

## PUBLIC NOTICE

Notice is hereby given that the Redevelopment Agency (RDA) of Tooele City will meet in a Business Meeting Wednesday, June 21, 2023 at the hour of 7:00 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website [www.utah.gov](http://www.utah.gov), the Tooele City Website [www.tooelecity.org](http://www.tooelecity.org), and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or [michellep@tooelecity.org](mailto:michellep@tooelecity.org)

We encourage you to join the RDA meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://tinyurl.com/ykjpjx4z> or by going to YouTube.com and searching "Tooele City Channel".

## AGENDA

1. **Open RDA Meeting**
2. **Roll Call**
3. **Public Hearing & Motion on Resolution 2023-07** A Resolution of the Redevelopment Agency of Tooele City, Utah, Adopting a Budget for Fiscal Year 2023-2024  
*Presented by Shannon Wimmer, Finance Director*
4. **RDA Project Area Annual Report & Economic Development Updates**  
*Presented by Jared Stewart, Economic Development Director*
5. **Minutes**  
*~June 7, 2023 RDA Business Meeting*
6. **Adjourn**

---

Michelle Y. Pitt, RDA Secretary

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](mailto:michellep@tooelecity.org), Prior to the Meeting.

**REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH**

**RESOLUTION 2023-07**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH,  
ADOPTING A BUDGET FOR FISCAL YEAR 2023-2024.**

WHEREAS, the staff of the Redevelopment Agency of Tooele City, Utah (“RDA”) has prepared and presented a proposed budget to the RDA’s Board of Directors for the 2023-2024 fiscal year; and,

WHEREAS, the proposed budget was prepared in accordance with the requirements of U.C.A. §17C-1-601, et seq., as amended; and,

WHEREAS, the RDA held a required public hearing on the proposed FY 2023-2024 budget on June 21, 2023:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH, as follows:

1. That the fiscal year 2023-2024 RDA budget is hereby adopted; and,
2. The RDA Secretary is hereby directed to file a copy of said budget within 90 days of the date of this Resolution with (a) the Tooele County Auditor, (b) the State Tax Commission, (c) the State Auditor, (d) the State Board of Education, and (e) each other taxing entity from which the RDA receives project area funds (if any), as required by Utah Code Ann. §17C-1-601.5(6).

IN WITNESS WHEREOF, this Resolution is passed by the Board of Directors of the Redevelopment Agency of Tooele City, Utah, this \_\_\_ day of \_\_\_\_\_, 2023.

**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

F.Y. 2023-2024 BUDGET

6/16/2023

**(75) REDEVELOPMENT AGENCY DEPOT FUND REVENUE**

ACCT NUMBER	SOURCE OF REVENUE	ACTUAL FY 6/2022	ESTIMATED FY 6/2023	BUDGET FY 6/2023	REQUEST FY 6/2024	RECOMMEND FY 6/2024	APPROVED FY 6/2024
	<b>TAXES:</b>						
3110000	CURRENT YEAR PROPERTY TAXES	2,328,222	3,413,000	2,325,000	3,600,000	3,600,000	
3100	TOTAL TAXES	2,328,222	3,413,000	2,325,000	3,600,000	3,600,000	0
	<b>INTERGOVERNMENTAL:</b>						
3380100	WFRC WORKFORCE DEVELOPMENT GRANT	50,000					0
3380200	UDOT GRANTS		110,667				
3380300	UTAH STATE GRANTS	8,200					
3380301	MAIN ST. REVITILIZATION GRANT PASS THROUGH		44,045	15,720			
3300	TOTAL INTERGOVERNMENTAL	58,200	154,712	15,720	0	0	0
	<b>MISCELLANEOUS INCOME:</b>						
3610000	INTEREST INCOME	64,447	193,383	35,000	195,000	195,000	
3610050	INVESTMENT INCOME	(67,739)	0				
3610100	INTEREST INCOME - LOANS	65	77		75	75	
3640000	SALE OF FIXED ASSETS		0				
3641000	SALE OF LAND	598,725	117,187				
3646000	GAIN ON SALE OF ASSET	1,022,861	0				
3690000	MISCELLANEOUS REVENUE		2,667				
3600	TOTAL MISCELLANEOUS INCOME	1,618,359	313,313	35,000	195,075	195,075	0
	<b>CONTRIBUTIONS AND TRANSFERS:</b>						
3840100	CONTRIBUTIONS FROM OTHER GOVTS						
3840200	CONTRIBUTIONS FROM TOOELE COUNTY						
3840300	CONTRIBUTIONS FROM GRANTSVILLE CITY	25					
3870000	CONTRIBUTIONS FROM PRIVATE SOURCES						
3890000	APPROPRIATION - FUND BALANCE / (INC)	(2,094,331)	1,939,071	3,703,077	(1,304,719)	(1,144,719)	0
3800	TOTAL CONTRIBUTIONS & TRNSFRS	(2,094,306)	1,939,071	3,703,077	(1,304,719)	(1,144,719)	0
3000	TOTAL RDA DEPOT REVENUE	1,910,475	5,820,096	6,078,797	2,490,356	2,650,356	0

