



WASATCH FRONT ECONOMIC DEVELOPMENT DISTRICT

MINUTES

WASATCH FRONT ECONOMIC DEVELOPMENT DISTRICT

June 2, 2021

A meeting of the Wasatch Front Economic Development District held on Wednesday, June 2, 2021, via remote connection due to the safety restrictions put in place by the Utah Governor's Office, in response to COVID-19 concerns, in Salt Lake City, Utah.

PRESENT	WFEDD MEMBERS AND ALTERNATES	PRESENT	PRIVATE SECTOR STRATEGY COMMITTEE MEMBERS AND ALTERNATES
Yes	Katie Witt, Member, Kaysville Mayor (Davis County)	Yes	Brandon Wood, Member, Northwood Group, (Davis County)
No	Bob Stevenson, Alternate, Davis Co Commissioner (Davis County)	No	Gary Bullock, Alternate, Millrock Development (Davis County)
Yes	Taylor Woodbury, Member, Woodbury Corporation (Davis County)	Yes	Chris Williams, Member, Davis School District (Davis County)
No	Daren Brush, Alternate, Davis Tech College (Davis County)	No	Linda Kelley, Alternate, Layton Hills Mall (Davis County)
No	Mike Newton, Member, Morgan Co Council, (Morgan County)	No	Shaun Peterson, Member, Petersen Wealth Services (Morgan County)
Yes	Blaine Fackrell, Alternate, Morgan Co Council, (Morgan County)	No	Andrew Barfield, Alternate, Snowbasin (Morgan County)
No	Ty Bailey, Member, Morgan City, (Morgan County)	No	Gavin McCleary, Member, Farm Bureau Financial (Morgan County)
No	Ray Little, Alternate, Morgan City Mayor (Morgan County)	Yes	Mauricio Melendez, Alternate, Traverse Tours & Travel (Morgan County)
No	Jenny Wilson, Member, Salt Lake County Mayor (Salt Lake County)	Yes	Susie Becker, Member, Zions Public Finance (Salt Lake County)
Yes	Karen Lang, Alternate, West Valley City Council (Salt Lake County)	No	Stephanie McCarthy, Alternate, EDA Architects (Salt Lake County)
No	Abby Osborne, Member, Chief of Staff / House of Representatives, (Salt Lake County)	No	Aabir Malik, Member, Colmena Group (Salt Lake County)
No	Rob Likes, Alternate, Key Bank (Salt Lake County)	Yes	Edward Bennett, Alternate, Suazo Center (Salt Lake County)
Yes	Debbie Winn, Member, Tooele City Mayor (Tooele County)	Yes	Anthon Stauffer, Member, Romney Group (Tooele County)
No	Tye Hoffman, Alternate, Tooele Co Commissioner (Tooele County)	No	Mike Deaver, Alternate, State Street Partners (Tooele County)
Yes	Chris Sloan, Member, Group 1 Real Estate (Tooele County)	No	Muriel Xochimiltl, Member, Deseret UAS (Tooele County)
No	Paul Hacking, Alternate, Tooele Tech College, (Tooele County)	No	Samantha Julian, Alternate Rio Tinto, (Tooele County)
Yes	Gage Froerer, Member, Weber Co Commissioner (Weber County)	Yes	Julie Fisher, Member, UAMMI (Weber County)
No	Neal Berube, Alternate, (Weber County)	Yes	Guy Letendre, Alternate, Weber State University (Weber County)
No	Cari Fullerton, Member, Bank of Utah (Weber County)	Yes	Chris Roybal, Member, Northern Utah Econ Dev Corp, (Weber County)
No	Rick Fairbanks, Alternate, Ogden Exchange Club (Weber County)	Yes	Scott Parkinson, Alternate, Staker Parson Construction, (Weber County)
STATE, NON-GOVERNMENTAL AND OTHER REPRESENTATIVES			
No	Benjamin Hart, Member, Governor's Office of Economic Development	No	Theresa Foxley, Member, Economic Development Corporation of Utah
No	Tom Wadsworth, Alternate, Governor's Office of Economic Development	Yes	Alan, Rindlisbacher, Economic Development Corporation of Utah
No	Mark Knold, Member, Utah Dept of Workforce Services	No	Joseph Spence, Alternate, I Am A Maker and IconiQ Talks
No	Jeremias Solari, Alternate, Utah Dept of Workforce Services	No	Russ Booth, Member, Colliers International
Yes	Rick Bouillon, Member, West Point Workforce Training	No	Michael Parker, Alternate, Ivory Homes
No	Linda Townes, Alternate, Jordan Valley Water Conservancy Dist.		

