

PUBLIC NOTICE

Notice is Hereby Given that the Tooele City Redevelopment Agency (RDA) of Tooele City, Utah, will meet in a Business Meeting, on Wednesday, February 6, 2019 at approximately 7:30 pm. The Meeting will be Held in the Tooele City Large Council Room, located at 90 North Main Street, Tooele, Utah.

1. Open Meeting

2. Roll Call

3. RDA Resolution 2019-03 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Approving a Contract with RS Contract Management for Policy-Related Economic Development and Redevelopment Services

Presented by Chairman Brad Pratt

4. RDA Resolution 2019-04 A Resolution of the Redevelopment Agency of Tooele City, Utah Approving Addendum #5 to a Purchase and Sale Agreement With M-53 Associates for 33 Acres of Land Located at Main Street and 1000 North Street

Presented by Randy Sant

5. Minutes

6. Close to Discuss Property Acquisition

7. Adjourn

Michelle Y. Pitt
Tooele City Recorder/RDA Secretary

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 843-2110 or michellep@tooelecity.org, Prior to the Meeting.

REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH

RESOLUTION 2019-03

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH (“RDA”) APPROVING A CONTRACT WITH RS CONTRACT MANAGEMENT FOR POLICY-RELATED ECONOMIC DEVELOPMENT AND REDEVELOPMENT SERVICES.

WHEREAS, the RDA was created and organized pursuant to the provisions of the statutes currently codified as the Limited Purpose Local Government Entities — Community Reinvestment RDA Act, Title 17C of the Utah Code Annotated, as amended from time to time (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community development and reinvestment activities pursuant to the Act, including, among other things, assisting Tooele City in development activities that are likely to advance the policies, goals, and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety, and welfare of its citizens; and,

WHEREAS, the RDA Board desires to contract with RS Contract Management for policy-related economic development and redevelopment services (“Services”), the specific scope and terms of which are detailed in the agreement attached hereto as Exhibit A; and,

WHEREAS, the Services are necessary to complete important RDA economic development and redevelopment projects that the RDA Board has found to be in the best interest of Tooele City:

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH, that the agreement attached as Exhibit A with RS Contract Management is hereby approved and that the RDA Chair is hereby authorized to execute the same.

This Resolution shall take effect immediately upon approval.

IN WITNESS WHEREOF, this Resolution is passed by the Redevelopment RDA of Tooele City, Utah, this ____ day of _____, 2019.

TOOELE CITY RDA

(For)

(Against)

ABSTAINING: _____

ATTEST:

Michelle Y. Pitt, RDA Secretary

S E A L

Approved as to Form: _____
Roger Evans Baker, RDA Attorney

Exhibit A

Agreement

REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH

RESOLUTION 2019-04

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH APPROVING ADDENDUM #5 TO A PURCHASE AND SALE AGREEMENT WITH M-53 ASSOCIATES FOR 33 ACRES OF LAND LOCATED AT MAIN STREET AND 1000 NORTH STREET.

WHEREAS, the Redevelopment Agency of Tooele City, Utah (the "RDA"), owns approximately 33 acres of commercially-zoned property (the "Property") upon which Tooele City, through the RDA, desires to establish a vibrant, quality retail commercial development (the "Project"); and,

WHEREAS, by RDA Resolution 2018-03, approved by the RDA Board on April 4, 2018, the RDA entered into a purchase and sale agreement ("Agreement") to sell the Property to M-53 Associates ("Kimball") to realize the Project; and,

WHEREAS, on August 1, 2018, the RDA Board approved an Addendum #1 to the Agreement in order to extend the due diligence deadline to October 15, 2018, and the closing deadline to November 1, 2018; and,

WHEREAS, the RDA Board rejected a proposed Addendum #2 to the Agreement; and,

WHEREAS, by RDA Resolution 2018-07, approved on November 7, 2018, the RDA Board approved and ratified Agreement Addendum #3, which extended the due diligence deadline to December 21, 2018, and the closing deadline to 15 days following the execution of a development agreement for the Project; and,

WHEREAS, by RDA Resolution 2018-09, approved on December 19, 2018, the RDA Board approved Agreement Addendum #4, which extended the due diligence period until February 8, 2019, and further defined the closing deadline; and,

WHEREAS, Kimball has requested the RDA's approval of Agreement Addendum #5, which would extend the due diligence period until _____, 2019, and further define the closing terms (see Exhibit A); and,

WHEREAS, the Project is anticipated to bring increased sales tax revenues, increased property tax revenues, increased employment opportunities, and increased local shopping and dining options, as well as eliminate a blighted, vacant commercial area in what has become a focal point in Tooele City, namely, the confluence of Main Street (State Road 36) and 1000 North Street (State Road 112); and,

WHEREAS, the RDA Board makes a finding that approving Addendum #5 is in the best fiscal and economic development interest of Tooele City:

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH that Agreement Addendum #5, attached as Exhibit A, is hereby approved.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Board of the Redevelopment Agency of Tooele City, Utah, this ____ day of _____, 2019.

