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**PUBLIC NOTICE**

Notice is Hereby Given that the Board of the Redevelopment Agency of Tooele City, Utah, (RDA) will meet in a Business Meeting on Wednesday, May 6, 2020, at the hour of 5:30 p.m. The meeting will be held at the Tooele City Hall Council Chambers, Located at 90 North Main Street, Tooele, Utah.

**\*\*NOTICE\*\* We have implemented for all public meetings Governor Herbert's and Mayor Winn's emergency declarations regarding public gatherings, yet we still want to encourage public participation in our government. Citizens will not be able to attend this meeting at city hall. The public may join the City Council meeting electronically by logging on to Facebook, at Tooele City <https://www.facebook.com/tooelecity>.**

1. **Open Meeting**
2. **Roll Call**
3. **Resolution 2020-04** A Resolution of the Redevelopment Agency of Tooele City, Utah, Adopting a Tentative Budget for Fiscal Year 2020-2021, & Establishing the Time & Place of a Public Hearing to Consider its Adoption  
Presented by Mayor Debbie Winn
4. **Funding for Lodestone Way & G Avenue**  
Presented by RDA Chair Melodi Gochis
5. **Minutes**
  - February 5<sup>th</sup>
  - February 19<sup>th</sup>
6. **Invoices**
7. **Adjourn**

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Michelle Y. Pitt,  
Tooele City Recorder/RDA Secretary

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2113 or [michellep@tooelecity.org](mailto:michellep@tooelecity.org), Prior to the Meeting.

**REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH**

**RESOLUTION 2020-04**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH, ADOPTING A TENTATIVE BUDGET FOR FISCAL YEAR 2020-2021, AND ESTABLISHING THE TIME AND PLACE OF A PUBLIC HEARING TO CONSIDER ITS ADOPTION.**

WHEREAS, the staff of the Redevelopment Agency of Tooele City, Utah ("RDA") has prepared and filed the tentative budget for Fiscal Year 2020-2021 with the RDA's Board of Directors; and,

WHEREAS, the tentative budget was prepared in accordance with the requirements of U.C.A. §17C-1-601, et seq., as amended; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH, that the fiscal year 2020-2021 tentative RDA budget is hereby adopted; and,

IT IS FURTHER RESOLVED that a public hearing to consider the final adoption of the Redevelopment Agency of Tooele City, Utah budget for 2020-2021 shall be held on the 17<sup>th</sup> day of June, 2020, at 5:30 p.m., at Tooele City Council Chambers located at 90 North Main Street, Tooele, Utah.

The City Recorder shall cause notice of a public hearing to consider its adoption to be published at least seven (7) days prior to the hearing 1) in at least one issue of the Tooele *Transcript-Bulletin*, a newspaper of general circulation published in Tooele City, 2) on the Utah Public Notice Website, and 3) and on the home page of the Tooele City website, as required by U.C.A. §17C-1-601.5(4)(b).

The City Recorder shall cause the tentative budget approved hereby to be available for public inspection at least three (3) days before the date of the public hearing, as required by U.C.A. §17C-1-601.5(4)(c).

IN WITNESS WHEREOF, this Resolution is passed by the Board of Directors of the Redevelopment Agency of Tooele City, Utah, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH**

(For)

(Against)

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ABSTAINING: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Michelle Y. Pitt, RDA Secretary

S E A L

Approved as to Form: \_\_\_\_\_  
Roger Evans Baker, RDA Attorney

**BID TABULATION**  
**2020 Roadway Improvement Project**  
**Bid Opening Date: April 3, 2020**

			Asphalt Preservation		Intermountain Slurry Seal		Advanced Paving & Construction	
			UNIT BID PRICE	TOTAL BID	UNIT BID PRICE	TOTAL BID	UNIT BID PRICE	TOTAL BID
<b>SCHEDULE "C" - Type II Slurry Seal</b>								
C1. Mobilization	1	L.S.	\$3,500.00	\$3,500.00	\$15,000.00	\$15,000.00		
C2. Furnish and Install Type II Slurry Seal, Restripe	1,900,000	S.F.	\$0.158	\$300,200.00	\$0.16	\$304,000.00		
<b>Total Bid Schedule "C"</b>			<b>\$303,700.00</b>		<b>\$319,000.00</b>		<b>No Bid</b>	

