
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, May 5, 2021, at 7:00 p.m. 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 meeting electronically by logging on to the Tooele City Facebook page at <https://www.facebook.com/tooelecity>.

If you are attending electronically and would like to submit a comment for the public comment period or for a public hearing item, please email cmpubliccomment@tooelecity.org anytime up until the start of the meeting. Emails will be read at the designated points in the meeting.

1. **Open RDA Meeting**
2. **Roll Call**
3. **Resolution 2021-06** A Resolution of the Redevelopment Agency of Tooele City, Utah, Tentatively Adopting a Tentative Budget for Fiscal Year 2021-2022, and Establishing the Time & Place of a Public Hearing to Consider its Adoption
Presented by Mayor Debbie Winn, RDA Executive Director
4. **Minutes**
- March 3, 2021
5. **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.

REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH

RESOLUTION 2021-06

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH, TENTATIVELY ADOPTING A TENTATIVE BUDGET FOR FISCAL YEAR 2021-2022, 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 2021-2022 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 2021-2022 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 2021-2022 shall be held on the 16th day of June, 2021, at 7:00 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)

ABSTAINING: _____

ATTEST:

Michelle Y. Pitt, RDA Secretary

S E A L

Approved as to Form: _____
Roger Evans Baker, RDA Attorney

**The Redevelopment Agency of Tooele
Meeting Minutes**

Date: Wednesday, March 3, 2021

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 attending through phone

Maressa Manzione

Melodi Gochis

Ed Hansen

City Employees Present:

Mayor Debbie Winn

Jim Bolser, Community Development Director

Chief Kirby, Tooele City Police Department

Steve Evans, Public Works Director

Roger Baker, City Attorney

Darwin Cook, Parks and Recreation Director

Jared Stewart, Economic Development Coordinator

Michelle Pitt, City Recorder

Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairman Brady called the meeting to order at 5:30 p.m.

1. Open RDA Meeting

2. Roll Call

Justin Brady, Present

Tony Graf, Present through phone

Melodi Gochis, Present

Maresa Manzione, Present

Ed Hansen, Present

**3. Resolution 2021-01 A Resolution of the Redevelopment Agency of Tooele City, Utah (RDA)
Authorizing the Mayor to Sign a Real Estate Contract of Purchase & Sale with Brandon**

Nay, Owner of Pride Built Homes, for the Construction of a New Business Office, Customer Showroom, Workshop, & Storage Building

Presented by Jared Stewart, Economic Development Coordinator

Mr. Stewart stated this is a purchase of 1.5 acres just off Tooele Boulevard at the Tooele Business Park. The purchase is by Brandon Nay, the owner of Pride Built Homes. The City received a Letter of Intent which led to negotiations, and this resolution is for Mayor Winn to sign the Real Estate Purchase Contract for the sale.

Board Member Hansen motioned to approve Resolution 2021-01. Board Member Manzione seconded the motion. The vote was as follows: Board Member Graf, "Aye," Board Member Gochis, "Aye," Board Member Manzione, "Aye," Board Member Hansen, "Aye," Chairwoman Gochis, "Aye."

4. Resolution 2021-02 A Resolution of the Redevelopment Agency of Tooele City, Utah Recognizing the Tooele City Mayor as the RDA Executive Director

Presented by Debbie Winn, RDA Executive Director

Executive Director Winn stated that for the past several months, the City staff has been working on some resolutions to bring to the Redevelopment Agency. The next four resolutions are already being done, but the resolutions will make the process approved formally and the staff is currently updating the bylaws as well. This resolution is recognizing the Tooele City Mayor as the Executive Director. Currently the bylaws say this is a discretionary appointment by the RDA Board and can appoint the Mayor. Utah state law has provided that a Mayor of a municipality operating under a Council/Mayor form of government serves as an Executive Director agent of an agency created by the municipality.

Board Member Hansen asked if the bylaws are being updated to these Resolutions. Executive Director Winn stated the bylaws will reflect these resolutions when submitted for a vote.

Board Member Manzione motioned to approve Resolution 2021-02 . Board Member Gochis seconded the motion. The vote was as follows: Board Member Graf, "Aye," Board Member Gochis, "Aye," Board Member Manzione, "Aye," Board Member Hansen, "Aye," Chairman Brady, "Aye."

5. Resolution 2021-03 A Resolution of the Redevelopment Agency of Tooele City, Utah Adopting the Tooele City Purchasing Policy

Presented by Debbie Winn, RDA Executive Director

Mayor Winn stated this resolution is for the adoption of the Tooele City Purchasing Policy. The RDA will follow the purchasing policy which is adopted by the City Council. That is already

being done and this will make it official. There will be a change done to the purchasing policy within the next couple of months and if that is approved, that will change for the RDA.

Board Chair Brady asked if there is a change to the City policy, does this Resolution have to change as well. Executive Director Winn stated no. This resolution states that the RDA will follow whatever is adopted by the City Council.

Board Member Gochis motioned to adopt Resolution 2021-03. Board Member Hansen seconded the motion. The vote was as follows: Board Member Graf, “Aye,” Board Member Gochis, “Aye,” Board Member Manzione, “Aye,” Board Member Hansen, “Aye,” Chairman Brady, “Aye.”

6. Resolution 2021-04 A Resolution of the Redevelopment Agency of Tooele City, Utah Adopting a Policy for the Sale of RDA-Owned Real Property

Presented by Debbie Winn, RDA Executive Director

Executive Director Winn stated that this resolution is adopting a policy for the sale of RDA owned real property. The RDA owns property and there have been many offers for RDA property. This policy is being put in place. This resolution states that the RDA Executive Director will make a recommendation to the Board when an offer comes in for a purchase. The Board will decide on the terms and then once the terms are agreed too for the selling, leasing, or conveying property, the governing board shall approve a resolution authorizing the sale, lease, or conveyance.

Board Member Hansen asked if this is process that was in the bylaws before? Executive Director Winn stated the City policy has been followed and it is the same.

Board Member Manzione motioned to adopt Resolution 2021-04 . Board Member Gochis seconded the motion. The vote was as follows: Board Member Graf, “Aye,” Board Member Gochis, “Aye,” Board Member Manzione, “Aye,” Board Member Hansen, “Aye,” Chairman Brady, “Aye.”

7. Resolution 2021-05 A Resolution of the Redevelopment Agency of Tooele City, Utah Adopting a Policy on Legal Services

Presented by Debbie Winn, RDA Executive Director

Executive Director Winn stated that this resolution is to adopt a policy on legal services. The procedure that has been followed for many years, are that the RDA will utilize the services of the Tooele City Attorney's Office for all routine legal matters. The Governing Board in consultation with the RDA Executive Director can determine on an as needed basis that it is expedient to obtain outside legal counsel for extra ordinary or specialized legal services, including litigation and complex transactions.

Board Member Hansen motioned to approved Resolution 2021-05. Board Member Manzione seconded the motion. The vote was as follows: Board Member Graf, “Aye,” Board Member Gochis, “Aye,” Board Member Manzione, “Aye,” Board Member Hansen, “Aye,” Chairman Brady, “Aye.”

8. Minutes

Board Member Gochis motioned to approve the RDA minutes from January 20, 2021. Board Member Manzione seconded the motion. The vote was as follows: Board Member Graf, “Aye,” Board Member Gochis, “Aye,” Board Member Manzione, “Aye,” Board Member Hansen, “Aye,” Chairman Brady, “Aye.”

9. Adjourn

Meeting was adjourned after closed session at 5:42 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 17th day of March, 2020

Justin Brady, RDA Board Chair