**(75) REDEVELOPMENT AGENCY DEPOT FUND EXPENDITURES**

DEPT NUMBER	DEPARTMENT	ACTUAL FY 6/2022	ESTIMATED FY 6/2023	BUDGET FY 6/2023	REQUEST FY 6/2024	RECOMMEND FY 6/2024	APPROVED FY 6/2024
	<b>COMMUNITY DEVELOPMENT:</b>						
111000	REGULAR EMPLOYEES	49,427	46,928	51,092	49,200	49,200	
131000	EMPLOYEE BENEFITS	14,432	0	13,057	12,411	12,411	
211000	SUBSCRIPTIONS AND MEMBERSHIPS	6,000	1,971	10,000	10,000	10,000	
231000	TRAVEL & TRAINING	9,745	1,452	20,000	20,000	20,000	
311000	PROFESSIONAL & TECHNICAL	139,041	71,317	31,000	100,000	100,000	
311007	CONTRACT SERVICES - (10 FUND)	595,833	650,000	650,000	650,000	650,000	
481000	SPECIAL DEPARTMENTAL SUPPLIES	16,073	341	15,000	15,000	15,000	
483010	TAD PROJECT FUND	10,500	280,672	400,000	240,000	400,000	
483025	BUSINESS PARK PROJECTS		0		500,000	500,000	
485003	PROPERTY TAX REFUNDS (PRIVATE)		400,000	400,000	150,000	150,000	
486040	WFRC WORKFORCE DEVELOPMENT GRANT	52,909	0	0			
486042	UTAH MAIN STREET PROGRAM GRANT		0				
486043	STATE HISTORIC PRESERVATION CLG GRANT		7,500	10,000			
486044	UDOT TPA GRANT PROGRAM		13,215	5,000			
486045	MAIN ST. REVITALIZATION GRANT PASS THROUGH		33,034	15,720			
486046	RURAL COMMUNITY OPP GRANT ST OF UT		0	69,000			
532000	INTERFUND INTEREST		0	0			
551000	ADMINISTRATION (10 FUND)	100,000	0	0	0	0	
610000	MISCELLANEOUS EQUIPMENT		0				
711075	LAND PURCHASE		0				
731009	UDOT SAFE SIDEWALK GRANT	1,850	0	54,192	54,192	54,192	
731011	UTAH AVE TRAFFIC SIGNAL	27,304	109,889	150,000	40,000	40,000	
731800	RDA ROAD PROJECTS		0				
741000	MACHINERY AND EQUIPMENT	75,271	0				
4621	<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>1,098,385</b>	<b>1,616,319</b>	<b>1,894,061</b>	<b>1,840,803</b>	<b>2,000,803</b>	<b>0</b>
	<b>2015B RDA FRANCHISE TAX BONDS</b>		<b>Acct # 226556000</b>				
810000	BOND PRINCIPAL	211,000	3,644,537	3,625,322	PAID OFF	PAID OFF	PAID OFF
820000	BOND INTEREST	80,607	37,980	38,154	PAID OFF	PAID OFF	PAID OFF
830000	TRUSTEE FEES	1,850	1,850	1,850	PAID OFF	PAID OFF	PAID OFF
4733	<b>TOTAL 2015B RDA FRNCHS TAX BONDS</b>	<b>293,457</b>	<b>3,684,367</b>	<b>3,665,326</b>	<b>0</b>	<b>0</b>	<b>0</b>
			(37a)				

