

**Tooele City Redevelopment Agency  
Business Meeting Minutes**

Date: August 1, 2007  
Time: 6:30 p.m.  
Place: Tooele City Hall Council Chambers  
90 North Main Street, Tooele, Utah

**RDA Board Members Present:**

Mayor Patrick Dunlavy, Executive Director  
John Hansen, Chairman  
Steve Bevan  
Steve Pruden  
Scott Wardle  
Mike Johnson

**City Employees Present:**

Randy Sant, RDA Consultant  
Glenn Caldwell, Finance Director  
Roger Baker, City Attorney  
Sharon Dawson, City Recorder  
Lisa Carpenter, Deputy Recorder  
Paul Hansen, Contract City Engineer  
Cary Campbell, Public Works Director

**Others Present:**

Debbie Winn, Chamber of Commerce

Minutes prepared by Elisa Jenkins

The meeting was called to order by Chairman John Hansen at 6:30 p.m.

1. **RDA Resolution 2007-03 A Resolution for RDA Zone for UID/ Syracuse Casting**

Presented by Randy Sant

Mr. Sant reported that the reason that this resolution is before the board is because the state has offered incentives to Syracuse Casting. In order for the state to give Syracuse Casting the incentives, they have to have an economic development zone created by the RDA. Mr. Sant stated that he made an attempt to put the entire Commercial Park in this as well as the UID so he wouldn't have come back every time and adopt resolutions but he cannot do that. This resolution created an economic development zone for the purpose of offering state incentives to Syracuse Casting. Title 63, Chapter 38 requires that the local government has to make a commitment to provide local incentives. Mr. Sant stated that he submitted a letter to the state to inform them of the incentives offered by the RDA

which include 1) The City built the Tooele City Commercial Park and put all of the infrastructure in place. 2) They have also made a commitment to a current property owner to do a trade of property so Syracuse Casting will be able to expand in the future. He wanted the Board to be aware of what the incentives are. When this resolution is adopted it will create an economic development zone then the state can proceed to enter a contract with Syracuse Casting and get the state incentives.

**Councilman Pruden moved to adopt RDA Resolution 2007-03.** Councilman Bevan seconded the motion. All members present voted “Aye.”

**2. Approval of Minutes - June 20, 2007**

**Councilman Wardle moved to approve the minutes from June 20, 2007 as presented.** Councilman Pruden seconded the motion. All members present voted “Aye”.

**3. Discussion Item: Sale of Property in Tooele Commercial Park**

Presented by Randy Sant

Mr. Sant gave the board a letter by Nathan Brockbank (included as Exhibit A) that the Mayor received. Mr. Brockbank has requested that the city consider selling some property in the existing industrial park, Phase 3. This will have to come back to the City Council because the City owns the property and the city has a surplus property ordinance. It needs to be declared as surplus property. The ground will be sold at appraised value. It is Mr. Sant’s recommendation that it be declared surplus property for the purpose of selling it. He wanted the council to be aware of this before it comes to City Council.

Mr. Sant stated that the road on 1200 west is already in. The RDA gave Mr. Brockbank a trade for property on the west side for property he owned on the east side of the industrial park. Now Mr. Brockbank would like to buy an additional 10 acres on the east side for the appraised value of \$27,000 per acre. He already owns the west, so there is not a problem for him to purchase property to the east and expand. He would like to give Mr. Brockbank a verbal o.k. that the City is willing to move forward subject to the council declaring the property surplus.

Councilman Pruden asked Mr. Sant what Mr. Brockbank intends to with the property and does he have tenants? Mr. Sant stated that Mr. Brockbank does not have any tenants. Mr. Sant has had five companies come to him with interest in the industrial park and Mr. Sant will give Mr. Brockbank the names of those five companies.

Councilman Pruden asked how this affects the potential sale of the UID. Mr. Sant stated that it doesn’t affect the sale. RDA has already agreed to the ten acres on the west this gives them an additional 10 acres to the east. It won’t impact them and the city is getting the appraised value for the property. Mr. Sant stated that with the extension of the road it will be a benefit to future development.

