PAYSON CITY
ECONOMIC DEVELOPMENT BOARD MEETING
Payson City Building, DRC Room 439 Utah Ave., Payson Utah
Wednesday, September 9, 2026, 7:30 a.m.

CONDUCTING	Brian Hulet, Economic Development Director
MEMBERS PRESENT	Brian Hulet, Economic Development Director Jim Rowland, Payson Santaquin Chamber of Commerce Kris Phillips, Business Owner Lindsey Hughes, Nebo School District Mark Kershaw, Resident Joseph Hansen, Business Owner Sean Pickup, Business Owner Larry Skinner, Resident Ty Jones, Business Owner Kirk Beecher, Planning Commission Chair
STAFF	Robert Mills, Assistant City Manager Jill Spencer, Development Services Director Amalie Ottley, City Recorder
OTHERS	Kirk Beecher, Planning Commission Brooke Hill and John Mark Boozer, Retail Strategies (via Zoom)

1. Call to Order
   Brian Hulet called this meeting of the Economic Development Board of Payson City, Utah, to order at 7:30 a.m. The meeting was properly noticed.

2. Prior Minutes Approval - July 8, 2026

   MOTION: Larry Skinner – To approve the July 8, 2026 Meeting Minutes. Motion seconded by Ty Jones. Those voting yes: Brian Hulet, Kris Phillips, Lindsey Hughes, Joseph Hansen, Sean Pickup, Larry Skinner. Motion approved.

3. Golf Event – moved to after Retail Strategies. Kris Phillips reported that a few vendor spots are still open. Brian Hulet hoped that the spots could be filled by new retailers.

4. Retail Strategies – Brooke Hill and John Mark Boozer from Retail Strategies attended the meeting via Zoom. Brooke and John Mark recently toured the City and met with property owners. Retail Strategies will now begin active engagement and recruitment efforts on behalf of Payson City by evaluating existing utilities, infrastructure, and other improvements to determine which sites are prepared to accommodate new retailers. Brooke stated that they are planning to attend national retail conferences and meet with retailers seeking opportunities to

expand into the western region. Brooke discussed the anticipated timeline for retail recruitment, including a case study comparing the process of bringing a retailer into an existing retail space versus constructing a new retail brick and mortar building. Brooke stated that most of the retail draw to Payson is in the Walmart area and along 800 South. Following the City tour and discussions with property owners, Retail Strategies identified several opportunities, including "low-hanging fruit" and sites already under development along 800 South and the existing retail corridor. The value of attracting complementary or co-tenants to existing retail developments was also discussed. Brooke reviewed the area on the south and west side of I-15 near Red Bridge, including the Wendy's and surrounding industrial area. New development to the north was also discussed as a longer-term opportunity for additional retail exchanges and development.

Sean Pickup asked for Brooke and Jon Mark's thoughts regarding the east side of the City, particularly the area near the new interchange and Payson Parkway, and what support could be provided for downtown businesses. They indicated that Retail Strategies' primary focus after 800 South will be the area near Arrowhead and Payson Parkway, with growth expected to occur near the interchange first and then expand farther east. Opportunities in this area are expected to involve longer-term retail recruitment efforts and development concepts.

Ty Jones asked about Retail Strategies' thoughts regarding downtown Payson. Brooke explained that its current focus is primarily on recruiting national retailers rather than smaller, locally owned downtown businesses. Another division of the company specializes in downtown development and smaller retail businesses. Brooke indicated that they were impressed with Payson's downtown area but noted that national retailers typically have different site and development requirements than smaller businesses seeking downtown locations. Board members also discussed vacant sites and properties that could potentially be marketed to smaller retailers. Retail Strategies indicated that such properties could be addressed on a smaller scale and may provide opportunities for businesses that do not meet the requirements of national retailers.

5. CenCore –
   Brian Hulet reported that a new company, CenCore, recently purchased the Plunder Building, which is now known as the CenCore building. CenCore is a national company headquartered in Springville that specializes in military and security manufacturing and currently employs approximately 1,700 people. The company is interested in working with MTech and is seeking qualified welders. CenCore also works with government agencies and other companies within its industry. Larry Skinner asked about the anticipated wage scale for CenCore employees. It was noted that employees will be required to obtain security clearances. CenCore is also looking for residential opportunities and housing areas for employees who will be relocating to Payson. Approximately 100 employees are expected to move to Payson initially, with additional employees anticipated as the company continues to grow.

