

# **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 Tuesday, December 16th, 2025 in the Emery County Courthouse Commission Chambers, 75 East Main Street, Castle Dale, Utah.**

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**IN ATTENDANCE:** Commissioner Jordan Leonard, Commissioner Keven Jensen, Commissioner Dennis Worwood, Jacob Sharp, Todd Huntington, Natalie Olsen, Josie Stilson, Brenda Tuttle, Sheri Dearden and Brandy Grace (UAC), Joel and Emma with DESRI, Theresa with rPlus.

**EXCUSED:** JayMark Humphrey

**Online Participation:** Liz Peyton (DESRI)

## **MEETING MINUTES**

### **1. Discuss/Approve/Deny September 4th 2025 Meeting Minutes:**

Commissioner Leonard made a motion to approve the September 4th 2025 meeting minutes with a second from Commissioner Worwood. Voting was unanimous.

### **2. PUBLIC HEARING (10:00 AM)**

- a. To receive Public Comment concerning opening and amending of the FY 2025 Budget for the Emery County Community Reinvestment Agency.**
- b. To receive public comment regarding the proposed FY 2026 budget for the Emery County Community Reinvestment Agency.**
- c. Close Public Hearing**

Chairman Jensen requested a motion to close the regular meeting and enter into a public hearing to receive public comment on:

- Opening and amending the FY 2025 CRA budget, and
- The proposed FY 2026 CRA budget.

Jacob Sharp made a motion to move into the public hearing with a second from Dennis. Voting was unanimous. The CRA entered the Public Hearing

**Sheri** with UAC explained that the primary amendment to the FY 2025 budget was related to the Hornshadow Solar Project. Original estimates were replaced with actual reported values now that the project has triggered. This resulted in increases on both the revenue and expense sides.

For the record, FY 2025 revenues included:

- Hunter Solar: \$1,069,639
- Castle Solar: \$396,338
- Hornshadow Solar: \$2,820,214.63

Housing set-aside details were reviewed, reflecting Hunter, Castle, and Hornshadow solar projects. The total FY 2025 housing fund balance was reported as \$568,749.29.

Sheri further noted that personal property tax collections had been distributed, while real property collections from November had not yet been distributed. Additionally, a separate Public Treasurer's Investment Fund account had been created to hold housing funds, with discussion favoring maintaining a single account for simplicity and clarity.

### **FY 2026 Proposed Budget Presentation**

Sheri reviewed the proposed FY 2026 budget, noting it incorporates prior-year data, the FY 2025 amended figures, and estimated revenues assuming all eligible projects trigger in 2026.

Estimated FY 2026 revenues include:

- Hunter Solar: \$1,037,144
- Castle Solar: \$380,672
- Hornshadow Solar: \$2,698,883
- Green River Solar I: \$5,405,764
- Green River Solar II: \$1,857,265

The total proposed FY 2026 budget was **\$11,379,230.30**, with expense allocations broken down by project and distributions to taxing entities, housing set-aside, county, and developer.

No members of the public were present to comment, and no written comments were received.

### **c. Close Public Hearing**

Commissioner Worwood made a motion to close the public hearing with a second by Jacob Sharp. Voting was unanimous. The public hearing was closed.

### **3. Discuss/Approve/Deny: Amended 2025 Budget for Emery County Community Reinvestment Agency.**

Following brief discussion, the Board considered approval of the amended FY 2025 budget as presented during the public hearing.

Jacob Sharp made a motion to approve the amended FY 2025 CRA budget with a second by Commissioner Leonard. Voting was unanimous. Motion passed.

### **4. Discuss/Approve/Deny 2026 Budget for Emery County Community Reinvestment Agency.**

The Board discussed the FY 2026 proposed budget, including clarification that the \$11.3 million total represented gross revenues prior to distributions and that detailed allocations by project showed amounts to the developer, county, and housing set-aside. It was noted that overall CRA revenues were expected to nearly triple.

Commissioner Jordan Leonard made a motion to approve the FY 2026 CRA budget with a second by Todd Huntington. Voting was unanimous. Motion passed.

### **5. Presentation from rPlus energies on the Green River Energy Center Projects.**

**Theresa with rPlus Energies** reported that the Green River Energy Center is a 400-megawatt solar photovoltaic project with a 400-megawatt, four-hour battery storage system (1,600 megawatt-hours). The project is among the largest of its type currently under construction in the United States, with PacifiCorp as the power purchaser. She emphasized that the project is being built in Utah, by Utah workers, for the benefit of Utah communities.

Construction updates included:

- Approximately 25 miles of interior roads constructed
- Nearly 1 million solar panels to be installed
- Approximately 484 Tesla Megapack battery units
- Substantial mechanical completion achieved in mid-December 2025

Theresa stated the project will transition into commissioning and grid connection, with commercial operation anticipated in spring 2026. At peak construction, more than 300 workers were employed on site. A community celebration is planned once the project reaches commercial operation.

