

**MINUTES OF THE MILLARD COUNTY  
ECONOMIC DEVELOPMENT ASSOCIATION  
AT THE COUNTY OFFICES IN DELTA  
THIS 15th DAY OF NOVEMBER 2023**

**BOARD MEMBERS**

**PRESENT:**

Roger Killpack ..... Chairman of the Board  
Jon Finlinson ..... Economic Development Board Member  
Dave Styler ..... Economic Development Board Member  
Greg Roper ..... Economic Development Board Member  
Nick Killpack ..... Economic Development Board Member  
Dan Davies ..... Economic Development Board Member

**BOARD MEMBERS**

**NOT PRESENT:**

Kelly Carter ..... Economic Development Board Member  
Mark Huntsman ..... Economic Development Board Member  
Mike Winget ..... Economic Development Board Member  
Lucas Stevens ..... Economic Development Board Member

**ALSO PRESENT:**

Paula Dewsnup ..... Economic Development Secretary  
Patrick Clayson ..... UAC

**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 October 18, 2023, Minutes**

Dan Davies made a motion to approve the minutes as written. Nick Killpack seconded. Motion carried.

### 3. Follow up discussion on Revolving Loan Fund

Roger said, we got the memo and I circulated that to everybody, and we just wanted to have a little more discussion about that, and maybe walk us through that as far as you understand it, and what we need to do, how we can facilitate that, and answer some questions.

Patrick said so the high-level idea is we thought about and talked about this sort of incentivizing new growth and new employers or new development and new housing coming in, infrastructure always is sort of the pain point that keeps coming back to some of the barriers, whether it's roads or water issues or other kind of issues. So, this question of who's going to pay for it and how do we go about creating a pathway to having actual sizable dollars to do so, we sort of started formulating what if we were to create project areas, so this is sort of a state statute around tax increment finance which our incidence committee obviously does a lot of work on them, we have new companies coming in asking for development, but this is more of a county level proactive to go in and say, hey if we identify areas across the county where we know there's going to be infrastructure needs, let's put those into project areas, which is the mechanism that allows the county to then participate on the tax side, and then whether it's using the rural county grant program, you know, even understanding the mechanisms. The question comes back to how this becomes an investment for the county, not just in the infrastructure that's built, but from a financial perspective. By doing it in this project area, theoretically, you know, this is where I think us as a committee, the county commission, and Obviously, city-level leadership as well, would have to be involved in making sure that these weren't just done. They must be deliberate around like if we go do there will be real development that's going into it because that that new growth in the property value with the counties and collecting it would essentially be the funds that allow the infrastructure to be paid for. Even if it's paid through free money, so if we're paying through the grant program, what we're trying to do in this concept paper is show what would that look like if we invested a million dollars in infrastructure and that led to a \$10 million development and then that is spitting off, call it, \$300,000 in new tax revenue every year. If you model that out over 10 years, you may essentially have two or three million dollars that is sitting there that is seen as a return on investment. And so it allows for more proactive conversation too, should we take \$200,000 and put it into this fund and then use it to go out and do one or two infrastructures Projects

Should we go, if it's more of an industrial play, should we go to groups like the Inland Port and say, hey, we're not just asking for you to invest. We're showing you that if we do this, there's going to be these project areas that will allow that investment to be paid back over time. So that's the high-level concepts, but this is a concept that I think having the payback mechanism on it is important, right? It's showing that this is essentially a tool that kind of allows for that investment to come back. And I think the Governor's Office is also receptive to it, so long as we can, and be part of the equation, is we have to know what those developments are going to be and what investments are. I don't think we're there yet, but I think we're trying to get the high-level

thoughts of everyone in this group. Is this a good idea, should we be moving forward, and if so let's start doing that work so that we can think what the final projects may be.

Roger asked the board for their thoughts; the board had a discussion, and the following motion was made:

**The MEDA Board moves to propose that the county spend its' Rural County Grant Program funds received to date on the following:**

- 1. 50% of the funds to creation of a County Infrastructure Revolving Load Fund as outlined in the recently shared memo.**
- 2. 20% for educational/job training programs to be run in partnership with local education institutions, including the Millard County School District, Snow College, and others. All job training programs would need to result in a new job that was formed in Millard County.**
- 3. 30% for future economic development needs, including additional infrastructure, affordable housing resources, and other priority areas of focus as set forth by Millard County Leadership.**

**This motion was made by Jon Finlinson, seconded by Nick Killpack, and unanimously approved.**

#### **4. Follow up Discussion on Scholarship Program**

David said they had a good turn out for the open house that was held. This will be a good facility that will be put to good use.

Roger gave a follow up on the presentation that was held last month and asked the board for suggestions on how to move forward and what would be the best use of the money. Dan said after the meeting he followed up with Jay Olsen and asked him to tell him more about the Cyber security degree, it is 30 credit hours or nine months and a company in Nephi will hire after graduation to work from home and make \$70,000 to \$80,000 a year. If they didn't have a way to pay think of all the uses that the scholarships could do and make a difference in Millard County. there are currently 20,000 cyber security jobs that are available and needed in Utah.

Roger asked what our role is and how we can facilitate this, what do we do to move this forward. Dave said we need to communicate with Snow College and told them what our plans were and we are here to help. Then they could do their own advertising for it and get the word out. So we fund Snow College Scholarship Program. There needs to be some parameters on it, it needs to be a Millard County Resident, and it could be any degree that they wanted.

Roger said the next step would be reaching out to Snow College and asking them what the next

steps would be, and how much do we want to put into this. Jon said to find out what the limit is and then divide the rest after that. Patrick said he would also get in contact with the Governor's. and make sure that this is the correct way to do this and what the process would be.

## **5. Housing Issues**

This was combined with the discussion in the revolving loan fund.

## **6. Other Business**

Roger asked for an update on the solar projects, Patrick said he wasn't aware of any updates and would find out and let the board know.

Jon gave a brief update on IPP, things are going well and moving forward. Right now, they are increasing workers until February then will decrease for the next year. Housing is still an issue and they are working to get that fixed.

## **7. Adjournment**

The meeting was adjourned at 9:00 a.m.