

MORGAN CITY

RDA MEETING

12-14-21

(5:15 p.m.)



**MORGAN CITY REDEVELOPMENT AGENCY AGENDA
DECEMBER 14, 2021 – 5:15 P.M.
MORGAN, UTAH**

PUBLIC NOTICE is hereby given that the Redevelopment Agency of Morgan City, Utah, will hold a public meeting in the Council Conference Room in the City Office Building, 90 West Young Street, Morgan, Utah, commencing at 5:15 p.m. on December 14, 2021.

WELCOME: Chair Little

AGENDA

1. Discussion and/or Action to Consider Approval of the Following:
Morgan City Redevelopment Agency (Hybrid) Meeting Minutes – November 23, 2021
2. Discussion – RDA Commercial Incentive Application; Property Located at Approximately 177 Commercial Street – John Patterson
3. Discussion – Proposal of Tax Increment Formula for City, County, and School District.
4. Adjournment

The Board at its discretion may rearrange the order of any item(s) on the agenda.

In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Denise Woods, City Recorder, at (801) 829-3461 at least 48 hours prior to the meeting.

This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Morgan Council Conference Room, 90 West Young Street, Morgan, Utah. Elected Officials at remote locations may be connected to the meeting electronically to participate.

Notice is hereby given that by motion of the Board of the Morgan City Redevelopment Agency, pursuant to Title 52, Chapter 4 of the Utah Code, the Board may vote to hold a closed session for any of the purposes identified in that Chapter.

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Morgan City limits on this **10th day of December, 2021** at Morgan City Hall, on the Utah State Public Notice Website, at morgancityut.org, and three public places within the City. The 2020 meeting schedule was also published in the Morgan County News on December 18, 2020.

/s/ Denise Woods., City Recorder

**MINUTES OF MORGAN CITY
REDEVELOPMENT AGENCY
HYBRID MEETING**

NOVEMBER 23, 2021; 5:30 P.M.

CHAIR AND BOARD MEMBERS

PRESENT IN-PERSON:

**Chair Ray W. Little, Tony London, Jeff Wardell,
Jeffery Richins, and Dave Alexander**

STAFF PRESENT IN-PERSON:

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

EXCUSED:

Eric Turner

OTHERS PRESENT IN-PERSON:

Steve Gale

This public meeting was held in a ‘hybrid’ in person / electronic format in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. In-person attendance was allowed in the Morgan City Council Room at 90 West Young Street, Morgan, Utah. In consideration of the COVID-19 pandemic and to accommodate social distancing, attendance was monitored and limited to 12 individuals. Public participation was allowed via ZOOM and the meeting was streamed live on YouTube and available for viewing on the City’s website – morgancityut.org.

This meeting was called to order by Chair, Ray W. Little.

MINUTES

MOTION: Boardmember Alexander moved to approve the minutes of the June 8, 2021 Morgan City Redevelopment Agency Hybrid Meeting.

SECOND: Boardmember Richins

The vote was unanimous to approve the minutes as written.

ITEMS FOR DISCUSSION/APPROVAL

2021 ANNUAL REPORT

Chair Little explained there were two pieces to the 2021 Annual Report for the Redevelopment Agency. First was the Commercial Street RDA and the second was the CDA for Young Automotive. He reviewed increased growth in tax monies coming into the RDA since 1995 and the amount available currently for use in the RDA. The majority of money available for disbursement would go to the hotel. He stated 2021 was the final year of the CDA which was established in 2012 and the value of the ground had increased from \$12,000.00 to \$4 Million.

Boardmember London asked regarding the taxable value of the hotel property.

Ty Bailey, City Manager, stated it was approximately \$3.5 Million and the actual taxes paid on the property increased by approximately \$40,000.00.

Boardmember Alexander referenced the map in the Annual Report and asked why the residential homes on the east side of 250 East were included in the RDA map but not the homes on the west side.

Chair Little explained when the RDA was created people were given the option to opt out and not participate in the RDA.

Gary Crane, City Attorney, stated the upside for participating in the RDA was there would be money to be used to make improvements to businesses/buildings within the area. He stated there wasn't a downside because the tax was paid regardless, and the only difference was who the tax was paid to.

Chair Little explained the CDA funds, how they were collected and how they were used. He stated at the end of the CDA the tax monies would go back to the School District and the County.