She also previewed upcoming agenda items related to minor CRA boundary adjustments, triggering of incentives effective January 1, 2026, and confirmation of local hiring incentives.

### **Local Contractor & Community Impacts**

Tate Jensen, owner of TSJ Construction, spoke about TSJ's long-standing partnership with rPlus Energies and detailed TSJ's work on the Green River Energy Center, including road construction and site development over the full duration of the project. He noted that TSJ Construction has grown to nearly

100 employees and credited projects like Green River Energy Center with providing stable, well-paying local jobs. He also highlighted rPlus Energies' commitment to community investment and scholarship programs.

Theresa further discussed ongoing operations and maintenance jobs expected after completion, estimating 8–10 permanent positions with wages above the county average. She emphasized rPlus Energies' commitment to hiring locally whenever possible.

She also highlighted workforce development efforts, including site tours for USU Eastern students and job fair participation.

### **Scholarship & Community Investment**

Theresa reported that rPlus Energies and its partners contributed **\$375,000** to Utah State University Eastern through a combination of one-time and endowed scholarships for students from the local region. She shared that nine students have already received scholarships, supporting residents who wish to obtain degrees or certificates and remain in the community.

### **Landowner Perspective**

Jim Farber of Castle Valley Ranch spoke in support of the project, explaining that the land used for the solar facility was previously non-productive agricultural ground. He stated the project has improved ranch water delivery infrastructure, provided financial stability, and allowed the ranch to retain employees year-round rather than seasonal layoffs.

Chairman Jensen thanked rPlus Energies for the presentation and emphasized the importance of continued communication as the projects move forward.

No formal action was taken.

## **6. Discuss/Approve/Deny: Resolution No. 12-16-2025A authorizing an amendment to the Green River I Solar Community Reinvestment Project Area Plan & Budget - making a minor adjustment to the project area boundary (to remove one or more parcels no longer necessary or desirable to the project area).**

The Board discussed a proposed amendment to the Green River I Solar Community Reinvestment Project Area Plan and Budget for the Green River I Solar Community Reinvestment Area. Sheri explained that the amendment consists of a minor adjustment to the project area boundary to remove one or more parcels that are no longer necessary or desirable for inclusion in the project area.

It was noted that the boundary adjustment is administrative in nature and is intended to better align the project area boundaries with the current scope and layout of the Green River I Solar project. Sheri further clarified that the

proposed amendment does not impact the overall intent of the project area, does not change any previously approved participation agreements, and does not negatively affect tax increment projections or financial commitments of the Agency.

Board members discussed the importance of maintaining accurate project area boundaries to ensure transparency, proper administration of the CRA, and consistency with the actual development footprint. The Board expressed agreement that removing parcels that are no longer needed is appropriate and beneficial for long-term project management.

Jacob Sharp made a motion to approve the resolution authorizing an amendment to the Green River I Solar Community Reinvestment Project Area Plan and Budget to make a minor adjustment to the project area boundary with a second by Commissioner Worwood. Voting was unanimous. Motion passed.

**7. Discuss/Approve/Deny: Resolution No. 12-16-25B authorizing an amendment (second amendment) to the Green River II Solar Community Reinvestment Project Area Plan and Budget-making a minor adjustment to the project area boundary (to remove one or more parcels no longer necessary or desirable to the project area).**

It was stated that this is a part of the project area that was discussed in item #6. Commissioner Worwood made a motion to approve the resolution with a second from Todd Huntington. Voting was unanimous. Motion passed.

**8. Discuss/Approve/Deny: Request for Estoppel Certificate from Green River Energy Center, LLC relative to the Participation Agreements for Phase I and Phase II of the Green River Energy Center (Green River I Solar CRA and Green River II Solar CRA).**

Sheri explained the request for an Estoppel Certificate from Green River Energy Center, LLC related to the Participation Agreements for both Phase I and Phase II. She stated that the certificate confirms the status of the agreements and verifies that the parties are in compliance with their terms and will be triggering in 2026.

Commissioners discussed the request and confirmed it was consistent with the executed agreements.

Todd Huntington made a motion to approve the Estoppel Certificate request with a second from Commissioner Worwood. Voting was unanimous. Motion passed.

**9. Discuss/Approve/Deny letter from Green River Energy Center requesting confirmation of written notice of qualification for Local Hiring Incentive**

**(additional 5% of Tax Increment) and confirmation of request to trigger as of January 1, 2026.**

The Board discussed a letter received from Green River Energy Center requesting formal confirmation that the project has submitted written notice of qualification for the Local Hiring Incentive and requesting confirmation that the incentive be triggered effective January 1, 2026. The Local Hiring Incentive provides an additional five percent (5%) of tax increment pursuant to the participation agreements for the Green River I and Green River II Solar Community Reinvestment Areas.

Sheri explained that the participation agreements require the developer to meet specific local hiring benchmarks and to provide written notice to the Agency once those benchmarks have been met. It was stated that the letter from Green River Energy Center serves as that written notice and is requesting acknowledgment from the Board that the notice has been received and that the incentive will be triggered on the requested date.

