

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, October 20, 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>.

1. **Open RDA Meeting**
2. **Roll Call**
3. **Resolution 2021-10** A Resolution of the Redevelopment Agency of Tooele City Approving an Agreement for Snow Removal From Public Streets and Rights-of-Way Within Peterson Industrial Depot and Ninigret Depot
Presented by Debbie Winn, Mayor/RDA Executive Director
4. **Resolution 2021-11** A Resolution Authorizing the Extension of Collection of Tax Increment for Two Years in the Army Depot Project Area Impacted by the COVID-19 Emergency
Presented by Debbie Winn, Mayor/RDA Executive Director
5. **Minutes**
June 16, 2021
6. **Adjourn**

Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, Individuals Needing Special Accommodations Should Notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or michellep@tooelecity.org, Prior to the Meeting.

REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH

RESOLUTION 2021-10

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.

WHEREAS, Peterson Industrial Depot and Ninigret Depot comprise the Tooele Army Depot Project Area, a redevelopment project area (aka community development area-CDA and community reinvestment area-CRA) (the "Project Area") of Tooele City, which Project Area includes several public streets and rights-of-way (the "Public Streets") that require snow removal by Tooele City (the "City"); and,

WHEREAS, the Project Area is an important economic development engine for Tooele City, and the Redevelopment Agency of Tooele City, Utah (the "RDA"), charged with economic development (job creation) in the City, proposes to allocate from the Project Area budget an amount for the removal of snow from the Public Streets in the Project Area; and,

WHEREAS, the RDA proposes to enter into an agreement with Peterson Industrial Depot, Inc. (the "Contractor"), the owner of Peterson Industrial Depot, for the removal of snow from the Public Streets in the Project Area (see the proposed Agreement for Snow Removal, including street map, attached as Exhibit A); and,

WHEREAS, the RDA budget allocation and the Agreement will create efficiencies for the City and the RDA, and will further the economic development interests of the City and the RDA:

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH, that the Agreement for Snow Removal attached as Exhibit A is hereby approved.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and its Redevelopment Agency and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Redevelopment Agency of Tooele City, Utah, this ____ day of _____, 2021.

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

Exhibit A

Agreement for Snow Removal
(including map)

AGREEMENT FOR SNOW REMOVAL

This Agreement for Snow Removal (the "Agreement") is entered into as of October 1, 2021 (the "Effective Date"), by and between the Redevelopment Agency of Tooele City, Utah (the "RDA"), and Peterson Industrial Depot, Inc. ("Contractor") (collectively the "Parties").

RECITALS

1. Contractor is the Owner of Peterson Industrial Depot located at the former Industrial Area of the Tooele Army Depot (the "Property"); and,
2. The RDA and Contractor desire to enter into this agreement for the removal of snow from the public streets and rights-of-way located within Peterson Industrial Depot and Ninigret Depot, both located on the Property and within the corporate limit of Tooele City.

AGREEMENT

Now, therefore, in exchange for the mutual covenants, promises, and other good and valuable consideration contained in this Agreement, the sufficiency of which is hereby acknowledged, the RDA and Contractor covenant and agree as follows:

1. Snow Removal. During the term of this Agreement, Contractor agrees to use commercially reasonable efforts to remove accumulations of snow of one-inch or greater from all public streets and rights-of-way, and to salt and/or sand the same, located within Peterson Industrial Depot and Ninigret Depot. The public streets and rights-of-way include Industrial Loop Road, Loadstone Way, James Way, Garnet Street, I Avenue, G Avenue, B Avenue, and the public portion of Emerald Road (see these public streets and rights-of-way illustrated in Exhibit A, attached hereto and incorporated herein). Contractor shall supply its own equipment, materials, and labor to perform its obligations under this Agreement. Contractor shall maintain liability insurance, motor vehicle insurance, and workers compensation insurance.
2. Term and Termination. The term of this Agreement shall be from October 1, 2021, to April 30, 2022. This Agreement shall terminate automatically on April 30, 2022. Either party may terminate this Agreement with or without cause upon 30 days' notice.
3. Compensation. As consideration under this Agreement, the RDA shall pay to Contractor \$1,500 per month for the months of October 2021 through April 2022, paid in advance on the first of each month. No additional consideration shall be due to Contractor for snow removal after April 30, 2022. Prior to the termination of this Agreement on April 30, 2022, the Parties shall meet for an end-of-term review (the "Review") of the total hours Contractor provided snow removal services during the term of this Agreement. Adjustments to compensation may be made by the Parties, either way, to reflect actual

weather conditions and snow removal costs. Adjustments shall be at the rate of \$150/hour.

