



**NOTICE OF A REDEVELOPMENT  
AGENCY BOARD MEETING  
January 29, 2025, at 6:00 PM**

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PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a regularly scheduled Redevelopment Agency Board meeting on Wednesday, January 29, 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**
- 3. CONSENT ITEMS**
  - 3.1. Approval of December 11, 2024, RDA Meeting Minutes**
- 4. BUSINESS ITEMS**
  - 4.1. Bid Award for Architectural Services for the new Vineyard Center (Resolution U2025-01)**
- 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:**

Pamela Spencer

**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  
December 11, 2024, at 6:02 PM

**Present**

Boardmember Sara Cameron  
Boardmember Brett Clawson  
Boardmember Jacob Holdaway  
Boardmember Mardi Sifuentes


**Absent**

Chair Julie Fullmer

**Staff Present:** City Manager Eric Ellis, City Attorney Jayme Blakesley, RDA Director Josh Daniels, Sergeant Jason Bullock 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, Executive Assistant Natilee Allen, City Recorder Pamela Spencer

**Others Speaking:**


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


 Chair pro tempore Sifuentes opened the meeting at 6:02 PM. Boardmember Cameron gave the invocation and led the Pledge of Allegiance.

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

**3. CONSENT ITEMS**

**3.1. Approval of August 28, 2024, RDA Meeting Minutes**

 Chair pro tempore Sifuentes called for a motion.


 **Motion:** BOARDMEMBER CAMERON MOVED TO APPROVE THE CONSENT ITEM. BOARDMEMBER CLAWSON SECONDED THE MOTION. CHAIR PRO TEMPORE SIFUENTES, AND BOARDMEMBERS CAMERON AND CLAWSON VOTED YES. BOARDMEMBER HOLDAWAY VOTED NO. CHAIR FULLMER WAS EXCUSED. THE MOTION CARRIED THREE (3) TO ONE (1) WITH ONE ABSENT.

46 **4. BUSINESS ITEMS**

47 **4.1. Public Hearing - Amending the Vineyard RDA Fiscal Year 2024-2025 Budget Amendment**  
48 **#1 (Resolution U2024-4)**

49 RDA Director Josh Daniels will present amendments to the Fiscal Year 2024-2025 RDA Budget.  
50 The RDA Board will act to adopt (or deny) this request by resolution.  
51


52 Chair pro tempore Sifuentes called for a motion to open the public hearing.  
53

54  **Motion:** BOARDMEMBER HOLDAWAY MOVED TO GO INTO A PUBLIC HEARING AT 6:05 PM.  
55 BOARDMEMBER CAMERON SECONDED THE MOTION. CHAIR PRO TEMPORE SIFUENTES, AND  
56 BOARDMEMBERS CAMERON AND CLAWSON AND HOLDAWAY VOTED YES. CHAIR FULLMER  
57 WAS EXCUSED. THE MOTION CARRIED WITH ON ABSENT.  
58

59 Chair pro tempore Sifuentes turned the time over to RDA Director Josh Daniels.  
60


61  Mr. Daniels reviewed the reason for the amendment.  
62

63  Chair pro tempore Sifuentes called for public comments. Hearing none, she called for a motion to close the  
64 public hearing.  
65


66  **Motion:** BOARDMEMBER CAMERON MOVED TO CLOSE THE PUBLIC HEARING AT 6:06 PM.  
67 BOARDMEMBER HOLDAWAY SECONDED THE MOTION. CHAIR PRO TEMPORE SIFUENTES, AND  
68 BOARDMEMBERS CAMERON AND CLAWSON AND HOLDAWAY VOTED YES. CHAIR FULLMER WAS  
69 EXCUSED. THE MOTION CARRIED WITH ON ABSENT.  
70

71  Chair pro tempore Sifuentes called for questions or comments from the board.  
72


73  Boardmember Holdaway expressed his concern with approving the amendment.  
74

75  Boardmember Clawson asked to compare the original budget with the amended budget. Mr. Daniels  
76 explained the budget process. There was a discussion about the budget.  
77

78  Chair pro tempore Sifuentes called for a motion.  
79

80  **Motion:** BOARDMEMBER CAMERON MOVED TO RESOLUTION U2024-04 THE RDA FISCAL  
81 YEAR 2024-2025 BUDGET AMENDMENT #1 AS PRESENTED BY STAFF. BOARDMEMBER  
82 CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR PRO TEMPORE  
83 SIFUENTES, AND BOARDMEMBERS CAMERON AND CLAWSON VOTED YES. BOARDMEMBER  
84 HOLDAWAY VOTED NO. CHAIR FULLMER WAS EXCUSED. THE MOTION CARRIED THREE (3) TO  
85 ONE (1) WITH ONE ABSENT.  
86  
87

