

Tooele City Redevelopment Agency of Tooele City, Utah  
Business Meeting Minutes

**Date:** Wednesday, June 6, 2018

**Time:** 7:52 p.m.

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

**Board Members Present:**

Brad Pratt, Chairman

Dave McCall

Melodi Gochis

**Board Members Excused:**

Steve Pruden

Scott Wardle

**City Employees Present:**

Mayor Debra E. Winn

Jim Bolser, Community Development and Public Works Director

Roger Baker, City Attorney

Glenn Caldwell, Finance

Michelle Pitt, City Recorder

Lisa Carpenter, Deputy City Recorder

Randy Sant, Economic Development Consultant

Paul Hansen, City Engineer

Minutes prepared by Amanda Graf

Chairman Pratt called the meeting to order at 7:52 p.m.

**1. Open RDA Meeting**

The meeting was called to order by Chairman Pratt.

**2. Roll Call**

Brad Pratt, Present

Dave McCall, Present

Melodi Gochis, Present

### **3. Regional Economic Development Update**

Presented by Randy Sant

The City has been approached by a development group that is interested in developing 900 acres of property that is East of the Miller Motorsports Track. The property was purchased by the Miller family some time ago with the intent to act as a buffer property to the Race Track, with no residential homes to be built on the property. The Miller family has put the property up for sale; this area is part of the unincorporated parts of Tooele City. A developer is interested in purchasing the property. Officials have met together from Grantsville, Tooele, and the County Commission to discuss the infrastructure developments that would need to be put in place in order to make the property a valuable asset to the County.

The proposal is to put an industrial development on the property. There is a lot more due diligence that needs to be done before a final decision can be made. Discussion has taken place as to whether the affected municipal entities would like to work jointly on a regional economic development for this project, or individually. The developers do not want to move forward with the development unless there was some understanding that the communities would be supportive in the steps that need to be made.

The RDA was invited to hear a presentation on the developer's proposal for the property. There are currently no services to the property. Mr. Hansen, the Tooele City engineer, presented some information at a recent RDA meeting to discuss some of the costs associated with development of the infrastructure that needs to be developed on the property.

Mr. Sant asked the RDA for their input on possibly moving forward with this development.

Chairman Pratt stated that this is a very large development area. The obligation of Tooele City, as well as Grantsville City and Tooele County, in development of this area is significant. He stated that it's important to always keep all doors open for potential developments, but also be mindful of obligations the City currently has. The City wants families in the Community to be able to continue to grow and stay in the area; things that don't grow have a tendency of going away. Chairman Pratt feels that it would be very short-sighted to say that this would be too much of an obligation to close the door on this project and walk away from it. It's important to be very mindful of the citizens of the community and their ability to continue to have work options available to them. This project could create a significant tax income for the County and for the individual cities. He stated that the community needs to grow in baby steps though.

Board Member Gochis stated that this is a great opportunity. It's exciting to hear that there are businesses interested in locating to Tooele County. Board Member Gochis stated that the infrastructure costs would be significant to the various entities tasked with providing them, and for that reason, the project needs to be looked at with caution. She stated that she wants to see the next steps within the next 30 days. She looks forward to further discussions on the development.

Board Member McCall also stated that this project could be a good thing for the Community. This entity is a potential large user of water which is a concern to him. He looks forward to seeing what the developer's proposal will be regarding water usage. He wants to know where the water reclamation

facility will be located as a larger one would need to be built to meet their capacity needs. Those are his main concerns.

Mayor Winn stated that she is impressed by the developer. She sees great benefits, but does recognize that it would come with a cost. She wants to listen to all proposals, but wants to get all of the facts before making a decision. The decisions need to be based on what is best for the citizens. All decisions need to be made in an educated manner. She is happy to see the Grantsville City Mayor and Tooele County Commission working together to fulfill the best regional development for the Community.

Mr. Sant stated that it would be appropriate to put a working group together that would consist of the mayors from Tooele and Granstville, the three County Commissioners, a representative of the Tooele County School District, a member of the Tooele City Council, and additional staff as needed.

Because of the specific nature of this project they need get an outside attorney to help with this process who specializes in this area of legal work. The outside attorney would be Jody Burnett, a land-use attorney they have worked with in the past.

The first meeting for the working group is scheduled for June 11, 2018 at noon. There is also a meeting schedule for June 11, 2018, at 1:30 for the attorneys to discuss this project.

Mr. Baker asked if the attorneys for the affected entities are part of the work group, or just attending the work group meeting; Mr. Sant stated that the local attorneys are invited to attend the first meeting.

Mr. Sant explained that they will probably discuss next steps moving forward with the development at their upcoming meetings.

The developer outlined a time frame for what he'd like to work with regarding this project. He would like some kind of memoranda of understanding that would give him the comfort level that the local entities are moving forward in a positive direction for the development for him to feel comfortable with closing on the property.

The next few steps are for the meetings June 11, 2018, at which point they'll decide with the committee when the appropriate time is to include the developer into their discussions. A timeline will be discussed with the working group for different time frames to adopt the different agreements. These discussions might result in inter-local agreements, the creation of service districts, etc.

Mr. Sant explained that a regional economic development park would be a wonderful thing that is coordinated with all of the local entities. This will create jobs and economic wealth for Tooele County.

Chairman Pratt asked the Board if they had any other concerns or comments about the Regional Economic Development Update; there weren't any.

