



# PERMANENT COMMUNITY IMPACT FUND NEW APPLICATION

Revised November 2020

PERMANENT COMMUNITY IMPACT FUND  
1385 SOUTH STATE, SUITE 400  
SALT LAKE CITY, UTAH 84115  
O: 801-468-0175

EMAIL COMPLETE APPLICATIONS TO:  
[BPBROWN@UTAH.GOV](mailto:BPBROWN@UTAH.GOV)



**WORKFORCE  
SERVICES**  
HOUSING & COMMUNITY  
DEVELOPMENT

APPLICATION DEADLINES  
JUNE 1; OCTOBER 1; FEBRUARY 1; (5:00 PM)

**PERMANENT COMMUNITY IMPACT FUND BOARD APPLICATION**

**PART A. GENERAL INFORMATION** (PLEASE USE THE **TAB** KEY)

PROJECT TITLE: **Central Utah Counseling Richfield Office**

PROJECT LOCATION: **280 S, 100 E. Richfield, UT**

POPULATION: **25,810**

APPLICANT ATTENDED TUTORIAL: Y  N

APPLICATION PROVIDED TO SHPO: Y  N  N/A

**APPLICANT AGENCY:**

NAME: **Municipal Building Authority of Sevier County**

FEDERAL TAX ID NUMBER:

ADDRESS: **250 N, Main Street**

CITY: **Richfield**

COUNTY: **Sevier**

ZIP: **84701**

CONTACT NAME: **Richard Anderson**

*Must be with the applicant agency and registered in webgrants*

PHONE: **435-681-1010**

EMAIL: **richarda@cucc.us**

CELL: **435-681-1010**

PRESIDING OFFICIAL // NAME: **Ralph Brown**

*This person shall sign application*

TITLE: **Commissioner**

PHONE: **4359797434**

EMAIL: **ralphbrown@sevier.utah.gov**

CLERK / RECORDER // NAME: **Steven C. Wall**

PHONE: **435-893-0453**

EMAIL: **scwall@sevier.utah.gov**

**APPLICANT SUPPORT:**

ENGINEER / ARCHITECT // NAME: **Curtis Miner**

COMPANY: **Curtis Miner Architecture**

MAILING ADDRESS: **233 South Pleasant Grove Blvd, Suite 105**

CITY: **Pleasant Grove**

STATE: **UT**

ZIP: **84062**

PHONE: **801-769-3000**

EMAIL: **curtism@cmautah.com**

CELL:

BOND COUNSEL // NAME: **Chamberlin and Associates**

COMPANY: **Chamberlin and Associates**

MAILING ADDRESS: **225 North 100 East**

CITY: **Richfield**

STATE: **UT**

ZIP: **84701**

PHONE: **435-896-4461**

EMAIL: **rchmbrln@xmission.com**

CELL:

FINANCIAL CONSULTANT // NAME:

(OPTIONAL)

COMPANY:

MAILING ADDRESS:

PHONE:

EMAIL:

CITY:

STATE:

ZIP:

CELL:

## PART B. PROPOSED FUNDING

Note: The CIB may limit its total participation in any given project to a maximum of \$5,000,000.

### TOTAL CIB FUNDS REQUESTED

One Lump Sum - Round to the nearest \$1000

**\$3,500,000**

### APPLICANT'S GRANT/LOAN PACKAGE REQUEST

**\$2,625,000 Grant \$875,000 Loan @ 0% for 30 Years**

### SECURITY FOR LOAN

GENERAL OBLIGATION BOND

REVENUE BOND

BUILDING AUTHORITY LEASE REVENUE BOND

CLASS B & C ROAD FUND REVENUE BOND

MINERAL LEASE REVENUE

OTHER (SPECIFY):

### SOURCE/LESSEE

### TOTAL PROJECT FUNDING

### SPECIFY

### AMOUNT

APPLICANT CASH

**\$100,000**

APPLICANT IN-KIND\*\*

OTHER LOCAL CASH

OTHER LOCAL IN-KIND\*\*

FEDERAL GRANT

FEDERAL LOAN

STATE GRANT (DDW, DWQ, - NOT CIB)

STATE LOAN (DDW, DWQ, - NOT CIB)

TOTAL REQUESTED CIB FUNDS

**\$3,500,000**

TOTAL PROJECT COST

MUST MATCH PROJECT TOTAL (PG. 3)

PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE.

