

MORGAN CITY

RDA MEETING

01-28-20

(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, January 28, 2020, at 6:00 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:
November 12, 2019

3. **ITEMS FOR DISCUSSION/APPROVAL**

A. Resolution R20-03 - RDA Incentive Application – 153/157 Commercial Street (Bank Building) – John Patterson

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 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 21st day of January, 2020

/s/ Denise Woods, Agency Secretary

**MINUTES OF MORGAN CITY
REDEVELOPMENT AGENCY
MEETING**

NOVEMBER 12, 2019; 5:32 P.M.

**CHAIR AND BOARDMEMBERS
PRESENT:**

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

STAFF PRESENT:

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

EXCUSED:

Jeff Wardell and Mike Kendell

OTHERS PRESENT:

John Patterson

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 Morgan City Redevelopment Agency Meeting on August 13, 2019 and the minutes of the Morgan City Redevelopment Agency Meeting on August 27, 2019.

SECOND: Boardmember Richins

The vote was unanimous to approve the minutes as written.

ITEMS FOR DISCUSSION/APPROVAL

2019 ANNUAL REPORT

Ty Bailey, City Manager, Zions Public Finance completed the report. He highlighted a couple items:

The last paragraph on Page 6 was a good indicator of where the RDA currently was. The assessed value of the RDA increased by 12.6% and the City's property values increased by 8.1% in 2018. He referenced Page 7, which indicated in 2018 the tax increment receipts of the project area were \$100,146. He stated in 2019 the Agency would receive 100% of the increment (\$198,586), then it would disburse back to the taxing entities as follows: 40% of the new base taxable revenues; and 75% of incremental tax revenues. The Agency would have 60% of the new base taxable revenues and 25% of the incremental tax revenues. He stated he would be meeting with the School District and County to discuss an increase. He explained the agreements with the School District and County would be renegotiated if a large project, such as the hotel was approved. He would start the renegotiations before taxes were collected from the hotel. He stated the new RDA did not include Weber Basin. He stated he would be attending a School District meeting to update them on the annual report.

OTHER ITEMS DISCUSSED

Hotel Update – Ty stated the Hotel had submitted for their Conditional Use Permit Application and it was on the agenda for the next Planning Commission meeting. He stated then it would begin the Building Permit process.

RDA Update – Ty stated the RDA had approved two grants with Doug Wickliffe and they were 6 months into the year he had to complete the improvement in order to receive reimbursement. He was working on Buzzy's and the facade on the building at the end of Commercial Street. He was also working on a sewer project behind Buzzy's.

Mayor introduced John Patterson.

John Patterson informed the Board his intentions with the bank building on Commercial Street. He stated his wife was a Psychiatric Nurse Practitioner and would have an office space in the building with three additional professional office spaces for rent. He was looking at purchasing the building and the proposed closing date for financing was on November 26, 2019. He stated the electrical in the building was out of compliance with the code and anticipated moving the heating and adding air conditioning. He stated the roof was metal over tar and gravel, so there would be a new roof. He complimented Mark Schmid on being available and willing to answer questions. He stated there was a growing need in Morgan County for office space.

UTOPIA – Ty updated the Board regarding UTOPIAs progress. He said every section of the City had been permitted. He stated there had been more road crossings required than anticipated. He stated Blue Stakes had been difficult to keep up with because of the number. He said the hut was the most difficult to get through all the connections. He said one power line was hit and caused an outage. He mentioned the Open House on November 20th at the High School where UTOPIA would answer questions in the auditorium and some of the internet service providers would be setup in the commons area and be available to answer questions. He mentioned Ride Systems had been connected and the City was approximately two weeks out from being connected.

This meeting was adjourned at 6:02 p.m.

Denise Woods, Agency Secretary

These minutes were approved at the January 28, 2020 meeting.

RESOLUTION R20-03

MORGAN CITY REDEVELOPMENT AGENCY

A RESOLUTION APPROVING THE MORGAN CITY UTAH RDA COMMERCIAL INCENTIVE APPLICATION SUBMITTED BY JOHN PATTERSON FOR THE PROJECT ON 157 NORTH COMMERCIAL STREET, MORGAN, UTAH.

