

PERMANENT COMMUNITY IMPACT FUND BOARD MEETING

Department of Workforce Services
Housing and Community Development Division
Salt Lake City, Utah

MINUTES

February 1, 2024

Members Present

Curtis Wells	Chairman
Kirt Slaugh	State Treasurer
Bruce Adams	Southeastern Utah Association of Local Governments
Dean Baker	Uintah County
Jerry Taylor	Five County Association of Governments
Jack Lytle	Uintah Basin Association of Governments
Greg Miles	Duchesne County
Ralph Brown	Sevier County
Laura Hanson	Governor's Office of Planning and Budget

Members Excused

Naghi Zeenati	State Transportation Commission
Scott Bartholomew	Six County Association of Governments

Staff and Visitors

Candace Powers	Housing and Community Development
Heather Poulsen	Housing and Community Development
Paul Moberly	Housing and Community Development
Jennifer Domenici	Housing and Community Development
Christina Oliver	Housing and Community Development
Christopher Pieper	Attorney General's Office
Brittany Hardy	Department of Workforce Services
Lenise Peterman	Helper City
Bill Winfield	Grand County Commission
Bill Prater	Bond Counsel - Permanent Community Impact Fund Board
Justin Atkinson	Sunrise Engineering
John Laursen	Uintah County
Keith Heaton	Seven County Infrastructure Coalition
Jason Blankenagel	Sunrise Engineering
Jeff McCarty	Sunrise Engineering
Daven Quarnberg	Aurora City Mayor
Bryan Sprague	Aurora City Council
Brent Powell	Cedarview Montwell Special Service District
Burke Torgerson	Lyman Town
Monty Pratt	Jensen Water Improvement District
Randan Vincent	Jensen Water Improvement District
Casey Hopes	Carbon County Commission
Jen Wakeland	Beaver County / Milford City
Bart Jensen	Jones and DeMille Engineering
Jacob Sharpe	Castle Valley Special Service District
Stan Holmes	Utah Citizens Advocating Renewable Energy (UCARE)
Matt Tippetts	Daggett County Municipal Building Authority
Jesse Platte	Daggett County Municipal Building Authority
Randy Asay	Daggett County Municipal Building Authority

Staff and Visitors Virtual:

Sarah Nielson	Department of Workforce Services – PIO
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Clint Johnson	Aurora City
Ben Coray	Sunrise Engineering
Caleb Hall	Uintah County
April Gardner	Department of Workforce Services
Nate Zilles	Uintah Basin Association of Governments
Aaron Averett	Sunrise Engineering
Kathi Knight	Town of Manila
Brittany Alfau	Bear River Association of Governments
Trudy Wheeler	Jensen Water Improvement District
Kevin Yack	Uintah Basin Association of Governments
Gennie Bird	Uintah County
Zeke Atwood	Uintah County
Tammy Pearson	Beaver County
Sam Van Wetter	Rural Utah
Jen Wakeland	Beaver County
Greg Jensen	Uintah County
Makayla Bealer	Milford City
Mayor Davis	Milford City
Rebecca Banner	Department of Workforce Services
Mark Hales	Siddons-Martin
Terri Terrill	Uintah Fire Suppression Special Service District
Skyler Davies	Division of Water Quality
Tyler Timmons	Six County Association of Governments (R6)
Clayton Berg	Siddons-Martin

WELCOME & INTRODUCTIONS

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, February 1, 2024 in Conference Room 157, 1385 South State Street, SLC, Utah and was called to order at 9:02 a.m. by Chairman Curtis Wells.

Commissioner Scott Bartholomew and Naghi Zeenati were excused for this meeting.

BRIEFING - ADMINISTRATIVE ITEMS

1. Up-coming Meeting Dates & Location – March 7, 2024; April 4, 2024

2. Financial Review & Review of Agenda Items [0:03:34]

There are 14 priority projects and 1 pending project on today’s agenda. The applications for this trimester were reviewed at the November 2, 2023, December 7, 2023 and January 4, 2024 meeting. Other than the pending projects, there is sufficient funding for the prioritized projects. If the project on the Pending List were to have the funding postponed to a subsequent meeting pending additional funding, all other projects on the prioritization list could be funded.

Projects are placed on the pending list because there are unanswered questions which are to be addressed before the Board would consider for funding. It has been determined that projects can be on the pending list up to 6 months. After 6 months the estimates and information may no longer be valid. Projects on the pending list may be discussed by the Board for potential funding at the Board’s discretion during that period

Mr. Slauch indicated his preference that the pending projects be reviewed in the next trimester as a new project with all the other new applications submitted giving no special priority above those new applications. His preference is that if there is not sufficient funding for the trimester, then the Board approves the submitted projects for funding and the new trimester represents new revenue and new projects.

Commissioner Lytle indicated his understanding was that the Daggett medical facility project was placed on the pending list by the Board and they were to reduce the scope of work and come back for consideration. The Board might delay funding of this project until March and there may be sufficient funding for the reduced scope

which will be presented. There are ways to make this work without spending into the red or requiring a new application. This project was reviewed at the December 7, 2023.

