

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

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passcode:Emery

PUBLIC NOTICE is hereby given that the **EMERY COUNTY COMMUNITY REINVESTMENT AGENCY** will meet at 10:15 a.m. on Tuesday, June 18th, 2024 in the Emery County Courthouse Commission Chambers, 75 East Main Street, Castle Dale, Utah.

IN ATTENDANCE: Commissioner Jordan Leonard, Commissioner Lynn Sitterud, Commissioner Jensen, Todd Huntington, Jay Mark Humphrey (EWCD), Jacob Sharp, Natalie Olsen, Josie Stilson, Brenda Tuttle

Online Participation:

MEETING MINUTES

1. Discuss/Approve/Deny April 2024 Meeting Minutes:

Commissioner Leonard made a motion to approve the April 2024 meeting minutes with a second from Jacob . Voting was unanimous.

2. Discuss/Approve/Deny Buying Water Shares w/Affordable Housing funds:

Commissioner Sitterud said if we can determine that would be a good use of the funds he is all for it. Commissioner Jensen said It was mentioned in COG meeting. Jacob said people come from out of town and want to build, it is next to impossible to find water shares. If the cities can get some shares for these people that want to build houses that would be a help. The CRA could keep them and sell them as needed.

Commissioner Sitterud asked how much money we currently have to buy water shares. Commissioner Leonard thought just over \$100,000.00

Brandy said that it says in title 17C-1-412 it talks about what you can use the affordable housing funds for. She thinks you can use it for water shares but there needs to be a plan put in place first. She doesn't think that just buying the water shares falls in the criteria of that statute.

Brandy said that they could help develop a plan to purchase the water shares.

Commissioner Sitterud made a motion to approve buying water shares with the affordable housing funds contingent on someone getting a plan put in place with a second from Commissioner Leonard. Voting was unanimous.

3. Discuss/Approve/Deny the following:

Brandy with UAC stated that Emery County CRA contracted with UAC and as they started down the process of reevaluating everything that was in place several contradicting information was discovered and so Sheri has gone through an extensive research. So even though it seems like a lot right now this has been a comprehensive review of every project area and making sure all of the legal requirements have been met. We want to make sure there is a paper trail of everything.

*** Resolution No. _6-18-24a_ clarifying the tax increment calculations for the Hunter Solar Project CRA.**

Jacob made a motion to approve resolution 06-18-24a with a second from Commissioner Sitterud. Voting was unanimous.

*** Authorization of payment(s) of tax increment for Hunter Solar Project CRA**

Commissioner Leonard made a motion to approve authorized payments in the amount \$130,843.15 with a second from Todd. Voting was unanimous.

*** Resolution No. _6-18-24b_ authorizing an amendment to Castle Solar Project Community Reinvestment Project Area Plan & Budget – removing one of more parcels that the agency has determine is no longer necessary or desirable to the project area**

Jacob made a motion to approve resolution 06-18-24b with a second from Commissioner Leonard . Voting was unanimous.

*** Resolution No. _____clarifying the tax increment calculations for the Castle Solar Project CRA**

This is just a discussion because it is not yet ready to be a resolution. Sheri with UAC is proposing you take 10% off the top. The remaining 90% will be the 50/50 split.

*** Notice to trigger tax increment collection for the Castle Solar Project CRA.**

Just letting the board know that since Castle Solar was completed this year they want to go ahead and trigger their tax increment collection and the State Tax commission is requiring the agency to provide notice to the tax commission that the trigger is officially happening.

*** Resolution No. _____ authorizing an amendment to Green River I Solar Community Reinvestment Project Area Plan & Budget – making a minor adjustment to the project area boundary (to correct legal description)**

Do not need any action taken on this one.

*** Resolution No. _6-18-24c_ authorizing an amendment to Green River II Solar Community Reinvestment Project Area Plan & Budget – making a minor adjustment to the project area boundary (to correct legal description)**

Jacob made a motion to approve resolution 6-18-24c with a second from Commissioner Sitterud . Voting was unanimous.

*** rPlus Energies (Theresa Foxley / Luigi Resta) update on Green River Energy Center.**

Luigi with rplus energies: The project is moving forward. The name has been modified a little. The new project name is Green River Energy Center, one project. It's a 400 megawatt project just north of the town of Moore. They did break ground in February. There will be a battery component. They expect to start pulling energy in 2026 and start the agency process in 2025.

Commissioner Jensen asked what is the process in reclaiming the area when you are done with the site? Luigi said they have obligations in the land lease agreements and CUP. They do minimal amounts of ground disturbance and follow the terrain as much as possible. It is part of the process to make sure the land is brought back or in usable condition from when they started.

4. Discuss any other Business:

Brandy: According to UACs agreement they anticipated a certain scope and as you have experienced there was a lot more work to be done. There is a clause in the agreement that we currently have that if there are additional expenses there should be notice in writing and ask for reimbursement. Brandy will get something in writing but she is requesting that the CRA consider some additional compensation to UAC. She thought what might be reasonable is \$3000 additional for each project area. She will get something in writing and send it over. It would be a one time fee.

5. Adjourn:

Todd made a motion to adjourn the meeting.