88 **5. ADJOURNMENT**  
89

90  Chair pro tempore Sifuentes adjourned the meeting at 6:13 PM.  
91  
92

93  
94 **MINUTES APPROVED ON:** \_\_\_\_\_

95  
96  
97 **CERTIFIED CORRECT BY:** \_\_\_\_\_

98 *Pamela D. Spencer*  
99 **PAMELA SPENCER, CITY RECORDER**



DRAFT



## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** January 29, 2025

**Agenda Item:** Bid Award for Architectural Services for the new Vineyard Center (Resolution U2025-01)

**Department:** Community Development Department

**Presenter:** Eric Ellis

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### **Background/Discussion:**

After reviewing 15 architectural proposals for the Vineyard Center project, staff, along with Mountainland Association of Governments (MAG), has identified **Method Studio** as the preferred architect for the project.

This is a joint venture between Vineyard City and MAG to build a multi-story building located on Block 10a within the Utah City Development. This contract will allow staff to begin the process of working with Method Studio on the design of the building. It is estimated that this process will take 6 months to finish, resulting in construction documents to be used to build the new Vineyard Center. MAG is helping pay for approximately 1/3 of the cost of design.

### **Fiscal Impact:**

1,000,000.00; the not to exceed amount is \$1.5 million with Mountain Land Association of Governments covering \$500,000.

### **Recommendation:**

### **Sample Motion:**

"I move to adopt Resolution U2025-01, permitting the city manager to enter into a contract with Method Studios for architectural services of the new Vineyard Center.

### **Attachments:**

1. RES U2025-01 Bid Award for Architect Services for new Vineyard Center
2. Method Studio Team + Relevant Projects

**RESOLUTION U2025-01**

**A RESOLUTION OF THE VINEYARD UTAH REDEVELOPMENT AGENCY BOARD  
AWARDING THE BID TO METHOD STUDIOS FOR ARCHITECTURAL SERVICES  
FOR THE NEW VINEYARD CENTER**

WHEREAS, notice to bidders has been duly given as required by law; and

WHEREAS, after consideration of all bids filed, it was determined that Method Studios is the best bidder for architectural services for the new Vineyard Center as is herein outlined.

NOW THEREFORE BE IT RESOLVED BY THE VINEYARD UTAH  
REDEVELOPMENT AGENCY BOARD AS FOLLOWS:

Section 1. The bid be awarded to Method Studios for architectural services for the new Vineyard Center and the contract is now awarded to said contractor in the total amount of \$1,000,000. The not to exceed amount is \$1.5 million with Mountain Land Association of Governments covering \$500,000.

Section 2. That city manager is hereby authorized and directed to execute the contract with the contractor for architectural services as is herein referred to.

Section 3. This resolution shall take effect upon passing.

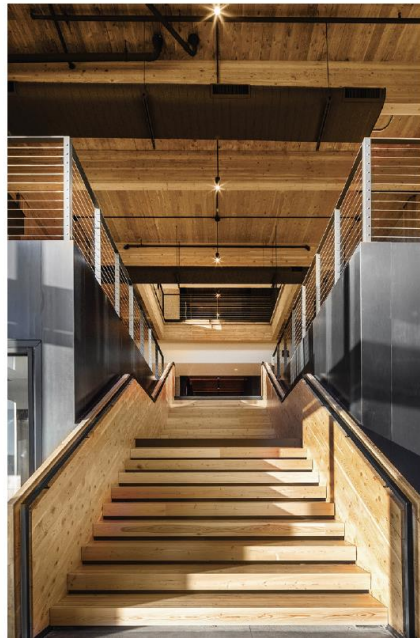
Passed and dated this 29th day of January 2025.

\_\_\_\_\_  
Board Chair

Attest:

\_\_\_\_\_  
Recorder





PEOPLE FIRST,  
CREATING PLACES  
THAT INFLUENCE,  
MOTIVATE, INSPIRE +  
UPLIFT



methodstudio

VINEYARD CITY CIVIC CENTER  
ARCHITECTURAL DESIGN SERVICES  
INTERVIEW | JANUARY 16, 2025

## CORE TEAM MEMBERS

q2 EXPERIENCE, BACKGROUND, +  
COMMUNICATION STYLES....

## OUR FIRM

- **Civic + City center experts with multiple, successful long-standing relationships**
- 100+ devoted, hard-working professionals
- **98% repeat client base** a testament to our commitment to client service
- Best of State, Commercial Architecture Firm, **seven years in a row - 2018 - 2024**
- Collaborative, **laser-focused listeners**
- Numerous **5/5 past performance rankings** giving Method Studio one of the highest past performance rating scores for the State of Utah among all architectural firms.