Councilman Pruden asked where the money goes from the sale of the property? Mr. Sant stated that the \$270,000 will be property that is sold by the city. Mayor Dunlavy stated that it would be revenue to the city and can be used by the City Council's discretion.

Councilman Pruden asked what the Mayor thinks of this proposal. Mayor Dunlavy stated that he supports it.

Councilman Wardle asked Mr. Sant for clarification of where the property is. Mr. Sant stated that it is in the Commercial Part, Phase 3. It is where the Hamilton's are building their building.

Mr. Sant stated that 1200 West has been extended as far as it can go without adding another access. It probably needs to be looped to the East.

Chairman Hansen suggested that when the City Council does the Public Hearing and the proposed Resolution that it would be a good idea to declare the entire 222 acres as surplus property then Mr. Sant doesn't have to continue to come back to the RDA board for approval. Mr. Sant stated that would be a good idea, then the RDA could put it on the market.

Mr. Sant stated that there is a concern for dumping at the UID off the runway. If it is from the City it is not such a big concern because they know there is nothing hazardous. If the dumping is from the public that is a big concern because it could be hazardous. There will be a cost when property is sold because it will need to be cleaned up. There are trees that will need to be leveled and hauled away and the dumping needs to be cleaned up. Developers want a Phase one from the RDA. A Phase one means there will need to be an environment survey to make sure that there is nothing hazardous on the property. Mayor Dunlavy stated that half of the dumping has been by the city. Councilman Wardle stated that under the previous administration he is aware that there was a lot of dumping. Mr. Sant stated that it is probably time to stop dumping and send some crews out to get it cleaned up. Councilman Wardle stated that it would be great to get the property sold.

Chairman Hansen asked the council if anyone on the board has a problem with Mr. Sant proceeding with the sale of this property. The board does not have a problem with Mr. Sant proceeding. Mr. Sant stated that he will follow the ordinance and the state statute regarding this and bring it back to the City Council.

Mr. Baker stated that he has not been involved with this proposal yet. He asked Mr. Sant if he has an appraisal for the property and how old the appraisal is. Mr. Sant stated that he does have an appraisal that was done about 6 month ago and it should be good for 8-12 months. Mr. Baker stated that the City should not accept less than the appraised value.

Mr. Baker stated that in the past Mr. Brockbank has obtained property from the City at appraised value and held on to the property for a certain amount of time and the property

went up in value and he ended up getting a great deal. Mr. Baker would like to not see that happen again. The city should try and get the best deal they can. The city possibly could sell the property for more than the appraised value and should do so if it can.

Mr. Sant stated that he and Mr. Baker will meet and discuss this and get all the paperwork together. Maybe the property could be sold for \$32,000 - \$33,000 an acre. Mr. Sant will do an analysis before he brings this to the City Council.

Mr. Sant would like to give the board a brief Economic Development Report.

Mr. Sant stated that neither himself nor the Mayor has heard from Mr. Yehuda regarding his development. Mayor Dunlavy stated that he has sent Mr. Yehuda three e-mails trying to get information and not received any response.

Mr. Sant had a site visit today with EDCU, which is a plastic manufacture that likes the UID. The park has the highest height that you can put a tower on which is what they need. They are going to come out next month with their CEO. If they come to Utah it will be in Tooele. It will go on about 12 ½ acres on the East end of the park. They are not a high end water user.

Mr. Sant stated that there have been a number of projects that have disappeared because of the low employment rate in Utah. Existing employers are losing employees. There were six requests for proposals in July. Two of the proposals were distribution, two proposals were manufacturing and two didn't really tell them what they were. The RDA looked at water usage for each proposal. They informed one proposal "no" because their water usage was too high for Tooele.

**Councilman Pruden moved to adjourn the meeting.** Councilman Wardle seconded the motion. All members present voted "Aye." The meeting adjourned at 6: 50 p.m.

Approved this 19<sup>th</sup> day of September 2007

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Chairman Hansen