

MORGAN CITY

RDA MEETING

06-28-16

(5:45 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, June 28, 2016 at 5:45 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 14, 2016
3. **ITEMS FOR DISCUSSION/APPROVAL**

Stacy Clark, Morgan Mercantile – request for assistance – signs – one on building, one at corner of Commercial and State Street

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 06-22-16
11:00 a.m.
Julie A. Bloxham, Agency Secretary

Redevelopment Agency
05-14-16

MINUTES OF MEETING HELD BY MORGAN CITY REDEVELOPMENT AGENCY IN OPEN PUBLIC
SESSION ON TUESDAY, JUNE 14, 2016 AT 5:45 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, and Bill Cobabe.

Excused: Member, Fran Hopkin.

Staff: Gary Crane, Attorney.

Others present: Stacy Clark, Oliver Middleton, Royal Colburn and Crystal Middleton.

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

Minutes

MOTION: Tony London moved to approve the minutes of the June 14, 2016 meeting.

SECOND: Jeff Wardell. Vote: 3 ayes, Bill and Fran not present.

Items for Discussion/Approval

Resolution #R16-22

Stacy Clark – Promissory Note

Rent Assistance

At the last meeting Stacy requested assistance with rent through the program available with the RDA. The members approved this and the promissory note and resolution will officially approve the assistance. The rent is \$600 per month; Stacy will reimburse the RDA \$300 monthly, for the year the assistance is approved for.

Tony mentioned there needed to be a date change – it should read June 30, 2017 not June 1, 2017.

MOTION: Tony London moved to adopt Resolution #R16-22, a resolution approving the promissory note between Morgan Redevelopment Agency and Stacy Netz Clark, Morgan Mercantile, for property located at 117 N. Commercial Street in Morgan, Utah, with the date change as previously stated.

SECOND: Jeff Wardell. Vote: 3 ayes, Bill and Fran not present.

Stacy Clark

Request for Assistance – Sign

Redevelopment Agency
05-14-16

Stacy has requested assistance through the RDA for the sign for her new business, Morgan Mercantile. She has provided a picture, along with the invoice for the sign. The cost of the sign is \$581.10. According to the regulations for fund requests, a lessee can ask for reimbursement up to \$2,500 for lighting and signage. Stacy stated the Historical Committee has approved the sign.

Stacy asked if the RDA only assists with signage for the building, or would they pay for signage on the corner of Commercial and State Street. She has a sign design and has asked for space on the sign at that corner; she gave the price for placing this sign. If they approve both signs, she would be asking for an additional \$306. Tony asked for clarification on where this other sign would be located. Chair Little stated this is owned by a private individual and they charge businesses to advertise on this area.

Tony stated he is in favor of funding the sign on the building – he is not sure about the one on the corner property.

MOTION: Tony London moved to approve funding 50% of the \$581.10 for the sign on the building for Stacy Clark, Morgan Mercantile.

SECOND: Mike Kendall. Vote: 2 ayes, 1 nay – Jeff Wardell - Bill and Fran not present.

This motion did not pass.

Public Hearing
2016-2017 FY Budget

MOTION: Tony London moved to open the public hearing for the purpose of adopting the 2016-2017 fiscal year budget for the Redevelopment Agency.

SECOND: Mike Kendall. Vote: 3 ayes, Bill and Fran not present.

Tony reviewed the budget that has been prepared for the RDA – this is a total of \$230,600 in revenue and expenses. Mike asked about the amount in the business loan/grant line item. If there are no businesses that want to apply for these funds – he would like a portion to be moved into the miscellaneous line item.

Bill arrived to the meeting.

Chair Little stated the Commercial Street project is being moving forward. There are also three businesses that have showed interest in asking for funds for purchasing property and/or upgrading their businesses.

There were not comments made from the public present.

MOTION: Tony London moved to close the public hearing.

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

Resolution #R16-17
2016-2017 FY RDA Budget

Mike asked about the potential businesses that may come in for funding – is there any indication of what they will be asking the RDA to provide. There has been nothing received at this time, so this is not known.

MOTION: Mike Kendell moved to adopt Resolution #R16-17, a resolution adopting the 2016-2017 fiscal year budget, with one change under the expenses – miscellaneous expense will be increased by \$15,000 and business loan/grant expenses reduced by \$15,000.

SECOND: Bill Cobabe.

