attached	\$6,345.00
Total Professional Services - See attached detail			\$16,902.53

Monthly Billing Summary

Name	Date	FLAT FEE	Total
Total Professional Services	03/26-04/26/13		\$50,000.00
Total Reimbursable Expenses	03/26-04/26/13		\$0.00
Current Invoice Total Due			\$50,000.00

Please Remit Payment To:		
Wire Transfer (Preferred Method):	OR	Check:
Huntington National Bank, Columbus, Ohio ABA #044-000-024, Account #0166-950-3662 Account Name : Forest City Development Account		FC Real Estate Services, LLC 50 Public Square, Ste 1000B Cleveland, OH 44113 Attn: Emerick Corsi

Total Billing Summary

Total Invoiced to Date	\$66,902.53
Total Paid to Date	\$0.00
Balance Due to FCE	\$66,902.53

Sincerely,
Johnny Daniels
Development Associate

cc: Emerick Corsi, Eric Louttil, Bill Buser, David Wynn, Kathi Koenig & Jill Anghilante

CITY OF SOUTH JORDAN

189544

FC REAL ESTATE SERVICES, LLC 3/28/2014

REFERENCE	INVOICE NO	INV DATE	PO NUMBER	INVOICE AMOUNT	NET AMOUNT PAID
	07	3/28/2014		\$3,460.91	\$3,460.91
				\$3,460.91	\$3,460.91

CITY OF SOUTH JORDAN
 GENERAL ACCOUNT
 1800 WEST TOWNE CENTER DRIVE
 SOUTH JORDAN, UT 84096

2000 FIRST NATIONAL BANK
 SOUTH JORDAN BRANCH CENTER
 1811 W. SOUTH JORDAN BLVD.
 S.J. UTAH 84095

189544

DATE	3 / 28 / 2014
AMOUNT	** \$ 3 , 4 6 0 . 9 1

PAY Three Thousand Four Hundred Sixty Dollars and 91 Cents

TO THE ORDER OF FC Real Estate Services, LLC
 50 Public Square
 Ste 1000B
 Cleveland OH 44113

Boyd Whittaker

FORESTCITY

50 Public Square
 Suite 1000B
 Cleveland, OH 44113-2267
 216.621.6060 phone
 216.263.6211 fax
 www.forestcity.net

FC Real Estate Services, LLC

Mr. Brian Preece
 City of South Jordan
 1600 West Towne Center Drive
 South Jordan, Utah 84095

Invoice #07
 March 19, 2014

Invoice For: South Jordan FrontRunner Station & Mulligans Site Consulting Services

Professional Services				
Name	Date	Hours	Hourly Rate	Total
				\$0.00
				\$0.00
Total Professional Services - See attached detail		0 hrs		\$0.00

Reimbursable Expenses			
Name	Date	Description	Total
Brad (Jason) Franklin	05/26-06/26/13	Travel and Lodging - Receipts Attached	\$914.96
Jeff Isenstadt	05/09/13-2/18/14	Travel and Lodging - Receipts Attached	\$1,218.68
Charlene Young Windahl		Travel and Lodging - Receipts Attached	\$1,327.27
Total Professional Services - See attached detail			\$3,460.91

Monthly Billing Summary			
Name	Date	FLAT FEE	Total
Total Professional Services			\$0.00
Current Invoice Total Due			\$0.00

Please Remit Payment To:		
Wire Transfer (Preferred Method):	OR	Check:
Huntington National Bank, Columbus, Ohio ABA #044-000-024, Account #0166-950-3662 Account Name : Forest City Development Account		FC Real Estate Services, LLC 50 Public Square, Ste 1000B Cleveland, OH 44113 Attn: Emerick Corsi

Total Billing Summary	
Total Invoiced to Date	\$0.00
Total Paid to Date	\$0.00
Balance Due to FCE	\$0.00

Sincerely,
 Charlene Young Windahl