4. Indemnification and Hold Harmless. Contractor (and its officers, agents, employees, affiliates, and assigns) shall defend, pay on behalf of, indemnify, and hold harmless the RDA and Tooele City Corporation (the "City") (and all the RDA's and the City's officials, agents, employees, and representatives) from and against any and all claims (including actions, causes of action, demands, liabilities, loss of income, loss of services, interruption of process, other losses, actions, fines, costs, and attorney fees) asserted or obtained by any person as a result of, or in relation to, Contractor's negligence or intentional misconduct in performing the obligations and activities under this Agreement.

5. Release. Contractor (and its officers, agents, employees, affiliates, and assigns) hereby releases, acquits, and forever discharges the RDA and the City (and all the RDA's and the City's officials, agents, employees, and representatives) from any and all claims (including actions, causes of action, demands, liabilities, loss of income, loss of services, interruption of process, other losses, actions, fines, costs, attorney fees) that Contractor may have against the RDA or the City as a result of, or in relation to, Contractor's obligations and activities under this Agreement.

6. Miscellaneous.

a. No Waiver. The failure by the RDA to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement, or to exercise any right or remedy consequent upon Contractor's failure to perform thereof, shall not constitute a waiver by the RDA of any such failure to perform or any other covenant, agreement, term, or condition.

b. Third Party Beneficiaries. The City is a third-party beneficiary of this Agreement. Nothing in this Agreement is intended for the benefit of any other party except for the named Parties, the City, and their authorized successors and assigns.

c. Successors and Assigns. This Agreement shall be binding upon, and shall inure to the benefit of, the Parties hereto and their respective successors and assigns.

d. Enforcement of Agreement. If any of the Parties to this Agreement bring an action or proceeding to enforce their rights hereunder, the prevailing party shall be entitled to recover its costs and expenses, including court costs and attorney fees, if any, incurred in connection with such action or proceeding, including any court costs and attorneys fees incurred on appeal.

e. Headings. The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope, interpretation, or construction of any of the terms or provisions of this Agreement or the intent thereof.

f. Construction of Agreement. This Agreement shall be construed as a whole in accordance with its fair meaning and in accordance with the laws of the State of Utah, without giving effect to conflict of law principles. The terms of this Agreement have been negotiated by the Parties at arm's length, and the language of the Agreement shall not be construed in favor of or against any particular party.

g. Entire Agreement. This Agreement constitutes the final expression of the Parties as to the terms of this Agreement and the subject matter hereof, and supersedes all prior agreements, negotiations, and discussions between the Parties with respect to the subject matter covered hereby. Except as expressly stated in this Agreement, no party hereto has made any statement or representation to any other party hereto regarding the facts relied upon by said party in entering into this Agreement, and each party hereto specifically does not rely upon any statement, representation, or promise of any other party hereto in executing this Agreement, except as expressly stated in this Agreement. Each party and their attorneys, if the party so chose, had the opportunity to make such investigation of the facts pertaining to this Agreement, and all of the matters appertaining thereto, as they deem necessary.

h. Amendment to Agreement. Any amendment to this Agreement must be in writing and signed by duly authorized representatives of all of the Parties hereto, in conformance with state and local law, and affirmatively stating the intent of the Parties to amend this Agreement.

i. Waiver of Jury Trial. The Parties irrevocably waive any and all right to trial by jury in any legal proceeding arising out of or relating to this contract and the services performed hereunder.

j. Notices. All notices, demands, requests, or other communications required or permitted by this Lease shall be in writing and effective when received, and delivery shall be made personally, or by registered or certified mail, return receipt requested, postage prepaid, or overnight courier, addressed as follows:

To the RDA:
Redevelopment Agency of Tooele City, Utah
Attention: Executive Director
90 North Main
Tooele, UT 84074

To Contractor:
Peterson Industrial Depot, Inc.
Attention: Aaron Peterson
1485 West James Way #691
Tooele, UT 84074

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

**Redevelopment Agency of
Tooele City, Utah**

Peterson Industrial Depot, Inc.

