

**Tooele City Redevelopment Agency
Business Meeting Minutes**

Date: Wednesday, September 03, 2008
Time: 8:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:

John Hansen, Chair
Steve Pruden
Mike Johnson
Scott Wardle
Dave McCall

City Employees Present:

Mayor Patrick Dunlavy
Glen Caldwell, Finance Director
Roger Baker, City Attorney
Cary Campbell, Public Works Director
Randy Sant, RDA Consultant
Sharon Dawson, City Recorder
Lisa Carpenter, Deputy Recorder/City Council Liaison

Others Present:

Debbie Winn, Chamber of Commerce

Minutes prepared by Elisa Jenkins

The meeting was called to order by Chairman Hansen at 8:35 p.m.

1. **Resolution 2008-02 A Resolution of the Board of Directors of the Redevelopment Agency of Tooele City, Authorizing the Preparation of a Draft Community Development Project Area Plan, for 1000 North.**

Presented by Randy Sant

Mr. Sant stated that as explained previously they want to create three new community development project areas. The first step in the creation of the project areas is to adopt a survey resolution that allows them to go forward and prepare the plan. This one they have already started, they are going to expand the boundary of the area to include the commercial development that is going to happen on 1000 North around the bowling alley. They have also discussed across the street and including a little bit more property on the east side. They are amending the area. They felt that it was best to come back to the Board with a new survey area resolution.

Councilman Pruden moved to approve Resolution 2008-02. Councilman Wardle seconded the motion. All members present voted “Aye”.

2. **Resolution 2008-03 A Resolution of the Board of Directors of the Redevelopment Agency of Tooele City, Authorizing the preparation of a Draft Community Development Project Area Plan, for 2200 North.**

Presented by Randy Sant

Mr. Sant stated that this resolution is the same as above to approve a new survey area. The main reason this is in a redevelopment project area is because a developer came to them looking at developing that property but there was a number of issues with infrastructure and other items that made it difficult. This puts in place the tool to have the incentive ready to go for when the appropriate commercial development comes to them that they want to participate in.

Councilman Pruden asked if this was the Home Depot area.

Mr. Sant stated “yes”.

Councilman Wardle moved to adopt Resolution 2008-03. Councilman Pruden seconded the motion. All members present voted “Aye”.

3. **Resolution 2008-04 A Resolution of the Board of Directors of the Redevelopment Agency of Tooele City, Authorizing the Preparation of a Draft Community Development Project Area Plan, for the Commercial Park.**

Presented by Randy Sant

Mr. Sant stated that they have talked about taking the existing property that the City owns in the Commercial Park and putting that into a redevelopment project area. It is an incentive to help the potential buyer of that property. It also helps with the marketing of that property.

Councilman Johnson moved to adopt Resolution 2008-04. Councilman McCall seconded the motion. All members present voted “Aye”.

Councilman Johnson asked Mr. Sant if he has heard from Kevin Petersen.

Mr. Baker said that they met with Kevin Peterson on September 2, 2008. He stated that the project is moving ahead. This project is proceeding with the restoration of the hotel façade to be followed the renovation of the interior with low income housing in the hotel. There will be an additional 25 brand new low income units on both sides of Broadway. They are preparing site plans for the City’s review. The RDA board will need to be brought in for discussion on tax increment. Mr. Peterson is preparing to apply for the

federal tax credit, and once he has jumped through that hoop this project will be in serious mode because he has a time limit.

Councilman Johnson stated that the tax increment has to be satisfactory with the RDA Board.

Mr. Sant stated that they have created the redevelopment project area. They have not adopted the budget. They do not have an interlocal agreement for the tax entities to have an option to participate. They have made it very clear to Mr. Petersen that will not happen until they have a plan has come back to the Board and the Board giving authorization to use the tax increment. The block grant is in place. That is tied into Mr. Petersen coming back with a plan. When he has a site plan, he will need to come back to the Board at that time.

4. Minutes: June 4, 2008; June 18, 2008

Councilman Johnson noted on both minutes that Councilman Wardle is listed twice and he was left off. He was present at both meetings.

Councilman Wardle moved to approve the minutes with the change as noted above. Councilman Pruden seconded the motion. All members present voted “Aye”.

5. Invoices

- RS Management services for the Capital Facilities Plan for UID, CDA Project Creation and lawsuit preparation in the amount of \$18,245.00.

Councilman Pruden moved to approve the invoice to RS Management Services. Councilman Wardle seconded the motion. All members present voted “Aye”.

Mr. Sant gave an update to the board on “Project Flash”. He stated that “Project Flash” was in town last week they looked at the site in the County which is their preferred site. (He said that their preferred site was in Ogden but that didn’t work, so then they looked at the County’s site). Mr. Sant stated that they have made it clear to EDCU as well as to the developer that the City will not provide sewer hook up to that site because interceptor B was built for UID capacity and to put “Project Flash” in there would jeopardize the capacity. They made it clear that they are not anti “Project Flash” they would love to have them in the County. Mr. Sant believes that the City has a sight that has everything they have asked for. He then requested Mark Smith to submit a proposal to “Project Flash” through EDCU for build to suite. They have done everything they can to convince the company that the UID site is a good location for them. “Project Flash” has not made any final decisions yet.

6. Adjourn

Councilman Wardle moved to adjourn the meeting. Councilman Johnson seconded the meeting. All members present voted “Aye”. The meeting adjourned at 8:50 p.m.

Approved this day of 2008

Chairman Pruden