



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
February 26, 2025, 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, February 26, 2025, 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

2.1. RDA Update

RDA Director Josh Daniels will give a brief update on the RDA.

3. CONSENT ITEMS

3.1. Approval of February 12, 2025, RDA Meeting Minutes

4. CLOSED SESSION

The RDA Board pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- a strategy sessions to discuss pending or reasonably imminent litigation

5. BUSINESS ITEMS

5.1. Discussion and Action - Settlement Agreement

City Attorney Jayme Blakesley will present a settlement agreement.

6. 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:

CERTIFIED (NOTICED) BY:

/s/Pamela Spencer

PAMELA SPENCER, CITY RECORDER



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**MINUTES OF A REDEVELOPMENT
AGENCY BOARD MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
February 12, 2025, at 6:00 PM

Present

Chair Julie Fullmer
Boardmember Sara Cameron
Boardmember Brett Clawson
Boardmember Mardi Sifuentes

Absent

Boardmember Jacob Holdaway

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, Public Works Director Naseem Ghandour, Senior Planner Cache Hancey, Finance Director Kristie Bayles, Communications Manager Jenna Ahern, Deputy City Recorder Tony Lara

Others Speaking: Laura Lewis from Lewis Robertson and Burningham


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

Chair Fullmer began the meeting at 6:00 pm.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. CONSENT ITEMS

3.1. Approval of the January 29, 2025, RDA Meeting Minutes


 **Motion:** BOARDMEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARDMEMBER CAMERON SECONDED THE MOTION. CHAIR FULLMER AND BOARDMEMBERS CAMERON, SIFUENTES AND CLAWSON VOTED YES. BOARDMEMBER HOLDAWAY WAS EXCUSED. THE MOTION PASSED UNANIMOUSLY WITH ONE ABSENT.


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4. BUSINESS ITEMS


4.1. Bid Award for Architectural Services for the new Vineyard Center (Resolution U2025-01) (This item was continued from the January 29, 2025, City Council Meeting.)


 Chair Fullmer turned time over to RDA Director Josh Daniels.

 Mr. Daniels presented the bid award and introduced Laura Lewis from Lewis Robertson and Burningham.

 Ms. Lewis presented on potential bond options available to the city and what the process would look like if the city chose to pursue that option.


 Boardmember Sifuentes asked for clarification on leasing arrangements, and it was confirmed that Mountainland Association of Governments would not be leasing the building from the city.


 Boardmember Cameron wanted to know if there was any plan to raise the sales tax rate at all. Ms. Lewis advised that the city already charges the maximum rate so it would not be changing. Additionally, Ms. Lewis pointed out that should the city be unable to pay its debt that bondholders could not demand that the city raise property taxes.


 Chair Fullmer reminded the public that there was not going to be a vote on the bonding during the current meeting, but that vote would be held separately on a different night. The vote before the board was solely for the bid award for the architect.


 Boardmember Clawson asked for clarification on debt service coverage and some of the calculations that were being presented. A discussion ensued.


 Boardmember Sifuentes asked for breakdown of the process and at what point would the board know the amount of any proposed bond.


 Boardmember Clawson asked for clarification on future projected construction costs.


 Boardmember Cameron had additional questions on debt service and projections from the presentation. Ms. Lewis added clarification. Additionally it was determined that Finance Director Kristie Bayles might be the correct staff to help further answer her questions.

 Chair Fullmer asked if the board had questions on the bid. Boardmember Sifuentes asked the staff to reintroduce the bid.

 City Manager Eric Ellis gave a short presentation reintroducing the bid and answered questions from the council. Boardmember Clawson wanted to confirm that there was no impact to the general fund. A discussion ensued.


87  Community Development Director Morgan Brim gave a presentation on the bid process that
88 staff had gone through to select Method Studios and examples provided by them of similar
89 projects that had been done in the past. A discussion ensued.

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91  Boardmember Sifuentes asked if it would be possible to project an annual cost. Mr. Ellis
92 explained that it was part of the debt service coverage in Ms. Lewis’s presentation.

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94  **Motion:** BOARDMEMBER CLAWSON MOVED TO ADOPT RESOLUTION U2025-
95 01. BOARDMEMBER CAMERON SECONDED THE MOTION. THE ROLL CALL VOTE
96 WAS AS FOLLOWS: CHAIR FULLMER AND BOARDMEMBERS CAMERON,
97 SIFUENTES AND CLAWSON VOTED YES. BOARDMEMBER HOLDAWAY WAS
98 EXCUSED. THE MOTION CARRIED WITH ONE ABSENT.

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101 **5. CLOSED SESSION**

102 strategy sessions to discuss pending or reasonably imminent litigation

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104  **Motion:** BOARDMEMBER SIFUENTES MOVED TO ENTER A CLOSED SESSION
105 AT 6:34 PM FOR THE PURPOSE OF A STRATEGY SESSION TO DISCUSS PENDING
106 OR REASONABLY IMMINENT LITIGATION. BOARDMEMBER CAMERON
107 SECONDED THE MOTION. CHAIR FULLMER AND BOARDMEMBERS CAMERON,
108 SIFUENTES, AND CLAWSON VOTED YES. BOARDMEMBER HOLDAWAY WAS
109 EXCUSED THE MOTION PASSED UNANIMOUSLY WITH ONE ABSENT.

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112 **6. ADJOURNMENT**

113  Chair Fullmer adjourned the meeting at 6:56 PM.

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117 **MINUTES APPROVED ON:** _____

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120 **CERTIFIED CORRECT BY:** _____
121 **TONY LARA, DEPUTY CITY RECORDER**