#### **4. ICSC Update**

Presented by Randy Sant

Mr. Sant recently attended the International Convention of Shopping Centers. There are many shopping centers that are ready to come and develop in Tooele. The City has a new preliminary site plan. The biggest change to this new site plan from the previous one is regarding the phases. There are two phases of development; phase 1 has about 75,000-85,000 square feet of retail development; phase two has about 60,000-75,000 square feet of retail development. The new preliminary site plan reduced phase 2 to a smaller size. It decreased the retail but increased the size of the residential area. Mr. Sant stated that he was not in support of reducing the size of the retail development. He encouraged the developer to keep the retail square footage for phase 2 the same size with the understanding that when the development agreement is put together they can decide if it needs to be reduced.

They are working with tenants who they feel would be successful in Tooele; they have been in discussions with Ross, TJ Maxx, Hobby Lobby, Ulta, and Sportsman's Warehouse. In addition, they have met with fast food retailers, including Kneaders and Chick Fil-A. They have also met with some sit-down restaurants, however the restaurants are the least interested in expanding in the market right now as they are still recovering from the recession. They have had some meetings with some brokers that represent Texas Road House though. They have also had discussions with a men's clothing store, a few different shoe stores, PetCo, and an office supply store. They are looking at retail tenants that would do well in this market.

They have five retailers with whom they've issued a letter of intent. This letter states the terms and conditions for both Tooele City and the retailers. The letter then goes to a real estate committee for their review. If the real estate committee agrees with the letter of intent it will be converted to a lease. This would allow the developer to move forward with securing financing for the closing of the property. The agreement with the developer requires a closing on August 4, 2018. A site plan should be ready within 30 days for staff review for the development.

One of the tenants is interested in being in by March 2019. The stores generally have three time frames when they open new stores: March/April, July, or October. The goal would be for the development ready for a store to open up in July 2019. This will bring increased sales tax dollars to Tooele. Mr. Sant is looking forward to working with these developers.

Mr. Sant met with the realtor group that is working with Greg Haerr which is the vacant property on the North side of 1000 North that is below the automobile dealership. They are interested in the 17 acres that are available on the West side of the bowling alley for residential development. They are looking at re-zoning the other portions of the land for residential development. He told the developer that the Council would be open to a discussion on a possible re-zone of the property.

Chairman Pratt asked the Board if they had any concerns or comments about the ICSC update; there weren't any.

## **5. Budget Review Fiscal Year 2018-2019**

Presented by Randy Sant

A public hearing is scheduled for this budget review on June 20, 2018. Mr. Sant's biggest concern is where the tax increment going to fall. They are doing an audit as to why the City lost \$300,000 in tax increment. To balance the \$300,000 loss they cut one of the line items which was the money that they

usually give to support the Utah Industrial Depot. There has been a request by the administration that one of the line items which is money that pays for services to the City be increased to the amount that it was before the bond was issued on 1000 North. Mr. Sant's recommendation would be that it would be better to do that when they sell the 1000 North property because the City will no longer have the debt service obligation. If that line item is approved he recommends not transferring that money over until that property is sold next year so they don't have a debt service payment.

The rest of the budget is what it has been in the past; they haven't done any significant increases. One line item was decreased by \$100,000 to offset the loss from the tax increment. When they try to guesstimate the revenue they guesstimate high and try to adjust if it comes in lower by adjusting expenditures.

Mr. Sant expressed his appreciation to Mr. Caldwell for all of his work on behalf of the RDA.

Chairman Pratt stated that there has been great growth because of redevelopment and many opportunities that wouldn't be possible if it weren't for the RDA. He is encouraged by the 1000 North project. He feels that the community will support those businesses that chose to locate in Tooele. He explained that the new development will be located on 1000 North and Main Street in between Wendy's and Denny's. He expressed his appreciation to Mr. Sant for all of his work on behalf of the City.

Chairman Pratt asked the Board if they had any concerns or comments about the budget review; there weren't any.

## 6. Minutes

Chairman Pratt asked the Board if they had any concerns or comments about the minutes dated May 16, 2018; there weren't any.

**Board Member McCall moved to approve the minutes from the meetings dated May 16, 2018.** Board Member Gochis seconded the motion. The vote was as follows: Board Member McCall, "Aye," Chairman Pratt, "Aye," Board Member Gochis, "Aye." The motion passed.

## 7. Invoices

Presented by Michelle Pitt

Mr. Sant explained that the RDA is working hard to develop a positive relationship with the Tooele County School District. The School District agreed to give up 50% of their tax increment when the redevelopment project was discussed. The RDA Chairman Pratt and Vice Chairman Wardle discussed with the Tooele County School District that if they got support for their project areas from the School District that they would look at giving them \$1,000 for the 250 acres at the Tooele Commercial Project area near the TTC/USU campuses with the idea that this money would be used to help with their programs in that area. This invoice is to fulfill their commitment to show them that they want to be a partner with the TCSD. They will likely have to have a public hearing on June 20, 2018, to discuss this matter.

Ms. Pitt presented an invoice in the amount of \$200,000.00 to the Tooele County School District for the RDA's participation with the Tooele County School District and the Tooele Education Foundation.

Chairman Pratt asked the Board if they had any concerns or comments; there weren't any.

**Board Member Gochis moved to approve the invoice.** Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Chairman Pratt, "Aye," Board Member Gochis, "Aye." The motion passed.

## 8. Adjourn

**Board Member Gochis moved to adjourn the meeting.** Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Chairman Pratt, "Aye," Board Member Gochis, "Aye." The motion passed.

The meeting adjourned at 8:34 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 20<sup>th</sup> day of June, 2018

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Brad Pratt, RDA Chair