

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

Date: Wednesday, October 18, 2017

Time: 7:30 p.m.

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

City Council Members Present:

Steve Pruden

Brad Pratt, Chairman

Dave McCall

Scott Wardle

City Employees Present:

Mayor Patrick Dunlavy

Jim Bolser, Community Development and Public Works Director

Captain Adrian Day, Police Department

Roger Baker, City Attorney

Michelle Pitt, City Recorder

Paul Hansen, City Engineer

Lisa Carpenter, Deputy City Recorder

Chief Bucky Whitehouse, Fire Department

Randy Sant, Economic Development Director

Minutes prepared by Amanda Graf

Chairman Pratt called the meeting to order at 7:40 p.m.

**1. Open RDA Meeting**

The meeting was called to order by Chairman Pratt.

**2. Public Hearing to Consider Adoption of the Community Reinvestment Plan for the 1000 North Retail Community Reinvestment Project Area**

Presented by Randy Sant

There are three community reinvestment areas that they have been looking to create over the last three to four months. A community reinvestment area is allowed in state law and is a tool that allows a city to create project areas. When the project area is created the City can proceed with the approval of the taxing entities that levy the taxes. Through an interlocal agreement the City can work out an incentive whereby the property tax, which would be generated by new increased development in the project area could go to the redevelopment agency. The RDA could use that as an incentive for the development of that area.

These plans are all similar in that they follow what is required in the State Code. The requirements include giving a description of the area, a description of the characteristics of the area, the standards that will guide the development, a discussion of how the requirements of the state law will be attained, a discussion of how the plans will meet the general plans of the City, a description of any specific projects that will be done in the project area, a description of any incentives that might be offered, and a discussion of the technique of how the City would accomplish and finance the plan.

There is a notice procedure required under the statute, which the Agency has done. There is also a process by which the property owners are able to review the plans. The area on 1000 North and Main Street includes the 31 acres adjacent to Wendy's that the RDA owns. The taxing entities in this project area are the City, School District, and the County. Those taxing entities have the opportunity to meet with the RDA prior to the public hearing and have an opportunity to discuss the project plan, the budget, and other related matters for the project.

The City has had a request from the School District to discuss this project, however the City has not had the opportunity to meet with the School District prior to this hearing. Because of this, Mr. Sant is requesting the RDA continue the hearing on all three of the projects areas in consideration on the agenda until they can meet with the School District and discuss the plans and the budget. Once that meeting has taken place and they have gone over their concerns, they will meet again as an RDA and take action on these project areas to adopt the resolutions and ordinances.

Since this was advertised as a public hearing and on the advice of legal counsel, they are opening it up to a public hearing at the meeting. Mr. Sant requests that after the public hearing has been held that the RDA Board makes a motion to continue the public hearing until a later date.

Chairman Pratt asked the RDA if they had any questions or concerns; there weren't any.

Chairman Pratt opened the public hearing to discuss the land located at 1000 North and Main Street; there weren't any comments. Chairman Pratt closed the public hearing.

**Councilman Wardle moved to continue the public hearing to a later date as determined by staff but no later than December 6, 2017 and the staff be directed to provide the required public notices as outlined in the statute and allow for consultation with any taxing entity as required by law prior to the hearing.** Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Wardle, "Aye," and Chairman Pratt, "Aye." The motion passed.

**3. Public Hearing to Consider Adoption of the Community Reinvestment Plan for the 1000 North West Industrial Community Reinvestment Project Area**

Presented by Randy Sant

This area is located on the west side of 1000 North where it joins SR 112. This land is owned by the Bolinders and Tooele Associates, LLC. This property is being developed for industrial growth. The belief it's a great area to help with job creation and also increase the assessed value of the community. Mr.

Sant recommended that the public hearing is opened but that the adoption of the area be tabled until a further date.

Chairman Pratt asked the RDA if they had any questions or concerns; there weren't any.

Chairman Pratt opened the public hearing to discuss the land located at 1000 North West Industrial Community reinvestment project area; there weren't any comments. Chairman Pratt closed the public hearing.

**Councilman Wardle moved to continue the public hearing to a later date as determined by staff but no later than December 6, 2017 and the staff be directed to provide the required public notices as outlined in the statute and allow for consultation with any taxing entity as required by law prior to the hearing.** Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Wardle, "Aye," and Chairman Pratt, "Aye." The motion passed.

4. **Public Hearing to Consider Adoption of the Community Reinvestment Plan for the Tooele Business Park Community Reinvestment Project Area**

Presented by Randy Sant

This area is the property owned by the Tooele Redevelopment Agency on the west side of the community where the Tooele Applied Technology College and USU are located. This is 260 acres of land owned by the RDA. It is being recommended that it be created as a community reinvestment area in order to help with the marketing and sale of the property which would provide additional income to help with the economic development efforts of the Agency. All of the provisions he discussed in the prior two earlier public hearings are included in this plan. Mr. Sant recommended that after public comment the Board would make a motion to continue the public hearing.

Chairman Pratt asked the RDA if they had any questions or concerns; there weren't any.

Chairman Pratt opened the public hearing to discuss the land located at the Tooele Business Park; there weren't any comments. Chairman Pratt closed the public hearing.

**Councilman Wardle moved to continue the public hearing to a later date as determined by staff but no later than December 6, 2017 and the staff be directed to provide the required public notices as outlined in the statute and allow for consultation with any taxing entity as required by law prior to the hearing.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Wardle, "Aye," and Chairman Pratt, "Aye." The motion passed.

Chairman Pratt stated that item since public hearings for the project areas located in agenda item numbers five, six, and seven, Resolutions 2017-08, 2017-09, and 2017-10, have been continued, that he would entertain a motion to table those items on the agenda.

**Councilman McCall moved to table item numbers five, six, and seven on the RDA agenda.** Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Wardle, "Aye," and Chairman Pratt, "Aye." The motion passed.

5. **RDA Resolution 2017-08 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Adopting an Official Project Area Plan for 1000 North Retail Community Reinvestment Project Area**

Presented by Randy Sant

This item was tabled.

6. **RDA Resolution 2017-09 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Adopting an Official Project Area Plan for 1000 North West Industrial Community Reinvestment Project Area**

Presented by Randy Sant

This item was tabled.

7. **RDA Resolution 2017-10 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Adopting an Official Project Area Plan for Tooele Business Park Community Reinvestment Project Area**

Presented by Randy Sant

This item was tabled.

8. **Adjourn RDA**

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

**9. Reconvene City Council Meeting**

The City Council Meeting was reconvened at 7:55 p.m.

The RDA meeting adjourned at 7:55 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 6th day of December, 2017

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Brad Pratt, RDA Chair