

**MINUTES OF THE REDEVELOPMENT
AGENCY OF MORGAN CITY
MEETING**

SEPTEMBER 10, 2024; 6:30 P.M.

**CHAIR AND BOARD MEMBERS
PRESENT:**

**Chair Steve Gale, Jeff Wardell, Jeffery Richins, and
Dave Alexander**

STAFF PRESENT IN-PERSON:

**Ty Bailey, Executive Director; Denise Woods, Agency
Secretary**

**STAFF PRESENT
ELECTRONICALLY:**

Gary Crane, City Attorney

EXCUSED:

Eric Turner and Tony London

OTHERS PRESENT:

Doug Wickliffe, Doug Buys Utah Homes

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 – www.morgancityut.org.

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

APPROVAL OF MEETING AGENDA

MOTION: Board Member Alexander moved to approve the agenda.

SECOND: Board Member Richins

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

MINUTES

MOTION: Board Member Richins moved to approve the following:
Minutes of the Morgan City Redevelopment Agency Meeting – August 13, 2024

SECOND: Board Member Wardell

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

ITEMS FOR DISCUSSION/APPROVAL

**LAND PURCHASE AGREEMENT BETWEEN MORGAN CITY REDEVELOPMENT AGENCY
AND DOUG BUYS UTAH HOMES, LLC, FOR THE PURCHASE OF PROPERTY LOCATED
NEAR THE INTERSECTION OF 125 NORTH 425 EAST, AND 175 COMMERCIAL STREET,
MORGAN, UTAH; AUTHORIZING TY BAILEY, EXECUTIVE DIRECTOR TO CONDUCT**

**FURTHER NEGOTIATIONS FOR THE COMPLETION OF THE TRANSACTION; AND
REPEAL RESOLUTION R24-07 ADOPTED BY THE BOARD OF THE MORGAN CITY
REDEVELOPMENT AGENCY ON FEBRUARY 27, 2024 – RESOLUTION R24-31**

Map was displayed showing the property for the alley concept project behind Commercial Street.

Ty Bailey, Executive Director, explained the Land Purchase Agreement was with Doug Wickliffe, Doug Buys Utah Homes, and multiple parcels were outlined for acquisition. He said Parcels A, B, and C were agreed to be purchased at the appraised value of Sixteen Dollars Fifty-Three Cents (\$16.53) per square foot. Also, Parcel D, a larger area of 21,000 square feet, was to be acquired for Ten Dollars (\$10.00) in exchange for planned alleyway improvements. Additionally, he stated Parcel F, which Doug also had an interest in, was set to be purchased for Ten Dollars (\$10.00), contingent upon agreement from the owner. He stated the owner, who also holds Parcel H, would require a separate transaction.

Ty said once the parcels were consolidated, the combined space would be allocated for patio area, parking, and an alleyway. He said the agreement would involve new survey arrangements creating Parcels A, B, and C, with Parcel A remaining unchanged. The acquisition terms included title reporting and were anticipated to be completed through two separate transactions.

Council Member Alexander asked if this Resolution would also repeal Resolution R24-07, which was approved on February 27, 2024, and if any money had changed hands through that agreement.

Ty stated no money had changed hands, so it was easy to repeal the resolution.

Council Member Alexander questioned the purchase price of Sixteen Dollars Fifty-Three Cents (\$16.53) per square foot. He stated it was calculated to exceed Seven Hundred Thousand Dollars (\$700,000.00) per acre, which was considered high.

Ty explained, as outline in the Agreement, the total purchase price for all the properties was Two Hundred Twenty-Seven Thousand Seven Dollars (Parcel A – \$106,652.00, Parcel B – \$101,527.00, and Parcel C – \$18,828.00). Parcel D and F were being exchanged for improvements and the City had a grant to complete those improvements.

Council Member Alexander asked regarding the purchase of the other two parcels of property.

Ty explained negotiations had not yet occurred with the property owner, who held an interest in the property being sold to Doug. He said the two adjacent properties required separate agreements and would also be purchased in exchange for improvements. He said the owner would gain parking space benefits from this arrangement. He said this owner also had an interest in Parcel F with Doug and agreed to finalize both property transactions with Doug by December 31st.

Mayor expressed appreciation to Doug for his willingness to work with the City on the project.

MOTION: Board Member Alexander moved to adopt and approve Resolution R24-31 – A Resolution adopting and approving a Land Purchase Agreement between Morgan City Redevelopment Agency and Doug Buys Utah Homes, LLC, for the purchase of property located near the intersection of 125 North 425 East, and 175 Commercial Street, Morgan, Utah; Authorizing Ty Bailey, Executive Director, to conduct further negotiations for the completion of the transaction; and Repeal Resolution R24-07 adopted by the Board of the Morgan City Redevelopment Agency on February 27, 2024; with the correction to remove “the City” from the last Whereas in the Resolution.

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 and approve Resolution R24-31 – A Resolution adopting and approving a Land Purchase Agreement between Morgan City Redevelopment Agency and Doug Buys Utah Homes, LLC, for the purchase of property located near the intersection of 125 North 425 East, and 175 Commercial Street, Morgan, Utah; Authorizing Ty Bailey, Executive Director, to conduct further negotiations for the completion of the transaction; and Repeal Resolution R24-07 adopted by the Board of the Morgan City Redevelopment Agency on February 27, 2024; with the correction to remove “the City” from the last Whereas in the Resolution.

CLOSED SESSION

MOTION: Board Member Richins moved to go into a closed session at 6:46 p.m. for the purpose of a strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. (U.C.A. 52-4-205)

SECOND: Board Member Wardell

Vote was 3 ayes; Motion passed to go into closed session; Board Member Turner and Board Member London were absent.

PRESENT: Chair Gale, Ty Bailey, Executive Director, Gary Crane, City Attorney (Electronically), Denise Woods, Agency Secretary, Board Member Richins, Board Member Wardell, and Board Member Alexander

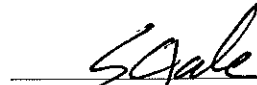
MOTION: Board Member Richins moved to open the meeting at 7:02 p.m.

SECOND: Board Member Wardell

Vote was 3 ayes; Motion passed to come out of closed session; Board Member Turner and Board Member London were absent.

This meeting was adjourned at 7:03 p.m.


Denise Woods, Agency Secretary


Steve Gale, Chair

These minutes were approved at the November 12, 2024 meeting.


SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Morgan City Redevelopment Agency on the **10th day of September, 2024**, was to discuss the purchase, exchange or lease of real property, including any form of a water right or water shares.

Dated this 10th day of September, 2024.

ATTEST:


STEVE GALE, Chair


DENISE WOODS, Agency Secretary