

# **Emery County Economic Development (CED) Board**

## **September 1, 2022 @ 3:30 pm**

**PUBLIC NOTICE** is hereby given that the CED Board will meet on September 1, 2022, at 3:30 p.m. in the Emery County Courthouse Commission Conference Room, 75 East Main Street, Castle Dale, Utah 84513.

### **CED Board Members:**

Nicole Steele - Chair  
Commissioner Kent Wilson  
Mayor Ren Hatt  
Brock Johansen

Laurel Magnuson - Vice Chair  
Mayor Leonard Norton  
Laren Huntsman

### **AGENDA:**

- 1. Discuss/Approve/Deny** - August 2022 CED Meeting Minutes
- 2. Introduction(s)** - New Go Utah New Outreach Manager - Forest Turner
- 3. Information/Update** - Rural County Grant Program FY2022 - Part A - Annual Report
- 4. Discuss/Approve/Deny** - Rural County Grant FY2023 - Scope of Work for \$200,000
- 5. Other Business**
  - a. General Updates on Economic Development in Emery County**
    - i. Build Back Better Regional Challenge Proposal
    - ii. Other
  - b. Next Meeting:**
- 6. Adjourn**

# Emery County Economic Opportunity (CEO) Board

## Meeting Minutes

August 1, 2022 @ 2:00 p.m.

Emery County Courthouse, Commission Conference Room  
75 East Main Street, Castle Dale, Utah 84513

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**In Attendance:** Nicole Steele (virtual), Commissioner Kent Wilson, Mayor Ren Hatt (virtual), Laurel Magnuson, Mayor Leonard Norton, Laren Huntsman, Jade Powell, Commissioner Lynn Sitterud, Commissioner Gil Conover, Keven Jensen, Patsy Stoddard

Meeting called to order at 2:05 pm.

### 1. **Discuss/Approve/Deny** - February 2022 CED Meeting Minutes

**Mayor Leonard Norton motioned to approve the minutes. The motion was seconded by Mayor Ren Hatt. Vote was unanimous.**

### 2. **Discuss/Approve/Deny** - Ratify Email Votes on the following items:

- a. December 2021 Meeting Minutes
- b. Change of Scope of Work for Rural County Grant Program - Part B
- c. Approval of Emery County Main Street & Business Grant Application and MOU with Emery County Business Chamber

**Mayor Ren Hatt motioned to ratify the email votes on items A-C. The motion was seconded by Mayor Leonard Norton. Vote was unanimous.**

### 3. **Information/Update** - Emery County Main Street & Business Grant Program

Patsy Stoddard informed the board of the successes that the grant program had throughout Emery County. Stoddard explained the process that was followed that

helped to determine the awards. In all, just under \$160,000 was granted out to businesses in Ferron, Castle Dale, Emery Town, Green River, Orangeville, and Huntington. The grant was required to have a one-to-one match but many of the businesses provided more than required meaning approximately \$320,000 was invested on the main street businesses in Emery County.

Stoddard reported that she felt that the program was a success. Stoddard also reported that many of the businesses that couldn't apply this time around or weren't awarded would like to take advantage of the program should it be funded again next year.

#### **4. Information/Update - Emery County Junior Entrepreneurial Program**

Jade Powell presented to the board a summary of the winners of the junior entrepreneurial program. There were 10 winners and \$5,000 was given out as cash and in-kind prizes.

#### **5. Discuss/Approve/Deny - Rural County Grant FY2023 - Possible Scope of Work for \$200,000**

Jade Powell led a discussion around possible projects for the next year's Rural County Grant. Much of the discussion was centered around; funding the contract for the consultant(s) at the San Rafael Energy Research Center; funding the main street grant program again with more criteria and parameters; sponsoring the junior entrepreneurial program; and sponsoring some training programs in partnership with the Business Technical and Assistance Center for businesses located in Emery County.