WHEREAS, the Redevelopment Agency of Morgan (hereafter the "Agency") has been working at supporting and encouraging business along Commercial Street, through the use of the Agency and through all means available for the purpose of enhancing the business and commercial objectives for this important sector of Morgan City; and

WHEREAS, an important part of those efforts will be to attract viable businesses into the "Commercial Street" area, thereby adding to a synergy for the purpose of ensuring the continued success of existing business and bringing in new businesses to renew interest in the area; and

WHEREAS, the Agency has an opportunity to provide assistance to the applicant, John Patterson, for improvements and/or purchase of property located at 157 North Commercial Street, Morgan, Utah, pursuant to the Morgan City Utah RDA Commercial Incentives Plan, for the purpose of accomplishing the Agency's redevelopment goals for Commercial Street; and

WHEREAS, the assistance provided by the Agency will benefit Morgan City by enhancing its commercial base and pushing redevelopment forward, while allowing the City to encourage businesses with services and products consistent with quality and type already investing in Morgan City's downtown area; and

WHEREAS, it is deemed to be in the best interest of the Agency, and the businesses and Citizenry of Morgan City, to approve the Morgan City Utah RDA Commercial Incentive Application submitted by John Patterson for the property located at 157 North Commercial Street, Morgan, Utah.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE MORGAN CITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. That the Morgan City Utah RDA Commercial Incentive Application submitted by John Patterson, which is attached hereto and incorporated herein, be approved.
2. That the Executive Director of the Agency be authorized to execute the attached Morgan City Utah RDA Commercial Incentive Application.

PASSED AND ADOPTED by the Redevelopment Agency of Morgan, Utah, this 28th day of January, 2020.

RAY W. LITTLE, Chair

ATTEST:

DENISE WOODS, Agency Secretary

MORGAN CITY UTAH RDA COMMERCIAL INCENTIVE APPLICATION

Name of Applicant: John Patterson & Inez Withers
Address of Applicant: 1270 W Old Hwy Rd
Morgan, UT 84050
Home/Cell Number: 801-451-8886
Email: john@gapcpas.com

Address of Property: 153/157 N Commercial Street
Morgan, UT 84050

DESCRIPTION OF PROJECT PROPOSAL: Restoration of old First National Bank Building

PROJECT SUMMARY WORKSHEET (Attach Itemized Estimates for Each Incentive)

INCENTIVE	ESTIMATE	QUOTE AMOUNT	%/Cap	ELIGIBLE AMOUNT	APPROVED AMOUNT	NOTES / CONDITIONS
Purchase	165,890	165,890	10% up to 20K	16,890		
Code Improvements	118,900	100,000	10% up to 10K	10,000		
Capital Improvements	57,795	91,879	8% up to 40K	7,350		
Infrastructure			10% up to 20K			
Historic/ Aesthetics	15,717	10,000	30% up to 3K	3,000		
Totals	376,552	367,769	Up to 50K	37,240		

Signature of Applicant



Review Date: _____

Approval Date: _____

PAYMENT SUMMARY (FINAL INVOICES PROVIDED)

INCENTIVE	APPROVED AMOUNT	PAYMENT DATE	PAYMENT – LINE ITEMS	
Purchase				
Code Improvements				
Capital Improvements				
Infrastructure				
Historic/ Aesthetics				
Totals				

