

**Redevelopment Agency of Tooele City
Meeting Minutes**

Date: Wednesday, May 6, 2020

Time: 5:37 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
Paul Hansen, City Engineer
Shannon Wimmer, Finance Director
Matt Johnson, Assistant City Attorney
Michelle Pitt, City Recorder

Minutes prepared by Kelly Odermott

Chairwoman Gochis read the following statement; 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 into Facebook at Tooele City <https://www.facebook.com/tooelecity>

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 2020-04 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

Mayor Winn stated that she is bringing a resolution for the Redevelopment Agency to adopt a tentative budget for fiscal year 2020/2021 and to establish the time and place of a public hearing to consider the final adoption of the budget. Mayor Winn stated that she provided binders to the Council with the budget information and wanted to point out a couple of items. In the binder the RDA Board could find the actual numbers for 2019, estimated numbers for 2020 as the year ends June 30, 2020, and proposals for 2020/2021. There were a couple of changes noted in the budget; Property tax refunds increased by \$400,000 for the property at 1000 North and Main Street. A \$150,000 will be used for the clean up agreement for the property and \$250,000 for sewer line if it does not move. Mayor Winn further referenced the City administration payment which has been in years past \$60,000, but has increased to \$100,000. This line item reimburses the City for administration, payroll, and office expenses associated with RDA business. The additional \$40,000 added to the line item is for the Economic Development director position that will be added to the \$30,000 from the council budget for a grant writer.

Mayor Winn stated that no discussion needs to happen in this meeting, but the City brought the tentative budget to the Board for review prior to the public hearings and adoption. This is not required by state law. The public hearing and adoption is scheduled for 5:30pm at City Hall in the Council Chambers on June 17, 2020

Board Member Brady motioned to approve the Resolution 2020-04. Board Member Hansen seconded the motion. The vote was as follows: Board Member Brady, "Aye," Board Member Graf, "Aye," Board Member Wardle, "Aye," Board Member Hansen, "Aye," Chairwoman Gochis, "Aye." The motion passed.

4. **Funding for Lodestone Way & G Avenue**

Presented by Chair Melodi Gochis

Chairwoman Gochis stated that at the April 19, 2020 City Council meeting, the City Council approved funding for roadway repair projects for Tooele City. That included two repairs in the industrial area, Lodestone Way and G Avenue. The amounts were approved for \$54,100 for a chip seal for G Avenue, and \$233,220 for Lodestone Way. City Council Chairman Wardle asked in the meeting if the repairs could be paid out of RDA budget and reimburse the Road C fund. Chairwoman Gochis stated that there is sufficient budget in the RDA fund to provide reimbursement. The Tooele County of Government has funds held in reserve from third quarter sales tax option and COG announced there is approximately \$3 million in the account held by the county that Tooele City can request an appropriation for the cost of the road projects.

Chairwoman Gochis stated the options are the road repairs can be paid for by Road C funds through the City, reimbursed through the RDA, or wait to apply from the appropriation from COG.

Board Member Brady asked if there is a timeframe for COG. Chairwoman Gochis stated there has been announcement of monies, but no date for applications. It would fall within the next budget cycle. Board Member Brady asked if applying for COG monies would slow down the process of getting the roads fixed, or would it be fixed and then reimbursed. Chairwoman Gochis stated the repairs have been approved and will be repaired by Road C funds. This would be an adjustment to balances and require reimbursement.

Board Member Hansen asked about where to take the monies and if taking monies was the right decision with the RDA funding agreement ending in three years. Chairwoman Gochis stated the City has been in discussion with the school district on extending the RDA area, but no action has taken place as the disruption with Covid-19. There is a plan in place for the extension, but it will not be approved in this budget cycle.

Board Member Wardle asked what are we trying to ascertain tonight with this item? Chairwoman Gochis stated the funding was approved through Road C, but there was the question on if the RDA should pay that money back to the City. Board Member Wardle stated if there will be an application through the county, one of the benefits of the tax was the reimbursement, but if not, the reason for the RDA was for this right here. Those Road C funds can and should be used for by the City and the RDA should reimburse or get the monies from the county funds.

Chairwoman Gochis asked if this item should be motioned on or tabled?

Board Member Hansen stated it depends on if people are ready to make a decision.

Board Member Brady stated he is ready for to make decision and thinks the money should be reimbursed.

Board Member Wardle motioned to apply to Tooele County for the grant money and that no matter what the Road C funds are to be reimbursed by the County reimbursement or RDA funds for the Lodestone Way and G Avenue projects. 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," Chairwoman Gochis, "Aye." The motion passed.

5. Minutes

Chairwoman Gochis asked for a motion of the minutes from February 5 and February 19, 2020.

Board Member Graf motioned to approve the minutes. Board Member Hansen seconded the motion. The vote was as follows: Board Member Brady, “Aye,” Board Member Graf, “Aye,” Board Member Wardle, “Aye,” Board Member Hansen, “Aye,” Chairwoman Gochis, “Aye.” The motion passed.

6. Invoices

Presented by Michelle Pitt

An invoice in the amount of \$26,267.28 to Tooele County for an overpayment in RDA tax distribution.

Ms. Pitt stated that the Tooele County Treasurers office sent a letter stating there was an error in the calculation of the final tax distribution for 2019. It was their error.

Board Member Wardle motioned to approve the Resolution 2020-03. 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.

7. Adjourn

Board Member Hansen motioned to approve the Resolution 2020-03. Board Member Graf 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 meeting adjourned at from at 5:51pm

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 June, 2020

Melodi Gochis, Tooele Redevelopment Agency Chair