



REGULAR MEETING ECONOMIC DEVELOPMENT ADVISORY BOARD (EDAB)

Held at the City of Moab Conference Center
217 E Center Street
Moab, Utah 84532

[Recording](#)

MINUTES September 27th, 2023 | 3:00pm

****Time stamps correspond to the video****

Members in Attendance: Forrest Rodgers, Shalee Bryant, Michael Black, Melisa Jeffers, Karen Guzman-Newton, Chris Wilson

Members in Attendance Remotely: Jazmine Duncan, Mary McGann

Members not in Attendance: Emily Campbell, Kelly Thornton, Huseyin Deniz

Also Present: Mimi Drozdetski (Grand County Economic Development VISTA), Tina Cannon (Member of the Public), Jason Taylor (Moab City Council), Collin Topper (Grand County Trail Mix), Johanna Blanco (MACLT Vista), Kaitlin Meyers (MACLT) Colette Cox (Governor's Office of Economic Opportunity), Sky White (Grand County Economic Development), Quinn Hall (Grand County Comm Admin)

Welcome

00:02:45

Introductions

00:03:06

Conflicts of interest, disclosures, ex-parte communication

00:11:40 - None at this time

Citizens to -be- heard

00:12:06 - None at this time

Presentations, if any

00:12:20

Discussion and Action Items:

A. Approval of 9/07/23 Special Meeting Minutes

{9/07/23 Meeting Minutes included in agenda packet}

00:12:30

Karen Guzman-Newton makes a motion to approve the 9/07/2023 Meeting Minutes.

Chris Wilson seconds the motion.

No Discussion.

All in favor, motion passes unanimously.

B. FY24 Rural Communities Opportunity Grant (RCOG) Opportunities

{“FY24 RCOG 1 Pager”, and “Arroyo Crossing Update & RCOG Funding Request” included in agenda packet}

00:12:45

Moab Area Community Land Trust (MACLT), Arroyo Crossing Phase 2 - *Kaitlin Meyers and Johanna Blanco, MACLT*

Project Scope: The Moab Area Community Land Trust (MACLT) project proposal will fund pre-development and construction gap financing to develop infrastructure to serve 116 units of affordable workforce housing at the Arroyo Crossing subdivision. RCOG application requests \$300,000.

Discussion included:

Chris Wilson asked for additional budget clarification. The grant proposal in the documents provided for the meeting packet represented MACLT’s Economic Assistance Grant application. Kaitlin confirmed the numbers associated with that application reflect what would be included in the FY24 RCOG application.

Colette Cox notes that RCOG funds can be allocated to help a community as a whole and go toward workforce housing. She suggests working with the City of Moab, Workforce Services, and the Housing Authority to get as much information as possible about the current state of homelessness within the County for the application. The application needs to address how the workforce housing will support businesses and economic development by supporting and sustaining the local economy.

There was concern that the rigid qualifications required for residents to occupy the affordable workforce housing at Arroyo Crossing doesn’t support ALL current housing needs.

Update on the City of Moab’s Intent to Apply application for the FY24 RCOG - *Michael Black*

The City of Moab intends to apply for the FY24 RCOG. The application will request funding to supplement the resources currently allocated for the Downtown Dispersed Parking Plan. \$5.7 million from the state and \$1 million have been committed to the project. The city will be applying for \$600,000. Most of the money will likely go to EV charging station infrastructure and pedestrian corridors.

Discussion included:

Karen Guzman-Newton explored further collaboration of the County and City to support improvements and beautification of the Downtown, most importantly pedestrian

improvements, with the concept that the Downtown corridor is the County's main economic driver.

Micahel Black had concerns that having both the County and City go after the FY24 RCOG for the same project might inhibit the both entity's opportunity to be awarded the maximum amount available. He also notes the City of Moab will be starting the development of a Master Plan for Downtown, which will require multiple stakeholders. Timing is unknown at this time. Michael also offered to explore funding options to support pedestrian and sidewalk improvements as well as trail and transportation improvements within the City.

The Board discussed activation spaces, place-making inventory and the importance of pedestrian traffic and their experience downtown.

