

**Tooele City Redevelopment Agency
Business Meeting Minutes**

Date: Wednesday, December 4, 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
Dave McCall
Scott Wardle

City Employees Present:

Executive Director Debbie Winn
Roger Baker, City Attorney
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Shilo Baker, Assistant to Executive Director

Minutes prepared by Michelle Pitt

1. Open Meeting

RDA Board Chairman Pratt called the meeting to order at 4:00 p.m.

2. Roll Call

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

3. Executive Director Update and Discussion

Presented by Executive Director Debbie Winn

Chairman Pratt said that the RDA had received a response from the Kimballs about the 1000 North retail property agreement. It had some figures in the development agreement that the RDA board didn't agree with. Mr. Baker indicated he reviewed the agreement with Attorney Kyle Fielding. Mr. Fielding prepared amendments to the agreement to put the numbers back in line with what was understood by the RDA and sent it back to the Kimballs. Mayor Winn stated that Victor Kimball spoke with her on Tuesday. Mr. Kimball wanted to meet one more time to

see if they could work out the terms of the agreement. That meeting will take place at City Hall on Tuesday, at 10:30 a.m. RDA Board Members Pratt and Wardle will attend.

The Mayor went on to say that the agreement was emailed to the Council on November 30th. The basis of the agreement hasn't changed. Chairman Pratt stated that Board Member Gochis asked him about the \$150,000 per year participation and why that was still in the agreement. Board Member Pruden explained to the new board members that the Kimballs purchased the 1000 North property, and are skittish and have a lot of questions because this is their first development. The RDA feels anxious to get things done because the Letters of Intent have timelines.

The Mayor said that she will have a better update for the board after the meeting with the Kimballs. The Mayor said she feels good about how things are progressing and feels that they will be able to work with the Kimballs. The Kimballs are willing to move forward with the development, and are still in the game.

Chairman Pratt explained that the retail world has changed since this project began. Storefronts are going away. It's hard for developers to justify building storefronts in this climate. Because of this change, this development has changed many times, and the development agreement has changed with it.

The Mayor stated that an appraisal has been done on the commercial property that the RDA owns at the education corridor. A copy of the appraisal was sent to the board. The property was appraised at less than was expected. The Mayor added that as she and Ms. Baker have been working on other items, they realized that EDCUtah has listed this property on their sure site list, meaning that it is builder ready. The RDA still has a real estate agreement with Colliers which automatically renews each year. This property is listed on Colliers' website.

Board Member Wardle asked if they should meet with Colliers to see how many inquiries they have had and if they are working with EDCUtah. The Mayor indicated that she will follow up with EDCUtah about this being one of their sure sites.

The Mayor reported that she contacted GOED (Governor's Office of Economic Development). GOED is a private company which works well with EDCUtah. The Mayor went on to say that GOED came to Tooele to do a familiarization tour. Ms. Baker put together information about Tooele City to give to GOED. Ms. Baker said the City provided information and demographics about Ninigret, the Peterson Industrial Depot, and the rail opportunities provided there. Tooele City is one of the only cities that has access to rail service. Ms. Baker said that there are 5 RDA areas: 1000 North, 1000 Northwest industrial area off SR 112 and west of 1000 North (near Bolinders), the depot area, the education corridor (which is shovel ready), and on Broadway. The Mayor indicated that as they toured with GOED, they talked about the depot but didn't go on the property.

The Mayor stated that she would like to use RDA funds to create a file folder with Tooele City information on it. The folder would have areas with slots for business cards, and pockets to hold information.

Two of the people that attended the tour was Linda Gilmore, Director of Rural Development, and Rebecca Dilg, Outreach Manager. They toured the education corridor and Purple Mattress. She felt that the GOED people were surprised and pleased with what Tooele offers.

The Mayor indicated she has met with the Romneys several times and they have indicated they would like to annex their property in to a city, either Tooele or Grantsville, eventually.

The Mayor stated that, after extensive research by Mr. Baker, they have found that the depot redevelopment area ends in 2023. Because the RDA has bonds tied to that area, the board would like to extend that time frame. In the near future the RDA will approach the County and school district to ask for their participation in this extension. To help them understand the reason for the extension, the City is working with the Council of Governments (COG). There is a meeting on January 16th, from 4-6 p.m. to discuss development-ready communities. The Mayor further explained that Allan is coming out to explain incentives and why we offer them to businesses. Light refreshments will be served.

The Mayor said that the City put together a letter informing the County when the redevelopment area ends. It was difficult to find paperwork to show when it really started. The RDA didn't start until the plan was put together and the money started coming in. It will end in 2023. The County said that they need to talk about it more. Mr. Baker researched information and created a table showing the creation of RDA and when the taxes started. The Mayor indicated she took this information to the County Commissioners. The Mayor stated that the goal is to extend the depot RDA area for at least 15 years.

Board Member Wardle said that all three commissioners were, at one time, in agreement with the Grantsville City settlement. Commissioner Tripp agreed as part of Grantsville City, Commissioner Thomas was part of Stockton at the time. Because of this, he felt they should agree with the extension.

The Mayor reported that she met with the Petersons. They plan to extend the water line and are asking for participation from the RDA. She said she will get the costs and then see how and if the RDA can help with that project.

The Petersons also asked about some issues with the rail lines. There is a section of rail that still belongs to the US Government. That portion of the rail connects one side of the depot with the other. There are agreements in place where the Petersons will call the Army to tell them they need to bring in a rail car across their property. Petersons say they need the lines, but the Army doesn't. There was an issue of a derailment and the Petersons sued the Army and won. The Petersons asked the Army to fix their portion of the rail. The Army said they don't have the money to fix them, and don't want to fix them because they don't use them. Petersons asked if they could fix them. The Army said no. Petersons sued the Army over this issue, but lost the lawsuit. The government doesn't have to fix the lines. The Petersons feel they are losing business because they can't get line service to parts of the depot. The Mayor indicated she met with people from the Army and explained to them that this would help Tooele City if the lines were fixed. The Army told her their side of the story. The Army said they don't have the money

to fix the lines and to allow the Petersons to fix the lines would be a long process. The Army would have to declare the lines surplus and have someone buy them. It could take 2-3 years. The sale would have to go to the highest bidder, which may not be the Petersons. One solution might be to have the Petersons connect the rail line somewhere else, and not have to use the Army's line. The Mayor feels that something could be worked out with the Petersons. Overall, the depot is doing very well and bringing in business to the area.

4. Minutes

RDA Board Member Wardle moved to approve the September and October 2019 minutes, with the amendment to add "August" in Item #4 of the September minutes. 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," and Chairman Pratt "Aye."

5. 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 McCall "Aye," RDA Board Member Wardle "Aye," RDA Board Member Pruden "Aye," and Chairman Pratt "Aye."

The meeting adjourned at 4:50 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