



**Carbon Community Economic Development (CED) Board
Regular Meeting
January 20, 2026 10:30 AM
751 E 100 N Suite #2600 Price, Utah 84501**

Board Members Present:

Layne Miller
Larry Jensen
Jon Richens
Oran Stainbrook
Zak Konakis

Others Present:

Shanny Wilson

Overview

The board started reviewing Rural County Grant applications, noting inconsistencies in application forms and the need for standardization. The board decided to withdraw some applications and prioritize others based on their impact and the applicants' efforts. The County was awarded a \$600,000 grant from The Governor's Office of Economic Opportunity, and because of new board requirements, Larry Jensen will be stepping down and Daniel Luke will be his replacement.

Action Items

Investigate why multiple versions of the application are being used, confirm the single current application on the website, and add a clear instruction telling applicants to download the current application.

Agenda

1. Welcome and roll call – Layne Miller
2. Review, discuss, and approve previous meeting minutes from December 16, 2025 – Layne Miller
Motion: Zak Konakis
Second: Oran Stainbrook
Approved
3. Rural County Grant 2025 recipient report(s), if any – Shanny Wilson report on CDE Property Management
CED Property Management emailed Shanny indicating that their property management team was behind schedule and requesting to withdraw the funding. They were awarded \$5000 to go towards a third sober living home. Shanny called CEO Chelsie Durdan for clarification and

inquired about other types of projects they've completed. Chelsie indicated that they have spent a significant amount of funding in other areas. She also inquired about 2026 funding which is now closed. It was suggested that if Chelsie would like, she could provide Shanny a detailed change of funding request. Shanny mentioned that there are no guarantees for a funding change, but that she would forward it to the board for consideration. Jon recommended that they provide a project end date.

4. Continue discussion of Rural County Grant 2026 applications – Board

It was suggested the board start with projects that clearly won't qualify for the grant. Oran noted that the inconsistency in application forms makes it difficult to compare submissions. Shanny will look into why there are multiple forms being used and update the application annually. She will apply a rule that requires the use of the current application form. Jon expressed frustration with applicants who attach company histories instead of project details. And it was suggested to include information about the current number of employees and projected revenue increase in future applications. It is important for the board to understand the size and impact of businesses applying for grants. A conversation about data privacy took place as the County is making mandated changes to protect information. There are ongoing challenges of balancing privacy and transparency in data collection, but we will not be asking for W9's anymore. There is a trend of nonprofits buying properties that are tax exempt, which complicates grant evaluations. There are also some applicants who are still working on obtaining their business license. Recollab withdrew their application because plans have changed.

Little Learners - Concerns were raised about the daycare facility's application and their business filing history with the state. Questions about the number of employees, kids they serve, and relationship with a commissioner's nonprofit was also a concern. Ranked low.

Positive Pathways - A modest request from a local organization working with addiction, highlighting the need for their services. The project doesn't add much tax value, but the services are needed in the area. Medium.

Utah Support Advocates for Recovery Awareness - Their funding got cut and had to find other resources. There is no mention of another location, making it difficult to evaluate. Shanny called and received confirmation that they are moving into the old Studebaker building. Medium.

JN Auto - The only advantage would be an improvement to the area with very little tax benefit and no job creation. Low.

John M Howa and Son's - Funding for mulch they already purchased to resale is off the table and a question was raised about the loader purchase price. Would possibly produce 1 part-time employee. Low.

Jones and DeMille Engineering - This was one of the better applications and their great work ethic was noted. They plan to add a building and create new jobs. Medium-High.

Clark's Home Fire Safety - Father and son business that made a compelling case for filling a gap. They offer a huge service to our community. High.

Castle Gate Engineering SLC - This project would fund a propane generator to show people different ways for generating their own power. It felt like a confusing application and doesn't quite fit what the grant is for. Low.

South Valley Sanctuary - A women's shelter that is already providing services to survivors of domestic violence. They are asking for computer related equipment. Low.

DT Cosas - A basement business that got flooded over the summer. It was confirmed they live in a flood zone. They don't really qualify. Low.

Terry Family Chiropractic - Remodeling their current building located on 600 E. 55 N. A first and small ask for a long-term business. Medium.

Flawless Sheeting - Previously funded four times in the past. Low.

Kara Heugly Counseling - There is a significant need for counseling in our area, even with the resources we have today. This was a very confusing application and she came in several times for help. Shanny will clarify where the additional rooms will be constructed. Medium.

SEEN - Southeast Entrepreneurial Network new launchpad program. The BTAC had funding leftover and hired Doug Miller to build a business ecosystem in southeast Utah. A concern was raised about the structure of the program and how much money to invest, if any. It is a needed resource, as long as more people have eyes on it for sustainability. Certificates and meals should not be included. Low.

Desert Sage Salon - Bought an existing business and now the roof is caving in. Her proof of funds showed she took out a large SBA loan. The board agreed that a young person taking the chance to build on main street ranked high.

5. Update on Rural Communities Opportunity Grant – Shanny Wilson

Carbon County was awarded \$600,000 from the Governor's Office of Economic Opportunity to build a road that will connect Ridge Road to the County property. GOEO requested a meeting with Chair Layne Miller, Commissioner Larry Jensen, and Grant Administrator Shanny Wilson, to discuss the guidelines of the grant. They were told that they cannot have an elected official serve on the board. After a brainstorming session, Daniel Luke, Director of the Road Department, was suggested as a replacement for Larry Jensen. Daniel will be working closely with Shanny on this project, so it makes sense to have him serve on the board. There is a statewide trend of avoiding elected officials in grant management, but Larry's replacement must be a County employee.

We are also working on the HUD application and once we receive approval, it should cover the rest of the road.

6. Economic update - Larry Jensen

Tabled

7. Other business?

None

8. Adjourn

Motion: Larry

Second: Jon

Approved

Approved



Layne Miller, Board Chair