<b>SCHEDULE "D" - Chip Seal</b>								
D1. Mobilization	1	L.S.			\$25,000.00	\$25,000.00	\$2,800.00	\$2,800.00
D2. Furnish and Install Chip Seal with Fog Coat	190,000	S.F.			\$0.40	\$76,000.00	\$0.27	\$51,300.00
<b>Total Bid Schedule "D"</b>			<b>No Bid</b>		<b>\$101,000.00</b>		<b>\$54,100.00</b>	

**BID TABULATION**  
**2020 Roadway Improvement Project**  
**Bid Opening Date: April 3, 2020**

NO.	ITEM	ESTIMATED QUANTITY	UNIT	Black Forest Paving		Kilgore Contracting		Staker & Parson Companies	
				UNIT BID PRICE	TOTAL BID	UNIT BID PRICE	TOTAL BID	UNIT BID PRICE	TOTAL BID
<b>SCHEDULE "A" - Lodestone Roadway Reconstruction</b>									
A1.	Mobilization	1	L.S.	\$9,000.00	\$9,000.00	15500	\$15,500.00	\$18,250.00	\$18,250.00
A2.	Full Depth Mill of Existing Pavement and Base	150,000	S.F.	\$0.16	\$24,000.00	.22	\$33,000.00	\$0.20	\$30,000.00
A3.	Furnish and Install 3" PG 64-28 Asphalt	150,000	S.F.	\$1.33	\$199,500.00	1.29	\$193,500.00	\$1.41	\$211,500.00
A4.	Remove, Adjust and Reinstall Concrete Collars Around Water Valves and Survey Monuments	3	Each	\$500.00	\$1,500.00	425	\$1,275.00	\$415.00	\$1,245.00
A5.	Remove, Adjust and Reinstall Concrete Collars Around Manholes and Boxes.	2	Each	\$660.00	\$1,320.00	950	\$1,900.00	\$925.00	\$1,850.00
<b>Total Bid Schedule "A"</b>				<b>\$235,320.00</b>		<b>\$245,175.00</b>		<b>\$262,845.00</b>	

**Redevelopment Agency of Tooele City  
Meeting Minutes**

**Date:** Wednesday, February 19, 2020

**Time:** 9:29 p.m.

**Place:** Tooele City Hall, Council Chambers  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Justin Brady

Tony Graf

Ed Hansen

Scott Wardle

Melodi Gochis

**City Employees Present:**

Mayor Debbie Winn

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department

Roger Baker, City Attorney

Steve Evans, Public Works Director

Darwin Cook, Parks Department Director

Glenn Caldwell, Finance Director

Cylee Pressley, Deputy Recorder

**City Employees Excused:**

Michelle Pitt, City Recorder

Minutes prepared by Kelly Odermott

**1. Open Meeting**

Chairwoman Gochis opened the RDA meeting.

**2. Roll Call**

Justin Brady, Present

Tony Graf, Present

Ed Hansen, Present

Scott Wardle, Present

Melodi Gochis, Present

**3. Resolution 2020-03 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 Mr. Baker

Mr. Baker stated it was the decision of the prior board to list the RDA Bauer property for sale. The RDA entered into a six-month listing agreement for the property. That agreement has expired and Mike Quarnberg the Realtor, has suggested to continue to list the property with a year listing agreement. That value that is under the listing agreement is reasonable. Mr. Baker stated that he has asked for Mr. Quarnberg to stay for closed session to discuss the property.

