

**PERMANENT COMMUNITY IMPACT FUND BOARD MEETING**

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

**MINUTES**

July 6, 2023

**Members Present**

|                   |  |
|-------------------|--|
| Curtis Wells      | Chairman                                 |
| Kirt Slauch       | State Treasurer's Office                 |
| Naghi Zeenati     | State Transportation Commission          |
| Dean Baker        | Uintah County                            |
| Jerry Taylor      | Five County Association of Governments   |
| Laura Hanson      | Governor's Office of Planning and Budget |
| Scott Bartholomew | Six County Association of Governments    |
| Jack Lytle        | Uintah Basin Association of Governments  |
| Greg Miles        | Duchesne County                          |
| Ralph Brown       | Sevier County                            |

**Members Excused**

|             |  |
|-------------|--|
| Bruce Adams | Southeastern Utah Association of Local Governments |
|-------------|--|

**Staff and Visitors**

|                    |  |
|--------------------|--|
| Candace Powers     | Housing and Community Development                  |
| Brenda Brown       | Housing and Community Development                  |
| Jennifer Domenici  | Housing and Community Development                  |
| Christopher Pieper | Attorney General's Office                          |
| Tyler Timmons      | Six County Association of Governments              |
| Brock Jackson      | Six County Association of Governments              |
| Brittany Hardy     | Department of Workforce Services                   |
| Kaylee Beck        | Department of Workforce Services                   |
| Gennie Bird        | Uintah County                                      |
| Scott Harden       | Uintah County                                      |
| Caleb Hall         | Uintah County                                      |
| Lenise Peterman    | Helper City  |
| Michael Mastin     | Helper City  |
| Caleb Hall         | Uintah County                                      |
| Kevin Yack         | Uintah Basin Association of Governments            |
| Laurie Brummond    | Uintah Basin Association of Governments            |
| Carl Conrad        | Uintah Basin Association of Governments            |
| Bret Reynolds      | Civco Engineering                                  |
| Dennis Marker      | Gunnison City                                      |
| John Laursen       | Uintah County                                      |
| Garrick Willden    | Jones & DeMille Engineering                        |
| Tom Seely          | Sanpete County                                     |
| Justin Atkinson    | Sunrise Engineering                                |
| Tamara Dockstader  | Southeastern Utah Association of Local Governments |
| Zachary Jensen     | Sanpete Special Service District #2                |
| Nick Lyon          | Sanpete Special Service District #2                |
| Jeff Hermansen     | Sanpete Special Service District #2                |
| Beverly Thomas     | Sanpete Special Service District #2                |
| John Mangum        | San Juan County                                    |
| Mack McDonald      | San Juan County                                    |

Debbie Winn  
Shannon Wimmer  
Matt McCoy  
Jason Burningham  
Eric Hales  
Sarah Nielson  
Mark Anderson

Tooele City  
Tooele City  
Tooele City  
Lewis Young Robertson & Burningham Inc  
Wasatch Fire District  
Department of Workforce Services  
Zions Bank Public Finance

**VIRTUAL:**

Christina Oliver  
Paul Moberly  
Stacey Herpel  
April Gardner  
Zach Leavitt  
Heather Poulson  
Kendrick Thomas  
Ron Winterton  
Brittany Alfau  
Sonja Norton  
Zeke Atwood  
Clayton  
Ellen Daley  
Moroni City

Housing and Community Development  
Housing and Community Development  
Housing and Community Development  
Department of Workforce Services  
Housing and Community Development  
Housing and Community Development  
Jones & DeMille Engineering  
Duchesne County  
Bear River Association of Governments  
Uintah County

**WELCOME AND INTRODUCTIONS** 9:01 am

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, July 6, 2023 and was called to order at 9:01 a.m. by Acting Chairman Naghi Zeenati; Curtis Wells was delayed but will be attending.

**I. BRIEFING** [2:32]

**1. Up-coming Meeting Dates & Location – August 3, 2023 – Salt Lake City, UT**

**2-3. Financial Review & Review of Agenda Items** [2:57]

This is the first review meeting in the 1<sup>st</sup> Trimester of FY2024. There are eight new project applications and one supplemental request for discussion.

The financial sheet in the Board packet was discussed.

The *current* available revenue is insufficient to cover all applications received for the 1<sup>st</sup> Trimester of FY2024. At each meeting the revenue will be updated. (Revenue is received monthly and at the October funding meeting, the revenue available will be considered in regard to funding those projects discussed and placed on the priority list.) The new projects discussed at this review meeting will be placed on the priority list and will received final funding consideration and possible approval at the October 5, 2023 funding meeting.

A new financial format was provided by DWS Financial Manager Kaylee Beck was included in the Board packet of today's meeting. Grant and loan amounts that have been awarded are indicated.

Ms. Beck noted the projected amount listed is an average of revenue received over the last 12 months and projecting it over the next three months prior to the funding meeting.

