

Wasatch Front Economic Development District  
**Meeting Minutes**  
 Meeting of February 27, 2017

A meeting of the Wasatch Front Economic Development District (WFEDD) was held on Thursday, February 27, 2017 in the offices of the Wasatch Front Regional Council, 295 North Jimmy Doolittle Road, Salt Lake City, Utah.

**Welcome and Introductions [Recording 00:00]**

Mike Bouwhuis, vice-chair, chaired the meeting. The meeting was called to order at 1:00 p.m. Mr. Bouwhuis welcomed committee members and guests and introductions were made.

**WFEDD Members and Alternates Present**

IN ATTENDANCE	2017 WFEDD MEMBERS
	<b>DAVIS COUNTY</b>
x	Board Member: Commissioner Jim Smith (Davis County)
	Alternate: Mayor Bob Stevenson (Layton City)
x	Board Member: Reid Newey (Davis School District)
x	Board Member: Michael Bouwhuis (Davis Applied Technology College)
	Alternate: Craig Bott (Grow Utah)
x	Strategy Committee: Bruce Davis (Weber State University)
	<b>MORGAN COUNTY</b>
x	Board Member: Councilmember John Barber (Morgan County)
	Board Member: Stephen Lyon (Morgan County Economic Development)
	Strategy Committee: Shaun Peterson (Peterson Wealth Services)
	<b>SALT LAKE COUNTY</b>
x	Board Member: Mayor Bill Applegarth (Riverton City)
x	Board Member: Carlton Christenson (Salt Lake County)
	Strategy Committee: Abby Osborne (Salt Lake Chamber)
	Strategy Committee Alternate: Michael Parker (Salt Lake Chamber)
	Strategy Committee: Susie Becker (Zions Public Finance)
	Strategy Committee Alternate: Scott Aylett (Zions Public Finance)
	Strategy Committee: Chris DeHerrera (Associated Builders & Contractors)
	<b>TOOELE COUNTY</b>
x	Board Member: Commissioner Shawn Milne, Chair (Tooele County)
	Alternate: Councilmember Brad Pratt (Tooele City)
x	Board Member: Chris Sloan (Group 1 Real Estate)
	Alternate: Scott Snelson (Tooele Applied Technology College)
	Strategy Committee: Randy Sant (Economic Development Consulting)
	Strategy Committee: Todd R. Bingham (Utah Manufacturers Assoc.)
	Strategy Committee: Bill Perry (Perry Homes)
	<b>WEBER COUNTY</b>
	Board Member: Commissioner James Ebert (Weber County)
	Alternate: Mayor Brent Taylor (North Ogden City)
x	Strategy Committee: Jeff Edwards (Utah Advanced Materials & Manufacturing Initiative)
x	Board Member: Scott Parkinson (Bank of Utah)
	Alternate: Rick Fairbanks (Ogden Exchange Club)
	<b>STATEWIDE</b>
x	Board Member: Benjamin Hart (Governor's Office of Economic Development)
	Alternate: Tom Wadsworth (GOED)
	Board Member: Carrie Mayne (Utah Department of Workforce Services)
	Alternate: Mark Knold (Utah Department of Workforce Services)
	Strategy Committee: Lew Cramer (Coldwell Banker Commercial)
	Strategy Committee: Darin Mellott (CBRE)

**WFEDD Representatives and Others Present**

Tom Christopoulos	Ogden City
Kelleigh Cole	GOED
Brandon Cooper	Ogden City
Christy Dahlberg	WFRC
LaNiece Davenport	WFRC
Katie Gerard	WFRC
Andrew Gruber	WFRC
Ned Hacker	WFRC
Greg Mauro	Summit Powder Mountain
Shaun Mulreed	Summit Powder Mountain
Joseph Sornsen	Summit Institute
Megan Townsend	WFRC
Yvette Woodland	Department of Workforce Services

### **Opportunity for Public Comment [Recording 04:20]**

There were none.

### **Action: Meeting Minutes from November 28, 2016 and May 23, 2016 [Recording 04:38]**

Commissioner Jim Smith moved that the minutes of the November 28, 2016 meeting and the minutes of the May 23, 2016 meeting be approved as written. The motion was seconded by Carlton Christensen. The meeting minutes were unanimously approved.

### **New Member Orientation [Recording 07:21]**

LaNiece Davenport explained to the committee what the Wasatch Front Regional Council (WFRC) was, and what they did. WFRC is an Association of Government (AOG), a Metropolitan Planning Organization (MPO), and an Economic Development District (EDD). WFRC was created for regional consensus building to help with planning and implementation for visioning. The mission is to build consensus and enhance quality of life by developing and implementing visions and plans for a well-functioning multi-modal transportation system, livable communities, a strong economy, and a healthy environment. The majority of the work that the Wasatch Front Regional Council staff does falls into the MPO category but the Wasatch Front EDD staff is focused on economic development and how economic development integrates with other short and long-range initiatives.