Item	Cost	Class	Notes
Building	165,890.00	1	Cost of building purchase
Electrical upgrade	* 20,000.00	2	Complete electrical upgrade to include the service to the building Cost to tear out current bathrooms and make one ADA compliant. Also address code issue due to the lack of an expansion tank and the risk of "pushing" water back into the main systems and adding a pressure regulator. Most of the current pipes are galvanized steel.
Handicap accessible bathroom	^ 20,000.00	2	Needed to meet current state seismic requirements for unreinforced masonry. Requires that the roof be opened up necessitating a roof replacement. Also, the engineer is requiring the diaphragm of the roof to be "pinned" to the walls to meet current seismic requirements. Roofing contractors could not estimate nor do the work on the bank without the engineer's report. See note on engineering below. Work required to re-point loose brick on façade and rear of the building - represents a danger of falling brick. Currently a code violation.
Roof & Parapet	* 34,650.00	2	
Facade masonry	< 15,000.00	2	
Interior remodel - code related	> 21,750.00	2	Work includes 5/8 sheetrock to bring the building to code on the exterior walls and 1/2 sheetrock on the interior walls. Rear door needs sloped 1:12 ratio as well. Note - parapet and roofing bid could not be obtained with out an engineering report due to the nature of the seismic requirements. Additionally, the seismic codes require the the parapets be stabilized when 25% of the roof is being replaced or if the cost of repairs exceed 50% of the purchase price. With the bids for the electrical upgrade, ADA accessible bathroom, facade repairs and internal code improvements the cost exceeded 50% of the purchase price. The engineering is a cost that will be capitalized with the rest of the roofing costs. This is actually part of the cost of getting new carpet installed. The old carpet that is stained and beyond repair was installed with so much glue that its removal is pulling up the asbestos tiles which will now require abatement.
Engineering	# 3,500.00	2	
Abestos abatement	4,000.00	2	
Total Code Improvements	118,900.00		\$100,000 of this balance is being forwarded to the application, the remaining \$18,900 is being added to the capital improvements listed below. ①
Interior remodel - capital	> 21,750.00	3	Balance of interior remodel that will add value to the old bank building, but are not strictly code improvements.
Carpet/Tile	o 7,500.00	3	Tile and carpeting to replace currently installed items. Interior code upgrade will render the current stuff entirely useless.
Heating & Air	* 13,592.00	3	Roof mount HVAC - upgrades to air and replaces 30 year old furnace with energy efficient unit.
Drop ceiling	o 24,420.00	3	Drop ceiling significantly reduces the cost of the electrical upgrade. Cost includes tin ceiling square to replicate original bank ceiling.

Balance of code improvements

① 18,900.00

Code improvements exceeding grant limits.

Balance of historical preservation

② 5,717.00

Historical improvements exceeding grant limits.

Total capital improvements

91,879.00

Storefront/windows

* 6,717.00 5

New storefront to meet code while preserving the current Art Deco Façade appearance of the building

Art Deco Glass Repair

o 5,000.00 5

Estimate to repair the black Art Deco Glass which has been vandalized over the past few years.

Signage/lighting

o 4,000.00 5

Signage to replicate original electric sign on the building.

Total historical
FF&E

15,717.00
0.00 0

\$10,000 of this balance is being forwarded to the application, the remaining \$5,717 is being included in capital improvements.

