MINUTES
OF THE SPECIAL MEETING OF THE
TOOELE COUNTY BOARD OF COMMISSIONERS
HELD OCTOBER 13, 2015

Chairman Bitner called the meeting to order at 7:00 p.m. The time, place and agenda of the meeting had been provided to the Tooele Transcript Bulletin and to each member of the governing body by delivering copies of the notice and agenda at least two days before to each of them.

1. **PLEDGE OF ALLEGIANCE.** The Pledge of Allegiance was offered by Shirley Beagley.

2. **ROLL CALL.** The Clerk called the roll which showed Commissioners Wade Bitner, Chairperson, Shawn Milne and Myron Bateman present. Also present were Scott Broadhead, Attorney and Marilyn Gillette, Clerk./Auditor.

3. **PUBLIC HEARING - THE PROPOSED DISPOSITION OF THE MILLER MOTORSPORTS PARK SURPLUS PRO9PERTY** Scott Broadhead, County Attorney, gave a summary of the process the County went through in getting to this point. The County owns the ground and Miller Motorsports Park leased the property. May 8, 2014 the County was informed by the Miller Family that they would not be renewing their lease. He reviewed comments from a report written by Randy Sant, Tooele Valley Economic Development Committee.

   Alan Walker, MiTime Utah Investment, LLC, reiterated the presentation he made at the August 18, 2015 meeting when the proposal was made public.

   Nate Herscher, Appraiser at Jayco-Cook LLC, discussed appraisal theories which guided them to the value they came to for the MMP. They searched for comparable sales of similar property throughout the entire United States. They appraised the MMP at $9 million dollars.

   Ben Becker, Zions Bank Public Finance, discussed the value the MiTime proposal brings to Tooele County, including proposed TRT with hotel stays, food and gas purchases, employment, etc. The total is $3 million dollars.

   Commissioner Milne moved to open the public hearing. Commissioner Bateman seconded the motion. All concurred. Those in attendance were: Travis Williams, Terry Baird, Stacey Mayhew, Sandra Bitner, Scott Degelbeck, Kory Palmer, Dan Camp, Jim Jensen, Jeremy Sutton, Jeff Rydalch, Joshua Bronwan, Scott Ribauil, Josh Elkins, Clayton Doty, Chris Sloan, Faye Hall, Mike Simonds, Norman K. Hay, Judith Hay, Kim Coulter, Carolyn Showell, Shelly McKeever, Raymond Dixon, Wendy Shubert, Kim Clausing, Roger D. Bennett, Matt Warner, Tobie Warner, Dianna Solberg, Lorna Call, Danie Orazzi, Rod Kujaczynski, Harold McConnell, Lois McArthur, Ray Kimber, Adam Afflech, Andrew Cartwright, Robb Lentz, Gauge Rees, Kelly Rees, Jeff McNeill, Dave Kizerian, John Gardner, John L. Beagley, Shirley Beagley, Ivan Utrera, Luigi Carneiro, Scott Clark, Bruno Carneiro, Allan Anderson, Matt Guiver, Andy Blunt, Steven Costello, Laura Kennedy, Michael Howsden, Tara Pinock, Derek Yang, Troy Duffin, Ion Loay, Stephanie Davis, Tyler Snow, Barton Gertsch, Justin Matkin, Willev Geyer, Benjamin Becker, Alan Wilson, Hollis Hebron, Frank Bott.

Dave Kizerian, Erda, is one of three principals for NASA Utah. He discussed the Impact of Milller Motorsports Park (MMP) on their businesses as well as other businesses that service them. Drivers come from all over the western hemisphere, as well as Canada. They spend money at the MMP, as well as items from the local communities. Losing the track would be a huge detriment to the whole county. He supports the Mitime agreement.

Troy Duffin, amateur racer at the MMP. When the Miller family made their announcement about not renewing their lease, a group was formed to get information on what was happening to the business and workers at the track. The Mitime announcement gave a lot of comfort to the businesses and workers. There was a vote from the association (garage tenants, business owners and supporters/sponsors), and a letter was provided to the Commissioners. He read the letter supporting the deal with Mitime. (See copy of letter at the end of these minutes.

Lois McArthur, former Tooele County Commissioner, stated that Tooele County's has always had a problem making it a tourism destination. She would really like to see the MMP go to this company who can really enlarge on it for the tourism aspect. For the tourism part she is completely in favor of it.

Frank Bott, local businessman whose customers are international. The #1 reason he moved to Tooele County was the MMP. His customers all say the MMP is a marvelous race track. There are hundreds and thousands of people who know about Tooele County who had never heard of it before. His business has had a 30% increase in sales revenue thanks to MMP.