Powell explained that applications for the next year's funding need to be submitted by October 1. Powell asked if the group can continue discussion around the projects via email and at the next meeting come prepared to make a decision on the projects.

***There was no vote at this time.***

#### **6. Discuss/Approve/Deny - Rural County Grant Program FY2022 - Part A - Annual Report**

Jade Powell presented to the board the annual report for the past year's projects. Powell explained that this report needs to be submitted to GO Utah by September 1 and before the CEO board can make an application for any more funds.

**Laren Huntsman motioned to approve the annual report for FY2022. The motion was seconded by Laurel Magnuson. Vote was unanimous.**

**7. Discuss/Approve/Deny - Name change from Emery County Economic Development (CED) Board to Emery County Economic Opportunity (CEO) Advisory Board**

The board discussed the change in State statute that changed the name of the advisory board. Board was supportive in the name change.

**No motion/vote was taken on this agenda item.**

**8. Other Business -**

**a. General Updates on Economic Development in Emery County**

**i. Build Back Better Regional Challenge Proposal**

Powell gave an update on the proposal that was submitted in March 2022. The U-REDI Coalition still hasn't heard a positive or negative response from the EDA on awards. The anticipated award date is before September 30, 2022.

**ii. Other**

Laren Huntsman gave an update on the environmental lawsuits and proposed regulations in regard to the coal power plants and how it could affect Emery County.

**b. Next Meeting:** September 12, 2022 @ 3:30 pm (second Monday)

Because of the critical timeline for the Rural County Grant application, this meeting was changed to September 1, 2022, at 3:30 pm.

**9. Adjourn**

**Laurel Magnuson motioned to adjourn the meeting. The motion was seconded by Mayor Leonard Norton. The vote was unanimous.**

The meeting adjourned at 3:20 pm.

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**Board Chair Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## FY2022 Rural County Grant Program - Part A Report

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Applicant	Kent Wilson
Applicant ID	APP-067081
Company Name	Emery County Government
Recipient Address	Emery County Government 375 South Carbon Avenue, P.O. Box 1106 Price, Utah 84501
Phone	(435) 381-3570
Email	kentw@emery.utah.gov
Status	Approved

### Recipient Information

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**Question:** County Recipient

Emery County

**Question:** Mailing Address

75 East Main Street

**Question:** Mailing City

Castle Dale

**Question:** Mailing Zip Code

84513

**Question:** Primary Contact First Name

Kent

**Question:** Primary Contact Last Name

Wilson

**Question:** Primary Contact Title

County Commissioner and County Economic Development Director (Emery)

**Question:** Primary Contact Email

kentw@emery.utah.gov

**Question:** Primary Contact Phone

(435) 381-3570

**Question:** Secondary Contact First Name

Jade

**Question:** Secondary Contact Last Name

Powell

**Question:** Secondary Contact Title

Regional Economic Development Strategist

**Question:** Secondary Contact Email

jpowell@seualg.utah.gov

**Question:** Secondary Contact Phone

435-650-7411

## Funding distribution

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How grant money has been distributed by the county.

**Question:** Total amount of funding received

\$200,000.00

**Question:** Describe how the grant funding was distributed, including: 1) what companies or entities utilized grant money, 2) how much grant money each company or entity received, and 3) how each company or entity used the money

Of the \$200,000 of the Rural County Grant funds that Emery County received, Emery County allocated \$55,000 of the funds to be leveraged with \$55,000 from TRT/TRCC funds and \$55,000 of ARPA funds to create a main street & business grant program. This program was successful with \$159,997 granted to 19 businesses located in Emery County. The following is a report of the business name, award amount, and usage of funds:

1. Big Mountain Lodge (\$12,965):Big Mountain Lodge has installed a large digital screen for advertising their business. This giant screen will also be used to showcase their services as well as an advertisement section for the local tourism assets and upcoming events for the area.

Another digital sign is being added for gas/diesel price display which will facilitate changing gas/diesel prices more quickly and efficiently.

