

Redevelopment Agency (RDA) Business Meeting Minutes

Date: February 18, 2026

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

Melodi Gochis

Jon Gossett

Staff Present

Maresa Manzione, Mayor

Matthew Johnson, City Attorney

Nathan Farrer, Assistant Public Works Director

John Perez, Economic Development Director

Darwin Cook, Parks and Recreation Director

Kelley Anderson, Planning Commissioner

Adrian Day, Police Chief

Paul Hansen, City Engineer

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Loretta Herron, Deputy City Recorder

Minutes Prepared by Teresa Young

1. **Open City Council Meeting**

Chairwoman Gochis called the meeting to order at 7:00 p.m.

2. **Roll Call**

Jon Gossett, Present

Justin Brady, Present

Ed Hansen, Present

Dave McCall, Present

Melodi Gochis, Present

3. **Resolution 2026-01 A Resolution of the Redevelopment Agency of Tooele City, Utah, Authorizing RDA Participation in Site Removal Costs for Building 595 Parcel #17-039-0-3801 Located at 1955 West B Avenue (Peterson Industrial Depot)**

Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution authorizing reimbursement related to the removal of Building 595, located on West B Avenue within the Peterson Industrial Depot (PID), as shown in Exhibit A in council's packets. The request originated from PID, which initially sought \$600,000 toward the building's removal after the State estimated total demolition costs at approximately \$1 million. Through coordination with its partner company, Tekko, required certifications were obtained, reducing the total project cost to \$807,057.60.

Mr. Perez advised that following review and discussion in RDA Executive Committee meetings, the Agency reached an agreement to reimburse Tekko up to \$500,000 upon completion of the described demolition work. The removal of Building 595 is being undertaken to support a prospective manufacturing project identified through a State referral, with the intent of preparing the site for redevelopment and future job creation.

Exhibit B in council's packets outlined the scope of work and cost estimate provided by Tekko. Mr. Perez also confirmed that sufficient RDA fund balance is available to support the reimbursement, with the current Sunset RDA balance estimated at approximately \$6 million after accounting for existing commitments. The proposed expenditure aligns with the RDA's purpose of reinvesting in projects that support redevelopment and attract quality employment opportunities.

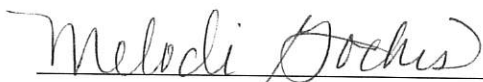
Motion: Board Member Brady moved to approve Resolution 2026-01 A Resolution of the Redevelopment Agency of Tooele City, Utah, Authorizing RDA Participation in Site Removal Costs for Building 595 Parcel #17-039-0-3801 Located at 1955 West B Avenue (Peterson Industrial Depot). Board Member Hansen seconded the motion. The vote was as follows: Board Member McCall, "Aye"; Board Member Hansen, "Aye"; Board Member Brady, "Aye"; Board Member Gossett, "Aye"; and Chairwoman Gochis, "Aye". The motion passed 5-0.

4. **Adjourn**

All in favor to adjourn. Time of adjournment was 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 6th day of May, 2026



Melodi Gochis, RDA Board Chair