



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
December 11, 2024, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, December 11, 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 August 28, 2024, RDA Meeting Minutes**
- 4. BUSINESS ITEMS**
 - 4.1. Public Hearing - Amending the Vineyard RDA Fiscal Year 2024-2025 Budget Amendment #1 (Resolution U2024-4)**

RDA Director Josh Daniels will present amendments to the Fiscal Year 2024-2025 RDA Budget. The RDA Board will act to adopt (or deny) this request by resolution.
- 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 City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON:

12/09/2024

CERTIFIED (NOTICED) BY:

/s/Pamela Spencer

PAMELA SPENCER, CITY RECORDER



**MINUTES OF A REDEVELOPMENT
AGENCY BOARD MEETING**

City Council Chambers

125 south Main Street, Vineyard, Utah

August 28, 2024, at 6:00 PM

Present


Absent

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

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, Parks and Recreation Director Brian Vawdrey, Communications Manager Jenna Ahern, Human Resource Manager Corrie Steeves, Utility Billing Clerk Maria Arteaga, City Recorder Pamela Spencer and Deputy Recorder Tony Lara

Others Speaking:


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

 Chair Fullmer opened the meeting at 6:00 PM. Boardmember Cameron gave the invocation and led the Pledge of Allegiance.

2. CONSENT ITEMS

2.1. Approval of June 26, 2024, RDA Meeting Minutes

Chair Fullmer called for a motion.

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


42 **3. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**

43 **3.1. RDA Update**


44 RDA Director Josh Daniels will give an update on the RDA.

45 Chair Fullmer turned the time over to RDA Director Josh Daniels.


46

47  Mr. Daniels reviewed the fiscal impact the RDA had on the Alpine School District. He noted
48 that all properties in Vineyard were being assessed at the current tax rate, with a few exceptions.


49

50  Mr. Daniels explained that the current RDA reimbursement agreements were reimbursed post-
51 performance and that developers were taking the risk in building infrastructure.


52

53  Boardmember Cameron asked about the infrastructure that was built in the Forge
54 Development area. Chair Fullmer explained that the infrastructure was built to service two
55 development sites, The Forge and The Yard.

56

57  Mr. Daniels continued his update. He compared the value of property in the RDA and the rest
58 of the city. He reviewed tax revenues and the amount going to the school district.


59

60  Mr. Daniels gave a brief overview of the Taxing Entity Committee.

61

62  Boardmember Sifuentes thanked Mr. Daniels for his presentation.

63

64  Boardmember Holdaway felt that this was a manipulation of data. Mr. Daniels explained how
65 tax revenue worked. A discussion ensued.

66

67

68 **4. BUSINESS ITEMS**

69 There were no business items.

70

71

72 **5. ADJOURNMENT**

73  Chair Fullmer adjourned the meeting at 6:26 PM.

74

75

76 **MINUTES APPROVED ON:** _____

77 **CERTIFIED CORRECT BY:** Paula D. Spencer

78 **PAMELA SPENCER, CITY RECORDER**

79

80

81





STAFF REPORT

Meeting December 11, 2024

Date:

Agenda Public Hearing - Amending the Vineyard RDA Fiscal Year 2024-2025 Budget

Item: Amendment #1 (Resolution U2024-4)

Department: RDA

Presenter: Josh Daniels

Background/Discussion:

This budget amendment is to adjust the total funds available, and likely to be spent in FY2024-2025, for one-time funds rolled over from last fiscal year (2023-24) which are designated for reimbursement to Anderson-Geneva for environmental remediation expenses as well as any TIF payments or other previously owed reimbursements.

Fiscal Impact:

This is an increase in revenues and expenses of \$3,079,657 from \$34,208,591 to \$37,288,248. These funds represent available one-time funds that were not spent in 2024 which are just being rolled over for this year (FY 2025).

Recommendation:

Approval of the resolution.

Sample Motion:

"I move to adopt Resolution U2024-04, the RDA Fiscal Year 2024-2025 Budget Amendment #1 as presented by Staff.

Attachments:

1. Resolution U2024-04 Amend the 2024-2025 Budget
2. FY25 RDA Working Budget after Amendment #1

RESOLUTION NO. U-2024-04

A RESOLUTION AMENDING THE VINEYARD REDEVELOPMENT AGENCY (RDA) BUDGET FOR THE 2024-2025 FISCAL YEAR.

WHEREAS, Vineyard Redevelopment Agency has previously adopted a budget for the 2024-2025 fiscal year in accordance with the Utah Fiscal Procedures Act for cities; and

WHEREAS, the Vineyard Redevelopment Agency needs to now amend that adopted budget; and

WHEREAS, a public hearing was held on the 11th day of December 2024 on the proposed amendments to the 2024-2025 fiscal year budget for the Redevelopment Agency.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE VINEYARD REDEVELOPMENT AGENCY AS FOLLOWS:

1. The attached exhibit A hereby adopted as the amended 2024-2025 fiscal year budget for the Vineyard Redevelopment Agency.
2. This resolution shall take effect upon passing.

PASSED and ADOPTED by the Board of the Vineyard Redevelopment Agency this 11th day of December 2024.

Chair Julie Fullmer

Attest:

Executive Secretary



REDEVELOPMENT AGENCY

FUND 25

				ADOPTED	PROJECTED	
				ACTUAL	BUDGET	
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	
					BUDGET	
					FY 24-25	
BEGINNING FUND BALANCE:					25,639,824	21,378,085
Revenue						
25	2501	3110	Property Tax Increment	7,923,319	10,449,218	10,500,000
25	2501	3113	RDA Admin	330,138	477,051	437,500
25	2501	3501	Interest Income	1,805,905	1,000,000	1,000,000
25	2501	3205	Grant Revenue	-	300,000	11,300,000
Beginning Fund Balance Appropriation					24,061,739	14,050,748
Total Revenue				10,059,362	36,288,008	37,288,248
RDA						
25	2501	4103	Public Notices	-	2,000	2,000
25	2501	4301	Contract Services	369,201	469,250	609,900
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	4,798,464	25,133,821
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	477,051	437,500
25	2501	6061	Transfer to Internal Service Fund	56,420	62,898	75,000
Total RDA				28,633,987	16,488,008	37,288,248
Surplus (Deficit)				(18,574,625)	19,800,000	-