

PAYSON CITY
ECONOMIC DEVELOPMENT BOARD MEETING
Payson City Center, 439 W. Utah Avenue, Payson UT 84651
Wednesday, June 11, 2025

CONDUCTING Brian Hulet, Director

MEMBERS PRESENT Brian Hulet, Economic Development Director/City Council
Lynn Abplanalp, PPC Flexible Packaging
David Charles, Business Owner
Jim Rowland, Payson Santaquin Chamber of Commerce (8:00 a.m.)
Tyler Jones, Business Owner
Kris Phillips, Stadium Cinemas

EXCUSED William R. Wright, Mayor
Mark Kershaw, Resident
Ben Ford, Nebo School District
Kevin Johnson, Mountain View Hospital
Larry Skinner, Resident

STAFF Robert Mills, Assistant City Manager
Jill Spencer, Development Services Director
Kim E. Holindrake, City Recorder

OTHERS Kirk Beecher, Payson Planning Commission
Justin Lewis – Roamin Home Tents

1. Call to Order

Brian Hulet called this meeting of the Economic Development Board of Payson City, Utah, to order at 7:33 a.m. The meeting was properly noticed.

3. Guest - Roamin Home Tents (7:35 a.m.)

Justin Lewis explained the company manufactures tents and wall tents for a target market for horse and mule packers that camp in the backcountry. He has learned that American manufacturing has a lot of disincentives, but it's a great product that has matured over four to five years. The number one barrier is cost of manufacturing. Some of the parts are already sourced overseas and he is looking at sourcing the entire product overseas. It's just the economic reality. He feels he doesn't need to interact with the city to do business. He has been familiar with users of wall tents for decades. His brother builds the cylinder stoves for the tents. They saw a gap and wanted to build a better product that is more compact, weighs about 110 pounds, one person can set it up and take it down, and replaceable zippers. He reviewed several products on the website. The tents are manufactured in Payson, and the stove in Utah. Marketing is done on social media. It's cheaper to go overseas for the poles even with a 100% tariff. He's proud to have an American made product. The business is in Payson because it gets more expensive moving north. He produces 15 to 20 units per month, and sells in the mountain west, some east mountains, and some Canada. Sales are 60% to 70% online. There

are seven to eight employees that are mostly part-time. The business has some accessory related items such as a bedroll package.

2. Prior Minutes Approval

MOTION: Lynn Abplanalp – To approve the March 12, 2025 and May 14, 2025 minutes.

Motion seconded by Dave Charles. Those voting yes: Brian Hulet, Lynn Abplanalp, David Charles, Tyler Jones, Kris Phillips, Jim Rowland. The motion carried.

4. International Council of Shopping Centers (ICSC) Report (8:03 a.m.)

Brian Hulet reported that he, Robert Mills, and Mayor Wright attended the ICSC conference in Las Vegas. They met with some really good people, and it was a great success. They met with President Stewart Adams regarding Smiths Marketplace, discussed the new interchange with him, and funding for MTECH instructors from the Legislature. Mr. Adams, as president of the Senate, guaranteed funds for MTECH when the legislature meets in 2026. They worked with Woodbury regarding Lowes and met with restaurant people.

Robert Mills noted it was the most productive trip. Payson is being looked at a lot more and right for development especially in the pit area owned by Woodbury.

5. Innovation Center (8:06 a.m.)

Brian Hulet stated the Innovation Center lease was approved for 11 years and is renewable. The center includes about 3,000 square feet in the MTECH building. Also, a position was approved through the Redevelopment Agency to run the center. CC Bank donated \$10,000 for an employee. A company is preparing policy and procedures for the center. The center has six office spaces, podcast room, conference room, and equipment for small businesses. MTECH has a couple conference rooms for 140 people and restrooms that can be used. The building should be finished by the end of July and open shortly after. The equipment needs to be ordered.

Discussion that Vernal has an Innovation Center and has a great contact for information. A laser table is heavily used. Other items include a heat press and embroiderer.

6. Inland Port (8:12 a.m.)

Brian Hulet noted there is an inland port in Salt Lake City by the airport. There's a different model now and is like a redevelopment agency but a lot simpler.

Robert Mills explained that all properties have an existing tax base. When property develops, it becomes more valuable and the property taxes increase. Basic Differential Model – revenues diverted for differential-eligible purposes such as fund regional infrastructure, incentives to eligible companies, and pledges to support bond debt services. Existing tax base rate revenue continues to flow to normal taxing bodies for 25 years. Entities split an additional 25% and 75% is put back into the specific area of the inland port. These funds are used for infrastructure or thing needed for the future development area. It's an income stream for the area. After 25 years, it can be extended or all the taxing entities get the full benefit of the developed property.

Brian Hulet noted the main reason is to get infrastructure in so building can occur sooner. An inland port authority will recruit businesses for the area. Some of the money can be used for post incentives such a employees.

Discussion that an inland port is a large advantage for lower financing for businesses, but the inland port has a lot of power. Funds go to the inland port and then falls back to the cities. The cities manage zoning and building permits. It helps for bonding as well. The city needs to take a serious look to try to help get some manufacturing businesses. A railroad spur could be in this area. There are some great advantages for an in land port.

Lynn excused at 8:22 a.m.

7. Committee Reports, Assignments, and Goals (8:24 a.m.)

Golf Event Committee - Kris Phillips noted the committee is working on sending out invitations.

Strategic Plan/Web Site/Messaging - Kirk Beecher reported the committee has some new goals that will be presented later.

Business Retention – Robert Mills explained the committee discussed how to help people with resources to start a business and making sure those are readily available; provide support, networking, and education for existing businesses in conjunction with the chamber; and learn from businesses that have closed or moved from Payson. Support, networking, and education will begin at Innovation Center.

UVU/MTECH – Brian Hulet stated there was be a booth at Adventure Day and got good contacts. The committee is working on internships and helping students find internships.

Discussion that the Advanced Learning Center is in Spanish Fork and how to get interns.

Downtown – Ty Jones reported there is a new chair over promotions, and every first Friday of the month until October is an event in the downtown. The June 6 event was called adventure safely to support Adventure Day. Prize giveaways was the highlight. The police and fire were there, and the kids had a ball. July 4 is the next event. Also, this month the director of design is working on social media and the website. There is a potential intern that will gather information from downtown residents and businesses. This will help report on the Main Street America for the state and federal levels. Payson is making an impression on them. He noted that he received an award

Dave Charles excused at 8:35 a.m.

Brian Hulet noted that Payson is close to getting a big box.

8. Golf Event (8:35 a.m.)

Brian Hulet noted the assignment is for everyone find two businesses or people for the event and run them through him.

9. Retreat (8:37 a.m.)

Brian Hulet stated a retreat was held just over a year ago and he's thinking of doing one in September at the Innovation Center.

10. Vision Statement

Brian Hulet said he send out the vision statement and asked that everyone respond to him with ideas or changes. Hometown and adventure are the keys. The city will be doing another survey to compare to the previous survey.

11. Report on Things Happening in Payson

Item not addressed.

12. Report from City

Item not addressed.

13. Other

Item not addressed.

Adjourn

This meeting was adjourned at 8:37 a.m.