



WASATCH FRONT REGIONAL COUNCIL

MINUTES Of WASATCH FRONT ECONOMIC DEVELOPMENT DISTRICT May 20, 2019

IN ATTENDANCE	WFEDD MEMBERS AND ALTERNATES	IN ATTENDANCE	PRIVATE SECTOR STRATEGY COMMITTEE MEMBERS AND ALTERNATES
	Mayor Katie Witt, COG Appointed Member (Davis Co.)		Bruce Davis, Member, Weber State University (Davis Co.)
	Bob Stevenson, Alternate (Davis Co.)		Vacancy, Alternate TDB (Davis Co.)
	Vacancy, Member (Davis Co.)		Chris Williams, Member, Davis School District (Davis Co.)
X	Darin Brush, Alternate, Davis Technical College (Davis Co.)		Linda Kelley, Alternate, Layton Hills Mall (Davis Co.)
X	Mike Newton, COG Appointed Member (Morgan Co.)		Shaun Peterson, Member, Petersen Wealth Services (Morgan Co.)
	Tina Cannon, Alternate (Morgan Co.)	X	Andrew Barfield, Alternate, Snowbasin (Morgan Co.)
X	Ty Bailey, Member (Morgan City)		Gavin McCleary, Member, Farm Bureau Financial (Morgan Co.)
	Ray Little, Alternate (Morgan City)		Mauricio Melendez, Alternate, Traverse Tours and Travel (Morgan Co.)
	Jenny Wilson, COG Appointed Member (Salt Lake Co.)	X	Susie Becker, Member, Zions Public Finance (Salt Lake Co.)
X	Karen Lang, Alternate (Salt Lake Co.)		Stephanie McCarthy, Alternate, EDA Architects (Salt Lake Co.)
X	Abby Osborne, Member (Salt Lake Chamber)		Aabir Malik, Member, Colmena Group (Salt Lake Co.)
	Rob Likes, Alternate, Key Bank (Salt Lake Co.)		Silvia Castro, Alternate, Suazo Center (Salt Lake Co.)
X	Shawn Milne, COG Appointed Member (Tooele Co.)		Anthon Stauffer, Member, Romney Group (Tooele Co.)
X	Debbie Winn, Tooele Co., Alternate (Tooele Co.)		Mike Deaver, Alternate, State Street Partners Tooele Co.)
X	Chris Sloan, Member, Group 1 Real Estate (Tooele Co.)		Muriel Xochimitl, Member, Deseret UAS (Tooele Co.)
	Paul Hacking, Alternate (Tooele Co.)		Vacancy, Alternate, TBA (Tooele Co.)
	Gage Froerer, COG Appointed Member (Weber Co.)		Jeff Edwards, Member, UAMMI (Weber Co.)
X	Robert Dandoy, Alternate (Weber Co.)	X	Guy Letendre, Alternate, Weber State University (Weber Co.)
	Cari Fullerton, Member (Bank of Utah) (Weber Co.)		STATE, NON-GOVERNMENTAL AND OTHER REPRESENTATIVES
	Rick Fairbanks, Alternate, Ogden Exchange Club (Alternate)	X	Rick Boullion, Member, West Point
	STATE, NON-GOVERNMENTAL AND OTHER REPRESENTATIVES	X	Alan Packard, Alternate, Jordan Valley Water Conservancy District
	Benjamin Hart, Member, Governor's Office of Economic Development (GOED)	X	Joseph Spence, Alternate, Summit Powder Mountain
	Tom Wadsworth, Alternate, GOED		Russ Booth, Member, Colliers
	Carrie Mayne, Member, Utah Department of Workforce Services (DWS)		Michael Parker, Alternate, Ivory Homes
	Mark Knold, Alternate (Utah DWS)	X	Blake Thomas for Jenny Wilson

