

Tooele City Redevelopment Agency (RDA) Budget Meeting Minutes

Date: November 19, 2025

Time: 7:00 p.m.

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

Board Members Present

Justin Brady
Dave McCall
Ed Hansen (via telephone)
Maresa Manzione
Melodi Gochis

Staff Present

Debbie Winn, Mayor
Matthew Johnson, City Attorney
Jamie Grandpre, Public Works Director
John Perez, Economic Development Director
Darwin Cook, Parks and Recreation Director
John Perez, Economic Development Director
Jon Gossett, Planning Commissioner
Chris Sloan, Planning Commissioner
Police Chief Adrian Day
Paul Hansen, City Engineer
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder

Minutes Prepared by Shilo Baker

1. Open RDA Meeting

Chairwoman Manzione opened the meeting at 7:00 p.m.

2. Roll Call

Dave McCall, Present
Ed Hansen, Present (via telephone)
Justin Brady, Present
Melodi Gochis, Present
Maresa Manzione, Present

3. **Resolution 2025-03: A Resolution of the Redevelopment Agency of Tooele City, Utah, Authorizing RDA Participation in Roadway Upgrades in the Area of O Avenue at Peterson Industrial Depot**

Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution proposing Redevelopment Agency (RDA) participation in infrastructure improvements at the Peterson Industrial Depot. He reminded the Board that, as reported in the most recent quarterly update, the Depot's assessed valuation has grown by more than \$300 million over the past four years and more than 500 new jobs have been added during the same period. The requested RDA participation would fund the widening of O Avenue and the installation of required ribbon curbing and other infrastructure to support current and future business development. Mr. Perez noted that these improvements would benefit existing businesses and help in attracting new businesses to the area. He referred to Exhibit A, which outlines the detailed project costs, and stated that the total reimbursement-based participation amount is \$1,300,052.78.

Mr. Perez explained that the resolution does not currently include an expiration date and that the Board may add one if desired. Board Member Brady asked whether an expiration date was necessary. Chairwoman Manzione noted that the Petersons are highly motivated to complete the road improvements, as they are planning to construct new buildings along the corridor, which would further support economic development. She also noted that the road is in poor condition and will be a City road. Mayor Winn reminded the Board that RDA funds must be spent within the next five years. Board Member Gochis suggested a two-year expiration requirement, while Board Member Brady expressed that an additional deadline may be unnecessary given the built-in expiration tied to the RDA's funds which must be spent within five years of the RDA sunset, which was at the end of the previous year. Board Member McCall commented that Peterson Industrial Depot already has tenants lined up for the new buildings and is prepared to proceed with the project. Mr. Perez confirmed that engineering work for the project is complete.

Motion: Board Member Brady moved to approve Resolution 2025-03, A Resolution of the Redevelopment Agency of Tooele City, Utah, Authorizing RDA Participation in Roadway Upgrades in the Area of O Avenue at Peterson Industrial Depot. Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye"; Board Member Hansen, "Aye"; Board Member Brady, "Aye"; Board Member Gochis, "Aye"; and Chairwoman Manzione, "Aye". There were none opposed. The motion passed 5-0.

4. **Minutes**

~ June 18, 2025 Business Meeting Minutes

There were no corrections to the minutes.

Motion: Board Member Brady moved to approve the June 18, 2025 RDA Business Meeting Minutes as presented. Board Member Gochis seconded the motion. The vote was as follows: Board Member Gochis, "Aye"; Board Member Brady, "Aye"; Board Member Hansen, "Aye"; Board Member McCall, "Aye"; and Chairwoman Manzione, "Aye". There were none opposed. The motion passed.

5. **Adjourn**

Chairwoman Manzione adjourned the meeting at 7:05 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 ~~December, 2025~~ January, 2026



~~Maresa Manzione~~, RDA Board Chair

Melodi Gochis