



PERMANENT COMMUNITY IMPACT FUND NEW APPLICATION

Revised September 2025

PERMANENT COMMUNITY IMPACT
FUND

140 East 300 South ~ 1st Floor
SALT LAKE CITY, UTAH 84111
C: 435-253-4028

EMAIL COMPLETE APPLICATIONS TO:
cib@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: **Spanish Valley Culinary Storage Water Tank**

PROJECT LOCATION: **Moab, UT**

POPULATION: **5,366**

APPLICANT ATTENDED TUTORIAL: Y N

APPLICATION PROVIDED TO SHPO: Y N N/A

APPLICANT AGENCY:

NAME: **City of Moab**

FEDERAL TAX ID NUMBER: 876000248

ADDRESS: **217 East Center Street**

CITY: **Moab**

COUNTY: **Grand**

ZIP: **84532**

CONTACT NAME: **Alexi Lamm**

Must be with the applicant agency and registered in webgrants

PHONE: **4352595121**

EMAIL: **ALAMM@MOABCITY.GOV**

CELL: **same**

PRESIDING OFFICIAL // NAME: **Joette Langianese**

This person shall sign application

TITLE: **Mayor**

PHONE: **4352595121**

EMAIL: **mayor@moabcity.gov**

CLERK / RECORDER // NAME: **Sommar Johnson**

PHONE: **4352595121**

EMAIL: **sommar@moabcity.gov**

APPLICANT SUPPORT:

ENGINEER / ARCHITECT // NAME: Benjamin D. Miner

COMPANY: **Hansen Allen & Luce Inc. Engineers**

MAILING ADDRESS: **859 South Jordan Pkwy #200**

PHONE: **8015665599**

EMAIL: **bminer@halengineers.com**

CITY: **South Jordan**

STATE: **UT**

ZIP: **84095**

CELL: **same**

BOND COUNSEL // NAME: **n/a**

COMPANY:

MAILING ADDRESS:

PHONE:

EMAIL:

CITY:

STATE:

ZIP:

CELL:

FINANCIAL CONSULTANT // NAME: **n/a**

COMPANY:

(OPTIONAL)

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

\$3,897,727 total request to CIB

APPLICANT'S GRANT/LOAN PACKAGE REQUEST

\$1,170,000 Grant amount \$2,727,727 Loan amount @ 1.5 % for 20 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

APPLICANT IN-KIND**

Land

\$200,000

OTHER LOCAL CASH

OTHER LOCAL IN-KIND**

FEDERAL GRANT

FEDERAL LOAN

STATE GRANT (DDW, DWQ, - NOT CIB)

GOEO Grant

\$1,714,000

STATE LOAN (DDW, DWQ, - NOT CIB)

TOTAL REQUESTED CIB FUNDS

\$3,897,727

TOTAL PROJECT COST

MUST MATCH PROJECT TOTAL (PG. 3)

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

5,611,727

ADDITIONAL QUESTIONS

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

Cost over-runs will be financed with sales tax revenue.

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

Who? **Yes. The City of Moab has been in contact with the Utah Division of Drinking Water (DDW), the Utah Division of Water Quality (DWQ), and USDA Rural Development to find additional sources of financing for this project. Conversations with each of the entities have helped inform the City's strategy for securing financing. Specifically, the timeline for funding with USDA Rural Development may not align with the City's desired start date of Summer 2026. DDW referred us to DWQ for potential funding opportunities. DWQ is not accepting new construction applications until July 2026.**

The City of Moab will continue to coordinate with these partners in the coming year to discuss financing options for this project. While these programs may provide partial funding or low-interest loan opportunities, available resources are limited and highly competitive, making additional funding necessary to fully implement this critical infrastructure improvement.

