

**MINUTES OF THE MILLARD COUNTY  
ECONOMIC DEVELOPMENT ASSOCIATION  
AT THE COUNTY OFFICES IN DELTA  
THIS 21st DAY OF JULY 2021**

**BOARD MEMBERS**

**PRESENT:**

Roger Killpack ..... Chairman of the Board  
Lucas Stevens..... Economic Development Board Member  
Nick Killpack ..... Economic Development Board Member  
Mark Huntsman ..... Economic Development Board Member

**BOARD MEMBERS**

**NOT PRESENT:**

Matt Loe..... Vice-Chair of the Board  
Jon Finlinson ..... Economic Development Board Member  
Michael Davies ..... Economic Development Board Member  
Greg Roper ..... Economic Development Board Member  
David Styler ..... Economic Development Board Member  
Mike Winget ..... Economic Development Board Member

**ALSO PRESENT:**

Dean Draper ..... Commissioner  
Jenna Draper ..... Six County AOG  
Patrick Mullen..... UAC  
Paula Dewsnup..... Economic Development Secretary

**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.

**2. Review and possible Approval of April 21, 2021 Minutes**

Mark Huntsman made a motion to approve the minutes as written. Nick Killpack seconded. Motion carried.

### **3. Update on Fillmore CRA /Other Project Requests Solar & Housing – Commissioner Draper & Patrick Mullen**

The CRA (Community reinvestment area), is a funding proposal to fund infrastructures. Through tax increments, that will enhance the overall project areas and increase future developments, to help with RV Parks and hotels in Fillmore.

Patrick said all the items on the agenda intertwine and intermingle with each other so they can all be discussed together. The requests are still coming in and are more frequent for county participation of creating project areas. What they have brought today is draft proposals to discuss with the board. So the goal for today is to go back over the previous discussions and decide how to move forward. Engage with the different groups and see what they want to accomplish. The city was pushing the county to be the decision maker so it put the county in a tough spot. Without understanding what other alternatives there were and to explore, whether it was additional city participation. The biggest thing they saw was it was going to be a additional boom in taxes for the city and the county. The second phase they were proposing in terms of not just a gas station but a camp site as well and it would increase all of the taxes. It became clear that one of the solutions they came up with was let's a line those interests look at the budget and say by year three if it doesn't happen lets provide a out for the county and the best consultants said it won't happen until year seven. There are additional thoughts on if there is a need to cover this until the county sees the second phase and benefit it. Could the cities could explore putting some of their additional sales tax in. Commissioner Draper said tax increment financing should be the last resort when asking for financing they have not considered anything else. The biggest thing that was a problem for us we didn't meet with the developers, Commissioner Draper said they came twice to Commission meeting months prior and were introduced to us but not why they were there. That was the hardest thing to understand about the project. So is become really hard to get all of these pieces to fit together. It created a way that they all wanted to deal and to work but there were enough questions that are almost made us want to report back to real time and in the end they couldn't make it work. They wanted to turn to the board and ask what their thoughts were. One of the things I would like to figure out how to involve the board in these decisions. Roger said to me this has been really helpful. I knew nothing of the project until I read it in the paper. So when people ask questions about it, I didn't know anything about it. So it's frustrating as far as involvement from the board. There are things they can do and actually help. There are great resources on this board; you have representation from all aspects in the county including the School district. That are willing to help and be involved.

Commissioner Draper said everywhere from Scipio to the border is opportunity zone. Delta is not in that zone and the project they had would qualify for in that opportunity zone. They had their own offers that would be better for them, that what we could offer them at this time. As they questioned different things, they did not have any answers. It was on the low on the shared information realm is what it came down to. Commissioner Draper said let's form a board and get people together and talk about it. Shortly after that it went to the school board and they dismissed it completely. They had no interest in going there. This is a very small part of it, and if it does not go from here then it will go to Las Vegas or New Mexico and it just didn't add up to what they

were trying to accomplish and instead of restricting, they will just end the projections that were based on two different set of modules.

Patrick said it was because for a period of a couple of weeks because on both side they fully exhausted all of the alternatives. There wasn't question of is this a good idea, is this a good development that the county want to see it was a lot more of if the city. It was more of this is portion of a large amount of future tax revenue. They can't guarantee this will work and with that they didn't see enough of the exhaustion of resources.

Mark said if you want to have a decent relationship on the Economic Development Board counties, and the way that it was played out it separated that along with the relationship with the city and school district. So my question is what is our function? What role do we play on this board? There needs to be a communication. So when these opportunities come, whether they create them or someone else does we need to know about them. They can start an earlier dialog instead of this last minute rush to get the proposal in. Most of these developments are a rush, this is happening all over the state not just in this county. How do you have people at the table early and manage each other's expectations. To get something to work out, if they do anything it will be; what are the last steps to put certain things behind us and move forward in a positive way. Having a regard and respect for each entity. The dialog can't move forward you don't have to bring the negative into it. If they have this opportunity and the county wants to get involved, so they can create a frame work with a good dialog moving forward when the opportunity comes. They have these opportunities let's talk through them and go through the steps. Knowing they still have to go to Planning and Zoning, a reset might be healthy then that way there isn't a lack of cooperation.

Nick said if they are in a rush but when push comes to shove they will still have to come to the Fillmore planning & Zoning to get that stuff taken care of before they can get approval. This board could act like Planning & Zoning and if someone is going to come in looking for any tax increment financing, this board should give a recommendation to the commission before anything is decided in any fashion. If they want that type of benefit from the county a board like this should be made aware, this really is the place where things like that can be hashed out before you go to any public meeting. Those kind of things can be done in a meeting like this and when the temperature is cooler here than in a Commission meeting, that way they can continue to work together to make it happen before it is stamped a no. It comes back to let us know that this is the kind of space that this board can have its similar to planning and zoning whether they come and say hey this is what we want to do and this board can do that.

Roger said the bottom line is we all want the same things control and growth. Things like that this will benefit everybody and a smooth process moving forward.

#### **4. Magnum Project Area**

Patrick went over a packet with the board that was drafted a couple of months ago, and moving forward it spells out the process to move forward with the cities, when Magnum is referencing this old draft and when creating a project area that is required by the State Statute. Moving forward we are still unsure about the true intent of Magnum, but as this continues to grow it makes sense to have a project area of some kind. That is the only way that you are to be able to participate even if you give Magnum nothing you still have to draft a plan. Magnum is now circling back and saying they want to try and explore more and try to connect with the county they know what the draft plan is and want the counties thoughts moving forward.

Our first recommendation would be to bring the draft back explore it, revise it and figure out what the project plan would be from the county perspective. The second would be involve more area and that we are going to have to figure out and help Magnum through the new process and help them understand how that works.

Commissioner Draper said what Patrick and this board doesn't know if this project was passed by the Commission in the July meeting, however it is not in effect until it is published. When this was created Magnum has been the driving force of this because of the energy hub they are creating. Something this board needs to be aware of is Magnum is not working independently. They are working through LA water through the IPA, there are other participants that want to see this through, and they have not come and declared this publicly however the County Commission are aware of how they are. Commissioner Draper had a brief discussion with board about the maps and how this process will work. There is some digging that needs to be done and with the boards help it can be done.

Mark asked what the next steps need to be done and if there needs to be additional meetings to help with the process. The board agreed that a additional meeting will be held on August 11 that will involve the School Districts and the cities.

## **5. Adjourn**

The meeting was adjourned at 9:40 am