Chairman Wells indicated this discussion is a larger policy discussion and at the end of the agenda, there will be a discussion of processes and policy.

Ms. Hanson suggested that if Daggett County is willing to hold off until the next trimester, it would be reconsidered in that trimester and funding may be authorized at the June funding meeting. Ms. Hanson asked the applicant if waiting until the June funding meeting would impact the project.

Commissioner Lytle noted the application was placed on the pending list per the existing policy. Coming off the pending list would not include it in the 3rd trimester applications as a *new* project. Generically in regard to any application on the pending list, when the current revenue is insufficient, there is a possibility of funding at a later date (*within the pending list 6-month policy*) though the suggested option would likely be accepted.

There are only two projects on the pending list; the San Juan MBA Hospital project and the Daggett County MBA Medical Center project. The San Juan Hospital funding request has not been subtracted from the current revenue and request tally.

Ms. Hanson indicated there is not a written policy concerning the pending list and suggested a written policy.

Mr. Slauch suggested a discussion at the annual policy meeting. His opinion is that applications on the pending list with the option of being funded with the next trimester revenue is like borrowing from that trimester's applicants.

The Chairman moved on to the discussion of 3rd Trimester applications.

Today is the application deadline for the 3rd Trimester. A listing of the projects will be provided to the Board next week. If there are a limited number of applications, the Board may review the applications in fewer meetings and the Board may decide which monthly meeting to eliminate; March 7, April 4, or May 2.

III. APPROVAL OF MINUTES [22:00]

Chairman Wells requested a motion to approve the minutes from the January 4, 2024 meeting.

Jack Lytle made and Jerry Taylor seconded a motion to approve the minutes of the January 4, 2024 meeting as presented. The motion carried with Laura Hanson and the chairman abstaining.

4. PRIORITY PROJECTS

4.1 Uintah County Municipal Building Authority – Uintah County Landfill Compactor (Uintah County) [14:00]

The Uintah County Municipal Building Authority Uintah County Landfill Compactor purchase was placed on the Priority List as a **\$517,000 loan for 10 years at 0.0% (total \$517,000)** for the purchase of a new Bomag BC873RB landfill compactor with a Cummins X15 336 kW quad-pump-drive and electronic travel pedal to replace the 2006 Bomag Compactor utilized to optimize landfill operations considered the only machine equipped to evenly disperse and compact waste and stabilize the landfill's debris areas by shredding, tearing, and pressing together waste, increasing the density and maximizing space, allowing the landfills to accommodate more waste in a limited space. (Applicant Cash \$517,000)

Prioritized Funding: \$517,000 loan for 10 years at 0.0%

The applicant was asked what they would pledge as a revenue source for repayment and the applicant indicated the revenue source for this loan will be from landfill receipt revenue.

Bill Prater, bond counsel to the CIB indicated CIB loans have been secured by landfill receipts, however the applicant is the Uintah County Municipal Building Authority suggesting a lease revenue bond. If the loan repayment revenue is through tipping fees the loan does not have to go through the building authority.

Mr. Slauch asked the entity about the landfill revenues and if the revenues were not sufficient, would the County use other funds to make the payment?

Bill Prater indicated other than a lease revenue bond, a loan payment is to be made solely from the revenue source that is identified. Using a building authority, the County can use any revenue to make their lease payments to the building authority wherein a tipping fee revenue bond has no recourse beyond what is received from tipping fees.

Commissioner Lytle asked if the landfill is titled to the Municipal Building Authority or owned by the County.

Bill Prater presumed the landfill was owned by the County, but this project would be owned by the Building Authority and leased to the County. The lease payments from the County would then be the revenue source for the loan payment.

Caleb Hall, Uintah County accountant verified it will be a lease revenue bond.

Chairman Wells called for a motion.

Dean Baker made and Greg Miles seconded a motion to fund this project as a \$517,000 loan for 10 years at 0.0% (total \$517,000). The motion carried with the chairman abstaining.

4.2 Uintah Fire Suppression SSD – Naples Fire Department Ladder Truck (Uintah County) [31:44]

Uintah Fire Suppression SSD ladder truck purchase for the Naples Fire Department was placed on the Priority List as a **\$459,000 loan for 15 years at 1.5% and a \$871,000 grant (total \$1,330,000)** for the purchase of a Pierce-Custom Enforcer Aerial HD Ladder 107' ASL truck including necessary equipment to replace the 1991 ladder truck bought used by Naples City in 2007. (Applicant Cash \$400,000)

Prioritized Funding: \$459,000 loan for 15 years at .5% and a \$871,000 grant (total \$1,330,000)

Mayor Baker indicated the SSD could not be in attendance so he will represent the entity. Uintah Fire has indicated it would be difficult to accommodate the loan suggested by the Board and he would like to make a motion to fund this project at the minimum funding tool rate.

It was noted that the applicants original request was 100% grant.

