

Wasatch Front Economic Development District
Meeting Minutes
 November 20, 2017

A meeting of the Wasatch Front Economic Development District (WFEDD) was held on Monday, November 20, 2017 in the offices of Wasatch Front Regional Council, 295 North Jimmy Doolittle Road, Salt Lake City, Utah.

Welcome and Introductions [Recording 00:29]

Commissioner Shawn Milne, Chair, called the meeting to order at 1:04 p.m. Mr. Milne welcomed committee members and guests, and introductions were made. The following were in attendance:

IN ATTENDANCE	2017 WFEDD MEMBERS
	DAVIS COUNTY
x	Board Member: Commissioner Jim Smith (Davis County)
	Alternate: Mayor Bob Stevenson (Layton City)
	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)
	MORGAN COUNTY
x	Board Member: Councilmember John Barber (Morgan County)
x	Board Member: Stephen Lyon (Morgan County Economic Development)
x	Strategy Committee: Shaun Peterson (Peterson Wealth Services)
	Strategy Committee: Gavin McCleary (Farm Bureau Financial)
	SALT LAKE COUNTY
	Board Member: Mayor Bill Applegarth (Riverton City)
x	Board Member: Carlton Christenson (Salt Lake County)
	Alternate: Stuart Clason (Salt Lake County)
	Strategy Committee: Susie Becker (Zions Public Finance)
	Strategy Committee Alternate: Scott Aylett (Zions Public Finance)
x	Strategy Committee: Chris DeHerrera (Associated Builders & Contractors)
	TOOELE COUNTY
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)
x	Strategy Committee: Randy Sant (Economic Development Consulting)
x	Strategy Committee: Todd R. Bingham (Utah Manufacturers Assoc.)
	WEBER COUNTY
x	Board Member: Commissioner James Ebert (Weber County)
	Alternate: Mayor Brent Taylor (North Ogden City)
x	Strategy Committee: Tom Christopoulos (Ogden City)
	Alternate: Terrance Bride (Ogden City)
x	Board Member: Scott Parkinson (Bank of Utah)
	Alternate: Rick Fairbanks (Ogden Exchange Club)
	Strategy Committee: Jeff Edwards (Utah Advanced Materials & Manufacturing Initiative)
x	Strategy Committee: Joseph Spence (Goldman Sachs)
	STATEWIDE
	Board Member: Benjamin Hart (Governor's Office of Economic Development)
x	Alternate: Tom Wadsworth (GOED)
x	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)
x	Strategy Committee: Abby Osborne (Salt Lake Chamber)
	Strategy Committee Alternate: Michael Parker (Salt Lake Chamber)

WFEDD Representatives and Others Present

Darin Brush	Davis Technology College
Christy Dahlberg	WFRC
LaNiece Davenport	WFRC
Katie Gerard	WFRC
Andrew Gruber	WFRC
Scott Hess	WFRC
Jory Johner	WFRC
Ted Knowlton	WFRC
Alex Roy	WFRC
Megan Townsend	WFRC

Action: September 19, 2017 Meeting Minutes [Recording 03:16]

Commissioner Milne stated that a copy of the September 19th meeting minutes was in the packet at each seat, and were also sent out in an email for review. One observation was made by Mr. Milne, and that was to include the conversation on building densities as part of the meeting minutes. With that correction made, Commissioner Milne entertained a motion to approve the minutes of the Wasatch Front Economic Development District meeting held on September 19, 2017. Mike Bouwhuis, Davis Technology College, motioned to approve these minutes, and it was seconded by Councilmember John Barber, Morgan County. The minutes were unanimously approved.

Opportunity for Public Comment [Recording 04:36]

There were none.

Utah MegaSites Program [Recording 05:02]

Commissioner Milne reminded the committee that during the last WFEDD meeting held at the Salt Lake Chamber, we were introduced to the Economic Development Corporation of Utah's new MegaSites program. During that meeting we expressed interested in learning more. EDCUtah is here to provide a brief overview of that program.