Debra E. Winn, Executive Director

Aaron Peterson, President

Attest:

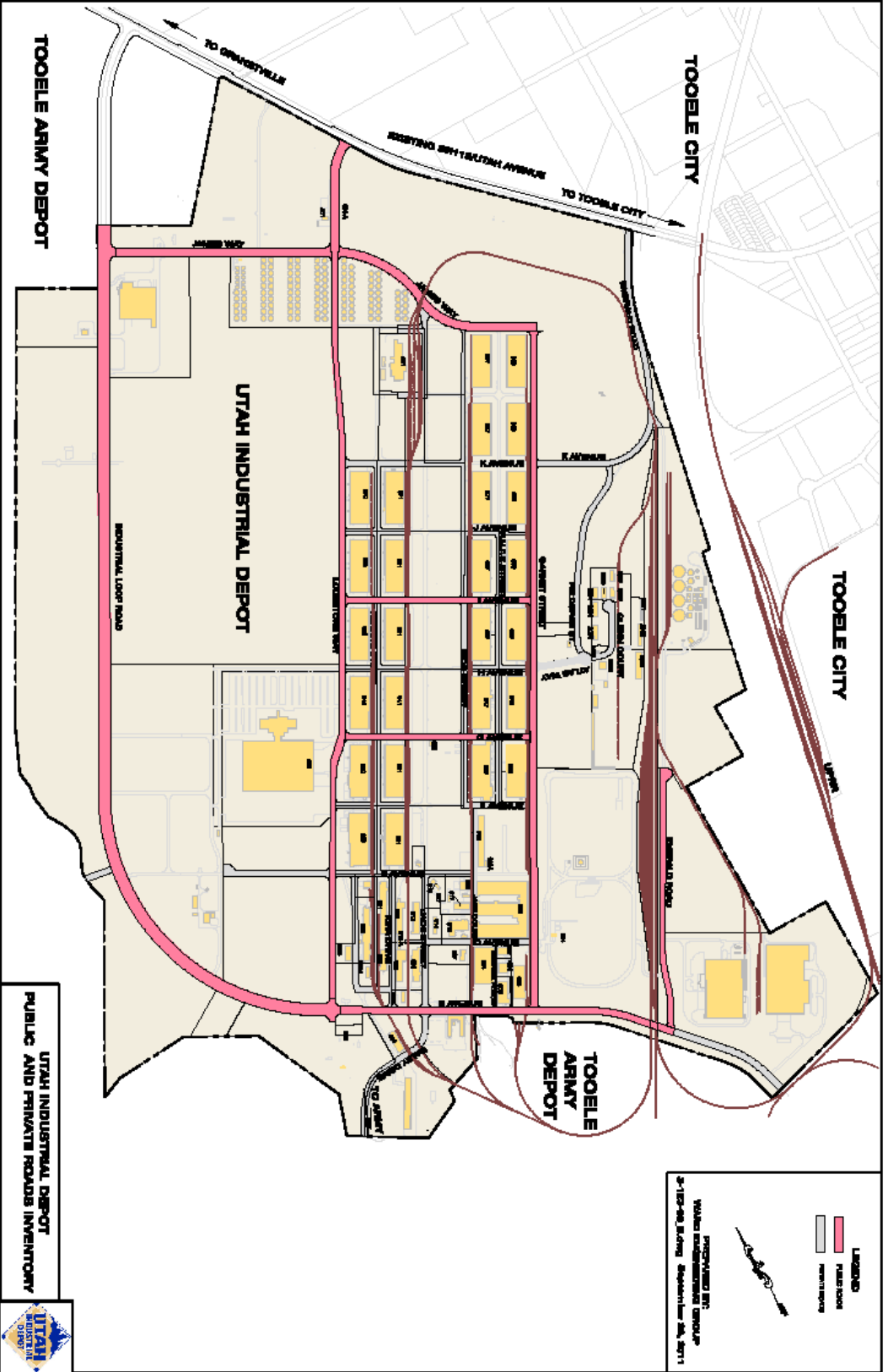
Michelle Y. Pitt, RDA Secretary

Approved as to Form:

Roger Evans Baker, RDA Attorney

Exhibit A

Illustration of Public Streets and Rights-of-Way



LEGEND

- PROPOSED RT
- FIELD ROAD
- EXISTING ROAD

UTAH INDUSTRIAL DEPOT
 PUBLIC AND PRIVATE ROADS INVENTORY



REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH

RESOLUTION NO. 2021-11

A RESOLUTION AUTHORIZING THE EXTENSION OF COLLECTION OF TAX INCREMENT FOR TWO YEARS IN THE ARMY DEPOT PROJECT AREA IMPACTED BY THE COVID-19 EMERGENCY.

WHEREAS, the Utah Legislature, in the Sixth 2020 Special Session, through Senate Bill 6001, amended the Utah Community Reinvestment Agency Act (the “**Act**”), specifically enacting Utah Code Annotated (“UCA”) § 17C-1-416 (“**The COVID-19 Emergency Extension Bill**”) on August 31, 2020, which authorized Community Reinvestment Agencies such as the Redevelopment Agency of Tooele City, Utah (the “**Agency**”) to extend the collection of “**Tax Increment**” (as defined in UCA § 17C-1-403) under certain circumstances due to the COVID-19 Emergency; and,

WHEREAS, the Agency in 1998, created the Army Depot Project Area (“**Army Depot Project Area**” and “**Impacted Project Area**”), and adopted a Project Area Plan (“**Army Depot Plan**” and “**Impacted Plan**”) and Project Area Budget (“**Army Depot Budget**” and “**Impacted Budget**”) for the Army Depot Project Area; and,

WHEREAS, the Agency intends to extend the Project Area funds collection period of impacted project areas, including the Army Depot Project Area, for a period of two years; and,

WHEREAS, the COVID-19 Emergency Extension Bill was signed by the Governor of Utah and became law, effective August 31, 2020; and,

WHEREAS, the COVID-19 Emergency Extension Bill specifically authorizes the Agency to extend the Tax Increment collection period in the Impacted Project Area, by up to two years, if the agency determines the conditions resulting from the COVID-19 emergency will likely delay the Agency's implementation of the Plan described herein, or cause the Agency to receive an amount of Tax Increment from the Project Area that is less than the amount of Tax Increment the Agency expected the Agency would receive from the Project Area, respectively; and,

WHEREAS, the Agency has carefully considered the facts and information available to the Agency on whether the COVID-19 emergency will likely delay the Agency's implementation of the Impacted Plan, for the Impact Project Area, or cause the Agency to receive an amount of Tax Increment from the Impacted Project Area that is less than the amount of Tax Increment the agency expected it would receive from the Impacted Project Area; and,

WHEREAS, the Agency Board, after carefully considering all the facts and information, including without limitation a memorandum prepared by Lewis Young Robertson & Burningham, an independent municipal advisory firm and consultant to the Agency, along with information known to the Board Members and provided by Agency staff, and information relayed from property owners and developers within the project area, is prepared to make its determinations, findings, and conclusions as set forth below:

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH AS FOLLOWS:

1. The Agency Board does hereby find and determine that the Project Area is an “Impacted Project Area” as defined in UCA § 17C-1-416(1)(c), based on the facts that, among other things, (a) the Agency expects to receive Tax Increment from the Impacted Project Area, as provided under the applicable Impacted Plan and/or Impacted Budget for the Impacted Project Area, respectively, (b) the Impacted Project Area is subject to a project area funds collection period, (c) the Impacted Plan was adopted before December 31, 2019; and, (d) the Agency has determined the conditions resulting from the COVID-19 Emergency will likely either delay the Agency’s implementation of the Impacted Plan or cause the Agency to receive an amount of Tax Increment from the respective Impacted Project Area that is less than the amount of Tax Increment the Agency expected it would receive from the Impacted Project Area.
2. Certain finding and determinations in Paragraph 1 above are supported by the following specific facts:
 - a. The adopted Project Area Budget, publicly available at Tooele City offices, supports the determination by the Agency under UCA § 17C-1-416(1)(c)(i) that the Agency expects to receive Tax Increment from the Project Area and the determination by the Agency Board under UCA § 17C-1-416(1)(c)(ii) that the Project Area is subject to a project area funds collection period.
 - b. The adopted Project Area Plan, publicly available at Tooele City offices, supports the determination by the Agency under UCA § 17C-1-416(1)(c)(iii) that the Tooele Army Depot Project Area Plan was adopted in 1998, which was prior to December 31, 2019.
3. The following summary of conditions resulting from the COVID-19 Emergency will likely either delay the Agency’s implementation of the Army Depot Plan or cause the Agency to receive an amount of Tax Increment from the respective Army Depot Project Area that is less than the amount of Tax Increment the Agency expected it would receive from the Army Depot Project Area:

According to the Agency’s 2021 fiscal year budget, the Agency may see a decrease of approximately \$350,000 of property tax increment when compared to the 2018 fiscal year. As Covid-19 continues to impact the Project Area, the Agency may continue to experience reduced amounts of Tax Increment. Additionally, industrial parks include significant amounts of personal property: 33% of the Project Area’s assessed value is personal property. Due to the Covid pandemic, projects lost demand in new leases and business development. This will likely create a sizable loss in personal property values. The Agency currently forecasts a reduction of Tax Increment of \$150,000-\$200,000 annually. Mixed use commercial/industrial/retail has been the targeted development for the Army Depot Project Area. The anticipated commercial/industrial uses have been significantly impacted by the COVID-19 Emergency. Due to the pandemic, developments within the Army Depot Project Area have been delayed for several years. Minimum assessed value benchmarks of

developments required for Tax Increment incentives will not be met. Developers/property owners within the Army Depot Project Area faced a barrage of requests for rent relief, and in many instances granted the requested relief, which has limited available capital for further development. Commercial/industrial development stalled due to economic and market uncertainty, and an anticipated shift away from traditional office and retail leasing arrangements. Financing stalled for similar reasons, as well as others. Anchor commercial tenancies remain an unknown but are needed to achieve the original plans for the Army Depot Project Area. Additionally, construction costs and potential liability risks have increased as a result of the COVID-19 Emergency, which again has resulted in development and construction delays within the Army Depot Project Area. The COVID-19 Emergency has resulted in excess commercial (office, retail, etc.) space in the Tooele County market, which impacts the ability to develop such commercial space within the Army Depot Project Area. Finally, a developer from the project area, Peterson Industrial Depot (“PID”), has provided a letter referencing the aforementioned struggles. The letter from PID is provided as Exhibit 1, attached hereto.

4. The date on which the Tax Increment collection extension period, as extended by this Resolution, will end for the Tooele Army Depot Project Area is now December 31, 2025.
5. Agency staff are hereby authorized and directed to mail or electronically submit a copy of this Resolution after adoption to:
 - a. the Utah State Tax Commission;
 - b. the Utah State Board of Education;
 - c. the Utah State Auditor;
 - d. the Tooele County Auditor; and
 - e. each taxing entity affected by the Agency’s collection of Tax Increment from the Project Area.
6. Agency staff are hereby authorized to take all other actions necessary to carry out the purposes of this Resolution.
7. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED by the governing board of the Redevelopment Agency of Tooele City, Utah, this _____ day of _____, 2021.

_____, Chair

Attest:

Approved as to Form:

Michelle Y. Pitt, Agency Secretary

Roger Evans Baker, Agency Attorney

EXHIBIT 1: LETTER FROM PETERSON INDUSTRIAL DEPOT (PID)



August 2, 2021

Mayor Debra E. Winn
Redevelopment Agency Executive Director
Tooele City
90 N Main Street
Tooele City, UT 84074

RE: RDA Covid Relief Analysis and RDA Project Area Extension

Dear Mayor Winn:

The Peterson Industrial Depot (PID) is pleased to contribute this letter in response to the Redevelopment Agency's request for information on how the Covid-19 pandemic has adversely affected development and economic opportunity within the RDAs project area. PID represents both land ownership and business interests at the Peterson/Ninigret Industrial Depot (Industrial Depot) located in the southwest portion of Tooele City.