Commissioner Taylor stated the CIB funded a ladder truck for Garfield County with a cost of just over \$700,000 and questioned the high cost of the Naples ladder truck.

Mayor Baker stated prices have gone up and will continue to increase. This truck will be built from scratch to enable traveling over unpaved roads.

Dean Baker made and Jack Lytle seconded a motion to fund this project as a \$333,000 loan for 15 years at 0.0% and a \$997,000 grant (total \$1,330,000).

Mr. Slauch stated his understanding is that the funding meeting is not where projects would be renegotiated. If all projects are renegotiated, the funding meeting becomes a very long meeting.

The Chairman called the question.

Dean Baker made and Jack Lytle seconded a motion to fund this project as a \$333,000 loan for 15 years at 0.0% and a \$997,000 grant (total \$1,330,000). The motion failed with Dean Baker, Greg Miles and Bruce Adams in favor and Kirt Slauch, Laura Hanson, Jack Lytle, Jerry Taylor and Ralph Brown opposed with the chairman abstaining.

Commissioner Lytle stated it was difficult to vote 'no' especially from his AOG but it was advanced to the funding list through Board discussion and moved to the priority list.

Commissioner Miles referred to the drop in mineral lease revenue which has affected the fire district and it is a little out of parity that the fire district was given a 1.5% interest rate but other non-producing areas have received a better rate.

Greg Miles made and Jack Lytle seconded a substitute motion to fund this project as a \$459,000 loan for 15 years at 0.5% and a \$871,000 grant (total \$1,330,000).

Ms. Hanson stated the procedures here 'feels clunky' with the Board negotiated everything at the review meetings and then at the funding meeting, the Board is renegotiating. On principal this meeting should stamp what was negotiated at the review meetings unless funding came in dramatically different than expected.

Commissioner Miles commented that in October, the opposite was argued; the Board voted on project approval in blocks wherein the argument was made to dissuade approval in blocks.

The Chairman called the question.

Greg Miles made and Jack Lytle seconded a substitute motion to fund this project as a \$459,000 loan for 15 years at 0.5% and a \$871,000 grant (total \$1,330,000). The motion carried with Jack Lytle, Dean Baker, Greg Miles, Jerry Taylor and Bruce Adams in favor and Kirt Slauch, Laura Hanson and Ralph Brown opposed with the chairman abstaining.

4.3 Aurora City – Road Resurfacing Project - 2024 (Sevier County) [46:46]

Aurora City's road resurfacing project was placed on the Priority List as a \$480,000 Grant, \$400,000 Loan 7 years at 1.0% (total \$880,000) for the micro surfacing, drainage improvements and shouldering to include 136,000 square yards of micro surfacing, 2 drainage boxes, 1 drainage box sluice gate, repair of approximately 32 concrete cross gutter/culverts, 100 linear feet of pipe culvert, striping, 100 square yards of asphalt soft spot repair, 800 linear feet of surface ditch, engineering, NEPA, permitting, financial consultant and bonding expenses. Applicant Cash \$82,000.

Prioritized Funding: \$880,000 (\$480,000 Grant, \$400,000 Loan 7 years at 1.0%)

Kirt Slauch made and Jerry Taylor seconded a motion to fund this project as a \$480,000 Grant and a \$400,000 Loan for 7 years at 1.0% (total \$880,000). The motion carried with the chairman abstaining.

4.4 Milford City – Wastewater Improvements (Beaver County) [48:26]

Milford City's wastewater improvements project was placed on the Priority List as a **\$986,000 Grant and a \$986,000 Loan for 30 years at 2.5% (total \$1,972,000)** for wastewater improvements to include Phase 1 construction of a new Lift Station 1, pump system and control panel, new lift station building, emergency generator and switch, electrical, improvements to lift station 2 including control updates, repair pipe and appurtenances, replacing lift station roof, rehabilitating the clay liner in lagoon Cell 2, replace inlet, new headworks metering station, replacing approximately 8,000 feet of failing 8", 10", 12" and 15" interceptor piping and associated manholes and service laterals, new lift station building, electrical. Applicant Cash \$189,500.

Prioritized Funding: \$986,000 Grant and a \$986,000 Loan for 30 years at 2.5% (total \$1,972,000)

Jack Lytle made and Jerry Taylor seconded a motion to fund this project as a \$986,000 Grant and a \$986,000 Loan for 30 years at 2.5% (total \$1,972,000). The motion carried with the chairman abstaining.

4.5 Town of Lyman – Road Improvements – (Sanpete County) [49:42]

The Town of Lyman's road improvements was placed on the Priority List as a **\$110,000 loan for 10 years at 0.5%** for road improvements.

The original project consists of the construction of road and drainage improvements to include asphalt overlay of existing roads, base course and double chip seal of existing gravel roads, installation of new signage and pavement markings as needed, grading and drainage improvements, restoration of disturbed areas, testing and engineering.

At the review meeting, the Board offered a \$110,000 loan for 10 years at 0.5% and asked the Town of Lyman to determine a scope of work within that funding. The applicant has provided a reduced scope and added \$170,000 applicant cash to facilitate that scope of work.

