

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

Date: Wednesday, July 17, 2019

Time: 7:15 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

Board Members Excused:

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 7:15 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

3. Public Hearing and Motion on the RDA Resolution 2019-14 A Resolution of the Redevelopment Agency of Tooele City, Utah Adopting a Amended Budget for Fiscal Year 2019-2020.

Presented by Mayor Debbie Winn

Mayor Winn stated that the amendment being requested is to put back the \$530,000 that were adjusted in the June meeting. The \$530,000 is under the contract services. It is a contract with the City for the obligation of paying on bonds.

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 of comments; there were none.

Board Member Wardle moved to approve RDA Resolution 2019-14. Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

4. **RDA Resolution 2019-07 A Resolution of the Redevelopment Agency of Tooele City, Utah Approving a Listing Agreement with New West Realty Group for the Sale of up to 358 Acres of RDA-Owned Property in Bauer.**

Presented by Roger Baker

Mr. Baker stated that this property is owned by the RDA of a result of a foreclosure. The board has decided to liquidate the property to supplement the fund balance of the RDA. Mr. Baker stated that he was asked to reach out to Mike Quarnburg to list the property. The listing was delayed slightly to identify a five-acre parcel to hole for possible future uses of Tooele City. That has been identified and surveyed. The property is ready to list.

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

Board Member Gochis moved to approve RDA Resolution 2019-07. Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

5. **RDA Resolution 2019-11 A Resolution of the Redevelopment Agency of Tooele City, Utah., Approving a Development Agreement with M-53 Associates for 33 Acres of Land Located at Main Street and 1000 North.**

Presented by Brad Pratt

Chairman Pratt stated that this the property that they have been working on for a lot of years. It will be a retail development on 1000 North and Main Street. It includes 33 acres. He thanked all those who have worked on this project for many years to get to this point. Chairman Pratt turned the time over to Randy Sant to discuss the development agreement.

Mr. Sant stated that this agreement is a participation agreement with the development agency for funding assistance with the development of the property. There have been several variations of this agreement and this is a consensus of the terms. The RDA's responsibility is to assist with tax increment, assist with providing water to part of the development, relocation of a sewer line which will possibility need to be moved, and allows in the event of residential

development the agreement to allow up to 25 units per acre of water. The developer has the responsibility to build the development as per the site plan. The attachments have all been received for the development, excluding the site plan. That has to go through the City process for approval. Once the City has completed the site plan approval process, the agreement requires the plan to be approved by the RDA. Once the site plan is approved then it will be attached to the agreement. Staff is recommending as part of the motion to require that the site plan be approved by the RDA Board before this agreement will be executed.

Chairman Pratt asked the Board if there were any questions or concerns; there were none.

Board Member Wardle moved to approve RDA Resolution 2019-11 approving the development agreement with M-53 Associates for 33 acres of land located at Main Street and 1000 North, that this Resolution will be adopted by the RDA Board whom will sign the agreement once the site plan has been approved. Board Member Gochis seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

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

7. Adjourn

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

The meeting was adjourned at 7:26pm.

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 August 2019

Brad Pratt, RDA Chair