MORGAN CITY
EST. 1868

RDA SPECIAL MEETING

06-20-24

(5:30 p.m.)

REDEVELOPMENT AGENCY OF MORGAN CITY AGENDA
JUNE 20, 2024 – 5:30 P.M. – SPECIAL MEETING
MORGAN, UTAH

PUBLIC NOTICE is hereby given that the Redevelopment Agency of Morgan City, Utah, will hold a public meeting in the Council Room in the City Office Building, 90 West Young Street, Morgan, Utah, commencing at 5:30 p.m. on June 20, 2024. The public meeting will be live streamed on YouTube and a recording available on https://morgancityut.org/meetings.

1. **CALL TO ORDER AND APPROVAL OF AGENDA**
   - A. Welcome – Steve Gale, Chair
   - B. Approval of Meeting's Agenda

2. **CONSENT AGENDA**
   - A. Redevelopment Agency Meeting Minutes – May 14, 2024

3. **PUBLIC HEARING**
   - A. Open and Adjust the 2023 – 2024 Fiscal Year Budget

4. **ACTIVE AGENDA**
   - A. Review / Action – Opening and Adjusting the 2023 – 2024 Fiscal Year Budget – Resolution R24-21

5. Adjournment

- The Board at its discretion may rearrange the order of any item(s) on the agenda.
- In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Denise Woods, City Recorder, at (801) 829-3461 at least 48 hours prior to the meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Morgan Council Conference Room, 90 West Young Street, Morgan, Utah. Elected Officials at remote locations may be connected to the meeting electronically to participate.
- Notice is hereby given that by motion of the Board of the Redevelopment Agency of Morgan City, pursuant to Title 52, Chapter 4 of the Utah Code, the Board may vote to hold a closed session for any of the purposes identified in that Chapter.
- The undersigned, duly appointed City Recorder does hereby certify that the above notice and agenda was posted within the Morgan City limits on this **13th day of June, 2024** at Morgan City Hall, on the Utah State Public Notice Website (https://www.utah.gov/pmn), on the City's Website (https://morgancityut.org), and three public places within the City.
- The 2024 meeting schedule was posted on the City's Website and Public Notice Website on December 12, 2023.
  /s/ Denise Woods, City Recorder

DRAFT

MINUTES OF MORGAN CITY REDEVELOPMENT AGENCY MEETING — **MAY 14, 2024; 5:45 P.M.**

CHAIR AND BOARD MEMBERS PRESENT: — **Chair Steve Gale, Tony London, Jeff Wardell, and Dave Alexander**

STAFF PRESENT IN-PERSON: — **Ty Bailey, City Manager; Gary Crane, City Attorney; Denise Woods, Agency Secretary**

EXCUSED: — **Eric Turner and Jeffery Richins**

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah. The meeting was streamed live on YouTube and available for viewing on the City's website – morgancityut.org.

This meeting was called to order by Chair, Steve Gale.

APPROVAL OF MEETING AGENDA

MOTION: Board Member London moved to approve the agenda.

SECOND: Board Member Alexander

Vote was 3 ayes; Motion passed unanimously to approve the agenda; Board Member Turner and Board Member Richins were absent.

MINUTES

MOTION: Board Member Alexander moved to approve the following:
Redevelopment Agency Meeting Minutes – February 27, 2024

SECOND: Board Member London

Vote was 3; Motion passed unanimously to approve the minutes as written; Board Member Turner and Board Member Richins were absent.

ITEMS FOR DISCUSSION/APPROVAL

DISCUSSION – 2024 AMENDED BUDGET

Ty Bailey, Executive Director, discussed the 2024 amended budget. He stated the amended budget included a new grant. Specifically, $424,000.00 was transferred from the general fund. The first amendment recognized actual year-to-date revenue in the RDA, which exceeded the original budget. Additionally, a Rural Opportunities Grant of $458,000.00 was received, with 90% ($412,000.00) paid upfront last year and reflected in this year's amended budget. Minor changes were made in payouts to the County, School District, and general fund. There were issues with the State and County remitting 100% of property tax to the RDA,

as they should. Payments to the School District and general fund were pending resolution of the correct amounts and hopefully would be made by June 30, 2024.

