

RESOLUTION 15-32

A RESOLUTION AUTHORIZING THE DAGGETT COUNTY REDEVELOPMENT AGENCY TO INITIATE THE PREPARATION OF A COMMUNITY DEVELOPMENT DRAFT PROJECT AREA PLAN.

WHEREAS, Daggett County's Redevelopment Agency (RDA) is statutorily authorized to facilitate and utilize Community Development Area Plans; and

WHEREAS, Community Development Area Plans will be a resource in furthering the economic viability of the County and the Town of Manila (Town); and

WHEREAS, it is the desire of the RDA to implement the use of such a plan to augment the Town and County's economic strengths; and

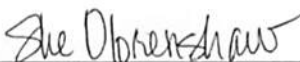
WHEREAS, the Daggett County RDA determines it to be in the best interest of the County and the Town of Manila that the RDA initiate the process of creating a Community Development Draft Project Area Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF DAGGETT COUNTY, UTAH:

1. That the Daggett County RDA hereby approves the Memorandum of Understanding dated November 12, 2015 between the Town and the RDA.
2. That the Daggett County RDA hereby initiates the process of creating a Community Development Draft Project Area Plan for the Town.

PASSED AND ADOPTED by the Daggett County Redevelopment Agency, this 22 day of December, 2015.

ATTEST:


SUE OLORENSHAW, Secretary




KAREN PERRY, Chair

MEMORANDUM OF UNDERSTANDING
Between
REDEVELOPMENT AGENCY OF DAGGETT COUNTY
And
TOWN OF MANILA

This Memorandum of Understanding ("MOU") is made and entered into as of this 12th day of November, 2015, by and between the Daggett County Redevelopment Agency ("RDA") a body corporate and politic of the State of Utah and the Town of Manila ("Manila") a municipal corporation and together with the RDA referred to as the "Parties").

This MOU shall remain in effect until superseded by a subsequent written agreement entered into by the Parties. This MOU may be renegotiated, amended or modified at any time by mutual agreement of the Parties.

RECITALS

WHEREAS the Parties desire to establish terms and conditions for the creation of a Manila Project Area, and;

WHEREAS the Parties have mutually agreed to locate the Project Area on lands in both the Town of Manila and outside the Town of Manila but all within the boundaries of Daggett County.

NOW, THEREFORE, the Parties agree as follows:

I. GOALS

The Parties agree that the following shall be the general goals guiding how they will work together to successfully design and develop the Project Area.

A.

1. Promote free and open access to information, materials, and services to all members of the community to advance knowledge, foster creativity, encourage the exchange of ideas, build community, and enhance the quality of life.
2. Develop a project area that will serve the needs of the Town of Manila area of Daggett County, to be a catalyst for future development of the area, and have a stabilizing effect on the Town of Manila and surrounding communities.

B.

1. Development of Character Goals for the Manila Project Area Development
 - a. Promote infill development compatible with area characteristics.
 - b. Promote development to strengthen the existing residences and businesses.
 - c. Create architectural and landscape design guidelines that are intended to establish "neighborhood identification" for the Manila area.
 - d. Support and enhance existing residential development and provide more housing opportunities.

- e. Promote new medium/high density housing opportunities and high-quality landscaping and public spaces.
 - f. Preserve or enhance the character that has historically developed within areas of the community while promoting a mix of commercial and residential uses.
 - g. Provide a mix of public and commercial uses, integrated with well-designed public spaces that will enable community gathering places for the Town of Manila and surrounding communities.
 - h. Maintain existing and promote new service commercial uses in the area.
2. Develop Urban Amenities consistent with local culture and tourism development.
- a. Coordinate and improve the transportation system with improved public streets.
 - b. Provide for improved pedestrian circulation.
 - c. Provide a comprehensive system of street and neighborhood identification graphics and signage.
 - d. Provide new or improved public spaces that:
 - i. Will be openly accessible for public use
 - ii. Can accommodate public uses
 - iii. Will be compact and that will give special consideration to high quality design and materials
 - iv. Are configured to provide comfort and convenience to patrons
 - v. Are accessible to seniors
 - vi. Are accommodating and attractive to children, families, residents, and workers in the Town of Manila and surrounding areas within the County.
 - vii. Will be visible and accessible.
3. Economic Goals
- a. The RDA will promote and market the Manila Project area for development and redevelopment that are complementary to existing business and residential uses in the surrounding area.
 - b. The RDA will re-vitalize and promote the Manila Project area Business District, consisting of existing businesses as well as future businesses that locate within the project area, as a way to reflect the culture of the Town of Manila and establish it as a destination location.
 - c. The RDA will strengthen the tax base and economic health of the community through redevelopment efforts.