Discussion regarding the funds currently in the RDA and the amount allocated for the hotel each year and also the amount which would be left for additional projects. After five years the amount paid to the hotel would reduce and there would be additional funds available for other future projects. A report would be received at the end of the year showing the amount of sales tax and TRT (Transient Room Tax) collected from the hotel.

CONSIDERATION OF CHANGE TO TAX INCREMENT FINANCING FORMULA

Ty explained when the RDA was renewed with the School District and the County it was at a minimum amount with the understanding that if a large project came to the RDA for funding the City would come back and renegotiate the amount from each of the entities so they could contribute more to the RDA and allow additional projects to be funded. He stated after looking at the fund balance the RDA could fund one more project without going back to the other entities. He mentioned some possible projects which could be done within the RDA area and asked if the Boardmembers would like him to pursue requesting additional funding from the School District and the County. The Boardmembers requested Ty bring back a proposal for their review.

This meeting was adjourned at 6:03 p.m.

Denise Woods, Agency Secretary

These minutes were approved at the December 14, 2021 meeting.



Rehabilitation of Morgan City's Historic Vallis Hotel

MORGAN CITY UTAH RDA COMMERCIAL INCENTIVE APPLICATION

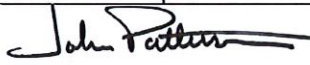
Name of Applicant: Vallis Hotel LLC
 Address of Applicant: 157 N Commercial Street
 Morgan, UT 84050
 Home/Cell Number: 801-589-6697
 Email: john@gapcpas.com

Address of Property: 177 N Commercial Street
 Morgan, UT 84050

DESCRIPTION OF PROJECT PROPOSAL: Vallis Hotel Rehabilitation

PROJECT SUMMARY WORKSHEET (Attach Itemized Estimates for Each Incentive)

INCENTIVE	ESTIMATE	QUOTE AMOUNT	%/Cap	ELIGIBLE AMOUNT	APPROVED AMOUNT	NOTES / CONDITIONS
Purchase	\$450,000		10% up to 20K	\$20,000		
Code Improvements	\$200,000		10% up to 10K	\$10,000		
Capital Improvements	\$400,000		8% up to 40K	\$40,000		
Infrastructure			10% up to 20K			
Historic/ Aesthetics	\$12,000		30% up to 3K	\$3,000		
Totals	\$1,062,000		Up to 50K	\$50,000		

Signature of Applicant: 