2. Creative Floral (\$19,190): This business is located in an old building on Castle Dale Main Street. Renovation of the façade of the building which included, replacing windows, installing awnings over windows and doors, priming and painting the front of building, installing exterior lighting and installing rain gutters. The business will also replace signage at the store.

3. Emery Town Heritage Council (\$1,000): This grant will purchase a sign to be placed at the historic Emery Church. This sign will highlight the donors to the project as well as information about the church itself.

4. Epicenter (\$5,750): The project at the Epicenter involves the renovation of the façade of their building in Green River which included; replacing the building's cornice and cracked sidewalk, restoring exterior paint, improving shade, adding tourism information, creating an outdoor meeting space and installing visitor signage. The Epicenter serves as a waiting area for visitors riding the train.

5. Food Ranch (\$8,000): Expansion of existing business with the construction of a 32' x 75' building to separate the bakery from the kitchen and add additional services. The placement of this new building will add to facade improvements at the store.

6. Green River Coffee Shop (\$4,250): Expansion of business seating area to include a covered outdoor dining patio and the restoration of an already installed neon sign. The business will add new outdoor seating which will make the business more attractive for visitors to Green River.

7. Hernandez Estates (\$2,200): The grant money will be used to improve the facade and landscaping at the business located on Center Street, a main corridor to the Swell.

8. Joe's Valley Properties (\$6,542): This new business is in Orangeville. They are building an area where boulders can spend the night. They will construct a concrete patio with shade sails for customers to have outdoor seating. They will purchase outdoor patio furniture. The grant money will also pay for signage for the new business. Cup of Joe's will be moving across the street to this new location.

9. La Veracruzana Mexican Restaurant (\$20,000): Renovation of facade of building located on Green River Main Street including the replacement of a sign, exterior paint, and other curb appeal. The business will add planters and landscaping to the exterior of the building. Old signage will be removed from the business. They will also be pouring concrete to help eliminate places where dirt was previously.

10. P&D Ace Hardware (\$2,000): The grant money for P&D Ace Hardware in Green River was used to update their Ace Hardware sign. The project is complete and the new sign has been installed.

11. Ponderosa Grill (\$14,000): The grant money is to be used to create a new drive-up window at the business. The business is moving their kitchen to the other end of the building to facilitate placement of the drive-up window and related work pertaining to this new addition. Placement of the drive-up window will require improvements to the south end of the building as well as moving a greenhouse to create enough space for the drive-through traffic.

12: Pop Central (\$3,303): This new business in Huntington is a drive-through drink business. The grant money was used for the signage for the building including a sign by the road, on the building and for the menu board.

13. Professional Title Company (\$500): The grant money is to be used for replacing the doors on the historic building located on Castle Dale Main Street.

14. Recreation Underground (\$4,500): The grant money is to be used for landscaping and for the siding on the building. The business has started their renovations at the building. They have planted trees and installed a sprinkler system. This is a start-up business which will sell and rent outdoor recreation equipment to visitors.

15. Shady Acres Green River (\$15,000): Renovation of the fuel bay area of the facility including the updating of lighting, signage and a canopy. The business will also replace their fuel tanks to modernize the look of the business.

16. First Choice Inn (\$12,000): Upgrade signage at the hotel to have a modern sign and modernized logo.

17: Stewart's Marketplace (\$5,297): Stewarts will install additional signage along Highway 10 to inform travelers going to Joe's Valley that a grocery store is located down the highway a couple more miles. One sign will be placed at the north junction and the other at the south junction to catch traffic before they head up Joe's Valley.

18. Tamarisk Restaurant (\$20,000): A coffee shop will be added to the restaurant. This Grab and Go counter will have a variety of drinks and snacks. This portion of the restaurant will open very early in the mornings to accommodate travelers getting an early start. This project aligns with Covid money requirements for "to-go" dining experiences by distancing these customers from the regular restaurant customers. This project will remodel the interior directly as you enter the restaurant.