**III. APPROVAL OF MINUTES** [12:38]

Chairman Zeenati called for a motion to approve the minutes from the June 1, 2023 CIB Funding Meeting.

*Commissioner Miles referenced a correction to 5.5 motion as being the original motion and not a substitute motion.*

**Scott Bartholomew made and Jack Lytle seconded a motion to approve the minutes of the June 1, 2023 CIB funding meeting as corrected. The motion carried unanimously.**

Chairman Zeenati called for a motion to approve the minutes from the June 1-2, 2023 CIB Policy Meeting.

**Jerry Taylor made and Scott Bartholomew seconded a motion to approve the minutes of the June 1-2, 2023 policy meeting as presented. The motion carried unanimously.**

**IV. NEW PROJECTS** [15:12]

**4.1. Uintah County Municipal Building Authority (Uintah County)** [15:16]

Uintah County Municipal Building Authority presented a funding assistance request for a \$450,000 loan for 10 years at 0.0% and a \$1,050,000 grant (total \$1,500,000) for road equipment part 2. This project consists of the purchase of 2 each Mack Granite 64 FR MP8 505 HP with Mack M-Drive automatic transmission with truck upfit equipment and accessories, 3 each Mack Granite 64FR MP8 505 HP with Eaton manual transmission with truck upfit equipment and accessories and 2 each Belly Dumps with upfit equipment and accessories.

*\*Proposed funding tool loan/grant scenario:*

MIN \$990,000 Loan, 10y @ 0.0% | \$510,000 Grant  
MED \$1,140,000 Loan, 10y @ 1.5% | \$360,000 Grant  
MAX \$1,290,000 Loan, 10y @ 3.0% | \$210,000 Grant

The applicant stated this equipment is necessary to maintain roads which are heavily used by industry. The existing trucks are aging and costly to maintain. They are seeking new, more cost-effective equipment.

The Board asked how they would fund the purchase without CIB.

The applicant stated they would use general funds or mineral lease royalties. Uintah County has budgeted for the purchase of the equipment. A certified tax rate was not adopted by the prior commission over the past 6 years which has reduced the tax revenue that the County would have collected which was approximately \$5,445,000 which affects all future tax dollars and used revenue to pay off non-callable bonds totaling \$25,000,000. That is their reason for seeking CIB funding.

The Board asked the average age of the fleet and referenced a statement from their minutes about borrowing from the revitalization fund; how much is available and if they could purchase used equipment.

The applicant indicated most of the truck fleet is between 12-20 years old. A lot of the revitalization money has been used to balance their budget. They could purchase used trucks but those are more difficult to find.

Commissioner Lytle acknowledged Uintah Basin as the major producer of revenue. The revenue in both Uintah County and the CIB is down so there is additional scrutiny on grant requests for all applicants.

Mr. Slauch noted that there is often a reference to Uintah County being a major contributor to the fund, but the CIB fund revenue is low and the tool considers factors such as revenue production in the calculations, noting this is a good project and suggested funding at the median range.

**Kirt Slauch made and Laura Hansen seconded a motion to place this project on the Priority List for funding at the October 5, 2023 funding meeting as a \$1,140,000 loan for 10 years at 1.5% and a \$360,000 grant (total \$1,500,000)**

**Jack Lytle made and Greg Miles seconded a substitute motion to place this project on the**

**Priority List for funding at the October 5, 2023 funding meeting as a \$990,000 loan for 10 years at 0.0% and a \$510,000 grant (total \$1,500,000).**

*Chairman Wells resumed the chair at 9:31 am.*

Mayor Baker stated this is an investment considering how much Uintah County production and they are impacted.

Mr. Slauch asked if the funding was at the median, would that affect the purchase?

The applicant indicated it would be difficult; they would go other places or buy in phases.

The chairman called the question on the substitute motion.

**Jack Lytle made and Greg Miles seconded a substitute motion to place this project on the Priority List for funding at the October 5, 2023 funding meeting as a \$990,000 loan for 10 years at 0.0% and a \$510,000 grant (total \$1,500,000). The motion carried with Kirt Slauch opposed.**

#### 4.2 Helper City (Carbon County) [34:20]

Helper City presented a funding assistance request for a \$451,000 loan for 30 years at 3.0% and a \$301,000 grant (total \$752,000) for a public works garage. This project consists of demolition and disposal of existing public works buildings followed by site work & grading, new foundation, 5,800 square foot steel building with insulated roof and vinyl backed walls, interior restrooms, 8 overhead doors, concrete aprons at doorways, HVAC natural gas system, lighting, utilities, sewer, manholes and culinary water connections. Applicant Cash \$20,000. Other Cash \$76,000.

