

City Council and RDA Work Meeting Minutes

Date: December 17, 2025

Time: 5:30 p.m.

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

Council Members Present

Justin Brady
Dave McCall
Ed Hansen (in at 5:35 p.m.)
Melodi Gochis
Maresa Manzione (in at 6:00 p.m.)

Staff Present

Debbie Winn, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Assistant Public Works Director
Jamie Grandpre, Public Works Director
Darwin Cook, Parks & Recreation Director
John Perez, Economic Development Director
Jon Gossett, Planning Commissioner
Adrian Day, Police Chief
Paul Hansen, City Engineer
Shannon Wimmer, Finance Director
Kelly Anderson, Planning Commissioner
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder
Tiffany Day, Executive Assistant to Mayor
Clarissa Pankratz, Web & Digital Content Coordinator

Minutes Prepared by Teresa Young

1. Open City Council Meeting

Chairman Brady opened the meeting at 5:34 p.m.

2. Roll Call

Justin Brady
Dave McCall
Melodi Gochis
Ed Hansen (was not present at Roll Call, but arrived and was noted present at 5:15 p.m.)
Maresa Manzione (was not present at Roll Call, but arrived and was noted present at 6:00 p.m.)

3. Mayor's Report

Mayor Winn spoke about the opening of the brand-new Smith's Marketplace. She expressed her thanks for them reaching out to build in Tooele City. Deseret Peak High band and cheer teams were invited for the grand opening. Tooele City has shown Smith's Marketplace what community is all about. They have already done so much for the community and this was one of the largest grand openings out of any Kroger's stores in the nation.

4. Council Members' Report

Councilwoman Gochis reported that she attended the National League of Cities and Towns convention with other Councilmembers. They also attended the State Night of Cities and Towns. She spoke of the Santa Parade and lights. She advised that herself, along with others, met with Nicholene Peck and UDOT. She also attended a ribbon cutting for the new Microtel and a staff lunch for Mayor Winn.

Councilman Hansen also attended the luncheon for employees and Mayor Winn. He expressed his thanks for her service.

Councilman McCall spoke of the ribbon cutting of the Microtel and Mayor Winn's going away party. She has accomplished a lot in eight years.

Councilman Brady spoke of Mayor Winn's service and the Smith's Marketplace grand opening, this is a great addition to our community.

5. Presentation for Tooele MIDA Project Area

Presented by Ariana Farber, Military Installation Development Authority Deputy Director

Ariana Farber, Deputy Director of the Military Installation Development Authority (MIDA), explained that MIDA functions as an economic development entity focused on supporting military missions across Utah. Past efforts include development at Falcon Hill, the Northrop Grumman campus, and recreational and hospitality projects that support military morale and readiness.

In 2024, MIDA established the National Guard Project Area adjacent to the Tooele Army Depot. Following discussions with the City of Tooele, an adjacent city-owned parcel was incorporated into the project area to encourage additional development and demonstrate the city's support for the military.

As planning progressed, MIDA determined that further development in the area is limited by a lack of water infrastructure. The National Guard plans to construct a new armory on the site, and discussions began with adjacent landowner Randy Hunt, who has water rights that could support the project. A conceptual plan was developed in which Mr.

Hunt's property would be added to the project area, allowing property tax increment financing to help fund water infrastructure and the armory development.

MIDA and city leadership agreed to establish the project area boundary now, set the tax base year to 2024 to maximize future growth, and finalize remaining deal details in the coming months. The recommendation is to proceed with establishing the project area at this time to enable financing, support the National Guard armory, and facilitate future development benefiting both the military and the city.

The discussion focused on establishing a project area boundary, not approving water infrastructure at this time. MIDA explained that creating the boundary before December 31 is necessary to set the tax base year at 2024, which maximizes future tax increment and financing capacity. Delaying would reduce potential financing by an estimated \$8–10 million.

The concept involves two parcels: a northern parcel owned by Randy Hunt that already has development activity, and a southern parcel intended for a National Guard armory. While water infrastructure is essential for developing the southern parcel, those details—including water rights, timelines, and financing—will be negotiated and brought back to the council in the new year.

The northern parcel is proposed as “Phase One,” generating property tax increment that could later be used to finance water infrastructure and development on the southern parcel (“Phase Two”). Without including the northern parcel in the project area, MIDA indicated it has no mechanism to finance water delivery to the southern site.

Council members asked about risks, tax impacts, and urgency. MIDA clarified that establishing the boundary carries no obligation to proceed if the water plan falls through; the boundary would simply exist without effect. Historically, MIDA uses a model similar to a redevelopment agency, capturing a portion of property and sales tax to reinvest in project infrastructure, with tax-sharing terms still open for negotiation.

Examples from other areas, such as Wasatch County, were cited to show that private development within MIDA project areas can integrate well with surrounding communities, with city representation included in development review.

The action requested tonight is limited to approving a resolution to extend the project area boundary and establish the 2024 base tax year. All substantive agreements—including water infrastructure, tax sharing, development standards, and timelines—will return to the council for review and approval in the new year.

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

There was no need for a Closed Meeting.

Councilwoman Manzione requested that the following information be included, as she was not present during the Council Members' Reports: Commissioner Hamilton was elected Chair of the Planning Commission, and Commission Proctor was elected Vice Chair of the Planning Commission.

7. Adjourn

Chairman Brady adjourned meeting at 6:22 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 7th day of January, 2026

Justin Brady
Justin Brady, City Council Chair