

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 10:00 a.m. on Thursday, September 4th, 2025 in the Emery County Courthouse Commission Chambers, 75 East Main Street, Castle Dale, Utah.

IN ATTENDANCE: Commissioner Jordan Leonard, Commissioner Keven Jensen, Commissioner Dennis Worwood, Todd Huntington, Jay Mark Humphrey (EWCD), Jacob Sharp, Natalie Olsen, Josie Stilson

Online Participation:

MEETING MINUTES

1. Discuss/Approve/Deny April 15th 2025 Meeting Minutes:

Commissioner Worwood made a motion to approve the April 15th 2025 meeting minutes with a second from Jay Mark. Voting was unanimous.

2. Discussion/Approve/Deny Review of Annual GOEO reports-Castle Solar/Hunter Solar:

Sheri with UAC: She created a user friendly spreadsheet to give a summary of the information. These are annual reports that are required on any project that you are receiving increments on. It lists a full overview of the projects.

Commissioner Worwood said the Commissioners have been approached to do battery storage on the Hunter Solar project. Will it be completely separate from this? Commissioner Jensen said they came Tuesday and they were not planning on any incentives.

Sheri said if it is in the project area, no matter what goes in there, you are still committed to give whatever incentive is in that project area.

Brandy with UAC said CRA tools were created for the county to drive development into areas of your community where you want to see economic growth. What we have seen happen is they are coming to you instead of you

going to them. They are using that tool backwards. They are the ones driving the conversation instead of the other way around. Sheri said you have two separate agreements. There is the interlocal that allows the CRA board to receive that increment and then you have the agreement with the developer that uses the CRA board to say, if you develop and meet all of these criteria we will give you back a portion of that. Anything that comes in within that development the CRA will get that tax increment. You negotiate with those individual developers if you give them part of that increment back. The problem is where it's only one developer and you have already executed that developer agreement, any development they make is subject to that original agreement. If you have a secondary developer come in they are not subject to that development agreement so you would make a separate developer agreement with them.

Brandy said she understands the CRA's intent, she takes that direction back and makes sure you have the legal documents.

Todd made a motion to approve the annual GOEO reports for Castle Solar and Hunter Solar with a second from Jacob. Voting was unanimous.

3. Discuss/Approve/Deny Disbursement of CRA Tax Increment (Personal Property) Castle Solar CRA/Hornshadow Solar CRA:

Castle Solar CRA: We have the 2025 Personal Property to distribute and the privilege tax that we were finally able to collect and then also their real property.

Hornshadow Solar CRA: This is just their personal property. Affordable Housing set aside has been held by the agency. The code states that it needs to be held separately. That is not happening currently. UACs recommendation is to have a whole separate account for the affordable housing funds.

Brandy said they are working on trying to come up with some ideas on how to make this process better.

Commissioner Leonard made a motion to approve the disbursement for CRA tax increment for Castle Solar and Hornshadow with a second from Todd.

Voting was unanimous.

4. Discuss/Approve/Deny 2026 Proposed Budget Discussion:

Sheri: The 2026 budget is in the packet you received. Brenda indicated that she did not include the CRA budget in the county budget so a separate will need to be approved. It needs to happen before Nov 30, 2025. Since we are not meeting again until December we are asking to have it approved now. We will come in December with a final budget.

Todd made a motion to approve the 2026 proposed budget with a second from Jacob. Voting was unanimous.

5. Discuss/Approve/Deny Potential Development for Affordable Housing:

Commissioner Jensen had a thought about making a deal with trailer courts to work with the CRA to do an interest free loan. They would buy single wides to put in these trailer courts, rent to own. The CRA would be the funding and have an agreement with the county to collect the funds. Commissioner Worwood said one big advantage is that you already have water and hookups. If you have existing hookups how can we help people get homes on these hookups.

Brandy did say it might be a little more than what county staff can do, it might need to be outsourced. The benefit of owning over renting is that they might take better care of it.

Commissioner Leonard said his thoughts have totally been surrounded by infrastructure but if that's not possible we have to change our mindset. The county just built a new Senior Center in Huntington and the county owns part of the block. It might be nice to build a senior housing development there where it is close to the center. The same idea, some manufactured homes to put in there. Some of these seniors are in too big of homes so it might be nice to give them an option to downsize. Also maybe identifying county property inside city limits so it works with the water district to potentially develop housing inside city limits.

Brandy said there is a project called The Public Asset Mapping program. What they are looking at is to explore opportunities for real estate development. Meetings held this week reviewed several categories of public owned properties including county, city and school district parcels, as well as land held by Public Real Estate. Zions Bank and Intermountain Health are expected to announce on October 1st that they are putting money toward that effort that will include financial support and technical assistance for projects involving available land suitable for housing development. Prime applicants will be asked to identify what additional resources they need to move projects forward. Specific funding amounts have not yet been disclosed, but more information will be provided at the October 1st announcement.

Commissioner Worwood suggested having a work session and doing a zoom meeting with some of the different counties to have them talk about what they are doing with their affordable housing funds.

We are all in agreement to not send it to the Olene Walker Fund.

6. Discuss/Approve/Deny CRA Affordable Housing Fund Balance Info:

Sheri: We want to verify with Brenda what that actual fund balance is. This is just an accounting of what housing funds that will be available in the affordable housing funds.

7. Discuss/Approve/Deny Housing Plan:

This is the plan that UAC drafted after input from the CRA. It checks the boxes from everything that has been talked about. It focuses on low to moderate income, supports homeownership, provides an emphasis on seniors, veterans, individuals with disabilities, workforce sectors including education, public safety, mining, healthcare and energy. What they had put in the plan was forgivable loans up to \$10,000.00 for down payments and \$3,000 for closing costs. This is just a draft put together for you but think it does encompass the things you have been talking about. It is a living document so it can be changed as we go. This document would be adopted by the Commission. The housing plan can be paid for out of the affordable housing dollars.

Jay Mark made a motion to approve the \$5,000 for the housing plan with a second from Todd. Voting was unanimous. Motion passes.

8. Discuss any other Business:

Nothing

9. Adjourn:

Todd Huntington made a motion to adjourn the meeting.