REVISED SCOPE OF WORK:

- A. (Priority # 1) Resurface 100 West-(Approximately 1 mile) with 1.5-inch thickness overlay.
- B. (Priority #2) Improve 220 West by grading, improving drainage with better gutters and culverts, deliver, spread, and compact 4 inches road base. (1300 feet.)
- C. (Priority #3) Repair and resurface portions of various intersections as funds allow:
Intersections: 200 W. Center St.; 100 S.; 200 S.; & 300 S. 200 W. & 100 N.; 200 N.; & 300 N. Applicant Cash \$170,000.

Prioritized Funding: \$110,000 loan for 10 years at 0.5%

Jerry Taylor made and Laura Hanson seconded a motion to fund the revised scope of work as a \$110,000 loan for 10 years at 0.5%. The motion carried with the chairman abstaining.

4.6 Town of Joseph – Water Meter Upgrade (Sevier County) [51:54]

The Town of Joseph's water meter upgrade project was placed on the Priority List as a **\$90,000 grant** for the acquisition and installation of 209 5/8 X 3/4 cellular-capable electronic water meters, 3 each 2-inch Badger M-170 meters, 1 each 1-inch Badger M-70 meter plus 12.25 polymer lids and beacon engagement and setup.

Prioritized Funding: \$90,000 grant

The Board asked if the Town of Joseph had received the GOEO grant.
The Board moved on to agenda item 4.7 while the GOEO grant was verified. It was noted that the Town of Joseph did NOT receive GOEO funding and would therefore utilize CIB funding. The Board returned to this item after 4.7. [56:15]

Ralph Brown made and Jack Lytle seconded a motion to fund this project as a \$90,000 grant. The motion carried with the chairman abstaining.

4.7 Cedarview Montwell Special Service District – Operations Building (Duchesne County) [54:17]

Cedarview Montwell Special Service District's operations building was placed on the Priority List as a **\$430,000 loan for 30 years at 0.0% and a \$570,000 grant (total \$1,000,000)** for the construction of a new 60-foot by 40-foot steel new Operations Building to include office space, conference room, restrooms, maintenance/shop space, secure storage space for equipment and applicable engineering. Cedarview has purchased the property on which this building will be constructed.

Prioritized Funding: \$430,000 loan for 30 years at 0.0% and a \$570,000 grant (total \$1,000,000)

The applicant stated their revenue source for loan repayment would come from water revenue.

Laura Hanson made and Dean Baker seconded a motion to this project as a \$430,000 loan for 30 years at 0.0% and a \$570,000 grant (total \$1,000,000). The motion carried with the chairman abstaining.

4.8 Castle Valley Special Service District – Consolidated Capital Projects 2024 (Emery County) [57:17]

Castle Valley Special Service District's consolidated capital projects 2024 was placed on the Priority List as a **\$1,200,000 loan for 6 years at 1.5% and a \$1,685,000 grant (total \$2,885,000)** for the 2024 capital projects

to include drainage improvements in Elmo Town, Cleveland Town, Castle Dale City, Clawson Town, Ferron City; street improvements in Elmo Town, Cleveland Town, Castle Dale City, Clawson Town; culinary water system improvements in Huntington City, Castledale City, Orangeville City, Ferron City and a 3rd settling pond used to settle sediment loading from the Muddy Creek for both culinary and secondary usage in Emery Town. Applicant Cash \$570,000.

Prioritized Funding: \$1,200,000 loan for 6 years at 1.5% and a \$1,685,000 grant (total \$2,885,000)

Bruce Adams made and Jerry Taylor seconded a motion to fund this project as \$1,200,000 loan for 6 years at 1.5% and a \$1,685,000 grant (total \$2,885,000). The motion carried with the chairman abstaining.

4.9 Carbon County – Dispatch Software – Spillman Technologies (Carbon County) [58:25]

Carbon County's dispatch software project was placed on the Priority List as a **\$283,000 loan for 30 years at 0.0% and a \$283,000 grant (total \$566,000)** for the purchase of countywide emergency dispatch software for the Carbon County Sheriff, Price Police, Helper Police, East Carbon Police and Wellington Policy Departments to replace out-of-date technology for the interoperability system and provide for the centralization of public safety information which will facilitate a single source database. The purchase will include first year maintenance, project management and installation.

Prioritized Funding: \$283,000 loan for 30 years at 0.0% and a \$283,000 grant (total \$566,000)

It was noted that the applicant is providing applicant cash in the amount of \$283,000 and request an approval of the \$283,000 grant only.

Ralph Brown made and Jack Lytle seconded a motion to fund this project as a \$283,000 grant. The motion carried with the chairman abstaining.

