MINUTES OF THE EMERY COUNTY COMMUNITY REINVESTMENT AGENCY
EMERY COUNTY, UTAH

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passcode:Emery

PUBLIC NOTICE is hereby given that the EMERY COUNTY COMMUNITY REINVESTMENT AGENCY will meet at 10:00 a.m. on Tuesday, April 21th, 2026 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 (ECSD), Monroe Magnuson (EWCD), Jacob Sharp (CVSSS), Natalie Olsen, Sheri Dearden (UAC), Brandy Grace (UAC).
Online Participation:

MEETING MINUTES

1. **Discuss/Approve/Deny January 20th 2026 Meeting Minutes:**
   Commissioner Jensen made a motion to approve the January 20th 2026 meeting minutes with a second from Commissioner Leonard . Voting was unanimous. Motion passed.

2. **Discuss/Approve/Deny:Participation/Service Agreement Agreement with UAC:**
   Brandy Grace (UAC) presented the proposed agreement, explaining that services include:
   - Preparation of CRA budgets
   - Submission to the State Auditor
   - Coordination of independent audits
   - Assistance with compliance and administrative requirements
   - Support with agreements, boundary adjustments, and developer-related negotiations

   Discussion noted the increasing administrative responsibilities of the CRA and the value of UAC's support.

Commissioner Leonard made a motion to approve the Participation/Service agreement with a second from Commissioner Jensen. Voting was unanimous. Motion passed.

3. **Discuss/Approve/Deny: Estoppel Certificate for Green River Energy Center**
   Sherry Dearden (UAC) presented the Estoppel Certificate for the Green River Energy Center (Phase 1 & 2).
   - Confirms validity of participation agreements executed in 2022
   - Verifies no known defaults or disputes
   - Required to finalize project financing

   Clarification was made that this project is located near Moore and not within Green River despite its name.
   Jacob made a motion to approve the Estoppel Certificate with a second from Todd. Voting was unanimous. Motion passed.

4. **Update from Brandy (UAC) on Hunter, Hornshadow and Drunkards Wash. (Solar Projects)**

   ### Hunter Project
   - Addition of battery storage
   - No boundary expansion requested
   - No tax increment requested
   - Different ownership results in separate tax treatment

   Conclusion: No action required

Horn Shadow Project
- Request to expand project area by 47 acres for battery storage
- Request for tax increment similar to existing agreement
- Likely requires a new participation agreement due to separate ownership entity

Board Discussion:
- Interest in reviewing financial data before making a decision
- Consideration of county leverage in negotiations

Direction: UAC to provide financials before further action

Drunkard's Wash Project (SITLA Land)
- Proposed large-scale solar development on SITLA land near Hiawatha
- Unique due to SITLA authority, which limits county control

Key Discussion Points:
- Importance of county engagement to protect local interests
- Wildlife impacts, including deer winter range
- Grazing (AUMs) concerns

- Potential mitigation requirements
- New financing tool introduced by HB 507 (Regionally Significant Development Zones)
- Possible infrastructure contributions and energy tax opportunities

Direction:

- UAC to coordinate communication with SITLA
- Emphasis on ensuring county involvement in negotiations

5. **Discuss/Approve/Deny/Presentation from Developer:**
   - **Ann Elliott Erwin- Asking for Affordable Housing funds for Infrastructure help with development lots in Green River.**

Anne Elliott presented a request for affordable housing funding to support a five-lot residential development in Green River**.**

Project Overview

- Five lots on Tidwell Avenue (fully improved with infrastructure)
- Two completed homes (1,311 sq ft, 3 bed, 2 bath, single-level)
- Three additional build-ready lots
- Homes priced at $370,000

Funding Request

- $50,000 per completed home (2 homes)
- $25,000 per remaining lot (3 lots)
- Total request: $175,000
- Majority of funds tied to infrastructure costs

Additional Details

- Focus on workforce and senior housing
- Owner financing offered to assist buyers
- Commitment to avoid short-term rentals (Airbnb)
- Emphasis on community development and long-term residents

Board Discussion

- Need for a formal policy on affordable housing fund distribution
- Importance of consistency and fairness for all applicants
- Consideration of:
  - Down payment assistance vs. developer reimbursement
  - Income-based eligibility
  - Comparable projects in other counties
  - Preventing misuse (e.g., short-term rentals)
- Discussion of affordability benchmarks:
  - Estimated range: $300,000–$375,000 based on area median income
- Concerns raised:

- Ensuring funds do not inflate housing prices
- Comparability with similar homes in the market

No motion made
Direction:

a. Develop a formal policy and application process
b. Review models from other counties (e.g., Box Elder, Davis County)
c. Consider down payment assistance framework

6. **Discuss/Approve/Deny/Presentation from Developer: (Bill Knowlton, Ashley Atkinson)**

Green River Partners, LLC presented a request for a $151,000.00 loan to help them with their low income housing project in Green River.

- The project is a rental development targeting households at or below 50% of Area Median Income (AMI).
- Based on state-provided data, Emery County's AMI is approximately $46,000, with Green River falling below that level.
- The developer indicated there is a significant demand for lower-income housing (approximately 500 units) in the county, while higher-income units are currently overbuilt and underutilized.

Board members discussed concerns related to:

- Income thresholds and how tenants qualify
- Potential tenant behavior and community impacts
- Long-term flexibility of the project

The developer explained that:

The project is highly regulated, with regular audits over a 15-year compliance period.
Income qualifications are strictly monitored, reducing the likelihood of misuse.
The development will remain income-restricted for up to 50 years.

Public Comment and Local Concerns

Public comment was received from a Green River City Council member (Guy Webster) representing a group of residents.
Key concerns included:

- A petition with 264 signatures opposing the project
- Belief that Green River does not have a need for additional low-income housing
- Concerns about:
  - Strain on local services (EMS, schools, infrastructure)
  - Potential for increased social issues

    - Existing comparable units in the area remaining vacant
- Concern that the project could bring in non-local residents rather than serve the existing community

Clarification was also made that:

- The project has been reduced to approximately 25–30 units
- It is now proposed on privately owned land rather than city-owned property

Board Discussion

The Board discussed several key issues:

- The lack of a formal policy governing CRA loan decisions
- The importance of maintaining consistency, transparency, and fairness
- Whether local city support should be required before approving funding
- Concerns about acting without clear guidance or established criteria

Board members expressed that future funding decisions should be based on:

- A clearly defined policy framework
- Consistent requirements for all applicants
- Consideration of local government support

Jacob made a motion to table the funding request until a formal CRA loan policy is developed, and additional information is gathered regarding local support and community concerns with a second from Monroe. Voting was unanimous. Motion passed.

7. **Discuss any other Business:**

Next Steps

- The Board agreed to hold a **work meeting** to:
    - Develop a loan policy
    - Establish an application and evaluation process
- UAC will coordinate scheduling following the **UAC Conference**
- Draft materials will be prepared for Board review

8. **Adjourn:**

The meeting was adjourned.