



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING**

May 8, 2024, at 6:00 PM

PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a regularly scheduled Redevelopment Agency Board meeting on Wednesday, May 8, 2024, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Chair Julie Fullmer

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. CONSENT ITEMS

3.1. Approval of the 12/13/2023 RDA Meeting Minutes

3.2. Approval of the 04/24/2024 RDA Meeting Minutes

4. BUSINESS ITEMS

4.1. Discussion and Action - Proposed Tentative Fiscal Year 2024-2025 Budget

RDA Director Josh Daniels will present the Tentative Fiscal Year 2024-2025 RDA Budget. The RDA Board will act to adopt (or deny) the proposed tentative budget and set a public hearing for May 22, 2024.

5. ADJOURNMENT

RDA meetings are scheduled as necessary.

This meeting may be held in a way that will allow a board member to participate electronically. The Public is invited to participate in all RDA meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.

I, the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Offices, the

Vineyard website, the Utah Public Notice website, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON:

May 7th 2024

CERTIFIED (NOTICED) BY:

/s/Tony Lara

TONY LARA, DEPUTY CITY RECORDER



**MINUTES OF A VINEYARD
REDEVELOPMENT AGENCY BOARD**

City Council Chambers
125 South Main Street, Vineyard, Utah
December 13, 2023, at 6:00 PM

Present

Absent

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

Staff Present: City Manager Eric Ellis, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Finance Director David Mortensen, Community Development Director Morgan Brim, Planner Cache Hancey, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, Cris Johnston, Brian Vawdrey, Deputy Recorder Heidi Jackman, Bicycle Commissioner Caden Rhoton, Planning Commission Chair Bryce Brady

1. CALL TO ORDER

Chair Fullmer opened the meeting on December 14, 2023, at 12:28 AM.

2. CONSENT ITEMS

2.1 [Approval of the December 6, 2023, RDA Meeting Minutes](#)

2.2 [Appointment of an RDA Director \(Resolution \(U2023-12\)\)](#)

Mayor Fullmer asked to move consent item 2.2 to the next meeting.

Motion: BOARDMEMBER WELSH MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED WITH THE REMOVAL OF ITEM 2.2 TO THE NEXT MEETING. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS


3.1 DISCUSSION AND ACTION – The Forge Tax Increment Participation Agreement (Resolution U2023-11)

Dakota Pacific is requesting approval of a Tax Increment Participation Agreement. The RDA Board will act to adopt (or deny) this request by resolution.

Steve Borup with Dakota Pacific presented the tax increment participation agreement.


Chair Fullmer recommends that the council either discuss the item or continue to the next meeting. Councilmember Sifuentes expressed her concerns and stated she would like to continue the item to the next meeting. A discussion ensued.


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 **Motion:** BOARDMEMBER SIFUENTES MOVED TO CONTINUE THIS ITEM TO THE NEXT MEETING ON DECEMBER 27, 2023. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3.2 DISCUSSION AND ACTION – First Amendment to Geneva West Side Property Land Donation and Development Agreement (Resolution U2023-13)


City Attorney, Jayme Blakesley will present a first amendment to the Geneva West Side Property Agreement. The Mayor and City Council will act to adopt (or deny) this request by resolution.

 City Attorney, Jayme Blakesley, stated that this item refers to the agreement talked about during the City Council meeting. He said the amendment requires City Council approval and RDA Board approval.

 **Motion:** BOARDMEMBER WELSH MOVED TO APPROVE THE REQUESTED FIRST AMENDMENT TO THE LAND DONATION DEVELOPMENT AGREEMENT AS DESCRIBED IN THE ATTACHED RESOLUTION. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

4. ADJOURNMENT

Chair Fullmer called for a motion to adjourn the meeting.

 **Motion:** BOARDMEMBER RASMUSSEN MOVED TO ADJOURN THE MEETING AT 12:39 AM. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/Heidi Jackman
HEIDI JACKMAN, DEPUTY RECORDER



MINUTES OF A REDEVELOPMENT AGENCY BOARD MEETING

City Council Chambers
125 South Main Street, Vineyard, Utah
April 24, 2024, at 9:33 PM

Present

Chair Julie Fullmer
Boardmember Sara Cameron
Boardmember Jacob Holdaway
Boardmember Amber Rasmussen
Boardmember Mardi Sifuentes

Absent

Staff Present: City Manager Eric Ellis, City Attorney Jayme Blakesley, RDA Director Josh Daniels, Lieutenant Holden Rockwell with the Utah County Sheriff’s Office, Community Development Director Morgan Brim, Finance Director Kristie Bayles, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, City Recorder Pamela Spencer, and Deputy City Recorder Tony Lara

AGENDA

Presiding Chair Julie Fullmer

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE


 Chair Fullmer opened the Meeting At 9:33


2. WORK SESSION


2.1. FY25 Budget Discussion


RDA Director Josh Daniels will lead a discussion on RDA Capital Projects


 RDA Director Josh Daniels reviewed the list of projects that can be funded under the RDA.

 Boardmember Holdaway asked why the list of projects was not included in the agenda packet. It was explained that this was a work session discussion and that the plans would be included in a formal agenda item as part of the tentative budget.

42  Boardmember Rasmussen asked about carryover. Mr. Daniels' answer was inaudible.

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44  There was a discussion about the main street and city hall pedestrian enhancements.