N/A - not part of grant

367,769.00

* Bid at cost +10%

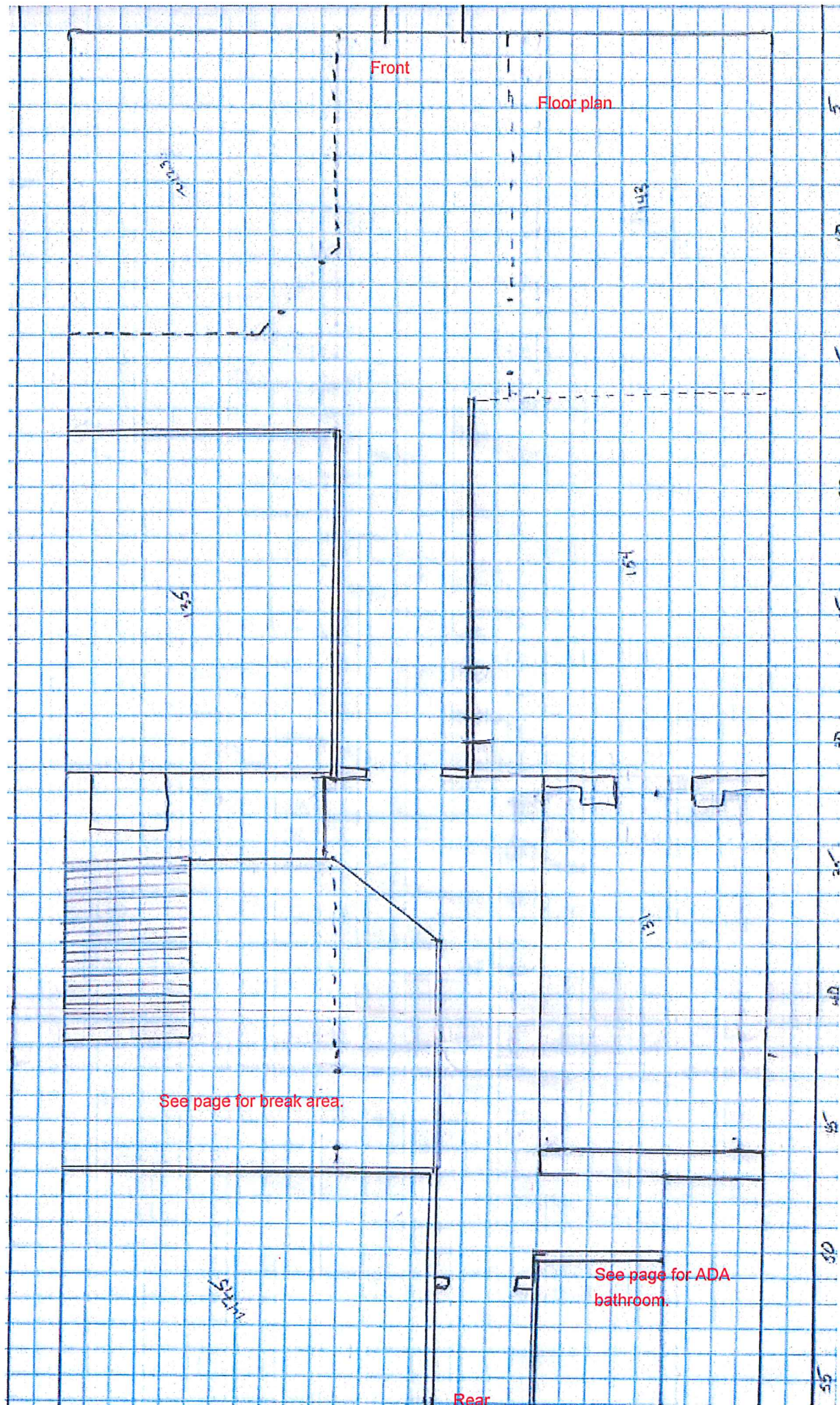
Bid at cost

