

MORGAN CITY

RDA MEETING

01-13-15

(5:15 p.m.)

**NOTICE OF MEETING TO BE HELD IN PUBLIC AND CLOSED SESSION BY THE
MORGAN CITY REDEVELOPMENT AGENCY**

Pursuant to Utah Code, Title 52, Chapter 4, notice is hereby given to members of the Morgan City Redevelopment Agency and to the general public that the Morgan City Redevelopment Agency will hold a meeting in open public session on **Tuesday, January 13, 2015 at 5:15 p.m.** in the Council Room of the City Office located at 90 West Young Street.

AGENDA

1. Meeting called to order
2. Approval of minutes – August 12, 2014
3. **ITEMS FOR DISCUSSION/APPROVAL**

Request for funds – Miriam Hone, Morgan Music Academy

Discussion on outstanding RDA loans/grants

OTHER ITEMS FOR DISCUSSION/APPROVAL AS TIME PERMITS

Agency business follow-up

NOTE: The Board may vote to go into closed session pursuant to Utah Code 52-4-5.

NOTE: The times listed for each item on the agenda may be accelerated if time permits.

6. **A D J O U R N M E N T**

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Julie Bloxham, Agency Secretary, 829-3461 at least 24 hours before the meeting.

Morgan City invites any person, church or other civic organization to contact the Mayor, to be scheduled for presenting a thought, reading, opening remarks, or invocation in the opening ceremony portion of the public meeting. Written invitations will be made by the Mayor to those who wish to participate.

This meeting may be held electronically to allow a member to participate.

Posted 01-07-15

9:00 a.m.

Julie A. Bloxham, Agency Secretary

Redevelopment Agency
08-12-14

MINUTES OF MEETING HELD BY MORGAN CITY REDEVELOPMENT AGENCY IN OPEN PUBLIC SESSION
ON TUESDAY, AUGUST 12, 2014 AT 5:30 P.M., IN THE COUNCIL ROOM OF THE CITY OFFICE
LOCATED AT 90 WEST YOUNG STREET

Present: Chair, Ray W. Little.

Members: Tony London, Shelly Betz, Mike Kendell and Fran Hopkin.

Excused: Member, Jeff Wardell.

Staff: none

Others present: none

This meeting was called to order by Chair, Ray W. Little.

Minutes

MOTION: Fran Hopkin moved to approve the minutes of the July 22, 2014 meeting.

SECOND: Tony London. Vote: 4 ayes, Jeff not present.

Items for Discussion/Approval

Request for Funds

Darrell Rupp, Napa Auto Parts

Closed Session

MOTION: Tony London moved to go into closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

SECOND: Shelly Betz. Vote: 4 ayes, Jeff not present.

This was at 5:35 p.m.

Present were Mayor, Council and Recorder.

MOTION: Tony London moved to come out of closed session.

SECOND: Mike Kendell. Vote: 4 ayes, Jeff not present.

This was at 5:50 p.m.

Request for Funds

Darrell Rupp, Napa Auto Parts

(continued)

Redevelopment Agency

08-12-14

Shelly stated she feels the RDA should give the funds to Darrell once he has the building permit. Tony stated the RDA has never funded start-up costs or fees associated for engineering or permits. Tony agreed the funds should be given at the time of a building permit being issued or when the construction has started.

Fran asked for more information on the guidelines that have been set for grants/loans. The guidelines were reviewed and the members also reviewed how they have funded other projects. Chair Little stated NAPA is a great business and an asset to the City, he hopes the project can succeed.

Fran asked if the agreements can be written so that a lien on the land is a requirement. This is already a requirement, but the RDA is in second position if there is a loan on the property. The lien is a back-up to the agreement in case of default and the owner cannot pay back the funds.

Tony stated he would rather the RDA give the funds once the project is in progress. Chair Little stated there are some issues that need to be resolved in regards to drainage for the property. Darrell also had plans for a steel building and this is not allowed according to city ordinances. He stated Darrell could not attend this meeting tonight.

Chair Little asked if the members want to have Darrell attend a meeting in the future, or are they ready to give some direction on what they would like to do. He suggested that a couple of members be assigned to meet with Darrell and discuss any issues or questions they may have. Mike stated he does not feel the RDA should approve the funding at this time. They should have Darrell come to the RDA with his request when the project is ready for construction.