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46  Chair Fullmer asked for clarification, if RDA money was available to be used for anything so
47 long as it benefits the RDA. Board Member Sifuentes was concerned that some of the proposed
48 projects were outside the area designated for the RDA. A discussion ensued regarding the ways in
49 which the RDA would benefit from projects outside of the area.


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51  Boardmember Holdaway asked if the proposed projects could be added in a social media post
52 asking the public to weigh in and suggest possible other projects that could use RDA funds. Chair
53 Fullmer agreed, noting these were concepts and nothing had been voted on yet.


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56 3. CONSENT ITEMS


57 3.1. Approval of March 27, 2024, RDA Meeting Minutes

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59 3.2. Notice of Satisfaction of Company Commitments (2019 Participation Agreement with
60 Fifty Mill, LLC & 2022 Participation Agreement with X Development, LLC)

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62  **Motion:** BOARDMEMBER HOLDAWAY MOVED TO APPROVE CONSENT ITEM 3.1
63 AS PRESENTED. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR
64 FULLMER, BOARDMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND
65 SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

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67  3.2 Boardmember Holdaway asked for clarification on a notice of satisfaction was.
68 Mr. Daniels confirmed that it was an official notice from one party in the contract to the
69 other. He went on to explain that this specifically would notify the county about tax
70 collection on certain parcels.

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72  Boardmember Sifuentes asked about triggering tax collection on parcels that had no
73 development. Mr. Daniels explained that they were parcels that were subject to the
74 agreement. The agreement was specific to Topgolf and the offices but included the still
75 undeveloped parcels. There was a discussion about parcels, and the benefits of
76 triggering property tax collection on them as well as further discussion regarding
77 already planned development on some of the land.


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79  **Motion:** BOARDMEMBER RASMUSSEN MOVED TO APPROVE CONSENT ITEM 3.2
80 AS PRESENTED. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR
81 FULLMER, BOARDMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND
82 SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.


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87 **4. BUSINESS ITEMS**

88 **4.1. Resolution 2024-01**

89 Adopt a Resolution to notify Utah County to commence a phase for the collection of
90 Tax Increment for particular parcels pursuant to participation agreements in the Urban
91 Renewal Project Area.

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93  Mr. Daniels explained how the process works, including the role of the county as well
94 as the contractual obligations to reimburse the developer. He stated that the remaining
95 amount would be roughly \$4 million over the next 12 years.


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97  **Motion:** BOARDMEMBER RASMUSSEN MOVED TO ADOPT RESOLUTION U 2024-01
98 AS PRESENTED. BOARDMEMBER CAMERON SECONDED THE MOTION. ROLL CALL
99 WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS CAMERON, HOLDAWAY,
100 RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

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102  Boardmember Holdaway asked when they could discuss RDA projects. There was a
103 discussion regarding planning and a suggestion that it be discussed in more detail in later
104 work sessions.

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107 **5. ADJOURNMENT**

108  Chair Fullmer adjourned the meeting at 9:57 PM.

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111 **MINUTES APPROVED ON:** _____

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114 **CERTIFIED CORRECT BY:**  _____

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116 **TONY LARA, DEPUTY CITY RECORDER**





STAFF REPORT

Meeting Date: May 8, 2024

Date:

Agenda Item: Discussion and Action - Proposed Tentative Fiscal Year 2024-2025 Budget

Department:

Presenter: Kristie Bayles, Josh Daniels

Background/Discussion:

Utah Code Section 17C-5-302 requires that a community reinvestment agency hold a public hearing for and adopt an annual budget. The Vineyard RDA has typically adopted a tentative RDA budget on the same night that the Vineyard Municipal Council tentatively adopts the city tentative budget and sets a public hearing regarding the RDA budget for the next scheduled meeting.

Fiscal Impact:

Recommendation:

Sample Motion:

"I move to adopt..."

Attachments:

1. FY25 Tentative RDA Budget

REDEVELOPMENT AGENCY

FUND 25

				ACTUAL	ADOPTED	PROJECTED
				FY 22-23	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25
BEGINNING FUND BALANCE:					25,639,824	15,678,385
Revenue						
25	2501	3001	Property Tax Increment	7,923,319	10,449,218	9,600,000
25	2501	3001	RDA Admin	330,138	373,974	422,590
25	2501	3501	Interest Income	1,805,905	1,000,000	1,000,000
25	2501	3704	Bond Proceeds	-		
25	2501	3205	Grant Revenue	-	11,300,000	11,300,000
Beginning Fund Balance Appropriation					9,961,439	10,730,791
Total Revenue				10,059,362	33,084,631	33,053,381
RDA						
25	2501	4103	Public Notices		2,000	2,000
25	2501	4301	Contract Services	369,201	437,750	365,250
0	2501	4414	Travel	12,109	-	-
25	2501	4457	TIFF Payments	2,167,758	3,799,641	4,152,324
25	2501	4651	Capital Expense	18,820,158	21,529,664	21,158,514
25	2501	4802	Principal on Debt	4,059,427	4,232,188	4,411,192
25	2501	4803	Interest on Debt	2,818,775	2,646,516	2,466,511
25	2501	6010	Transfer To General Fund (Admin)	330,138	373,974	422,590
25	2501	6061	Transfer To Internal Service Fund	56,420	62,898	75,000
Total RDA				28,633,987	33,084,631	33,053,381
Surplus (Deficit)				(18,574,625)	-	-