WFEDD REPRESENTATIVES AND OTHERS PRESENT

Ben Kolendar	Patrick Mullen	Susie Becker, Zions Bank
Liesl Limburg	Benj Becker, Zions Bank	Michael Stachitus, EDC Utah
		WFRC Staff: LaNiece Davenport, Andrew Gruber, Ned Hacker, Jory Johner, Mary Pratt, Alex Roy, Suzie Swim, Megan Townsend, Lauren Victor

A meeting of the Wasatch Front Economic Development District (WFEDD) Committee was held on Monday, May 20, 2019 at the offices of Wasatch Front Regional Council, 41 North Rio Grande Street, in Salt Lake City, Utah. The following were present:

1. **Welcome and Introductions [Recording 00:00:01].** Abby Osborne, Chair, called the meeting to order at 1:33 PM and welcomed everyone. Roundtable introductions were then made.
2. **Action Items: Approve Minutes [Recording 00:03:10].** Chair Osborne entertained motions to approve minutes of a closed session held on February 21, 2019; and minutes of the last WFEDD meeting held March 25, 2019.

A motion was made by Ty Bailey and seconded by Shawn Milne that the Minutes of February 21, 2019 be approved without change; and that the Minutes of March 25, 2019 be approved without change. Motion carried unanimously.

3. **Opportunity for Public Comment [Recording 00:04:00].** There were none.
4. **Action Item: Adoption of 2018-2023 Comprehensive Economic Development Strategy (CEDS) [Recording 00:04:21].** Scott Hess, WFRC, presented a handout of the proposed 2018-2023 CEDS with focus on planning, transportation and land use. It has been updated from previous feedback and condensed to 50 pages. The CEDS is designed to align with the Wasatch Choice 2050 Vision and the 2019-2050 Regional Transportation Plan. Mr. Hess reminded the committee of its first annual objective for 2019: “Complete, adopt and report on the 2018-2023 Comprehensive Economic Development Strategy (CEDS).” Today Mr. Hess is asking for recommendation for adoption of the draft CEDS. The CEDS update will be submitted to the Economic Development Administration (EDA) by June 1, 2019.

Mr. Hess stated that the public comment period had run from April 12, 2019 to May 13, 2019 to help develop the CEDS, and meet EDA requirements.

There was review and discussion of the CEDS with emphasis on the four key strategies: (1) Link development with transportation and other infrastructure; (2) Create fiscally sustainable places; (3) Provide amenities; and (4) Attract and retain businesses, and encourage innovation. Page 16 of the CEDS reflects data and breakdown for the entire region. Each county is encouraged to check its own strategy online and give feedback. Chapter 6 defines Economic Resilience with a disaster preparedness plan.

Mayor Bob Dandoy asked about local government involvement and efforts [**Recording 00:22:25**]. Chair Osborne referred to Chapter 4 (SWOT), and stated that after adopting CEDS, the “real work” is done by local governments to implement and share their own strategies. Mr. Gruber stressed that adopting the CEDS is not an end, but the start of moving forward—and it needs local involvement.

Chair Osborne entertained a motion that WFEDD recommend adoption of the 2018-2023 CEDS [**Recording 00:27:02**], subject to amendment. The motion will include allowance of staff to make modest and technical adjustments as needs arise.

A motion was made by Shawn Milne, and seconded by Mike Newton to adopt the 2018-2023 CEDS. Motion carried unanimously.

5. **Information: Opportunity Zones [Recording 00:30:16].** Mr. Hess introduced the concept that opportunity zones represent an innovative incentive for private investment in historically depressed areas. Mr. Patrick Mullen, presenter, is with the Utah Association of Counties who was selected as part of a coalition to manage the state's Opportunity Zone (OZ) marketplace creation, contracted through the Governor's Office of Economic Development. He has a background in finance with participation at a national level.

Mr. Mullen talked about a rise of economic distressed communities and subsequent opportunity zone origins. There were capital market cities experiencing tremendous growth that were also declining, such as losing jobs and workers who moved away. There was access to private capital, but there were limited incentives for investors either in urban or rural communities to release those funds. Through a bipartisan bill passed in 2017, the creation of incentives through private capital for urban and rural communities is now becoming opportunity zones.