Fran agreed with the other member's comments. He feels there should be a meeting with Darrell to talk about the project and concerns. He feels it is a good project but the funding should be given when the project is ready for construction. Fran asked if the guidelines needed to be better defined setting a threshold that needs to be met so the RDA members feel good about giving funds. Julie was asked to e-mail the current guidelines to the members for review.

This meeting was adjourned at 6:00 p.m.

Julie A. Bloxham, Agency Secretary

These minutes were approved at the _____ meeting.



Miriam Hone, Director
Miriam@MorganMusicAcademy.com
www.MorganMusicAcademy.com
801 687 9555

Formal Request

I, Miriam Hone, make a formal request, on behalf of the Morgan Music Academy, to be granted RDA funds and sign a contract for the following commercial space:

157 North Commercial Street

by the date of **March 1st, 2015.**

Your time and consideration is appreciated,

Miriam Hone, Director
Morgan Music Academy



MIRIAM HONE, Director
MIRIAMHONE@GMAIL.COM
WWW.MORGANMUSICACADEMY.COM
801 687 9555

To Whom It May Concern:

I, Miriam Hone, present to the City of Morgan the purpose and mission of the Morgan Music Academy. As there is a great need in the community, the Morgan Music Academy will provide the following:

- High Quality Group and Private Piano Instruction
- Private Instrumental Instruction in Numerous Areas
- A Successful String Orchestra Program
- A Community for Music Educators in the Area
- A Venue for Regular, Live, Professional Musical Performances
- Collaboration with the Visual and Dramatic Arts

The Morgan Music Academy seeks to open a location at the following address:

181 North Commercial Street
Morgan, Utah 84050

The Morgan Music Academy would like to be considered as a beneficiary of the program to bring successful businesses to Commercial Street. I believe the Morgan Music Academy fits the character and mission of bringing to life such an historical district, as is Commercial Street, as well as enriching the greater Morgan Community.

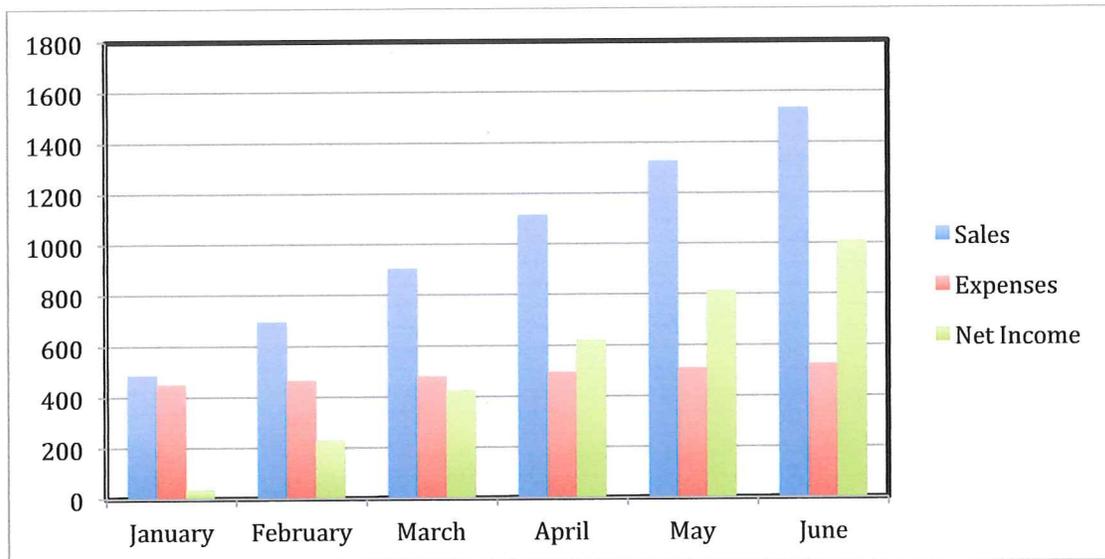
I make a formal request for the subsidization of rental costs as well as being considered for reimbursement of the building sign, pending the endorsement of the Historical Society. I request the subsidy of \$200/month, which is half of the \$400/month cost of rent of the above-mentioned address.

In the endeavor to bring opportunity to the youth of Morgan and enhance the artistic presence of this valley, your consideration and support is priceless.