4.10 Johnson Water Improvement District – Uintah Co. Water System Improvements (Uintah County) [1:00:34]

Johnson Water Improvement District's Uintah County water system improvements project was placed on the Priority List as a **\$1,239,000 loan for 30 years at 2.0% and a \$1,711,000 grant (total \$2,950,000)** for looping the dead-end lines with new culinary water line along 1500 east from Pole Line Road to 5000 South to include approximately 15,000 feet of 8-inch HDPE water line, 12 gate valves, 35 cubic yards of backfill, 5 water main tie-ins, a 6-inch PRV station, restoration of road base on 10 driveway crossings, 2 ditch crossings, 2 road crossings, 6,000 linear feet of 8-inch HDPE lines in Independence, and replacing the existing steel storage tank in Independence with a 100,000 Gallon Concrete Storage Tank. Applicant cash \$70,000.

Prioritized Funding: \$1,239,000 loan for 30 years at 2.0% and a \$1,711,000 grant (total \$2,950,000)

Bruce Adams made and Jack Lytle seconded a motion to fund this project as a \$1,239,000 loan for 30 years at 2.0% and a \$1,711,000 grant (total \$2,950,000). The motion carried with the chairman abstaining.

4.11 Jensen Water Improvement District – Redwash Road Waterline Project (Uintah County) [1:02:52]

Jensen Water Improvement District's Redwash Road waterline project was placed on the Priority List as a **\$241,000 loan for 30 years at 2.0% and a \$650,600 grant (total \$891,600)** for replacing 6700 linear feet of 40-year-old PVC 6" line with 8" HDPE line along the Redwash Road to include installation, laterals, 3 main connections, 4 water meter connections, 4 water valves, 1 new fire hydrant, 4 air vac valves and vault and associated appurtenances and realignment outside the roadway where possible to avoid future damage from heavy vehicles, engineering, environmental and bonding. Redwash Road is a Major Collector transportation corridor that connects US Hwy 40 east of Jensen to SR-45 in the eastern region of Uintah County.

Prioritized Funding: \$241,000 loan for 30 years at 2.0% and a \$650,600 grant (total \$891,600)

Jerry Taylor made and Bruce Adams seconded a motion to fund this project as a \$241,000 loan for 30 years at 2.0% and a \$650,600 grant (total \$891,600). The motion carried with the chairman abstaining.

4.12 Thompson Special Service District – SCADA Digital Metering System (Grand County) [1:04:13]

Thompson Special Service District's SCADA digital metering system project was placed on the Priority List as a **\$100,000 loan for 30 years at 1.0% and a \$53,092 grant (total \$153,092)** for installing a Browns Hill Scada System, hot tap machine, essential components, meters and handheld meter reader and an underground water locator for access to continuous real time computerized data in determining peak daily demand, customer water use and peak daily source output to plan for future growth. Applicant Cash \$5,000.

Prioritized Funding: \$100,000 loan for 30 years at 1.0% and a \$53,092 grant (total \$153,092)

Commissioner Adams indicated this is a small community and this project is to track the water. He noted the affordability of various funding scenarios then moved to fund the project as all grant.

Bruce Adams made and Dean Baker seconded a motion to fund this project as a \$153,092 grant citing a financial hardship. The motion carried with the chairman abstaining.

4.13 Town of Manila – Sewer System Improvements (Duchesne County) [1:07:34]

The Town of Manila's sewer system improvement project was placed on the Priority List as a **\$877,000 loan for 30 years at 1.0% and a \$2,628,000 grant (total \$3,505,000)** for sewer improvements to include NEPA compliance, surveying and engineering for the installation of a new sewer main and associated appurtenances for sewer service to Ylincheta Lane currently on septic systems, improving functionality of the existing lagoon system by completing vegetation removal for lagoon cells 1-5, construction of a new lagoon cell to increase capacity of the lagoon system, construction and upgrade of control structures for the functionality of all the sewer lagoon cells, constructing a new RV sewer dump and drinking water fill station with an electronic system to collect fees for use with a concrete dump/fill concrete island, lighting, yearly fees for station, road improvements associated with new sewer lines installed. EPA funding \$3,500,000.

Prioritized Funding: \$877,000 loan for 30 years at 1.0% and a \$2,628,000 grant (total \$3,505,000)

The applicant indicated they have removed the vac truck from the original scope of work. This project is only Ylincheta Lane, the lagoon and the RV sewer dump.

The Board determined the reduced amount of funding does not require a funding tool exemption.

Dean Baker made and Jack Lytle seconded a motion to fund this project as a \$877,000 loan for 30 years at 1.0% and a \$2,628,000 grant (total \$3,505,000). The motion carried with the chairman abstaining.

4.14 Town of Manila – Well & Water Improvements (Daggett County) [1:12:40]

The Town of Manila's well and water system improvements was placed on the Priority List as a **\$220,000 loan for 30 years at 1.5% and a \$280,000 grant (total \$500,000)** for an investigation and analysis of three of the Town of Manila's existing wells, refurbishment and equipment replacement as necessary, maximize the flow capacity from the wells, development of a new well location, engineering and bonding.

