

**PERMANENT COMMUNITY IMPACT FUND BOARD MEETING**

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

**MINUTES**

August 5, 2021

**Members Present**

Keith Heaton	Chairman
Bruce Adams	Southeastern Utah Association of Local Governments
Naghi Zeenati	State Transportation Commission
Gregg Galecki	State Board of Water Quality
Jack Lytle	Uintah Basin Association of Governments
Dean Baker	Uintah County
Garth "Tooter" Ogden	Six County Association of Governments
Marlo Oaks	State Treasurer
Jerry Taylor	Five County Association of Governments
Irene Hansen	Duchesne County

**Members Excused**

Kyle Stephens	State Board of Water Resources
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**Staff and Visitors**

Candace Powers	Housing and Community Development
Brenda Brown	Housing and Community Development
Pam Sjostrom	Housing and Community Development
Paul Moberly	Housing and Community Development
Zach Leavitt	Housing and Community Development
Christina Oliver	Housing and Community Development
Aaron Waite	Attorney General's Office
Daniel Widdison	Attorney General's Office
Kirt Slauch	State Treasurer's Office
Christina Davis	Department of Workforce Services
Skyler Davies	Division of Water Quality
Kevin Yack	Uintah Basin Association of Governments
Tyler Timmons	Six County Association of Governments
Shay Morrison	Six County Association of Governments
Brent Chamberlain	Kane County
Dennis Blackburn	Wayne County
Wade Heaton	Kane County
Kresta Blomquist	Kane County
Reed Erickson	Iron County
Trevor Brooksby	Daggett County
Clinton Olsen	Emery County
Kent Wilson	Emery County
Darin Bushman	Piute County
Paul Cozzens	Iron County
Greg Todd	Duchesne County
Russ Johnson	Town of Big Water
Amber Barfill	Town of Big Water
Pam Sheridan	Town of Scipio
Ron Torgerson	Town of Koosharem
Gary Zabriskie	Five County Association of Governments

Michael Bryant  
Zac Covington  
Brad Freeman  
Thomas Sorensen  
Garrick Wilden  
Clyde Watkins  
Lynnette Robinson  
Nathan Strait  
Richard Anderson  
Justin Atkinson  
Bret Reynolds  
Linda Hansen  
Kurt Marchant  
Jonathan Hardy  
Ron Winterton  
Jeanette Johnson  
Monica Hilding  
Stanley Holmes  
John Weisheit  
By Phone:

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Southeastern Utah Association of Governments  
Bear River Association of Governments  
East Zion Fire District  
Centerfield City  
Jones and DeMille Engineering  
Duchesne County Water Conservancy District  
Central Utah Counseling Center  
Central Utah Counseling  
Central Utah Counseling  
Sunrise Engineering  
Civco Engineering  
Ensign Engineering  
Ensign Engineering  
BCG Affordable Residential Communities  
State Senate #26  
Blaisdell, Church & Johnson, LLC  
Utah Environmental Caucus Chair  
Utah Citizens Advocating Renewable Energy  
Living Rivers.Org

## **WELCOME**

The Permanent Community Impact Fund Board (CIB) Meeting was held on Thursday, August 5, 2021 at 1385 South State, Room 157, Salt Lake City, Utah and was called to order at 8:30 a.m. by Chairman Keith Heaton.

Chairman Heaton introduced and welcomed Marlo Oaks as the new State Treasurer and Mayor Glade Nielsen of Nephi as the anticipated representative of Six County Association of Governments upon legislative confirmation.

Chairman Heaton also noted Pam Sjostrom has accepted a position with the Department of Agriculture and this is her last CIB meeting.

*Naghi Zeenati shared a revenue generating concept concerning cats.*

## **I. ADMINISTRATIVE ITEMS**

**1. Up-coming Meeting Dates & Location – September 2, 2021 – 1385 South State, SLC, UT**

### **2-3. Financial Review & Review of Agenda Items**

Candace Powers reviewed the status of the funds for today's meeting. There are seven new projects, and two supplemental requests for funding consideration. Grant funding should be carefully considered as it must be allocated from the mineral lease account which is diminished. The bonus fund has adequate funding available, but must be allocated as an interest-bearing loan. The funding tool's recommendations were explained.

