



# **RDA Meeting**

**5-12-26**

**6:45 p.m.**

# Draft

## MINUTES OF MORGAN CITY REDEVELOPMENT AGENCY MEETING

December 9, 2025; 6:45 P.M.

### CHAIR AND BOARD MEMBERS PRESENT:

Chair Steve Gale, Jeff Wardell, Eric Turner and Tony London and Jeffery Richins

### STAFF PRESENT IN-PERSON:

Ty Bailey, Executive Director; Gary Crane, City Attorney, and Janet Pace, Agency Secretary

### EXCUSED:

David Alexander

### OTHERS PRESENT:

Ray Little, Laurann McGuire

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 – [morganutah.gov](http://morganutah.gov)

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

### APPROVAL OF MEETING AGENDA

**MOTION:** Board Member Jeffery Richins moved to approve the agenda.

**SECOND:** Board Member Eric Turner

Vote was 4 ayes; Motion passed unanimously to approve the agenda

### MINUTES

**MOTION:** Board Member Tony London moved to approve the following:  
Morgan City Redevelopment Agency Meeting Minutes – June 24, 2025

**SECOND:** Board Member Eric Turner

Vote was 4 ayes; Motion passed unanimously to approve the minutes as written. Board Member Dave Alexander was absent

**ACTIVE AGENDA**

**A. REVIEW/ ACTION- A RESOLUTION ADOPTING AND APPROVING AN AGREEMENT ENTITLED LAND PURCHASE AND SETTLEMENT AGREEMENT BETWEEN MORGAN CITY, MORGAN CITY REDEVELOPMENT AGENCY AND OLD FIRST NATIONAL BUILDING LLC- RESOLUTION R25-28**

Ty reported that the RDA has reached terms and obtained signatures for the final small parcel needed for the plaza/alleyway area (behind the old bank building), using the same price basis as the original appraisal. He explained that the RDA has been purchasing the individual parcels, will combine them into one parcel, and the City will then buy the assembled property back from the RDA so it can be recorded as City-owned property. Ty said that the approved purchase amount will increase slightly at closing due to title, recording, and document fees.

The mayor invited discussion. Gary said that Ty did a good job negotiating with the banker and felt it was a good agreement. Ty added that, as part of the overall settlement, a parking stall will be dedicated to the bank building owner, with additional settlement terms to be addressed at City Council (the RDA action is only for the property purchase). In response to questions, Ty confirmed the transaction cleans up the issue and that the City/RDA-owned parcels have been re-surveyed and purchased with updated legal descriptions; remaining boundary issues between neighboring private properties do not affect the City's surveyed alley or the City-owned portion.

**MOTION:** Board member Eric Turner moved to adopt Resolution R25-28 – A Resolution Adopting and Approving an Agreement Entitled Land Purchase and Settlement Agreement Between Morgan City, Morgan City Redevelopment Agreement Agency and Old First National Building LLC- Resolution R25-28

**SECOND:** Board Member Tony London

**Discussion on the Motion:** No discussion.

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

Vote was 4 ayes; Motion passed unanimously to adopt Resolution R25-28 – A Resolution Adopting and Approving an Agreement Entitled Land Purchase and Settlement Agreement Between Morgan City, Morgan City Redevelopment Agreement Agency and Old First National Building LLC

This meeting was adjourned at 7:00 p.m.

\_\_\_\_\_  
Janet Pace, Agency Secretary

\_\_\_\_\_  
Steve Gale, Chair

These minutes were approved at the \_\_\_\_\_ meeting.

**RESOLUTION R26-18**

**REDEVELOPMENT AGENCY OF MORGAN CITY**

**A RESOLUTION ADOPTING A TENTATIVE BUDGET FOR THE REDEVELOPMENT AGENCY OF MORGAN CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027 AND SETTING A DATE FOR A PUBLIC HEARING TO HEAR INTERESTED PERSONS PRIOR TO ADOPTING A FINAL BUDGET.**

**WHEREAS**, according to Utah Code Section 10-6-111, a tentative budget should be adopted at the first Redevelopment Agency of Morgan City meeting in May, and be made available for public inspection at least ten days prior to the public hearing on the budget; and

**WHEREAS**, the public hearing has been advertised and held on Tuesday, May 12, 2026 at 6:45 p.m. for the purpose of hearing all interested persons on the matter of the tentative budget for the Redevelopment Agency of Morgan City for the fiscal year beginning July 1, 2026 and ending June 30, 2027; and

**WHEREAS**, a public hearing must be held in order to hear all interested persons on the matter and must be prior to adopting a final budget.

