



**NOTICE OF A REDEVELOPMENT  
AGENCY BOARD MEETING  
June 12, 2024, at 6:00 PM**

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PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a Redevelopment Agency Board meeting on Wednesday, June 12, 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. CONSENT ITEMS**

**2.1. Approval of the May 22nd RDA Meeting Minutes**

**3. BUSINESS ITEMS**

**3.1. Public Hearing - FY 25 Budget (Item was continued from the May 22nd 2024 RDA Meeting)**

The RDA Board will hear public comment concerning the adopted Fiscal Year 2024-2025 Tentative Budget. The RDA Board may review any items that were the proper subject of consideration in the Public Hearing. Approval of the final budget is tentatively scheduled for June 26, 2024.

**4. 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 Deputy 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:**

June 11th, 2024

**CERTIFIED (NOTICED) BY:**

/s/Tony Lara

TONY LARA, DEPUTY CITY RECORDER



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**MINUTES OF A REDEVELOPMENT  
AGENCY BOARD MEETING**

**May 22, 2024, at 6:00 PM**

City Council Chambers

125 South Main Street, Vineyard, Utah

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**Present**

**Absent**

Chair Julie Fullmer

Boardmember Sara Cameron

Boardmember Jacob Holdaway

Boardmember Mardi Sifuentes

Boardmember Amber Rasmussen

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**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

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

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Chair Fullmer started the meeting at 6:07

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**2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**

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**3. CONSENT ITEMS**

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**3.1. Approval of May 8th, 2024 RDA Meeting Minutes**

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**Motion:** BOARDMEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEM AS APPROVED. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS CAMERON, HOLDAWAY, SIFUENTES, AND RASMUSSEN VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

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39 **4.BUSINESS ITEMS**


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41 **4.1. Public Hearing - FY 25 Tentative Budget**

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43 The RDA Board will hear public comment concerning the adopted Fiscal Year 2024-2025  
44 Tentative Budget. The RDA Board may review any items that were the proper subject of  
45 consideration in the Public Hearing. Approval of the final budget is tentatively scheduled for  
46 June 26, 2024.

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48  **Motion:** BOARDMEMBER SIFUENTES MOVED TO OPEN A PUBLIC HEARING AT  
49 6:09 PM. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER,  
50 BOARDMEMBERS CAMERON, HOLDAWAY, RASMUSSEN AND SIFUENTES VOTED  
51 YES. THE MOTION CARRIED UNANIMOUSLY.

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53 Public Hearing began at 6:09


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55  RDA Director Josh Daniels reviewed the budget and offered to answer questions.


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57  Boardmember Sifuentes asked about capital projects and Mr. Daniels gave a list of the  
58 projects.


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60  Resident Cole Kelly, living in the Lake Front development, asked about the fiscal year and  
61 what months it ran through. He wanted to know, of the listed capital projects, which ones were  
62 final and non-negotiable. Specifically, how many the city was contractually obligated to  
63 complete and how many were still in negotiations. A discussion ensued regarding contracts.


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65  Resident Daria Evans, living in The Villas subdivision, wanted clarification on the details of  
66 the 400 N. Pedestrian Reimbursement and the 400 N. Main St. Traffic Signal Finish. Mr. Daniels  
67 offered clarification on those projects.


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69  Resident Karen Cornelius, living in The Villas, wanted clarification on money allocated for  
70 City Hall Design as well as a breakdown of the Economic Development Strategic Plan to better  
71 understand the cost associated with those projects.


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73  Chair Fullmer asked Mr. Daniels for a breakdown of the projects to clarify which were carry  
74 over and which were new. A discussion ensued over the list of projects.


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76  Mr. Kelly expressed concerns about the formation of the budget and his hope that elected  
77 officials would be as involved in the process as possible.


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79  City Attorney Jayme Blakesly offered clarification on the process of the tentative budget.  
80 There was a discussion, initiated by Boardmember Holdaway, regarding the delegation of tasks  
81 to staff and the amount of input he felt current boardmembers had when delegating those tasks.


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83  Resident Carson Walker, had questions about the RDA Property Tax Item under Revenue.  
84 There was a discussion with Mr. Daniels about property taxes and the general funding of the  
85 RDA.


