

MORGAN CITY

RDA MEETING

01-08-19

(5:30 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, January 8, 2019, at 5:30 p.m.** in the Council Room of the City Office located at 90 West Young Street, Morgan, Utah.

AGENDA

1. Meeting called to order.
2. Approval of Morgan City Redevelopment Agency Minutes – December 11, 2018

3. **ITEMS FOR DISCUSSION**

A. Incentive Plan/Criteria for New Applications

4. **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.

5. **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 Denise Woods, Agency Secretary, at (801) 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 this 2nd day of January, 2019

/s/ Denise Woods, Agency Secretary

**MINUTES OF MORGAN CITY
REDEVELOPMENT AGENCY
MEETING**

December 11, 2018; 8:08 P.M.

**CHAIR AND BOARDMEMBERS
PRESENT:**

**Chair Ray W. Little, Tony London, Eric Turner,
Jeffery Richins, and Mike Kendell**

STAFF PRESENT:

**Ty Bailey, City Manager; Gary Crane, City Attorney,
Denise Woods**

ABSENT:

Jeff Wardell

OTHERS PRESENT:

Doug and Karen Wickliffe and Cherril Grose

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah.

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

MOTION: Boardmember Turner moved to postpone the RDA meeting for a time up to one hour.

SECOND: Boardmember Richins

The vote was unanimous to postpone the RDA meeting for a time up to one hour.

The meeting was called to order by Chair, Ray W. Little, at 9:51 p.m.

MINUTES

MOTION: Boardmember Turner moved to approve the minutes of the Morgan City Redevelopment Agency Meeting on September 11, 2018.

SECOND: Boardmember London

The vote was unanimous to approve the minutes of the September 11, 2018, Morgan City Redevelopment Agency as written; Boardmember Jeff Wardell was absent

ITEMS FOR DISCUSSION/APPROVAL

**ADOPTION OF RESOLUTION R18-44 – ADOPTING AND APPROVING AN INTERLOCAL
COOPERATION AGREEMENT BETWEEN THE MORGAN CITY REDEVELOPMENT
AGENCY (RDA) AND MORGAN CITY**

Chair Little stated this Interlocal Cooperation Agreement was between the Morgan City Redevelopment (RDA) and Morgan City to establish the RDA. This item had been discussed at a previous meeting at length.

MOTION: Boardmember London moved to adopt Resolution R18-44 – A resolution adopting and approving an Interlocal Cooperation Agreement Between the Morgan City Redevelopment Agency (RDA) and Morgan City.

SECOND: Boardmember Richins

Discussion on the Motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Mike Kendell – aye
Jeff Wardell – absent
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Resolution R18-44 adopting and approving an Interlocal Cooperation Agreement Between the Morgan City Redevelopment Agency (RDA) and Morgan City.

ADOPTION OF RESOLUTION R18-46 – ADOPTING AND APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE MORGAN CITY REDEVELOPMENT AGENCY (RDA) AND MORGAN COUNTY

Chair Little explained this Interlocal Cooperation Agreement was between the Morgan City Redevelopment Agency (RDA) and Morgan County. He said Morgan County met on Tuesday, December 4, 2018 and had adopted a resolution; the RDA needed to adopt and approve the Agreement with the County.

MOTION: Boardmember Turner moved to adopt Resolution R18-46 – A resolution adopting and approving an Interlocal Cooperation Agreement Between the Morgan City Redevelopment Agency (RDA) and Morgan County.

SECOND: Boardmember London

Discussion on the Motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Mike Kendell – aye
Jeff Wardell – absent
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Resolution R18-46 adopting and approving an Interlocal Cooperation Agreement Between the Morgan City Redevelopment Agency (RDA) and Morgan County.

ADOPTION OF RESOLUTION R18-47 – ADOPTING AND APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE MORGAN CITY REDEVELOPMENT AGENCY (RDA) AND MORGAN SCHOOL DISTRICT

Chair Little explained this Interlocal Cooperation Agreement was between the Morgan City Redevelopment Agency (RDA) and Morgan School District. He said the Morgan School District had previously adopted a

resolution approving the Agreement; the RDA needed to adopt and approve the Agreement with the Morgan School District.

MOTION: Boardmember Turner moved to adopt Resolution R18-47 – A resolution adopting and approving an Interlocal Cooperation Agreement Between the Morgan City Redevelopment Agency (RDA) and Morgan School District.