Prioritized Funding: \$220,000 loan for 30 years at 1.5% and a \$280,000 grant (total \$500,000)

Greg Miles made and Jerry Taylor seconded a motion to fund this project as a \$220,000 loan for 30 years at 1.5% and a \$280,000 grant (total \$500,000). The motion carried with the chairman abstaining.

6. Pending Projects

6.1. Daggett County Municipal Building Authority – Community Health and Social Services Building (Daggett County) [1:13:45]

At the December 7, 2023 CIB Meeting, Daggett County Municipal Building Authority presented a funding assistance request for a **\$1,642,400 loan for 30 years at 0.5% and a \$6,569,600 grant (total \$8,212,000)** for a community health and social services building. This project consists of the construction of 22000 square foot Community Health and Social Services Center building to include the design and engineering for 16,000 sq. ft. of finished space, 6,000 sq. ft. of unfinished space in the basement, elevator, utilities, furnishings, concrete work, drainage, signage, and pavement for the provision of primary medical, optometry, dental, and mental health services, a large conference/multipurpose room, office space for the Tri-County Health Department, an exercise/physical therapy room and bonding. This is on a 0.70-acre site north of the Daggett County Courthouse Building.

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Commissioner Adams suggested the applicant review plans to see where the project can be reduced acknowledging and cautioned that the ‘devil is in the details. Look at all the components that have been included and verify what is needed

Bruce Adams made and Scott Bartholomew seconded a motion to place this project on the Pending List. The motion carried with the chairman abstaining.

Daggett County MBA submitted a reduced scope of work and requested time on the February 1, 2024 CIB Meeting to discuss the project.

Option B Funding: \$ 7,233,000.00 (\$5,786,000 Grant, \$1,447,000 Loan 30 Yr. @ 0.5%)

Option B Description: This project consists of the construction of 18000 square foot Community Health and Social Services Center building to include the design and engineering for 15000 sq. ft. of finished space, 3000 sq. ft. of unfinished space in the basement, elevator, utilities, furnishings, concrete work, drainage, signage, and pavement for the provision of primary medical, optometry, dental, and mental health services, a large conference/multipurpose room, office space for the Tri-County Health Department, an exercise/physical therapy room and bonding. This is on a 0.70-acre site north of the Daggett County Courthouse Building.

The applicant indicated they reduced the cost by (\$979,000) as a result of value engineering and a decrease in the scope of work. The project is important and has been in the works for a number of years. The project is ready to proceed.

Commissioner Lytle affirmed the project has been on the Daggett priority list for many years. They had saved for the project but the value of the dollars continues to diminish so they hope to proceed before prices go even higher. Applicant funds will be utilized for furnishing the building.

Commissioner Taylor referred to the plans and asked if they have included a full pharmacy in the building and how it will be accessed.

The applicant stated that currently it is over an hour to travel to the nearest pharmacy so this is an effort to provide services closer and will benefit the aging population.

Commissioner Taylor noted that the medical center Garfield County built has a pharmacy with a separate access indicating it is a very important component.

The applicant stated the plans are not final. There will continue to be conversations and revisions; having a separate entrance for the pharmacy is a good suggestion. The applicant further noted that Wyoming residents utilize their current medical facility.

Commissioner Adams moved to fund the reduced scope as presented.

Mr. Slauch indicated the project cannot be funded today as the fund does not have enough money to do so.

It was noted that the project could remain on the pending list or be placed on the priority list for funding at the next funding meeting but there is not sufficient funding to approve funding today.

Bruce Adams made and Jerry Taylor seconded a motion to place this project on the Priority List for possible funding June 6, 2024.

Mr. Slauch stated what when the project is placed on the priority list, it is there until the following funding meeting. There is no ability to fund today but the Board could leave it on the pending list and authorize funding when the revenue is sufficient.

The Board could keep the project on the pending list until any future meeting within the six-month limit. If it is placed on the priority list it will not be funded until the June 6, 2024 funding meeting.

Chairman Wells questioned the applicant as to their preference of staying on the pending list for consideration at any future meeting or the priority list for funding at the June 6, 2024 funding meeting.

Bruce Adams made and Laura Hanson seconded a motion to place this project on the Priority List for possible funding June 6, 2024.

The applicant asked for clarification as to the Board's action.

Chairman Wells clarified the project cannot be funded today but if the project stayed on the pending list there is a potential for funding at an earlier meeting. The more formal decision is to place the project on the priority list.

Legal counsel noted that leaving the project on the pending list would not require a motion.

The Chairman called the question on the motion.

Bruce Adams made and Laura Hanson seconded a motion to place this project on the Priority List for possible funding June 6, 2024 citing a financial hardship. The motion carried with Jack Lytle and the chairman abstaining.

Ms. Hanson again requested documented policy to be consistent.

Break [1:34:20]

7. Supplemental Requests N/A

8. Special Consideration N/A

9. Board Member Discussion and/or Action Items [1:35:48]

9.1 CIB Board Meeting – March 7, 2024 Salt Lake City

Commissioner Brown noted that the discussion was to cancel one of the next 3 meetings.

