

PAYSON CITY
ECONOMIC DEVELOPMENT BOARD MEETING
Payson City Center, 439 West Utah Avenue, Payson UT 84651
Tuesday, September 13, 2022

CONDUCTING Brian Hulet

COMMITTEE MEMBERS Brian Hulet – Economic Development Director (On Zoom)
 Bill Wright – Mayor (On Zoom)
 Ty Jones - Business Owner/ Main Street
 Win Jeanfreau – Impact Utah (On Zoom)
 David Charles – Business Owner (On Zoom)
 Robert Mills, Development Services Director, Payson City
 Dave Tuckett – City Manager
 Lynn Abplanalp – PPC Flexible
 Bob Provstgaard
 Dan Herbert

EXCUSED

 Ben Ford – Nebo School District
 Jade Walker- Chamber
 Kris Phillips – Stadium Cinemas
 Kevin Johnson – Mountain View Hospital
 Taresa Hiatt – City Council
 Todd Brightwell

STAFF Kinda Hooser, Secretary

Brian Hulet called this meeting of the Economic Development Board of Payson City, Utah, to order at 8:00 a.m. The meeting was properly noticed.

1. Welcome

Brian Hulet welcomed everyone; those in person and on line.

2. Approval of Minutes

MOTION: Win Jeanfreav- to approve the minutes from July 12, 2022. Motion seconded by Ty Jones Motion Carried.

3. Replacement Mike Hardy

Brian questioned Dave about putting it online or in the newsletter. Dave did not remember them talking about putting it online but mentioned he could do that. Dave asked if anyone had any suggestions. A discussion was held about how this is handled with other committees. Dave said we can just nominate people or if anyone knows someone who would like to serve. Mayor Wright agreed he would like to open this up and let people who might want to, have more of an opportunity. Ty

mentioned he will have Michelle with the Chamber blast out an email to business owners in the community that may have an interest. Brian agreed to have Dave and the Chamber put it out.

4. Report on things happening in Payson

Brian shared chart of the income so far for sales taxes. This last month we did 555,000 thousand, which is the second best month we've ever done. So far, this year we're up 7% from last year. We may be getting kind of past the Covid days. Brian reported on the sales tax numbers and said we are still going strong. Brian shared a graph that shows we are already at 487 units built so far this year. This is more than we have ever done in the last fifteen years. Brian reported we're at 84.6% in multi-family 75 single family 412 multi-family. The total construction value is almost 68 million dollars for the year. In construction commercial we are at 6.2 million dollars which, is more than we have done in quite a few years although, we have had some better years. Brian mentioned we are starting to pick up a lot in commercial he thinks we are either approved or in the planning process about 1.2 million square feet of office warehouse.

Brian gave an update on the gun range. They met with the BLM trying to keep them moving along. They have also talked to the GMP a few times. Brian mentioned the BLM is supposed to be meeting with them next week, it is supposed to be one of their top priorities to move this process along. Brian said the Burgess Owen's group is working on sending a letter to the BLM. Brian thinks the Romney group has probably contacted them as well. The only real challenge we might have is the new board President that started last week. The lady that really liked Payson and pushed for Payson is no longer on the board. Brian will try and find out how that board meeting went.

Dave reported there are a lot of projects coming in. He thinks he saw a review at the BRC meeting, that Jones Paint & Glass is starting on their retail project. They have already had a pre-construction on their facility to build out in the business park to move the manufacturing over here, but they are also going to open up a store now by Wendy's.

Mayor was contacted by Lanny Shurtleff (previous owner of Daltons), he is now either the district or area manager for Popeye's. Lanny said the target date for opening is between the 4th – 10th of November. Lanny also asked for some information about joining the Chamber of Commerce, Mayor put him in touch with Michelle. Mayor thinks things are progressing really well.

5. Golf Event

Brian mentioned the golf event is September 29th they have raised quite a bit of money this year. The extra money will go towards Economic Development. Brian reported they are looking for any volunteer's from this group that would help that morning with getting people on/off the helicopter also, taking lunches around. Dave and Bob said they will be there. Lynn will be out of town. Ty said it is a possibility he can come help. Brian thinks it would be great to have people from our committee come mingle and meet with people.

Mayor Wright said it is a very strong possibility that we could have Dave Stewart our lobbyist, and he would possibly bring Stuart Adams, the president of the Senate with him, we are keeping our fingers crossed that will happen.

Brian mentioned they are a little low on businesses that we think might come to Payson that we could try and recruit. If anyone knows of businesses, we still have room for them. We would like to still

invite people, that's kind of the goal of it to show Payson off. Another good source is, if you know any commercial realtors that don't know a lot about Payson they're the ones that really go out and find the businesses.

Mayor Wright contacted Stuart he is exploring the possibility of having somebody from Maverick come.

Brian mentioned if anyone needs a flyer or any information to get with the Mayor, Dave or him.

6. 2022 Goals

Item not addressed

7. Visit Assignments

Dave took a resolution to the City Council about having an Adventure Day. It passed the City Council, so on the first Saturday of each June we're going to have Adventure Day to go along with our "Home to Adventure". This committee with Janeen will be the spearhead of having the home to venture that goes along with Economic Development in the strategic plan.

