

PUBLIC NOTICE

Notice is hereby given that the Redevelopment Agency (RDA) of Tooele City will meet in a Business Meeting Wednesday, November 6, 2024 immediately following the Work Meeting. 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, the Tooele City Website www.tooelecitey.gov, 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@tooelecitey.gov

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

AGENDA

1. **Open RDA Meeting**
2. **Roll Call**
3. **Resolution 2024-06** A Resolution of the Redevelopment Agency of Tooele City, Utah (RDA) Approving RDA Participation in Site Infrastructure Costs for Central States Manufacturing
Presented by John Perez, Economic Development Director
4. **Minutes**
~ September 18, 2024 Business Meeting
5. **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@tooelecitey.gov, prior to the meeting.

REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH

RESOLUTION 2024-06

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH (RDA) APPROVING RDA PARTICIPATION IN SITE INFRASTRUCTURE COSTS FOR CENTRAL STATES MANUFACTURING.

WHEREAS, Central States Manufacturing has established a facility within Peterson Industrial Depot (PID), part of the TEAD Project Area for which the RDA has collected tax increment for 25 years; and,

WHEREAS, by State law, RDA tax increment revenues are to be expended within or for the benefit of an RDA Project Area; and,

WHEREAS, the RDA recognizes the importance of promoting economic development within Tooele City, and in particular within PID, to enhance the local economy, expand the commercial and industrial tax base, create jobs, and support quality community growth; and,

WHEREAS, Central States' site infrastructure costs include 17,750 square feet of asphalt fire lane for Fire Department apparatus access, and at an estimated cost of \$3.95 per square-foot, the asphalt is estimated to cost over \$70,000; and,

WHEREAS, because Central States' facility at PID aligns with City's economic development goals by offering substantial investment, job creation, and future growth in RDA project areas, the RDA deems it beneficial to participate in the Central States asphalt fire lane; and,

WHEREAS, the fire lane will further the additional public interest of Fire Department access and general fire safety; and,

WHEREAS, the RDA Board desires to contribute to the fire lane costs with a post-performance reimbursement of up to \$35,000, payable upon fire lane project completion, as verified by City inspection, and upon invoice from Central States:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that, in light of the above policy considerations, the RDA Board hereby authorizes the RDA's participation in the Central States fire lane for up to \$35,000, payable post-performance.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this ____ day of _____ 2024.

REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH

(For)

(Against)

ABSTAINING: _____

RDA EXECUTIVE DIRECTOR:

ATTEST:

Michelle Y. Pitt, RDA Secretary

S E A L

Approved as to Form:

Roger Evans Baker, RDA Attorney

**Redevelopment Agency of
Tooele City Council**

Date: Wednesday, September 18, 2024

Time: Immediately following the City Council Business Meeting

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

Board Members Present:

David McCall
Ed Hansen
Justin Brady
Maresa Manzione

Board Members Excused:

Melodi Gochis

City Employees Present:

Mayor Debbie Winn
Adrian Day, Police Department Chief
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Roger Baker, City Attorney
Andrew Aagard, Community Development Director
Shannon Wimmer, Finance Director
Darwin Cook, Parks and Recreation Director
Jamie Grandpre, Public Works Director
John Perez, Economic Development Director

Minutes prepared by Katherin Yei

1. Open RDA Meeting

Chairwoman Manzione called the meeting to order at 7:50 p.m.

2. Roll Call

David McCall, Present
Ed Hansen, Present
Justin Brady, Present
Maresa Manzione, Present
Melodi Gochis, Excused

**3. Resolution 2024-03 A Resolution of the Redevelopment Agency of Tooele City, Utah
Approving and Ratifying an Agreement with Broken Arrow Inc. for Expansion of the
Denny's Parking Lot in Order to Accommodate the Future Adjacent Signalized
Intersection**

Presented by John Perez, Economic Development Director

Mr. Perez presented an expansion of the Denny's Parking lot in order to accommodate the future adjacent signalized intersection. The total cost would be \$92,390.55 including the westward expansion of the parking lot, closing off the exit to mains street, and landscaping,

Mayor Winn addressed the Council. There is no time limit from UDOT. The road way is proposed to be paved for this entrance by the end of September.

Board Member Brady motioned to approve Resolution 2024-03. Board Member Hansen seconded the motion. The vote was as follows: Board Member Hansen, "Aye," Board Member Brady, "Aye," Board Member McCall, "Aye" Board Member Manzione, "Aye." The motion passed.

4. Resolution 2024-04 A Resolution of the Redevelopment Agency of Tooele City, Utah (RDA) Authorizing RDA Participation in Rail Infrastructure Upgrades at Peterson Industrial Depot (PID)

Presented by John Perez, Economic Development Director

Mr. Perez presented rail infrastructure upgrades at the Peterson Industrial Depot. This work has been completed with PID in the amount of \$786,000.

Board Member Hansen motioned to approve Resolution 2024-04; A Resolution of the Redevelopment Agency of Tooele City, Utah (RDA) Authorizing RDA Participation in Rail Infrastructure Upgrades at Peterson Industrial Depot (PID). Board Member Brady seconded the motion. The vote was as follows: Board Member Hansen, "Aye," Board Member Brady, "Aye," Board Member McCall, "Aye" Board Member Manzione, "Aye." The motion passed.

5. Resolution 2024-05 A Resolution of the Redevelopment Agency of Tooele City, Utah (RDA) Authorizing RDA Participation in Infrastructure Upgrades at the Peterson Industrial Depot (PID)

Presented by John Perez, Economic Development Director

Mr. Perez presented infrastructure upgrades at the Peterson Industrial Depot focusing on pressure reducing valves for water and ribbon curbing. This is a reimbursement basis as work is completed.

Board Member Hansen motioned to approve Resolution 2024-05; A Resolution of the Redevelopment Agency of Tooele City, Utah (RDA) Authorizing RDA Participation in Infrastructure Upgrades at the Peterson Industrial Depot (PID) as work is completed. Board Member McCall seconded the motion. The vote was as follows: Board Member Hansen, "Aye," Board Member Brady, "Aye," Board Member McCall, "Aye" Board Member Manzione, "Aye." The motion passed.

6. Minutes

There are no changes to the minutes

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

7. Adjourn

Chairman Manzione adjourned the meeting at 8:00 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 October, 2024

Maresa Manzione, Redevelopment Agency Chairman

DRAFT