

MORGAN CITY

RDA MEETING

05-10-16

(6:00 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, May 10, 2016 at 6:00 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 – March 8, 2016
3. **ITEMS FOR DISCUSSION/APPROVAL**

2016-2017 tentative budget approval, set date for final adoption

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 05-04-16

2:00 p.m.

Julie A. Bloxham, Agency Secretary

Redevelopment Agency

03-08-2016

MINUTES OF MEETING HELD BY MORGAN CITY REDEVELOPMENT AGENCY IN OPEN PUBLIC SESSION ON TUESDAY, MARCH 8, 2016 AT 6:00 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, Mike Kendell, Fran Hopkin and Bill Cobabe.

Staff: Gary Crane, Attorney; Shayla Hurlbut, Community & ED Director.

Others present: none

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

Minutes

MOTION: Jeff Wardell moved to approve the minutes of the March 8, 2016 meeting.

SECOND: Tony London. Vote: 5 ayes.

Items for Discussion/Approval

Resolution #R16-10

Adam & Shauna Walker, Grounds for Coffee

Promissory Note – Rent Subsidy

Adam and Shauna Walker attended the last meeting asking for rent assistance for their new business – Grounds for Coffee. This is located in the building owned by Jeff Matthews at 167 N. Commercial Street. There was some question about doing the lease/sublease agreements that are normally done – due to the fact they already have a lease with Jeff.

Attorney Crane stated a promissory note would work and has drafted one for approval tonight. The Walkers have already signed this document. The agreement will approve the RDA paying the monthly rent of \$1,500, with the Walkers reimbursing the RDA back \$750 per month, for a twelve month period.

MOTION: Jeff Wardell moved to adopt Resolution #R16-10, a resolution adopting and approving a promissory note between Morgan Redevelopment Agency and Adam & Shauna Walker, Grounds for Coffee, for property located at 167 N. Commercial Street.

SECOND: Tony London.

ROLL CALL VOTE: Bill Cobabe – aye
Mike Kendell – aye
Jeff Wardell – aye

Tony London – aye

Fran Hopkin – aye

Shayla Hurlbut, Community & ED Director
Commercial Street Renovation Project

Shayla is attending meeting to discuss the Commercial Street renovation project and funding from the RDA budget for this project. The members have been given a copy of the budget sheets for the RDA.

Shayla gave the members a couple of handouts which she went over and discussed in detail. She further expanded on the original ordinance that was passed in 1992 and what the purpose and intent was when the RDA 25 year program was adopted. Shayla talked about the budget aspect of the project and what each areas projected costs would be. Furthermore, she has applied for a grant from Holcim which would help cover part of the costs.

Shayla and members talked about types of lamp posts that were being considered for the project as well as verification the lighting would consist of LED lights.

Members also discussed sidewalks in the area and whether or not they fell on the owner's side of the property versus within the City's right-of-way. Attorney Crane and the members talked about a couple of different options the City could consider.

Bill also wondered if the business owners were onboard with this project. It was confirmed they were involved in the initial meeting for input and once the project moves forward they will be brought back in to give their opinions according to Shayla.

Shayla passed around the concepts plans for the project and let the members review them and give their suggestions. Shayla informed the members there will be a conference call between the Utah State Team and Morgan City this upcoming week to discuss concepts. Chair Little will also be meeting with Bernie Carter and Mark Schmid in the upcoming week to get some more solid answers concerning questions with the road condition.

Fran brought up discussion on the 50 ft buffer the railroad has in place and what that would allow for on that side of the street. Bill brought up more questions about the railroad side of the street; Shayla stated that she also has questions and will ask the Union Pacific representative when she contacts her back.

Fran also asked about the trees and shrubs in the concepts. Shayla stated there are still monies in economic development budget that could provide the funds for them. She does not have an estimate at this time for the trees and shrubs.

Chair Little opened it up to ask members how they would like to proceed on the project. Bill stated he feels this project is appropriate, but thinks we need firmer numbers and more details on the concepts from the USU team before a decision is made. The members agreed, Shayla will continue to work on this project.

This meeting was adjourned at 6:37 PM

Stephanie Roos, Acting Secretary

These minutes were approved at the _____ meeting.

MORGAN CITY SPECIAL SERVICE FUND		REDEVELOPMENT AGENCY				
REVENUE		ACTUAL	BUDGET	ACTUAL	ESTIMATE	BUDGET
		2014-2015	2015-2016	8 mo 15-16	2015-2016	2016-2017
75-30-100	TAX INCREMENT MONIES	67,659	68,000	70,539	70,800	69,000
75-30-500	INTEREST	366	300	565	850	600
75-30-600	BUSINESS/LOAN PAYMENTS	11,725	8,400	7,133	8,400	11,000
75-30-900	APPROPRIATION FROM FUND BALANCE	0	100,000	0	0	150,000
TOTALS		79,750	176,700	78,237	80,050	230,600
EXPENSES						
75-40-110	SALARIES	0	0	0	0	0
75-40-130	BENEFITS	0	0	0	0	0
75-40-210	PUBLICATIONS	166	200	114	150	200
75-40-240	OFFICE EXPENSES	0	0	0	0	0
75-40-280	LIABILITY INSURANCE	1,961	1,975	1,961	1,961	2,000
75-40-310	PROFESSIONAL SERVICES	0	2,000	496	1,000	2,000
75-40-610	MISCELLANEOUS	0	122,525	0	0	176,400
75-40-920	BUSINESS LOANS/GRANTS	50,100	50,000	12,300	20,000	50,000
TOTALS		52,227	176,700	14,871	23,111	230,600