TOOELE CITY RDA

(For)

(Against)

ABSTAINING: _____

RDA CHAIRMAN

(Approved)

(Disapproved)

ATTEST:

Michelle Y. Pitt, RDA Secretary

S E A L

Approved as to Form: _____
Roger Evans Baker, RDA Attorney

EXHIBIT A

Addendum #5 to Purchase and Sale Agreement

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

Date: Wednesday, January 16, 2019

Time: 8:03 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

Board Members Present:

Brad Pratt
Dave McCall
Steve Pruden
Scott Wardle
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Glenn Caldwell, Finance Director
Roger Baker, City Attorney
Jim Bolser, Community Development Director
Stephen Evans, Public Works Director
Randy Sant, Economic Development Consultant

Minutes prepared by Kelly Odermott

Chairman Pratt opened the meeting at 8:03 p.m.

1. Open Meeting

The meeting is called to order by Chairman Pratt.

2. Roll Call

Brad Pratt, Present
Dave McCall, Present
Steve Pruden, Present
Scott Wardle, Present
Melodi Gochis, Present

3. Election of Chair and Vice Chair.

Board Member Pruden moved to elect Brad Pratt as Chairman and Scott Wardle as Vice Chair of the Board. There were no other nominations.

Board Member Pruden moved to elect Brad Pratt as Chairman and Scott Wardle as Vice Chair of the Board. Board Member McCall seconded the motion. The vote was as follows: Board

Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

4. **Appointment of Secretary.**

Chairman Pratt thanked Mrs. Pitt for her work with the RDA.

Chairman Pratt moved to appoint Mrs. Pitt as secretary of the RDA. Board Member Pruden seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

5. **Resolution 2019-01 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Approving an Interlocal Agreement for Tax Increment Participation with Tooele City Corporation, for the 1000 North Retail Community Reinvestment Project Area, and Authorizing the Chair to Sign the Same.**

Presented by Randy Sant

Mr. Sant stated that Tooele City Council approved an interlocal agreement with the Redevelopment Agency for participation tax increment on 1000 North. The terms of the agreement would allow the County to pass to the Redevelopment Agency 100% of the property taxes that will be generated off the 1000 North project area. The Redevelopment Agency will keep 75% and rebate back to the City 25% of the taxes. This is for a period of 20 years and capped at an amount not to exceed \$2 million.

Board Member Pruden moved to approve Resolution 2019-01. Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

6. **Resolution 2019-02 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Approving an Interlocal Agreement for Tax Increment Participation with Tooele City Corporation, for the Broadway Community Development Project Area, and Authorizing the Chair to Sign the Same.**

Board Member Pruden moved to table Resolution 2019-02. Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

7. **Discussion**

**Funding for 2019 Economic Development Future Forum
Strategic Planning
Project Update**

Mr. Sant stated in June of 2019, Salt Lake City and Utah will have an opportunity to host the International Economic Development Councils, Economic Future Quorum. This is a meeting that will bring in a number of economic professionals, business leaders, local government entities, and entrepreneurs to share ideas to build thriving communities. It's probably a pretty big conference. The City has received a packet wanting to know if Tooele City would like to be a sponsor. In discussing this with the economic development committee a recommendation has been made to make a sponsorship of \$2,500. That would give the City two complimentary registrations and put the Tooele City logo on the material for publicity as a City. The City would also receive a 25% discount off an IUDC Memberships. Those memberships are about \$7,800. There is a budget for conferences, but the Executive Committee believed this should be presented to the Board.

Board Member Pruden asked if the County was sponsoring as well. Board Member Wardle stated that the City has not approached the County yet. The one thing that this does, is an economic development forum with academic. There will be studies with social problems, and commercial, industrial and business and how they solve problems together. Board McCall asked if there is an electronic version of the sponsorship information. Mr. Sant stated he would email it. Board Member Gochis asked the date, June 9 through 11th.

Chairman Pratt asked if the Council had any questions or comments, there were none.

Mr. Sant stated in regard to strategic planning. It is time that the Board gets back together to do some planning for economic development. It has been quite a while since a meeting has been done. There is a fifth Wednesday this month, it is recommended that it would be a good idea to get together to start a discussion of where to go with economic development in the City. That meeting would be two weeks from tonight and start planning at 5:00pm; to go two to three hours. There will be an agenda and discussion points.