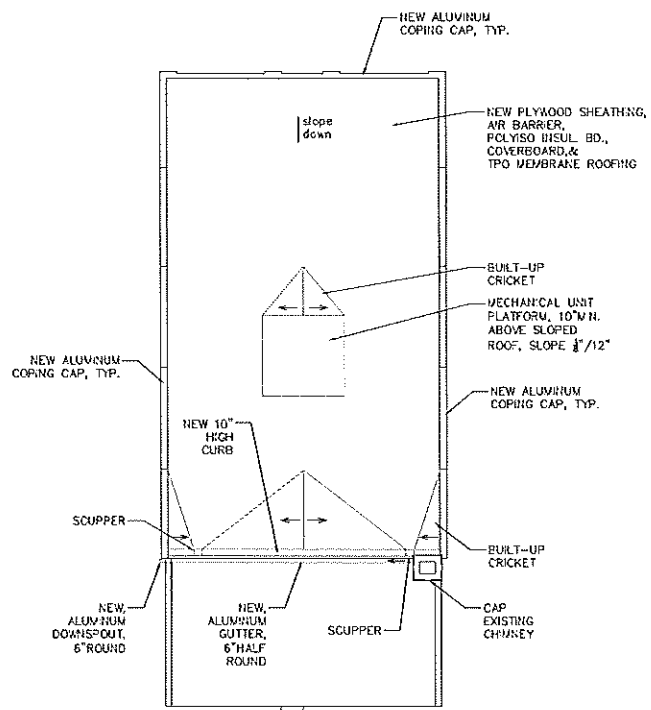
Signature of Executive Director: _____

Review Date: 29 November 2021

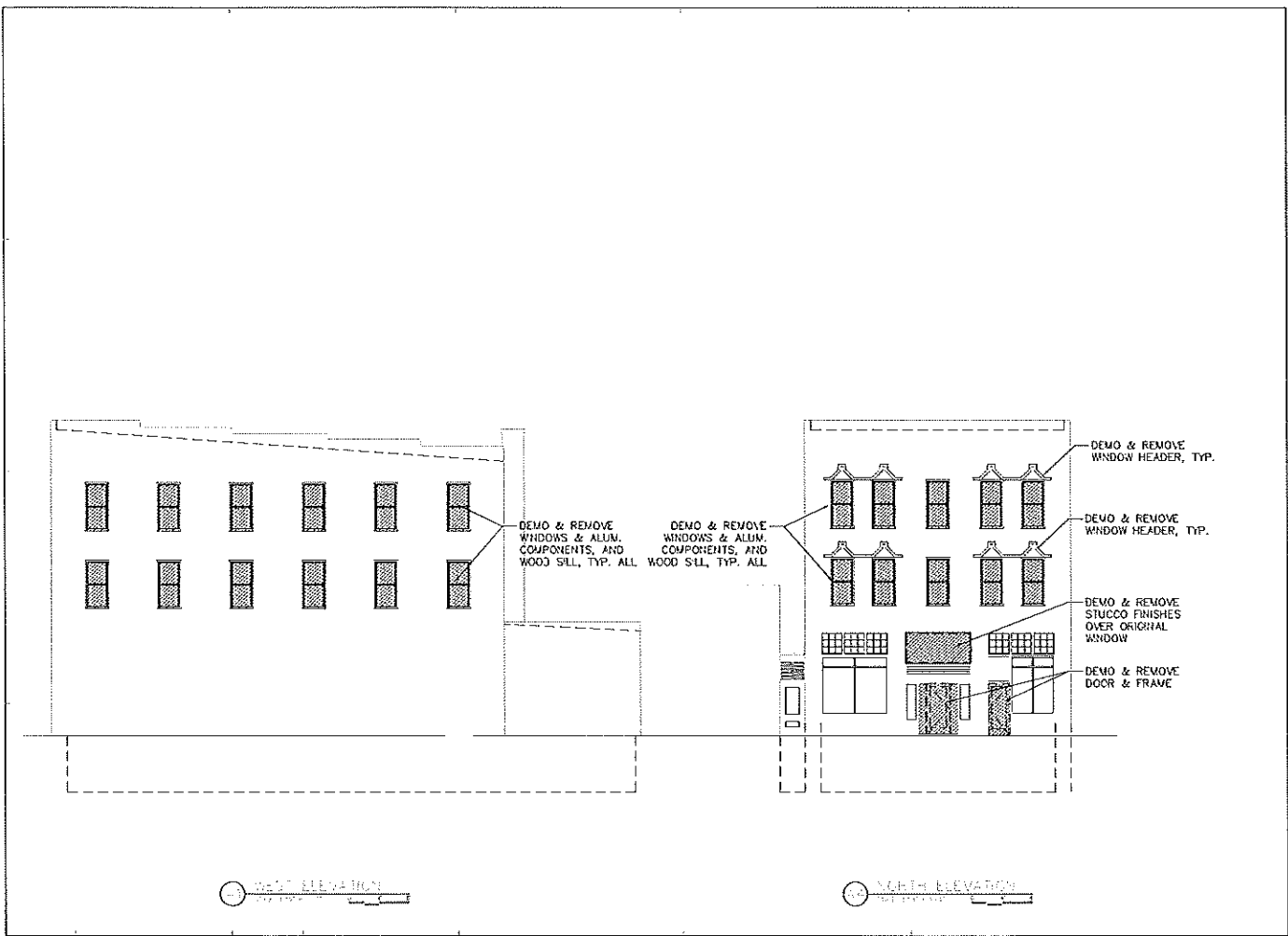
Approval Date: _____

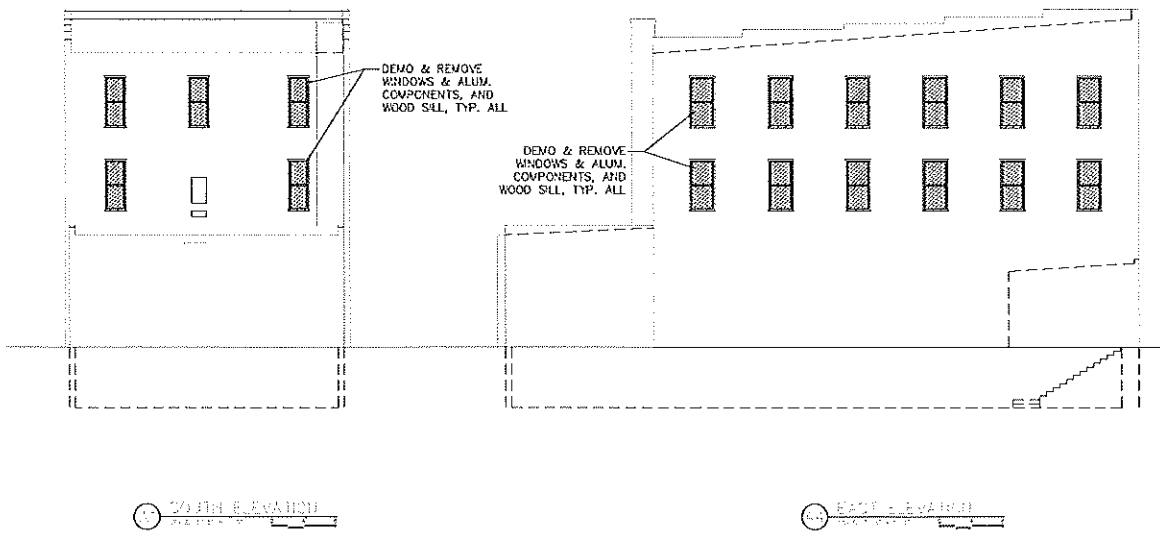
PAYMENT SUMMARY (FINAL INVOICES PROVIDED)

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



ROOF ELEV. PLAN





Proposed Morgan City RDA Tax Increment Payments 2022

RDA 20222	Base Value		Increment Value		2020 Year end		Marginal Value	
Total Assessed Value		\$2,087,614.00	\$16,796,983.00	\$18,884,597.00	\$2,087,614.00			
County	Real Property		\$14,737,659.00	\$16,457,004.00	\$1,719,345.00			
	Centrally Assessed		\$638,000.00	\$638,000.00	\$0.00			
	Personal Property		\$1,421,324.00	\$1,789,593.00	\$368,269.00			
County		Rate	100% - Base		25% - Base		0% - Margin	
School District	Real Property	0.002517	\$37,094.69	\$9,273.67	\$0.00	\$9,273.67		
	Centrally Assessed	0.002517	\$1,605.85	\$401.46	\$0.00	\$401.46		
	Personal Property	0.002607	\$3,705.39	\$926.35	\$0.00	\$926.35		
			\$42,405.93	\$10,601.48	\$0.00	\$10,601.48		
