



RDA MEETING

10-25-22

(6:30 p.m.)



**MORGAN CITY REDEVELOPMENT AGENCY AGENDA
OCTOBER 25, 2022 – 6:30 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 6:30 p.m. on October 25, 2022.

1. **CALL TO ORDER AND APPROVAL OF AGENDA**
 - A. Welcome – Chair Steve Gale
 - B. Approval of Meeting's Agenda
2. **ACTIVE AGENDA**
 - A. Purchase Agreement Between The Morgan City Redevelopment Agency and Doug Buys Utah Homes, LLC – Resolution R22-43
3. Adjournment

This meeting will also be live streamed via morgancityut.org

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 **21st day of October, 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 R22-43

**A RESOLUTION ADOPTING AND APPROVING A PURCHASE AGREEMENT
BETWEEN THE MORGAN CITY REDEVELOPMENT AGENCY AND DOUG
BUYS UTAH HOMES, LLC, TO PURCHASE 5 SHARES IN THE NORTH
MORGAN IRRIGATION COMPANY (BIG DITCH).**

WHEREAS, Doug Buys Utah Homes, LLC, (hereinafter "Seller"), owns 5 shares (hereinafter "Shares") in the North Morgan Irrigation Company (BIG DITCH); and

WHEREAS, The Morgan City Redevelopment Agency (hereinafter "RDA") desires to purchase said Shares from Seller; and

WHEREAS, Seller and the RDA have negotiated a purchase arrangement that is agreeable to both parties and desire to formalize the agreement; and

WHEREAS, the Board of The Morgan City Redevelopment Agency has determined it to be in the best interest of the City and the RDA to adopt and approve the Purchase Agreement for the purchase of 5 water shares from Doug Buys Utah Homes, LLC.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF THE MORGAN CITY
REDEVELOPMENT AGENCY AS FOLLOWS:**

1. That the Purchase Agreement between The Morgan City Redevelopment Agency and Doug Buys Utah Homes, LLC, which is attached hereto and incorporated herein by this reference, be adopted, and approved.
2. That the Executive Director, is hereby authorized to execute said Purchase Agreement and sign all necessary documents to complete this transaction.

**PASSED AND ADOPTED by the Morgan City Redevelopment Agency, Morgan, Utah, this 25th
day of October, 2022.**

STEVE GALE, Chair

ATTEST:

DENISE WOODS, Agency Secretary

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 Board):

Chair Gale	_____	_____
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PURCHASE AGREEMENT

Purchaser: The Redevelopment Agency of Morgan City
90 West Young Street
Morgan, Utah 84050

Seller: Doug Buys Utah Homes, LLC
103 Commercial Street, Suite 203
Morgan, Utah 84050

This Agreement between the Purchaser and Seller is entered into this ____ day of _____, 2022.

WHEREAS, the Purchaser desires to purchase and the Seller agrees to sell 5 shares in the North Morgan Irrigation Company (Big Ditch), hereinafter "the Shares;" and

WHEREAS, this Agreement constitutes an accurate understanding and a complete agreement of the parties.

NOW, THEREFORE, PURCHASER AND SELLER AGREES AS FOLLOWS:

1. **Purchase:** The Seller agrees to sell, and the Purchaser agrees to purchase 5 shares in the North Morgan Irrigation Company (Big Ditch) from the shares indicated on the attached certificate which is attached hereto and incorporated herein by this reference. (See Attachment "A")
2. **Purchase Price:** The purchase price of the above-described Shares shall be Eight Thousand Dollars (\$8,000.00) per share for a total price of Forty Thousand Dollars (\$40,000.00) to be paid at closing, upon receipt of a separate share certificate issued by the North Morgan Irrigation Company for 5 shares in said Company.
3. **Seller's Warranty:** Seller hereby warrants that the Shares purchased by Purchaser are good and valid shares in the North Morgan Irrigation Company (Big Ditch) and that the Shares have been put to beneficial use and are not subject to forfeiture or other defects in ownership. If this is found not to be the case, Seller agrees to reimburse the Purchaser the full purchase price of any faulty Share(s).
4. **Closing Date:** This transaction shall close, and all interests in the Shares shall be transferred from the Seller to the Purchaser, on or before _____, 2022.
5. **Approval:** This transaction requires approval by The Redevelopment Agency of Morgan City.
6. **Special Provisions:** Title to the share shall be titled in the name of "Morgan City Corporation."
7. **Attorney's Fees:** If either party fails to comply with the terms of this Agreement, said party shall pay all expenses of enforcing the Agreement, or any right arising out of the breach thereof, including reasonable attorney's fees.
8. **Entire Agreement:** The terms of this Agreement constitute the entire contract between the parties, and any modifications must be in writing and signed by both parties.

This is a legally binding document. If not understood, seek competent advice.

PURCHASER

THE MORGAN CITY
REDEVELOPMENT AGENCY

TY BAILEY, Executive Director

ATTEST:

DENISE WOODS, Agency Secretary

SELLER

DOUG BUYS UTAH HOMES, LLC

By: _____
ROBERT WICKLIFF

Title: _____

Date

STATE OF UTAH)
 : SS. .
COUNTY OF MORGAN)

On this _____ day of _____, 2022, personally appeared before me ROBERT WICKLIFFE, proven on the basis of satisfactory evidence, and who by me duly sworn, did say that he is the _____ of Doug Buys Utah Homes, LLC, and that said document was signed by him in behalf of Doug Buys Utah Homes, LLC, and ROBERT WICKLIFFE acknowledged to me that Doug Buys Utah Homes, LLC executed the same.

WITNESS by hand and official seal hereto affixed the day and year in this certificate above written.

NOTARY PUBLIC

Print Name

My Commission Expires

ATTACHMENT "A"



