

**MINUTES OF MORGAN CITY
REDEVELOPMENT AGENCY
MEETING**

January 28, 2020; 6:02 P.M.

**CHAIR AND BOARDMEMBERS
PRESENT:**

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

STAFF PRESENT:

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

OTHERS PRESENT:

John Patterson and David Alexander

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 November 12, 2019 Morgan City Redevelopment Agency Meeting.

SECOND: Boardmember Wardell

The vote was unanimous to approve the minutes as written.

ITEMS FOR DISCUSSION/APPROVAL

RESOLUTION R20-03 – RDA INCENTIVE APPLICATION – 153/157 COMMERCIAL STREET (BANK BUILDING)

Ty Bailey, City Manager, introduced John Patterson, and explained this was a new Incentive Application for renovations to the old bank building on Commercial Street. He stated the new incentive program was to encourage redevelopment of buildings along Commercial Street. He stated the amounts listed in the application were estimates but John had done a lot of research to get those estimates. He reminded the Board the incentive was for the valuation of the building and not its use.

John Patterson stated the concept was for professional office space. He stated his wife was a Nurse Practitioner and would have an office space in the building with three additional professional office spaces for rent and a conference room. He stated he had purchased the building and had started with the improvements. He explained some of the challenges he had encountered so far. He stated the roof had been leaking and when they demoed the bathrooms they found black mold. The bathroom would be redesigned to accommodate ADA requirements. He stated the metal roof had been put over tar and gravel so they would be putting on a new roof. He stated engineering required a new deck be installed and the engineering had been completed on the parapets. The electrical in the building was not in compliance with the code and he anticipated moving the hearing and adding air conditioning. He stated the old carpet had been installed with so much glue that when it was removed it pulled up the asbestos tiles which required abatement. He had discussions with a state architect, Steve Cornell, State Division of History, who was getting him additional drawings of the front of the building. He said Cherril Gross – work done around

1937. He stated he was working with someone on the new storefront so it met code, while preserving the current Art Deco Facade appearance of the building. He stated the signage would replicate the original electric sign on the building.

Ty mentioned office space was in demand in Morgan.

Ty explained reimbursement would be the “up to amount” in each category. He stated the improvements needed to be completed in 1 year from date of approval.

Discussion regarding current obligations of the RDA and the amount to be received this year with the parameters set in the renewed RDA.

MOTION: Boardmember London moved to approve Resolution R20-03 – A Resolution approving the Morgan City Utah RDA Commercial Incentive Application Submitted by John Patterson for the Project on 153/157 North Commercial Street. a/k/a Bank Building, with the amount not to exceed \$37,240.00 and to follow protocol established in Incentive Application for payment of funds.

SECOND: Boardmember Turner

Discussion on the Motion: None

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

Vote was 4 ayes; Motion passed unanimously to approve Resolution R20-03 – A Resolution approving the Morgan City Utah RDA Commercial Incentive Application Submitted by John Patterson for the Project on 153/157 North Commercial Street a/k/a Bank Building, with an amount not to exceed \$37,240.00 and to follow protocol established in Incentive Application for payment of funds.

This meeting was adjourned at 6:32 p.m.



Denise Woods, Agency Secretary

These minutes were approved at the April 14, 2020 meeting.