

**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.

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.