

**Tooele City Redevelopment Agency
Business Meeting Minutes**

Date: Wednesday, December 18, 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
Melodi Gochis

City Employees Present:

Executive Director Debbie Winn
Michelle Pitt, Recorder
Jim Bolser, Community Development Director
Shilo Baker, Assistant to Executive Director
Matt Johnson, Assistant City Attorney
Paul Hansen, City Engineer
Steve Evans, Public Works 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, Present

- 3. RDA Resolution 2019-16** A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving a Development and Participation Agreement with Interline Group, LLC, Tally Three, LLC, MRI Investment, LLC, and 1030 Salt Lake City, LLC, for 33 Acres of Land Located at Main Street and 1000 North Street
Presented by Mayor/RDA Executive Director Debbie Winn

Chairman Pratt stated that he felt privileged to have been able to work with the RDA Board over the past years. He thanked the Board for the work they have done and encouraged the new Board members to continue working hard and moving forward.

Executive Director Winn stated that in July, the Agreement with the Kimballs was reviewed and brought to the RDA Board with a concept plan. At that time some changes were recommended and a Resolution was adopted authorizing the Mayor to sign the agreement after the changes were made. The changes were not brought back. The Mayor indicated that she met with the Kimballs and felt good about the meeting. She said that they agreed to make some changes to the agreement, and did, but they were not the same changes that were discussed. They met again. The Mayor said that everyone now all agreed with the changes, and summarized the 4 changes that were made to the Agreement as:

1. The Kimballs will be allowed to make up to a 25% change in the amount of square footage before it needs to be brought to the Board.
2. The RDA will guarantee payment of \$150,000 per year for 15 years to the Kimballs to reimburse them for the cleanup of the property. This begins after the Kimballs obtain a temporary permit of occupancy.
3. There is a termination of the put option, which means the RDA will not have to buy the property back.
4. A traffic light study has been added. The RDA will pay for half of the study. This has to be done before UDOT will allow a light to be put in.

The Mayor discussed the site plan. The square footage in retail is 106,000 square feet, as shown in the current site plan. If the Kimballs were to take off the 25% allowed in #1 above, it would still be over 79,000 square feet.

Kyle Fielding suggested that the square footage be added to the Agreement, and to make sure what Lots 3, 8 and 9 are (they are currently not designated). The Mayor explained that Lot 8 and 9 are scheduled to be commercial. The corner of 200 West 1000 North was to be a gas station and market, and is still in the works.

The Mayor indicated that this Agreement was before the Board to accept and authorize the Mayor, as the Executive Director, to sign.

Member Wardle commented on how long of a process this has taken and the incredible work that has been done by the Chairman and Executive Director. He expressed appreciation on the meetings and the work that has gone in to this.

Member McCall thanked the Board for the change that was made. He said he felt that not having to buy this property back was a major change.

Chairman Pratt indicated that he appreciated that the Kimballs are still willing to come to Tooele. There have been major changes in the market with online purchasing. The City has allowed this retail development to come to the community in a vital location. It will bring jobs here.

Member Gochis thanked the Mayor, Ms. Baker and the RDA members for their work on this. She indicated that she met with the Mayor and asked about why the RDA is paying for the clean-up costs, and why the RDA isn't incentivizing moving the sewer. She said she appreciated getting her questions answered.

The Mayor indicated that the work is not done. The Kimballs have asked that they meet with them, when they meet with potential retailers.

RDA Board Member Pruden made a motion to approve the Agreement. 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."

4. Minutes

RDA Board Member McCall moved to approve the December 4, 2019 minutes. RDA Board Member Gochis 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. Adjourn

RDA Board Member Pruden moved to adjourn the RDA 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 adjourned at 4:28 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 7th day of January, 2019

Melodi Gochis, Tooele City RDA Chair