

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

**Date:** Wednesday, June 20, 2018

**Time:** 9:51 p.m.

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

**Board Members Present:**

Brad Pratt, Chairman  
Dave McCall  
Melodi Gochis  
Steve Pruden  
Scott Wardle

**City Employees Present:**

Mayor Debra E. Winn  
Jim Bolser, Community Development and Public Works Director  
Roger Baker, City Attorney  
Randy Sant, Economic Development Consultant  
Paul Hansen, City Engineer

Minutes prepared by Amanda Graf

Chairman Pratt called the meeting to order at 9:51 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  
Steve Pruden, Present  
Scott Wardle, Present

**3. Public Hearing on RDA Resolution 2018-05 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving Budget Adjustments for Fiscal Year 2017-2018**

Presented by Randy Sant

A water and road project was completed at the Utah Industrial Depot during fiscal year 2017-2018. The RDA went over the budgeted amount for that line item. In order for the RDA to avoid getting written up for this over-expenditure during its audit the RDA needs to amend the existing budget and adjust the line item. The line item that will be adjusted is the Tooele Army Depot Project Fund. The RDA budgeted \$235,000 for the project but spent \$535,000 on the project. The line item will need to be increased by \$300,000 to cover that project.

Chairman Pratt clarified that the adjustment was for the replacement of water valves and water mains on Garnet Street; Mr. Sant responded in the affirmative. The City can now determine where the water leaks are in isolation without shutting down the entire water main.

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

Chairman Pratt invited anyone else from the Public to come forward with their comments or concerns; there weren't any. Chairman Pratt closed the public comment period.

**Board Member Pruden moved to approve Resolution 2018-05.** Board Member Gochis seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

**4. Public Hearing on RDA Resolution 2018-04 A Resolution of the Redevelopment Agency of Tooele City, Utah, Adopting a Budget for Fiscal Year 2018-2019.**

Presented by Randy Sant

The RDA did not fund anything in subscriptions or memberships. The RDA does pay an annual fee to the Economic Development Corporation. The RDA also contributes some money to the Business Resource Center. Mr. Sant suggested adding \$10,000 to that part of the budget.

Mr. Sant also recommended increasing the travel and training budget from \$15,000 to \$20,000 so the RDA can attend the International Economic Development Conference in Atlanta in September. If the RDA decides to attend the conference it would need the extra funding for that; if not, that money won't be spent.

Board Member Pruden suggested dividing the City Council and RDA travel budgets by five and allowing the members to choose which conferences they'd like to attend without approval, so that everyone would get their equal share to be used for training purposes that they feel would best benefit them on an individual basis.

Mr. Sant also recommended increasing the professional and technical budget by \$150,000. The RDA has agreed to move forward with the regional economic development project which includes costs associated with retention of an attorney for this project. If the RDA is going to move forward with the project it will likely be in an RDA area. Mr. Sant also suggested to the Mayor that when Mr. Hansen is

working on the regional economic development project that some of his services be charged to the RDA instead of to Tooele City.

Board Member Pruden suggested having an open house to explain how tax incentives work and how they help benefit the community.

Mr. Sant also recommended decreasing the budget by \$185,000 for the Tooele Army Depot project fund. The two top priorities for that project were taken care of last year. In addition, the RDA will be working with the School District and Ninigret Industrial Depot to develop a bus barn which will benefit them directly. The remaining \$50,000 in that project fund would be used for a snow removal contract with a small reserve in case there is a water line break or other problem that arises in that area.

Mr. Sant also recommended an addition of \$20,000 for the equipment budget. Computers are replaced on a four-year rotation; this would cover the cost to replace Mr. Sant's, Ms. Shilo Baker's, the Mayor's, and leave a reserve to help compensate for a new copier for City Hall.

The total requested increases compared to decreases in the proposed budget balance out at \$0, leaving the total budget the same as last year for a total proposed budget of \$1,661,580.

Mr. Sant also suggested increasing the contract services fund that is paid to the ten fund back to \$650,000. It had been reduced to \$280,000 because the RDA was paying for the 1000 North property. Mr. Sant recommended deferring \$370,000 of that payment towards the end of the year when the City sells the 1000 North property. This would allow the City to avoid having a bond payment.

Mr. Baker asked if there was a signed real estate purchase agreement with Victor Kimball; Mr. Sant responded in the affirmative.

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

Chairman Pratt invited anyone else from the Public to come forward with their comments or concerns; there weren't any. Chairman Pratt closed the public comment period.

**Board Member Pruden moved to approve Resolution 2018-04.** Board Member Gochis seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

**5. RDA Resolution 2018-06 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving an Attorney Engagement Letter Agreement with Jody Burnett**

Presented by Roger Baker

Mr. Baker stated that at some point in the future it may be necessary to involve the affected redevelopment agencies in Tooele County to retain Mr. Burnett should the local entities choose to move forward with looking at further regional economic development near Deseret Peak. This resolution

would allow the RDA to pay a portion of Mr. Burnett's fees for his services if the RDA chooses to move forward in this area.

Board Member Pruden stated that he feels it is a smart move to get everything lined up and ready to go prior to any potential regional economic development. He is in support of this resolution.

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

**Board Member Wardle moved to approve Resolution 2018-06.** Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

## **6. Minutes—June 6, 2018**

Chairman Pratt asked the Board if they had any concerns or comments about the minutes dated June 6, 2018; there weren't any.

Board Member Pruden had a few minor corrections that needed to be made.

**Board Member McCall moved to approve the minutes from the meetings dated June 6, 2018 with the necessary corrections.** Board Member Gochis seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

## **7. Close Meeting—Litigation and Property Acquisition**

**Board Member Pruden moved to close the meeting to discuss pending litigation.** Board Member McCall seconded the motion. The vote was as follows: Board Member McCall, "Aye," Board Member Wardle, "Aye," Board Member Pruden, "Aye," Board Member Gochis, "Aye," Chairman Pratt, "Aye." The motion passed.

Those in attendance during the closed session were: Mayor Debbie Winn, Roger Baker, Paul Hansen, Jim Bolser, Chairman Pratt, Board Member McCall, Board Member Gochis, Board Member Wardle, and Board Member Pruden.

The meeting closed at 10:07 p.m.

No minutes were taken on these items.

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

**8. Adjourn**

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

The meeting adjourned at 10:58 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 \_\_\_\_\_, 2018

\_\_\_\_\_  
Brad Pratt, RDA Chair