19. The Place (\$3,500): This start-up business will renovate a building located on Castle Dale Main Street to be a drink shop with soda, coffee and sweets. The grant money will be used for

the signage and the development of a drive-up window as well as outdoor seating and landscaping.

**Question:** Describe all other ways the grant funding was distributed, including: 1) business recruitment, development, and expansion; 2) workforce training and development; and 3) infrastructure and capital facilities improvements for business development.

Energy Research Recruitment and Expansion (\$80,000):

Emery County has created the San Rafael Energy Research Center (the "Center"), which focuses on many aspects of energy related development. The Center houses a combustion testing unit that is able to test many types of fuels sources, and Emery County plans to actively recruit companies and academic researchers to utilize this equipment for their specific research and development efforts. The Rural County Grant Program funds were utilized to actively market the Center to companies and researchers. This was accomplished by the hiring of a consultant - namely, Dr. Andrew Fry.

Through FY2022, Dr. Fry continued to market the Center and recruit businesses to conduct research and do development work at the Center. This was done in conjunction with the Center's director, Dr. Jeremy Pearson. Thus far, three businesses have committed to either expanding or relocating to the Center to further their business ventures in energy development.

Matching Funds for DOE ARPA-E Grant (\$60,000):

The \$60,000 was intended to be used to construct some concrete slabs for the placement of a heat exchanger on the property. However, the usage of the funds had changed with the DOE grant, and Emery County used the \$60,000 that was allocated for the construction of the concrete slabs to be used for purchasing metal tubing and piping for the heat exchanger. The intent of using the Rural County Grant Program funds as match for the DOE ARPA-E grant stayed the same and the matching component of the Rural County Grant Program didn't change, just the end result; parts for a heat exchanger rather than concrete slabs. Both scopes of work (DOE and RCGP) were still met.

Junior Entrepreneurial Program (\$5,000):

The 2nd annual Emery County Youth Entrepreneur Business Pitch Challenge (AKA Shark Tank)

was held on Wednesday, July 13, 2022, and featured 10 businesses from local youth ranging from ages 10-15 years old. Over \$5,000 was awarded to help these young entrepreneurs expand their businesses. Many of the youth businesses in this 2nd annual program competed the first year, and the judges commented on the growth they had seen from year 1 to 2.

The goal of this program is to get the youth starting at a young age to look around and find needs and gaps in our local community and fill those gaps with their own business ideas. They are taught how to start their business, given opportunities at local vendor events, and have the chance to win seed money from this shark tank challenge. Throughout the program over the course of a few weeks, the youth are taught about business finances, cost structure, how to find a business idea, customer service, branding, graphic design, marketing/advertising, booth specific training, online marketing/SEO, and more.

The awarded businesses include the following:

1. EM Lawn Care (\$200): Purchase an edger
2. AB's Crafts (\$1,000): Purchase heat press and inventory needed
3. Cool Cakes and Crafts (\$100): Purchase of inventory and ingredients needed for homemade root beer.
4. Freckled Freshies (\$1,000): Purchase inventory and supplies for custom orders such as USU Eastern, local high schools, etc.
5. MM Babysitters (\$500): Purchase of a go-bag with toys and entertainment, purchase of first aid kit, and specialized CPR training
6. Rebecca's Baked Goods (\$350): Purchase of a mixer
7. Grace's Pet Sitting (\$500): Purchase of chain link fencing, gates, hardware, and signage for dog run area
8. Aspen Grove Woodworking (\$250): Wood inventory
9. DizMo (\$200): Purchase of inventory of up to \$100, \$100 BTAC credit to utilize 3-D printer

and a tour/consulting session at Loveless Ash/Merit 3D Printing  
10. Sunshine Glass (\$1,000): Purchase of glass inventory for products

## Funding impacts

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Evaluation of the effectiveness of awarded grants on economic development in the county.

