

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

Date: Wednesday, April 3, 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, Economic Development Consultant
Paul Hansen, City Engineer
Stephen Evans, Public Works Director

Minutes prepared by Kelly Odermott

Chairman Pratt opened the meeting at 8:48 p.m.

1. Open Meeting

The meeting was called to order by Chairman Pratt.

2. Roll Call

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

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

Presented by Mayor Debbie Winn

Mayor Winn stated that the resolution is an inter-local agreement for a tax increment participation between Tooele City Corporation and the Redevelopment Agency of Tooele City. This agreement is for the Broadway Community Development Project, which includes the restoration of the Broadway Hotel. The participation is for a 75% participation for a 10-year period.

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

Board Member Pruden moved to approve RDA Resolution 2019-02. 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. **RDA Resolution 2019-09 A Resolution of the Redevelopment Agency of Tooele City, Utah "RDA" Approving and Interlocal Agreement for Tax Increment Participation with Tooele County for the Broadway Community Reinvestment Project Area, and Authorizing the Executive Director to Sign the Same.**

Presented by Mayor Debbie Winn

Mayor Winn stated that the resolution is also an interlocal agreement for tax participation between the Redevelopment Agency of Tooele and Tooele County. This is also for the Broadway Community Reinvestment Project Area. Mayor Winn stated that she presented the agreement to the Tooele County Commissioners a couple weeks ago at a County Commissioner Meeting. The County Commissioners were very excited to see this project happen and to participate. The participation is a 75% participation for 10 years.

Board Member McCall moved to approve RDA Resolution 2019-09. Board Member Gochis 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. **RDA Resolution 2019-10 A Resolution of the Redevelopment Agency of Tooele City, Utah, "RDA" Approving an Interlocal Agreement for Tax Increment Participation with Tooele County School District, for the Broadway Community Reinvestment Project Area, and Authorizing the Executive Director to Sign the Same.**

Presented by Mayor Debbie Winn

Mayor Winn stated that the resolution is between the Redevelopment Agency of Tooele City and Tooele County School District. This is a tax increment participation for the Broadway Community Investment Area. It was also asked that they participate at 75% for 10 years. Mayor Winn stated that she presented this agreement to the School Board at a School Board meeting and they were excited for the project. The City is appreciative of their understanding and involvement.

Chairman Pratt stated that he was also in attendance at the School Board meeting and that the Mayor did a fabulous job in presenting at the meeting. She was able to answer the questions

the Board had and a couple of the Board Members that he thought would be negative towards the project, caught the vision and are supportive.

Board Member Pruden moved to approve RDA Resolution 2019-10. 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.

6. **RDA Resolution 2019-06 A Resolution of the Redevelopment Agency of Tooele City, Utah, "RDA" Approving a Real Estate Contract of Purchase and Sale with the State of Utah to Reacquire a Five-Acre Parcel From the Tooele Technical College.**

Presented by Mayor Debbie Winn

Mayor Winn stated that this resolution is the Redevelopment Agency of Tooele City approving a real estate contract of a purchase and sale with the State of Utah to reacquire a five-acre parcel from the Tooele Technical College. This is a piece of property that is near the Tooele Technical College that was purchased by the State of Utah through the Tooele Technical College from the RDA several years ago. Priorities for the Tooele Technical College have changed and they would like to purchase a piece of property that is directly west of the college. That piece of property is owned by the Tooele School District and there have been negotiations. The sale is going to take place and to make that happen, the school would like to sell the property back to the City. This is in the commercial park area. There may be additional businesses that will be interested in the parcel. The purchase price is exactly what the land was sold for at \$360,000.

Chairman Pratt stated that the property that the Tooele Technical College is looking to purchase is directly west of the current Tooele Technical College property. The property previously owned by the City does not touch the current land of the Tooele Technical College.

Mayor Winn stated that originally the discussions were to purchase the property directly east of the Tooele Technical College building that the RDA or City owned. But there are some ditches that run through the property and it didn't meet the needs of the college. The property that was sold by the City was the next best thing, but with the need to grow the campus it would be better to have the property owned by the School District.

Board Member McCall moved to approve RDA Resolution 2019-06. Board Member Gochis 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.

7. **RDA Resolution 2019-08 A Resolution of the Redevelopment Agency of Tooele City, Utah "RDA" Approving an Interlocal Agreement for Tax Increment Participation with Tooele County for the 1000 North Retail Community Reinvestment Project Area, and Authorizing the Executive Director to Sign the Same.**

Presented by Mayor Debbie Winn

Mayor Winn stated that this resolution is with the Redevelopment Agency of Tooele City and Tooele County. The project area is with the 1000 North Retail Community Reinvestment Project. Mayor Winn stated that when she met with the County Commissioners, they are excited to participate. The County Commissioners wanted the public to know that they are giving up \$43,000 of property tax, but are gaining an increase of sales tax. The County will receive a little over \$14,000 in property tax, but sales tax will be \$402,000. The agreement is for 75% for 20 years.

Board Member Pruden moved to approve RDA Resolution 2019-08. 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.

8. Minutes

Chairman Pratt asked if the Board if they had any concerns or comments about the minutes dated January 23, 2019 and March 4, 2019; there weren't any.

Board Member Gochis moved to approve the minutes for the meeting dated January 23, 2019 and March 4, 2019. 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

9. Invoices.

Presented by Michelle Pitt

An invoice in the amount of \$150,000, to Utah State University, for the contribution to the USU science and technology building.

Chairman Pratt asked if this payment means that the following year will be the final payment. Mrs. Pitt stated that the balance will be \$175,000 and will be paid off.

Board Member Pruden moved to approve invoices. 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.

10. Adjourn

Board Member Pruden 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 9:00pm.

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 17th Day of April 2019

Brad Pratt, RDA Chair