OTHERS PRESENT	WFRC STAFF
Jared Stewart, Tooele City Jevon Gibb, Salt Lake County Economic Development Director Rob Sant, Davis County Holin Wilbanks, Economic Development Director, Weber County Randy Elliott, Commissioner, Davis County Alexandra Gummelt Amanda Tullis Ben Kolender, SLC Economic Development Daniel Royal, Governor’s Office of Economic Opportunity Kent Anderson, Davis County Community & Economic Development Mike Newton, Morgan County Rylee Jarvis, X-Factor Strategic Communications	Andrew Gruber Andrea Pearson Marcia White Megan Townsend Rosie Hernandez Ted Knowlton Mikala Jordan Miranda Jones Cox Nikki Navio

1. Roll Call Introduction and Consent Agenda: [00:00:04]

Commissioner Gage Froerer, Chair, called the meeting to order at 3:05 p.m. Rosie Hernandez, WFRC, initiated a roll call.

- a) **ACTION: Approve Minutes [00:03:55].** Chair Froerer entertained a motion to approve minutes of the WFEDD meeting held February 22, 2021.

A motion was made by Katie Witt, Davis County, and seconded by Taylor Woodbury, Davis County, that the minutes of January 19, 2021, be approved without changes. Motion carried unanimously.

2. Chair’s Report [00:05:01]

Chair Froerer initiated his report by reminding everyone that the purpose of the Wasatch Front Economic Development District is to bring together the public sector and private sector to advance the regional economy. He reported that HB348 – Economic Development Amendments legislation was passed last session. Since then, GO Utah (formally GOED) has been working internally and with the various stakeholders to identify individual members who will be part of the overall Unified Economic Opportunity Commission. This Commission will oversee the Economic Opportunity Act. The Commission will develop, direct, and coordinate statewide economic strategies. This bill requires the Commission to coordinate with associations of government agencies (such as WFRC), which serve as federally recognized economic development districts. The legislation also identifies subcommittees to create; including areas of sustainable growth. WFRC has been working with GO Utah to participate in the Incentives and Growth Alignment subcommittee. This subcommittee aligns with the four key strategies within the 2018-2023 Comprehensive Economic Development Strategy document, which are: (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.

3. Public Comment [00:10:50]

Time was opened by Chair Froerer. There were no comments.

4. Northern Utah Economic Alliance – Regional Economic Development Discussion [00:11:22]

- a. **Regional Economic Development Discussion – Chris Roybal, Executive Director [00:13:30]**

Chris Roybal, Northern Utah Economic Alliance, presented to the committee the economic growth that is occurring in Davis and Weber Counties. Mr. Roybal also reported on office and industrial new job center development in the region.

5. Industrial/Manufacturing/Business Building Market Update [00:51:25]

a. Building Market Update – Brandon Wood, President, Northwood Group [00:31:52]

Brandon Wood, Northwood Group, shared with the group how the commercial real estate market fared in 2020, and what statistics look like post-pandemic. Mr. Wood reported that industrial real estate is currently thriving. However, he stated this resulted in an increase of land prices by twenty-eight percent, as well as higher construction costs. He also stated that Utah restaurants have reported the permanent closure of 450 establishments, which is about 10%.

6. American Rescue Plan Act [01:04:20]

a. Review and Discussion – Miranda Jones Cox, Government Relations, WFRC

Miranda Jones Cox, WFRC, provided an update on the American Rescue Plan Act (ARPA). Ms. Cox reported that the state of Utah will be receiving roughly \$1.5 billion in two separate tranches. The first tranche was received in May 2021, and the second tranche should be expected no later than May 2022.

7. Member Comments [01:18:00]

Christopher Williams, Davis School District, reported that the Weber School District will be applying for a bond in November 2021, and Davis School District will be applying for one in November 2022. He asked for the committee's support in working together to see this come to fruition.

8. Other Business [01:20:04]

a. 4 Year Update to the RTP – Evaluation of RTP and Economic Development

Chair Froerer reported that every 4 years, WFRC updates the Regional Transportation Plan. As part of this update, there is an economic development component of the RTP, linking development and transportation and other infrastructure together. Ted Knowlton, WFRC, reported that the RTP is the critical blueprint for future transportation in the local communities and across the region that anticipates growth between now and 2050. Staff from WFRC will be reaching out to this committee for feedback on ways to improve and coordinate transportation, infrastructure and land use decisions to economic development.

b. Next WFEDD Committee Meeting – August 4, 2021, 1:30-3:00 p.m. [01:24:40]

9. Adjournment [01:25:14]

ACTION: *Chair Froerer entertained a motion to adjourn. Julie Fisher, Weber County, motioned to adjourn, seconded by Mauricio Melendez, Morgan County. Motion carried unanimously. The meeting was adjourned at 4:30 PM.*