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 Boardmember Holdaway initiated a discussion with the board and Mr. Daniels on the function and role of the RDA as well as the benefits of current projects. There was further discussion regarding funding and how that money was collected. Boardmember Holdaway was concerned that money going to the RDA was coming from funds that could be used for schools.


 Chair Fullmer directed the discussion towards addressing Boardmember Holdaway’s concerns about education spending. Boardmember Sifuentes asked for clarification on what changes Boardmember Holdaway wanted to propose.

 Resident David Lauret, living on Holdaway Road, had questions about the use of funds for public buildings and if that was within the scope of the RDA. He also expressed concerns about the Geneva Steel site and the ongoing cleanup work being done there. There was a discussion about the progress of the cleanup and who was responsible for doing it.


 Boardmember Holdaway shared concerns that he had about project approvals. There was a discussion with Mr. Daniels about RDA funding and the difference between that and bonds.


 Ms. Cornelius shared her concerns about the use of bonds. She also expressed her appreciation for Jake for sharing the history of RDA. She wanted to know who was representing the citizens in the strategic planning committee. Chair Fullmer gave clarification on how those members were selected/appointed and expressed interest in furthering public education on the RDA and how it worked. Boardmember Cameron also asked for clarification on who was appointed to the committee.


 Mr. Walker had questions on the impact a split in the Alpine School District would have on funding for the RDA. There was a discussion with Mr. Daniels about how that change would be addressed.

 Mr. Lauret, had further questions and there was further discussion regarding the clean up of the Geneva Site and the obligations of US Steel.

 There was a discussion about continuing the public hearing.

 **Motion:** BOARDMEMBER SIFUENTES MOVED TO CONTINUE THE PUBLIC HEARING TO JUNE 12TH 2024. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS CAMERON, HOLDAWAY, RASMUSSEN AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

 Boardmember Holdaway initiated a discussion regarding the admin item listed on the budget and a granular breakdown of expenses. Mr. Daniels and others offered clarification on the difference between a broader budget line item and expenses. It was decided that there would be further discussion in later meetings, including clarification on the differences between a budget and a transaction log.

131  Mr. Walker asked for clarification on the purchase policies of the RDA and if they were the  
132 same as those followed by the city. There was further discussion about those policies including  
133 the bidding process.

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135 **5. ADJOURNMENT**

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137 Chair Fullmer Adjourned at 7:30

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147 **MINUTES APPROVED ON:** \_\_\_\_\_

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**VINEYARD CITY COUNCIL STAFF REPORT**

**Meeting Date:** June 12, 2024

**Agenda Item:** Public Hearing - FY 25 Tentative Budget

**Department:**

**Presenter:** Josh Daniels,

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**Background/Discussion:**

Utah Code Section 17C-5-302 requires that a community reinvestment agency hold a public hearing for an annual budget.

**Fiscal Impact:**

**Recommendation:**

no action is required at this time.

**Sample Motion:**

**Attachments:**

1. FY25 Tentative 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          |
| <b>BEGINNING FUND BALANCE:</b>       |      |      |                                   |                     | <b>25,639,824</b>  | <b>14,204,534</b> |
| <b>Revenue</b>                       |      |      |                                   |                     |                    |                   |
| 25                                   | 2501 | 3001 | Property Tax Increment            | 7,923,319           | 8,975,367          | 10,500,000        |
| 25                                   | 2501 | 3001 | RDA Admin                         | 330,138             | 373,974            | 437,500           |
| 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          | 9,990,791         |
| <b>Total Revenue</b>                 |      |      |                                   | <b>10,059,362</b>   | <b>31,610,780</b>  | <b>33,228,291</b> |
| <b>RDA</b>                           |      |      |                                   |                     |                    |                   |
| 25                                   | 2501 | 4103 | Public Notices                    |                     | 2,000              | 2,000             |
| 25                                   | 2501 | 4301 | Contract Services                 | 369,201             | 437,750            | 525,250           |
| 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            | 437,500           |
| 25                                   | 2501 | 6061 | Transfer To Internal Service Fund | 56,420              | 62,898             | 75,000            |
| <b>Total RDA</b>                     |      |      |                                   | <b>28,633,987</b>   | <b>33,084,631</b>  | <b>33,228,291</b> |
| <b>Surplus (Deficit)</b>             |      |      |                                   | <b>(18,574,625)</b> | <b>(1,473,851)</b> | <b>-</b>          |