



**NOTICE OF A VINEYARD REDEVELOPMENT  
AGENCY BOARD MEETING  
March 9, 2022, at 6:00 PM**

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Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, March 9, 2022, starting at 6:00 PM or as soon thereafter as possible, following the City Council Meeting, in the City Council Chambers at 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#).

**AGENDA**

**1. CALL TO ORDER**

**2. CONSENT AGENDA**

**2.1 [Approval of the February 23, 2022, RDA Meeting Minutes](#)**

**3. BUSINESS ITEMS**

**3.1 DISCUSSION AND ACTION – [X Development Incentive Application](#)**

RDA Director Jacob McHargue will present an incentive application from X Development, requesting RDA assistance to increase pedestrian connectivity and improve other infrastructure at The Yard. X Development is also seeking to add additional entertainment experiences with TopGolf. The additional experience will include a high-end destination Putting Course and two 30-foot by 50-foot outdoor HD-LED display screens. The RDA Board will take appropriate action.

**4. ADJOURNMENT**

RDA meetings are scheduled as necessary.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Deputy Recorder at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City offices, the Vineyard City website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: March 4, 2022

CERTIFIED (NOTICED) BY: /s/Pamela Spencer  
PAMELA SPENCER, CITY RECORDER

**MINUTES OF A VINEYARD REDEVELOPMENT  
AGENCY BOARD MEETING**

City Council Chambers  
125 South Main Street Vineyard, Utah  
February 23, 2022 at 5:02 PM

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**Present**

**Absent**

Chair Julie Fullmer  
Boardmember Tyce Flake  
Boardmember Amber Rasmussen  
Boardmember Mardi Sifuentes  
Boardmember Cristy Welsh

**Staff Present:** City Manager Ezra Nair, City Attorney Jayme Blakesley, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Building Official George Reid, Public Works Director Chris Wilson, Finance Director David Mortensen, City Engineer Naseem Ghandour, Community Development Director Morgan Brim, City Planner Briam Amaya Perez, Planning Technician Cache Hancey, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Jeff Knighton, Planning Commission Vice-chair Bryce Brady, Planning Commissioners Tim Blackburn, Christopher Bramwell, Kristal Price, Anthony Jenkins, and Marcus Jessop, RDA Director Jacob McHargue


**1.  CALL TO ORDER**


Chair Fullmer called the meeting to order at 5:02 PM. Boardmember Welsh led the Pledge of Allegiance and gave the invocation.

**2. WORK SESSION**


**2.1  RDA BOARD TRAINING**

RDA Director Jacob McHargue will discuss the function, purpose, and operation of the RDA.

 Mr. McHargue reviewed how the RDA worked. He also reviewed the RDA's revenues and outstanding debts, and the current list of RDA projects. There was a discussion about the agreement for the rezoning of the former Geneva Nitrogen property.

 Chair Fullmer asked the board if they had any questions.


 Boardmember Rasmussen felt that she needed a more in-depth training.


 Mr. McHargue explained how applications were processed.

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### 3. CONSENT AGENDA

#### 3.1 Approval of the February 9, 2022, RDA Meeting Minutes

 Chair Fullmer called for a motion.

 **Motion:** BOARDMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. BOARDMEMBER WELSH SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.


### 4. STAFF REPORT


#### 4.1 Rail Spur Realignment Update

City Engineer Naseem Ghandour will update the RDA Board on the rail spur realignment.

 Chair Fullmer turned the time over to City Engineer Naseem Ghandour.

 Mr. Ghandour reviewed the rail spur realignment project and the changes that were being made. There was a discussion about the Martin Snow spur line.

 Chair Fullmer asked about the 650 and 400 North options for an at-grade crossing. Mr. Ghandour replied that they were in discussions with the Utah Department of Transportation about those crossings.


 Chair Fullmer asked if the agreement had been signed. Mr. Blakesley replied that nothing had been signed. There was a discussion about the process.


 Mr. Ghandour continued his review. He explained that this update was being presented to the RDA Board to inform them of the changes. He reviewed the realignment schedule.


### 5. BUSINESS ITEMS

#### 5.1 DISCUSSION AND ACTION – Lakefront Improvements


The RDA Board will discuss lakefront improvements and will take appropriate action.


 Chair Fullmer explained that this was a clarification on the letter of support for discover that had been talked about in connection with the Lake Restoration Group or the islands project. She said that they had found some ambiguity in some of the verbiage. She said that now that the island project was advancing, they had the opportunity to clarify the letter, go neutral and stay out of the controversy, or take a stance. She stated that she did not feel comfortable taking a stance.


 The Board felt that they should go neutral on the project. Boardmember Sifuentes felt that they should list out the Board's concerns.


 There was a discussion about what going neutral would mean to the Board.


 There was a discussion about other cities' stances and what Vineyard should do.


99  There was a discussion about public engagement. There was also a discussion about the  
100 waterfront timeline.

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102  Boardmember Flake felt that they didn't know what the facts and arguments were yet, so it  
103 was a nebulous situation. He would be happy to approve a letter stating that they were deeply  
104 interested in improving the lake. He was not willing to back either group and felt it would be  
105 foolish for the city get involved. There was a discussion about what the city could do.

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107  Boardmember Rasmussen stated that she had been horrified by this whole situation and was  
108 tired of being dragged into the external arguments. She felt that they needed to focus on what they  
109 needed to and discuss it rationally.

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111  Boardmember Welsh sought clarification on what Boardmember Flake had said, which she  
112 understood as him saying that the city should focus on its own projects, such as the current  
113 waterfront project, and put off any meetings about lake improvement. Boardmember Flake  
114 confirmed that and reiterated that he wanted nothing to do with the lake improvement until the  
115 city was done with its projects.


