

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

Date: Wednesday, December 19, 2018

Time: 8:30 p.m.

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

Board Members Present:

Brad Pratt
Dave McCall
Steve Pruden
Scott Wardle
Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Glenn Caldwell, Finance Director
Roger Baker, City Attorney
Jim Bolser, Community Development Director
Stephen Evans, Public Works Director
Randy Sant, Economic Development Consultant

Minutes prepared by Kelly Odermott

Chairman Pratt opened the meeting at 8:30 p.m.

1. Open Meeting

The meeting is called to order by Chairman Pratt.

2. Roll Call

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

3. RDA Resolution 2018-09 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving Addendum #4 to 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

Mr. Randy Sant stated the City is continuing to move forward on the agreement that was extended in November. The City still has some things that need to be finished. Tonight, the City has approved the preliminary review of the subdivision plat and will be reviewing as an RDA the

Master Site Plan. Those items will help get to a closing. This resolution adopts and extends the date of closing. It has been signed by the buyer and needs to be signed by the Chairman.

Chairman Pratt asked the Board if there were any questions or comments, there were none.

Board Member Pruden moved to approve Resolution 2018 - 07. Board Member Wardle seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

4. Tooele 10th & Main Master Site Plan

Presented by Randy Sant

Mr. Sant stated he would be turning the time over to Mr. Bolser after a few thoughts. For the record he wanted to thank the staff for the time and effort that had been put forth on this project. He appreciates their efforts, and this is at a state to review what is being designed for the property.

Mr. Bolser stepped forward to address the Board. He stated for the record that this is a requirement for the agreement with M-53 Associates. It is a step that is in addition to what is required by City Code and state code. It has been added into the agreement as a method of assurance to the City and the developer what will happen with the property. This is a master site plan, it is not a final plan. There are details to it but not final details. The master site plan was shown on the screen. The master site plan covers the eastern 19 acres. It is intended to be a mixture of inline mid box units running generally north to south building off the new road that is being built. Lots to the east will be some out pads, retail and restaurant. The southern lot will be an area with office buildings. There are four primary points of access for the entire project. The two most prominent will be the new road between Main Street and aligning on the west with Quartz Street. In the long range there will be an additional entrance lining up with Tooele Boulevard off of 200 West. A new full movement light will be at the new roads entrance in accordance with the corridor agreement at the entrance of Denny's. There will also be a full movement entrance that lines up with the current entrance of Macey's across the street. There will an access point at 100 West and 1000 North. It is almost dead center of the project. According to the corridor agreement that will be a right in and right out access. As the City has worked with UDOT and the developer, the City has supported UDOT and the executed corridor access agreements, but if a traffic study states that the entrances can be amended the City will consider that. This project does wrap around the Wendy's property and Denny's which is in the southeast corner of the project. As part of this project the existing access to Denny's will be closed and will be provided a new access along the new road.

Chairman Pratt asked if the Board had any comments or questions.

Board Member Pruden asked about the proposed office buildings. With the parking requirements how tall will the buildings be. Mr. Bolser stated that the buildings would not be limited by parking, but by building height requirements in the City Code. He believed the height requirement is 35 feet. That would make it possible for three stories.

Chairman Pratt asked if the Board had any other questions or comments, there weren't any.

Mr. Bolser stated for the record that this being a master site plan. Each of the lots will go through an official City review as a final site plan, but this will be the last time the Council or RDA will be seeing a formal review.

Board Member Pruden motioned to approve the 10th and Main Street Master Plan. Board Member Wardle seconded the motion.

Mr. Randy Sant wanted to mention quickly that there has been a tremendous amount of work from the City for this project. The developer and realtor involved have been working through getting actual tenants and leases. The new tenants would be new tenants to the market, women's clothing stores, general merchandisers, shoe stores, a couple of restaurants, a couple smaller retailers, and fast foods. This development is around 120,000 space of new retail. It is estimated there will be \$60 million in new sales and approximately \$409,000 new sales tax to the City.

Mr. Baker wanted to clarify the item for the record. The Planning Commission reviewed this site plan and recommended this to the Council, but it was approved subject to 17 conditions listed in the Staff Report. Mr. Baker wanted to clarify if the Board would be approving this item subject to the conditions listed in the Staff Report.

Board Member Wardle moved to amend the approval of the 10th and Main Street Master Plan and make it conditional on the conditions listed in the Staff Report. Board Member Pruden seconded the motion. Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

Board Member McCall moved for approval of the 10th and Main Street master plan, as amended by the previous motion.

Board Member Wardle seconded the motion. Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

5. Project Update

Presented by Randy Sant

No project updates.

6. Minutes

Chairman Pratt asked if the Board if they had any concerns or comments about the minutes dated December 5, 2018; there weren't any.

Board Member McCall moved to approve the minutes for the meeting dated December 5, 2018. Board Member Gochis seconded the motion. The vote was as follows: Board Member

McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

7. **Adjourn**

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

The meeting was adjourned at 8:48 p.m.

The content of the minutes is not intended, nor are they submitted, as verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 16th Day of January 2019

Brad Pratt, RDA Chair