

**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

Melodi Gochis, Tooele Redevelopment Agency Chair