Chairman Heaton noted generally, funding requests below \$100,000 are usually grant funds as the expense for the issuance of bonds adds additional cost. The funding tool may recommend some loan funding and the Board may offer additional funding to cover those expenses.

The Chairman proposed that for requests under \$100,000, the Board consider implementing a cash match requirement such as for every \$10,000 there be a \$1,000 match brought in by the entity. For example, a \$100,000 request would require a \$10,000 match.

Commissioner Lytle asked if the match could be in-kind.

Chairman Heaton noted in-kind is problematic in that there is no verifiable value.

Commissioner Adams stated that when there is applicant cash, the Board looks at matching that cash with grant funds and approved of the proposal.

Chairman Heaton referred to the smaller funding requests on today's meeting agenda.

Mr. Galecki stated it is good to have parameters.

Chairman Heaton stated the Board meeting is being simulcast via Zoom (and Google meet) and expressed appreciation for those in attendance in person which provides a more effective meeting discussion.

The following *Board Member Discussion and/or Action Items* were discussed at the beginning of the meeting.

### **9.2 Cemetery Planning and Re-Envisioning Discussion – McKenna Marchant [19:35]**

Ms. Marchant provided a presentation on cemetery land use as the board requested more information when the Capital Asset Program was discussed at the June 3-4 retreat. The project is meant to create environmentally rich, walkable areas in cemeteries which celebrate local macro (community) and micro (individual) histories through planning, landscaping and history and preservation.

<https://arcg.is/1DjjKW0>

[Cemetery Re-Envisioning Project](#)

[arcg.is](#)

*It was noted that the Community Development Office has developed approximately 100 different tools, guides and resources for communities that CIB serves.*

### **9.3 CIB ARPA Discussion**

Deputy Treasurer Slauch discussed ARPA funding being disseminated through the Board to communities in need as a backstop to revenue loss related to COVID and the economic environment. CIB cannot create an endowment with ARPA funds which must be committed by December 31, 2024 and fully expensed by December 31, 2026.

The CIB could allocate for four years to eligible projects which would be sewer, water and broadband infrastructure and 'loss of revenue' due to COVID. The ARPA funds are not subject to Davis Bacon or American Steel act. There are a number of funding sources for water and sewer and the legislature would need to allocate funds through CIB for that purpose. A determination is being made as to what loss of revenue from COVID is and CIB could possibly allocate loss of revenue funds for other eligible projects.

The Board asked who will pursue those funds. The AG's office could help to facilitate an orderly process and utilizing CIB makes sense as it has a process to review infrastructure projects.

Mr. Slauch indicated there was support for allocating through CIB and several other entities are pursuing the funding throughout the state.

Commissioner Adams noted the large amount available to the State from ARPA funds. He indicated CIB could receive and allocate around \$200,000,000. Counties would have to submit for eligible projects within four years to access these funds. Legislators acknowledge that CIB has a mechanism to distribute the funds which must be allocated within the next four years or it will be gone. As the Board administers ARPA funds and save mineral lease funds for when other funding is not available. CIB revenue is significantly less than past years and there are needs in Rural Utah.

Mr. Slauch indicated the Legislature will have final approval with recommendations from the Governor's office. CIB is structured well to allocate the funds appropriately.

Commissioner Adams noted the infrastructure funding coming to the State through the Federal Infrastructure Bill stating CIB would also be a reasonable conduit for those funds.

Mr. Slauch referenced GOPB as they are implementing their own fund process to distribute to cities and counties similar to CIB funding their own program with their own application and funding. GOPB, the Utah League of Cities and Towns (ULCT) and Utah Association of Counties (UAC) are involved. Mr. Slauch referred to Chairman Heaton as chair to determine if the Board should pursue funding through the CIB mechanism. The Board has indicated support.

Commissioner Adams indicated the presentation in September to discuss the CIB request as a distributor of the funds.

Commissioner Ogden referred to the State of Nebraska's method of saving funds, spending up to a certain amount and saving the remainder each month. CIB might consider a set point for funding per trimester and save a percentage.

Commissioner Lytle noted there will be a presentation at UAC on the Nebraska model.

Commissioner Taylor indicated Commissioner Bushman has researched the Nebraska model.

Chairman Heaton invited Commissioner Bushman to share his insight on the Nebraska model.