Chairman Pratt asked the Council if the date works for them.

Board Member Pruden asked if the only attendees to the meeting would be the Council Members? Mr. Sant stated he would get with the Executive Director and Chair to determine who needs to attend. There may be need for some staff.

Mr. Sant stated he wanted to report on some site visits and other information. The City does have Airgas in the industrial park. They are looking at developing another gas and are looking for another location closer to the rail. They have been negotiating with Peterson Depot about a site and Mr. Sant received an email that the Board of Directors approved that project. It won't be a huge employment opportunity, but it is nice to know that company has picked Tooele as its home and continues to expand.

Mr. Sant stated he did have a couple of site visits. One, Project Baker was looking for a rail site, but they had concerns with soil reports. They will not be pursuing a site. A couple of other leads with Project Ramulus, did not proceed. Most of the leads are manufacturing distribution. A decision had been made with the County that there are a number of manufacturing distribution companies and they compete for employment. If there is manufacturing tied to it than that is something to pursue. There are two projects, Teserak and Blacksmith. Teserak has received information and there has been no feedback. With Blacksmith they will be in the first

part of February to do a site visit. There was one financial service that has been submitted too, this company would probably pay a high wage and maybe help with the commuting situation. They are supposed to be in for a site visit next week.

Board Member Gochis made a comment that the date decided for strategic planning is also the date of the Utah League of Cities Official Legislature and wasn't sure if it would be conflict. Mr. Sant said he didn't think so because they usually meet in the morning and are usually done early afternoon.

8. Minutes

Chairman Pratt asked if the Board if they had any concerns or comments about the minutes dated December 19, 2018; there weren't any.

Board Member Gochis moved to approve the minutes for the meeting dated December 19, 2018. Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed

9. Close Meeting to Discuss Property Acquisition.

10. Adjourn

Board Member Pruden moved to adjourn. Board Member Wardle seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

The meeting was adjourned at 8:20 p.m.

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

Approved this 7th Day of February 2019

Brad Pratt, RDA Chair

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

Date: Wednesday, January 30, 2019

Time: 5:00 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

Board Members Present:

Brad Pratt
Dave McCall
Steve Pruden
Scott Wardle
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Roger Baker, City Attorney
Jim Bolser, Community Development Director

Minutes prepared by Kelly Odermott

Chairman Pratt opened the meeting at 5:02 p.m.

1. Open Meeting

The meeting is called to order by Chairman Pratt.

2. Roll Call

Brad Pratt, Present
Dave McCall, Present
Steve Pruden, Present
Scott Wardle, Present
Melodi Gochis, Present

3. Close Meeting to Discuss Litigation, Property Acquisition, and Personnel

Board Member Pruden moved to close the meeting. Board Member McCall seconded the motion. The vote was as follows. Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

Those in attendance during the closed session were: Mayor Debbie Winn, Roger Baker, Jim Bolser, Board Member Pruden, Board Member McCall, Board Member Wardle, Board Member Gochis, and Chairman Pratt.

The meeting closed at 5:03

No minutes were taken on these items.

Motion to Reopen the Meeting

Board Member Pruden moved to open the meeting. Board Member McCall seconded the motion. The vote was as follows. Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

The meeting reopened at 6:50

Motion to table the rest of the meeting. Address the issues in number four. Pruden to a date in the future. Wardle seconded.

4. **Discussion**

**Review RDA Bylaws & City Charter
Future Vision of RDA
Strategic Planning**

Board Member Pruden motioned to table the discussion items for a future meeting date not yet determined. Board Member Wardle seconded the motion. The vote was as follows; Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

Chairman Pratt asked the Board to review the RDA Bylaws and City Charter in order to make beneficial changes in the future to both documents. He also stated he appreciated the Board members candor and willingness to work together.

Chairman Pratt mentioned he was planning to attend the League of Cities and Towns meetings in Washington D.C March 10 through 13, 2019. During this series of meetings, he was going to speak with Congressman Chris Stewart about funding for the fire department.

A brief discussion about possible trainings and meetings included ICSC in Las Vegas the third week of May, an economic conference April 14 through 16, 2019 and the League Convention in St. George April 24 through 26, 2019. Chairman Pratt asked the Board members to determine if they would like to attend and let him know.

5. **Adjourn**

Board Member Wardle moved to adjourn. Board Member Pruden seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

The meeting was adjourned at 7:05 p.m.

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

Approved this 6th Day of February, 2019

Brad Pratt, RDA Chair

DRAFT