^ Bid/Cost Estimate

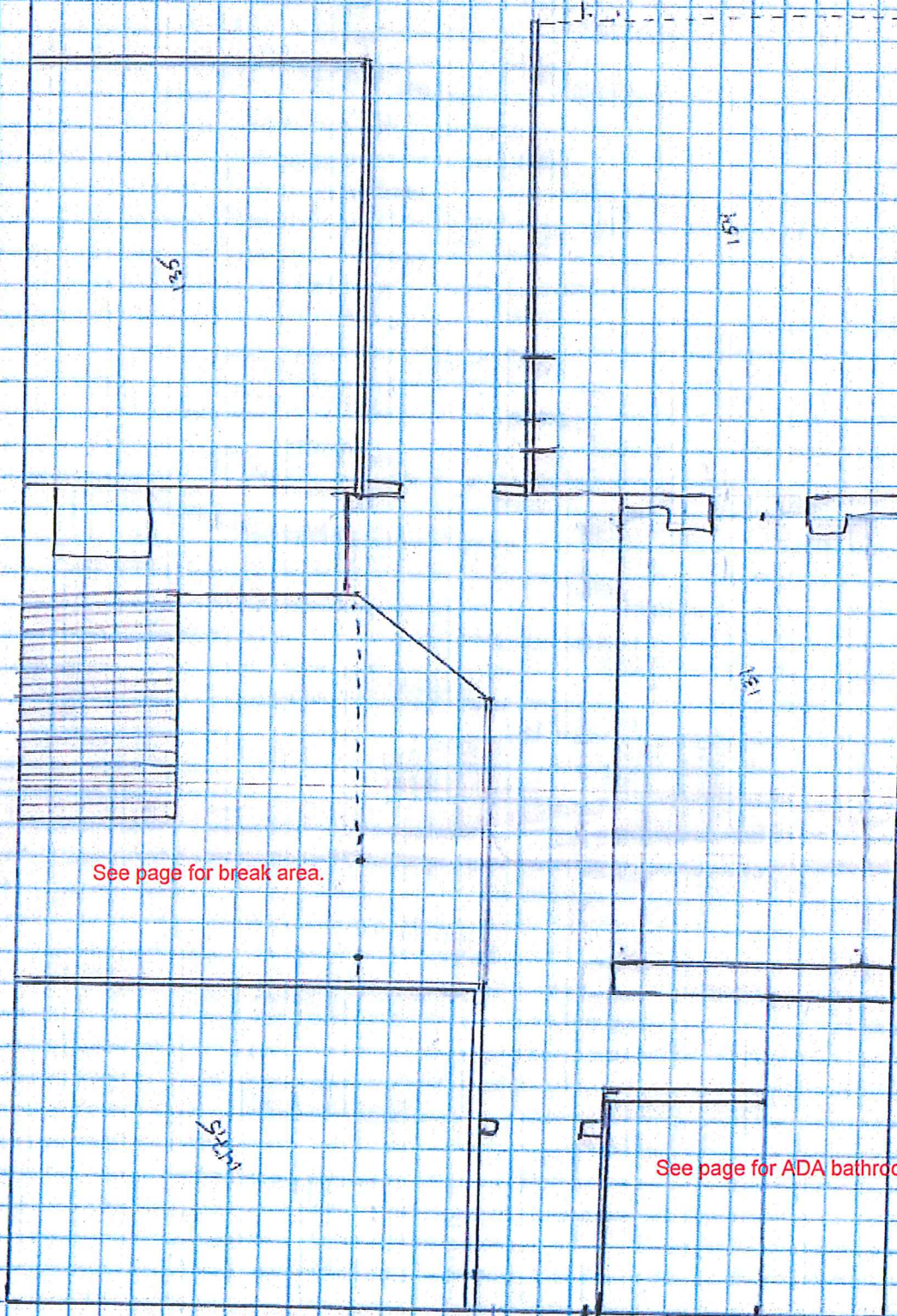
< Oral bid

> Estimated cost

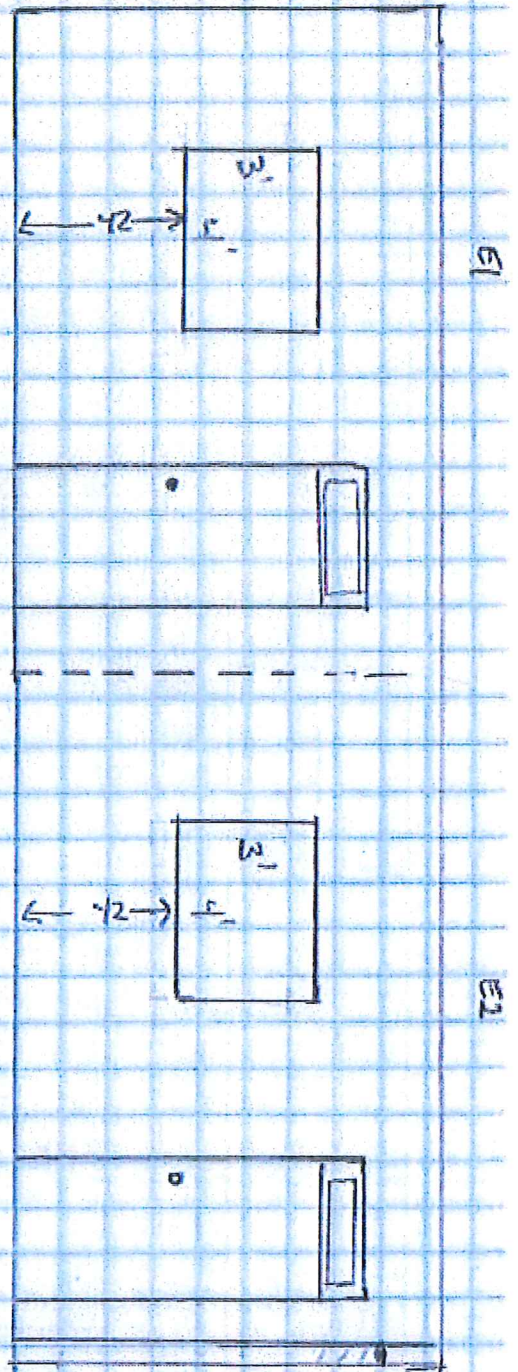