Commissioner Bushman stated the Nebraska Community Foundation started with a single foundation and expanded with multiple funds in every city in Nebraska. Some communities have a large endowment with 7-10% return. The model is that 70% of the return into the communities as grants and loans, and 30% is saved and returned to the endowment. It has State funding and community wealth gifting. Citizens can leave a portion of their estates to the foundation to contribute in perpetuity. It is a strong model.

Mr. Zeenati noted the statute which indicates the Board can make policy and request the funding. The \$200 million could be allocated to and through this body in the required limit of 4 years.

Mr. Waite, legal counsel further noted a provision in statute "...and all other money appropriated or otherwise made available to the impact fund by the legislature." A legislative appropriation of ARPA is within statute.

Mr. Slauch will provide clarity as to whether the funds must be granted and suggested a bond counsel might provide the clarity in regard to loans; the funds must be committed by 2024 and spent by 2026.

Mr. Moberly stated his understanding is that it would be grants and must be spent in four years.

Commissioner Hansen suggested the loans could be mineral lease funds and the grants could be ARPA funds.

Chairman Heaton indicated this would be worked on for the next month with proposals for the Board to consider and discuss as there is a consensus of the Board to pursue ARPA funds. We will seek to find out the desire of the Governor and Department of Workforce Services in regard to this possibility.

Commissioner Adams noted the time frame will be determined by when the legislative session discusses the funding which might be soon.

Kane County Commissioner Brent Chamberlain indicated it was his understanding the Legislature will make the decision at the October session. The Board will need to provide their petition soon to leadership and through Commissioner Adams.

Chairman Heaton thanked all who provided information indicating HCD will take point on the issue and keep things moving.

### **III. APPROVAL OF MINUTES** [1:01:23]

Chairman Heaton requested a motion to approve the minutes from the July 1, 2021 meeting.

**Jack Lytle made and Tooter Ogden seconded a motion to approve the minutes of the July 1, 2021 meeting as presented. The motion carried with Marlo Oaks abstaining.**

### **IV. PRIORITY PROJECTS**

#### **4.1. Sevier County Municipal Building Authority (Sevier)** [1:02:10]

Sevier County Municipal Building Authority presented a funding assistance request for a \$2,645,000 grant and an \$875,000 loan for 30 years at 0.0% (total \$3,520,000) for the renovation and construction of the Central Utah Counseling facility at Richfield to include the construction of a new 7,700 square foot clinical office, a 2500 square foot day treatment building and a 2808 square foot expansion to the existing residential facility to include architectural, geo technical, engineering and associated demolition for the expansion of services and the inclusion of a mobile crisis outreach team (MCOT) to serve the Six County area. The applicant is contributing \$100,000 cash. *Project total \$3,620,000.*

*Prior to application presentations, Chairman Heaton stated that the review of applications is not a negotiation with the Board but to allow the Board to learn about each project from the applicant. The CIB utilizes a funding tool to provide funding guidance and the Board does have some discretion It is not an auction. Project discussions should be informative and brief.*

The applicant stated the project is a multi-county project which will also benefit Wayne and Piute counties. The building is a 1976 building and needs to be updated to include ADA accessibility. They have spent approximately \$800,000 to acquire property to do this project. The funding tool references Sevier County and this is multi-county. The 8 beds added to the residential facility would accommodate any of the county's they serve. The CIB funded an 8-bed facility in 2015 which is at capacity and will be expanded to a 16-bed facility. Currently, staff is located in multiple buildings creating issues for security, client check in and safety issues. Central Utah Counseling is not a taxing entity and could not apply for ARPA funding or other sources which is why Sevier County is the applicant. Central Utah Counseling relies on appropriations which are not consistent.

Commissioner Bushman, Piute County noted the need for this facility. This project is part of a facility master plan. There isn't a good revenue mechanism to fund these types of facilities.

The Board asked about their annual budget, sources of revenue and what the Counties contribute.

The applicant stated the annual budget is approximately \$10 million. There is a required county match of 20% on state dollars received. They have matched approximately \$1,000,000 for Medicaid funds received leaving little of the county funds for other services. Counties contribute approximately \$280,000. 67% of the budget is for wages and staff. They are paying on loans noting the funding tool recommendation would be difficult to accommodate.