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.) **N/A**

Are there mineral revenue development impacts that affect *public infrastructure, public finance, federal land, employment and safety*? Describe: **There are 16 active oil and gas wells in Grand County that likely use US-191, the main thoroughfare connecting Grand County and San Juan County (San Juan has an additional 16 producers). US-191 is also the main route for these counties to connect to I-70.**

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 public purpose of this project is to ensure a safe, reliable, and resilient culinary water supply for the City of Moab's residents, businesses, visitors, and essential public services in a geographically isolated community surrounded by federal lands. Construction of a 1.5-million-gallon water storage tank and a new chlorination station will address documented storage deficiencies, strengthen critical public infrastructure, and improve system reliability during peak demand, emergencies, drought, and wildfire events. By increasing emergency reserves and enhancing water quality control, the project protects public health and safety, supports firefighting and emergency response, and reduces the risk of costly system failures that could strain public finances. Reliable water infrastructure also supports employment and economic activity in Moab's tourism-based economy, which serves millions of visitors to nearby national parks, while helping safeguard adjacent federal lands by reducing wildfire and water-supply risks.**

What is the percentage of federal land in the county? **Grand County is 72% federal lands, with a majority BLM. See attachment 1 for a map of Grand County land distribution.**

Who are the prime beneficiaries of this project? **The City of Moab, Grand County, and their residents and visitors.**

PART C. PROJECT BUDGET

COST ESTIMATES

INDIVIDUAL OR FIRM RESPONSIBLE
HANSEN, ALLEN & LUCE, INC.

DATE OF ESTIMATE
8/12/2025

CONSTRUCTION BUDGET

ATTACH DETAILED BUDGET AS PART OF ATTACHMENT #1

CONSTRUCTION	\$4,500,000
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[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]
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CONTINGENCY	\$900,000
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CONSTRUCTION SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE.	\$5,400,000
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PRE-CONSTRUCTION ENGINEERING <i>Preliminary studies, layouts, cost estimates, design drawings, specification & contract documents</i>	\$199,766
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SPECIAL ENGINEERING SERVICES <i>Soil investigations, geotechnical studies, land surveys, environmental evaluations, permitting, water rights and other special investigations</i>	\$0
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CONSTRUCTION ENGINEERING SERVICES <i>Representation during construction, special inspections, materials testing and construction phase services</i>	\$11,961
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ENGINEERING SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE.	\$211,727
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PLANNING AND STUDIES SUBTOTAL NEPA, EA, EIS, FEASIBILITY	\$0
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LAND/EASEMENTS/WATER RIGHT SUBTOTAL	\$0
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EQUIPMENT & FACILITIES SUBTOTAL	\$0
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ADMIN // LEGAL / BONDING ONLY	\$0
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ADMIN // FINANCIAL CONSULTANT	\$0
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ADMIN SUBTOTAL PLEASE NOTE THIS WILL AUTOMATICALLY TOTAL THE ABOVE NUMBERS. PLEASE DO NOT OVERRIDE.	\$0
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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.	\$5,611,727
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ANNUAL PLANNED BUDGET FOR
 COMPLETED PROJECT

ESTIMATED START DATE 08/01/2026

OPERATIONS & MAINTENANCE **\$10,000 ANNUALLY**

REPLACEMENT FUND **\$45,000 PER YEAR OVER 100 YEARS.**

PART D. APPLICANT AGENCY FINANCIAL INFORMATION

CURRENT YEAR 2025
ANNUAL BUDGET **42,329,695.00**

GENERAL FUND BUDGET **22,238,441.00**

PROPERTY TAX

YEAR (LAST 5 YRS)	TAX RATE	TAX COLLECTED
2025	0.002167	3,351,250.00
2024	0.002149	3,349,290.00
2023	0	0
2022	0	0
2021	0	0

CURRENT DEBT STRUCTURE

ASSESSED VALUATION 

G.O. DEBT CAPACITY* 

OUTSTANDING G.O. DEBT 

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 

TOTAL CURRENT ANNUAL DEBT SERVICE 

USER FEES (IF APPLICABLE)

PROVIDE USER FEE STRUCTURES FOR ALL RELATED PROJECTS.

POPULATION.