II. RDA OBLIGATIONS:

The MOU requires the RDA to make a good faith effort to define the project area, describe the expected affect of community development on the character of the project area, set standards that will guide community development, fulfill the purposes of State law by attaining the community development contemplated, be consistent with the general plan of Daggett County, define specific projects that are the object of the proposed community development, identify possible project partners in addition to the Town of Manila, identify reasons for the selection of the project area, describe the physical, social and economic conditions existing in the area, pursue the implementation of tax incentives offered to private entities for development within the project area, analyze the anticipated public benefit to be derived from the community development. Specific tasks that must be completed to finalize the creation of the project area include:

- 1) create a project area map,
- 2) create a project area legal description,
- 3) develop a zoning/land use map for the specified area, and
- 4) create a project area budget.

III. TOWN OF MANILA OBLIGATIONS:

The MOU requires the Town of Manila to make a good faith effort to assist the RDA in defining the project area, describing the expected affect of community development on the character of the project area, setting standards that will guide community development, fulfilling the purposes of State law by attaining the community development contemplated, being consistent with any applicable plan for the Town of Manila, defining specific projects that are the object of the proposed community development, indentifying possible project partners in addition to the RDA, identifying reasons for the selection of the project area, describing the physical, social and economic conditions existing in the area, pursuing the implementation of tax incentives offered to private entities for development within the project area, analyzing the anticipated public benefit to be derived from the community development. Specific tasks that must be completed to finalize the creation of the project area include:

- 1) provide needed data and information to develop a project area map,
- 2) provide needed data and information to develop a legal description for the project area,
- 3) provide existing and proposed zoning/land use data and information for the specified area, and
- 4) provide data and information, including goals and objectives to assist the RDA in creating a mutually agreeable project area budget.

IV. MISCELLANEOUS

A. REPRESENTATION REGARDING ETHICAL STANDARDS FOR OFFICERS AND EMPLOYEES AND FORMER AGENCY OFFICERS AND EMPLOYEES OF THE PARTIES:

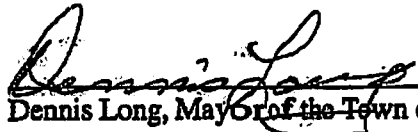
The Parties jointly and individually represent that they have not:

- (1) provided an illegal gift or payoff to an officer or employee or former officer or employee of either Party, or his or her relative or business entity;
- (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business;
- (3) knowingly breached any ethical standards; or
- (4) knowingly influenced, and hereby promises that it will not knowingly influence, an officer or employee or former officer or employee from either Party to breach any ethical standards.

B. Authority of Signers: RDA is a body corporate and politic of the State of Utah. The signature of the Chairman, pursuant to a resolution of the Board of the Redevelopment Agency, is required in order to bind the RDA. The Town of Manila is a Municipal corporation of the State of Utah. The signature of the Mayor, pursuant to approval of the Council, is required in order to bind the

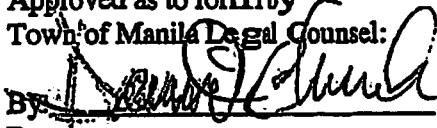
Town of Manila. If the Parties terminate this Agreement due to non-funding, neither Party shall incur any penalty.

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding as of the day and year provided above.



Dennis Long, Mayor of the Town of Manila:

Approved as to form by
Town of Manila Legal Counsel:



By _____
By _____

THE DAGGETT COUNTY REDEVELOPMENT AGENCY



Karen Perry, Chairman of Daggett County RDA

Approved as to form by
RDA Legal Counsel:



By Niel Lund.