



**MINUTES OF A
REDEVELOPMENT AGENCY
BOARD MEETING**
City Council Chambers
125 South Main Street, Vineyard, Utah
March 27, 2024, at 9:38 PM

Present

Chair Julie Fullmer
Board member Sara Cameron
Board member Jacob Holdaway
Board member Amber Rasmussen
Board member 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, and City Recorder Pamela Spencer

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

Chair Fullmer called the meeting to order at 9:38 PM.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. RDA Update

RDA Director Josh Daniels will give an update on the RDA including Megaplex and Topgolf distributions.

Mr. Daniels gave an overview of how an RDA works and gave a breakdown of the General fund budget increase over the last 10 years. Board member Sifuentes asked if the RDA dealt with sales tax. Mr. Daniels replied that it was mainly property tax. Mr. Daniels continued his review.

Mr. Daniels reviewed the tax revenue payouts by projects. He noted that The Yard and Topgolf initial reimbursements would be paid out this fiscal year. He also noted that the amount paid each year could vary with the revenue generated. He reviewed the accumulated totals for these areas.

Board member Holdaway commented that the RDA was to serve the people and their interests. He felt this was a carrot that the RDA could use to hold people accountable. He wanted to know if they could amend the plan if the people did not want certain incentives. He asked

about using funds towards cleanup. Mr. Blakesley replied that all decisions were up to the RDA board. He felt that Mr. Daniels had done a good job of explaining the RDA. He mentioned that the state had changed the incentives that were allowed. He explained that the property values and sales tax revenues had increased because of the amenities in The Yard area. Mr. Ellis explained that all new commercial developments would still generate sales tax revenue, but they could not use incentives to bring in amenities. Mr. Daniels explained that sales tax revenue was protected as proprietary information. He added that they could still offer an incentive through infrastructure reimbursement.

Board member Holdaway asked when the board would discuss strategies. Mr. Daniels replied that the bulk of the RDA funds were already being used. A discussion ensued. Chair Fullmer explained the process of incentivizing developments. The discussion continued. Board member Sifuentes felt it would be helpful to know the current agreements.

3. CONSENT ITEMS

3.1. Approval of March 13, 2024, RDA Meeting Minutes

Chair Fullmer called for a motion.

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

4. BUSINESS ITEMS

4.1. Edge Homes Disbursement Approval

Mr. Brim reviewed the agreement and the request for disbursement.

Board member Camron asked about the other payments. Mr. Blakesley explained the reimbursement schedule.

Motion: BOARD MEMBER HOLDAWAY MOVED THAT THE RDA APPROVE THE REIMBURSEMENT REQUEST BY EDGE HOMES, LLC FOR \$129,463.40 FOR WORK COMPLETED FOR 300 WEST AND LOOP ROAD EXTENSIONS. BOARD MEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARD MEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

5. ADJOURNMENT

Chair Fullmer adjourned the meeting at 10:10 pm.

MINUTES APPROVED ON: April 24, 2024

CERTIFIED CORRECT BY: 
PAMELA SPENCER, CITY RECORDER

