

**MINUTES OF MORGAN CITY
REDEVELOPMENT AGENCY
MEETING**

January 9, 2024; 6:00 P.M.

**CHAIR AND BOARD MEMBERS
PRESENT:**

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

STAFF PRESENT IN-PERSON:

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

EXCUSED:

Jeff Wardell

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.

APPROVAL OF AGENDA

MOTION: Board Member Turner moved to approve the agenda.

SECOND: Board Member London

Vote was 4 ayes; Motion passed unanimously to approve the agenda.

MINUTES

MOTION: Board Member London moved to approve the following:
Minutes of the Morgan City Redevelopment Agency Meeting – November 14, 2023;

SECOND: Board Member Turner

Discussion on the motion: None.

Vote was 4 ayes; Motion passed unanimously to approve the minutes as written.

ITEMS FOR DISCUSSION

GRANT AWARDED – UTAH GOVERNOR'S OFFICE OF ECONOMIC OPPORTUNITY (GO UTAH) FOR THE RURAL COMMUNITIES OPPORTUNITY GRANT

Ty Bailey, Executive Director, stated the RDA had applied for a \$600,000 grant through the Utah Governor's Office of Economic Opportunity, and approval was granted for \$458,000. The funds are intended for the Alleyway Concept at the back of Commercial Street, constituting approximately half of the construction cost, which was estimated at \$875,000. Despite not securing the full amount, there was

still a plan to proceed, exploring the possibility of covering the remaining expenses with other available funds, including road money and RDA (Redevelopment Agency) funds. It was mentioned that RDA funds were initially allocated for property acquisition, to be discussed in a closed session.

Board Member London inquired about having a rendering or visual representation of the project.

Ty handed out copies of two separate concept plans to the Board. He clarified that the \$875,000 was only for the improvement and didn't include the purchase of the property. The concept involved distinguishing between two directions of travel, with details about green spaces, parking types, and the number of parking stalls yet to be engineered. He explained the grant money could be spent over two years so the RDA could collect another year of tax increment money to go towards the project. He mentioned other funding available to be used for the improvements and the RDA money would be used for purchasing the property.

Ty explained the planning concept of a "one-way" or "Woonerf" (European design term) involving shared spaces for pedestrians, low-speed motor vehicles, and the placement of obstacles to control vehicle speed. The concept included an alleyway in the middle and parking stalls on one side. The width of the road and other details were still to be determined, contingent on acquiring the necessary properties. He said there would be future meetings with business owners for input and collaboration. The Planning Commission was identified as the Advisory Board for the grant, and collaboration with them on renderings and refinements was anticipated. The presented concepts were clarified to be preliminary and focused on securing the grant.

Discussion regarding the possibility of using corridor preservation funds and local option sales tax money for the project. The corridor preservation funds were being used for the Young Street Bridge.

Ty stated 90% of the grant would be received up front and then when the project was completed the remaining 10% would be sent to the RDA.

CLOSED SESSION

MOTION: Board Member Turner moved to go into a closed session at 6:17 p.m. for the purpose of discussing the purchase, exchange, or lease of real property, including any form of a water right or water shares.

SECOND: Board Member Alexander

Vote: 4 ayes; Motion passed to go into closed session.

PRESENT: Steve Gale, Chair; Ty Bailey, Executive Director, Denise Woods, Agency Secretary, Board Members Alexander, London, Turner, and Richins

MOTION: Board Member Alexander moved to open the meeting at 6:48 p.m.

SECOND: Board Member Turner

Vote: 4 ayes; Motion passed to come out of closed session.

This meeting was adjourned at 6:50 p.m.


Denise Woods, Agency Secretary


STEVE GALE, Chair

These minutes were approved at the February 27, 2024 meeting.

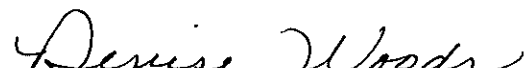
SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Morgan City Redevelopment Agency on the 9th day of January, 2024, was to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares.

Dated this 27th day of February, 2024.

ATTEST:


STEVE GALE, Mayor


DENISE WOODS, Deputy Recorder