**\$3,600,000**

### ADDITIONAL QUESTIONS

All applicants must indicate how they propose to finance cost over-runs for the proposed project.

**CUCC will cover any cost over runs from financial reserves or reduce scope of work.**

Were other funding sources, (e.g., DDW, DWQ, USDA Rural Development) contacted to discuss financing this project? Y  N   
Who? \_\_\_\_\_

Will the proposed facility be leased? Y  N  If yes, provide evidence that it will constitute a true lease. (Pass through public funding for private purpose is statutorily prohibited.) \_\_\_\_\_

Are there mineral revenue development impacts that affect *public infrastructure, public finance, federal land, employment and safety*? Describe: **Yes, Sevier County is a leading producer of coal and oil. Both of the significant industries occupy large areas that are on federal lands thus impacting every area of concern because of the existing developments. Additionally, these impacts extend across the entire region that CUCC serves through indirect impacts. Services provided in Sevier County are also for residents of Wayne and Piute Counties.**

Clearly define the public purpose for the project and identify how the project alleviates impacts on *public infrastructure, public finance, federal land, employment and safety*. **The purpose of this project is to provide Central Utah Counseling Center adequate office space to provide critical services to the residents of Sevier, Piute and Wayne Counties. These services include Outpatient Mental Health and Substance Abuse therapy, Drug Court, Mobile Crisis Outreach Teams (MCOT), Case Management and Medication Management. The project also includes an 8 bed expansion of CUCC's Residential treatment program in Richfield. Demand for these services is increasing and the current office space is inadequate.**

What is the percentage of federal land in the county? **Sevier County 76%, Piute County 74%, Wayne County 86%**

Who are the prime beneficiaries of this project? **Residents of Sevier, Piute and Wayne Counties are the direct beneficiaries of the project, but the project will also have a positive impact on Juab, Millard and Sanpete counties as all six counties are served by CUCC. The residential beds can serve as overflow from any of the six counties we serve.**

## PART C. PROJECT BUDGET

### COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE  
**CUCC/Curtis Miner Architecture**

DATE OF ESTIMATE  
**5/27/2021**

### CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION \$2,926,800

**Architect, Engineering, Geo Technical** \$150,000

**FFE** \$160,000

**Demolition** \$40,000

**Abatement** \$20,000

CONTINGENCY \$295,000

**CONSTRUCTION SUBTOTAL** PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE. **\$3,591,800**

PRE-CONSTRUCTION ENGINEERING \$3,000  
*Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents*

SPECIAL ENGINEERING SERVICES \$5,200  
*Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations*

CONSTRUCTION ENGINEERING SERVICES  
*Representation during construction, special inspections, materials testing and construction phase services*

**ENGINEERING SUBTOTAL** PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE. **\$8,200**

PLANNING AND STUDIES SUBTOTAL  
NEPA, EA, EIS, FEASIBILITY

LAND/EASEMENTS/WATER RIGHT SUBTOTAL

EQUIPMENT & FACILITIES SUBTOTAL

ADMIN // LEGAL / BONDING ONLY

ADMIN // FINANCIAL CONSULTANT

**ADMIN SUBTOTAL** PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE. **\$0**

**PROJECT TOTAL - MUST MATCH TOTAL PROJECT COST (PG.2) = \$0** (THIS SHOULD BE \$0 IF PAGE 2=PAGE 3)  
PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE. **\$3,600,000**

ANNUAL PLANNED BUDGET FOR  
COMPLETED PROJECT

ESTIMATED START DATE **MARCH 2022**

OPERATIONS & MAINTENANCE **\$25,000**

REPLACEMENT FUND

## PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2020  
ANNUAL BUDGET **\$8,726,987**

GENERAL FUND BUDGET **N/A**

### PROPERTY TAX

YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2019	<b>N/A</b>	<b>\$0</b>
2018	<b>N/A</b>	<b>\$0</b>
2017	<b>N/A</b>	<b>\$0</b>
2016	<b>N/A</b>	<b>\$0</b>
2015	<b>N/A</b>	<b>\$0</b>

### CURRENT DEBT STRUCTURE

ASSESSED VALUATION **\$0**

G.O. DEBT CAPACITY\* **\$0**

OUTSTANDING G.O. DEBT **\$0**

REMAINING G.O. DEBT CAPACITY **\$0**  
(SUBTRACT OUTSTANDING DEBT FROM DEBT CAPACITY)

\*G.O. DEBT LIMITS: COUNTIES 2% OF ASSESSED VALUE  
CITIES, TOWNS SCHOOL DISTRICTS 4% OF ASSESSED VALUE  
CITIES (1st & 2nd class) +4% for water, lights, sewers OF ASSESSED VALUE  
CITIES (3rd class) & TOWNS +8% for water, lights, sewers OF ASSESSED VALUE

TOTAL OUTSTANDING DEBT **\$1,019,000**

TOTAL CURRENT ANNUAL DEBT SERVICE **\$30,000**

### USER FEES (IF APPLICABLE)

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.

