

MORGAN CITY

RDA MEETING

02-12-19

(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, February 12, 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 – January 8, 2019

3. **ITEMS FOR DISCUSSION**

- A. Resolution R19-06 – Incentive Plan/Criteria for New Applications
- B. Doug Wickliffe – Grant Application

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 6th day of February, 2019

/s/ Denise Woods, Agency Secretary

**MINUTES OF MORGAN CITY
REDEVELOPMENT AGENCY
MEETING**

January 8, 2019; 5:32 P.M.

**CHAIR AND BOARDMEMBERS
PRESENT:**

**Chair Ray W. Little, Tony London, Jeff Wardell, Eric
Turner and Mike Kendell**

STAFF PRESENT:

**Ty Bailey, Executive Director; Gary Crane, City
Attorney, Denise Woods**

ABSENT:

Jeffery Richins

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.

MINUTES

MOTION: Boardmember London moved to approve the minutes of the December 11, 2018 Morgan City Redevelopment Agency Meeting.

SECOND: Boardmember Kendell

The vote was unanimous to approve the minutes as written.

ITEMS FOR DISCUSSION/APPROVAL

INCENTIVE PLAN/CRITERIA FOR NEW APPLICATIONS

Ty Bailey, Executive Director, provided the Board with a draft document which outlined the proposed RDA Incentive Concepts 2019. He discussed goals, priorities and proposed changes to the RDA incentives.

Goals:

- Support new economic development and re-development in the RDA boundaries.
- Encourage businesses to expand and locate within the RDA before other areas in the City.
- Diversify the economy and provide more people with the ability to live and work in Morgan.
- Improve the aesthetics of the business district and encourage historic preservation.

Priorities:

- Develop bare ground. Currently there are 22 vacant properties in the boundary of the RDA.
- Capital improvements to buildings. Improving buildings would increase the tax value.
- Improve infrastructure within the boundary of the RDA.
- Aesthetics and historic preservation.
- Work with applicants to request sales and TRT tax incentives for large projects or those deemed valuable to Morgan's future growth.
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Boardmember Kendell suggested to add fill and occupy empty buildings within the RDA as a priority.

Changes:

- Discontinue the rent assistance program. Rent assistance helped on sales tax but not property tax.
- Work more with building owners on improvements and less with business operators/lessees to limit risk of business operations.
- Base funding level on new developments and capital improvements on increase in property value not 50% of improvements.
- New build incentive.
- Capital improvement incentives.
- Other incentive ideas – Infrastructure and historic preservation.

Boardmember Wardell arrived at 5:52 p.m.

Ty suggested as a target the RDA fund two new build or capital improvement projects per year, fund one infrastructure project per year, and/or fund five aesthetic improvement projects per year.

Discussion regarding combining incentives and low or no interest loans and making money back on property tax. Increasing the amount for historic preservation improvements due to the cost of those types of improvements.

This meeting was adjourned at 6:13 p.m.

Denise Woods, Agency Secretary

These minutes were approved at the February 12, 2019 meeting.