The Industrial Depot is comprised of Industrial and Light Industrial industries. While each industry/business was affected differently, here is our report on several key negative impacts:

- One business requested and received deferred rent relief from PID in our capacity as landowner. Rent relief lasted 6 months and was provided due to decreased revenue of the business.
- PID revenue from owned businesses (Tekko, Utah Fabrication) decreased steeply in 2020. Lost approximate revenue totals at \$ 9.4 million.
- Supply chain shortages and unpredictable increases in construction costs have negatively impacted PID. Unexpected or inflated costs due to the Covid-19 pandemic and correlated situations costed PID an approximate \$ 1.7 million.
- Since the start of the Covid-19 pandemic, PID has experienced decreased demand and interest from new leases and new business development. Various projects were put on hold due to the pandemic.

The Tooele City Redevelopment Agency plays an important role as a partner at the Industrial Depot. It is anticipated that PID will request assistance for infrastructure needs affecting all Industrial Depot businesses/users. Extending the life of the RDA project area for an additional two years will be vital in providing for the infrastructure needs of the site and in attraction of future tenants/businesses.


Aaron Peterson
Peterson Industrial Depot

Peterson Industrial Depot

545 N. Lockstone Way Tooele, UT 84074 Telephone 435-849-8400 Fax 435-849-8401



MEMORANDUM

TO: RDA BOARD AND STAFF
FROM: TOOELE CITY & LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.
DATE: SEPTEMBER 14, 2021
RE: 2021 PROJECT AREA EXTENSION – (COVID-19)

Senate Bill 6001 (“SB 6001”) was sponsored by Senator Wayne Harper in the Senate and Representative Mike Winder in the House. SB 6001 was introduced and signed into law in 2021 with the expressed purpose of providing economic relief to local reinvestment agency project areas due to the negative impacts caused by the COVID-19 pandemic. SB 6001 allows a community reinvestment agency to extend the tax increment collection period for up to two years for project areas that can demonstrate negative economic and financial impact related to COVID-19.

In order to receive the relief provided by SB 6001, the project area plan must have been adopted on or before December 31, 2019. The reinvestment agency board must also adopt a resolution on or before December 31, 2021. The reinvestment agency must describe the conditions resulting from the COVID-19 pandemic and that the board has determined that the pandemic has created a delay in the implementation of the project area or resulted in a reduction in the amount of tax increment necessary to implement the project area plan.

Tooele City (the “City”) and Tooele Redevelopment Agency (the “Agency”) officials requested letters with evidence of reduced revenues and complications caused by COVID-19 from several developers within the City and within the Army Depot Project Area. The following information summarizes the evidence provided by affected developers.

1. Army Depot Project Area

Decrease in Tax Increment: In the 2018 fiscal year the Agency collected \$2.38 million from property taxes in the Army Depot Project Area. However, in the 2020 fiscal year the Agency only collected \$2.23 million from property taxes. Furthermore, as **Covid-19 continues to influence the project area, the Agency’s 2021 fiscal year budget has decreased to \$2.03 million.** If these budget numbers remain accurate, the Agency will have collected \$350 thousand less in property taxes than in the 2018 fiscal year. Consequently, the pandemic is causing the Agency to miss out on substantial tax increment in the project area.

Additionally, industrial parks include significant amounts of personal property. 33% of the Project Area’s assessed value is personal property. Due to the Covid-19 pandemic, projects lost demand in new leases and business development. This will likely create a sizeable loss in personal property values. The Agency currently forecasts a reduction of tax increment of \$150-\$200 thousand annually.

Uncertainty With Remote Work: High quality office development has been a key target of the Agency for the Army Depot Project Area. Throughout the state of Utah, and specifically in the project area, the commercial office market has experienced a unique set of problems that will significantly slow the absorption of office space. As companies begin to allow employees back in offices, there is a high degree of uncertainty around how many employees will come back. Depending on the company, estimates show that throughout the year 25-40 percent of employees are not utilizing office space on a regular basis. The decrease in office space demand, increased competition between developers, and a new culture to prevent future pandemics may cause delays to and decreases in the total tax increment in coming years.