**N/A**

POPULATION.

**25,810**

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.

**\$ 139**

NUMBER OF USERS (OR ESTIMATE)

**Bonded Debt Summary**

Bonded debt information must be submitted in the format shown below. The submission of bonded debt information in an alternative format will not be accepted, since it precludes easy reference to the actual debt structure of applicant agencies. Please attach additional pages in the same format if there are insufficient columns to list all bonded debt issues.

	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	<b>Nephi</b>	<b>Ephraim</b>					
\$ ISSUED	<b>\$913,000</b>	<b>\$550,000</b>					
INTEREST RATE	<b>0</b>	<b>0</b>					
DATE ISSUED	<b>2010</b>	<b>2012</b>					
DATE DUE	<b>April 1st</b>	<b>October 1st</b>					
BOND HOLDER	<b>CIB</b>	<b>Zions Bank</b>					
ANNUAL DEBT SERVICE							
2021	<b>\$30,000</b>	<b>\$18,000</b>					
2022	<b>\$30,000</b>	<b>\$18,000</b>					
2023	<b>\$30,000</b>	<b>\$18,000</b>					
2024	<b>\$30,000</b>	<b>\$18,000</b>					
2025	<b>\$30,000</b>	<b>\$18,000</b>					
2026	<b>\$30,000</b>	<b>\$18,000</b>					
2027	<b>\$30,000</b>	<b>\$18,000</b>					
2028	<b>\$30,000</b>	<b>\$18,000</b>					
2029	<b>\$30,000</b>	<b>\$18,000</b>					
2030	<b>\$30,000</b>	<b>\$18,000</b>					
2031	<b>\$30,000</b>	<b>\$18,000</b>					
2032	<b>\$30,000</b>	<b>\$18,000</b>					
2033	<b>\$30,000</b>	<b>\$18,000</b>					
2034	<b>\$30,000</b>	<b>\$18,000</b>					
2035	<b>\$30,000</b>	<b>\$18,000</b>					
2036	<b>\$30,000</b>	<b>\$18,000</b>					
2037	<b>\$30,000</b>	<b>\$18,000</b>					
2038	<b>\$30,000</b>	<b>\$18,000</b>					
2039	<b>\$30,000</b>	<b>\$18,000</b>					
2040	<b>\$33,000</b>	<b>\$18,000</b>					
2041		<b>\$18,000</b>					
2042		<b>\$18,000</b>					
2043		<b>\$10,000</b>					
2044							
2045							
2046							
2047							
2048							
2049							
2050							
2051							

## PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY ([jobs.utah.gov/housing/cib/index.html](http://jobs.utah.gov/housing/cib/index.html)). **Incomplete applications will be held pending completion of all requirements.**

### REGISTRATION (\*one time only)

To be eligible for funding, the applicant must be registered in **WebGrants 3** (<https://webgrants.utah.gov/home.do>). The applicant will receive an email with their login ID and password. If applicant has submitted an application previously, they should already have a login and password. **DO NOT REGISTER AGAIN.** Contact Brenda Brown 801-707-0965.

### PROJECT DESCRIPTION

**WHO** - the applicant agency including the problem, situation, condition or need to be addressed by the proposed project and the number of persons, land area, governmental facilities, services or operations impacted by the problem.

**SCOPE OF WORK**- a description of the proposed project including size, location, development timetable, etc. Include explanation of projected benefits to public infrastructure and alternatives considered and include a detailed construction budget estimate. Include 8½ X 11 maps, floor plans, site plans, prepared estimates, etc.

**WHY** – has the applicant investigated other sources of funding for this project and an explanation of why the applicant agency requires financial assistance from CIB? Specify.

### CAPITAL IMPROVEMENT LIST

The 'Project' must be on the current consolidated county Capital Improvement List of the Housing & Community Development Division. CIB WILL NOT consider projects not identified on the current list, except in the case of a bona fide public safety or health emergency, or other compelling reason.

