



MINUTES

ECONOMIC DEVELOPMENT BOARD MEETING GARFIELD COUNTY, UTAH

December 2, 2021 9:00 A.M.

Present in Person

Kaden Figgins, Kylee Orton, Falyn Owens, Mayor Shannon Allen, Taryn Syrett, Joni Syrett, and Joey Martell

Present Electronically

Mayor Steve Cox & Lance Syrett

Absent

Commissioner Jerry Taylor

I. Adoption of Agenda

Joey Martel made a MOTION to adopt the agenda. Seconded by Mayor Shannon Allen. Motion carried. Voting Unanimous.

II. Approval of Minutes

Mayor Shannon Allen made a MOTION to approve the minutes from the November 5, 2021 meeting. Seconded by Taryn Syrett. Motion carried. Voting Unanimous.

II. Rural County Grant Program (RCGP) Interviews

A. Max Anderson, Beaver Housing Authority presented to the board. Max informed the board of their rent-to-own process and how it works. The rent on these homes is \$800 a month. There is income restrictions on those who



qualify. The total household income must be less than \$37,000. After living in the home for 15 years, the tenant has the opportunity to purchase the home at a discounted price. Max is passionate about helping people get into these homes.

Beaver Housing Authority got a loan for the remaining \$137,000. The total project cost is \$1,100,000. He asked the GCED Board for \$50,000.

- B. Nate Houston, Hoodoo Builders, LLC presented to the board. Nate informed the board of the current situation he is in with the office space they recently created. Nate informed the board of South Central's employees and the situation they were in with office space as they were leaving the old Panguitch High School. There are currently 11 South Central Employees working out of their building right now.

He has asked for \$75,000. The total project cost is \$155,000.

- C. Mark Boshell, Panguitch City Council member, presented to the board regarding industrial property Panguitch City owns. Their costs include creating infrastructure, water, sewer, and chip sealing the road.

They are asking for \$45,000. The total project cost total is \$90,000.

- D. Tug Nay, Nay's Meats presented to the board the increase of the meat production at his butcher shop. He currently has five full-time employees. With this, he would be able to create an indoor kill facility and hire five more full time employees. There are ranchers looking forward to the opportunity of dropping cattle off locally.

He is asking for \$20,000. The total project cost is about \$750,000.

- E. Suzanne Catlett, High Desert Strategies is renovating one single-family dwelling unit to be used for the manager of Nemo's. After discussion, the board voted to add a stipulation to the contract in order to prevent the unit from being occupied for short-term rental purposes.

She is asking for \$15,000. The total project cost is \$35,000.



F. Heather Johnson, Tropic True Value would like to construct a large retail store that would include a True Value Hardware store and a Family Dollar. She plans to start construction spring 2022.

She is asking for \$40,000. The total project cost is \$2,000,000.

III. Discussion

The board reviewed the budget. We have \$160,000 to allocate.

IV. Recommendation to Garfield County Commission

Mayor Shannon Allen made a MOTION to approve Beaver Housing Authority \$35,000, Hoodoo Builders \$40,000, Nay's Meats \$30,000, High Desert Strategies \$15,000, Tropic True Value \$40,000. Seconded by Joey Martel. Motion carried. Voting unanimous.

VII. Adjournment

Meeting was adjourned at 10:00 a.m.

Lance Syrett made a MOTION to adjourn.