

PUBLIC NOTICE

Notice is hereby given that the Redevelopment Agency (RDA) of Tooele City will meet in a Business Meeting June 17, 2026 at the hour of 7:00 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website www.utah.gov, the Tooele City Website www.tooelecity.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Shilo Baker, City Recorder at (435)843-2111 or shilob@tooelecity.gov.

Tooele City public meetings may be recorded and transcribed for documentation and quality assurance purposes. By attending this meeting, you consent to being recorded. If you do not consent, we encourage you to join the City Council meeting electronically by visiting the Tooele City YouTube Channel, at <https://www.youtube.com/@tooelecity> or by going to YouTube.com and searching "Tooele City Channel".

AGENDA

1. **Open RDA Meeting**
2. **Roll Call**
3. **Public Hearing and Motion on Resolution 2026-04** A Resolution of the Redevelopment Agency of Tooele City, Utah, Adopting a Budget for Fiscal Year 2026-2027.
Presented by Shannon Wimmer, Finance Director
4. **Minutes**
~June 3, 2026 Business Meeting
5. **Adjourn**

Shilo Baker, RDA Secretary

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Shilo Baker, Tooele City Recorder, at (435)843-2111 or shilob@tooelecity.gov, prior to the meeting.

REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH

RESOLUTION 2026-04

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH,
ADOPTING A BUDGET FOR FISCAL YEAR 2026-2027.**

WHEREAS, the staff of the Redevelopment Agency of Tooele City, Utah ("RDA") has prepared and presented a proposed budget to the RDA's Board of Directors for the 2026-2027 fiscal year; and,

WHEREAS, the proposed budget was prepared in accordance with the requirements of U.C.A. §17C-1-601.1, et seq., as amended; and,

WHEREAS, the RDA held a required public hearing on the proposed FY 2026-2027 budget on June 17, 2026:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH, as follows:

1. That the fiscal year 2026-2027 RDA budget is hereby adopted; and,
2. The RDA Secretary is hereby directed to file a copy of said budget within 90 days of the date of this Resolution with (a) the Tooele County Auditor, (b) the State Tax Commission, (c) the State Auditor, (d) the State Board of Education, and (e) each other taxing entity from which the RDA receives project area funds (if any), as required by Utah Code Ann. §17C-1-601.5(6).

IN WITNESS WHEREOF, this Resolution is passed by the Board of Directors of the Redevelopment Agency of Tooele City, Utah, this 17th day of June, 2026.

REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH

(For)

(Against)

ABSTAINING: _____

ATTEST:

Shilo Baker, RDA Secretary

S E A L

Approved as to Form: _____
Matthew C. Johnson, RDA Attorney

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 ____ day of June, 2026

Melodi Gochis, RDA Board Chair

DRAFT