COST OF PROJECT DIVIDED BY POPULATION = COST PER CAPITA.
\$

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	2003 Sales Tax Revenue: City Center Renovation	2009 Sales Tax Revenue: Aquatic Center	2017 Water & Sewer Bond: Water Reclamation Facility	2018 CIB Bond: USU Infrastructure	2018 Sewer Bond: Infrastructure Improvements	2018 Water Bond: Infrastructure Improvements	2021 Water Revenue Bond: Infrastructure Improvements
\$ ISSUED	2,050,000.00	4,764,000.00	14,200,000.00	727,000.00	2,028,000.00	450,000.00	7,000,000.00
INTEREST RATE	2.5	0.0	1.15	2.5	3.39	3.39	2.38
DATE ISSUED	09/01/2005	08/18/2009	10/01/2016	10/01/2019	09/04/2018	09/04/2018	04/13/2024
DATE DUE	10/01/2029 Utah State Division of Finance	10/01/2035 Utah State Division of Finance	10/01/2038 Utah State Division of Finance	10/01/2038 Utah State Division of Finance	09/01/2033	09/01/2033	04/01/2041
BOND HOLDER					Zions Bank	Zions Bank	Zions Bank
ANNUAL DEBT SERVICE							
2025	110,875.00	191,000.00	798,186.00	46,630.13	174,585.43	38,739.37	439,654.30
2026	110,425.00	191,000.00	798,366.00	46,805.01	174,293.92	38,674.68	439,493.40
2027	110,925.00	191,000.00	798,454.00	46,956.26	174,682.09	38,760.81	440,163.00
2028	111,350.00	191,000.00	798,450.00	47,092.37	174,903.78	38,810.02	439,654.10
2029	110,700.00	191,000.00	798,354.00	46,203.81	174,959.03	38,822.27	439,966.70
2030		191,000.00	799,166.00	46,293.03	174,847.80	38,797.60	440,088.90
2031		191,000.00	799,874.00	46,359.48	174,570.10	38,735.97	439,032.60
2032		191,000.00	799,479.00	46,402.59	174,944.39	38,819.01	439,785.90
2033		191,000.00	798,992.00	46,421.78	174,306.00	38,677.40	439,366.90
2034		191,000.00	799,413.00	46,416.45			439,595.60
2035		180,000.00	799,731.00	46,385.99			438,832.00
2036			798,945.00	46,329.77			438,776.10
2037			799,067.00	47,247.14			438,506.00
2038			799,085.00	46,137.44			439,009.80
2039							438,287.50
2040							438,339.00
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Bonded Debt Summary

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	BOND ISSUE #1	BOND ISSUE #2	BOND ISSUE #3	BOND ISSUE #4	BOND ISSUE #5	BOND ISSUE #6	BOND ISSUE #7
PURPOSE	2023 Sales Tax Revenue – Kane Creek Blvd. Reconstruction	2023 Sewer Bond: Infrastructure Improvements					
\$ ISSUED	4,208,000.00	6,500,000.00					
INTEREST RATE	2.0	3.610					
DATE ISSUED	12/19/2023	02/23/2023					
DATE DUE	10/01/2038	02/01/2038					
BOND HOLDER	Utah State Division of Finance	Zions Bank					
ANNUAL DEBT SERVICE							
2025	323,260.00	560,895.05					
2026	323,360.00	561,206.90					
2027	323,360.00	561,048.45					
2028	323,260.00	560,420.70					
2029	323,060.00	560,305.60					
2030	322,760.00	560,667.05					
2031	323,360.00	559,505.05					
2032	322,840.00	559,801.55					
2033	323,220.00	559,520.45					
2034	323,480.00	558,661.75					
2035	323,620.00	559,189.35					
2036	622,640.00	558,085.20					
2037	323,560.00	558,330.85					
2038	323,340.00	557,891.40					
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PART E. PRE-SUBMISSION ATTACHMENT CHECKLIST

Note: Please refer to CIB PROGRAM SUMMARY (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 Heather Poulsen [435-253-4028](tel:435-253-4028).

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.

CIB APPLICATION LIST

The 'Project' must be on the current consolidated county CIB APPLICATION 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

PLANNING APPLICATIONS

Small Planning grant applications (under \$50,000) are processed separately from other CIB funding. For more information on planning requirements: <https://jobs.utah.gov/housing/community/cib/index.html>

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 preferably two (2) weeks prior to submission. AOG review required for project consideration.

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.

PRESIDING OFFICIAL SIGNATURE

I, Joette Langianese, the Mayor of City of Moab
(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).

ORIGINAL SIGNATURE _____

DATE _____