The Board asked about the sale of the current facility and where that revenue would go.

The applicant noted it is an old building without parking but if the offered funding was not affordable, the building would not be sold; the revenue from the sale of the building could be used to make a loan payment, accommodate services or hire staff.

The Board asked for clarity as to why Central Utah Counseling was not the applicant, what is the relationship and why the MBA is not representing the application which is in their name.

Commissioner Ogden indicated he is on the Sevier County MBA board.

Chairman Heaton stated Sevier County will be liable for the payment if the mental health funding does not cover the payment, and indicated the statute has changed in regard to recusing from a vote leaving it is up to a Board member's discretion.

Commissioner Ogden stated Central Utah Counseling cannot apply for CIB funding. The MBA is the instrument selected to apply and acknowledged Sevier County would be liable. There are other buildings in Sevier County that the County owns; there is an agreement with Monroe City and when the payment is completed, Sevier County will be turned over to Monroe City. This will be similar. The County is confident Central Utah Counseling has the money to pay the loan. The service is in the Six County area and Central Utah Counseling receives money from the State for which the counties provide 20% match.

Chairman Heaton referred to the funding recommendation indicating a minimum loan of \$2 million dollars with \$1.5 million in grant. The applicant may contact staff for consideration of a change prior to the October funding authorization. A new AOG building for Six County was funded by the Board and historically Central Utah Counseling was housed with Six County; was there consideration of being part of that building rather than the CIB funding two large building projects.

The applicant indicated Central Utah Counseling has contracted with the Association of Governments to do payroll and HR in 1999-2008 approximately. Central Utah has purchased the property for their facility and the AOG has built the size they need. Central Utah Counseling would need the corresponding size.

The Board expressed concern about the affordability of this project stating many State facilities are downsizing and asked if the applicant looked at repurposing an existing building.

The applicant indicated they have looked at available facilities. The houses they have acquired recently are in worse condition than their current out-patient office. They are using those homes for staff and noted the safety concern when there is one staff member with one client and other issues.

**Gregg Galecki made and Irene Hansen seconded a motion to place this project on the Priority List for funding at the October 7, 2021 meeting as a \$2,172,000 loan for 30 years at 1.0% with a 3-year principal payment deferral, a \$1,448,000 grant and no applicant cash (total \$3,620,000).**

**Tooter Ogden made and Jerry Taylor seconded a substitute motion to place this project on the Priority List for funding at the October 7, 2021 meeting as a \$1,448,000 loan for 30 years at 1.0% with a 3-year principal payment deferral, a \$2,172,000 grant and no applicant cash (total \$3,620,000).**

The Board asked who contributed the \$100,000 cash for the project and asked what prevention has been implemented to mitigate the increased number of suicides.

The applicant stated close to 99% of patients are assessed for suicide and prevention efforts continue throughout the six-county area through health department outreach. The mobile crisis outreach team has received a grant from the State of \$500,000 and the Center is supplementing with \$200,000 annually. An outreach team responds to emergencies and there is aftercare with subsequent outpatient appointments.

The Board acknowledged the needs but a million dollars is a lot of money. Medicaid and other funding sources were noted and asked about the Central Utah Counseling business model.

The applicant gets County funds and State funds which are used to match Medicaid. They are a prepaid mental health system wherein the funds are received before they are spent. The Center provides services and the costs are drawn against the prepaid dollar amount. The recent Medicaid Expansion means additional people are covered and the Center has been prepaid to provide service to every medically eligible person in their area. Medicaid can take back funds. We are in the process of setting rates. It is a different business model and many clients don't have Medicaid or insurance. They have seen an increase in their client base as COVID has increased stress and anxiety.

The Chairman indicated the proposed funding is outside funding tool recommendation which requires an exemption and a 'special circumstances' exemption was included.

**Tooter Ogden made and Jerry Taylor seconded a motion to place this project on the Priority List for funding at the October 7, 2021 meeting as a \$1,448,000 loan for 30 years at 1.0% with a 3-year principal payment deferral, a \$2,172,000 grant and no applicant cash (total \$3,620,000) citing the special circumstance exemption. The motion carried with Gregg Galecki and Dean Baker opposed and Jack Lytle abstaining.**

#### 4.2 Town of Koosharem (Sevier County) [1:45:00]

The Town of Koosharem presented a funding assistance request for a \$63,624 grant for the replacement of the existing meter reading system which has been deemed obsolete with approximately 196 new electronic sensor devices including frost proofing insulation of the new meters. The applicant is contributing \$10,000 cash. Project total \$73,624.

