



**Carbon Community Economic Development (CED) Board
Regular Meeting
May 19, 2026 10:30 AM
751 E 100 N Suite #2600 Price, Utah 84501**

Board Members Present:

Layne Miller
Daniel Luke
Jon Richens
Oran Stainbrook

Board Members Absent:

Zak Konakis

Others Present:

Shanny Wilson
Larry Jensen
Doug Miller
Lisa Mortensen
Jared Weir
Ty Noyes

Overview

Board members reviewed pitch competition success, the renovation of a historic building into affordable housing units, and a local business expansion. They reviewed the rural county grant application updates, emphasizing the need for detailed project descriptions, economic impact assessments, and documentation of matching funds.

Action Items

Finalize and implement the updated rural county grant application, incorporating the changes discussed (including the match and in-kind contribution sections and required documents), before opening the application on July 1. Vote on the revised grant application during the next board meeting. Jon will send Daniel the GOED training slides explaining the grant guidelines.

Agenda

1. Welcome and roll call – Layne Miller
2. Review, discuss, and approve previous meeting minutes from April 21, 2026 – Layne Miller
Valar is spelled wrong and meeting date is incorrect.
Motion – Oran, with changes noted above
Second – Jon
Approved
3. Rural County 2024 JLC Fabrication update – Shanny Wilson
Shanny reached out to JLC Fabrication and confirmed that they are not proceeding with their expansion project. \$50,000 will remain in the account for next year's grant cycle.
4. Rural County Grant 2025 recipient report(s), if any – Flawless Sheeting, Recollab, Economic

Summit Pitch Competition

Pitch Competition: Doug Miller reported on the pitch competition held at the Eastern Utah Economic Summit last October. The \$3,000 grant provided by the board served as a catalyst, allowing the competition to leverage additional funding from San Juan County, Zions Bank, and SEEN, resulting in a total of \$11,000 in winnings awarded to four companies. The RCG funding went to a local company. Doug noted that Weber State University has agreed to serve as the ongoing funder for the event, committing \$15,000 for the next year and \$10,000 annually thereafter.

Flawless Sheeting Expansion Impact: Lisa Mortensen provided a summary report on the use of the \$10,000 grant. It was utilized as a down payment for an 80 by 120-foot building expansion. The expansion allows the business to separate manufacturing from fabrication, which is expected to support the addition of at least two full-time employees in fabrication and one in sheeting. They have 13 employees who are working in close proximity which is why they need to expand. The business recently paid \$5,000 in personal property tax.

Recollab - Housing Project Overview: Oran Stainbrook presented an update on Recollab, detailing the use of grant funds to construct three single resident occupancy bedrooms in the Kenilworth old company store building. The project emphasized "preservation-based economic development," aiming to provide efficient, high-quality, and low-cost housing through the restoration of historic assets. Oran reported that the housing units, which feature individual climate control and egress windows, have successfully attracted tenants such as an electrician, a physical therapist, and a college student. The project has fostered a diverse, supportive community, providing a sense of safety and belonging for individuals new to Carbon County. Oran also talked about the purchase and renovation of another house in Helper, and hopes to explore bringing back smaller square footage starter homes for single people.

5. Update on 2027 application and rubric discussion – Shanny Wilson

Shanny proposed several updates to the grant application to be implemented by July 1. Key changes included clarifying "in-kind" contributions as non-monetary services tracked at fair market value, and removing the W9 form requirement from the application. The W9 will only be required if the grant is awarded. The updated application also asks for a more detailed project description and anticipated job creation numbers. The board discussed requiring proof of a business license (or an IRS letter for nonprofits) as a mandatory component of the application. Members agreed to remove the "if applicable" language to ensure all applicants are compliant with local ordinances. The board decided to designate support letters from the public as "optional" or "recommended."

Jon proposed a new "stage gate" system to evaluate grant applications to reduce emotional bias and improve alignment with economic development goals. The proposed system includes an eligibility checklist covering location, business licensure, and the nature of the project, followed by scoring on criteria such as net new full-time job creation, wage quality, tax base growth, and execution risk. We want to be the linchpin that helps catapult them to the next level. The board plans to discuss these process improvements in more detail at the next meeting. The goal is to condense the questions to 5 or 6 and then develop the ranking.

6. Economic update – Larry Jensen

The county is in the process of purchasing two more parcels north of their current property. The NDA wants to enter into a purchase agreement for those two parcels. That will all happen within the next 6 weeks, along with more due diligence such as permits and environmental work. Project Jurassic Spark continues to move forward. The county may potentially enter into a partnership with them for a right of way to support a high-pressure gas line that would be

located in the North Coal Creek road area. The total tax value of all the properties in the county is \$2.8 billion and some of these projects would triple that amount, thus helping to lower taxes. Carbon County is participating in a 3-part nuclear energy awareness series to help educate the public. Experts on the subject are coming to present. One of the challenges of the county is the constant pushback and trying to figure out how to approach it.

7. Other business?

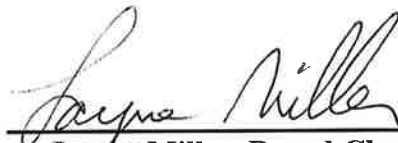
None

8. Adjourn

Motion: Jon

Approved

Approved


Layne Miller, Board Chair