*\*Proposed funding tool loan/grant scenario:*

*MIN \$519,000 Loan, 30y @ 0.0% | \$233,000 Grant*

*MED \$595,000 Loan, 30y @ 1.5% | \$157,000 Grant*

*MAX \$670,000 Loan, 30y @ 3.0% | \$82,000 Grant*

The applicant expressed appreciation for the assistance they received from Brenda Brown as she facilitated a good application. The current cinder block public works building is circa 1956 and can no longer support the staff. The new building will be an insulated steel building expected to last 50-100 years.

The Board noted that the minutes of the public hearing did not present the cost and funding which is information necessary to inform the public and asked about the other cash for this project.

The applicant indicated there was notice give of the meeting, but no one showed up. The applicant cash is available as is the other cash for this project.

The Board noted that the applicant request is outside the recommendations of the funding tool. The Board suggested reducing the interest rate but funding within tool recommendations.

The applicant indicated that would be affordable but requested a deferral of payments to allow an existing loan to be paid and indicated the loan is a 30-year loan. There has been an increase in sales tax revenue to accommodate funding at the tool's median recommendation; \$595,000 Loan, 30y @ 1.5% | \$157,000 Grant.

Mayor Baker suggested a \$752,000 loan for 30 years @ 0% interest with the same return to CIB .

**Dean Baker made and Laura Hansen seconded a motion to place this project on the Priority List for funding at the October 5, 2023 funding meeting as a \$752,000 loan for 30 years @ 0.0% with a 3-year payment deferral.**

Mr. Slauch noted the 0% interest rate funding must come from the mineral lease revenue fund and with a 3-year payment deferral and a 0% interest rate, there will be no revenue return to CIB.

**Greg Miles made and Naghi Zeenati seconded a substitute motion to place this project on the Priority List for funding at the October 5, 2023 funding meeting as a \$519,000 loan for 30 years @ 0.0% and a \$233,000 grant (total \$752,000).**

Mr. Slauch noted that motions with additional grant and a 0% interest provide less return to CIB. Commissioner Miles stated Helper has struggled wherein now they are 'getting their feet under them'. Mr. Slauch stated there will always be a reason for everyone to receive all grant funding, but the revenue is extremely low and if the funding is to extend to more projects, CIB must be judicious in their funding. Commissioner Miles asked the applicant if the 3-year deferral was necessary with the proposed funding package and the applicant indicated they did not require a payment deferral.

**Greg Miles made and Naghi Zeenati seconded a substitute motion to place this project on the Priority List for funding at the October 5, 2023 funding meeting as a \$519,000 loan for 30 years @ 0.0% and a \$233,000 grant (total \$752,000). The motion carried unanimously.**

4.3. Sanpete County Fire Protection Special Service District (Sanpete County) [53:25]

Sanpete County Fire Protection SSD presented a funding assistance request for a \$1,600,000 grant for 5 new fire trucks. This project consists of the purchase of five (5) Rosenbauer Type 1 fire pumper trucks to be placed in Ephraim, Gunnison, Manti, Spring City and Sterling. Quote: \$622,412 each. Applicant cash \$1,600,000.

*\*Proposed funding tool loan/grant scenario:*

*MIN \$400,000 Loan, 15y @ 0.0% | \$1,200,000 Grant*  
*MED \$528,000 Loan, 15y @ 1.5% | \$1,072,000 Grant*  
*MAX \$656,000 Loan, 15y @ 3.0% | \$944,000 Grant*

The applicant stated that the special service district was created in 1992 by the Sanpete County Commission to combine all fire departments. There is an assessment of \$5.00 per County household to support the fire departments. A chart of the vehicles and their age is utilized to determine replacement.

The Board noted the comprehensive minutes and the attendance at the meeting discussing this purchase and asked about the \$1,600,000 applicant cash.

The applicant indicated that Sanpete County has planned for the necessary purchases and also noted the fire district is composed of all volunteer fire fighters.

Ms. Hansen provided information about available FEMA grants for the purchase of fire trucks.

The applicant stated they have written FEMA grant requests and noted the difficulty to get FEMA funding in the West.

Ms. Hansen noted the GOPB funding provided to the AOG's to fund personnel for assisting communities with grant writing and planning etc. The applicant could solicit assistance. The 100% grant request is outside the funding tool recommendation noting the minimum suggested funding is \$400,000 as a loan.

The applicant indicated they have discussed the possibility of a loan and would make it work. Their focus has been on wildland equipment over the last 10 years but the need now is for quality structure trucks; a loan may slow additional purchases.

The Board acknowledged public safety is critical infrastructure and as noted before, many will need to seek funding assistance from the limited CIB revenue. The funding tool median recommendation for this project is a \$528,000 Loan for 15y @ 1.5% and a \$1,072,000 Grant.

The applicant indicated they would move forward with the purchase of five trucks but a loan would slow the process for purchasing trucks in the coming years.