Grand County Active Trails and Transportation Updates and Project Exploration - Collin Topper

Discussion included:

Trail Mix has an ongoing list of projects to be completed and currently collaborates with the City for many of them. He notes there is a working relationship between Trail Mix and the City of Moab to maintain trails within the city limits. There are opportunities to work alongside Trail Mix for future Downtown development projects.

Grand County Bike Path Project Update - Mary McGann

Currently the County is in the process of collecting all easements necessary to move forward with finalizing the current design and scope of the project. Additional gap funding is not a current need in moving this project forward at this time.

Colette Cox feedback on FY24 RCOG Opportunities Discussion

The grant decision committee will not hold it against any City and associated County for applying for this grant within the same grant cycle. The City of Moab and the County have had applications in the same grant cycle and have both won grant awards at the same time. The Downtown Dispersed Parking Project is a home run application because it is well developed, there are matching funds and it is underway. The MACLT project application might not qualify for the full \$600,000. It would be most strategic to ask for a lesser amount. The total request should reflect supporting each project's gap funding need.

Collaboration between the City and County on a greater future project could present a great opportunity for both parties to apply for a joint project. Each applications could reflect different portions of the project such as parking, sidewalks and hardscaping and softer portions of the project like signage, gathering spaces and softscaping. Colette feels there is much improvement that can be made to our Main Street corridor including reconfiguring parking and walking spaces downtown. The language the GOEO wants to see in all grant applications is the benefit to the businesses that will be seen with funded improvements such as addressing visitation in shoulder seasons, increased operation hours and increased revenues.

There is the opportunity to include multiple projects in one application but there is a possibility that the committee will choose to fund part of the application and not another, at their discretion.

The State has earmarked \$90million for statewide trail systems and networks. This could be a future grant opportunity to support City and County trail and transportation projects. Once projects are prioritized, Colette offered to assist with helping to match grant opportunities to proposed projects. There is a new Utah Funding Opportunities Portal that has further resources.

Additional Board Discussion

The Board would like to continue developing a working relationship with the City of Moab so that as opportunities arise for funding, the City and County are a joint force and set up for success. There is overall interest in targeting Downtown improvements as a top priority for future project planning and development.

Chris Wilson makes a motion to prepare a Letter of Support for the City of Moab's FY24 RCOG Application.

Shalee Bryant seconds the motion.

No Discussion.

All in favor, motion passes unanimously.

Shalee Bryant makes a motion to support the MACLT's Arroyo Crossing Phase 2 Project in the sum of \$300,000 for Grand County's FY24 RCOG Intent to Apply application.

Chris Wilson seconds the motion.

Karen Guzman-Newton articulates that the Board will keep looking for other opportunities until next month's meeting.

All in favor, motion passes unanimously.

Consideration of Future Agenda Items

Melisa Jeffers would like to get the following items added as future meeting agenda topics of action and discussion:

Scheduling a meeting with EDAB and the stakeholders at the City of Moab to start formalizing the discussion. From an economic development point of view, they house much of the county's revenue in their hotels, of which revenues are down. If we want economic diversity within the tourist season in the shoulder seasons we also have to be cooperating tiger to strengthen our economic diversification that is outside of tourism.

Scheduling of specific meetings to start discussion about what we are going to work on funding next year. We have talked about commissary and commercial kitchens, collaborative incubator accelerator coworking spaces.

Micahel Black suggested a joint meeting with himself, the City Manager, Mayor or the City Counselor to start talking about this. The City would like to work on future collaboration with the County. He will follow up with other members of EDAB to schedule a meeting to walk the sidewalks of Moab and start discussions on the City's current pedestrian infrastructure issues.

The Board is uncertain on the formality of how the meeting should be scheduled and in what venue. Michael will follow up with the Board following this meeting with further ideas.

Karen Guzman-Newton raises the issue of Board Member attendance. There are 3 Board Member terms that are due to end in December.

Forrest will bring further clarification on next steps on Board Member elections to the 10/25 meeting.

At 01:54:51, Forrest adjourned the meeting.