

**Tooele City Redevelopment Agency of Tooele City, Utah  
Business Meeting Minutes**

Date: Wednesday, December 6, 2017  
Time: 8:15 p.m.  
Place: Tooele City Hall, Council Chambers  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Steve Pruden  
Brad Pratt, Chairman  
Dave McCall  
Scott Wardle  
Debbie Winn

**City Employees Present:**

Mayor Patrick Dunlavy  
Jim Bolser, Community Development and Public Works Director  
Chief Ron Kirby, Police Department  
Glen Caldwell, Finance  
Michelle Pitt, City Recorder  
Lisa Carpenter, Deputy City Recorder  
Paul Hansen, City Engineer  
Randy Sant, Economic Development Consultant

Minutes prepared by Amanda Graf

Chairman Pratt called the meeting to order at 8:15 p.m.

**1. Open RDA Meeting**

The meeting was called to order by Chairman Pratt.

**2. Public Hearing to Consider Adoption of the Community Reinvestment Plan for the 1000 North Retail Community Reinvestment Project Area**

Presented by Randy Sant

On October 18, 2017, the public hearing for this project was initiated. Based on a request for more information from the Tooele School District, a recommendation was made to continue the public hearing. Since that initial public hearing, they have had an opportunity to meet with the School District, answer their questions, and present the information that they requested.

This particular project area is property that is owned by the RDA on 1000 North adjacent to the Wendy's and directly north of the Denny's on Main Street in Tooele. They have been diligently working on

turning this into a commercial development to bring in some retailers that would be beneficial to the community, including clothing stores, restaurants, etc.

This project area has a budget; when the RDA adopts the plan for this project they will be adopting the budget for it as well. They are anticipating that as the project area is developed they will see approximately 46 million dollars in new assessed value. The 46 million dollars will produce enough tax increment over time that they are requesting the taxing entities participate with 60% of the tax increment that comes from the commercial development; however, the taxing entities will be able to retain 100% of the tax increment that comes from the residential development. The 60/40% tax participation means that money would be used for about 13 years in order to get the amount of money the RDA is requesting, which is capped at 2.5 million dollars. That tax increment will then be used to assist with the costs associated with this project area including the sale of the property.

The plan has been put together in accordance with the Utah State Statute which dictates the rules for redevelopment areas.

Chairman Pratt asked the RDA if they had any questions or concerns; there weren't any.

Chairman Pratt opened the public hearing to discuss the land located at 1000 North and Main Street; there weren't any comments. Chairman Pratt closed the public hearing.

### **3. Public Hearing to Consider Adoption of the Community Reinvestment Plan for the 1000 North West Industrial Community Reinvestment Project Area**

Presented by Randy Sant

This is a continuation of a public hearing that took place on October 18, 2017. This area is located on the west end of 1000 North. The map displayed at the meeting had a small error; it showed State Road 36 but the road that should be indicated on the map is State Road 112.

This property is near the Bolidner property and also includes 213 acres of land near the Overlake community. They are looking at future industrial development for this area given its adjacent location to SR 112 and 1000 North. This area has two property owners involved: Tooele Associates and the Bolinder property. There is no budget on this project area but they want to get the project area created so they can move forward with development as it occurs.

The owner of area A as indicated on the map shown at the meeting has been willing to install the public improvements at his cost with the understanding that when the area is developed the RDA will be able to help reimburse him for those costs. When the RDA adopts the plan for this area they are not adopting the budget; they are only adopting the plan so this project area can be created.

Chairman Pratt asked the RDA if they had any questions or concerns; there weren't any.

Chairman Pratt opened the public hearing to discuss the land located at 1000 North West Industrial Community; there weren't any comments. Chairman Pratt closed the public hearing.