Commissioner Bartholomew stated he is on the Board. He stated his understanding is that applicant cash is a match and the SSD is contributing \$1,600,000. The District has purchased trucks on their own and reiterated fire fighters are all volunteers. They are passing the older trucks to other communities in the County and fire stations provide service to the surrounding rural areas including forest service and the unincorporated areas of Sanpete.

Mr. Slaugh asked why there was a need for two ladder trucks in Sanpete County.

The applicant indicated they respond to Snow College in Ephraim and the industrial site in Mt. Pleasant. When a station goes out on a call, the station keeps the reimbursements for that response which supports maintenance for equipment. The revenue is used for a variety of expenses but is insufficient for truck acquisitions. The average age of the fleet is perhaps 25 years old. The ideal is 20 years or less.

**Laura Hansen made and Kirt Slaugh seconded a motion to place this project on the Priority List for funding at the October 5, 2023 funding meeting as a \$528,000 loan for 15 years @ 1.5% and a \$1,072,000 Grant (total \$1,600,000).**

**Ralph Brown made and Greg Miles seconded a substitute motion to place this project on the Priority List for funding at the October 5, 2023 funding meeting as a \$1,600,000 grant referencing 50% applicant cash as special circumstance exemption.**

Commissioner Miles stated there is a lot of financial need in the fire industry and commended the volunteer fire personnel for their training and certifications.

Ms. Hansen indicated applicants *should* bring non-CIB funds but bringing a match is not an abnormal circumstance to warrant an exemption.

Commissioner Lytle noted the million-dollar level of match is uncommon and supported the special circumstance exemption wherein Commissioner Taylor agreed.

Chairman Wells indicated this project does not meet the verbiage of a special circumstance exemption and requested an alternative exemption.

Mr. Zeenati suggested financial hardship.

Mr. Slaugh stated financial hardship would not apply since the applicant indicated they could afford the median.

Chairman Wells added perhaps financial hardship in terms of the difficulty in acquiring funding for fire equipment where this serves so many communities.

*Ms. Powers suggested the administrative exemption.*

Commissioner Brown stated the exemption to be administrative.

Commission Lytle asked if they could phase the purchase of 5 trucks; perhaps 2 trucks at a time.

The applicant indicated the bids on the fire trucks continue to increase and further delays may make the purchase much more difficult.

**Kirt Slaugh made and Laura Hansen seconded a second substitute motion to place this project on the Priority List for funding at the October 5, 2023 funding meeting as a \$528,000 loan for 15 years @ 1.5% and a \$1,072,000 Grant (total \$1,600,000).**

Commissioner Bartholomew referenced other less common projects the Board has funded at greater amounts yet funding public safety equipment for \$1,600,000 and Commissioner Taylor referenced their \$1,600,000 applicant cash.

The Chairman called the question on the second substitute motion.

**Kirt Slaugh made and Laura Hansen seconded a second substitute motion to place this project on the Priority List for funding at the October 5, 2023 funding meeting as a \$528,000 loan for 15 years @ 1.5% and a \$1,072,000 Grant (total \$1,600,000). The motion failed with Kirt Slaugh, Laura Hansen and Dean Baker in favor and Jack Lytle, Greg Miles, Jerry Taylor, Ralph Brown, and Naghi Zeenati opposed and Scott Bartholomew abstaining.**

The Chairman called the question on the first substitute motion.

**Ralph Brown made and Greg Miles seconded a substitute motion to place this project on the Priority List for funding at the October 5, 2023 funding meeting as a \$1,600,000 grant with an administrative exemption. The motion carried with Kirt Slaugh, Jack Lytle, Greg Miles, Jerry Taylor, Ralph Brown and Naghi Zeenati in favor and Laura Hansen and Dean Baker opposed and Scott Bartholomew abstaining.**

#### 4.4 Sanpete County Special Service District #1 (Sanpete County) [1:26:23]

Sanpete County SSD presented a funding assistance request for a \$1,528,000 loan for 15 years at 0.0% and a \$2,027,000 grant (total \$3,555,000) for the Moroni T road improvements. This project consists of road improvements to 2.65 miles of the Moroni T Road to include engineering, roadway excavation for the placement of 5183 cubic yards of borrow, 6542 cubic yards of granular borrow, removal of 180 linear feet of pipe, 2987 untreated base course, 11374 tons of ½ inch hot mix asphalt (HMA), 46,640 square yards of chip seal coat, 84 tons of emulsified asphalt, 23 tons of flush coat, 13 acres of broadcast seed, 180 feet of 24-inch pipe culvert, 1000 feet of fencing, cement powder and cement treated base, 37,333 square yards of roto milling, 25 driveways, 180 feet of 24-inch drainage pipe, pavement marking and messaging, relocation of existing signs and new signage. Applicant cash \$500,000.