8. Committee Reports

David Charles mentioned we need to reschedule the Payson Stakeholders meeting. It did not work for the month of August. Would like to propose the month of October maybe the 18th or 19th. Would like to use the conference room and set up a zoom link as well. Brian mentioned we need to get with the Chamber to see if it works for them, they want to be a lot more involved. Brian suggested having meeting in the Council room. Mayor Wright mentioned on the 19th of October there is a coordination meeting with the Payson Main Street Engineers. Mayor Wright said the 18th would work better. David set the meeting October 18th at 8:00am. Unless there are any other conflicts, he will also check with Michelle to see if that will work for the Chamber. Dave is not aware of any other city function.

9. Closed Session (if needed)

10. Website

Dan reported we have finally been able to get some of the project data from Joe Jamison and Robert Mills for the website. A lot of the data that came in really disorganized, he replied asking for structure that would make sense for the public viewing. Dan is still waiting to hear back from Joe or Jill Spencer on that. Everything is ready to go, just need the data to start throwing into it. Brian asked if they have the ability to put it on the website. Dan thinks that we would have the ability to post it up there as well, but that is not within his area.

Brian mentioned training once it gets further along. Discussion of who would be best to get the training. Ultimately, the idea is that we've set up the back end structure simply enough that anybody who receives the data could just copy in the files into the folder so it doesn't need a lot of programming or coding.

11. Report Win

Brian met with Win Jeanfreau's replacement Peter J. He is excited about trying to help us with an innovation center here in Payson. Brian also met with somebody from the governor's office with Economic Development that says, there are grants available for innovation centers. Peter J is going to help us with that.

12. Report from City

Mayor Wright mentioned we are in the process of putting up the banners for UVU and Mtech on Main Street. Mayor Wright got a hold of UVU through Steve Anderson, they're very excited about the banners going up. He also spoke with President Christenson with Mtech they're excited as well that we are putting the banners up that they provided us. Mayor Wright would like to do a photo shoot in the next couple of weeks as time permits. Payson Chronicle would like to be involved as well.

Dan mentioned they have been meeting with a number of individuals at UVU, primarily with our contact Alex Lowe he is the Executive Director over the north and over the arts. They have a 2 year waiting list with productions. They would enjoy the opportunity to have another venue to perform at, as well as other places where they can hold other courses, whether it be stage, design or production, or tech, or just skills that they can't necessarily readily do on their campus. But, a huge theater can provide a solution to a lot of those. They are not looking for a strict partnership, they raise money for themselves and not for other people. They're very clear about that, and we would have to respect that.

Downtown

Ty reported he met with Travis and the engineers that are consulting on this project. Aaron Metcalf is interested in joining our downtown meeting. His goal is to be sensitive with each building and be able to meet with each business owner. Ty mentioned they are hoping to do a gala, the activities committee seemed really excited about that idea to raise money to try and help with things.

Ty mentioned there are a lot of business owners that would like to get involved. Ty is looking for an electronic version of the renderings for the unification for downtown that he could send those business owners. Dave Tuckett and Brian Hulet do not see any problems with sending out what we have. Dave will get with Jill and have her take a couple of slides out that have not been approved yet. Dave mentioned it was going to go on the website as well, with a statement stating it is subject to change.

Streetscape

Dave reported there is a group that is going to do a storytelling event starting the 8th of September. They will go every weekend until Halloween, they're going to use Thor Mongie's Building and the new Utah trikes city building. Ty mentioned they're also in the axe throwing Eli's ice cream building.

Brian asked how the ribbon cutting went for the axe throwing company. Mayor Wright reported it went really well. He had the chance to talk with the owner and his wife, they are excited about some of the things that are waiting in the wings to happen.

Food Hall

Win reported Mayor Wright, Dave Tuckett and Brian met with a designer who came in and looked at the building they talked about the essential elements for it to survive and thrive, which is food, traffic and energy. Mayor Wright had a great idea, putting something on the roof to enhance the appeal of the building.

Win mentioned he applied for an additional grant of \$350,000 dollars for remodeling. He says we're kind of an ideal candidate for additional funding. Win mentioned we are in the design phase, we need

to raise money both city contribution and potentially investment from, private public partnership. He suggested to David Tuckett and David Charles about having a conversation to pull the finance committee together. There are some significant capital needs for that area to blossom. He would love to get people that are invested in the community invested in downtown. Win mentioned there are additional grants that we continue to chase after including the façade reclamation. Win mentioned the concern about parking. He said phase one is to clean up the back of the building, so that parking isn't an offensive thing to visually, then the next is potentially creating parking lots through a strategic acquisition of some of the property around the area.

Business Recruitment

Brian mentioned they sent out RFI'S last month. Mark Weldon and Randy Park have also sent out quite a few, we've been putting some information with theirs.

Brian reported we just added thirty more acres of the Church of Jesus Christ of Latter Day Saints property to the business park. We are still looking at other places that have property available for business expansion.

Brian mentioned they had a meeting with the City Council about a month ago. In a work session they talked about what they wanted for economic development. One of the big things was big box and restaurants. Brian mention we are going to continue working on getting some big businesses to come in.

13. Report from Todd Brightwell

Item no addressed

14. Other

Bob talked about the parking concerns for downtown. He thinks a long-term solution and the right solution is a parking structure behind the west side of Main Street. Bob will work on getting quotes. Mayor Wright mentioned some other places he would like to explore to put a parking structure. He also talked about bringing in a big box store like Home Depot and some of the comparisons that were done he is hoping that will maybe help them make a decision.

Brian suggested crating a committee assigned the current business within Payson City, that will go out and visit with them and get to know them really well. He thinks it's vital, because retention is as big as trying to bring new businesses in. He wants to make sure they are happy. He would like to talk about this in the next meeting and put some assignments together.

Meeting adjourned at 9:03 am