6. Innovation Center
   Brian Hulet reported that David Rowley has done an exceptional job at the Payson Innovation Center adding that all workspaces are rented out. He stated that the classes and

mentoring programs offered by the Innovation Center are well attended. Payson now has the unforeseen problem of finding a way to expand the center.

Board members discussed the availability of electric vehicle charging stations in Payson. One charging location is currently available at the Innovation Center; however, it is a slow charger. Robert Mills explained that there is currently insufficient power capacity and distribution infrastructure, including substations needed to stabilize connections, to support additional charging stations at this time in the city. Joseph Hansen stated that Walmart locations in the Salt Lake Valley are in the process of implementing electric vehicle charging stations. Board members discussed how they or the city could work with power companies and private businesses to support additional power generation and infrastructure that would allow for expanded electric vehicle charging. The availability of charging stations near shopping and retail areas could potentially attract additional visitors to Payson. EV owners often need to plan where they will stop to charge their vehicles when traveling, particularly on road trips. Joseph discussed the possibility that strategically located charging stations could encourage travelers to stop at Payson and patronize local businesses.

Jill Spencer discussed a grant through Mountainland Association of Governments (MAG) that will provide funding for site planning and architectural work in 3 specific parcels in the downtown area. Potential projects include a farmers' market. At this time, there are no plans to install electric vehicle charging stations at the lots or buildings associated with these projects.

7. Committee Reports, Assignments and Goals

Strategic Plan, Website, and Messaging Committee –
Kirk Beecher reported that the committee has met and refined its goals and processes. The committee reviewed the execution of its established goals and will provide a presentation to the Economic Development Board at a future meeting.

Business Retention Committee –
Robert Mills reported on the Taste of Payson event held in July, which included participation from local businesses and restaurants and provided an opportunity for collaboration and networking. Jim Rowland mentioned the Custom Fit program and classes available through MTech. The program provides training opportunities for businesses by bringing in experts to assist with specific training needs. Training costs may be reimbursed through available grants.

UVU/MTech Committee –
Mark Kershaw reported that the committee visited the Innovation Center and discussed the need for assistance from students to provide tours and help visitors and businesses access the resources available at the Center. UVU has a business center similar to the Innovation Center; however, the Innovation Center currently has greater capacity and resources that brings a lot of attention from other educational entities. Mark discussed the possibility of expanding the Innovation Center through Nebo School District and utilizing students through internships. The Chamber of Commerce is expected to present information to local businesses regarding the availability of students for internships through Nebo School District,

MTech, and UVU. A lunch meeting with representatives from Nebo School District and the Chamber of Commerce is also being planned at the Banquet Hall.

Business Recruitment Committee –
Brian Hulet reported that the committee is working with the Inland Port regarding potential business recruitment. One interested business is considering locating in Payson; however, the cost of providing the necessary infrastructure is a significant concern. The committee is working with the Inland Port to identify ways to make the project more cost-effective and feasible for the business. Brian also reported that seven new properties are expected to contribute additional tax revenue to the city through the Inland Port, which could provide funding to assist with future business recruitment and infrastructure improvements. Brian reported that Woodbury is expected to close on the Lowe's property this month. A sit-down restaurant is in discussion near the Lowes. The city is also in discussions regarding another potential big-box retailer with local landowners. Larry Skinner asked if Woodbury has its own retail analytics and resources for recruiting businesses. Brian confirmed that they do, but other areas, including Red Bridge and properties owned by other landowners, do not have the same resources or ability to connect with national retailers. Brian reported on business activity in Payson. There have been 49 new home-based business licenses and 28 new brick-and-mortar business licenses issued this year. 11 businesses have closed, four of which were home-based businesses.

Downtown Committee – Ty Jones reported that the committee is working with the State Historic Preservation Office regarding grant opportunities available for downtown projects. Applications must be submitted by September 18th of this year. The committee is also inviting participants to the upcoming golf event and is recruiting volunteers to assist with future downtown project. Sean Pickup asked about the general "downtown area" Ty described the area as consisting primarily of Main Street and Utah Avenue and extending several blocks. Sean expressed interest in potentially applying for a grant to fund a mural on his building. Brian stated the possibility of PARC Tax grants being available for downtown projects like murals. He added that the city is currently working on ordinances addressing the downtown area.

8. Report on Things Happening in Payson – (not addressed)

9. Report from City – (not addressed)

10. Other

11. The meeting was adjourned at 8:35 a.m.