**Question:** What is the estimated number of full-time jobs created or retained as a result of grant fund utilization?

25.00

**Question:** Describe new infrastructure for business development using grant funds within the county.

New infrastructure for business development using grant funds within Emery County include the continuing development and construction of the San Rafael Energy Research Center. With FY2022 Rural County Grant funds, the San Rafael Energy Research Center was able to construct a heat exchanger to be used for energy research and development by businesses.

**Question:** Describe capital facilities improvements for business development using grant funds within the county.

The capital facilities improvements for business development using grant funds within Emery County include the awards made to the businesses through the main street & business grant program. These improvements were a variety of projects that included, but were not limited to; signage, outdoor seating or additional seating in restaurants, facade improvements, and new construction of buildings/areas. The impact of these improvements is the boosted clients and customers of each of the businesses as they add additional seating and services to their business. Additionally, the grant funds (totaling \$160,000) were matched at a minimum of 1:1. Many of the projects leveraged their own funds to complete the larger projects.

Though not as large as the main street & business grant program funds/awards, the Junior Entrepreneurial Program also had capital facilities improvements. These improvements ranged from purchasing equipment for their businesses to capital improvements such as improvements to their business space.

## Funding match

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Describe the quantity and source of matching funds.

**Question:** Total amount of matching funds contributed

\$347,000.00

**Question:** Describe or list the sources of matching funds.

A total of \$270,000 was matched to \$55,000 allocated to the main street & business grant program. The source of the matching funds were from the following; TRT/TRCC funds (\$55,000); County ARPA funds (\$55,000); businesses required 1:1 match (\$160,000).

A total of \$30,000 was matched to the \$80,000 from the contract between the Utah Association of Counties and Emery County for the energy research recruitment and expansion efforts.

A total of \$3,500 was matched to the \$5,000 from local contributions by the SEUALG for the junior entrepreneurial program.

A total of \$44,000 was matched to the \$60,000 from the DOE ARPA-E grant to continue the build out of a heat exchanger at the San Rafael Energy Research Center.

## Activities of the CED Board

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**Question:** Describe the activities and involvement of the County Economic Development Advisory Board.

The activities of the Emery CED board includes the following; assist and approve Rural County Grant applications for Part A and Part B funds; determine and approve scopes of work for economic development projects such as Part A and Part B funds; prepare and approve annual reports for Rural County Grant projects/contracts. In addition to aiding in the carrying out of the Rural County Grant funds, the Emery CED board meeting meets monthly to discuss economic development projects throughout the county, approve funding, MOUs or applications for projects, and advises the county commission on economic development activities in Emery County.

State of Utah  
Governor's Office of Economic Opportunity  
Rural County Grant Part A-Annual Distribution Budget  
County: Emery  
Fiscal Year: 2023

			\$ 147,500.00	219%		
Count	Economic Development Project or Activity	Total Estimated Cost	Quantity of Grant Funds to be Used	Matching Fund Contribution	Grant Fund and Match Total	Notes
1	Energy Research Recruitment and Expansion	\$ 110,000.00	\$ 80,000.00	\$ 30,000.00	\$ 110,000.00	Andrew Fry's contract
2	Matching Grant Program	\$ 330,000.00	\$ 55,000.00	\$ 275,000.00	\$ 330,000.00	Emery County Main Street & Business Grant Program like in FY2022
3	Jr. Entrepreneurial Program	\$ 15,000.00	\$ 5,000.00	\$ 10,000.00	\$ 15,000.00	Aims to educate and excite the youth in Emery County about entrepreneurialism
4	BTAC Programming	\$ 30,000.00	\$ 7,500.00	\$ 7,500.00	\$ 15,000.00	16-week course separated into two 8-week tracks with the first being a growth course and the second 8-weeks being a mentorship component for new and existing businesses in Emery County
			\$ 485,000.00	\$ 147,500.00	\$ 322,500.00	\$ 470,000.00
Remaining Balance:			\$ 52,500.00			