DEPOT RDA TRANSFER							
910000	APPROPRIATE INCREASE IN FUND BALANCE						
911037	TRSFER TO 31 FUND / 2012 TATC BONDS	360,696	361,470	361,470	361,895	361,895	
911039	TRSFER TO GRANTSVILLE / LIBRARY BONDS	117,000	117,000	117,000	117,125	117,125	
911044	TRANSFER TO 52 FUND (IRON ST SEWER)				130,020	130,020	
911314	TRSFER TO 31 FUND / 2015 1000 NO BONDS	40,937	40,940	40,940	40,513	40,513	
4821	TOTAL DEBT SERVICE TRANSFERS	518,633	519,410	519,410	649,553	649,553	0
4000	TOTAL RDA DEPOT EXPENDITURES	1,910,475	5,820,096	6,078,797	2,490,356	2,650,356	0

(37b)

Redevelopment Agency of Tooele City, Utah

**Date:** Wednesday, June 7, 2023

**Time:** 7:00 p.m.

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

**Board Members Present:**

Justin Brady

Maresa Manzione

Tony Graf

David McCall

Ed Hansen

**City Employees Present:**

Mayor Debbie Winn

Andrew Aagard, Community Development Director

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

Jared Stewart, Economic Development Director

Minutes prepared by Katherin Yei

**1. Open RDA Meeting**

Chairman Manzione called the meeting to order at 7:00p.m.

**2. Roll Call**

Tony Graf, Present

David McCall, Present

Justin Brady, Present

Maresa Manzione, Present

Ed Hansen, Present

**3. Resolution 2023-05 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving and Ratifying an Agreement with Terracon Consultants, Inc., for Environmental Services at the Tooele City Business Park**

*Presented by Jared Stewart, Economic Development Director*

Mr. Stewart presented an agreement with Terracon Consultants, Inc. A historic rail line has been found on the future Tooele City Business Park that contains some contaminants. Terracon has done some examination of the property. They found lead and arsenic. The agreement with Terracon is to manage this project and cleanup. They will provide a letter certifying the site is

clear and good to go. They are taking the contaminate parts of the soil and removing it. There is a tentative start date of June 12 with completion within 18 days.

**Board Member Brady motioned to approve Resolution 2023-05.** Board Member McCall seconded the motion. The vote was as follows: Board Member Hansen, “Aye,” Board Member Graf, “Aye,” Board Member Manzione, “Aye,” Board Member Brady, “Aye,” Board Member McCall, “Aye.” The motion passed.

**4. Resolution 2023-06 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving and Ratifying an Agreement with Direct Push Services LLC, for Environmental Remediation Services at the Tooele City Business Park**

*Presented by Jared Stewart, Economic Development Director*

Mr. Stewart presented an agreement with Direct Push Services LLC, for remediation services. A portion of the cost is for the County landfill. The soil and dirt being removed is considered a non-toxic hazard, allowing them to bring it to the landfill.

**Board Member Hansen motioned to approve Resolution 2023-06.** Board Member Graf seconded the motion. The vote was as follows: Board Member Hansen, “Aye,” Board Member Graf, “Aye,” Board Member Manzione, “Aye,” Board Member Brady, “Aye,” Board Member McCall, “Aye.” The motion passed.

**5. Minutes**

*Wednesday, May 3, 2023 RDA Business Meeting*

The following changes need to be made to the minutes:  
Correct the approved month to June and correct the year on the date.

**Board Member Brady motioned to approve the minutes with the recommended changes.** Board Member Hansen seconded the motion. The vote was as follows: Board Member Hansen, “Aye,” Board Member Graf, “Aye,” Board Member Manzione, “Aye,” Board Member Brady, “Aye,” Board Member McCall, “Aye.” The motion passed.

**6. Adjourn**

Chairman Manzione adjourned the meeting at 7:19 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, 2023

---

Maresa Manzione, Redevelopment Agency Chairman