*\*Proposed funding tool loan/grant scenario:*

*MIN \$1,103,000 Loan, 15y @ 0.0% | \$2,452,000 Grant*  
*MED \$1,458,000 Loan, 15y @ 1.5% | \$2,097,000 Grant*  
*MAX \$1,814,000 Loan, 15y @ 3.0% | \$1,741,000 Grant*

The applicant stated the road is used by the logging industry and the road was not designed for the heavy loads. They have saved \$500,000 for this project. This existing roadway was constructed with cold mix; good for residential roadways, but not for heavy load traffic and the road has a lot of rutting and will be roto milled and the tailings will be utilized in the road for structure with hot mix over the top.

The Board asked if they have coordinated with UDOT regional planners and the long-range plans for roads in this area. The Board asked if there was a residential development on the road.

The applicant said the road is a County road. They have completed a transportation master plan and this road is where the need is and the area has experienced a lot of growth. The B&C road revenue is covering chipping and maintenance. There may be user fees to assist with road maintenance in the future.

The Board noted the 2023 Legislature has approved an increase to B&C road funds.

Commissioner Bartholomew indicated Sanpete SSD anticipates approximately \$800,000 in additional B&C revenue in 2024.

The applicant indicated they do have the rights of way to widen the road. As long as there is a pine beetle issue there will be logging and trucks will utilize the road. The wood is utilized for shavings and fire wood and the culling reduces fire threats and logging will continue for quite a while.

**Laura Hansen made and Greg Miles seconded a motion to place this project on the Priority List for funding at the June 1, 2023 funding meeting as a \$1,458,000 loan for 15 years @ 1.5% and a \$2,097,000 grant (total \$3,555,000). The motion carried with Scott Bartholomew abstaining.**

Break 10:39 am [1:38:30] Return 10:52 am.

4.5. Gunnison City (Sanpete County) [1:38:54]

Gunnison City presented a funding assistance request for a \$175,000 grant for Tarr Canyon Well Development Planning. This project consists of planning, engineering and design, environmental assessment, easement acquisition, surveying, SITLA permitting, stream alteration permits and a preliminary evaluation report for the development of the Tarr Canyon Well approximately 8 miles west of Gunnison City for the future well house, approximately 8 miles of 12-inch transmission line to existing storage tanks, approximately 10 miles of power extension, associated manholes, SCADA, metering, fencing and appurtenances necessary for well development.. Applicant Cash \$175,000.

*\*Planning Projects require a 50% cash match.*

The applicant indicated their water system covers the city and the prison facility which uses approximately 50% of the water usage each year. Gunnison has sufficient water rights but insufficient sources and two of the three existing wells were drilled in the last five years; one was not producing and was closed. Gunnison City self-funded the drilling of additional two test wells and the well nearest to Gunnison City had poor water quality and yield. The test well about 7 miles away had better water and adequate yield and project is the development planning for the new well at that site. They will seek a portion of the funding for the total approximately \$10 million project from DFCM.

Commissioner Bartholomew asked if the Bartholomew Well was being closed and asked about the water rights for the big well.

The applicant indicated they will continue to use the Bartholomew Well which is the closest to the water tanks and continue to produce the 880 gallons per minute (gpm) which is two thirds of the city water supply. The need is over 1000 gpm so they are pursuing an additional source and a backup source. They need the Bartholomew well to remain online; if it goes down there would only be one well left which produces 150 gpm. They have additional water rights which will be transferred into the larger well; it is likely the rights will be distributed across all the wells and a study shows they will need more water rights in the next 8 years.

**Kirt Slaugh made and Jerry Taylor seconded a motion to place this project on the priority list as a \$175,000 grant.**

The Board asked if this was the first study done concerning water.

The applicant indicated they drilled two wells previously and the correctional facility drilled a well which provided minimal water so it was then determined to seek resources farther outside of town.

The Chairman called the question.

**Kirt Slaugh made and Jerry Taylor seconded a motion to place this project on the priority list as a \$175,000 grant. The motion carried unanimously.**



4.6. Moroni City (Sanpete County) [1:48:39]

Moroni City presented a funding assistance request for a \$110,000 Grant for wastewater masterplan and reuse study. This project consists of a wastewater master plan and reuse study to effectively manage the existing aging wastewater system, plan for future growth and improvements, identify deficiencies, provide recommendations, study available alternatives for reuse of wastewater effluent for outdoor watering and will include video inspection and inventory of collection system, manhole survey and documentation and a collection system master plan. Applicant Cash \$30,000, DWQ \$90,000.

*\*Planning Projects require a 50% cash match.*

The applicant was attending via zoom and was not audible. This project is for a masterplan and the matching cash was in place. The Chair asked if there were any comments from the Board.

**Naghi Zeenati made and Scott Bartholomew seconded a motion to place this project on the priority list as a \$110,000 grant.**

Ms. Hansen commented that reuse of wastewater is innovative and complemented the community for pursuing reuse.

