



RDA MEETING

01-11-22

(5:30 p.m.)



**MORGAN CITY REDEVELOPMENT AGENCY AGENDA
JANUARY 11, 2022 – 5:30 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 5:30 p.m. on January 11, 2022.

WELCOME: Chair Gale

AGENDA

1. Discussion and/or Action to Approve the Morgan City Utah RDA Commercial Incentive Application Submitted by John Patterson for the Rehabilitation Project of Morgan City's Historic Vallis Hotel – Property Located at 177 North Commercial Street – Resolution R22-02
2. 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 January 2022 at Morgan City Hall, on the Utah State Public Notice Website, at morgancityut.org, and three public places within the City. The 2022 meeting schedule was posted on the City's Website and Public Notice Website on December 17, 2021.

/s/ Denise Woods., City Recorder

RESOLUTION R22-02
MORGAN CITY REDEVELOPMENT AGENCY

A RESOLUTION APPROVING THE MORGAN CITY UTAH RDA COMMERCIAL INCENTIVE APPLICATION SUBMITTED BY JOHN PATTERSON FOR THE REHABILITATION PROJECT OF MORGAN CITY'S HISTORIC VALLIS HOTEL LOCATED AT 177 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 177 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 rehabilitation project of Morgan City's Historic Vallis Hotel located at 177 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 11th day of January, 2022.

STEVE GALE, Chair

ATTEST:

DENISE WOODS, Agency Secretary

RDA BOARD VOTE AS RECORDED:

	Aye	Nay	Excused
Boardmember London	_____	_____	_____
Boardmember Wardell	_____	_____	_____
Boardmember Turner	_____	_____	_____
Boardmember Richins	_____	_____	_____
Boardmember Alexander	_____	_____	_____

(In the event of a tie vote of the RDA Board):

Chair Gale	_____	_____
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MORGAN CITY UTAH RDA COMMERCIAL INCENTIVE APPLICATION

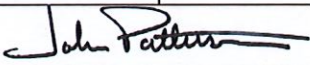
Name of Applicant: Vallis Hotel LLC
Address of Applicant: 157 N Commercial Street
Morgan, UT 84050
Home/Cell Number: 801-589-6697
Email: john@gapcpas.com

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

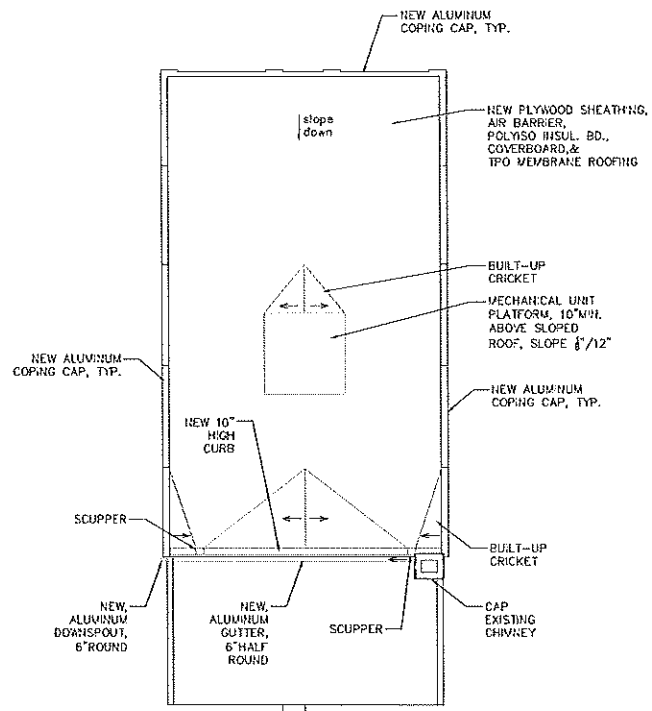
Approval Date: _____

PAYMENT SUMMARY (FINAL INVOICES PROVIDED)

