

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

Date: Wednesday, June 19, 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
Stephen Evans, Public Works Director

Minutes prepared by Kelly Odermott

Chairman Pratt opened the meeting at 7:38 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. Public Hearing and Motion on the RDA Resolution 2019-12 A Resolution of the Redevelopment Agency of Tooele City, Utah Adopting a Budget for Fiscal Year 2019-2020.

Presented by Mayor Debbie Winn

Mayor Winn stated that the RDA Board Members have received the proposed budget for RDA which was prepared in accordance with Utah State code. At this time the budget is being presented for a public hearing and final approval.

Board Member Wardle stated that there have been a couple of changes discussed and accepted by the Board and Executive Director. Those changes are changing line item 231000 to \$200,000 instead of \$5,000. Change the professional and technical budget from \$450,000 to \$100,000 and adjust contract services to \$120,000. As there is more planning and discussion there may need to be budget adjustments in the fall. Mayor Winn stated that she is in support of the changes.

Chairman Pratt opened the public hearing, there were no comments. Chairman Pratt closed the public hearing.

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 a Tax Increment Reimbursement with Broadway-Heritage Village Apartments 2017, LLC.**

Presented by Mayor Debbie Winn

Mayor Winn stated that getting closer to this project happening, is a good day. This is the Broadway hotel project that has been in the works for many years. It has overcome hurdles and the developer is getting funding to complete the restoration of a beautiful landmark. The Broadway hotel has received the certifications that are needed to put it on the historical register. Tonight, for approval is a tax increment agreement between the RDA and the developers, Broadway Heritage Village Apartments. Mayor Winn described the tax increment agreement, by stating that each year the developers will have to submit financials to the RDA for review. The developers expect to have a gap in revenue which will lead to a gap in debt payments. The RDA has agreed through the agreement, that the RDA will pay for the debt payments up to 1.30% of the debt coverage. The development will also receive a 75% tax increment up to \$360,000 if there is a need, as determined by the financials presented to the RDA. Mayor Winn stated that sometimes the tax increment agreement is controversial, but sometimes it is very much needed to make some projects happen. This will bring to the city affordable housing and the City is grateful for everyone that has seen the vision of the project. She thanked the Board for their support and the staff.

Board Member Pruden thanked Randy Sant for all the years of working on the project.

Chairman Pratt thanked Jim Bolser for the help to get this project over its hurdles and to make this work. He also thanked the Community Development staff. Chairman Pratt thanked Randy Sant for his work on the project.

Board Member McCall moved to approve RDA Resolution 2019-09. 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. **Project Updates.**

Presented by Brad Pratt

Chairman Pratt stated that he had an email forwarded to all Board Members for project updates. He stated that project on 1000 North is moving forward and the development agreement will probably be moved into July. There are positive changes there. The UID extension is coming within a short period of time and will be before the Board before the end of June. The information will be sent to the Board through email.

Mr. Randy Sant gave a quick update on the project on 1000 North. He stated that there were some communication issues. Revisions have been sent to the Kimball's and they will review this week. Staff is hoping to have those comments back shortly and will be back for Board approval in July. Mr. Sant stated that agreement takes care of part A for the project, but the Kimball's still need to go through the Planning Commission and get the site plan and staff review for the project.

6. **Minutes**

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

Ms. Pitt stated that the minutes were not included in the packet. Board Member Wardle motioned to table the minutes until review.

Board Member Wardle 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

7. **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 7:51pm.

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 July 2019

Brad Pratt, RDA Chair