The Chairman called the question.

**Naghi Zeenati made and Scott Bartholomew seconded a motion to place this project on the priority list as a \$110,000 grant. The motion carried unanimously.**

4.7. San Juan County Local Building Authority (San Juan County) [1:54:51]

San Juan County LBA presented a funding assistance request for a \$18,394,000 loan for 30 years at 2.5% and a \$7,661,695 grant (total \$26,055,695) for a public safety building renovation. This project consists of remodeling and expanding the 1977 public safety building in Monticello to include approximately 30,000 square feet of added space in two levels for law enforcement staff, judges, legal staff, new nursing space, additional cells, inmate phone communication space, kitchen, new heating and cooling systems, utilities, plumbing, sewer, drainage, fire sprinkling system, design and engineering. *The San Juan County Public Safety Building is an existing facility operating as a public courts, sheriff's office and correctional facility. The existing facility requires updates to meet current code and health safety requirements as well an expansion of the total number of beds.*

*\*Proposed funding tool loan/grant scenario:*

MIN \$18,761,000 Loan, 30y @ 0.0% | \$7,294,695 Grant  
MED \$21,366,000 Loan, 30y @ 2.0% | \$4,689,695 Grant  
MAX \$23,972,000 Loan, 30y @ 4.0% | \$2,083,695 Grant

The applicant indicated the current facility has developed structural issues and issues that it was not designed for. Their intent is to add additional beds for state inmates which would be a revenue source. The demand has risen for local bed use which affects the state inmates and revenue. They have looked into other revenue sources for the court facility as the space is insufficient for clerks, recorders, judges etc. and security access is an issue. The project has been in process since 2009 when CIB assisted the County with plans for the jail remodel. The state now has programs to assist with facility funding and revenue. In 2020-2021 the county contracted with architects to provide a feasibility study and an upgraded cost estimate for the plans designed in 2009. Building codes have changed so the plans have been revised to current code. They have been to the State Legislature to seek funding and were told there is reluctance to get into local projects. The state court leases the space from San Juan County and have indicated they will continue to rent the space and increase the size of the space and the amount of rent but have indicated they will not pursue funding from the State legislature indicating the Counties should pursue their own funding. There is grant funding for programs within the prison system, but not for infrastructure. A tax increase is an option, but San Juan County population is decreasing and much of the land is set aside as national monument. If they are to receive more inmates and revenue, an investment in new infrastructure is needed. They will have an architect and a

contractor work together from the beginning to limit costs; it is time to make these improvements.

Commissioner Miles stated that Duchesne County added a medical wing to the jail and 7 beds with a cost of \$1.5 million dollars; the cost of one hinge was \$800.00 because of the stamp that is required on the correction hinges. Correctional projects are expensive. He asked what the contingency plan is if they do not get CIB funding.

The applicant stated the last resort is to go to the citizens and half of San Juan County is Native American, live on the reservation and don't pay taxes. San Juan has the highest tax rate per capita. The general fund is low and there are concerns with the revenue. The prison programs in rural areas is expected to continue for a while so they hope to increase beds which will provide revenue to pay the loan outside of burdening the County citizens. If the new infrastructure is not built and the old infrastructure is simply repaired, they cannot accommodate more inmates.

Commissioner Lytle offered some insight noting that Daggett County's population is 980 and they are still paying on a jail bond and the jail is empty. They do not have the State contract and could no longer run the jail. He asked if the revenue received from the State for the occupants of the jail facility is revenue that can be applied to a bond payment.

The applicant noted that funding will come from the State for the court side of the project and inmate revenue may be applied to the bond payment. If they are able to increase the bed space, there will be \$2.5 million projected from State and Federal sources and will also pay for operation and maintenance, correctional officers, food and services required. They are currently covering 100% of their costs with the existing revenue income and it would be difficult if they lost any of the existing bed revenue. It is unknown if they could maintain the current bed space.

Commissioner Brown commended their efforts and stated he has a son-in-law that is a commander of a jail and one that is in law enforcement. He sits on the on the State Jail Committee. He asked how the JRI (Justice Reinvestment Initiative) has affected the San Juan jail facility in increasing local incarceration versus State inmates.

The applicant stated JRI is the main driving factor to local caseloads increasing in the facilities statewide wherein there is concern that the number of State inmates may have to be reduced.

Commissioner Brown noted there was an improvement in funding this last year and hopefully it will continue as JRI has not had a positive effect.

Mr. Zeenati suggested the median funding tool recommendation which has more loan but with a 2.0% interest rate.

The applicant stated he proposed a 2.5% interest rate and could accommodate close to that.

**Naghi Zeenati made and Jack Lytle seconded a motion to place this project on the Priority List as a \$21,366,000 Loan for 30 years @ 2.0% and a \$4,689,695 Grant (total \$26,055,695).**

Mr. Slauch asked if the additional 60 beds could be utilized by the State from day one referencing the reduced CIB revenue. It may not be possible to fund the whole project and asked if the project could be phased.

