

Redevelopment Agency (RDA) Business Meeting Minutes

Date: June 3, 2026

Time: 7:00 p.m.

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

Board Members Present

Dave McCall

Ed Hansen

Melodi Gochis (via Phone)

Jon Gossett

Excused

Justin Brady

Staff Present

Maresa Manzione, Mayor

Matthew Johnson, City Attorney

Nathan Farrer, Public Works Director

John Perez, Economic Development Director

Adrian Day, Police Chief

Chase Randall, Library Director

Kelley Anderson, Planning Commissioner

Paul Hansen, City Engineer

Anna Anglin, City Planner

Shannon Wimmer, Finance Director

Tiffany Day, Assistant to Mayor

Shilo Baker, City Recorder

Loretta Herron, Deputy City Recorder

Clarissa Pankratz, Administrative Assistant

Minutes Prepared by Teresa Young

1. **Open RDA Meeting**

Vice Chair McCall opened the meeting at 7:00 p.m.

2. **Roll Call**

Ed Hansen, Present

Jon Gossett, Present

Melodi Gochis, Present (via Phone)

Dave McCall, Present

Vice Chair McCall excused Justin Brady.

3. **Resolution 2026-03 A Resolution of the Redevelopment Agency of Tooele City, Utah Approving a Purchase and Sale Agreement with Mountain West Vinyl, LLC for 642,211 Square Feet of Land Located in the Tooele Business Park Zoning District**

Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution authorizing the sale of approximately 642,211 square feet of property located in Section C of the Tooele City Business Park, within the heavy industrial area west of 1200 West. The proposed purchase price is \$385,326.

Mr. Perez explained that the purchase and sale agreement, included as Exhibit A, was prepared in coordination with the developer's real estate attorney and reviewed by the City Attorney to ensure protection of the City's interests. The exhibit also included a site plan and legal description outlining phased development of the property.

He described the development plan, noting multiple phases across designated lots. The City will participate in site preparation improvements, including installation of fill and a culvert to support a future connecting road between development parcels. Future development phases will be completed by the developer as the project advances.

Mr. Perez stated that the project is expected to bring approximately 50 to 65 jobs to the community, with average wages estimated between \$50,000 and \$60,000 annually. He noted that the company is expanding from Logan due to increased demand and the need for additional production capacity. He also referenced prior involvement from current and former city leadership over the course of the project's development.

Representatives from Mountain West Vinyl expressed appreciation for the partnership with the City and stated they are excited to relocate and expand operations in Tooele. They indicated the company manufactures vinyl fencing products, emphasized job creation across multiple skill levels, and noted a commitment to environmentally responsible manufacturing practices, including reduced water and energy usage and recyclability of materials.

Following the presentation, brief discussion occurred, and Councilmembers expressed support and enthusiasm for the project.

Motion: Councilman Hansen moved to approve Resolution 2026-03 A Resolution of the Redevelopment Agency of Tooele City, Utah Approving a Purchase and Sale Agreement with Mountain West Vinyl, LLC for 642,211 Square Feet of Land Located in the Tooele Business Park Zoning District. Councilman Gossett seconded the motion. The vote was as follows: Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman Gossett, "Aye"; Vice Chair McCall, "Aye". The motion passed 4-0.

4. **Minutes**

~May 6, 2026 RDA Business Meeting Minutes

Councilman Gossett moved to approve the May 6, 2026 Business Meeting Minutes. Councilman Hansen seconded the motion. The vote was as follows: Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; Councilman Hansen, "Aye"; Vice Chair McCall, "Aye". The motion passed 4-0.

5. **Adjourn**

Vice Chair McCall adjourned the meeting 7:08 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 17th day of June, 2026



Melodi Gochis, RDA Board Chair