Board Member Graf asked if the RDA should have a policy to have open bidding for property disposals. Mr. Baker stated that the use of Mr. Quarnberg is not tradition and the first property that has been sold in 20 years. The previous board did select Mr. Quarnberg and at this time he suggests to just continue with the person who was already selected rather than start over. On a different piece of property there has been an outreach to the market for listing bids.

Mayor Winn stated that the executive board for the RDA has discussed goals for the coming year and one of them is a purchasing policy.

**Board Member Hansen motioned to approve the Resolution 2020-03.** Board Member Wardle seconded the motion. The vote was as follows: Board Member Brady, "Aye," Board Member Graf, "Aye," Board Member Wardle, "Aye," Board Member Hansen, "Aye," Chairwomen Gochis, "Aye." The motion passed.

The time was 9:57pm.

**4. Closed Meeting**

**Board Member Graf motioned to go to a closed meeting.** Board Member Brady seconded the motion. The vote was as follows: Board Member Brady, "Aye," Board Member Graf, "Aye," Board Member Wardle, "Aye," Board Member Hansen, "Aye," Chairwomen Gochis, "Aye." The motion passed.

Closed meeting attendees included, Chairwomen Gochis, Board Member Wardle, Board Member Graf, Board Member Hansen, Board Member Brady, Mayor Winn, Roger Baker, Glen Caldwell, Jim Bolser, Cylee Pressley, Paul Hansen, Steve Evans, Chief Kirby and Mike Quarnberg. The closed meeting was

**5. Adjourn**

The meeting adjourned at from closed session at 10:10

*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 March, 2020

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Melodi Gochis, Tooele Redevelopment Agency Chair

DRAFT



**Redevelopment Agency of Tooele City  
Meeting Minutes**

**Date:** Wednesday, February 5, 2020

**Time:** 9:40 p.m.

**Place:** Tooele City Hall, Council Chambers  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Justin Brady  
Tony Graf  
Ed Hansen  
Scott Wardle

**City Council Members Excused:**

Melodi Gochis

**City Employees Present:**

Mayor Debbie Winn  
Jim Bolser, Community Development Director  
Chief Ron Kirby, Police Department  
Roger Baker, City Attorney  
Steve Evans, Public Works Director  
Darwin Cook, Parks Department Director  
Glenn Caldwell, Finance Director  
Cylee Pressley, Deputy Recorder

**City Employees Excused:**

Michelle Pitt, City Recorder

Minutes prepared by Kelly Odermott

Board Member Hansen was acting Chairman with Chairwoman Gochis excused from the meeting.

**1. Open Meeting**

Chairman Hansen opened the RDA meeting.

**2. Roll Call**

Justin Brady, Present  
Tony Graf, Present  
Ed Hansen, Present

Scott Wardle, Present

3. **Resolution 2020-01 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving Amendment #1 to Addendum #6 to Purchase and Sale Agreement for 33 Acres of Land Located at Main Street and 1000 North Street.**

Presented by Mayor Winn

Mayor Winn stated that the Resolution is an amendment to the addendum #6 which was involved in the contract purchase of the property on 1000 North and Main Street. There was a put option on the contract and the purchaser of the property has asked for an extension of the put. This is a benefit to the RDA, with an extension to June 4, 2022.

Chairman Hansen asked the Board if there were any questions.

Board Member Graf asked if either party can back out of the contract. Mayor Winn stated that parties cannot backout, but the developer has the option by June 4, 2022 to say the development is not working and asking the RDA to repurchase the property. Mr. Baker stated that it could be helpful to the RDA because the existing put requirement is in March 2020. The developer could require the RDA to buy the land back in March 2020 without the amendment. Mayor Winn stated that this gives the developer more time to develop the agreements for the property and is a benefit to both parties.

**Board Member Wardle motioned to approve the Resolution 2020-01.** Board Member Graf seconded the motion. The vote was as follows: Board Member Brady, "Aye," Board Member Graf, "Aye," Board Member Wardle, "Aye," Chairman Hansen, "Aye." The motion passed.