SECOND: Boardmember Richins

Discussion on the Motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Mike Kendell – aye
Jeff Wardell – absent
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Resolution R18-47 adopting and approving an Interlocal Cooperation Agreement Between the Morgan City Redevelopment Agency (RDA) and Morgan School District.

ADOPTION OF RESOLUTION R18-48 – ADOPTING AND APPROVING THE APPOINTMENT OF TY BAILEY AS EXECUTIVE DIRECTOR OF THE MORGAN CITY REDEVELOPMENT AGENCY

Boardmember Kendell asked Ty what his vision was to utilize the funds of the Morgan City Redevelopment Agency and what the responsibilities were of the Executive Director.

Ty Bailey, City Manager, said during the discussions with the School District regarding the extension of the RDA it was mentioned that they wanted reports regarding the use of the funds. He would have stewardship over the budget and assist with the annual report. He would bring incentive programs before the Board and help evaluate the value of projects based on property tax increase. He would develop new criteria moving forward to streamline the process. He would present items to the Board. He stated he wanted to send out an RFP for the hotel proposal. He said he had been studying real estate investment to have a better understanding. He felt his job description gave him a responsibility towards economic development and working through the RDA would accomplish that. He stated the Mayor was the Executive Directory and the state code allowed him to appoint someone.

MOTION: Boardmember London moved to adopt Resolution R18-48 adopting and approving the appointment of Ty Bailey as Executive Director of the Morgan City Redevelopment Agency.

SECOND: Boardmember Turner

Discussion on the Motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Mike Kendell – aye
Jeff Wardell – absent
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Resolution R18-48 adopting and approving the appointment of Ty Bailey as Executive Director of the Morgan City Redevelopment Agency.

GRANT/LOAN REQUEST – R. DOUG WICKLIFFE – 101, 103, 139 AND 145 COMMERCIAL STREET

Doug Wickliffe, gave a brief history of himself and his current endeavors; approximately 24 years in real estate revitalizing distressed properties. He said coming to Morgan was his biggest venture. He planned to move his family to Morgan and oversee the projects. He had purchased several vacant buildings on Commercial Street. There was approximately 18,000 square feet in buildings 101 and 103. He envisioned office spaces upstairs, an arts/antiques store, and possible a reception center in building 103 and an outdoor outlet store in building 103. He mentioned an indoor shooting range if it was allowed. The facade on building 101 and 103 would be removed and he would work with the Historical Committee to ensure the new facade was in line with the desires of the Committee. The buildings would be ADA compliant and would be quality product to encourage new businesses to come to Morgan. He discussed Buzzy's building and the improvements which needed to be done. He suggested a Mexican restaurant be located in the space next to Buzzy's. The improvements to these building would help the existing buildings by increasing the pedestrian traffic and retail space. He felt these improvements would increase the tax base, give the City a return on their investment, and provide approximately 30 jobs. He anticipated an investment of \$1.5 Million on this project. He mentioned working closely with the Historical Committee throughout the entire project.

Boardmember London asked regarding the improvements to the properties going forward.

Doug said he would use local contractors, if possible, and working on several buildings at the same time. Wanted it done as quickly as possible.

Boardmember Kendall clarified that Mr. Wickliffe was asking for \$120,000.00 from the RDA. He asked if there were any illustrations/plans regarding the roof. He requested before and after pictures of projects Mr. Wickliffe had completed. He felt this proposal was premature.

Doug stated that the items listed in his proposal where items which he would like to do if they were approved and allowed in the zone. He would be discussing the project with CenterPointe Construction.

Boardmember London stated generally the RDA Board would review a business plan showing anticipated revenue and expenses prior to making a decision regarding a grant/loan request. He asked Mr. Wickliffe what he anticipated in revenue from the businesses.

Doug said most revenue would be from retail and then two restaurants. He understood the City wanted a return on their investment. He wanted it to be a destination.

Ty explained the RDA had been extended. Discussion regarding the increase in property taxes after improvements had been completed.

Chair stated the proposal was different than other proposals which had come before the Board. This was a proposal to bring the building up to a standard that businesses would want to come to Morgan.

Boardmember Kendell said he would like to know what the end product was going to be, what the money would be used for and what the end product would look like.

MOTION: Boardmember London moved to table this agenda item and requested additional information from Mr. Wickliffe.

SECOND: Boardmember Turner

The vote was unanimous to table this agenda item and requested additional information from Mr. Wickliffe.

This meeting was adjourned at 10:48 p.m.

Denise Woods, Agency Secretary

These minutes were approved at the January 8, 2019 meeting.

