

**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  
Glenn Caldwell, Finance Director  
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 at the Peterson Industrial Depot. They are in the process of meeting again to follow 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 unloading of 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. Inland port company, Swiss company, interesting 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. Baker joined the meeting.

Executive Director went on to say that the Count thought the RDA began in 1997. The State tax commission was contacted by Allison Houghton. The State tax commission didn't have a lot of information. City records show that the 25 year period started in the 1998 tax year. They paid the City in the 1999 fiscal 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 the property. Ms. Baker found a 1997 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 area, an whether it's ready to be on the market. RDA Board Member suggested that we contact 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 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 Blvd 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 we need to find out what utilities need to be put in. Board Member Pruden said that the City already has plans for 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 to talk 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 1<sup>st</sup>.

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 a 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 McCall seconded the motion. The vote was as follows: RDA Board Member McCall “Aye,” 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 McCall seconded the motion. The vote was as follows: RDA Board Member McCall “Aye,” RDA Board Member Wardle “Aye,” RDA Board Member Pruden “Aye,” RDA Board Member Gochis “Aye,” and Chairman Pratt “Aye.”

The meeting closed at 4:37 p.m.

Those in attendance during the closed meeting: Mayor Winn, RDA Board Member McCall, RDA Board Member Wardle, RDA Board Member Pruden, RDA Board Member Gochis, RDA Chairman Pratt, Steve Evans, Roger Baker, Paul Hansen, Glenn Caldwell, Jim Bolser, Randy Sant, and Michelle Pitt.

#### **6. Adjourn**

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

The meeting adjourned at 4:52 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 4th day of December, 2019

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Brad Pratt, Tooele City RDA Chairman