**Bruce Adams made and Naghi Zeenati seconded a motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$63,624 grant.**

The Board noted the MAGI is very low and suggested the applicant keep their cash with a loan award to cover bonding costs and a substitute motion was made.

**Gregg Galecki made and Dean Baker seconded a substitute motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$85,000 loan for 20 years at 1.0% with no applicant cash and a special circumstance exemption. The motion failed with Marlo Oaks, Gregg Galecki, Dean Baker and Irene Hansen in favor and Tooter Ogden, Jack Lytle, Jerry Taylor, Bruce Adams and Naghi Zeenati opposed.**

The Chairman called the question on the original motion.

**Bruce Adams made and Naghi Zeenati seconded a motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$63,624 grant. The motion carried with Gregg Galecki and Dean Baker opposed.**

#### Break

#### 4.3 Centerfield City (Sanpete County) [1:51:00]

Centerfield City presented a funding assistance request for a \$230,000 loan for 30 years at 1.0% and a \$691,000 grant (total 921,000) for the purchase of 130 acre-feet of available water rights at approximately \$7000 per acre foot to protect the existing spring and well water and meet current and future water demands.

The applicant indicated Centerfield City owns 55% of Sorensen Spring and Russell Yardley owns 45% of the existing spring. The owner of the water rights contacted Centerfield a year ago concerning his right in the spring. He has other offers but wants to provide the municipality with the complete right of

the spring wherein Centerfield City would like to hold the entire right to the spring for the provision of water to residents. The water need has slightly exceeded the current right and with the additional right.

The Board asked about the existing water rates and if the water rights were being held for Centerfield.

The applicant indicated the rates are \$30.00 for 4000 gallons with \$1.40 per additional 1000 gallons up to 10,000 gallons, \$1.50 per 1000 gallons up to the next 10,000 gallons, then \$1.60 per 1000 gallons and there is currently an emergency fee schedule of \$5.00 per 1000 gallon for any overrun. The additional water rights are being held for Centerfield.

The Board asked if the emergency \$5.00 on the water rates is to be permanent.

The applicant hoped the drought would end and the emergency \$5.00 cost would also end. The applicant indicated they could accommodate about 33% loan.

**Dean Baker made and Naghi Zeenati seconded a motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$314,000 loan for 30 years at 0.5% and a \$607,000 grant (total \$921,000). The motion carried unanimously.**

#### 4.4 Emery County Local Building Authority (Emery County) [2:04:10]

The Emery County Local Building Authority presented a funding assistance request for a \$200,000 grant for the purchase of two 2021 North Star 154-1 ambulances on 2022 Ford F350 4X4 ambulance prep diesel chassis. The applicant is contributing \$200,000 cash. Project Total: \$400,000.

The applicant noted that Emery County is big and they have 5 garages to staff and provide ambulances. They have a special service district where it can be funded with mineral lease monies. In the last 30 years they utilized profits from the service and paid AMT's a lower wage to be able to finance the EMTs.

The Board noted the applicant cash.

**Bruce Adams made and Jerry Taylor seconded a motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$200,000 grant.**

**Gregg Galecki made and Marlo Oaks seconded a substitute motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting \$110,000 loan (\$10,000 extra to cover bonding expenses) for 10 years at 1.0% and a \$100,000 grant.**

The Board referred to an existing loan the applicant would soon have paid off and discussed possible loan scenarios.

Staff indicated that the loan term should not exceed the life of the vehicles. Mineral Lease revenue could be pledged with a 15-year loan which would lower the payment.

The applicant noted their recent establishment of a Special Service District to utilize future mineral lease funds as repayment but the SSD won't have a DUNS number until the SSD has some history, so the application had to be made through Emery County. The SSD will repay Emery County for the vehicle expenses.

Staff asked who will own the vehicles noting CIB funding is only for public projects.

The applicant indicated the \$200,000 will come from the Special Service District but the funding request is through the Local Building Authority so if it is required, the LBA will own the vehicles.

