

MINUTES OF THE EMERY COUNTY COMMUNITY REINVESTMENT AGENCY EMERY COUNTY, UTAH

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PUBLIC NOTICE is hereby given that the **EMERY COUNTY COMMUNITY REINVESTMENT AGENCY** will meet at **10:30 a.m. on Monday, October 2nd, 2023** in the **Emery County Courthouse Commission Chambers, 75 East Main Street, Castle Dale, Utah.**

IN ATTENDANCE: Commissioner Jordan Leonard, Commissioner Keven Jensen,, Jacob Sharp (CVSSD), Todd Huntington, Jay Mark Humphrey (EWCD), Natalie Olsen, Jade Powell, Josie Stilson and Brenda Tuttle.

Online Participation: Mayor Hatt (Green River) Maria Sykes

MEETING MINUTES

1. Presentation by Maria (Epicenter) regarding Housing Development Project:

Maria presented Epicenters housing project that they have been working on for quite a while. There hasn't been an affordable housing development for over 45 years. Epicenter has raised 93% of all of the financing for this project and have tapped all of their resources and are now coming to the County's CRA to help fill the final gap of the project. The amount that they are needing is \$142,735.00

This project was designed locally. These houses are going to be specifically for Green River residents. The first phase will be 5 units. There are going to be two three bedroom and three two bedroom units with one of the two bedroom units will be fully accessible. The site is about 4 acres and was given to the project from the city in return for in-kind work. The site is located right downtown. Epicenter built a house in 2017 that was a prototype for this project, which we learned alot from. Epicenter took those lessons learned to develop the units that are finalized for Canal Commons. This project will break even, there will be no profit.

Jay Mark asked how many square feet are the homes? The homes are about 1100 square feet. He also asked where the maintenance was budgeted in? Maria said that

is all a completely separate budget which is worked into the Olen Walker housing loan fund. The operations budget is separate from the construction budget. Commissioner Jensen had asked why the high cost on the project? Maria said if we could just look at the hard cost the cost per square foot would be much lower. What is being looked at is the full budget which includes pre-development costs. Commissioner Leonard said he is excited that this group is looking to spearhead housing because he knows it's going to be an issue moving forward. Jacob Sharp asked if it was just Marias group that does the project management? Maria said yes, and the developers fee is half the cost of most. They were pushing not to have that fee but our financial partners advised us not to do that because Marias group needs their organization to be fiscally healthy so they can maintain the units. Commissioner Jensen asked how fast the units can be built? Maria said they are hoping to have them done sometime next fall.

2. Presentation by UAC regarding overseeing CRA projects:

Brandy and Sheri with UAC stated that they responded to the RFQ and submitted an application. Brandy and Sheri are here to answer any questions that anyone has for them. Commissioner Leonard gave a brief overview stating that last year the CRA was working with Stewart who transitioned into a different position with the Rural Growth Association. So we worked with Brenda and Josie at the first of the year to get the funds allocated correctly to the different districts. We are looking for some help with the CRAs to help Brenda and Josie through the process as well as making sure we are following all the state regulations.

Brandy said the work they previously did was to help with the creation of projects, primarily solar projects. Then what was recognized was that there needed to be help with the reporting of the projects. Both Sheri and Brandy have previous experience with Sheri being a County Treasurer and Brandy has been a County auditor. The project areas were created mostly with involvement from County Commissioners and the RDA board and then the County Auditor and County Treasurer who are left with reporting requirements that extend 15-25 years had not always been a part of the conversation and put burden on them to track the annual reporting requirements with very little knowledge. Brandy and Sheri are a part of those conversations so have the knowledge to provide this service to the counties. They are both very accessible for whenever we need them. They are available from start to finish on the CRA's.

3. Discuss/Approve/Deny Affordable Housing Project Disbursement to Epicenter:

Jacob made a motion to approve and award \$142,735.00 from the Affordable Housing fund to the Epicenter housing project in Green River following County policy until the board decides to change that policy in the future, if they decide, with a second from Keven. Voting was unanimous.

4. Discuss/Approve/Deny UAC RFQ:

Keven made a motion to approve the RFQ with a second from Jay Mark. Voting was unanimous.

5. Board Member Comments:

JayMark asked if we can have a meeting sooner rather than later in December for the approval of the budget? It was discussed and said that the meeting will be scheduled for December 18th at 10:30.

6. Adjourn:

Jacob made a motion to adjourn with a second by Jay Mark.