Mr. Slauch suggested the March 7, 2024 meeting be cancelled and Commissioner Brown concurred given there will be few applications.

The listing of applications will be emailed to the Board next week. Today at close of business is the application deadline.

Mr. Slauch expressed concern about making meeting decisions without knowing how much money there will be

in the fund. He noted it is easier to make the difficult decisions with a known amount of revenue.

Chairman Wells moved for a decision on the meeting schedule.

Commissioner Lytle acknowledged knowing the amount of revenue as the projects are reviewed is preferable. The Board should consider revenue available as well as the merit of the project.

Mr. Slauch stated at the beginning of this trimester the Board's review was perhaps harsher given the perceived lack of revenue and projects were scaled back; for example, Uintah Fire Suppression SSD might have received better terms if the CIB was flush with cash at the time. The more information the Board has, the better the decisions.

Commissioner Brown moved and Laura Hanson seconded a motion to cancel the March 7, 2024 CIB meeting. The motion carried with the chairman abstaining.

The Chairman indicated the next meeting will be April 4, 2024.

9.2 Meeting and application processes.

Option 1. Trimester Basis as currently constituted which allows funds to be verified by the funding meeting: Trimester Application Deadline Review Meetings Funding Meetings

- First Application deadline: June 1 - Applications discussed July, August, September; Projects may receive final funding approval at the October meeting.
- Second Application deadline: October 1 - Applications discussed November, December, January; Projects may receive final funding approval at the February meeting.
- Third Application deadline: February 1 - Applications discussed March, April, May; Projects may receive final funding approval at the June meeting.

Option 2. June 1 Moratorium on applications - no applications received until the October 1 application deadline. Then proceed as above.

Option 3. Keep the current process with the exception that projects may be funded up to the previous trimester's revenue. Suggestion allows the Board to have a quantified revenue. This process would likely begin after a moratorium on applications wherein the revenue would be known.

Chairman Wells noted at the last meeting the requested a consideration of processes.

The one consideration that has received feedback from the AOG's is that they are compiling the CIB Application Lists for FY2025. The regional planners who compile the lists would need to know as soon as possible if there are to be no applications accepted for June 1, 2024. The Board would know a finite amount of revenue for the October application submittals.

Mayor Baker asked about the amount of income from *monthly* loan repayments.

Chairman Wells noted the approximate *annual* receipts have been around \$30 million.

Ms. Hanson indicated Option 3 gives a benchmark and is more predictable as the revenue will be a fixed amount wherein the Board can review projects knowing the available revenue. If there is not sufficient funding, the Board could have the applicant hold their applications until the next trimester wherein it will be in the queue with all the new applications. Option 3 provides a guide but keeps the process flowing.

Commissioner Brown noted his preference is Option 1 with language added when there is inadequate funding; the project would be placed on the priority list for the following trimester. If a project is presented and the Board deems the project worthwhile they would not have to have additional review. He noted the Daggett County Medical Center Project was handled in that manner.

Mr. Slauch expressed his concerns with Option 1. A lot of these projects are critical and need to be done in a

timely manner. If projects are placed on the priority list for funding next trimester and after a while the wait could be 3 years.

Commissioner Brown stated the Board would place the higher priority projects on the priority list.

Mr. Slauch stated every applicant can make a case that every project is critical. If there is a line of projects waiting, it is difficult to respond to projects in a timely manner.

Commissioner Lytle stated the Board does try to recognize *exigency*.

Mayor Baker preferred Option 3. The revenue will be for the last [trimester] and that will be the total of what can be allocated for the current trimester. The current [trimester] revenue will be for funding the next [trimester] projects. The Board will evaluate the more critical projects; water and sewer infrastructure are critical. The Board may also gain an understanding of what should be deemed critical and what isn't.

Commissioner Adams noted water quality utilizes that method; if the funding runs out, projects get in line for when there is funding. He would support Option 3 if a criterion was developed for what is critical.

Commissioner Taylor concurred that a determination of what is critical would be helpful. A ranking of 1-10; ranking of 1-5 is critical and 6-10 are less critical?

Commissioner Miles suggested that knowing how much is available would help with prioritizing project. There are projects the Board has considered and have denied such as recreational projects.

Mr. Slauch supports knowing how much money there is in the trimester, then allocate what is available. There will be difficult decisions that the Board will have to make.

Ms. Hanson suggested a hypothetical exercise using 20 fictitious projects ranging from water to parks and go through Option 3 with a set amount of revenue (\$14,000,000 for example). That type of exercise would help determine if there needs to be a change in process and which option is best. It would clarify challenges and procedure.

Chairman Wells suggested the exercise when the revised funding tool is available.

Commissioner Lytle suggested that exercise at the annual retreat; a rank choice voting in terms of prioritizing the projects regardless of whether there is funding. A Board member could allocate all their points to one project.