The Chairman called the question on the substitute motion.

**Gregg Galecki made and Marlo Oaks seconded a substitute motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$110,000 loan (\$10,000 extra to cover bonding expenses) for 10 years at 1.0% and a \$100,000 grant. The motion failed with Marlo Oaks, Gregg Galecki , Dean Baker and Irene Hansen in favor and Tooter Ogden, Jack Lytle, Jerry Taylor, Bruce Adams and Naghi Zeenati opposed.**

The Chairman called the question on the original motion noting the funding is outside the funding tool range which requires a stated exemption.

**Bruce Adams made and Jerry Taylor seconded a motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$200,000 grant the special circumstances due to geography exemption. The motion carried with Marlo Oaks, Tooter Ogden, Jerry Taylor, Irene Hansen, Bruce Adams and Naghi Zeenati in favor and Gregg Galecki, Jack Lytle and Dean Baker opposed.**

#### 4.5 Town of Big Water (Kane County) [2:17:24]

The Town of Big Water presented a funding assistance request for a \$60,000 grant for the purchase of a 2021 Chevrolet Tahoe 4WD 4dr commercial vehicle for Marshall use. The applicant is contributing \$20,000 cash. Project Total: \$80,000.

**Naghi Zeenati made and Tooter Ogden seconded a motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$60,000 grant. The motion carried unanimously.**

#### 4.6 Kane County Municipal Building Authority (Kane County)

Kane County Municipal Building Authority presented a funding assistance request for a \$1,100,000 loan for 30 years at 0.5% and a \$1,100,000 grant (total \$2,200,000) for renovations to the historic school building known as Kanab Center Building B to include roof renovation, insulation, new drywall, renovate flooring and bleachers, new backboards, and breakout spaces on the stage level. Renovations to the Kane County Administration Building include expanding the existing Commission Chambers, a new HVAC system and new bathrooms with water efficient fixtures. (Audio/visual equipment has been deemed to be ineligible as a capital expense for CIB funding. Capital expenses include items affixed to the building with a viability of 10 years or longer.)

The applicant referred to the building which was constructed in 1954 with no air conditioning and a propane heater. The administration building was constructed in 1980 and has freon air conditioning and freon is no longer manufactured and they want to expand the building to better accommodate larger commission chambers.

The Board acknowledged the need for these improvements noting the heat in Kanab, the building has no air conditioning and supported saving the building. The tool suggests a minimum loan of \$1,936,000.

The applicant indicated they could accommodate a loan.

**Bruce Adams made and Naghi Zeenati seconded a motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$1,936,000 loan for 30 years at 0.5% and a \$264,000 grant (total \$2,200,000). The motion carried unanimously.**

The Board asked about the Wave lottery.

The applicant stated the Wave is a geological feature that is a hike. ([The Wave](#) is the premier

photographic destination in the US Southwest. It is located in the Coyote Buttes North area of the Utah Arizona border.) Only 64 people per day are allowed in the area; 48 on-line lottery permits and 16 walk-in Walk-ins must be in Kanab the day before at 9 am and have submitted application for one of the 16 slots. The facility in Kanab is the only public facility that can accommodate the numbers of walk-ins which can be up to 400 people a day. There is no trail so hikers must have a compass. The Wave is spectacular.

#### 4.7 Iron County (Iron County) [2:34:49]

Iron County presented a funding assistance request for a \$400,000 grant for a new fire station at Newcastle constructing a new 100-foot by 50-foot, 5000 square foot metal building with 2 truck bays, office, training area, kitchen, restrooms and storage area including concrete pad, framing, roof panels, insulation, electrical, plumbing and associated appurtenances to function as a fire station in the unincorporated community of Newcastle located in the southwestern area of the County. The applicant is contributing \$100,000 cash, CDBG funding \$200,000, project total \$700,000.

The applicant indicated the new fire station will be next to an existing fire station with 2 bays and storage. They have a 4000-gallon water tender truck and a brush truck which must be drained in the winter and store them which delays response time. They need room for training, a kitchen and the space could be utilized for community functions. Newcastle is an unincorporated area with 375 residents which is rural.

It was noted that if the applicant is Iron County wherein any grant funding will reduce PILT payments dollar for dollar as mineral lease is the revenue source for PILT and CIB.