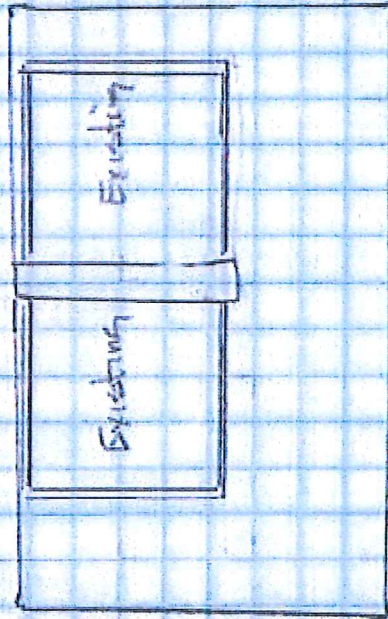
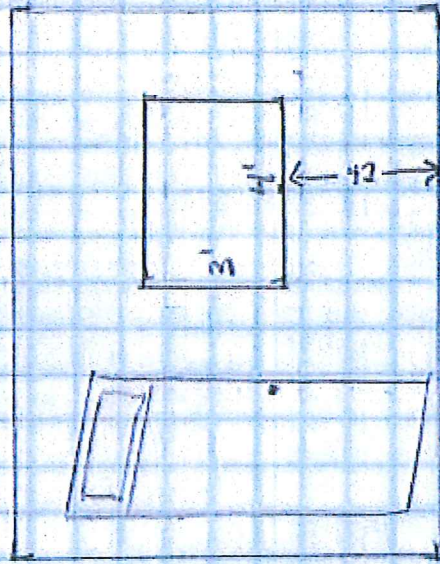
o General estimate - no bids