Sincerely,

Miriam Hone
WWW.MORGANMUSICACADEMY.COM

Six Month Financial Summary – January – June 2015



Current Monthly Income – (since September 2014) \$485/month
Current Number of Clients – 8

Morgan Music Academy will average 5 new clients a month for the first year of business. A new client averages \$70/month Sales and a Cost of Goods Sold at \$5/month.

Expenses costs include:

- \$200 rent
 - \$200 utilities
 - \$20 online marketing (domain, Google etc.)
 - \$30 print marketing (fliers, posters, etc.)
-



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Marketing Strategies

Morgan Music Academy currently has a functioning and active Facebook page with a website under construction, ready to launch January 1st. Successful online marketing is absolutely imperative in today's market and so the Academy puts a healthy emphasis of work and energy there.

With the launch of the website, we will push the Facebook page to venues catering to the Morgan area including "Morgan Mom's" and "Morgan Classifieds". The local newspaper, Morgan County News, will be doing a story on Morgan Music Academy in January as well. Brochures will be printed and displayed in all businesses and places of public gathering offering discounts and promotions for new clients.

The following list includes marketing strategies to be put into play soon after the month of January and at regular intervals to keep awareness of the school in the community:

- Drop Brochures Door-to-door
- Send Brochures/Discounts in the Weekly Folders from the Elementary School
- Presorted Mailing: brochures/coupons
- Vinyl Banner on the off-ramp to Morgan
- Blank Billboard on the north side of the freeway from the Morgan Exit

Other Marketing Strategies include networking with local teachers. Morgan Music Academy already has close ties with Morgan Valley Chamber Orchestra (MVCO) whose members include numerous teachers in the area. Open and ongoing discussions have been occurring about the support Morgan Music Academy can provide to MVCO and visa versa. Morgan Music Academy will also provide recital space, teacher workshops and collaborative performance opportunities for local teachers.

Morgan Music Academy is currently seeking support from numerous institutions and organizations that provide funding and materials to the performing arts including the DoreEccles Foundation, the Mundi Project and Utah Division of Arts & Museums. Morgan Music Academy hopes to be able to provide assistance to lower-income

families through scholarship programs that will enable willing children to have private instruction lessons that would otherwise not be able to do so.

Morgan Music Academy is actively preparing to launch a crowd-funding project after the opening of the school in February 2015. These venues have proven to be lucrative and successful in start-up institutions like Morgan Music Academy. We are confident in the Academy's ability to gather prolific support from the local, surrounding and even far-reaching communities that wish to further the availability of music education to children.



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School of Music Fees and Course Descriptions

Fees

General Courses: 60 minutes

Music and Movement – ages 3-4 \$39/month

Sing and Play – ages 5-8 \$49/month

Learn and Perform – ages 9-12 \$59/month

Group Beginning Guitar: 60 minutes

All ages welcome - \$69

Group Adult Beginning Piano: 60 minutes - \$69

Private Lessons (piano and violin)

Ages 10 and under - 30 minutes \$72/month

Ages 10+ - 45 minutes \$89/month

Advanced – 60 minutes \$120/month

*A 20% discount will be given to siblings or single students enrolled in more than one course (ex. Private Piano and Sing and Play *or* Private Piano and Group Guitar, etc.)

Course Descriptions:

Music and Movement – for toddlers and preschoolers, this class will consist of early exposure to the sounds and sights of music and musical instruments. It will involve movement and singing that will build a necessary foundation for music education in any field.

Sing and Play – for early elementary students, this class will build upon concepts of Music and Movement (which is not a pre-requisite for this course). Through singing, movement, note-reading and hands-on music making, children will internalize musical concepts that will give them a priceless foundation for further study of any musical instrument. This course will also involve an introduction of basic skills at the keyboard, ukulele, string instruments and numerous percussion instruments.

Learn and Perform – for late elementary students, this class will solidify the student's ability to read music, approach the keyboard, recognize the sound and sight of all instruments (strings, winds, percussion and instruments from other parts of the world), the styles and genres of music from the world (oriental, eastern, celtic, etc) and from the history of western music (classical, romantic, impressionistic, etc), including American history (bluegrass, honky-tonk, ragtime, etc.).