Gary Crane, City Attorney, arrived at 5:50 p.m.

PUBLIC HEARING

A. ADOPTION OF TENTATIVE BUDGET FOR THE REDEVELOPMENT AGENCY OF MORGAN CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025 AND SETTING A DATE FOR A PUBLIC HEARING TO ADOPT FINAL BUDGET – R24-17

MOTION: Board Member London moved to open the public hearing to hear public comments regarding the Tentative Budget for the Agency of Morgan City for the fiscal year beginning July 1, 2024 and ending June 30, 2025 and setting a date for a public hearing to adopt a final budget.

SECOND: Board Member Wardell

Discussion on the Motion: None

Vote was 3 ayes; Motion passed unanimously to open the public hearing to hear public comments regarding the Tentative Budget for the Redevelopment Agency of Morgan City for the fiscal year beginning July 1, 2024 and ending June 30, 2025 and setting a date for a public hearing to adopt a final budget; Board Member Turner and Board Member Richins were absent.

Public Comments: None.

MOTION: Board Member London moved to close the public hearing.

SECOND: Board Member Wardell

Discussion on the Motion: None

Vote was 3 ayes; Motion passed unanimously to close the public hearing; Board Member Turner and Board Member Richins were absent.

ADOPTION OF TENTATIVE BUDGET FOR THE REDEVELOPMENT AGENCY OF MORGAN CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025 AND SETTING A DATE TO ADOPT FINAL BUDGET – RESOLUTION R24-17

Board Member Alexander asked regarding the $850,000.00 in account 75.30.900 – Appropriation from fund balance.

Ty explained that the $850,000.00 referenced in the budget combined the grant funds and additional amounts to cover the alleyway project. The grant, totaling $458,000.00, would pay for about half of the project. The fund balance already included $412,000.00 from the grant, which was brought back out to contribute to the $850,000.00. The remaining costs would be covered by additional funding. The property

purchase had not yet closed and was expected to occur next year. Approval to proceed was still in place, and the project was ongoing.

Ty stated the project was funded, pending property acquisition, design finalization, and bidding processes. One piece of the property was being transferred to the City, and design work was ongoing to accommodate all businesses involved, who were supportive and excited. There were no negative responses, just logistical issues with acquiring the property and ensuring the owners' designs fit. The urgency initially felt had subsided.

Ty explained an additional $350,000.00 was included in the 2025 budget, expected in January 2025. The current fund balance was $885,000.00, including grant money. The project would bring the RDA's fund back to zero until new tax increment funds arrived the following year. The annual report, commissioned with Zion Bank, was due in June, with presentations to the County and School District planned for July or August. Feedback on the project concept had not yet been received from these bodies.

MOTION: Board Member London moved to adopt Resolution R24-17 – A resolution adopting the Tentative Budget for the Redevelopment Agency of Morgan City for the fiscal year beginning July 1, 2024 and ending June 30, 2025 and setting June 25, 2024 as the date for a public hearing to adopt a final budget.

SECOND: Board Member Wardell

Discussion on the Motion: None

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – absent

Vote was 3 ayes; Motion passed unanimously to adopt Resolution R24-17 – A resolution adopting the Tentative Budget for the Redevelopment Agency of Morgan City for the fiscal year beginning July 1, 2024 and ending June 30, 2025 and setting June 25, 2024 as the date for a public hearing to adopt a final budget; Board Member Turner and Board Member Richins were absent.

This meeting was adjourned at 5:56 p.m.

Denise Woods, Agency Secretary

Steve Gale, Chair

These minutes were approved at the June 20, 2024 meeting.

RESOLUTION R24-21

MORGAN CITY REDEVELOPMENT AGENCY

A RESOLUTION OPENING AND ADJUSTING THE 2023 – 2024 FISCAL YEAR BUDGET FOR THE MORGAN CITY REDEVELOPMENT AGENCY.