Shifted to show to the rear
of the building.

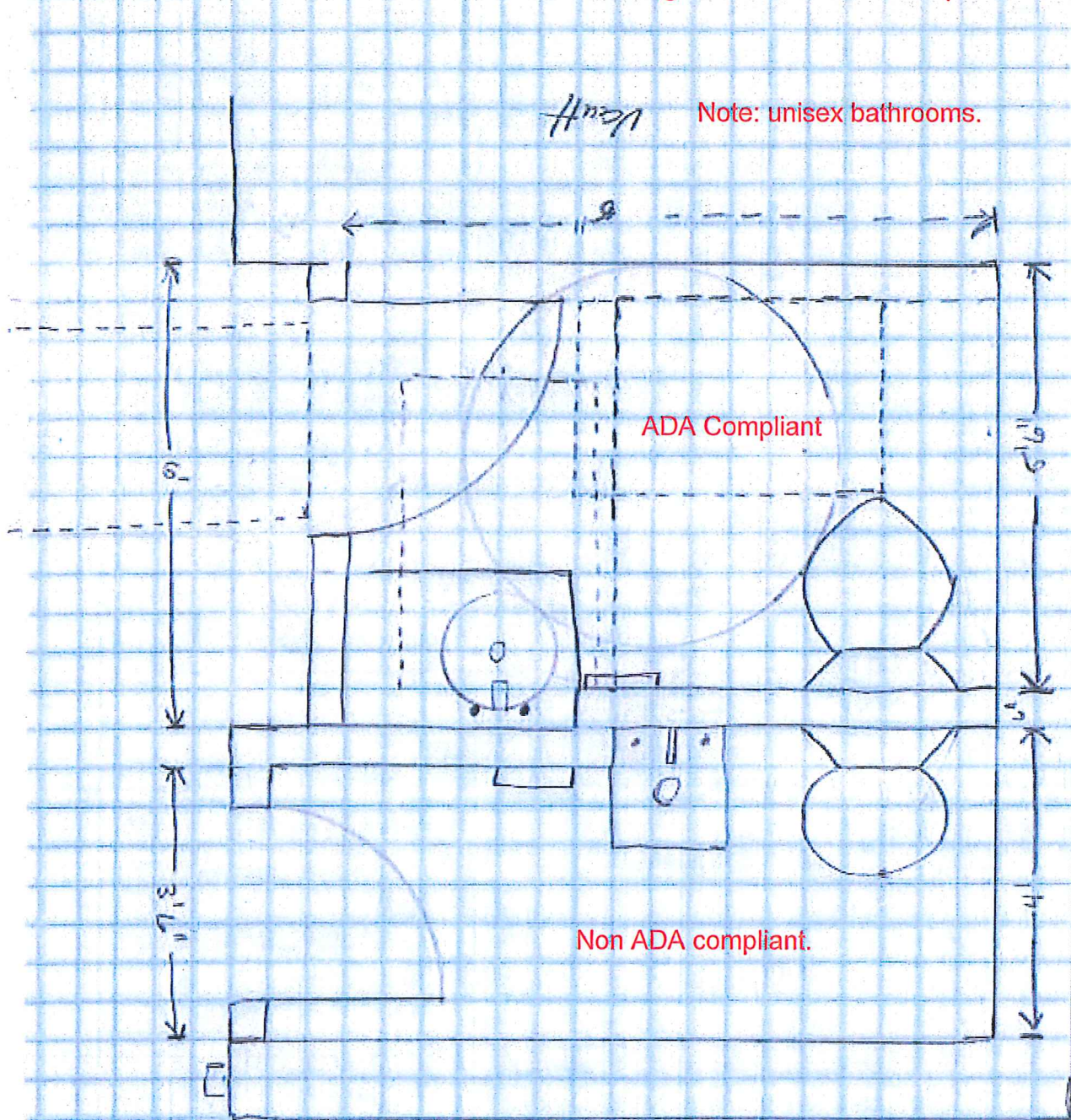


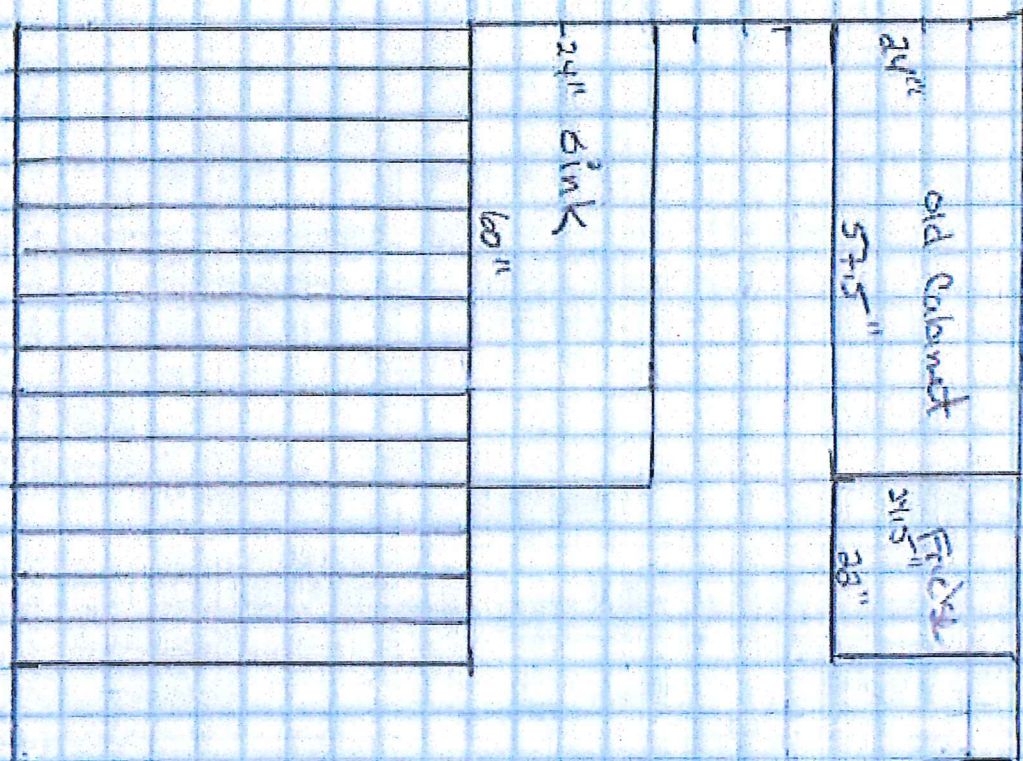
Front Offices and Conference Room



Redesign to allow for ADA compliant bathroom.

Note: unisex bathrooms.





Break area to be created.

Refrigerator