Ms. Davenport discussed the membership of the Wasatch Front Economic Development District (WFEDD). There are 12 Board members, and 25 Strategy Committee members. The purpose of the Board is to provide policy guidance, oversight, and leadership of the WFEDD. They are to guide and implement the economic development activities of the Comprehensive Economic Development Strategy (CEDS). The Strategy Committee is responsible for the development of the regional CEDS and to ensure that the CEDS is a result of a collaborative process. The mission of the WFEDD is to support economic development plans, promote long-term economic competitiveness, and attract federal monies in order to implement local plans. The WFEDD partners with the State of Utah, cities and towns, counties, universities, non-profit organizations, and the US Economic Development Administration.

There were no questions.

### **Action: CEDS Projects**

#### **a. Ogden City [Recording 17:30]**

Brandon Cooper, Community Economic Deputy Director of Ogden City, presented on The Market – an Ogden City Makerspace. The Market is a highly collaborative, open-access art and fabrication facility. It will grow the creative industry by connecting people and organizations to space, technology, and opportunity. The Market will build the collaborate economy, which enables people to get the things they want or need from themselves or their community. The Market will also be a platform for education, entrepreneurship, and business development.

The goal of The Market is to increase business starts, household income, reduce unemployment, grow the creative industries, and increase private investment in the creative district. It is anticipated that 145 full-time equivalent jobs will be created over 10 years, and that 160 individuals will receive training each year.

The total estimated cost of this project is \$2,000,000.

There was discussion among the committee.

**b. Powder Mountain [Recording 49:15]**

Greg Mauro, Chairman and Co-Owner of Powder Mountain, presented on Summit Mountain. He explained that Summit Mountain Holding Group, L.L.C. purchased Powder Mountain in April of 2013 to protect it from overdevelopment, and to preserve as much open space as possible with sustainability at its core. The new town of Summit at Powder Mountain rivals Telluride in size and is modeled after Wengen, Switzerland. The town is surrounded by upper-elevation meadows; providing an ideal environment for the best and largest on-property mountain biking in the county. This project will create thousands of jobs in the future, serve as a technology cluster and result in the relocation of several cutting-edge technology companies to the Wasatch Front. The first phase of construction is estimated to create 4,114 jobs.

Summit has a signed Memorandum of Understanding (MOU) with University of Utah to explore the development of a Commercial Innovation Zone at Powder Mountain. This project involves a team from the University of Utah, ReGen Village, SIM-CI, and Blockable. The cost for this project has yet to be determined. To date, Summit Mountain Holding Group, L.L.C. has deployed over \$100 million into the project, inclusive of the cost of acquiring Powder Mountain. Funding has been obtained through a combination of seller financing, principal investment, home site sales, and proceeds from mountain operations.

Councilman John Barber asked if a traffic study was being done or had been done. Mr. Mauro explained that a traffic study had already been completed and he could send that information out to the committee.

The question was asked if Goldman Sachs currently has a direct investment relationship with Summit. The answer was no, but that the relationship is evolving.

There was discussion among the committee.

Commissioner Jim Smith moved that the two projects be added to the CEDS. The motion was seconded by Carlton Christensen. The vote was unanimous among the committee.

**U.S. EDA Evaluation of WFEDD [Recording 01:31:13]**

LaNiece reported on the WFEDD EDA Evaluation. The following sections scored 4 out of 4:

- Staff: How effective is the staff in carrying out the activities of the EDD
- Economic Development Activities: To what extent does the EDD engage in the full range of Economic development activities listed in its EDA-approved CEDS
- Required Reports: How well does the EDD perform in submitting all required reports to EDA in accordance with the terms and conditions of the award
- Scope of Work: How effective is the EDD in carrying out the Scope of Work contained in its EDA grant award
- EDD Effectiveness: Overall, how effective is the EDD's staff in carrying out its EDA-funded economic development program

The following sections scored 3 out of 4:

- Membership Participation: To what extent do the members of the organization participate financially and otherwise in the affairs of the EDD
- Governing Body: How effective is the governing body in providing policy guidance and leadership to the organization
- Public Information and Involvement: How effective is the EDD in providing information to and soliciting input from the general public about ongoing and proposed district activities

- Financial Accountability: To what extent has the EDD demonstrated that sound financial controls and practices are in place

A discussion was held among the committee.

**Roundtable Updates/Discussion [Recording 01:49:24]**

Jeff Edwards, Director, Utah Advanced Materials and Manufacturing, offered an update on UAMMI and related activities.

**Overview of the Utah Open and Public Meetings Act [Recording 01:53:43]**

This 11 minute video was shown to the committee.

**Other Business**

- Mark your calendar for the 2017 meetings: May 22<sup>nd</sup>, August 28<sup>th</sup>, November 27<sup>th</sup>.