

**MINUTES OF THE MILLARD COUNTY
ECONOMIC DEVELOPMENT ASSOCIATION
AT THE COUNTY OFFICES IN DELTA
THIS 22nd DAY OF SEPTEMBER, 2020**

BOARD MEMBERS PRESENT:

Roger Killpack..... Chairperson
Mark Huntsman..... Vice-Chair
Greg Roper..... Board Member
David Styler..... Board Member
Jon Finlinson..... Board Member
Nick Killpack..... Board Member

BOARD MEMBERS NOT PRESENT:

Matt Loe..... Board Member
Jon Higgins..... Board Member

ALSO PRESENT:

Stuart Clason..... UAC
Patrick Mullen..... UAC
Paula Dewsnup..... Economic Development Secretary

1. Welcome

The meeting was called to order at 8:00 am. Chair Roger Killpack conducted. All in attendance were welcomed.

2. Approval of August 19, 2020 Minutes

Mark Huntsman made the motion that the August 19, 2020 minutes be accepted as written. Nick Killpack seconded the motion. Motion carried.

3. Review of Application for SB - 95 Grant

Patrick said the application was submitted to the Rural Grant program, they approved it the next day they said it was well written and thought out and the funds will be available with in the next couple of weeks. The one thing that we had to do was even the board was constituted they wanted us to formally changed the name to the CED Board.

Stuart wanted to make sure everyone knew where they were at participation in the Six County Association of Government. Travis is the executive director and we have been coordinating with the other Economic Development directors to see if there is some share work that we can do. There is interest on the Broadband component. So if the other counties want to participate in that and we can do something effectively. So what I envision with the broadband and what it is going to be about is to make the business case to the providers and hopefully the existing providers will step up and see the availability we just have to create the market. In Emery county they have one gig per household so that is the thing that we are looking at. On the Infrastructure we are just going to try to leverage up and make sure what we do in Millard County and if there is a larger regional effort like broadband. It has been good to share what we are doing so that we are getting a better stack.

Roger asked if there was anything that the board needs to be doing at this point. Stuart said when the money comes in that is when we will need the board. Stuart said our goal is have a structure that balanced approach. What we want to figure out how to do is identify those infrastructure components and a bigger thing is not have those dollars go to expanding roads on the Wasatch Front.

Stuart said we are thinking of taking some of the dollars from SB-95 and doing a future planning context with the providers and say this is important for us were taking part of dollars and were putting it towards this so what are your plans what is your future plans. What I envision is doing I want to leverage and say how does Emery County have the one gig for every house hold, what do we need to do to make this work. So that is what we want to do with this board that will be effective what we need to do is have everyone around the table and have conversations of where we want to go and what our goal is.

Stuart said at the next meeting we need to have the service providers and make it the focus of the meeting and say we have some dollars, but we don't know what to do and you guys are the service providers, you are primed for capital projects, what do we need to do to support you to get better connectivity in Millard County. The state of Utah has there Broadband initiative so we can identify those providers and see who the makers are, and we will have them here at the next meeting.

4. Follow up discussion on Incentive plan

Patrick and Stuart put together a Draft County Tax Increment Participation Policy (TIF) and went over it with the board. Patrick said some of the main considerations for the policy are:

- 1: Tax increment collection is 20 Years
- 2: Participation rate of 75%
- 3: Create High wage job

Stuart said in the last meeting it was talked about creating a policy, a county wide one that we take to the school districts, municipalities, every one and say this is how we want to use rural housing financing moving forward. The next step that we talked about was setting up target zones Economic Development Zones. This policy and what we envision is this board works it out and goes to all of the tax initiatives. So that way every one has to be on board with the idea and setting them up with specific targets types of development. So we want to use this board to help get that vision going along with all of the initiatives.

Patrick so looking at this draft would it be something that would be worth going over and doing or what is your thoughts. David said he thinks that this would be a good thing to have done, and see if there is people that want to come in and use this as a blueprint.

Stuart said we could use the housing component, you can use that when a developer comes in and builds a mix use or a commercial housing then you can use tax financing, off road financing for the local government. So the developer would out lay the up front cost of laying the water and sewer. That is what a lot of the developers do along the Wasatch front and they get reimbursed so whatever there expenses are lay out that public infrastructure. They put that in there public cost so over time they can capture the increased growth. We want any one that invests to not invest because they are getting a incentive we want them to show how they are going to use local contractors, or if they are asking for money for the school district. That is why you policies in the agreement that is mapped out for the county and the cities and school districts needed to develop a affordable housing strategy. Economic Development isn't just job creation of capital investment. Economic Development is creating a liveable community for every household in Millard County. Having a liveable community is having Broadband connectivity or having a affordable place to get groceries, these are all components that they can use.