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117  Mr. Brim stated that he would make sure that the City Council had the latest waterfront  
118 proposals and get it ready for a March approval.

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120  Boardmember Sifuentes felt that this was going to affect the city dramatically and wanted to  
121 understand the concerns. She stated that she wanted to do what was best for Vineyard.

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123  Chair Fullmer reiterated what she had heard from the Board and concluded by saying that  
124 they felt good about going neutral.

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127 **6. ADJOURNMENT**

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129  Chair Fullmer called for a motion to adjourn the meeting.

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131  **Motion:** BOARDMEMBER WELSH MOVED TO ADJOURN THE MEETING AT 5:59  
132 PM. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR FULLMER,  
133 BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE  
134 MOTION CARRIED UNANIMOUSLY.

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137 MINUTES APPROVED ON: \_\_\_\_\_

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139 CERTIFIED CORRECT BY: /s/ Pamela Spencer  
140 PAMELA SPENCER, CITY RECORDER

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## Vineyard RDA Development Incentive Application

Use this application to request assistance with backbone infrastructure improvements, environmental remediation, and other necessary projects associated with the Geneva URA project area. **Applicants are strongly encouraged to attach documentation which supports their proposal.**

1. Applicant Organization: X Development  
Address: 9537 S. 700 E.  
City/State/Zip: Sandy UT 84070  
Contact Person: Eric Towner: 801-598-5250 eric@xdevco.com  
Is the Applicant the Property Owner?  Yes [ ] No

2. Describe the type of project being proposed  
 Infrastructure  Environmental Remediation  
 Other: Pedestrian Connectivity, Tenant Incentive  
Provide a summary description of the proposed project here and attach a detailed scope of the proposed work.

Owner is requesting RDA assistance to increase pedestrian connectivity and improve other infrastructure at The Yard. Owner also seeks to add additional entertainment experiences with TopGolf. The additional experience will include a high-end destination Putting Course and two 30-foot by 50-foot outdoor HD-LED display screens.

### About the Putting Course

This fast-growing use, initially only seen at fine resorts will complement the golf entertainment experience at The Yard to further transform this site as the premier entertainment hub of Utah County. The Putting Course is desired by TopGolf and will offer an even more diverse options menu while visiting The Yard. Visitors can play the Putting Course as a primary event, while waiting for restaurant seats, a TopGolf hitting bay, or before or after attending a movie. The Putting Course will encompass approximately 25,000 square feet, have outdoor dining and seating for day and night use.

3. Contribution of the Applicant:
- |  |              |
|--|--------------|
| Total Estimated Cost of the project ( <u>must</u> attach documentation): | \$ 2,000,000 |
| Contribution /Investment of the Applicant:                               | \$ 250,000   |
| Other sources of funding (specify and attach supporting documentation):  | TBD          |
| Assistance requested from the RDA:                                       | \$ 1,750,000 |
| Total Funding  | \$ 2,000,000 |

4. Describe the ability of the site to be developed without assistance.  
Just as before, the site would not be able to be developed to its maximum potential without the assistance of the RDA. With the desired Putting Course being a destination amenity on its own, presents a unique opportunity to expand and enhance the entire site as a regional attraction. Because this Course is carefully designed and amenitized, it will not be able to be included without RDA assistance.
5. Describe the reasonable justification for the need of public investment in this project.  
The value in adding this amenity is that the Putting Course is a destination feature and will allow TopGolf to offer a multi-faceted experience to visitors. Patrons can remain in The Yard longer, recreate in multiple ways, enjoy many dining options, and extend their outing. The Putting Course attracts a different demographic than TopGolf alone, while both sets of demographics utilize and enjoy both golf amenities. This addition is another means of securing Vineyard as a power center for entertainment and office space. This will also ensure timely completion of the TopGolf and pedestrian improvements to The Yard and will introduce additional pedestrian connectivity points which include recreational opportunities.

6. Describe the land area which will be benefitted from the proposed project and the impact to future development. The whole of The Yard, as well as surrounding restaurants will benefit from this project. As with TopGolf, this project will help in leasing out the rest of the commercial sites around The Yard. Interest in our commercial pads continues to increase with the announcement of the TopGolf project.
7. Describe the impact this project will have on new jobs, or the quality of existing jobs (number and average salary).

Jobs created - The Yard (B)

Golf Facility - 250 + Jobs  
Retail - 341 Jobs  
Office - 909 Jobs  
Construction – 500 Jobs

8. Attach a chart which describes the proposed timeline of the project, including expected dates for start and completion.

TopGolf has broken ground. With the requested participation from the RDA the Owner can confidently guarantee completion of all Lot 2 improvements, including parking, pedestrian, TopGolf, and Putting Course on or before December 31, 2022.

Lot 1 construction is nearly complete for the office building. Construction of the office buildings on Lots 4 and 5 are complete. Lots 3 & 9 retail are in the design stage.

9. Will the RDA own any of the infrastructure related to this project? If so, describe/elaborate.

No

10. How much taxable value will your project add to the tax rolls? (Indicate whether your estimate is above the existing taxable value or total including the existing value. Also, provide supporting detail for how the estimate was derived.)

\$2,000,000

This number is the cost of the new additions above the existing value of the property now.

**The RDA may require additional information related to this application before a decision is made.**

Signature of Applicant: \_\_\_\_\_ Date: 2-28-2022

Printed Name: Eric Towner Title: X Development