4. **Public Hearing to Consider Adoption of the Community Reinvestment Plan for the Tooele Business Park Community Reinvestment Project Area**

Presented by Randy Sant

This is a continuation of a public hearing that was held on October 18, 2017. This property is currently owned by the RDA and includes most of the property to the south of the Tooele Technical College and the USU campus. This is a great opportunity to further economic development and find businesses that can utilize the close proximity to the TTC and USU. This is being identified as a high-tech business park. This property is currently up for sale and they are hopeful they can sell it to a company that can build something that will make great use of those education corridors.

This project area does not have a budget; the resolution they will be adopting will be on the project area itself, not on the budget for the area. When this property and the property described in agenda item number three are ready to be developed Mr. Sant will present the RDA with a budget for these projects. These projects will be presented to all taxing entities involved for their input.

Chairman Pratt asked the RDA if they had any questions or concerns; there weren't any.

Chairman Pratt opened the public hearing to discuss the land located at the Tooele Business Park Community; there weren't any comments. Chairman Pratt closed the public hearing.

5. **RDA Resolution 2017-08 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Adopting an Official Project Area Plan for 1000 North Retail Community Reinvestment Project Area**

Presented by Randy Sant

This resolution outlines that the plan that has been prepared becomes the official plan and that it includes the area that has been identified in the map that was displayed at the RDA meeting. Once it has been approved by the RDA it will then be forwarded to the City Council for approval by ordinance.

Chairman Pratt asked the RDA if they had any questions or concerns; there weren't any.

**Councilman Pruden moved to adopt RDA Resolution 2017-08.** Councilman Wardle seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Wardle, "Aye," and Chairman Pratt, "Aye." The motion passed.

6. **RDA Resolution 2017-09 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Adopting an Official Project Area Plan for 1000 North West Industrial Community Reinvestment Project Area**

Presented by Randy Sant

This resolution would adopt the plan as well as the exhibit that was identified that needs to be corrected in agenda item number three. This plan meets all requirements of the state statute that governs RDA project areas.

Chairman Pratt asked the RDA if they had any questions or concerns; there weren't any.

**Councilman Wardle moved to adopt RDA Resolution 2017-09, a resolution of the Redevelopment Agency of Tooele City adopting the official project area plan for 1000 North West Industrial Community Reinvestment Project Area with the understanding that exhibit B will be replaced with a new exhibit that will show that it will be State Road 112 and not State Road 36.** Councilwoman Winn seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Wardle, "Aye," and Chairman Pratt, "Aye." The motion passed.

**7. RDA Resolution 2017-10 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Adopting an Official Project Area Plan for Tooele Business Park Community Reinvestment Project Area**

Presented by Randy Sant

This is the resolution that will officially adopt the plan and make it an official plan for the community reinvestment area. The resolution meets all of the requirements outlined under state statute for the adoption of the plan.

Chairman Pratt asked the RDA if they had any questions or concerns; there weren't any.

**Councilwoman Winn moved to adopt RDA Resolution 2017-10, a Resolution of the Redevelopment Agency of Tooele City, Utah adopting an official project area plan for Tooele Business Park Community Reinvestment Project Area.** Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Wardle, "Aye," and Chairman Pratt, "Aye." The motion passed.

Chairman Pratt expressed his appreciation to Mr. Sant for all of his hard work on these projects.

**8. Other Business**

Presented by Randy Sant

The item Mr. Sant was going to discuss with the RDA is on the City Council agenda so there is no need to discuss it in the RDA meeting.

9. **Minutes**

Chairman Pratt asked the RDA if they had any questions or concerns; there weren't any.

**Councilman McCall moved to approve the minutes from the RDA meeting dated October 18, 2017.**

Councilman Wardle seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

10. **Adjourn RDA**

**Councilman Pruden moved to adjourn the RDA meeting.** Councilman McCall seconded the motion.

The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

The RDA meeting adjourned at 8:30 p.m.

11. **Reconvene City Council**

**Councilman Wardle moved to reconvene the City Council meeting.** Councilman Wardle seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

The City Council Meeting was reconvened at 8:31 p.m.

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this 3<sup>rd</sup> day of January, 2018

---

Brad Pratt, RDA Chair