



**NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
October 11, 2023, at 6:00 PM**

Present

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

Absent

Boardmember Amber Rasmussen

Staff Present: City Manager Ezra Nair, City Attorney Jayme Blakesley, Sergeant Greg Sherwood, Finance Director David Mortensen, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, Deputy Recorder Heidi Jackman

Others Speaking: Residents, Daria Evans, Larry O'Donnell; Chris Kephart, with Martin Snow Properties

1. CALL TO ORDER

► Chair Fullmer opened the meeting at 6:32 PM.

2. CONSENT AGENDA

2.1 Approval of the June 28, 2023, RDA Meeting Minutes

Chair Fullmer called for a motion.

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

3. BUSINESS ITEMS

3.1 PUBLIC HEARING – Extending the Life of the RDA (Resolution U2023-06)

City Manager Ezra Nair will present a request to extend the collection period for certain portions of the Geneva Urban Renewal Area. The RDA Board will act to adopt (or deny) this request by resolution.

Chair Fullmer called for a motion to open the public hearing.

45 ► **Motion:** BOARDMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT
46 6:32 PM. BOARDMEMBER WELSH SECONDED THE MOTION. CHAIR FULLMER,
47 BOARDMEMBERS FLAKE, SIFUENTES, AND WELSH VOTED YES. THE MOTION
48 CARRIED UNANIMOUSLY.

49 ► City Manager Ezra Nair gave a presentation about the extension of the life of the RDA.
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52 Chair Fullmer called for public comments.
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54 ► Resident Kim Cornelius, living in The Villas, had a question about the word “extension” and
55 the 25-year period. Mr. Nair explained to him what it meant. Chair Fullmer asked Mr. Nair to
56 explain why we “trigger” something. Mr. Nair responded, and a discussion ensued.
57

58 ► Resident Daria Evans, living in The Villas, asked about parcels and Mr. Nair responded and
59 showed a map to answer her question and a discussion ensued.
60

61 ► Resident Larry O’Donnell, living in The Villas, had concerns about the developer and soil
62 testing. Chair Fullmer responded with info about the Department of Environmental Quality.
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64 Mayor Fullmer asked if there were additional comments. Hearing none, she called for a motion to
65 close the public hearing.
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67 ► **Motion:** BOARDMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING at
68 6:50 PM. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER,
69 BOARDMEMBERS FLAKE, SIFUENTES, AND WELSH VOTED YES. THE MOTION
70 CARRIED UNANIMOUSLY.
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72 ► Chair Fullmer followed up with her thoughts on the RDA.
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74 ► **Motion:** BOARDMEMBER WELSH MOVED TO ADOPT RESOLUTION U2023-06 TO
75 EXTEND THE LIFE OF THE RDA IN THE MAPPED AREAS. SUCH AS GENEVA
76 NITROGEN, MARTIN SNOW’S EAST GENEVA PROPERTIES AND LAKEFRONT.
77 BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS:
78 CHAIR FULLMER, BOARDMEMBERS FLAKE, SIFUENTES, AND WELSH VOTED YES.
79 THE MOTION CARRIED UNANIMOUSLY.
80

81 **3.2 DISCUSSION AND ACTION – 1600 North Reimbursement Agreement Application**

82 City Manager Ezra Nair will present a request from Martin Snow for reimbursement of the
83 1600 North extension. The RDA Board will act to adopt (or deny) this request.
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85 ► Mr. Nair reviewed the 1600 North Reimbursement Agreement Application.
86

87 ► Chair Fullmer called for further questions. Hearing none, Boardmember Welsh stated she
88 would like to make a motion.
89

90 ► **Motion:** BOARDMEMBER WELSH MOVED TO APPROVE RESOLUTION U2023-07
91 WHICH AUTHORIZES THE CITY MANAGER OR RDA CHAIR TO NEGOTIATE AN
92 AGREEMENT WITH AND APPROVE A CONTRACT WITH VINEYARD PROPERTIES OF
93 UTAH LLC FOR A REIMBURSEMENT AGREEMENT REGARDING INFRASTRUCTURE
94 WITH THE COMPLETION OF 1600 NORTH, NOT TO EXCEED \$1,776,640.50.
95 BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS:
96 CHAIR FULLMER, BOARDMEMBERS FLAKE, SIFUENTES, AND WELSH VOTED YES.
97 THE MOTION CARRIED UNANIMOUSLY.
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99 ► Chris Kephart, with Martin Snow Properties, expressed concern that the dollar amount stated
100 for the project was no longer correct. Chair Fullmer responded that there could be a negotiation.
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103 4. ADJOURNMENT

104 Chair Fullmer called for a motion to adjourn.
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106 ► **Motion:** BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 6:54
107 PM. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR FULLMER,
108 BOARDMEMBERS FLAKE, SIFUENTES, AND WELSH VOTED YES. THE MOTION
109 CARRIED UNANIMOUSLY.
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112 **MINUTES APPROVED ON:** October 25, 2023
113

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