

MORGAN CITY

RDA MEETING

07-14-15

(7:30 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, July 14, 2015 at 7:30 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 – June 9, 2015
3. **ITEMS FOR DISCUSSION/APPROVAL**

Todd & Melissa Plat, Morgan Valley Crafts – request for continuation of rent subsidy

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 07-08-15

10:00 a.m.

Julie A. Bloxham, Agency Secretary

Redevelopment Agency

06-09-15

MINUTES OF MEETING HELD BY MORGAN CITY REDEVELOPMENT AGENCY IN OPEN PUBLIC SESSION ON TUESDAY, JUNE 9, 2015 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, Jeff Wardell, Shelly Betz, and Fran Hopkin.

Excused: Member, Mike Kendell.

Staff: Gary Crane, Attorney.

Others present: Darrell Rupp, NAPA.

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

Minutes

MOTION: Shelly Betz moved to approve the minutes of the May 26, 2015 meeting.

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

Items for Discussion/Approval

Resolution #R15-21

C. Rupp Properties, LLC (NAPA)

Loan/Grant Approval

Chair Little stated the members were given information in their packets regarding this item. The RDA had tentatively approved this project and loan/grant, it was delayed until the project was final and under construction. Darrell has reviewed the documents and is aware of the lien and the five year requirement to stay in business. He has signed the documents as they have been drafted. Darrell clarified that if he decides to pay off the amount owed at some time before the 5 years, the lien would be removed. The members stated that is correct, if he decides to pay off the amount owed at some time, the lien would be removed – or is automatically removed at the end of the five year period.

MOTION: Tony London moved to adopt Resolution #R15-21, a resolution approving a trust deed note and trust deed from C. Rupp Properties, LLC for the RDA loan/grant in the amount of \$30,000.

SECOND: Shelly Betz.

ROLL CALL VOTE: Shelly Betz – aye
Mike Kendell – not present
Jeff Wardell – aye
Tony London – aye
Fran Hopkin – aye

Miscellaneous Items

There was discussion about the new regulations on how RDA tax increment monies are distributed. There were some questions about the school and county portions of RDA funds and how this would affect the budgets.

Fran asked about the collection policy that was discussed at the last meeting. This will need to be adopted by resolution. The members will need to decide what they want to include in the policy.

Public Hearing

2015-2016 Budget Adoption

MOTION: Tony London moved to open the public hearing for the purpose of adopting the 2015-2016 RDA fiscal year budget.

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

There were no members from the public present for this hearing.

MOTION: Shelly Betz moved to close the hearing.

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

Resolution #R15-20

2015-2016 Budget

MOTION: Tony London moved to adopt Resolution #R15-20, a resolution approving the 2015-2016 fiscal year budget for the RDA.

SECOND: Jeff Wardell.

ROLL CALL VOTE: Shelly Betz – aye
Mike Kendell – not present
Jeff Wardell – aye
Tony London – aye
Fran Hopkin – aye

This meeting was adjourned at 5:47 p.m.

Julie A. Bloxham, Agency Secretary

These minutes were approved at the _____ meeting.

Todd and Melissa Platt
Morgan Valley Crafts
185 N Commercial St. #2, Morgan Utah

Morgan City Rent Assistance

Morgan Valley Crafts would like to apply for an additional year of rent assistance starting July 1, 2015. Morgan Valley Crafts has been under our ownership for the past year and although we had a successful year and have had improved sales over the previous owner, there are still many needs and changes we would like to make that would be possible with help from Morgan City.

We acquired this business with all the existing equipment, some of which is more than twenty years old. Eventually this equipment will need to be replaced as we have already purchased a new spiral binder which exceeded \$1,500.00. Every piece of office equipment we use is vital to our business and provides a much needed service for our community. Purchasing new office equipment, maintenance and repair on existing equipment is definitely a need and attributed directly to the success of our business.

At Morgan Valley Crafts we are upgrading our RICO copier. This upgraded copier uses cutting-edge technology with exceptional output, designed to save power, paper and operating costs. It has advanced features that allow for comprehensive in-line finishing which include stapling, book finishing, hole punching, as well as double sided cover-stock printing.

With the upgraded copier we will be able to widen our print shop services and provide outstanding quality. Business card and post cards will be printed and cut with both sides matching up almost perfectly. Custom labels, wedding invitations, graduation announcements, stickers, brochures, flyers, catalogs and booklets can all be printed on a wide variety of specialty paper with outstanding results. We hope to minimize the increase in cost for our community. While other "super store" printing chains have increased their color printing costs to \$0.59 per copy, we can project that our costs will remain at \$0.39 per color copy. This lower price has already attracted customers from outside our county to make the "trip" to Morgan just to save on printing costs.

Morgan County is full of talented and artistic people. This fall we are opening up space in our store to bring in consignment vendors. This will provide a place for local artists and home-crafters to sell their items and will also give variety to our store. We hope this will increase the foot traffic on Commercial Street and give our vendors a sense of ownership at Morgan Valley Crafts. New shelving, possible new lighting and rearranging of our store will be necessary.

We anticipate continued growth this next year. Last year's sales in 2014 increased over the previous year of 2013. We have spent hundreds of hours working during the day and well into the night to meet the expectations and deadlines of our customers. At Morgan Valley crafts we would like to hire another worker. We want to hire local and keep our wages competitive.

Morgan Valley Crafts is highly involved in supporting other businesses, community members in need, clubs, and groups, schools, athletics and religious activities. We are a strong supporter of Morgan City events, especially those that occur on Commercial Street. We feel that we are a vital business in Morgan.

At this time, we have many financial commitments as we are still in the process of purchasing the business from Don Anderson. We account for every dollar spent in inventory and money put towards improving our store. We are very conscience of our inventory and plan accordingly with the slower months of the year. It would be a financial strain on our business to not have assistance from the city this next year. As many businesses close their doors we strive to keep our open! There is nothing we want more than to be part of a successful, thriving business community. We have put our hearts and total energy into Morgan Valley Crafts and have worked countless hours improving it and making it what it is today.

Our plan is to continue to serve Morgan City and surrounding areas by offering exceptional printing services, books and gifts and providing a space for local artists to display and sell hand-crafted items.

2013-2014 Sales under Don Anderson
\$74,589.73

2014-2015 Sales under Todd Platt
\$94,304.93

Inventory and Operating Expenses
Unknown

Inventory and Operating Expenses
\$78,248.00~