School District	Real Property	0.009202	\$135,615.94	\$33,903.98	\$0.00	\$33,903.98		
	Centrally Assessed	0.009202	\$5,870.88	\$1,467.72	\$0.00	\$1,467.72		
	Personal Property	0.008891	\$12,636.99	\$3,159.25	\$0.00	\$3,159.25		
			\$154,123.81	\$38,530.95	\$0.00	\$38,530.95		
Morgan City	Real Property	0.001524	\$22,460.19	\$5,615.05	\$0.00	\$5,615.05		
	Centrally Assessed	0.001524	\$972.31	\$243.08	\$0.00	\$243.08		
	Personal Property	0.001544	\$2,194.52	\$548.63	\$0.00	\$548.63		
			\$25,627.03	\$6,406.76		\$6,406.76		
Totals Agencies			\$222,156.76	\$55,539.19	\$0.00	\$55,539.19		
Total Received by RDA			\$222,156.76	\$222,156.76				
Total Pay to County			\$20,928.12	\$10,601.48	-\$10,326.64	\$9,379.00		-\$947.64
Total Pay to School			\$75,971.29	\$38,530.95	-\$37,440.34	\$34,074.00		-\$3,366.34
Total Pay to City			\$12,642.48	\$6,406.76	-\$6,235.72	\$5,667.00		-\$568.72
Total Paid			\$109,541.89	\$55,539.19	-\$54,002.70			
Total Retained			\$112,614.87	\$166,617.57	\$54,002.70			
Hotel Incentive				\$128,700.00				
Net for other projects				\$37,917.57				

