

Redevelopment Agency of Tooele City Utah

Date: Wednesday, November 2, 2022

Time: 7:00 p.m.

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

Board Members Present:

Justin Brady
Maresa Manzione
Tony Graf
David McCall

Board Members Excused:

Ed Hansen

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Adrian Day, Police Department Chief
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Darwin Cook, Parks and Recreation Director
Michelle Pitt, City Recorder
Holly Potter, Deputy City Recorder
Jami Grandpre, Public Works Director
Kami Perkins, HR Director
Jared Stewart, Economic Development Director

Minutes prepared by Katherin Yei

1. Open RDA Meeting

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

2. Roll Call

Tony Graf, Present
David McCall, Present
Justin Brady, Present
Maresa Manzione, Present
Ed Hansen, Excused

3. RDA/Economic Development Update

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented development updates within the City. The development agreement between the RDA and the owners of the 1000 North development has three entity names they would like to consolidate to one. The site plan will be approved once the developer has finished their bonds. A tax increment financing mechanism will need to be triggered by the end of the year by agreement with other taxing entities. The Tooele Business Park South of Tooele Technical College received a letter of termination for the purchase of the property. The RDA is working to rezone the property to Commercial Special District, allowing them to have custom branding to the property. This is adjacent to Union Pacific Railroad providing unique opportunities to market the site through Union Pacific as a focus site. The traffic light at Utah Avenue and Lodestone came out under budget, with \$38,000 remaining. Project USA mine had a site visit at the Industrial Peterson Depot. They will use 2 acre/feet of water annually. They will provide and create 70 jobs. Estimated impact fee and water fees will be \$111,000 and the Peterson Industrial Depot has asked the RDA to consider assisting with fees. Project Gotham is a roofing manufacture looking to expand. They are looking to produce 80 jobs.

The board had discussions on the following:

The 1000 North development agreement has been in the works for a long time. The sales tax revenue that it could bring will be a great advantage to the City.

Will rebranding and rezoning the commercial park property broaden the horizons of potential buyers?

Can the RDA rezone any area they do not own?

Mr. Stewart addressed the Board's questions. It does have more potential. As well as a benefit as a master plan. The intent is to be transparent with the intent and allow the property owners to participate.

4. Resolution 2022-06 A Resolution of the Redevelopment Agency of Tooele City, Utah Consenting to the Assignment of the Development and Participation Agreement from Tally Three LLC, MRI Investment LLC, and 1030 Salt Lake City LLC to Tooele 1000 LLC for 33 Acres of Land Located at Main Street and 1000 North Street

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a consent to reassign three names to one for the agreement with Tally Three LLC.

Board Member Graf motioned to adopt Resolution 2022-06. Board Member Brady seconded the motion. The vote was as follows: Board Member Graf, "Aye," Chairwoman Manzione, "Aye," Board Member Brady, "Aye," Board Member McCall, "Aye." The motion passed.

5. Minutes

Wednesday, June 15, 2022 RDA Business Meeting

There are no changes.

Board Member McCall motioned to approve the minutes. Board Member Brady seconded the motion. The vote was as follows: Board Member Graf, "Aye," Chairwoman Manzione, "Aye," Board Member Brady, "Aye," Board Member McCall, "Aye." The motion passed.

6. Invoices

Presented by Michelle Pitt, RDA Secretary

Ms. Pitt presented the following invoice:

Peterson Industrial Depot for the K Avenue Sewer Line in the amount of \$200,004.

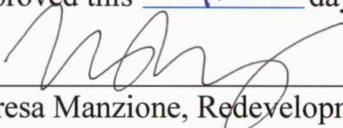
Board Member Brady motioned to approve the minutes. Board Member McCall seconded the motion. The vote was as follows: Board Member Graf, "Aye," Chairwoman Manzione, "Aye," Board Member Brady, "Aye," Board Member McCall, "Aye." The motion passed.

7. Adjourn

Chairman Manzione adjourned the meeting at 7:20 pm.

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 4th day of January, 2023.


Maresa Manzione, Redevelopment Agency Chairwoman