MINUTES OF MORGAN CITY REDEVELOPMENT AGENCY SPECIAL MEETING — **JUNE 20, 2024; 5:30 P.M.**

CHAIR AND BOARD MEMBERS PRESENT: **Chair Steve Gale, Jeff Wardell, Jeffery Richins, and Dave Alexander**

STAFF PRESENT IN-PERSON: **Ty Bailey, City Manager; and Denise Woods, Agency Secretary**

STAFF PRESENT ELECTRONICALLY: **Gary Crane, City Attorney**

EXCUSED: **Tony London and Eric Turner**

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/meetings.

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

APPROVAL OF MEETING AGENDA

MOTION: Board Member Richins moved to approve the agenda.

SECOND: Board Member Wardell

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

MINUTES

MOTION: Board Member Alexander moved to approve the following:
Morgan City Redevelopment Agency Meeting Minutes – May 14, 2024

SECOND: Board Member Wardell

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

PUBLIC HEARING

A. OPEN AND ADJUST THE 2023 – 2024 FISCAL YEAR BUDGET FOR THE MORGAN CITY REDEVELOPMENT AGENCY

MOTION: Board Member Richins moved to open the public hearing to open and adjust the 2023 – 2024 fiscal year budget for the Morgan City Redevelopment Agency.

SECOND: Board Member Alexander

Discussion on the Motion: No discussion.

Vote was 3 ayes; Motion passed unanimously to open the public hearing to open and adjust the 2023 – 2024 fiscal year budget for the Morgan City Redevelopment Agency; Board Member London and Board Member Turner were absent.

Public Comments: No public comments.

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

SECOND: Board Member Alexander

Discussion on the Motion: None

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

ACTIVE AGENDA

OPENING AND ADJUSTING THE 2023 – 2024 FISCAL YEAR BUDGET FOR THE MORGAN CITY REDEVELOPMENT AGENCY – RESOLUTION R24-21

Ty Bailey, Executive Director, explained the original budget had a couple of differences, which were adjusted as follows:

1. **RDA Grant**: An RDA grant for the alleyway concept behind Commercial Street was received. The grant provided 90% of the funds upfront, with the remaining 10% payable upon project completion. This funding was reflected in the current budget year.

2. **Expenses and Transfers**: Adjustments were made for expenses and transfers. The RDA collects 100% of property tax but returns 25% to the taxing entities (School District and County). An adjustment was made to account for slightly higher actual collections compared to the budgeted amount.

These changes were incorporated into the budget amendment.

Board Member Alexander asked for clarification of the $850,000 going into revenue and then shown in Capital Outlay for 2025.

Ty explained the total value of the project was included in next year's budget, not the current one. The grant would apply to the project in the next fiscal year. The surplus of $612,000 at the end of 2024 would carry over, and the next year's budget would reflect this as an appropriation of the beginning balance.

Ty stated when the annual report was received he would be reporting to the School District and the County.

Ty updated the Board regarding the hotel and McDonalds. The traffic for McDonalds wasn't as busy as they had hoped but they are happy here. He said the hotel had been struggling and is now under new management. The investor group was exploring ways to revitalize the business under new leadership, although building momentum was expected to take time. Despite the challenges, the hotel remained operational and continued to stay current on its property taxes. They had also received their RDA payments, which was seen as a positive sign, indicating that the situation had not yet deteriorated significantly. The current agreement had six years remaining, out of an original ten-year deal.

MOTION: Board Member Alexander moved to adopt Resolution R24-21 – A resolution opening and adjusting the 2023 – 2024 fiscal year budget for the Morgan City Redevelopment Agency.

SECOND: Board Member Richins

Discussion on the Motion: No discussion.

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

Vote was 3 ayes; Motion passed unanimously to adopt Resolution R24-21 – A resolution opening and adjusting the 2023 – 2024 fiscal year budget for the Morgan City Redevelopment Agency; Board Member London and Board Member Turner were absent.

Ty provided a draft copy of the RDA Annual Report prepared by Zions Public Finance, Inc. He said the state had updated some reporting requirements, which were addressed in the report. On page five, the base property valuation of the RDA increased from $2 million at inception to $33 million this year. This reflected a 1,000% increase over the life of the RDA and a 12.94% increase over the past year, though the latter figure might be inaccurate. The report, which is submitted to the state, also included a summary of RDA activities on page seven, detailing building renovations, water shares purchased, and notable developments such as McDonald's construction within the RDA. He mentioned a couple of corrections which needed to be made to the report.

This meeting was adjourned at 5:45 p.m.

Denise Woods
Denise Woods, Agency Secretary

SGale
Steve Gale, Chair

These minutes were approved at the August 13, 2024 meeting.