The applicant indicated they could take a package of \$200,000 as loan and \$200,000 grant.

The Board suggested that funding be contingent on the Municipal Building Authority as the applicant to avoid affecting PILT. The Board acknowledged the remote location.

**Gregg Galecki made and Dean Baker seconded a motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$395,000 loan for 30 years at 1.0% and a \$105,000 grant with no applicant cash (total \$500,000).**

**Naghi Zeenati made and Tooter Ogden seconded a substitute motion to place this project on the Priority List for funding at the October 7, 2021 funding meeting as a \$200,000 loan for 30 years at 1.0% and a \$200,000 grant (total \$400,000) with a hardship exemption. The motion carried with Gregg Galecki opposed.**

The Board noted that the applicant will be changed to the Iron County Municipal Building Authority at the time of funding.

## **6. Pending Projects**

### **7. Supplemental Requests**

#### 7.1 Town of Scipio (Millard County) [2:46:35]

On February 2, 2021 the CIB authorized funding for the Town of Scipio as a \$100,000 grant and a \$200,000 loan for 30 years at 0.5% interest (total \$400,000) with \$1,000,000 in USDA funding and \$187,779 applicant cash. This project consists of flow and pressure improvements to include drilling a new well to include conductor and production holes, casings, tubes, filter material surface seal, storm drain line, splash box, concrete manhole, new well house, installing 1,500 linear feet of S-inch water line, 350 linear feet of 6- inch water line along 200 East from 400 North to 600 North, closing the water line loop along 200 North and installing a SCADA master meter to monitor usage.

On August 5, 2021 the Town of Scipio presented a supplemental funding request as a \$353,000 grant

to accommodate elevated costs and a deeper well for the water system improvements.

**Gregg Galecki made and Naghi Zeenati seconded a motion to fund the supplemental request as a \$353,000 grant. The motion carried unanimously.**

7.2 East Zion Special Service District (Kane County) [2:50:35]

On October 1, 2020 the CIB authorized funding for the East Zion Special Service District as a \$268,189 grant and a \$100,000 loan for 30 years at 0.5% interest (total \$368,189). - This project includes the purchase of an existing 48' x 48' metal building with foundation, heating and electrical located 5 miles up North Fork Road in Mt. Carmel to include design, engineering and construction of a 672 square foot building addition to include a training room, office, rest room and equipment storage, and paving driveway access around the building

On August 5, 2021 the East Zion Special Service District presented a supplemental funding request as a \$54,658 grant and a \$20,000 loan for 20 years at 2.5% interest to accommodate elevated costs. The new total would be a \$322,847 grant and a \$120,000 loan for 20 years at 0.5%. No change of scope.

The applicant indicated they purchased the building to retrofit as a fire station but bids came in higher than expected. The prices increased in 2021 to include inflated building costs and oil prices which affected the pavement portion. The scope of work is the same and the terms of the request are the same.

**Jack Lytle made and Tooter Ogden seconded a motion to fund the supplemental request as a \$54,658 grant and a \$20,000 loan for 20 years at 0.5% interest. The motion carried unanimously.**

Commissioner Adams suggested a motion to make the request for ARPA funds to pass through the Permanent Community Impact Fund Board. This Board has the authority to make that request.

**8. Special Consideration**

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

**9.1** CIB Board Meetings – September 2, 2021 1385 South State, Salt Lake City, Utah, October 7, 2021 TBD.

**9.2** Cemetery Planning and Re-Envisioning Discussion – McKenna Marchant

**9.3** CIB ARPA Discussion

**Bruce Adams made and Jack Lytle seconded a motion to submit a request for \$200,000,000 in ARPA funding to be channeled through the Permanent Community Impact Fund Board. The motion carried unanimously.**

**9.4** Closed Session

The Board may consider a motion to enter closed session pursuant to Utah Code Ann. § 52-4-205(1)(c).

Chairman Heaton requested a motion to go into closed session.

**Naghi Zeenati made and Dean Baker seconded a motion to go into closed session. The motion carried unanimously.**

**ADJOURNMENT [3:02:31]**

The next meeting of the Permanent Community Impact Board will be September 2, 2021 at 1385 South State, Salt Lake City, Utah.

The meeting adjourned at 1:07 pm.

Submitted by:  
Candace Powers