

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, December 4, 2019 at 4:00 p.m. The Meeting will be Held in the Tooele City Hall Council Room, located at 90 North Main Street, Tooele, Utah.

1. **Open Meeting**
2. **Roll Call**
3. **Executive Director Update**
Presented by Mayor Debbie Winn
4. **Minutes**
5. **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 843-2113 or michellep@tooelecity.org, Prior to the Meeting.

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

Date: Wednesday, September 4, 2019

Time: 8:00 p.m.

Place: Tooele City Hall, Small Conference Room
90 North Main Street, Tooele, Utah

Board Members Present:

Brad Pratt
Dave McCall
Scott Wardle
Melodi Gochis
Steve Pruden

City Employees Present:

Mayor Debbie Winn
Roger Baker, City Attorney
Jim Bolser, Community Development Director
Randy Sant, RDA Board Consultant
Paul Hansen, City Engineer
Steve Evans, Public Works Director

Minutes prepared by Kelly Odermott

Chairman Pratt opened the meeting at 8:00 p.m.

1. Open Meeting

The meeting was called to order by Chairman Pratt.

2. Roll Call

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

3. Resolution 2019-15 A Resolution of the Redevelopment Agency of Tooele City, Utah Approving an Agreement for Snow Removal From Public Streets and Rights-of-Way Within Peterson Industrial Depot & Ninigret Depot.

Presented by Mayor Debbie Winn

Mayor Winn stated that this is a resolution approving an agreement with the Peterson Industrial Depot to remove snow from the public right-of-way within the industrial contract area. This is a

contract that has been in place for several years. In the current year the contract was put out to bid publicly and there was no response. The City has researched the contract and found that it is a great deal for the City. The contract will be the same rate and a one-year contract.

Chairman Pratt asked the Board if they had any questions or comments; there were none.

Board Member Pruden moved to approve RDA Resolution 2019-15. Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Gochis, "Aye," Board Member Pruden, "Aye," Chairman Pratt, "Aye." The motion passed.

4. Minutes

Chairman Pratt asked the Board if there were any concerns or comments about the minutes.

Board Member McCall moved to table the minutes until they can be reviewed. Board Member Pruden seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Gochis, "Aye," Board Member Pruden, "Aye," Chairman Pratt, "Aye." The motion passed

5. Adjourn

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

The meeting was adjourned at 8:04 pm.

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 18th Day of September 2019

Brad Pratt, RDA Chair

**Tooele City Redevelopment Agency
Business Meeting Minutes**

Date: Wednesday, October 2, 2019
Time: 4:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

RDA Board Members Present:

Brad Pratt, Chairman
Steve Pruden
Scott Wardle
Melodi Gochis

City Employees Present:

Executive Director Debbie Winn
Roger Baker, City Attorney
Michelle Pitt, Recorder
Steve Evans, Public Works Director
Shilo Baker, Assistant to Executive Director

Minutes prepared by Michelle Pitt

1. Open Meeting

Board Chairman Pratt called the meeting to order at 4:02 p.m.

2. Roll Call

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

3. Executive Director Update and Discussion

Presented by Executive Director Debbie Winn

Executive Director Winn stated that she and Ms. Baker have been working with the Petersons from the Peterson Industrial Depot. They are in the process of following up on some requests with them and to find out about whether Emerald Road should be a public road again.

The Air Gas project is continuing. Savage is expanding their business of unloading rail cars. Tryke Co, the medical cannabis company, has been given a 90-day temporary business license from the City. The State wants approval from the City first, and then the State will consider approval of a permit.

Executive Director Winn went on to say that she and Ms. Baker attended the EDCU annual meeting.

Executive Director Winn indicated that she, Ms. Baker, Glenn Caldwell, and Shannon Wimmer met with the County auditor and treasurer about the RDA to discuss when the RDA began and when the 25 years are done.

Mr. Roger Baker joined the meeting at 4:07 p.m.

Executive Director went on to say that the County thought the RDA began in 1997. Allison McCoy, County Auditor, contacted the State Tax Commission to see what date they showed for the RDA. The State Tax Commission didn't have a lot of information about the Tooele RDA. City records show that the 25 year period started in the 1998 tax year, which would mean that the RDA would expire in 2022, with the last payment in fiscal year 2023. Executive Director Winn indicated that Mr. Baker is putting a letter together for the County to sign agreeing to those dates. Once it is signed, it will be sent to the State Tax Commission.

Executive Director Winn asked for direction from the Board on how to move forward on the commercial property at the educational corridor. She said that a while ago, the City had a request from someone that wanted to purchase the property. They no longer want to purchase the property. Ms. Baker found a 2017 appraisal for \$56,000 per acre. The Executive Director added that the City needs to know how to market the property, whether to market it as a CDA, and whether it's ready to be on the market. RDA Board Member Gochis suggested contacting USU and TTC to see if they would like it, or have a use for it. The Mayor said that the City is continuing talks with Army for an access for the Mid-Valley Highway through there which would cause a change in the plan for the road. Mr. Baker said that if the Mid-Valley Highway doesn't go through the Army, he would like the City to explore extending Tooele Boulevard through the Army's property.

Board Member Gochis suggested a study be done to see what possible uses are for that land. Ms. Baker added that the RDA may need to find out what utilities need to be put in. Board Member Pruden said that the City already has plans showing what utilities are there, and what is in the street. Mr. Baker indicated that an appraisal is usually \$2700. Board Member Pruden said he would like to get it appraised. The Mayor suggested that she and Ms. Baker meet with EDCU, explain to them what the property is, and ask their opinion and ideas of how to promote and sell it.

Board Member Wardle said that the zoning is set at Research & Development, and asked if the RDA was interested in changing it. He suggested that the RDA get an appraisal, talk to two companies about how to market it, and see if there are private-public partnerships the RDA could work with. It was suggested that these things be done before January 1st.

Executive Director Winn said that she would contact the Governor's office and EDCU, put together a flyer that explains the property, ask for their recommendation on a marketing firm, and then do an RFP for a marketing firm.

The RDA Board agreed to have an appraisal done.

4. Minutes

RDA Board Member Pruden moved to approve the August 23, 2019 minutes. RDA Board Member Wardle seconded the motion. The vote was as follows: RDA Board Member Wardle “Aye,” RDA Board Member Pruden “Aye,” RDA Board Member Gochis “Aye,” and Chairman Pratt “Aye.”

5. Motion to Close to Discuss Property Acquisition

RDA Board Member Pruden moved to close the meeting. RDA Board Member Gochis seconded the motion. The vote was as follows: RDA Board Member Wardle “Aye,” RDA Board Member Pruden “Aye,” RDA Board Member Gochis “Aye,” and Chairman Pratt “Aye.”

The meeting closed at 4:27 p.m.

Those in attendance during the closed meeting: Executive Director Winn, RDA Board Member Wardle, RDA Board Member Pruden, RDA Board Member Gochis, RDA Chairman Pratt, Steve Evans, Roger Baker, Shilo Baker, and Michelle Pitt.

No minutes were taken on this item.

6. Adjourn

RDA Board Member Pruden moved to adjourn the RDA meeting. RDA Board Member Wardle seconded the motion. The vote was as follows: RDA Board Member Wardle “Aye,” RDA Board Member Pruden “Aye,” RDA Board Member Gochis “Aye,” and Chairman Pratt “Aye.”

The meeting adjourned at 4:51 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 ___ day of _____ 2019

Brad Pratt, Tooele City RDA Chairman