

**The Redevelopment Agency of Tooele City  
Meeting Minutes**

**Date:** Wednesday, January 20, 2021

**Time:** 8:35 p.m.

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

**City Council Members Present:**

Justin Brady

Tony Graf

Maressa Manzione

Melodi Gochis

Ed Hansen

**City Employees Present:**

Mayor Debbie Winn

Jim Bolser, Community Development Director

Captain Adrian Day

Steve Evans, Public Works Director

Paul Hansen, City Engineer

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

Chairwoman Gochis called the meeting to order at 8:35 p.m.

**1. Open RDA Meeting**

**2. Roll Call**

Justin Brady, Present

Tony Graf, Present

Melodi Gochis, Present

Maresa Manzione, Present

Ed Hansen, Present

**3. Selection of the Redevelopment Agency Chair and Vice Chair**

Presented by Chairwoman Gochis

Chairwoman Gochis opened the nominations for the Chair position.

**Board Member Hansen nominated Board Member Justin Brady for Chair of the RDA Board.** Board Member Graf seconded the motion. The vote was as follows: Board Member Graf, "Aye," Board Member Brady, "Aye," Board Member Manzione, "Aye," Board Member Hansen, "Aye," Chairwoman Gochis, "Aye."  
Graf

**Board Member Hansen nominated Board Member Maresa Manzione for Vice-Chair of the RDA Board.** Board Member Brady seconded the motion. The vote was as follows: Board Member Graf, "Aye," Board Member Brady, "Aye," Board Member Manzione, "Aye," Board Member Hansen, "Aye," Chairwoman Gochis, "Aye."

Board Member Gochis turned the meeting over to Chairman Brady.

#### **4. Executive Director Update**

Presented by Debbie Winn, RDA Executive Director

Ms. Debbie Winn, Executive Director stated she had one update, she has been meeting with other community leaders, Grantsville City Mayor, Tooele County Commission and now the Council and the Commander of the Tooele Army Depot to discuss with UDOT administration a new alignment of the Mid Valley Highway for the second and third phase. Representative Doug Sagers has contacted UDOT and they have accepted the proposal and fund the EIS using TIFF funds in May and have designated the project as a high priority.

#### **5. Project Update**

Presented by Jared Stewart, Economic Development Coordinator

Mr. Jared Stewart stated the staff is working on an Economic Development Strategic Plan and this Plan will help to have a coordinated and cohesive plan which builds off the General Plan's Economic Vitality Section which was recently adopted with the Economic Vitality Section. He will be working to schedule focus groups which will review and contribute to the Plan. He introduced two projects that he has been working with in the Industrial Depot. Project Robin is a manufacturer looking to expand and currently operate six plants throughout the United States and Mexico. They are planning to create 169 jobs over a 15 year period in Tooele City, paying between \$24 and \$25 per hour. There have been discussion with Rocky Mountain Power to discuss the site power usage and have started the site impact analysis study to determine power needs. The RDA has agreed to pay for the study as an incentive and it will cost less than \$10,000. The company has engaged with Tooele Technical College and the Tooele County School District to develop a work force. Project Zeus is a company that is looking to purchase

approximately 100 acres from the Ninigret Depot. They have reviewed a Conditional Use Permit and have submitted site plan, which being reviewed by staff.

Board Member Hansen asked what the two companies manufacture? Mr. Stewart stated that is confidential at this time in the process.

Mr. Stewart stated in the past Tax Increment Financing has been used as an incentive to the companies, but with the RDA area at the industrial depot is expiring. The timeline is such that it will not be effective to use this incentive as the will be no benefit in the future. There needs to be a discussion about the project area and the debt obligations in the future, with extension and timing. There has been some interest in the Bauer property for an extraction company. There has also been some interest in the 1000 North property.

## 6. Minutes

**Board Member Gochis motioned to approve the RDA minutes from October 7, 2020.**

Board Member Hansen seconded the motion. The vote was as follows: Board Member Graf, "Aye," Board Member Gochis, "Aye," Board Member Manzione, "Abstain," Board Member Hansen, "Aye," Chairman Brady, "Aye."

## 7. Adjourn

**Meeting was adjourned after closed session at 8:49 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 3rd day of February, 2021

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Justin Brady, RDA Board Chair