MINUTES OF THE REGULAR MEETING OF THE EMERY COUNTY COMMUNITY REINVESTMENT AGENCY BOARD HELD IN THE EMERY COUNTY COURTHOUSE
July 7, 2021

In Attendance: Commissioner Kent Wilson, Commissioner Gil Conover, Commissioner Lynn Sitterud, Todd Huntington, Jay Mark Humphrey, Jacob Sharp, Elected Officials, Stuart Clason of UAC, Liz Peyton of DE Shaw and citizens.

**PUBLIC NOTICE is hereby given that the EMERY COUNTY COMMUNITY REINVESTMENT AGENCY will meet at 4:00 p.m. on Wednesday, July 7, 2021 in the Emery County Courthouse Commission Chambers, 75 East Main Street, Castle Dale, Utah 84513.**

**CRA Board Members:**

Commissioner Lynn Sitterud - Chair Commissioner Kent

Wilson Todd Huntington Commissioner Gil Conover Jay

Mark Humphrey Jacob Sharp

**AGENDA:**

1. **Discuss/Approve/Deny Action on Pivot 13 Solar Interlocal Agreement**

    **a. Emery County Interlocal Agreement**

    **b. Emery County School District Interlocal Agreement**

    **c. Emery Water Conservancy District Interlocal Agreement**

Commissioner Wilson explained that we need to get Pivot 13 caught up to the other solar projects. We cannot currently accept the School District Interlocal, because they have not yet approved their document. Stuart Clason of UAC mentioned that we can accept the agreement within the CRA now regardless of if the School District has reviewed and approved their Interlocal Agreement.

Motion to approve the Emery County Interlocal Agreement, and accept interlocals for Emery County School District and Emery Water Conservancy

District,  for Pivot 13 Solar Agreement made by Commissioner Kent Wilson, seconded by Jay Mark Humphrey.

2. **PUBLIC HEARING on the proposed project area plans and budgets for the following projects:**

    **a. Green River Solar I**

    **b. Green River Solar II**

    **c. Pivot 13 Solar**

    **d. Hornshadow Solar**

Motion to enter public hearing made by Commissioner Conover, seconded by Jay Mark Humphrey.

During the public hearing Stuart Clason (UAC) and Jade Powell (SEUALG) explained that GR1 & 2 project plans need to be amended. They presented some of the amendments needed to be corrected, specifically the battery storage component and the battery depreciation schedule being updated to schedule 16.  Clarification made that Luigi is familiar with and comfortable with both budgets for GR 1 & 2. Discussion on budget and plan for Pivot 13 and Hornshadow Solar took place and ensured that all entities involved are aware of and comfortable with the proposed budgets for each project. Commissioner Wilson explained some of the property tax issues and changes being made, and how they will affect these projects.

Regarding Pivot 13, Jade Powell mentioned one budget change due only to the tax changes that Commissioner Wilson presented.

Regarding Hornshadow Solar Project it was stated that the plan is correct as published, the budget that was published had a couple of errors that were caught after it was published. The owners of Hornshadow would like to add a couple of parcels to the plan, which will have to be done separately. This would include approximately 160 acres.  These parcels are owned by a Swasey family and a Wilburg family. This will have to be done through a separate process and meeting. It was stated that the Seeley property is already included in the plan. Some of the amendments needed are the battery storage component, battery depreciation schedule changed to schedule 16, adding an admin fee and adding affordable housing set aside.

Commissioner Wilson asked Brandy Grace (UAC) about some of the extra

work required to finalize these projects. He specifically asked if there was a charge for the work done on the amendments or if it is included in the original scope of work? Brandy agreed that this does expand the scope of work on the projects. Brandy states this will be a conversation held at a later date, she wants to ensure that they are consistent with other counties as they make this decision.

Motion to leave public hearing and enter back into CRA Meeting made by Commissioner Wilson, seconded by Commissioner Conover.

**3. Discuss/Amend/Approve/Deny Adoption by resolutions of the following project area plans and budgets:**

**a. Green River Solar I**

**b. Green River Solar II**

**c. Pivot 13 Solar**

**d. Hornshadow Solar**

Motion to adopt the Green River 1 advertised budget and plan with the amended budget and plan that were presented in the public hearing today, made by Commissioner Wilson, seconded by Jay Mark Humphrey.

Motion to adopt the Green River 2 budget and plan with the amended budget and plan that were presented in the public hearing today, made by commissioner Wilson, seconded by Jay Mark Humphrey.

Motion to adopt the Pivot 13 budget and plan with the amended budget and plan as presented and accept the budget tax rates in the public hearing today, made by Commissioner Wilson, seconded by Jay Mark Humphrey.

Motion made to adopt the Hornshadow Solar plan as presented, and the proposed amended budget to include the 10 % affordable housing rate, an admin fee of 1.5% and updating the tax rate to current made by Commissioner Wilson, seconded by Jay Mark Humphrey.

**4. Discuss/Approve/Deny Cost Reimbursement Agreement for Pivot 13 Solar Project.**

Motion to approve the Cost Reimbursement Agreement for Pivot 13 Solar Project made by Commissioner Wilson second by Commissioner Conover.

**5. Other business**

Commissioner Wilson stated that the reason they are behaving as if this is their first time going through this process is because we are trying to train Jade with SEUALG to take over for what Stuart with UAC has been doing for our solar projects.

Luigi made the comment that he didn't think the rate increases within the budget need to be approved because those rates change often. He appreciates the intent of being transparent while doing this, but just wants to clarify that those rates change often regardless. Luigi would like to give a general market update stating that logistics and supply chain are going to be a big concern for projects in the US. Shipping containers specifically are an issue right now.  Normally they would budget $4000 for getting a shipping container from Vietnam, where the panels are made, and now those containers are costing them closer to $20k. We hope to see this improve and fix itself in the future. He feels his project will not start construction until Fall of 2022 or maybe even Spring of 2023 as they wait for the logistics issues to work themselves out.

Commissioner Wilson states that we currently have enough solar projects in the area. Tax incentives for any future companies will be minimal compared to any of these first projects introduced to the area.

**6. Adjourn**