Commissioner Miles noted the joint highway commission prioritizes in that manner. The CIB is tasked with doing the most good for the citizens of the state with priority given to [counties impacted by mineral development]. Per the joint highway, if you have a project on the list, you don't get to put another project on the list until that project is completed. The CIB has funded a lot in one area of the State; that should be part of the discussion.

Chairman Wells suggested working through this at the policy retreat in June.

Commissioner Adams proposed a March meeting to discuss what has been submitted and do the hypothetical exercise to prioritize without funding any of the projects.

Mr. Slauch appreciated the Board's ability to request a reduction of scope for very large projects.

Commissioner Lytle noted the Board has come a long way to reduce funding in an arbitrary and capricious manner. The funding tool has helped, but the severe reduction in revenue was not anticipated. The challenge now is revenue.

Mr. Slauch indicated he would appreciate knowing the weightings and formulas in the tool.

Chairman Wells supported a review of the tool as it was being utilized when the Board was revised. It was noted that perhaps March 7, 2024 could be a planning meeting.

Commissioner Miles commented that the Board may get tunnel vision toward the funding tool as not all the factors are in the tool; it is still at the Board's discretion.

Ms. Hanson would appreciate a review of the weightings and formulas in the tool. She requested a list of all the applications submitted for the trimester noting that when she comes to the monthly meeting she only sees the projects for the monthly meeting and would like to know what is coming the next month. Seeing the entire list would be helpful.

Of note: all the applications submitted for a trimester are listed in the financial tool. They are grouped and the ones to be discussed at the current meeting are highlighted in yellow.

Ms. Hanson acknowledged the list but suggested the Board review all the applications listed for the trimester before the in-depth review of those on the monthly agenda.

The projects are placed on the monthly agenda according to the revenue produced; the lesser producing counties will be later on the agenda. Water projects are discussed at the last trimester review meeting to allow the DDW/DWQ reviews of the projects. The CIB tutorials are in March and April. It would be helpful to tell the attendees and the RPP if there will be a moratorium.

Chairman Wells stated it does not appear that there will be a moratorium. Option 1 and Option 3 are preferred by the Board.

Mr. Slauch supports a moratorium as that would be the manner in which to have a clarified revenue to allocate. He also noted it would be helpful to have another revenue source coming into the Board to support the rural projects.

Chairman Wells suggested a vote on having a moratorium for the first trimester of FY2025 (June 1, 2024 would not receive applications.)

Commissioner Lytle supported continuing with the current process with the Board working their way through the process which would allow the different requests with the minimal number. He suggested the review meetings be March and April and have the administrative meeting in May to work through the exercise.

Ms. Hanson stated the exercise should be with fictitious projects to subjectively discuss projects without having a vested interest. It will help discern an objective process to prioritize where the limited funding would go.

Mayor Baker requested a list of project applications submitted by the February 1, 2024 deadline to let the Board have an idea of what is to be considered for the trimester. It would provide for the proposed policy discussion. He supported knowing the amount of revenue prior to the review of applications; perhaps a moratorium.

A list of the projects for the trimester is provided to the Board prior to the first Board review meeting of each trimester. The projects for the trimester remain on the financial sheet for the whole trimester.

Chairman Wells stated the Board may have a procedural planning meeting March 7, 2024 and perhaps a review of the tool.

There will be a review of the funding tool prior to its roll-out for FY2025. There will be a generic listing of projects for the Board to discuss and prioritize without identifying location wherein the Board will go through a prioritization and funding exercise for process evaluation.

Commissioner Brown cautioned against a moratorium as it has a far-reaching effect on many entities and will create a buildup. A discussion of the processes will help the prioritizing of projects greatly.

Commissioner Adams updated the Board on the San Juan Hospital project which is on the pending list. He has been in contact with the Governor in regard to state funding for the hospital which is the oldest hospital in the State of Utah and the Governor has put a line item in the State budget for the hospital. The legislature is pursuing an avenue to fund the hospital. There is \$25 million in unspent ARPA funds for the State of Utah. The leadership has suggested \$12.5 million of ARPA funds go to the Monticello Hospital and \$12.5 to the University of Utah project. However, ARPA funds have a restriction indicating that ARPA funds cannot be spent on a hospital so they are looking for other funds. They will also pursue approval through federal channels to allow the funding to be utilized for a hospital. San Juan Health District removed the conference room to reduce the price to \$34 million but one of the requirements for ARPA funding is that there is a conference room to do training. The San Juan Health District would like to keep the hospital project on the pending list as there may be a need for a smaller loan amount to make the project viable.

The Board discussed the funding issues.

Chairman Wells moved to the discussion on the Throughput Infrastructure Fund. *The Board suggested recapturing the interest on that fund, but the statute indicates the interest must be applied to the Throughput Infrastructure Fund.*

It was also noted that the current trimester policy is in rule. If the Board determines a change in process, the rule would also need to be changed through the rule changing process.

ADJOURNMENT

The next regular meeting of the Permanent Community Impact Board is scheduled for April 4, 2024 in Salt Lake City, Utah.

The meeting adjourned at 12:11 pm.

Submitted by:
Candace Powers