
PUBLIC NOTICE

Notice is Hereby Given that the Board of the Redevelopment Agency (RDA) of Tooele City, Utah, will meet in a Business Meeting on Wednesday, January 20, 2021, immediately following the City Council Business meeting. The meeting will be held at the Tooele City Hall Council Chambers, Located at 90 North Main Street, Tooele, Utah.

We encourage you to join the RDA meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>. If you choose to attend, please maintain social distancing, limit the number of people that attend with you, and wear a face covering.

1. **Open Meeting**
2. **Roll Call**
3. **Selection of the Redevelopment Agency Chair & Vice Chair**
4. **Executive Director Update**
Presented by Debbie Winn, RDA Executive Director
5. **Project Update**
Presented by Jared Stewart, Economic Development Coordinator
6. **Minutes**
- October 7, 2020 Business Meeting
7. **Adjourn**

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, Prior to the Meeting.

Status of Economic Development

Economic Development Strategic Plan:

This plan is being put together to complement the Economic section of the recently adopted general plan. The existing conditions section is in draft format. This is being circulated to a stakeholder committee for review.

Next steps include: topical based focus groups, development of action items/strategies, community engagement & action prioritization, and drafting of the final document. The stakeholder committee has included members of our planning commission, city council, and other community partners. The final draft will be submitted for review and public comment. A final draft is likely to be ready by April/May and will serve as a guiding document for Economic development efforts in the future.

Peterson/Ninigret Industrial Depot:

- Project Robin:
 - A manufacturer based in the mid-west and looking for a western plant. They successfully operate 6 other plants.
 - By the end of the 15-year expected build out period, the company will create over 160 jobs which pay over 110% the county average.
 - The company and site selection consultants are communicating frequently both with the city, state, and the Peterson Group. Two sites (both at the depot and owned by Peterson) have been selected. Project Robin is analyzing the sites with our help to determine which is a better fit.
 - Rocky Mountain Power has been engaged to conduct a site impact analysis study. This will last 30 days and will produce information regarding electrical needs for this project and the Industrial Depot as a whole. The RDA has agreed to pay for this study to assist the company. The cost will be less than \$10,000.
 - The company has engaged with the Tooele Technical College and looks forward to educational and other community partnerships.
- Project Zeus:
 - The company is planning to purchase land from Ninigret.
 - The company has received a conditional use permit and submitted a site plan. This is currently under review by city staff.

Industrial Depot / Redevelopment Agency pending expiration:

The Depot RDA was created in 1995 and is set to expire December 31, 2022. Final payments will occur in early 2023. Currently, the RDA is not offering tax incentives to new development due to the timing of the expiration. If incentives were offered, post-performance tax incentives would end before any private benefit is seen.

Extension of the Depot RDA should consider existing bond/debt obligations, build out of the depot's existing footprint, future infrastructure needs, funding needs of the other taxing entities, and potential benefits (job creation) of an extension.

Property Updates:

- Bauer Property: 350 acres south-west of city boundaries. The site has seen some interest due to outreach. There is potential interest by an extraction company.
- 1000 N Main Street: the realtor from Colliers has communicated potential interest in the site and will continue to update us if there is progress.

**The Redevelopment Agency of Tooele
Budget Work Meeting Minutes**

Date: Wednesday, October 7, 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
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
Jared Stewart, Economic Development Coordinator
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairwoman Gochis called the meeting to order at 5:36 p.m.

1. Open RDA Meeting

2. Roll Call

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

3. **Resolution 2020-06 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving a Utility Participation Agreement with Tekko, Inc, for the Construction of a New Sewer Collection Line in James Way at Peterson Industrial Depot**

Presented by Chairwoman Gochis

Chairwoman Gochis stated in the packet for the Council was the information for the utility participation agreements. The estimate for the project is \$414,120, including a 15% contingency fee. Tekko Inc, has requested the participation of the City in the amount of \$200,000.

Board Member Hansen motioned to approve Ordinance 2020-06. Board Member Brady seconded the motion. The vote was as follows: Board Member Wardle, "Aye," Council Member Graf, "Aye," Board Member Hansen, "Aye," Board Member Brady, "Aye," Chairwoman Gochis, "Aye." The motion passed.

4. **Resolution 2020-07 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving an Agreement for Snow Removal From Public Streets and Rights-of-Way Within Peterson Industrial Depot and Ninigret Depot.**

Presented by Steve Evans, Public Works Director

Mr. Evans called into the meeting for his presentation. The agreement is with the Peterson's at the Depot to plow the snow on the City streets. This agreement would compensate PID for the snow removal. This is a continuation of the agreement that was put into place last year. This agreement will help eliminate some of the pressures of the nine snowplow drivers in the streets department. There is compensation for PID paid monthly and then in April, the hours are reviewed.

Board Member Hansen asked if the agreement is the same as the prior year? Mr. Baker stated the first contract with Peterson Industrial Depot was in 2015 and for that year only, the City was billed at an hourly rate, up to a \$1500 cap. For 2016 through 2019, there was a payment of \$1500 per month beginning in January through April or May. This agreement is slightly different in that the payments of \$1500 will begin in October and go through April. It has been indicated to the City that the costs have always exceeded, the monthly payments. The monthly payments were extended to better recoup the actual costs by PID. Before the end of April, there will be a settlement with PID based on their spreadsheet hours.

Board Member Brady motioned to approve Ordinance 2020-39. Board Member Graf seconded the motion. The vote was as follows: Board Member Wardle, "Aye," Board Member Graf, "Aye," Board Member Hansen, "Aye," Board Member Brady, "Aye," Chairwoman Gochis, "Aye." The motion passed.

5. **Executive Director Update**

Mayor Winn stated there have been more RFI's from EDC Utah looking to Tooele for relocation. She commended Mr. Stewart, the new Economic Development Coordinator for his work with the RFI's. There was a site visit and luncheon with EDC Utah. There has been an increased interest in the Tooele Business Park property. There is a site visit planned in the next four to six weeks. There is a company called Project Century that is working on purchasing 100 Acres at the Ninigret Depot for a manufacturing business with 600 and 800 employees.

6. **Minutes**

Board Member Hansen motioned to approve the RDA minutes from September 16, 2020. Board Member Brady seconded the motion. The vote was as follows: Board Member Graf, "Aye," Board Member Brady, "Aye," Board Member Wardle, "Aye," Board Member Hansen, "Aye," Chairwoman Gochis, "Aye."

7. **Adjourn**

Meeting was adjourned after closed session at 5:47 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 20th day of January, 2021

Melodi Gochis, RDA Board Chair