The applicant stated this would allow an increase from 76 to 110 beds. Structurally phasing could work, but financially it is questionable. The Courts are pressing for the improvements and may leave; the water, sewer and HVAC supports the whole facility. The design would commence as soon as funding is available.

Commissioner Taylor asked how they estimated the cost without it having been designed.

The applicant has contracted with AJC Architects and they provided an assessment/feasibility study to provide the costs to bring to the legislature and over the past two years those costs have increased; they will hold and design to the \$26 million. The project is ready to proceed with design and in the spring commence construction.

Commissioner Bartholomew questioned whether there would be sufficient CIB revenue to fund this project.

*The actual revenue availability at the funding meeting is unknown. Projects might be placed on the pending list. The Board could hold for a trimester then receive applications in February.*

Mr. Zeenati indicated the Board should not be worry about November and on as the consideration should be for current applications and applicants' needs. He noted that in traveling to San Juan County last month it was clear that they own little; only 7% of private land in the County. If San Juan had their own land and tax base, there would be revenue to pay for projects. Public Safety is a priority and at the funding meeting in October, the available revenue will be known.

The Chairman called the question.

**Naghi Zeenati made and Jack Lytle seconded a motion to place this project on the Priority List as a \$21,366,000 loan for 30 years @ 2.0% and a \$4,689,695 grant (total \$26,055,695) The motion carried unanimously.**

#### 4.8. Tooele City Municipal Building Authority (Tooele County) [2:44:00]

Tooele City MBA presented a funding assistance request for a \$8,500,000 loan for 30 years at 3.0% for a new fire station. This project consists of constructing a new 16,400 square foot fire station on the north end of the City on 2.5 acres of property owned by Tooele City at 145 East 1000 North. Applicant Cash \$1,200,000.

*\*Proposed funding tool loan/grant scenario:*

*MIN \$5,100,000 Loan, 30y @ 1.5% | \$3,400,000 Grant*

*MED \$5,950,000 Loan, 30y @ 3.0% | \$2,550,000 Grant*

*MAX \$6,800,000 Loan, 30y @ 4.0% | \$1,700,000 Grant*

The applicant stated this project will alleviate a critical need to provide efficient fire service to commercial, industrial and residential growth. The project has been in the planning stages for several years and the property was purchased in 2010. A property tax increase was implemented to provide revenue for the payments to the project. The fire department staff includes a full-time fire chief, full time fire marshal and 50 volunteer fire fighters which is rare for a city the size of Tooele. They have investigated several funding options including public financing, but with existing bond obligations there is not adequate capacity to bond for the amount needed wherein the city can afford the CIB funding request. Tooele has historically been a bedroom community but they have some new businesses located at the industrial depot. The ladder truck purchased to accommodate the large buildings is too large to fit into station #1 (built in 1957). It is currently located in station #2 built in 1996 but station #2 is quite a distance from the industrial depot. Also, there is a main Union Pacific rail crossing which can stop traffic for a long time. The new station will have a direct access to the industrial depot.

Ms. Hansen indicated GOPB has a railroad crossing elimination grant program through the Federal Railroad Administration which might help. They could work with WFRC to complete an application for next year.

The applicant stated there is an EIS study being conducted for the second phase of the Midvalley Highway and the proposed alignment would eliminate that crossing.

Mr. Zeenati asked if the project was ready for construction.

The applicant stated they are ready to proceed with construction.

**Naghi Zeenati made and Scott Bartholomew seconded a motion to place this project on the Priority List as an \$8,500,000 loan for 30 years at 3.0%.**

**Jack Lytle made a substitute motion to place this project on the Priority List as an \$8,500,000 loan for 30 years at 4.0%.**

The Board asked about that motion in regard to the funding tool and it was clarified that the interest rate is within the funding tool interest rate recommendation. Greg Miles seconded the substitute motion.

The Chairman called the question on the substitute motion.

**Jack Lytle made and Greg Miles seconded a substitute motion to place this project on the Priority List as an \$8,500,000 loan for 30 years at 4.0%. The motion carried with Kirt Slaugh and Naghi Zeenati opposed.**

|   |            |
|---|------------|
| <b>5. Large Infrastructure Projects</b> | <b>N/A</b> |
| <b>6. Pending Projects</b>              | <b>N/A</b> |

**7. Supplemental Requests** **N/A**

7.1. Wasatch Fire District Local Building Authority (Wasatch County) [2:55:38]

Wasatch Fire District Local Building Authority presented a supplemental funding assistance request for a \$800,000 loan for 30 years at 2.0% for the fire station headquarters – Station 51.

