

**MINUTES OF THE MILLARD COUNTY
ECONOMIC DEVELOPMENT ASSOCIATION
AT THE COUNTY OFFICES IN DELTA
THIS 18th DAY OF JANUARY 2023**

**BOARD MEMBERS
PRESENT:**

Roger Killpack Chairman of the Board
Jon Finlinson Economic Development Board Member
Mark Huntsman Economic Development Board Member
David Styler Economic Development Board Member
Lucas Stevens..... Economic Development Board Member
Nick Killpack Economic Development Board Member
Dan Davies..... Economic Development Board Member

**BOARD MEMBERS
NOT PRESENT:**

Matt Loe..... Vice-Chairman of the Board
Michael Winget..... Economic Development Board Member
Greg Roper..... Economic Development Board Member

ALSO PRESENT:

Paula Dewsnup..... Economic Development Secretary
Jenna Draper SCAOG

1. Welcome/Pledge of Allegiance – Roger Killpack

The meeting was called to order at 8:10 a.m. Roger Killpack conducted and welcomed all in attendance. Roger said to excuse Commissioner Wright, he had prior meetings that he had to attend. We also need to excuse Patrick and Stuart because they had prior commitments.

2. Review and Approval of October 19, 2022, Minutes

The board reviewed the minutes. Jon Finlinson made a motion to approve the minutes. Lucas Stevens seconded. Minutes were approved.

3. Review and Comments on New By-Laws

Roger said the ne By-Laws have been approved and signed by the County Attorney and are now in effect. I have been talking with Commissioner Wright and what he has in mind is basically starting from scratch and adding new members and changing terms dates.

In Section 3 it says there will be a formation of committees. There needs to be an Incentives Committee, and a Working Group. We need to act on this right away as there is a funding request for a solar project. The committees will consist of a Chair and two board members, as voted on by the board. They will help with tax incentives or any other financial help that is needed. This is formed basically to protect the companies coming forward so they don't have to disclose all their financial plans publicly.

Mark asked if the committee would be permanent or on demand. Roger said I think it would be a good idea to have a standing committee, so they can address whatever project that comes forward and it wouldn't be on the lower end of the learning curve. Nick said this would speed up the process if you didn't have to reform the committee on every project. Jon Finlinson and Mark Hunstman were nominated and approved to serve on the **Incentives Committee**. Roger Killpack will be Chair.

Working group was created with board members and it can have outside members. This will focus on specific issues and opportunities and will bring that information back to the board. Much like the Incentive Committees, only this committee will start with the financial information.

Mark said one of the biggest challenges is the Economic Development Grant and how it sits. Is there a way to use it so we don't lose it and why people are not working the opportunity. We should get engaged or we will find out selves turning that money back in and not make a good investment back into the county. Roger said it is routed through the board and then Commissioners it is a layer of approval. There is a broad spectrum that it can be used for, we just need to find the need for it.

Roger said it probably would benefit it the most right to come up with a chair for each of these working groups or at least get moving in that direction. So, someone could take some responsibility for those areas. We need to come up with some real ideas on how to use this money. One of the things that we have talked about is the Metric program

through Six County. However, there are other things and programs that are out there that could be used, and we could make a difference.

Dave asked how many board members there are and how many are active. There are currently ten in total with nine actives. So, with the committees they can double up and take the top three on the list and start with those. Just to show that we are starting to do something and completing projects. The smaller communities would benefit the most from the money than the bigger ones. Jenna said some of the larger counties have tried to detour from is smaller grants that range from five to ten thousand because once that money is gone it's gone.

Roger said so looking at the list what would be the top two, housing and workforce services that we could get started on. Lucas said there are things in motion housing wise but are they going to come fast enough and come to be. Nick said the hard thing about housing is in two to three years our housing situation will be vastly different than it is now. Right now, we are in desperate need of housing, this is a problem that we should have dealt with three years ago. This is a problem that we need to address in both directions. Lucas said we are at a point where there is more supply than demand. There are houses out there but how do they afford it with a low paying job.

Roger said it would be beneficial to start with these or are there other projects that you would like to start with that will bring growth. Lucas brought up employee retention, and some businesses feel they are a revolving door. The employees move on faster than they can train them. Roger said that feeds back into the workforce development area that we were talking about. Nick asked what we can do about that, that is like the housing situation and it's hard, long term there won't be the supply. With the job they get good and it and then see something better and move on. How can we as a board address either one of those problems.

