

**Tooele City Redevelopment Agency  
Business Meeting Minutes**

Date: Wednesday, May 3, 2006  
Time: 6:45 P.M.  
Place: Tooele City Hall Council Chambers  
90 North Main Street, Tooele, Utah

**RDA Board Members Present:**

Mayor Patrick Dunlavy, Executive Director  
Michael Johnson  
Steven Pruden  
John Hansen  
Scott Wardle

**RDA Board Member Excused:**

Steve Bevan

**City Employees Present:**

Doug Bayly, Assistant City Attorney  
Randy Sant, RDA Consultant  
Glenn Caldwell, Director of Finance  
Cary Campbell, Community Development Director  
Richard Jorgensen, Land Use Technician  
Paul Hansen, Contract City Engineer  
Casey Allie, Director of Parks and Recreation  
Lisa Carpenter, Deputy Recorder/City Council Liaison

Minutes prepared by Andrea Cahoon

The meeting was called to order by Acting Chairman Pruden at 6:50 p.m.

**1. Approval of Escrow Funds**

Presented by Randy Sant

Mr. Sant introduced Project Wood as Conestoga Wood out of Philadelphia. Their Board of Directors has made the decision that Tooele's Utah Industrial Depot will be the site of their new facility. They are a good company who will employ 100 people to begin with, and that will increase to up to 250 employees. The incentive package they have requested that we consider is to help with the purchase of the ground that they need. That is an approximately \$800,000 expense that will be paid back with tax increments that will be generated off of their facility. It will take 3-4 years to pay that back. They need to get moving because they have a very strict deadline to get operating. They need to be in operation by January 1, 2007. They need to begin construction of this plant before the end of this month. We need to go ahead and begin proceeding with the land transaction.

Mr. Sant asked for a motion to allow us to proceed with the escrowing of the \$800,000 for the land purchase. At the next meeting he will have the development agreement that will spell out all of the terms and conditions. We are not losing



anything, we are just moving the funds to a title company and they will stay there until we get all of these agreements in place. UID is prepared, once they receive Planning Commission approval, to allow them to begin construction.

Mr. Pruden asked when they will begin to move dirt? Mr. Sant answered, "May 11, 2006." Mr. Pruden asked how many acres? Mr. Sant responded, "Twenty." Mr. Pruden asked for the time line for paying back the money? Mr. Sant said it will take about three years.

**Mr. Johnson moved to authorize the escrow of \$800,000 with the title company with the condition that the funds not dispersed until proper contracts have been signed by the RDA board.** Mr. Wardle seconded the motion. All members present voted, "Aye."

2. **Minutes April 19, 2006**

**Mr. Hansen moved to approve the minutes as presented.** Mr. Wardle seconded the motion. All members present voted, "Aye."

3. **Adjourn**

**Mr. Hansen moved to adjourn the meeting.** Mr. Wardle seconded the motion. All members present voted, "Aye." The meeting adjourned at 6:54 p.m.

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Steve Pruden, Acting Chair

Approved this 17<sup>th</sup> day of May 2006