

Tooele City Redevelopment Agency of Tooele City, Utah  
Business Meeting Minutes

**Date:** Wednesday, April 4, 2018

**Time:** 9:26 p.m.

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

**Board Members Present:**

Steve Pruden  
Brad Pratt, Chairman  
Dave McCall  
Scott Wardle  
Melodi Gochis

**City Employees Present:**

Mayor Debra E. Winn  
Jim Bolser, Community Development and Public Works Director  
Chief Ron Kirby, Police Department  
Glenn Caldwell, Finance  
Michelle Pitt, City Recorder  
Lisa Carpenter, Deputy City Recorder  
Randy Sant, Economic Development Consultant

Minutes prepared by Amanda Graf

Chairman Pratt called the meeting to order at 9:26 p.m.

**1. Open RDA Meeting**

The meeting was called to order by Chairman Pratt.

**2. Roll Call**

Scott Wardle, Present  
Brad Pratt, Present  
Steve Pruden, Present  
Dave McCall, Present  
Melodi Gochis, Present

**3. RDA Resolution 2018-03 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving a Purchase and Sale Agreement with M-53 Associates for 33 Acres of Land Located at Main Street and 1000 North Street**

Presented by Randy Sant

The City has been working on developing this property for quite some time. In working with their retail consultant they have found someone who can start developing the property, M-53 Associates. This company worked on the complex at 5300 S and State Street in Murray which includes Best Buy, Mimi's Café, and other retailers. The contract has been reviewed by the City Attorney, Mr. Baker and is being forwarded to the RDA for their approval.

Chairman Pratt asked the Board if there were any questions or concerns; there weren't any.

**Board Member McCall moved to approve RDA Resolution 2018-03.** Board Member Pruden seconded the motion. The vote was as follows: The vote was as follows: Board Member McCall, "Aye," Board Member Pruden, "Aye," Chairman Pratt, "Aye," Board Member Wardle, "Aye," Board Member Gochis, "Aye." The motion passed.

**4. Discussion on an Inter-local Agreement between Tooele City & the Tooele City Redevelopment Agency for Management of Economic Development and Administrative Service**

Presented by Randy Sant

The Redevelopment Agency is a separate, independent body of the City. It should be operating by its own specific guidelines. Mr. Sant explained that it might be appropriate to have a conversation between the RDA and the City to discuss having the RDA acting as the entity that would manage and run the City's economic development program. Sometimes there are development projects that the City manages that could potentially be managed by the RDA.

An inter-local agreement would clarify the different roles of the RDA and the City regarding economic development. The RDA pays a service fee to the City to help support the Redevelopment Agency. If the City didn't have the finance department, recorder's department, and legal department the RDA would have to contract for those services offered to it by the City. The inter-local agreement would clarify those services offered to the RDA by the City, include a yearly review of those services, include a clause stating that the RDA would comply with City policies, and possibly include policies specific to the RDA. If the Board felt that this would be a good direction to pursue, Mr. Sant would put together a preliminary inter-local agreement, have Mr. Baker review it, and come back to the RDA for their approval of the agreement.

Board Member Pruden stated that if they had specific proposals in regards to how much the agreement would cost, that the inter-local agreement would be a wise thing to have in place. Mr. Sant stated that he doesn't think there would be a large cost to have the agreement in place; he has worked on these agreements with other cities and the cost has been minimal. Mr. Sant stated that if the Board agrees

with working on having this agreement in place they could adopt it with their upcoming budget for the next fiscal year beginning July 1<sup>st</sup>, 2018.

Board Member Pruden asked Mr. Sant if he could put together cost proposals for not only the development of the inter-local agreement, but for any necessary staff positions that might be needed. He stated that it would be nice to be able to look at various models other cities have adopted with these agreements. Mr. Sant responded that he could get that information put together for the Board.

Chairman Pratt stated that he felt it would be a great way to run things. It consolidates everything and gives clear definition to which aspects of economic development belong to the City and which aspects belong to the RDA.

Board Member Wardle stated that as they discussed revenues in their City Council meeting, that a singular focus is critical. This agreement would allow them to combine everything in way that would most benefit the City.

Board Member Pruden states that he felt it gives them a great model for the future as things evolve with the City.

Chairman Pratt stated that if the Board was in agreement he felt it would be beneficial to move forward with the inter-local agreement.

Board Member Pruden asked if they could have the agreement ready in time for their next retreat. Mr. Sant responded that they will all be attending the League of Cities and Towns meeting in St. George in a few weeks; he recommended discussing the agreement while they are at that meeting in St. George. He stated they could also discuss future economic development projects they would like to work on in the future.

Chairman Pratt expressed his appreciation to Mr. Sant for all of his hard work.

## 5. Minutes

**Board Member Wardle moved to approve the minutes from the meeting dated February 21, 2018.**

Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Pruden, "Aye," Chairman Pratt, "Aye," Board Member Wardle, "Aye," Board Member Gochis, "Aye." The motion passed.

## 6. Adjourn

**Board Member Pruden moved to adjourn the meeting.** Board Member McCall seconded the motion. The vote was as follows: The vote was as follows: Board Member McCall, "Aye," Board Member Pruden, "Aye," Chairman Pratt, "Aye," Board Member Wardle, "Aye," Board Member Gochis, "Aye." The motion passed.

The meeting adjourned at 9:38 p.m.

*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 \_\_\_\_\_, 2018

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Brad Pratt, RDA Chair