

**MINUTES OF THE MILLARD COUNTY
ECONOMIC DEVELOPMENT ASSOCIATION
AT THE COUNTY OFFICES IN FILLMORE
THIS 17th DAY OF JUNE, 2020**

BOARD MEMBERS PRESENT:

Roger Killpack.	Chairman of the Board
John Higgins	Board Member
Michael Winget	Board Member
Jon Finlinson	Board Member
Brandon Bartholomew	Board Member
Nick Killpack	Board Member
David Styler	Board Member

BOARD MEMBERS EXCUSED:

Matt Loe	Board Member
Greg Roper	Board Member
Mark Huntsman	Board Member

ALSO PRESENT:

Stuart Clason	UAC
Patrick Mullen	UAC
Rex Mortensen	Guest
Commissioner Dean Draper	
Paula Dewsnap	Economic Development Secretary

1. Welcome

The meeting was called to order by Chairman Roger Killpack at 8:05 am. All in attendance were welcomed.

2. Approval of May 6th 2020 Minutes

Jon Finlinson made a motion that the May 6, 2020 minutes be accepted as written. Nick Killpack seconded. Motion carried.

3. Discussion of By-Law Changes

Roger Killpack said with the new SB-95 Law there has to be some changes to the current By-Laws. Commissioner Draper said Sherry Stanworth has agreed to be on the board, however with her job and the timing of the meetings she would need to participate by phone.

Roger said on sections eight and six change the wording to “At Least” nine board members and “At Least” a quorum of 5 board members, at least one Municipality and a representative from the Division of Work force services. This is just a discussion and will need to make a motion to have the changes then vote on the changes at the next meeting.

John Higgins made a motion to accept the changes to the By-Laws. Brandon Bartholomew seconded. Motion carried.

4. Update on economic development activity

Stuart Clason went over a packet with the board about some of the updates that show the regional growth.

1- **Six County AOG:** They received federal funding from the cares act; what they decided to do was distribute those funds through the six county regions. The companies that completed the application received the grant funds 11 of those companies were from Millard County. The funding decisions are still ongoing.

2- **Utah Inland Port Authority:** Stuart said he will give a quick over view what this is. A legislative session back in 2018 created an entity called the Utah Inland Port authority, and in that it enabled the legislature to designate an area that is Salt Lake County. It involves West Valley and some other areas called the North West Quadrant. This was designated to be the Inland port.

We are an 11 hour train ride from the ports on the West Coast, and at that time you had ships waiting long periods of time to get in and unload.

So the thought process was they could come in with product and ship to Salt Lake this be the point that would be good for the commodities. The first step is we direct the port to work through seven associations of government, ours is the sixth county ARG so we are working on that process along with the department of energy. Patrick said the one thing that is unique about this is situation and what we envision is putting Millard application in conjunction with all of you and we are here to be a resource on both sides.

Jon Finlinson asked who the lead on this application is, Stuart said UAC and they report the information to the Commissioners then to board. Right now we are just gathering the data for Utah Inland Port state wide then if it is formed through the AOG and Sevier County then that litigates that. If we do this well then it will create 50 years of potential investment.

Stuart said in the port involved was basically created because of the other industrial developers that got the legislators involved.

3- **Cold Storage OZ Deal**

Patrick said one business that we meet with that has the most potential cold storage deal is the mushroom plant with about the infrastructure needs. Fillmore and the bottom part

of the county sits in the middle of the opportunity zone that brings the private capital to the table that otherwise wouldn't be there. We have plugged into a similar project in Box Elder which started out pretty similar and they also have the opportunity zone so we started by saying could we bring private capital into the cold storage facility. The key take away is having the opportunity zone was the first start. We envision this working somewhat similar where we are trying to get our hands on what is the opportunity, what could this look like, how big of cold storage unit are we talking about and plugging it into our opportunity zone platform.

Jon Finlinson asked what Cold Storage would be used for in our community. Stuart said the Cheese Plant would be the immediate user of Cold Storage Facility but when you start thing of Inland Port the idea would be part of a warehouse and a distribution system. That is why makes sense having it in Fillmore and up in the Boxer Elder area so you can move more commodities amount.

4- SB 95 & Regional Growth Planning

One thing that came from the last meeting was we talked about the big picture and envision. That is why we are here is to help create that. We can apply for up to \$200,000 Stuart went over some data sheets with the board. The applications open up on June 19th and we would like the board to give us an idea of what they want it to look like and what eligible uses. The eligible uses are for business recruitment, expansion, and development. Growing your existing business or getting new business to move in you can do work force training and infrastructure. What we are going to have to do next year after receiving the funds is go out and report how the funds were deployed. The goal is to create a table for sustainable regional growth.

Stuart went over a slide that shows the growth scale; the top is external investment that would be something coming in that wasn't here before, on the bottom infrastructure it can be your soft skills and your work force, the two sides are your existing business and workforce development.