Challenges With Construction and Materials: **General contractors are negotiating “COVID clauses” to protect them from liability due to pandemic impacts.** This liability is challenging for developers to absorb. Developers are currently facing issues with steel and lumber, the highest material cost of their projects. An article written by CBRE



on May 24, 2021, emphasizes that high demand and limited supply have led to dramatic increases in domestic steel and lumber prices this year. In early May of 2021, both steel and lumber prices had more than tripled since late 2020. Since peaking, prices have dropped a bit but were still up almost 260% since last year. Rising costs are causing developers to postpone projects or force them to increase their construction budgets.

Pandemic Impacts Relative to Developers in the Project Area: Businesses requested and received deferred rent relief from developers in the project area. Some extensions lasted up to 6 months based on decreased revenue to affected businesses. Furthermore, revenue from developers decreased steeply in 2020. One project area developer, Peterson Industrial Depot (PID), even lost up to \$9.4 million in approximate revenue during the year. PID also had \$1.7 million in unexpected or inflated costs as a result of supply chain shortages and construction cost increases. Consequently, various projects were put on hold due to the pandemic. Given current market conditions, it may take developers in the project area several years to complete existing projects.

Other developers nation-wide and, most importantly, in the project area are experiencing similar difficulties as Peterson Industrial Depot. Since the start of the Covid-19 pandemic, developers have experienced decreased demand and interest for new leases and new business development. With the low demand and large inventory in the area, rent rates are being pushed down. The drop in rent, combined with the higher cap rates reduces the value of buildings and impacts borrowing capacity. As a result, financing new office buildings, particularly large ones, is currently less feasible for developers in the area.

Finally, the Agency plays an important role as a partner with developers in the project area. With the opportunity to extend the life of the project area, the taxing entities and the developers will be able to recoup some of the desired revenues that were delayed and reduced due to the pandemic. This extension would be of great benefit to the participating taxing entities, the developers involved in the project area, and the City's overall future economic growth.



SB 6001 – RDA Extension

9/28/2021 – Tooele School Board Presentation / Briefing

Jared Stewart; 435-843-2169; JaredS@TooeleCity.org

SB-6001 Summary

- Signed into law during the 2021 State Legislative Session
- Purpose: Provides relief (two year extension) to local redevelopment agency project areas from negative COVID-19 pandemic impacts.
- Impacts: decreased property tax revenue, inflated construction & material costs, delay of projects and loss of revenue to businesses.
- Opportunity: Two-year extension of the project area; *necessary for repayment of bonds* and continued support of business.
- Timing: The State requires SB-6001 to be adopted in an RDA meeting by December 31st, 2021.

**Redevelopment Agency of
Tooele City Council**

Date: Wednesday, June 16, 2021

Time: 5:30 p.m.

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

Board Members Present:

Tony Graf
Ed Hansen
Justin Brady
Maresa Manzione
Melodi Gochis, Tardy

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Steve Evans, Public Works Director
Kami Perkins, Human Resources Director
Shannon Wimmer, Finance Director
Michelle Pitt, City Recorder
Cylee Pressley, Deputy City Recorder
Jared Stewart, Economic Development Coordinator

Minutes prepared by Katherin Yei

1. Open RDA Meeting

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

2. Roll Call

Tony Graf, Present
Ed Hansen, Present
Justin Brady, Present
Maresa Manzione, Present

3. Public Hearing & Motion on Resolution 2021-08 A Resolution of the Redevelopment Agency of Tooele City, Utah, Adopting a Budget for Fiscal Year 2021-2022

Presented by Shannon Wimmer

Ms. Wimmer stated this hearing is to adopt the final budget for the RDA.

Board Member Graf motioned to move to a closed meeting. Board Member Manzione seconded the motion.

Those in attendance were Mayor Debbie Winn, Council Chair Gochis, Council Member Manzione, Council Member Graf, Council Member Brady, Council Member Hansen, Michelle Pitt, Derrick Larsen, Jared Stewart, Jim Bolser, Paul Hansen, Shilo Baker, and Shannon Wimmer.

7. Adjourn

Chairman Brady adjourned the meeting at 5:58 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 _____ day of June, 2021

Justin Brady, Redevelopment Agency Chairman