Instrumental Instruction

Group Beginning Guitar will give students a great foundation in reading tabs and chord charts, basic strumming and picking techniques and light improvisatory playing. They will learn the technical skills and principles of music theory to prepare them for further study of the instrument. Students will be required to provide their own personal instrument.

Group Adult Piano welcomes all ages and skill levels of those individuals 18 years and older. A group setting provides peer support and collaborative playing experiences that build confidence and camaraderie unique to the endeavors of learning to play! A piano at home is required to take this class.

Private Lessons will include focused discipline in the area of choice. The student is required to have a piano at home or to own a violin of his or her own. Though not available at this time, violin rentals will be an option in the future.

Beginning and Intermediate lessons are determined by the age of the student, however, advancement to Advanced lessons will be determined and agreed upon by the teacher and parent as a more dedicated practice schedule will be required.

Private students will be taught an array of musical styles and techniques on their instrument of choice. Dedicated students of the Morgan Music Academy will leave well

prepared to enter and engage in the musical world at a competitive and competent level.



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Morgan Music Academy Policy

Fees:

Fees are due the first of each month. An invoice will be sent via email with a five-day grace period giving parents the opportunity to pay on the day of their child's lesson or class that week. No refunds are given for missed lessons and 30-days notice is required for discontinuation of attendance.

Practice:

Students enrolled in lessons or classes involving specific instrumental instruction are REQUIRED to practice a minimum of 5 days/week. Progress will be stifled and the student and instructor's time (not to mention parents money) will be wasted if there is consistent failure to meet the practice requirements.

Recitals:

All students are required to participate in the recitals at the Music Academy. Missing recitals is equivalent to going to sports practice and yet never participating in a game. They are imperative.

Timeliness:

All students at the Academy are expected to be timely and respectful before, during and after scheduled class or lesson time. Instructors are not responsible for tending students at the close of lesson times as new students will be arriving for adjoining classes. Please be sure to pick up your children promptly at the end of their class or lesson.

Participation:

Students are expected to participate and be respectful toward instructors and fellow students. If blatant behavior on the contrary becomes incessant, a discussion with the parent and Academy Director will take place before any definitive action is taken.

Materials:

Students enrolled in Private Lessons, Group Guitar and Group Piano are required to own their own instrument and bring all assigned materials to and from their lessons. Parents are required to purchase the method and supplementary books necessary for their child as specified by the instructor. Materials for General Group Music Courses are minimal and can be purchased at the discretion of the parent.

Missed/Make-up Lessons: PRIVATE LESSONS ONLY

Missed lessons will merit a make-up lesson if advance notice of 24 hours is given prior to the missed lesson. Make-up lessons will be available for scheduling the first Saturday of each month.



181 North Commercial Street
Morgan, UT 84050
801 687 9555
www.MorganMusicAcademy.com

New Student Form

Name:	Phone:	Relationship to Student:
Address:		
Email:		
Preferred method of Contact:	Preferred method of Payment: (circle one) Online Credit Card Check Cash	
Student Name and Date of Birth:		
If photos are taken of your child at the Academy, do you give permission for them to appear on our website? Yes/No		
Course Name and Time:		
Emergency Contact:	Phone:	Relationship to Student:

RDA
Delinquent Loan/Grants
Overview

1. Chris VanCampen – Morgan County News
Resolution #R08-23, dated 09-23-2008
Original amount - \$6,908
Small Claims Court judgment – 04-25-2011 - \$2,313.44

2. Jack Deschner – Scuds Fly and Tackle
Resolution #R11-01, dated 01-11-2011
Original amount \$4,000
Utilities disconnected 01-19-2012
80% payback due = \$3,200
Letter sent November 2012 was returned

3. Larry Serl – Little Thunder
Resolution #R11-08, dated 02-01-2011
Original amount - \$1,000 – was loan, not grant – total was due January 2012
We have title to vehicle
Note: Also owes \$1,255.03 for utilities – has been sent to collections

4. RaQuel Dayton – Zumba
Resolution #R11-29, dated 08-25-2011
Original amount \$2,550
We have title to vehicle
Utilities disconnected 10-10-12
\$2550 @ 66% = \$1,683 owing
Note: Also owes \$1,386.33 for utilities, has NOT been sent to collections

5. Gary Dudley – Valhalla Armory
Resolution #R13-51, dated 12-10-2013
Original Amount \$1,575
Owes entire amount, was not in business for 12 months