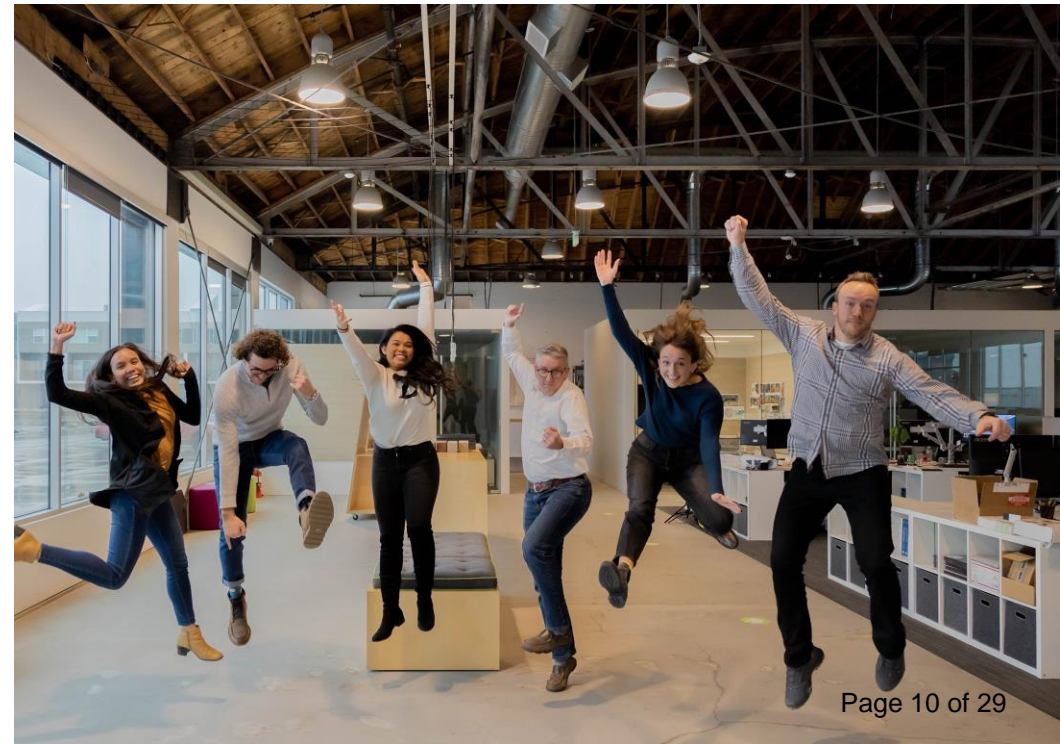
**170+**  
UTAH COUNTY  
PROJECTS

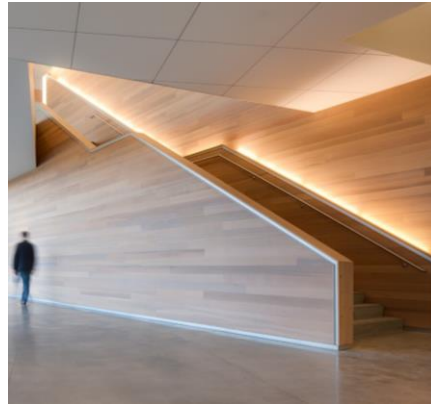
GIVING BACK –  
COMMUNITY +  
STAFF

EMPLOYMENT  
PRACTICES.

INNOVATION.  
RIGOR.

CLIENT  
EXPERIENCE.





# CORE TEAM

q2 BACKGROUND,  
EXPERIENCE,  
COMMUNICATION  
STYLE...

DESIGN FOR CURRENT  
AND FUTURE NEEDS.

CONTEXTUAL APPROACH,  
UNIQUE TO THIS  
COMMUNITY.

COLLABORATION  
FOCUSED ON LISTENING  
AND CONSENSUS  
BUILDING.

WE ARE PASSIONATE  
ABOUT BUILDING  
COMMUNITY.

DESIGN WITH  
SUSTAINABILITY AS A KEY  
DRIVER.

DRIVEN BY PASSION.

STEADFAST LISTENERS.

DEDICATED COLLABORATORS.

DETERMINED TO PROVIDE CLIENT-DRIVEN SOLUTIONS.

CONTEXTUAL DESIGN SOLUTIONS FOR EACH UNIQUE PROJECT.