Michael Flynn, EDCUtah, explained that a MegaSite is a large acreage, extensively researched, heavily infrastructured piece of dirt in a community that is looking for a "landmark" project. The three keys to a MegaSite include:

1. Size, Scale, and Scope
 - a. Large acreage (400 acres)
 - b. Heavy infrastructure (power, sewer, water) existing or the potential for
 - c. Multimodal transportation (truck, rail)
 - d. Pro-manufacturing communities (a community that is potentially noisy)
 - e. Zoning/Permitting fit (environmental, air quality)
2. Preparation
 - a. Advanced due diligence
 - b. No "I don't know's"
 - c. Prepackaged incentives
 - d. Strategic focus
 - e. Significant upfront investment
 - f. Extensive engineering, utility, cost and timing info
3. Customers
 - a. Heavy industry
 - b. Advanced site requirements
 - c. Infrequent
 - d. \$1B+ capex
 - e. 1k+ jobs

Some of the Beta Site lessons learned include:

1. Collecting Data vs Creating Data: The majority of the data we needed to certify Mega Site 1.0 in Elberta already existed so time was spent identifying data gaps and compiling existing information.
2. Difficult Financial Questions: Land costs and incentive possibilities are more difficult to nail down than anticipated.
3. Marketing Game Plan: Explaining large volumes of technical data to people of varying levels of expertise will require a unique marketing plan. More investment than anticipated may be needed.
4. Full-time Management Required: A fully functioning Mega Sites program will require full-time staffing and additional financial support.

To date, the Utah MegaSite process started January 2016 has been vetted with a variety of partners including University of Utah and engineers. We developed a beta site at Elberta, UT and engineers from CRS are currently showing this site to national SSC. The next steps for this process include: developing best practices marketing protocol; identifying next “near term” potential MegaSites; leveraging EDCUtah Match Grant funds to support certification work; requesting a state appropriation for ongoing program support (staffing, marketing and certification costs); and beginning work on Mega Site(s) 2.1, 2.2 and 2.3.

There was discussion held among the committee.

Wasatch Choice 2050 & Corridor/Area Planning [Recording 49:52]

Commissioner Milne stated that during the last meeting we learned about state goals related to corridor and area planning. Ted Knowlton, Deputy Director of WFRC, is here to discuss the inner relationship of the Wasatch Choice 2050 and the CEDS. He discussed three major points:

1. We are in the process of developing a draft preferred scenario which is essentially the map of those three pieces coming together.
2. Over the next six months, dig into land use and infrastructure decisions that improve economic development. This includes housing, and all things that can happen locally that help make economic development happen in our state.
3. After the vision, engage in corridor and area planning.

Mr. Knowlton said that the Preferred Scenario for Wasatch Choice 2050 is something that will be released as a rough draft in the next couple of months. The idea is to gather feedback, widely, over the next six months. The main concept of the Preferred Scenario is that it is detailed enough that it informs local land use decisions, local, regional and state and economic development considerations, and local, regional and state transportation decisions.

The corridor and area planning includes bringing infrastructure and community and economic development partners together, developing an integrated plan for land use, transportation and economic development, identifying barriers, and developing a strategy to overcome barriers through implementation.

There was discussion held among the committee.

Housing and Vertical Tax Structure [Recording 1:19:32]

Commissioner Milne said that the final item that was recommended from the last meeting was to learn more about housing – housing choice, housing affordability, housing tax structure, etc.

Tom Christopoulos, Director of Ogden City’s Economic Development, discussed housing and vertical tax structure, and how Ogden City has used this to advance redevelopment efforts. He discussed the ‘value’ of Ogden City, and shared a PowerPoint presentation regarding information pertaining to Ogden City and how to value cities in general.

2018 – 2022 CEDS: SWOT Analysis [Recording 1:57:07]

This agenda item will be shared electronically via an online survey and then discussed at the next WFEDD meeting.

Other Business:

Commissioner Milne reminded the committee members that the next meeting will be held on February 22, 2018 at 1:00 p.m. He asked if there was any other business, and seeing none entertained a motion to adjourn. Councilmember John Barber motioned to adjourn, and it was seconded by Jeff Edwards. The meeting adjourned at 3:30 p.m.