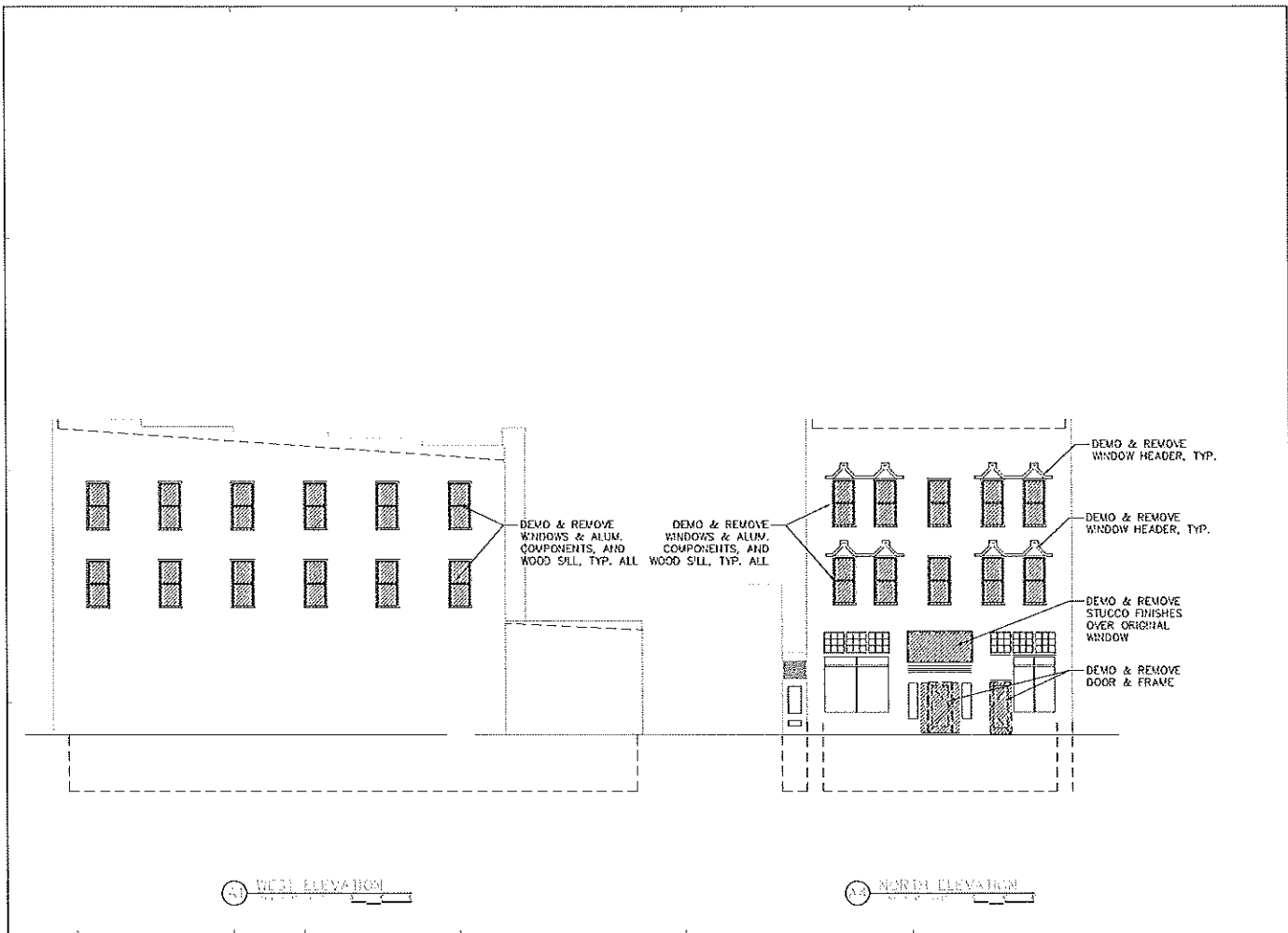
INCENTIVE	APPROVED AMOUNT	PAYMENT DATE	PAYMENT – LINE ITEMS	
Purchase				
Code Improvements				
Capital Improvements				
Infrastructure				
Historic/ Aesthetics				
Totals				

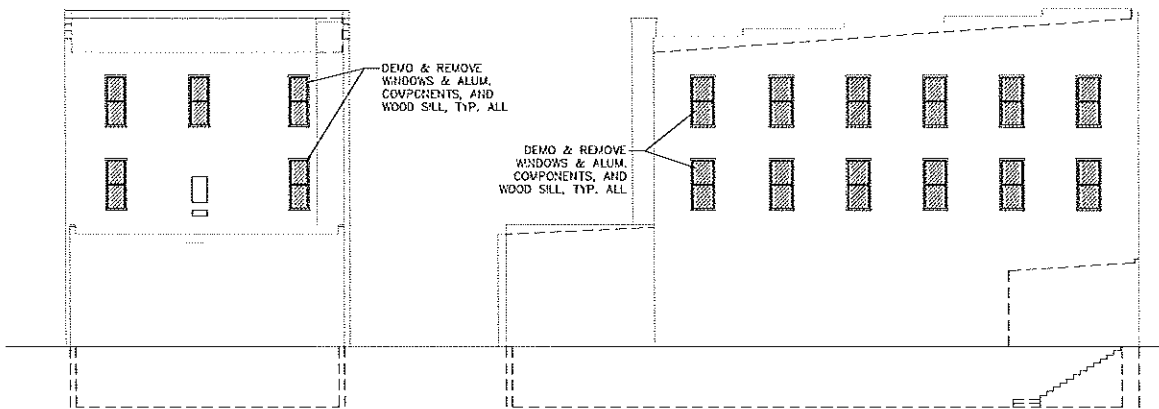


Rehabilitation of Morgan City's Historic Vallis Hotel



A-3 ROOF LEVEL FLOOR PLAN (1)





2 NORTH ELEVATION

3 EAST ELEVATION

