



County Economic Opportunity Board

August 17, 2023

3:30 p.m.

<47 South Main, Council Chambers (3rd floor)>

1. Welcome & Roll Call

Chairman Tyson Hamilton called the meeting to order at 3:33 pm.

Roll call was taken showing Craig Smith, Mayor Critchlow, Stephanie Bothell, Mayor Winn, and Tyson Hamilton. Brittany Lopez is sitting in for Councilman Scott Wardle.

Also present was Jared Stewart, Tooele City Economic Development; Rachelle Custer, Tooele County Community Development Director; Stephanie Eastburn, Tooele County Community Development; and Ryan Englund, Better City.

2. Better City Economic Development Report

Ryan Englund summarized the Better City attachment. For the Rural County Grant, the state would like the funds spent by June of next year, by the end of their fiscal year. The Part B grant from two years ago is ready now; I just got the final numbers. There is a correction, the \$24,411.10 highlighted in yellow, it will be Tooele City that gets that, not Gardner Batt. Ryan stated I will get that report in today

Ryan stated that Tooele County has submitted a bid to host the National Championship Air Races at the Wendover Airport. We are in good shape to be one of the final 3 they're going to consider. We have a lot of support from the state, but we need to do our due diligence. They're going to make a decision by the end of the year. They want to start the races at the new location by 2025. Rachelle Custer stated I see this as a huge economic development opportunity. Could we apply for the \$200,000 grant with the intent to use the majority toward this project?

Brittany Lopez suggested using it for the water lines. That is one of the biggest costs and it needs to get done regardless. Rachelle asked about applying for Part B for that as well, even if we don't know if we have been selected yet. Brittany stated those infrastructure improvements need to happen anyway if we ever want to do anything with that site. We've had three different people come out there wanting to do stuff. We need an accurate cost for the water line improvements. Ryan stated we want to go out there (to Reno) and get behind the scenes to see what this really takes. Reno has had sixty years to learn. They'll have to transfer that knowledge quickly.

Mayor Winn asked for clarification on the "\$100 million local impact." Where does that go exactly? Ryan stated that is the problem, it will likely go to Salt Lake and Wendover, Nevada. Mayor Winn asked do you think people will stay in Salt Lake and travel out there. Ryan said yes, there and West Wendover, Nevada. They'll need about 50,000 room nights, which is about 10,000 rooms. There are 20,000 in Salt Lake, 2,000 in West Wendover, and there are a few thousand in Elko. Mayor Winn asked why Tooele County would do this, if it's Salt Lake or Nevada that's going to benefit. The state is going to benefit, the state should pay Tooele County that \$2.3 million to start. Brittany stated that's being talked about. We do know we have an airport that's a great asset and we are required to keep it open. It's the secondary to the Salt Lake Airport, if there's an emergency. We will be building some campgrounds out there if we are selected. We can collect tourism tax on the camp fees. There are other ways of generating county monies.

Ryan stated there is a company that's designed a new type of airplane, and they need a place to test the airplanes. There aren't many options for the smaller companies like them to go. Brittany stated that the airport is required to have a minimum number of square footage for hangars for rentals. The revenue

received from those rentals could be beneficial. Ryan stated that the state realizes the benefit and are willing to help.

Ryan stated that the amount of infrastructure (buildings being built or renovated) coming in because of the sub grants, we've got about a million dollars of investment coming in that we're helping make happen. It's somewhere between 10 and 50 new jobs.

3. Site Ready Tooele

4. Grants

A. 2024 Rural County Grant Part A

Establish budget for the 2024 Rural County Grant Part A.

Agenda Attachments

1. 2023-08-17 Better City - ED discussion (002).pdf

Ryan stated the report for 2022 is ready to turn in. We can apply for that as soon as we turn it in. We need to decide what to apply for. The group discussed keeping Better City as the Economic Development Professional and keeping the administrative fee the same. Mayor Winn asked if it was required that the recipients of the Small Business Grants report their results. Stephanie Eastburn stated that first group has sent in their 6-month results. She stated she would compile the results and send it out to the board. Rachelle asked the board if they wanted to keep putting a large portion of this to the small business grants. She stated we are getting a lot of the same businesses applying each round.

Ryan asked about giving the SBDC (Small Business Development Center) \$15,000. Rachelle stated we have an agreement with them, so we'll have to do that again. Tyson stated that leaves \$105,000 and asked for suggestions from the board. So we'll split that between small business development and economic development project?

Rachelle asked about using a portion of the \$105,000 for getting an accurate estimate of the water lines for the airport. Ryan suggested \$50,000 for the water lines and \$55,000 for the small business grants. Rachelle suggested taking the limit for the grant applications back down to \$5,000.

Ryan recapped the amounts for each: \$70,000 for Economic Professional, \$55,000 for small business sub-grants, \$20,000 for administrative fees, \$15,000 for SBDC, and \$50,000 for engineering the water.

Ryan asked about the Rural Communities Opportunity Grant, up to \$600,000, applying for that for the airport. The match would be \$500,000 so that would be over a million dollars to the airport. Rachelle stated we'd have 2 years to spend it. Brittany stated I'm not comfortable making that decision without approval from the Council to budget that match for the airport. Rachelle stated that would take our entire Economic Development match. We wouldn't be able to apply for any other Economic Development grants. Stephanie Bothell stated until we know what the state is going to help with we should wait to make a decision. Tyson stated we will wait until next month to make a decision on that. Brittany stated that will be good, we will be into the budget discussions by then.