### WATER & SEWER APPLICATIONS

*ALL WATER AND SEWER APPLICATIONS REQUIRE A DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW*  
Utah Department of Environmental Quality (DEQ) staff act as technical advisors to the CIB on drinking water and waste water projects. Applicants for proposed drinking water and waste water funding **MUST COMPLETE AND SUBMIT** the Drinking Water & Waste Water Project Supplement to DEQ with the CIB application. DEQ Supplemental form is located on CIB website: <https://jobs.utah.gov/housing/community/cib/index.html>

### STREET AND ROAD APPLICATIONS

Requires a completed street and road addendum, located on: [jobs.utah.gov/housing/community/cib/documents/streetsandroadsaddendum.doc](http://jobs.utah.gov/housing/community/cib/documents/streetsandroadsaddendum.doc)

### PLANNING APPLICATIONS

Requires a completed planning addendum. Planning grants are processed separately from other CIB funding. For more information on planning requirements including the addendum: [jobs.utah.gov/housing/community/cib/documents/planninggrantaddend.docx](http://jobs.utah.gov/housing/community/cib/documents/planninggrantaddend.docx)

### CONSTRUCTION APPLICATIONS // STATE HISTORIC PRESERVATION OFFICE (SHPO) REVIEW

Applications which include building, altering or disturbing properties fifty (50) years of age or older, or which may include new site excavation to include road realignments shall be submitted to SHPO and include photographs, map and address of the proposed project for review and comment by SHPO.

### ASSOCIATION OF GOVERNMENTS NOTIFICATION

Provide a copy of current application to the applicable AOG two (2) weeks prior to submission.

### AFFORDABLE HOUSING PLAN

Attach a brief summary (and date of adoption if applicable) of the applicant's efforts to comply with the requirements of Section 10-9a-403 UCA (municipalities) and Section 17-27a-403 UCA (counties). **DO NOT SUBMIT THE ENTIRE HOUSING PLAN.**

### PUBLIC NOTICE AND PARTICIPATION

The CIB requires a vigorous public participation effort. Applicants shall hold **AT LEAST** one formal public hearing to solicit comments concerning the size, scope, nature of any funding request **PRIOR** to its submission to the board. The minutes must reflect a discussion of all financing scenarios including the possibility of loan funding. Complete and detailed information regarding the project scope and it's financing, including expected financial impact, potential repayment terms, potential costs to the public as user fees, special assessments, or property taxes shall be discussed. A copy of the public notice for any public hearings and the official transcript / minutes from the hearing must be attached. (NOTE: The board may require additional public hearings if it determines the applicant did not adequately disclose the impact to the public, or if it offers a substantially different financial package than from what was originally proposed.)

### CURRENT AUDITED FINANCIAL REPORT

Provide a copy of most recent audited financial report.

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## PRESIDING OFFICIAL SIGNATURE

I, Nathan Strait, the CEO of Central Utah Counseling Center  
(TYPED NAME) (TYPED TITLE) (TYPED ORGANIZATION)

do hereby certify the information presented in this application is accurate and correct to the best of my knowledge and this application has been authorized by the applicant agency. Furthermore, I certify that this project will comply with all applicable laws as outlined in R990-8-3 (M) prohibiting discrimination on the basis of race, religion, color, or national origin; sex, age, and disability. This project, when complete, will comply with the Americans with Disabilities Act (ADA).

Nathan Strait

Nathan Strait (Jun 1, 2021 15:31 MDT)

ORIGINAL SIGNATURE

6/1/21

DATE








# Richfield Office CIB Application

Final Audit Report

2021-06-01

Created:	2021-06-01
By:	Richard Anderson (richarda@cucc.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAN9RmRBjclCBBMc7SckoFXQAYwv6vjve

## "Richfield Office CIB Application" History

-  Document created by Richard Anderson (richarda@cucc.us)  
2021-06-01 - 9:29:04 PM GMT- IP address: 67.207.47.4
-  Document emailed to Nathan Strait (nathans@cucc.us) for signature  
2021-06-01 - 9:30:32 PM GMT
-  Email viewed by Nathan Strait (nathans@cucc.us)  
2021-06-01 - 9:30:56 PM GMT- IP address: 74.125.212.133
-  Document e-signed by Nathan Strait (nathans@cucc.us)  
Signature Date: 2021-06-01 - 9:31:32 PM GMT - Time Source: server- IP address: 67.207.47.4
-  Agreement completed.  
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