4. **Resolution 2020-02 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.**

Presented by Mayor Winn

Mayor Winn stated this is a resolution is to adopt the development agreement. Last December a development agreement was approved by the RDA and gave the Mayor authorization as the executive director to sign the agreement. As the agreement was sent back to the developer there were two items that were reversed in the agreement. The first one was the tax increment. The correction that has been made is that the tax increment will begin after a certificate of occupancy has been given for the first 20,000 square feet of development. The second item is a guarantee payment of \$150,000 per year for 15 years and the correct time for that payment to begin is the commencement of construction. As soon as the developer starts moving dirt and getting the site ready, 60 days after the preparation work has commenced, the payments will begin paid

installments. This is a reimbursement to the developer for cleaning up the property. The third change of the agreement is to delete the paragraph about the termination of the put option. That is being taken out with the adjustment of the put option.

Chairman Hansen asked the Board if there were any questions.

Board Member Graf asked Mr. Baker if what is being proposed in the contract is viable and not creating a liability to the City. Mr. Baker stated that he has urged the RDA to consider carefully the business aspects of the deal because it is beyond his prevue to advise the RDA on the business aspects. He stated that the contract was drafted by Kyle Fielding who is knowledgeable of redevelopment law and has done a good job. He stated he had worked with Mr. Fielding and carefully reviewed this and all prior drafts. Mr. Baker stated that he is comfortable with the way that the agreement is drafted.

**Board Member Brady motioned to approve the Resolution 2020-02.** Board Member Wardle seconded the motion. The vote was as follows: Board Member Brady, "Aye," Board Member Graf, "Aye," Board Member Wardle, "Aye," Chairman Hansen, "Aye." The motion passed.

## 5. Adjourn

The meeting adjourned at 9:57 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 17th day of February, 2020

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Melodi Gochis, Tooele Redevelopment Agency Chair

TOOELE CITY CORPORATION  
FISCAL NOTE TO PROPOSED EXPENDITURE

05/01/20

DESCRIPTION OF EXPENDITURE:

VENDOR: TOOELE COUNTY TREASURER

RDA OVERPAYMENT OF TAX DISTRIBUTION

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REVENUE LINE ITEM:	ACCOUNT NUMBER	CURRENT BUDGET	RECEIPTS TO DATE	ADDITIONAL FUNDING	TOTAL FUNDING
					0.00

EXPENDITURE LINE ITEM	ACCOUNT NUMBER	ADJUSTED BUDGET	Y. T. D. EXPENSES	PROPOSED EXPENSE	BUDGET BALANCE
PROPERTY TAX REFUNDS	75 4621 485003	200,000.00	0.00	26,267.28	

REQUESTED \_\_\_\_\_  
DEPARTMENT HEAD

REVIEWED  \_\_\_\_\_  
FINANCE DIRECTOR

APPROVED \_\_\_\_\_  
MAYOR

APPROVED \_\_\_\_\_  
COUNCIL CHAIRMAN

Michael J. Jensen  
Tooele County Treasurer



Angie Leonelli  
Chief Deputy Treasurer

Tooele City Redevelopment Agency  
90 North Main Street  
Tooele, Utah 84074

April 21, 2020

Dear Tooele City Redevelopment Agency,  
This letter is to inform you that there was an error in the calculation of your final tax distribution for 2019. The amount sent to you exceeded the amount that should have been distributed in the amount of \$26,267.28. The overpayment was due to an error at the State Tax Commission and the software that is used to calculate the Tax Increment Financing. We were just recently made aware of this error.

I apologize for any inconvenience that this may cause. Please create a check payable to Tooele County Treasurer for \$26,267.28 as soon as possible.

Please feel free to call me and discuss this matter if you still have questions. Thank you for your understanding. The Tax Commission has assured us the problem has been corrected for future years.

Sincerely,

A handwritten signature in blue ink that reads "Michael J. Jensen". The signature is fluid and cursive, written over a light blue horizontal line.

Michael J Jensen  
Tooele County Treasurer