Ryan stated last time we put on the application for Site Ready Tooele, and here are some examples. We could do the same thing and put the airport as an example. Rachelle stated the only problem is one of the requirements for Site Ready Tooele is that they have to register as a SURE Site. If we intend to do that with the airport, that's great. If not, we need to take that criteria out. Jared suggested putting on the application economic development, infrastructure improvements at identified focus areas. Then next month when we meet, we can talk about focus areas, whether that be the airport or somewhere else. Rachelle stated to apply, we have to commit a match. Ryan stated that they are going to want to know what it's for, not just general stuff. We gave them four sites last time and they gave us \$200,000. Rachelle stated and we gave them cost estimates for each site that were over a million dollars. Ryan stated they had \$30 million, and the ask was \$100 million. I believe that will happen again. 33.53 Ryan

stated I will put together an application for that for discussion.

Stephanie Bothell made a motion to apply for Part A with the disbursement recommended by Ryan, as follows: \$70,000 for Economic Professional, \$55,000 for small business sub-grants, \$20,000 for administrative fees, \$15,000 for SBDC, and \$50,000 for engineering the water. 2nd by Mayor Winn. All in favor. The motion passed.

5. Adjournment

Motion to adjourn made by Stephanie Bothell. Time of adjournment 4:15 pm.

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Better City Economic Development Report:

- The Report for the 2023 Rural County Grant has been submitted before Sep 1st, so we are now eligible to apply for the 2024 Rural County Grant - \$200,000 with no match.

Economic Development Professional	\$60,000.00
Tooele City	\$60,000.00
Small Business grants - Round 1	\$45,184.71
Small Business grants - Round 2	\$72,400.00
Small Business Development Center	\$15,000.00
Economic Development Plan	\$12,760.00
Administrative Fee	\$20,000.00
Totals	\$285,344.71

Note: \$85,344.71 comprises amounts from the 2022 Part A grant that were expensed in 2023

- The Report for the 2021 Part B Grant is nearly ready and will be submitted in time

Sub-grantee	Project	Phase	Amount spent by sub-grantee on the project (\$)	Amount reimbursed from Part B (\$)	Amount <u>not</u> reimbursed (\$) (County's Part B match)	Tooele County's Part B Match (%)
Tooele City	Tooele Business Park - Site Ready	1	\$125,981.50	\$75,588.90	\$50,392.60	40%
		Total Part B	\$125,981.50	\$75,588.90	\$50,392.60	40%
<i>Note: Tooele City also received \$60,000 from the 2023 Rural County Grant</i>						
Sub-grantee	Project	Phase	Amount spent by sub-grantee on the project (\$)	Amount reimbursed to sub-grantee (\$)	Amount <u>not</u> reimbursed (\$) (County's Part B match)	Tooele County's Part B Match (%)
Gardner-Batt	Industrial Park - Site Ready	1	\$167,500.00	\$100,000.00	\$67,500.00	40%
Gardner-Batt	Industrial Park - Site Ready	2	\$205,127.00	\$24,411.10	\$180,715.90	88%
		Total Part B	\$372,627.00	\$124,411.10	\$248,215.90	67%
		Part B Totals	\$498,608.50	\$200,000.00	\$298,608.50	60%

- Tooele County submitted a bid to host the National Championship Air Races at Wendover Airport beginning in 2025. The races provide a \$100 million local impact from 69,000 visitors. We are likely to be selected as one of 2-3 finalists for the Reno Air Racing Association who will investigate each site. If Wendover is selected, immediate upgrades costing \$2.3 million will be required immediately, followed by another \$2.3 million in 3 to 5 years. Letters of support came from Governor Cox, GOEO, Utah Aeronautics and Defense Association Utah Office of Tourism, World Trade Center Utah, Utah Association of Counties, Visit Salt Lake, Nevada Dept. of Tourism, West Wendover, and others.

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Economic Development Projects:

- For the 2024 Rural County Grant – not competitive and no match required – we need to recommend how to allocate the \$200,000 we'll request. (Due Oct 1, but we can apply now and receive grant funds soon). Note: funds must be spent by 30 June 2024. Possible option for discussion:
 - \$70,000 for an economic development professional
 - \$130,000 for another round of small business sub-grants
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- For the 2024 Rural Communities Opportunity Grant – probably up to \$600,000. It is competitive, and with probably require a 40% match from the County or developers. Already opened Aug 1st and closes Oct 1st. Possible options for discussion:
 - Help fund upgrades to Wendover Airport (GOEO has already asked how they can help with the Airport, including with grant)?
 - More financial support to industrial parks?
 - Other infrastructure projects related to economic development?
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- Note: GOEO has a Water Infrastructure Projects Grant/Loan FY 2024
 - Opens: Aug. 17, 2023
 - Closes: Aug. 31, 2023
 - The \$50 million Water Infrastructure Projects program will assist local public entities such as water districts, cities, and public water suppliers with improvements to water-related systems.