Mark said the whole state is in trouble and the solution to that is they need more people with the right skills. Companies are training themselves and not getting them out of colleges. There isn't an opportunity to get people to work, employers will do whatever they can if they have the right talent. They are even going above and beyond to get them to stay. The reason this is all happening is the demand in the workforce, and the solution is to get more people into Millard County. Businesses want to come but they don't have any employees, so they don't work. That's the problem and each side of the county is different in their needs and problems. So, we need to focus on our workforce to see if we can accommodate the business that we have now. We need to have something in place to attract people to want to live here.

Roger said for now we could lump together these two and then later separate them and get together with some of the municipalities to let them know we could help you.

Dan suggested that they form groups and go to the smaller towns and talk to their community leaders, see what their needs are and bring that to the next meeting. Roger asked how to divide it up. Nick said he can take care of the west side and Dan and Lucas will split the east side. Mark Huntsman said he will do business in Fillmore. Roger and Jon will do business in Delta. Dan Davies suggested emailing their findings before the next meeting for the board members to review and to save time.

4. Report on Project Entity Oversight Committee – Roger

Roger gave a brief report on the project committee. We have had two meetings; this is the committee that was formed to oversee the construction oversight at the plant. There are two senators on its Carl Albrecht and Daren Owens, along with several area members representing everything from SITLA to the MEDA board. Jon said so far it has been disorganized and because of that the energy development committee of the governor's chair has sat vacant and so not a lot has happened. The focus has not been identified yet, or the function but it is moving.

Roger said what the two senators would like to see is the current plant stay in operation, so coal can be used. There was a company that approached IPA about buying and they rejected that offer for various reasons. The senators would like to see what they can do legislatively to make that happen. The other members of the committee are saying fine but don't screw up what is coming. Don't sacrifice the hydrogen project and everything that can go with that down the road, to keep the coal fire units operational.

5. Six County AOG Funding request – Jenna Draper

Roger said he had a conversation with Commissioner Wright that he is of the opinion that the park is good and would like to see it happen. It would be beneficial for the whole six county area. Millard County is not opposed to that, but he doesn't want to see the funds come out of this committee. He would like to see it used for more earmarked for more specific projects, he is willing to use the charge with Commission and pull the money from their funds.

Jenna said you guys are familiar with AG park, so basically what we are trying to do is the locally produced agricultural goods we are trying to get a place for them to be processed closer. Right now, Millard County has 50,000 cows, and I bet eighty percent are sent to Nebraska and California to be processed and then sent back here. The entire idea is to bring the whole consumer process to Utah specifically within the six-county region. Where we started with this to help the family farms, and to help the local producers. To keep farms profitable enough that kids will come back. The question

always comes up, ok if we give this money how it benefits Millard County. We know it benefits the producers as far as growing, but as far as the tax base how does that benefit. If we partner with the inland port and use tax incremental financing, we can make it work. The issue there is we don't want to hand it over, we want them to oversee it.

Six County is going to own the land and the infrastructure whether we sell it or lease it to companies. The intent is for six counties to retain complete ownership, and for the inland port to play a support role. That partnership allows us to tap into their infrastructure bank, and they would set it up, like a project area with tax financing.

Roger asked for a motion on the project if they support it or not. Jon Finlinson made a motion to support without any financial support. Dan Davies seconded. Roger said we are basically voicing our approval of the project and looking to the commissioners to support it financially.

6. EDF Renewable request – Roger/Stuart/Patrick

Roger said I put this on the agenda to let you know what is coming, there is a company called EDF renewables they have permits in the area. In the IPP area they have a solar project they are currently working on and are very interested in local tax increment financing through Millard County. They are currently on the agenda for next month's meeting. This is just to bring you up to speed and be aware of that.

The newly formed Incentive Committee may have to deal with this a little bit. They have already done the permitting; this is a project that was started back in 2014. It has moved forward and changed companies once or twice, has gotten shelved and has now recently gained momentum.

Jon said the renewed momentum is coming because of the hydrogen project, this requires green hydrogen. Which is new energy, there are multiple entities proposing to provide clean energy out there, so they have a good chance of getting that contract, and having the permits already is key.

7. Update & Report on Previous Projects – Stuart/Patrick

This item was tabled until the next meeting.

8. Other Business

There was no other business that needed to be discussed.

9. Adjourn

The meeting was adjourned at 9:30 am.