Roger said he likes the four basic areas that you have defined, on the section for high wage jobs do the other things need to be flushed out or are they ok. Patrick said in terms on talking about the specific numbers and the concern is on the maximum years and percentage on a tax inity are you just giving me the blue print for everybody and is that too much. I think that the key is looking at the title of this section and that is favorable project area considerations, we are not saying this is what we get this is what we define as favorable so we are not asking for more or less than 50 or 75%. So you want to put those parameters and say a favorable capital investment is this amount of dollars, this type of project you can and this way knowing this sets the maximum and they would make sure all are checked before and if not then that is where we the board come in and say you are really not hitting what we need so we are not going to give you what you are asking for. Roger said so maybe it is better to leave it so that there is some variables there and case by case we can have structure.

Nick said maybe having a scale on there would be a good idea because we are all here to agree on the same terms but if this is well done then this will stick around well after any of us are off this board. Then they have a different view point on it so unless we have some good structure on how to work through the process it may go by the way side. I think that flexibility is a good thing because that gives us the ability to work with specific individuals but the more structure we have on how to run through those and examples on what we expect to get 75% of your taxes back to you, you have to earn that so lets show them what we mean by that by some examples and say they are going to be doing these types of things. That is not the maximum but that is the indication if you are going to go all of the way. Stuart said having worked a lot of projects and we could put it in there but the way that it works if it is in your city you would have to own agency or some cities don't have agency so they use the county agency but the agency is who is negotiating the deal. Typically what happens is you create a tax amenity committee and that committee would create a budget and every tax amenity would have there own representation with the inter local process is where is you can that get that and talking about the process of the deal which assures that this is everyone policy on a deal to deal basis.

Stuart said his vision for the board going through this process is engaging everyone then when you get new members on the board, your board members are not directly thinking about Economic Development and they are thinking about educating things but with have that policy in place is when you get new board members I envision having a conversation on why we did what we did this is what we are obligated to, and this is why we have it in place so we can move aggressively when opportunities come forward. You would do this when you get new council members so this created stability. Roger asked if they to address some of those numbers, Stuart said Commissioner Draped talked about a time frame and couldn't make it to the meeting so what I suggest for this board is looking at views through out the state the law is pretty loose on terms however what you will see on the majority on project areas they run for twenty years on 75% so just because you set that at your maximum doesn't mean that is what you are going to get. I would say that about all of the steps that you are going to have to go through even if we get a policy set up even if we designate project areas plans for the county that will use our energy development zone. Even if we did all of that there will not be any incentive award going to a open public process the incentive has to be justified. So if you don't get that number show us how that number prevents your project from moving forward. What is the public investing in and what are they getting is it jobs, capital investment, lifting up existing small business or tying into school programs, building out housing so the numbers should be what drives it and working percentages because that's how it works that's how you get to that number.

Mark said he likes how it has been put together so as it goes to the next step what would probably have to happen is we would make a motion to move the draft policy forward and have the Commission accept, So one thing that would be good to include is flow chart that has a examples of how the numbers work and what there role is.

Stuart said they will work on a flow chart and get it to the board, then the next thing would be schedule the meetings and to help you get the dollar amount that you need to move the project forward.

Mark made a motion to move forward with the Draft County Tax Increment Participation Policy and ask for a flow chart, move it to the other inity's and ask for their feed back. Jon Finlinson seconded.

5. Review of Economic Development activity

Stuart said everything that we have talked about is progressing, nothing new that needs to be discussed.

6. Other Business

Mark asked about a update for the Inland Port project, Stuart said the intake process is done this was not a application process this was just a effort to allow communities that wanted to be part of the conversation Millard County is part of that. We are now working with the Inland port staff to schedule a road show it is a opportunity to let the local communities understand what a satellite port means. I think broadband is a really good strategy so if and when a new infrastructure bond is passed by the state we are hoping to see the dollars go to the Inland Port so we are thinking as infrastructure not just roads infrastructure and thinking as supporting the supply chain. The first road show will be

in the next week and will go through October there will be a series of meetings. There are twenty companies that are importing goods, so we will lean on this group to help fill the business end. They would like to increase their position on the supply chain either by bringing in goods. So when you look at our community they are going to want to look at infrastructure assets that we have showed them but the key to this road show is getting the right business in the room that can start making that business case. We also have to think of these things in regions and eco systems and what will benefit the community.

7. Adjournment

Meeting was adjourned at 9:20 am