*Funded 10-6-2022 - \$14,200,000 Loan 30 Yr. @ 2.0% ~ Applicant Cash \$550,000 ~ Project Total \$16,867,922*

*Supplemental Request 7-6-2023 \$800,000 loan 30 Yr. @ 2% ~ New Project Total \$17,667,922*

This project consists of a new single story 18,895 square foot fire station with administrative, community spaces and an additional accessory building. There will be 3 double length drive-through apparatus bays which will include a gear room, self-contained breathing apparatus cascade/refilling room, decontamination shower, personal protective equipment laundry room, medical supply room, exterior equipment storage, tool and equipment room, a training mezzanine and a general-purpose storage room. The living quarters will include a Battalion Chief's Office, a Captain's office, dayroom with kitchen/living area, 8 individual sleeping rooms, 4 unisex restroom, station laundry room, work station, and a fitness room. The administration wing will have 8 private offices, open office area, a lobby/reception area, administration break room, copy/storage area and a small conference room. The community hall which will seat up to 120 people, and will be dividable for multiple smaller gatherings. The lobby of the community hall will include a museum with a gallery for display of the fire districts memorabilia and parking for our restored 1931 Mack fire truck. A 3,000 square foot pre-engineered conditioned/heated metal storage building will be constructed on the property.

**Naghi Zeenati made and Scott Bartholomew seconded a motion to fund the supplemental request as an \$800,000 loan for 30 years @ 2.0%. The motion carried with Laura Hanson opposed and Dean Baker abstaining.**

Ms. Hanson noted that the previous fire station was funded at 4,0% and made a substitute motion.

**Laura Hanson made and Dean Baker seconded a substitute motion to fund the supplemental request as an \$800,000 loan for 30 years @ 4.0%.**

Commissioner Lytle asked what the original funding authorization was which was a \$14,200,000 loan

for 30 years @ 2.0% and noted that historically when there is a supplemental request the Board does not change the terms.

Chairman Wells stated there is an implication of having two different interest rates from what was previously approved to today.

*It was noted that a change of interest rate would require the issuance of two separate bonds.*

The applicant stated that the parameters resolution indicated a ceiling of \$15,000,000 with a 2% interest rate. The bids exceeded the \$15,000,000 and \$550,000 applicant cash so they will cover the additional costs.

The Chairman called the question on the original motion

**Naghi Zeenati made and Scott Bartholomew seconded a motion to fund the supplemental request as an \$800,000 loan for 30 years @ 2.0%. The motion carried unanimously.**

Lunch break [3:03:26]

**8. Special Consideration N/A**

Ms. Hanson discussed the GOPB statewide survey online: "guidingourgrowth.utah.gov". They have received 16,000 survey responses and 90% are from the urbanized Wasatch Front. They need more rural Utah responses so please take the survey and spread the request to Rural Utah to take the survey so more rural voices can be heard. It closes August 31 and there will be a Phase 3 to discuss the results etc.

**9. Board Member Discussion and/or Action Items**

**9.1** CIB Board Meeting – August 3, 2023, Salt Lake City – confirmed.

*Ms. Hanson noted she will not be available for the August 3, 2023 CIB Meeting.*

**9.2** Regional Planning Program (RPP) Review and Funding Approval for FY2024-FY2028.

Total \$754,000 which represents \$150,000 for each AOG for planning & community assistance to Uintah Basin, Six County, Southeastern, Five County & Bear River AOG's.

\$2,000 to Mountainland AOG and Wasatch Front Regional Council for a compilation of the CIB application list for eligible counties annual contract to Mountainland AOG and Wasatch Front Regional Council.

The Board discussed the history. This is a five-year approval with an annual contract for each of five years. The CIB funds are allocated to the AOG specifically for the funding of a planner to assist entities with CIB application and understanding. The planners do not dedicate a 40-hour week solely for the CIB program. They assist with a variety of planning and programs.

Ms. Hanson noted that the positions funded by CIB are numerous. The planners report on their activities and assistance; communities assisted, hours spent etc. She works with the AOG's and these positions on a weekly basis and acknowledged their work. They help communities with mapping and assist with knowing what the capital assets are in the community. She noted that there are efforts to supplement the funding of planning in the AOG's; GOPB has authorized \$150,000 for a second position within each AOG each year. The 2023 Legislature funded the Local Administrative Advisor program accommodating another position within each AOG for such things as city manager type assistance.

**Laura Hanson made and Greg Miles seconded a motion to fund the Regional Planning Program for FY2024-FY2028 with an annual total of \$754,000 grant. The motion carried unanimously through voice vote.**

**9.3 CIB Public Notice Policy Approval**  
*No action on this topic.*

**ADJOURNMENT** [3:17:45]

The next meeting of the Permanent Community Impact Board will be August 3, 2023 in Salt Lake City, Utah.

The meeting adjourned at 12:56 pm.

Submitted by:  
Candace Powers