



RDA MEETING

02-08-22

(6:00 p.m.)



MORGAN CITY REDEVELOPMENT AGENCY AGENDA
FEBRUARY 8, 2022 – 6:00 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 6:00 p.m. on February 8, 2022.

1. **CALL TO ORDER AND APPROVAL OF AGENDA**
 - A. Welcome – Chair Steve Gale
 - B. Approval of Meeting's Agenda
2. **CONSENT AGENDA**
 - A. Minutes of the Morgan City Redevelopment Agency Meeting – December 14, 2021
 - B. Minutes of the Morgan City Redevelopment Agency Meeting – January 11, 2022
3. 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 **4th day of February, 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

**MINUTES OF MORGAN CITY
REDEVELOPMENT AGENCY
MEETING**

DECEMBER 14, 2021; 5:19 P.M.

**CHAIR AND BOARDMEMBERS
PRESENT:**

**Chair Ray W. Little, Tony London, Eric Turner,
Jeffery Richins, and Dave Alexander**

STAFF PRESENT:

**Ty Bailey, Executive Director; and Denise Woods,
Agency Secretary**

STAFF PRESENT ELECTRONICALLY:

Gary Crane, City Attorney

EXCUSED:

Jeff Wardell

OTHERS PRESENT:

Steve Gale and John Patterson

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah. 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 London moved to approve the minutes of the November 23, 2021, Morgan City Redevelopment Agency Hybrid Meeting.

SECOND: Boardmember Alexander

The vote was unanimous to approve the minutes as written.

ITEMS FOR DISCUSSION/APPROVAL

**DISCUSSION – RDA COMMERCIAL INCENTIVE APPLICATION; PROPERTY LOCATED AT
APPROXIMATELY 177 COMMERCIAL STREET – JOHN PATTERSON**

Ty Bailey, Executive Director, explained John Patterson had purchased the Vallis Hotel and was interested in renovating the building. He stated the RDA's main focus was renovating the old buildings on Commercial Street which had been vacant or partially vacant for several years. He said the new hotel had taken the majority of the funds in the RDA budget, but after reviewing the account, there was enough money in the RDA budget to fund one more project this year. The grant program limited the amount allowed for a project at Fifty Thousand Dollars (\$50,000.00). He stated John Patterson had submitted an Incentive Application.

Boardmember Wardell arrived at 5:27 p.m.

John Patterson explained what his plans were for the Vallis Hotel. He was working with Steve Cornell, former historic architect for the state, and the project was also leveraging the state and federal historic tax

credits. He said the nomination for the historic district was covering the project and it would either become part of a district or a standalone building. He said he planned to rehabilitate the entire building and the second and third floors would remain housing apartments. It would be approximately five years before the historic tax credits could be leveraged. The building could be housing but no transient housing (VRBO or Airbnb). Previously, the third floor housed the old Morgan Theatre, and their intent was to use it for commercial space and maybe an event center. He said the basement contained the bathrooms for the Theatre and they were working with the architect on the basement. He said there were currently three apartments on the second floor which were rented.

Boardmember Alexander asked if the building was structurally sound or would work need to be done on the foundations, walls, and roof.

John explained the status of the current roof and the improvements which needed to be done to bring it into compliance. The new roof would be similar to the roofs on the bank and restaurant.

Ty stated this project would increase the amount of property taxes collected and created another space which could be rented. He explained reimbursement from the RDA wouldn't happen until the project was completed.

John explained there would two floors of housing and a floor for commercial. He anticipated there would be 5 apartments (2 on the third floor and 3 on second floor) when the project was completed.

The consensus of the Board was to bring the application back to the RDA Board for approval by resolution at the meeting on January 11, 2022.

DISCUSSION – PROPOSAL OF TAX INCREMENT FORMULA FOR CITY, COUNTY, AND SCHOOL DISTRICT

Chair Little explained currently the City collected 100% of the tax collected for the RDA and then based on the formula approved when the RDA was renewed, monies were then distributed to the School District and Morgan County. He stated when the RDA was renewed the School District and the County agreed to review the agreement with the RDA if a viable project was presented to the RDA in the future.

Ty referred to the document in the packet which outlined the proposed Morgan City RDA Tax Increment Payments for 2022. He explained the current formulas and amounts received and the proposed amended formula and the amount of revenue it would generate in the future. He said there were 38 vacant parcels of property within the boundary of the RDA for new builds and Commercial Street was close to 100% occupancy.

The consensus of the Board was for Ty to present the proposed amendment to the formula to the School District and the County.

This meeting was adjourned at 6:04 p.m.

Denise Woods, Agency Secretary

These minutes were approved at the February 8, 2021 meeting.

**MINUTES OF MORGAN CITY
REDEVELOPMENT AGENCY
MEETING**

JANUARY 11, 2022; 5:30 P.M.

**CHAIR AND BOARDMEMBERS
PRESENT:**

Chair Steve Gale, Tony London, Eric Turner, Jeff Wardell, Jeffery Richins, and Dave Alexander

STAFF PRESENT IN-PERSON:

Ty Bailey, Executive Director; Gary Crane, City Attorney; and Denise Woods, Agency Secretary

OTHERS PRESENT:

John Patterson; and Olivia Rees, Morgan County News

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah. 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, Steve Gale.

ITEMS FOR DISCUSSION/APPROVAL

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 – JOHN PATTERSON – RESOLUTION R22-02

Boardmember London asked if a timeline was required for the project, or would the RDA pay when the project was finished.

Ty Bailey, Executive Director, stated the applicant would be reimbursed after the invoices had been submitted and reviewed. He said at the beginning of the project the applicant was asked how much time would be needed to complete the project. He explained typically it was for one year, but if more time was needed an extension could be given. He said because of the difficulty in getting supplies and contractors the timeline wasn't a concern.

John Patterson stated there hadn't been any changes to his proposal from the last meeting.

Boardmember Alexander asked why there were two meetings on this project.

Ty explained there was a second meeting because the first meeting was an introduction/discussion of the project and at this meeting it was an action item to be voted on by the Board.

MOTION: Boardmember Alexander moved to adopt Resolution R22-02 – 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.

SECOND: Boardmember London

Discussion on the motion: None

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

Vote was 5 ayes; Motion passed unanimously to adopt Resolution R22-02 – 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.

Ty gave an update on the monies received this year from property taxes and the number of projects which had been completed. He said the remaining projects were the rehabilitation of the Vallis Hotel and the Cobblestone Hotel, which would receive RDA payments for eight more years.

This meeting was adjourned at 5:43 p.m.

These minutes were approved at the February 8, 2022 meeting.

DENISE WOODS, Agency Secretary

STEVE GALE, Chair