Board members asked questions regarding how the local hiring percentages are calculated, what documentation has been provided by the developer, and how staff verifies compliance with the requirements outlined in the participation agreements. Theresa clarified that hiring numbers are reviewed against the thresholds identified in the agreements and that documentation has been provided indicating the project has met the required benchmarks.

Discussion continued regarding the timing of the incentive and whether triggering it as of January 1, 2026, aligns with the terms of the agreements. Staff confirmed that the requested trigger date is consistent with the participation agreements and that approval of this item does not amend or modify any existing agreement terms, but simply acknowledges that the requirements have been met and authorizes issuance of a confirmation letter.

Board members discussed the importance of supporting local hiring while also ensuring that all contractual requirements are met. Tate Jensen with TSJ Construction was present. He was hired by rPlus and confirmed from what he saw that rPlus did an excellent job hiring as many local businesses as they could to do the jobs that were needed. The Board expressed comfort moving forward with the request, noting that staff verification of compliance is a key component of the approval.

Jacob Sharp made a motion to approve and authorize issuance of a letter confirming receipt of written notice from Green River Energy Center qualifying for the Local Hiring Incentive and confirming that the incentive be triggered effective January 1, 2026, with a second from Commissioner Leonard. Voting was unanimous. Motion passed.

**10. Discuss/Approve/Deny: Notice to trigger tax increment collection for the Green River I Solar CRA and the Green River II Solar CRA projects.**

Sheri explained the request to trigger tax increment collection for both the Green River I Solar CRA and the Green River II Solar CRA projects, noting that the projects had met the necessary conditions to begin collection

Commissioner Leonard made a motion to approve triggering tax increment collection with a second from Todd Huntington. Voting was unanimous. Motion passed.

**11. Discuss/Approve/Deny Project Area and Resolution No. 12-16-25C designating an additional Survey Area for the Hornshadow Solar CRA project area and authorizing the preparation of a Second Amended and Restated Community Reinvestment Project Area Plan and Budget.**

The Board discussed a proposed project area and resolution designating an additional survey area for the Hornshadow Solar Community Reinvestment Area. Brandi explained that the purpose of the additional survey area is to allow further evaluation of properties that may be appropriate for inclusion in the Hornshadow Solar CRA project area as the project continues to develop.

It was noted that designation of a survey area does not commit the Agency to final inclusion of the properties, but authorizes staff and consultants to perform the necessary analysis, including eligibility, feasibility, and consistency with Community Reinvestment Act requirements. Brandi further explained that approval of this item would authorize preparation of a Second Amended and Restated Community Reinvestment Project Area Plan and Budget for the Hornshadow Solar project, should the analysis support moving forward.

Board members discussed the importance of ensuring the survey area is appropriately defined and that any future amendments follow required statutory processes, including notice and public hearings. The Board expressed understanding that this action is procedural and allows the CRA to continue evaluating the project without obligating the Agency to final approval of boundary changes or financial commitments at this time.

Commissioner Leonard stated that he has been on record saying he doesn't want to create new project areas. He doesn't have enough information so he is a "no" for this.

Commissioner Worwood made a motion to approve the survey area resolution with a second from Todd Huntington. Roll call: Todd Huntington "yes" Commissioner Worwood "yes" Jacob Sharp "yes" Commissioner Leonard "no" Commissioner Jensen, "yes". The motion passed with 4 yes, 1 no.

**12. Discuss/Approve/Deny Emery County CRA Meeting Schedule:**

**January 20th, 2026**

**September 15th, 2026**

**April 21st, 2026**

**December 15th, 2026**

The Board reviewed the proposed 2026 CRA meeting schedule. Jacob Sharp made a motion to approve the 2026 CRA meeting schedule as presented with a second from Todd Huntington. Voting was unanimous. Motion passed.

**13. Discuss Any Other Business:**

Tyson Curtis addressed the Board and discussed the potential use of affordable housing funds in relation to a housing project involving his business. Tyson stated that he wanted to visit with the Board about how affordable housing funds could potentially be used and what options may be available under CRA rules. He explained that he is trying to better understand how the funds work and whether they could be applied to support housing that would qualify as affordable or workforce housing.

Mr. Curtis explained that his intent was not to request approval or funding at this time, but rather to have a discussion and get direction on whether such a use would be allowable and what the proper process would be. He noted that housing affordability continues to be an issue and that he is interested in projects that could help address that need while staying within statutory requirements.

Discussion occurred regarding the use of affordable housing funds, eligibility requirements, and the importance of ensuring that any future proposal follows the required CRA process, including formal application, review, and Board consideration at a public meeting. Board members clarified that no action could be taken without a specific proposal and proper review.

The Board thanked Mr. Curtis for the information and discussion. No action was taken.

**14. Adjourn:**

Jacob Sharp made a motion to adjourn the meeting.