Andy Blunt - commercial real estate broker, commented on the value of the Mitime offer. Specifically that it is a cash offer. Having been involved in a number of large real estate transactions, the value of cash on the table, is pretty significant. Not having to rezone for the Mitime offer is a very big deal. He has had a number of deals get down to the last minute and the zoning doesn't come through. If that were to happen here, the revenues would be lost, the value of the property would devastate the community.

Chris Sloan, Chairman of Board of the Tooele County Chamber of Commerce, stands in support of the motion they are going to make. Creates stability for those he represents. As a local resident and realtor, stability and cash is wonderful. The extra couple of million dollars up front would have been nice, but he applauded the Commission for the foresight and what this will mean for our county. The Commission looked out for the citizens of this county and those who will be coming to this county.

Alan Anderson, SLC resident and armature racer, comes to Tooele much more often, racing and working on his car. He stops for gas, dinner and visits Auto Zone. He brings family members, rents a garage at the MMP. He feels Alan Wilson did a great job of moving this forward. History has proven that residential use and racing use do not coincide well.

Matt Guiver, likes MiTime's proposal and advocates club racing. There are usually 150 to 200 participants in his races. They spend money here, they create an active community. They foster a family atmosphere of growth, and have 750 active members. Members that have bought homes in Tooele exclusively for NASA Utah. Because of the racetrack. They have built a family racing community which most racetracks are not conducive to.

Ivan Ultera, Rodizio Grill, pointed out an important point Zions Bank missed, the sponsorship side. Racer and sponsor of racers and events. Some of the sponsorship are over $100,000 to the racer, who is buying tires, buying parts, that is in the millions. Please consider that. Along with that, Centerpoint is flawed because not at any

point has Centerpoint approached any of the racers, tenants or sponsors. Mr. Wilson has approached all of them. No contract, purely volunteer, showing commitment to their community.

Rob Lentz, doesn't live in Tooele County. He has brought his family to MMP since they opened. Very impressed with the facility and even more so with how many different clubs were using the track. This season he has been out 12 times to the track. It is a wonderful facility. He wouldn't come out to Tooele County if it became a private facility. Longterm vision is good.

Roger Bennett has been involved with motorcycle racing since 1987. This provides an opportunity to get motorcycle riders out of the canyons. One Mother thanked Mr. Bennett for getting her son out of the canyons and teaching him how to ride on a racetrack. It's so silly to go out and put yourself at risk. The Ford school is excellent.

Hal McConnell, when the MMP came to TOoele County he was excited. He doesn't think Larry Miller brought it to Tooele County for it to be a water feature in the middle of a housing area. He brought it as something that Tooele County and Utah could have to be on the map to enjoy and to build an economy for Tooele County. It was a dream of his. For some housing units to come in and just set up this as their private race track would cause more havoc for Tooele County. Building houses effects the water and the traffic and plugs up Tooele County and Tooele City with more houses and people. If they want to do that they need to go to Park City.

There were no other public comments. Com Milne moved to close the public hearing at 8:18 p.m. Commissioner Bateman seconded the motion. All concurred.

4. **PURCHASE AND SALE AGREEMENT WITH MITIME UTAH INVESTMENT, LLC FOR THE PROPERTY KNOWN AS THE MILLER MOTORSPORTS PARK.** Commissioner Milne discussed a tourism training he attended last week. The common thread throughout the several days of the conference was the risk of Chinese Tourism. Larry Miller was a man that was larger than life. Steadfast and bullheaded enough to believe that he could create something out of nothing. MMP has been a gift to Tooele County! the way it has played out has also been a gift to Tooele County. He agreed with Commissioner McArthur. There are some legal considerations. The fact that these companies and others provided these proposals shows the passion that Larry had and Mr. Wilson working with him. Lois, this is an opportunity to increase tourism in our County. Tooele County was promoted with the vision of this proposal being negotiated and accepted - they were touted at the conference. He made a motion to approve. Commissioner Bateman, after reviewing the proposal and looking at the budget, he feels like this is the best offer for Tooele County. He thanked Lois for her vision. All concurred.

Commissioner Bitner added his appreciation for the interest that each of them have had in this endeavor. For them it's been a whirlwind of time spent and research to have the opportunity to ratify the purchase and this sale agreement. He is delighted to be able to maintain this premiere facility. We are part of a global economy. We need to recognize that the things we do here will be reflected in another area.

5. **PUBLIC CONCERNS** - Scott Taberick - resident of US Sportbike Association called on Mr. Cartwright, as a citizen of the community, to drop his law suit.

6. **ADJOURNMENT** - Commissioner Bateman moved to adjourn the meeting at 8:27 pm. Commissioner Milne seconded the motion. All concurred.

THE FOREGOING MINUTES ARE HEREBY APPROVED:

BY: _____
WADE B. BITNER, CHAIRMAN

ATTEST:

BY: _____
MARILYN K. GILLETTE, CLERK/AUDITOR