Discussion on motion: Bill asked Mike to explain the reason for making this adjustment. He stated he would like to see more funds put into the miscellaneous fund in order to complete the Commercial Street improvement fund. He favors infrastructure improvements versus rent assistance and other loans/grants.

ROLL CALL VOTE: Bill Cobabe – aye
Mike Kendell – aye
Jeff Wardell - aye
Tony London – aye
Fran Hopkin – not present

This meeting was adjourned at 6:10 p.m.

Julie A. Bloxham, Agency Secretary

These minutes were approved at the _____ meeting.



Morgan Mercantile Main Building Sign

117 N Commercial St, Morgan, Utah 84050

ARTWORK DESIGN / SIGN SHAPE: Accompanying drawing attached.

SIZE: 48x80" contour cut sign with full color vinyl graphics applied to front of substrate.

SUBSTRATE: Di-bond composite material, rigid plastic core with aluminum faces on both sides. 3mm thickness. Not susceptible to corrosion of any kind.

MOUNTING: Affixed directly to wood building façade with multiple wood screws through sign face. Screw heads hidden with vinyl covering matching graphics colors. Low hanging weight.

SURFACE FINISH: Graphic is laminated with a gloss clear vinyl laminate. Life expectancy is 10+ years at the direction it is facing once mounted.

QUESTIONS: Phillip Romero, 801.388.5655 / design@romero-graphics.com

Get More From Your Advertising



ROMERO GRAPHICS & SIGNS

PO Box 213 • Morgan, Utah 84050
801.388.5655 • design@romero-graphics.com
Visit our new website: www.romero.graphics

INVOICE

Invoice Date: Jun 09, 2016
Order # 0516-21
Invoice # 2219

Billed to:

Morgan Merchandise

Total Amount Due: **\$654.37**

Item Description	Qty	Unit Price	Subtotal
48x80" full color, router cut to oval shape, dibond outdoor sign, with 'Good Friend Discount'	1	\$406.89	\$406.89
Building Sign Installation	1	\$150.00	\$150.00
12x96" corner billboard sign graphic	1	\$55.00	\$55.00
Corner sign installation	1	\$15.00	\$15.00

Subtotal	\$626.89
Tax 5.95%	\$27.48
Total	\$654.37

Advertisement Agreement:
Billboard space on
295 N Commercial Street, Morgan, UT 84050
(corner of State and Commercial)

This Advertisement Agreement is made and entered into this 31st day of May, 2016, by and between:

Flint Investments, LLC:

whose address is 1070 W 150 S, Kaysville, UT 84037

and

Morgan Mercantile:

whose address is 117 N Commercial, Morgan, UT 84050

Whereas, **Flint Investments, LLC** is desirous of leasing advertisement space to **Morgan Mercantile** upon the terms and conditions as contained herein; and agree to the following:

1. **TERM.** Morgan Mercantile leases advertisement space from Flint Investments, LLC with the term beginning June 1st, 2016 and ending May 31st, 2017, after which the term becomes month to month, which is self renewing upon each monthly payment, and ending with a 30 day written notice by either Morgan Mercantile or Flint Investments, LLC.
2. **FEE.** The monthly fee for the term hereof is the sum of Forty Five DOLLARS (**\$45.00**), in the form of a cashier's check or money order payable to Flint Investments, LLC. The Payment of Forty Five DOLLARS (**\$45.00**) is due on the 1st of each month.
3. **ADVERTISEMENT SPACE.** Morgan Mercantile is allowed a 1 foot by 8 foot area on the billboard located at 295 N Commercial Street, Morgan, UT 84050. (The spot is located on the 7th spot below the arrow on the top of the billboard)
4. **VINYL SIGN.** Morgan Mercantile is required to provide their own vinyl sign (sticker) and is responsible for installing it and any maintenance to their portion of the billboard.
5. **ASSIGNMENT AND SUB-LETTING.** Morgan Mercantile shall not assign this agreement, or Sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Flint Investments, LLC. A consent by Flint Investments, LLC to one such assignment, sub-letting or license. An assignment, sub-letting or license without the prior written consent of Flint Investments, LLC or an assignment of sub-letting by operation of law shall be absolutely null and void and shall, at Flint Investments, LLC option, terminate this Agreement.

The parties hereby indicate by their signatures below that they have read and agree with the terms and conditions of this Agreement in its entirety.

Flint Investments, LLC: _____



5/31/2016

Authorized signature: Jed Flint

Morgan Mercantile: _____

Authorized signature: Stacy Netz Clark

