

**Tooele City Redevelopment Agency
Business Meeting Minutes**

Date: June 20, 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
Steve Pruden, Acting Chair
Steve Bevan
Scott Wardle

City Employees Present:

Glenn Caldwell, Finance Director
Roger Baker, City Attorney
Randy Sant, RDA Consultant
Lisa Carpenter, Deputy Recorder
Sharon Dawson, City Recorder

Minutes prepared by Elisa Jenkins

The meeting was called to order by Councilman Pruden at 6:30 p.m. He excused Chairman Hansen and Councilman Johnson from the meeting.

1. **PUBLIC HEARING and MOTION Resolution 2007-02 A
Resolution of the Redevelopment Agency of Tooele City, Utah,
("RDA") Adopting the Budget of the Tooele City Redevelopment
Agency for the Fiscal Year Beginning July 1, 2007 and Ending
June 30, 2008.**

Presented by Randy Sant

Mr. Sant stated that he has given a copy of the proposed 2007-2008 RDA budget to the council.

Mr. Sant would like to review a few changes from the years previous. The first page of the budget is account 75 or the UID. The proposed property taxes are \$1.2 million. The reason for the increase is he believes that they are going to have Carlisle Syntax, and also Conestoga Woods. This is the reason for the \$200,000 increase. There are contractual obligations for Carlisle Syntax. The RDA has a promissory note that has to be paid back for land that was purchased. When Carlisle Syntax did the second building there was an

incentive to pay back the rest of the land over a five year period. There are some obligations with the tax increase and they are included in the budget.

Mr. Sant stated that the interest income that is coming off of investments is \$700,000. This is very optimistic. It was budgeted higher, the actual will be less than that. This is transfer money to help pay the city for costs that the city provides the RDA through their general fund budget. The RDA is allowed to pay those costs. They do have the right to transfer those funds. This is for police services, fire services, public works, and streets, it is those types of services that the RDA would have to go out and hire on their own. It is cheaper for them and saves the tax payers money to contract with them for those types of services. Back in 1997 or 1998 the RDA did an analysis of how many police officers and fire fighters and public works officers, it would take if needed out there he believes that it is time to do another analysis because the costs of the city has increased. When they go through that analysis he believes the city will find that they have been very generous with the RDA for the past five or six years.

Mr. Sant stated that the other important part of the budget is that they have tried to put as many of the RDA personnel expenditures in the appropriate budgets and tried to reduce the amount that goes to downtown so there is more money for projects.

Mr. Sant reported that one of the line item expenses is for legal fees for the depot law suit. To balance the budget the RDA has to transfer some money from the fund balance.

Mr. Sant wanted to discuss the 76 budget. He stated that they have sold property for \$125,000 last year. There will be another \$270,000 that is coming part of it will be in the 2007-2008 budget. It is a two year contract. There will be money to reduce the outstanding debt service that the RDA has. The professional technical fees that are budgeted are to help with marketing and promotion of the property. The majority of that money is dependant on land sales.

Mr. Sant reported that the last budget is the Downtown Redevelopment budget. There is some money coming from the fund balance. There is \$38,650 for the façade grant programs. There is \$54,000 in the budget for downtown projects. Those are the two major projects they will be working on.

Councilman Pruden stated that this is a public hearing. No one came forward to address the issue.

Councilman Bevan moved to close the public hearing. Councilman Wardle seconded the motion. All members present voted "Aye." The public hearing closed at 6:39 p.m.

Mr. Sant noted that on the Resolution under #2 it should read Utah Code 17C-1-601(6).

Councilman Wardle moved to approve RDA Resolution 2007-02.

Councilman Bevan seconded the motion. All members present voted "Aye."

2. Resolution for RDA Zone for UID/Syracuse Casting

Presented by Randy Sant

Mr. Sant reported that he would like to table this until the next meeting. The RDA was successful in recruiting Syracuse Casting to move their western operations to Tooele. Syracuse Casting was able to receive from the state of Utah some incentives. Under the policy that the state has RDA needs to designate Syracuse Casting in a zone in order for them to receive the incentives.

Mr. Sant would like to do one resolution that would include the entire UID footprint. He was told by the director that he could do that. Another individual indicated to Ms. Pitt that Mr. Sant can't do that. Mr. Sant would like to get clarification on what he can do. He will have ready at the next meeting.

Councilman Bevan moved to table the Resolution for RDA Zone for UID/Syracuse Casting to the next meeting. Councilman Wardle seconded the motion. All members present voted "Aye."

3. Goals & Objectives for Fiscal Year 2008

Presented by Randy Sant

Mr. Sant would like to have a discussion on this item. If the council concurs with the direction, he will bring back to be adopted by Resolution. If the council will recall last year there was a work session that outlined five objectives for the RDA, he would like to review them:

- 1) *To recruit and attract quality business to invest in Tooele City.*
- 2) *To create or enhance a positive image for Tooele as a location for business investment.*
- 3) *To coordinate, assist and provide funding to assist the Tooele downtown Main Street Association.*
- 4) *To coordinate and enhance private public partnerships essential to meeting the needs of existing businesses.*
- 5) *Identify, promote and assist in funding programs and projects that will result in retention and recruitment in capital investments for the city.*

Mr. Sant stated that it was then discussed in the work session how to meet those objectives. There are a couple of items he would like to discuss. The first item he would like to talk about is downtown. The RDA has spent some time putting together a strategic plan for downtown revitalization. There are a number of items in the plan that make sense and a number of items that don't make sense. A few items concerning the downtown: 1) He would like to help and train Ms. Pitt, who is going to take over a part of the downtown economic development. 2) The RDA needs to go through the implementation plan and pick out the projects that are successful and show the public. 3) Mr. Sant would like to know if there are other alternatives and other funding sources to help with the implementation plan. 4) There are about seven years left on tax increment that will be coming in. There needs to be a capital facility plan. What do they want to accomplish over the next seven years. Those are the focus that he has outlined.

Mr. Sant stated that for economic development: 1) He would like to review where they have been and where they are now. The RDA needs to look at how well they have done and what problems they will inherit over the next two years. 2) Look at the incentive programs. The time has come to start focusing on infrastructure improvements. 3) There is an immense amount of undeveloped property that needs a plan. There needs to be a joint effort with the RDA and the UID. That is where the future growth of the tax increment will be. 4) The webpage needs to be updated. He would also like to have information packets available for people interested in Tooele, and packets for businesses interested in Tooele.

Mr. Sant stated that the RDA needs to move forward and start selling the city's assets. There has been some appraisal work done. There are some interested buyers'. The water issue seems to come up. The RDA might want to create a Master Plan for the UID. That will help with the sell.

There are also a few unfinished projects that need to be finished up.

Mr. Sant will put this in a plan and present at the next meeting. Councilman Pruden asked Mr. Sant to make him aware of what will be taking place with the downtown developments.

Councilman Wardle stated that the retail development lots have had a lot of exposure during the last year.

Mr. Sant stated that he receives reports of what target businesses the RDA can go after and which ones they can't.

4. Invoices

Presented by Randy Sant

Mr. Sant reported that there are no invoices.

5. Approval of Minutes – May 2, 2007

Councilman Bevan moved to approve the minutes from May 2, 2007 as presented. Councilman Wardle seconded the motion. All members present voted “Aye.”

6. Adjourn

Councilman Wardle moved to adjourn the meeting. Councilman Bevan seconded the motion. All members present voted “Aye.” The meeting adjourned at 6:54 p.m.

Approved the _____ day of _____, 2007
