Meeting Minutes – August 25, 2026
Tooele City Hall – Large Conference Room

1. **4:06 PM - Roll Call**
   a. Present: Jon Gossett (Tooele City Council Representative), Wayne Anderton, Dorothy Manusakis, Sarah Bentley (Tooele City Staff), and John Perez (Tooele City Staff), Clarissa Pankratz (Tooele City Staff).
   b. Absent: Alison Dunn, Heather Hooper, Rebekka Peterson
   c. Minutes By: Sarah Bentley (Tooele City Staff)

2. **Review and Approve September 10, 2025, Meeting Minutes**
   a. Minutes were reviewed and approved unanimously with no corrections.

3. **Revive and Reside Grant:**
   Discussion/Notes:
   a. The Commission discussed potential uses of the Revive and Reside Grant, including commercial and residential improvements such as electrical and roofing work.
   b. John Perez offered to assist potential applicants with the application process.
   c. Applicants will need to provide a project budget.
   d. Jon Gossett discussed a potential property owner who may be interested in the program and indicated that he would reach out to the individual regarding a partially finished second-floor residential space.

4. **Review, Discuss, and Approve the Main Street Plan:**
   a. The Commission reviewed the Main Street Plan and discussed the formatting changes made to meet the requirements of Main Street America Association & Utah Main Street Program.
   b. John Perez will submit tracking information and reports related to the Key Performance Indicators (KPIs).

   Motion: To approve the Main Street Plan.
   Motion to approve: Jon Gossett
   Seconded: Wayne Anderton
   Unanimously approved

5. **Broadway Area Wide Plan/Results:**
   a. Staff have met with Leo Mantis and various developers regarding potential redevelopment opportunities.
   b. The Commission discussed proposed redevelopment opportunities that may be presented to the City Council during a work meeting. The proposed area of expansion has already been expanded and incorporated into the GIS map.

c. The Commission discussed property tax considerations and noted that the absence of property tax being collected on certain properties may make private financing more appealing.
d. The former hotel location was also discussed. The eastern parcel was reported to have no adverse substances present. The western parcel has some environmental concerns, which may restrict residential use on the ground floor.
    i. The Commission also discussed whether a lease agreement or purchase agreement would be appropriate for potential redevelopment.

6. Discuss Downtown Trick or Treat

a. The Commission discussed plans for the Downtown Trick-or-Treat event.
    i. Date/Time: Saturday, 2:00–4:00 PM
    ii. Candy donations were discussed, including a potential donation from Smith's.

7. Nominate a Board Chair

a. The Commission discussed nominations for Board Chair. Rebekka Peterson was mentioned as a potential nominee, although she was not present at the meeting.
b. The Commission agreed to postpone the formal nomination and selection process until more members are present and to continue the discussion via email.
c. No formal motion was made.

8. Discussion/Questions from Board members as Needed

a. Main Street Poles
    i. The Commission noted that the poles have been painted.
b. Wayfinding Signs
    i. The Commission discussed blue wayfinding signs that were pursued through a grant. Sign locations discussed included:
        - Vine Street
        - Northbound and southbound approaches to Vine Street
        - Locations along Vine Street
c. Broadway Area
    i. Dorothy Manusakis expressed concern that Broadway has been overlooked in downtown improvements. Items discussed included:
        - Lack of decorations
        - Lack of flags
        - Light poles that have not been painted
        - Light poles falling apart
d. Broadway Parking
    i. The Commission discussed potential parking improvements along Broadway.
e. Veterans Banners

i. The Commission discussed the possibility of selling additional Veterans Banners and placing banners along Broadway.

f. Broadway Light Poles
   i. The Commission discussed whether Broadway has the same light poles as other downtown areas. It was noted that some brackets may have fallen off.

g. Vine Street Diagonal Parking
   i. The Commission discussed a potential change to parking near Veterans Park on Vine Street.
   ii. A proposal was discussed to remove the strip of grass between approximately 50th West and Main Street and convert the existing parallel parking spaces to diagonal parking. The change could add approximately four to five parking spaces.
   iii. Potential grant funding for the project was discussed. Staff will look into the feasibility of the project and coordinate with Paul and the Fire Department as appropriate.

h. Shared Parking
   i. The Commission discussed opportunities for additional shared parking downtown.

9. 4:35 PM - Adjourn