Mr. Mullen described benefits of what OZ provides: First, while taking private capital gains (such as when selling buildings and portfolio stocks) and paying its capital gains taxes, you can immediately defer taxes into a newly formed fund that will invest in any designated OZ for a reduction (percentage of discounts depend on number of years deferred). If you opt to stay in it for ten years, you would only pay the deferred gain less discount received; but with any new gain, there would be no taxes. For example: \$1 million goes to building in an OZ; ten years later, the building is worth \$10 million. The new \$9 million is not taxed.

The federal bill mandates that governors nominate 25% of low-income census tracts as OZ. There are 8,700 opportunity zones nationwide; Utah has 46 zones which Governor Herbert selected out of 181 eligible tracts (Salt Lake has a majority of 15 based on census tracts). It was indicated that WFRC helped with the selection process. The selected tracts are part of the federal law with no flexibility for adjustment. There was discussion of the map using federal indicators of low income, zones with crossovers, and census boundaries. Comments were made by Ty Bailey [**Recording 00:38:10**]. He stated that there are no low income census tracts for Morgan County, which is why it's not on the OZ. Also, comment was made that this is based on median income—not total wages.

This program will last ten years. The latest that the IRS allows participants to go through is December 31, 2026; however, there is a component when the life of the program goes through December 31, 2027 if invested by the end of 2019. It has a regulatory framework with outline of criteria (listed in PowerPoint presentation with interactive map). There was interactive discussion on investments and then projects.

6. **Roundtable Discussion--WFEDD and Partners [Recording 01:08:22].**

- Joseph Spence is hosting royalty from Norway on May 28-29, with a dinner reception at the Governor's Mansion and art gallery (invitations have been sent). Mr. Spence said that Norway has a cutting edge on green technology and sustainability.
- Rick Bullion with Salt Lake Community College gave program updates: one is a solar program east of the airport; and today the West Point Workforce Training and Education Center launched a new aerospace assembly program. With ten locations and 60,000 students, they work with diverse companies to design and deliver curriculum.
- Blake Thomas, Salt Lake County, is proxy for Mayor Wilcox. Restructuring of new staff is complete. The county surveyed over 2,500 small businesses with feedback. In September, an in-depth focus group will survey West Jordan businesses on employee satisfaction.
- Darin Brush, Davis Technical College, serves 6,000 students and focus on certifications. They completed a study and find 90% of their students in Davis and Morgan Counties, regardless of where they come from, remain in the Wasatch Front area after graduation. Aggressive polls show large growth in Morgan (but not Davis) County. They show a contribution of 10% over the next ten years to the workforce.
- Andrew Barfield, Morgan County, announced that Snow Basin wrapped up an 18-month record ski season (as statewide did). Free summer concerts are lined up for the summer. Construction projects will be done by the next ski season. They are part of an award-winning national program; it was suggested that Councilmember Lang might organize a fun event for WFEDD.

7. **Other Business [Recording 01:24].** It was announced that Abby Osborne (currently Vice President for Government Relations and Policy at the Salt Lake Chamber of Commerce) obtained a new job as Chief of Staff for the Utah House of Representatives working with Speaker Brad Wilson.

8. **Action Item: Adjournment [Recording 01:26].** Chair Osborne entertained a motion to adjourn the meeting.

A motion was made by Shawn Milne and seconded by Guy Letendre that the meeting adjourn. Motion carried unanimously. The meeting was adjourned at 3:00 PM.

Next Scheduled Meeting for WFEDD: August 26, 2019 from 1:30-3:00 PM.

Upcoming Events:

- *WFRC Council Meeting:* May 23 at 2:00 PM
- *Dinner Reception:* May 28 with *Princess Martha Louise of Norway*; hosted by Joseph Spence, Summit Powder Mountain

- Recommendations to Andrew Gruber for *EDCU Local Development Group*

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A recording of this meeting, agenda, and presentations may be found at www.wfrc.org, under Committees, Wasatch Front Economic Development District, 2019 Meetings.