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

1. That the Board of the Redevelopment Agency of Morgan City, Morgan County, State of Utah, does hereby approve and adopt a tentative budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027, in form and amounts set forth in the written budget document attached hereto and made a part of this resolution as though set forth in full herein.
2. That a public hearing is hereby set for Tuesday, June 23, 2026 at 6:45 p.m. to hear all interested persons on the matter of the budget and adoption of a final budget.

**PASSED AND ADOPTED by the Morgan City Redevelopment Agency, Morgan, Utah, this day of May, 2026.**

\_\_\_\_\_  
STEVE GALE, Chair

ATTEST:

\_\_\_\_\_  
JANET PACE, Agency Secretary

**BOARD VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>	<b>Excused</b>
Board Member London	___	___	___
Board Member Wardell	___	___	___
Board Member McGuire	___	___	___
Board Member Richins	___	___	___
Board Member Alexander	___	___	___

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

Chair Gale	___	___
------------	-----	-----

**Morgan City**  
**Budgeting Worksheet**  
**75 Redevelopment Agency Fund - 07/01/2026 to 06/30/2027**  
**100.00% of the fiscal year has expired**

	2025 Actual	2026 Actual YTD	2026 Original Budget	2026 Amended Budget	2027 Tentative Budget	2027 Final Budget	Worksheet Notes
<b>Change In Net Position</b>							
<b>Revenue:</b>							
<b>Taxes</b>							
30100 TAX INCREMENT MONIES	352,795	302,875	350,000	350,000	350,000	0	
<b>Total Taxes</b>	<b>352,795</b>	<b>302,875</b>	<b>350,000</b>	<b>350,000</b>	<b>350,000</b>	<b>0</b>	
<b>Interest</b>							
30500 INTEREST	3,109	2,090	3,000	3,000	3,000	0	
<b>Total Interest</b>	<b>3,109</b>	<b>2,090</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>0</b>	
<b>Miscellaneous revenue</b>							
30600 BUSINESS/LOAN PAYMENTS	0	248,261	0	0	0	0	
<b>Total Miscellaneous revenue</b>	<b>0</b>	<b>248,261</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Contributions and transfers</b>							
30900 APPROPRIATION FROM FUND BAL	0	0	555,500	605,500	0	0	
39100 TRANSFER FROM GENERAL FUND	0	0	0	300,000	0	0	
<b>Total Contributions and transfers</b>	<b>0</b>	<b>0</b>	<b>555,500</b>	<b>905,500</b>	<b>0</b>	<b>0</b>	
<b>Total Revenue:</b>	<b>355,904</b>	<b>553,225</b>	<b>908,500</b>	<b>1,258,500</b>	<b>353,000</b>	<b>0</b>	
<b>Expenditures:</b>							
<b>General government</b>							
<b>Administration</b>							
40240 OFFICE EXPENSE & SUPPLIES	0	18	0	0	0	0	
40280 LIABILITY INSURANCE	3,500	0	2,500	2,500	3,500	0	
40310 PROFESSIONAL & TECHNICAL SERV	2,280	2,650	4,000	4,000	4,000	0	
40610 MISCELLANEOUS	500	119	0	0	0	0	
40750 CAPITAL OUTLAY	266,537	1,590,620	650,000	1,000,000	93,500	0	
40890 PAYMENT TO GENERAL FUND	10,898	(11,885)	12,000	12,000	12,000	0	
40900 PAYMENT TO MORGAN COUNTY	15,379	14,677	20,000	20,000	20,000	0	
40910 PAYMENT TO SCHOOL DISTRICT	58,394	56,494	70,000	70,000	70,000	0	
40920 BUSINESS LOAN/GRANTS	302,775	150,000	150,000	150,000	150,000	0	
<b>Total Administration</b>	<b>660,263</b>	<b>1,802,693</b>	<b>908,500</b>	<b>1,258,500</b>	<b>353,000</b>	<b>0</b>	
<b>Total General government</b>	<b>660,263</b>	<b>1,802,693</b>	<b>908,500</b>	<b>1,258,500</b>	<b>353,000</b>	<b>0</b>	
<b>Total Expenditures:</b>	<b>660,263</b>	<b>1,802,693</b>	<b>908,500</b>	<b>1,258,500</b>	<b>353,000</b>	<b>0</b>	
<b>Total Change In Net Position</b>	<b>(304,359)</b>	<b>(1,249,467)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	