WHEREAS, the public hearing has been advertised and held on Thursday, June 20, 2024, at 5:30 p.m., for the purpose of hearing all interested persons on the matter of opening the 2023 – 2024 Fiscal Year Budget; and

WHEREAS, the City desires, pursuant to Utah Code Section 10-6-135 – Operating and Capital Budgets, to open the 2023 – 2024 Fiscal Year Budget by making the adjustments listed in Attachment "A"; and

WHEREAS, the Board of the Morgan City Redevelopment Agency has duly and fully considered the proposed amendments to the 2023 – 2024 Fiscal Year Budget and is ready to adopt the budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE MORGAN CITY REDEVELOPMENT AGENCY:

1. That after holding a public hearing on Thursday, June 20, 2024, at 5:30 p.m., the Morgan City Redevelopment Agency does open the 2023 – 2024 Fiscal Year Budget by making the adjustments listed in Attachment "A," which is attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED by the Morgan City Redevelopment Agency of Morgan, Utah, this 20th day of June, 2024.

_____
STEVE GALE, Chair

ATTEST:

_____
DENISE WOODS, Agency Secretary

BOARD VOTE AS RECORDED:

	Aye	Nay	Excused
Board Member London	___	___	___
Board Member Wardell	___	___	___
Board Member Turner	___	___	___
Board Member Richins	___	___	___
Board Member Alexander	___	___	___

(In the event of a tie vote of the Board):

Chair Gale	___	___

EXHIBIT "A"

Morgan City

State Budget Report
75 Redevelopment Agency Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2023 Actual	2024 Year to Date Actual	2024 Original Budget	2024 Amended Budget	2025 Tentative Budget	2025 Final Budget
Change In Net Position						
Revenue:						
Taxes						
30100 TAX INCREMENT MONIES	388,477.48	343,742.99	280,000.00	345,000.00	0.00	0.00
Total Taxes	**388,477.48**	**343,742.99**	**280,000.00**	**345,000.00**	**0.00**	**0.00**
Interest						
30500 INTEREST	2,209.79	2,760.07	1,500.00	3,000.00	0.00	0.00
Total Interest	**2,209.79**	**2,760.07**	**1,500.00**	**3,000.00**	**0.00**	**0.00**
Contributions and transfers						
39100 TRANSFER FROM GENERAL FU	0.00	412,414.00	0.00	412,414.00	0.00	0.00
Total Contributions and transfers	**0.00**	**412,414.00**	**0.00**	**412,414.00**	**0.00**	**0.00**
Total Revenue:	**390,687.27**	**758,917.06**	**281,500.00**	**760,414.00**	**0.00**	**0.00**
Expenditures:						
General government						
Administration						
40210 PUBLICATIONS & ORDINANCE	0.00	25.00	0.00	0.00	0.00	0.00
40230 TRAVEL	0.00	76.93	0.00	0.00	0.00	0.00
40240 OFFICE EXPENSE & SUPPLIES	0.00	302.28	0.00	0.00	0.00	0.00
40280 LIABILITY INSURANCE	2,334.00	3,500.00	2,500.00	3,500.00	0.00	0.00
40310 PROFESSIONAL & TECHNICAL	25.00	3,275.00	4,000.00	4,000.00	0.00	0.00
40890 PAYMENT TO GENERAL FUND	13,144.11	0.00	6,500.00	10,000.00	0.00	0.00
40900 PAYMENT TO MORGAN COUN	11,912.28	10,643.84	10,500.00	17,000.00	0.00	0.00
40910 PAYMENT TO SCHOOL DISTRI	42,016.85	0.00	40,000.00	68,000.00	0.00	0.00
40920 BUSINESS LOAN/GRANTS	168,700.00	128,700.00	165,000.00	165,000.00	0.00	0.00
Total Administration	**238,132.24**	**146,523.05**	**228,500.00**	**267,500.00**	**0.00**	**0.00**
Total General government	**238,132.24**	**146,523.05**	**228,500.00**	**267,500.00**	**0.00**	**0.00**
Total Expenditures:	**238,132.24**	**146,523.05**	**228,500.00**	**267,500.00**	**0.00**	**0.00**
Total Change In Net Position	**152,555.03**	**612,394.01**	**53,000.00**	**492,914.00**	**0.00**	**0.00**