Stuart went over some economic snap shots that showed where the unemployment rates, wages construction permitting are. The reason why I did is to show where you can put your funds are and give some thoughts on what we should be doing with our SB-95 and how it can help Millard County.

5. Report from UAC – Stuart Clason

Stuart said this is just a starting point and if we use the tools and the board we can create and get things done. We have four buckets that we have identified and the idea was thrown out can we use Millard County in the opportunity zone as part of our overall application and addressing the internet connectivity issue can it be used for housing issue, how do we use tax implemental planning. I feel like this exercise that we went through SB-95 kind of gets it moving in the right direction.

Stuart said what I feel that would be the best thing to do is to create the right structure so then you can recruit companies to be a bonded customs facility. So that you make sure people are doing what they are supposed to be doing.

6. Development of Economic Plan

Roger said he thinks there is some growth coming to Millard County from various sources and I think one of the things that do effectively do right now is build a little bit of infrastructure and help buffer that growth. One of the things that are soft infrastructure is the internet access. Iron County got a big grant and is going fiber throughout the whole county and that puts Millard County at a disadvantage. If we can't come to the table and say we have this ability in our county, especially when you see what COVID did to the stay at home and work from home and save money but we can't do it here if we don't have the internet. Stuart said that this was echoed from some other counties as well, and were looking to use some of their COVID funding. The internet access is a universal issue what would be helpful to us is if there is somebody that we can talk to a provider and see if there is something that we can do to help them improve their usage.

Patrick said we can bring those groups to the conversation but we need to take any inventory and say what we are working towards. We did work up in Brigham City with Dave Walker he revitalized the main street and an old building, and we did get a good amount of press for him once we were able to figure out the inventory project. That helped people learn more about Brigham City, and we need to create our own vision and look for the intentional lets figure out what the projects are here. This isn't a question we need an answer to today but something that we are doing similar to SB-95 and the Inland Port because they kind of go together.

Jon Finlinson said one other issue other than the internet is housing and lack of housing. Patrick said the type of housing that you are looking for probably isn't well situated for the opportunity zone. You have the funding investors that are looking for that to hold the assets they don't want to sell it to someone else, so it probably more single family homes that you are looking for which really go towards this. One of the things that vocalized right now is Zion's Bank and Intermountain Health Care have put money into what they are calling Housing Otomy project were they are going around and saying every area within the state it has different housing stocks they should be able to find what they want and figure out ways to get it. They have come to us and said in the opportunity zone particularly for multifamily we can bring money in. I think we have the ability using that platform to lead this up and say this doesn't work in Millard County what about single family homes what are they willing to do to rise against the higher financial players. So what this has done is brought people to the table that is how we can use this exercise to find the right tools to get what we want in Millard County.

Roger said we don't necessarily see having multifamily homes but more single family and affordable housing; take for example the Sands and the Manor they built those and they filled up so fast those are a stepping stone for a lot of people, that can't afford to get into a home if they are used then it will be a positive thing. Stuart said he is not a housing expert but I look at

housing like the same way I look at a labor force, you don't get into the workforce and immediately become the CEO you have to progress and move up and the same thing with housing you have to scale there if are you a single person, young married couple, family you need to diversify like the labor force you also need to diversify housing stock the thing that I feel like that people look at with multifamily and there hear the term affordable, and that is why I talk about it being workforce housing.

Stuart said I would like if this board would be willing to take this on and come up with some affordable housing plan. I think that we can look at housing through the Economic Development lens and look at it as part of a employee that employee works for you but they have a life and housing is a part of the quality of life that you want to have as part as your economic Development strategy. So the issue is housing is an issue across the state it different in every community. A house is where a family exists if you don't have a place to live then you don't have stability. They want to address housing at scale throughout the state. But have it customized enough so that it fits within the community. The insensitive shouldn't make or break the deal. So it makes sense to do this through Economic Development housing so instead of saying low income housing we are talking about workforce housing that matches with the reality of your present workforce and what you would like your work force to be as you get jobs.

7. Commissioner Draper – Discussion of Opportunity Zone

Commissioner Draper said they have had a lot of inquiries some that would benefit the county and some that wouldn't.

Patrick said with the opportunity zone the other thing that we have seen is it's just a starting point half of the deals that we have done in other parts of the state, Inland electronics is a good example of this early on there was some discussion if this was a business that they wanted to expand pretty quickly the answer was no but it got the wheels turning that they got the goad and get the largest incentive that any one has been given of that nature and it got other people on the table, and we see the same thing here. Even though Delta and other areas are out I think that the fact that you got something here this is just a conversation starter of the broader picture. So if we get this application filled out we can go places.

8. Schedule of Next Meeting:

The next scheduled meeting will be July 15th at 8:00 am in Delta.

9. Adjournment

Meeting was adjourned at 10:00 am

