Carbon Community Economic Development (CED) Board
Regular Meeting
August 18, 2026 10:30 AM
751 E 100 N Suite #2600 Price, Utah 84501

Board Members Present:
Layne Miller
Jon Richens
Board Members Absent:
Zak Konakis
Daniel Luke

Others Present:
Shanny Wilson
Larry Jensen
Mark Holyoak
Jared Haddock

Overview
Board members reviewed and approved the 2027 grant application, emphasizing the need for a detailed project description, economic impact, and timeline. They also discussed the 2027 grant rubric, focusing on job creation, strategic fit, and project readiness.

Action Items
Shanny to follow up with Daniel regarding the spelling of "Messer and Great Hurst" in the June minutes.

Agenda
1. Welcome and roll call – Layne Miller

2. Review, discuss, and approve previous meeting minutes from June 16, 2026 – Layne Miller
   The board was unable to hold a formal vote on any agenda items during this meeting, due to lack of a quorum.

3. Rural County Grant 2025 or 2026 recipient report(s), if any – Shanny provided an update on the 2025 Rural County Grant recipients, noting that only three projects, Helper Vibes, Ori Designs, and Sign Edge, have yet to report to the board. Additionally, she confirmed that 2026 funding has been successfully distributed to Desert Sage Salon, Angel's Craving, Jones & DeMille, and Clark's Home Fire Safety.

4. Update on Rural County Grant 2026 Annual Report – Shanny Wilson
   Shanny informed the board that the annual report has been submitted and accepted by James Dixon of the Governor's Office of Economic Development. She is currently working on the application for 2027 funding before the September 1st deadline.

5. Update on Oran's replacement – Shanny Wilson
   Shanny discussed the search for a replacing Oran, noting that an announcement has been made in the newspaper to appoint someone at the September 2nd Commission meeting. The board discussed the potential criteria for the position, as Oran represents the Private Business Sector.

6. Discuss and finalize 2027 grant application rubric – Board
   The board reviewed the new grant application rubric that assigns up to 100 points, with a focus on job creation, tax base, economic development, and strategic fit for the county. Jared emphasized the importance of economic diversification and the ethical character of the business, noting that these factors are crucial alongside the scoring system. The board agreed that while scoring helps guide the decision-making process, they also rely on their judgment regarding the viability and community contribution of each project. They decided that while applicants should have an active business license, the board will remain flexible by allowing them to apply for funding if they have initiated the process of obtaining one, as long as they have it before receiving any awarded funds. Shanny plans to finalize the scoring rubric and share the draft with Jon.

   The board discussed the potential to use Community Reinvestment Area funds to support middle-income housing initiatives. Mark Holyoak highlighted the critical need for housing to support workers for new jobs, including roles at the hospital. The board explored how they might partner with developers to incentivize the construction of spec homes, though it was noted that there are limited funds currently available. The board discussed the importance of understanding the specific nature of doing business in rural Utah, noting that successful projects often require a localized approach rather than attempting to force external models that may not fit. They caution against over-investing in large, speculative projects that may not be sustainable, emphasizing that small, local businesses have provided greater stability for Carbon County.

7. Economic update – Larry Jensen
   Larry announced an upcoming town hall meeting for Valar Atomics at the event center, providing an opportunity for the public to receive information regarding their nuclear project. He discussed the potential economic benefits of the project, including tax revenue and local job creation, and noted the company's efforts to educate the community. This is all a reflection on the success of local staff integration, such as Jess Housekeeper, in bridging communication between the company and the public. Larry also provided brief updates on the progress of gas generation units near Wellington and potential water reuse projects involving Urban Oil & Gas.

8. Other business?
   None

9. Adjourn
   Motion: None

Approved Layne Miller

Layne Miller, Board Chair