

**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.

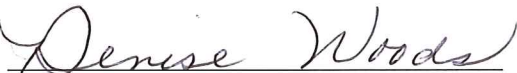
RDA Update – Ty stated the RDA had approved two grants with Doug Wickliffe and they were 6 months into the year he had to complete the improvement in order to receive reimbursement. He was working on Buzzy's and the facade on the building at the end of Commercial Street. He was also working on a sewer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