

**The Redevelopment Agency of Tooele
Meeting Minutes**

Date: Wednesday, September 16, 2020

Time: 5:30 p.m.

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

City Council Members Present:

Justin Brady
Tony Graf
Scott Wardle
Melodi Gochis

Council Members Excused:

Ed Hansen

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Chief Ron Kirby, Police Department
Steve Evans, Public Works Director
Paul Hansen, City Engineer
Roger Baker, City Attorney
Darwin Cook, Parks and Recreation Director
Shannon Wimmer, Finance Director
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairwoman Gochis called the meeting to order at 5:32 p.m.

1. Open RDA Meeting

2. Roll Call

Justin Brady, Present
Tony Graf, Present
Melodi Gochis, Present
Scott Wardle, Present

3. James Way Sewer Project

Chairwoman Gochis stated this item was brought up for discussion on August 5, 2020. It was presented as a sewer line replacement. During the past few weeks, the staff has received several RFI's requesting from EDC Utah for possible businesses locating at the Peterson and Ninigret Depot. The staff has also received inquiries directly from owners of the Depot. As part of the RDA's overall objective to promote economic development of the Depot, the request is for the RDA Board to move forward with the sewer line project on James Way. The project would begin at Industrial Lop Road and continue past Lodestone Way. The proposal is that \$200,000 of the RDA funds be put towards the project to continue the needed infrastructure at this end of the Depot. This will benefit both the Peterson's and Ninigret portions of the Depot and aide in the development of the properties on the east side.

Chairwoman Gochis asked if there were any comments or questions from the Board.

Chairwoman Gochis asked for a motion to approved the funding for \$200,000, with \$100,000 being from the current RDA budget and \$100,000 from next year's budget?

Board Member Wardle asked if this has been bid out? Chairwoman Gochis stated that it has not. It will be done in house and Peterson has their own construction company. The costs that were presented in the last discussion was approximately \$415,000 and Peterson will be able to do it at a cheaper rate because they can do it themselves. The City is proposing to participate. Board Member Wardle asked if there is a participation agreement? Chairwoman Gochis stated there is not a participation agreement and if that is wanted, the RDA needs to state they would like an agreement. This is City infrastructure and it will be extended. It is common practice to have an agreement, but since it is owned by the City, no participation agreement is needed. Staff has stated it will be City infrastructure.

Board Member Wardle asked if there was a contract asking if the City is paying the Peterson's for the infrastructure? Are we spending \$200,000 without an contract? Chairwoman Gochis stated we will obtain a contract. Mayor Winn stated the City will obtain a contract and there will be an invoice to be brought back to the Board for approval when the contract is completed? Chairwoman Gochis stated that the project that is proposed is expected to generate \$38- 40 million dollars and the tax revenue from the buildings unoccupied will bring in \$115 million per year. It is believed that those spaces will fill with tenants quickly and it would be in the best interest to get the project going.

Mayor Winn stated that the project will also benefit a property of the Ninigret Depot. There has been contact from a company that is interested in purchasing that property and it would serve them also. Chairwoman Gochis asked if there was a motion to participate?

Board Member Wardle asked if this is the formal vote or an informal vote. Chairwoman stated she would consider if this informal on whether the Board would like to move forward with an agreement.

Board Member Wardle stated that he agreed to the project, but before the project begins and the contract or participation agreement, that it is stated who is doing what, and what is being done, and monetary terms. It is the City infrastructure and the City does not put in its own infrastructure as it has been developer driven infrastructure. This is a little different than the usual reimbursement and that contract takes place before the invoice to pay. Approve the contract and then invoice. He stated that he loves the flex space and will be a great project.

Mayor Winn stated that it is not her opinion that this is based on just the Peterson project. The City is asking for the sewer line to be extended for everyone in that area. It is not based on things done in the past, such as a tax increment finance. This is to put money into a sewer line for anyone that may come into that area. A agreement is for Peterson's construction company to put in the line, but the City is asking for at least \$200,000 to get the first section done. If any other sewer is to be done and additional funds from the RDA could be used to extend the sewer line. If a private company wants to come in and put in the sewer line, the City would welcome that. This is to get the project moving and get more development out at the Depot. As research has been done and several projects were done this way on both sides of the depot.

Board Member Wardle stated he was confused; we are not participating on the Peterson project? Mayor Winn stated the City is contracting. Board Member Wardle clarified, that the City is getting the contractor and paying for it and not Persons. Mayor Winn stated yes, the City will contract with Petersons and they have given an estimate for the whole project. They will be the contractor and they will put I a portion of the line. The City will set the parameters and then the City will pay the money to them. Board Member Wardle stated that the line is serving their buildings. Mayor Winn stated, if they build the buildings, it is expected they will or they may sell the property. On the Ninigret side, the buildings which may built could connect to the line also. It has been done several times at the Dept.

Board Member Wardle stated he backs up and is not in agreement with the project. He doesn't recall paying a contractor this way. He asked the Mayor to make copies and bring it back in two weeks to have further discussion. Chairwoman stated it could be tabled for two weeks and copies could be made for everyone. Board Member Brady asked if there was a timetable. Mayor Winn stated there was not, but if construction could start before winter, it would be great. There is a company that is interested in the Ninigret side.

Board Member Brady stated he was comfortable with waiting as well. Board Member Graf stated he supported that and hopefully the information will help support a decision.

4. Executive Director Update

Mayor Winn introduced the economic development coordinator, Mr. Jared Stewart.

Mr. Stewart, stated he is excited to be with the City. He is based in Salt Lake, he did his Undergrad at the University of Utah and is currently in a Master's Program at the University of Southern California in Urban Planning, with an emphasis in Real Estate Development. This will be a great opportunity.

Mayor Winn stated she had a couple of other updates. Harbor Freight will be building next to Rue 21. She stated that businesses need to be careful about locations and competition. They have met with the Kimball's and Stewart Thane on the 1000 North property. There is a renewed interest in retailers for that site. The covid put a stop to so many things and the efforts are renewed again. The City has been contacted by a couple of real estate agents representing developers looking to purchase property in the business park. The staff has met with a company interested in purchasing 100 acres on the Ninigret side of the Depot. There is a lot of interest in bringing retail to Tooele.

5. Minutes

Board Member Brady motioned to approve the RDA minutes from June 17, 2020. Board Member Graf seconded the motion. The vote was as follows: Board Member Graf, "Aye," Board Member Brady, "Aye," Board Member Wardle, "Aye," Chairwoman Gochis, "Aye."

6. Adjourn

Meeting was adjourned after closed session at 5:48 pm.

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 October, 2020

Melodi Gochis, RDA Board Chair