COMMITMENT TO SUSTAINABILITY + MASS TIMBER



Joe Smith, AIA, LEED A.P.  
PRINCIPAL-IN-CHARGE +  
LEAD ARCHITECT



Jay Taggart, AIA  
PROJECT MANAGER



Rob Beishline, AIA, LEED A.P  
SENIOR DESIGNER +  
CIVIC DESIGN EXPERT



Jared Wright, AIA, RA  
PROJECT ARCHITECT +  
MASS TIMBER  
DESIGN EXPERT

JOE SMITH, AIA, LEED AP  
PRINCIPAL IN CHARGE + LEAD ARCHITECT



*"The inclusion of MAG as partners and occupants is not just a practical decision—it's a visionary one. MAG plays an essential role in shaping the future of our community, from regional planning and transportation to economic development and resource management. Their presence in this building reinforces Vineyard's commitment to collaboration and innovation. By sharing this space, you're creating a hub where local government, regional leadership, and community members can work together to address challenges and seize opportunities that benefit all of Utah County. This partnership exemplifies the spirit of progress and unity that this Civic Center is designed to embody."*

#### SELECTED PROJECT EXPERIENCE

New Orem City Hall, 79k SF, \$29.5 mil, Progr.+ Design, Orem, UT  
Vineyard Station 6000k seat Entertainment Venue + Hotel @ Utah City, Vineyard, UT  
Vineyard Festival & Recreation Grounds, 1600 N at the CAMU @ Utah City, Vineyard, UT  
New UVU Building at Geneva Park Concept, Vineyard, UT  
Orem City Hall Feasibility Study, Orem, UT  
Existing Orem City Hall Remodel, Orem, UT  
Orem Library Hall, Orem, UT  
Orem City Family Fitness Center, Orem, UT  
Taylorsville City Hall, Taylorsville, UT  
UVU New Scott C. Keller Business Building, Orem, UT  
UVU New Campus Administration - Fugal Gateway Bldg, Orem, UT  
UVU New Alumni Center, Orem, UT  
UVU Clarke Classroom Building, Orem, UT  
UVU Sorensen Student Center Remodel, Orem, UT  
UVU Noorda Performing Arts Center, Orem, UT  
UVU+UDOT Pedestrian Bridge, Orem, UT  
Roy City Hall, Roy, UT  
Uintah City Hall, Uintah, UT



q2 BACKGROUND,  
EXPERIENCE,  
COMMUNICATION STYLE...

**27+** YEARS OF  
EXPERIENCE

**18+** YEARS WITH  
METHOD STUDIO

**30+** CIVIC/MIXED-USE  
PROJECTS

methodstudio

JAY TAGGART, AIA  
PROJECT MANAGER



*“Over the years I have developed tools that help guide the process of developing the design with the client on complex project types which include Civic, Healthcare, Education, and Higher Education. We continue to refine our communications and tailor them to the project and client needs.”*

*We excel at being responsive, which is a key component of successful communication.”*

**SELECTED PROJECT EXPERIENCE**

Orem City Hall Feasibility Study + Concept Design, Orem, UT  
New Orem City Hall, Design, Orem, UT  
Lehi Public Safety Building, Lehi, UT\*  
Lindon Public Safety Facility, Lindon, UT\*  
Mapleton City Public Safety Building, Mapleton, UT\*  
Cedar Hills Community Recreation Center, Cedar Hills, UT\*  
Lehi Master Plan, Lehi, UT\*  
Lindon City Police Station Tenant Buildout, Lindon, UT\*  
Lindon City Center, Lindon, UT\*  
Springville City Bay Remodel, Springville, UT\*  
Springville City Water District Remodel, Springville, UT\*  
Springville Interior Bay Remodel, Springville, UT\*  
Mountain View Office Plaza | Lehi, Utah\*  
Peck Ormsby Office Building II, Thanksgiving Pointe | Lehi, Utah\*  
Rocky Mountain University Tower remodel, Provo, UT  
Rocky Mountain University Building 3 phase II remodel, Provo, UT  
UVU Institutional Advancement & Alumni Center Program, Orem, UT\*  
UVU Autism Center, Orem, UT\*

**26+** YEARS OF  
EXPERIENCE

**3+** YEARS WITH  
METHOD STUDIO

**165+** PROJECTS  
IN UTAH COUNTY

**MUNICIPAL + CIVIC  
DEVELOPMENT EXPERT**



q2 BACKGROUND,  
EXPERIENCE,  
COMMUNICATION STYLE...

ROB BEISHLINE, AIA, LEED AP  
LEAD DESIGNER + CIVIC DESIGN EXPERT



*“Many of my projects involve cities that rarely build. I manage and communicate accordingly, recognizing the unique opportunity to shape their communities. I strive for simplicity, clarity, and succinctness to avoid “architect speak.” I collaborate with clients, helping them navigate complex processes. I’m accessible and approachable and find value in phone and in-person connections.”*

#### SELECTED PROJECT EXPERIENCE

Orem City Hall Feasibility Study + Concept Design, Orem, UT  
New Orem City Hall, Programming + Design, Orem, UT  
Brigham City Community Center Programming, Brigham City, UT  
Uintah City Center, Uintah, UT  
Roy City Hall Remodel / Addition, Roy, UT  
Summit County Services Ctr., City Services + Library, Kamas, UT  
Davis County Administration Building, Farmington, UT\*  
Davis County Headquarters Branch Library, Farmington, UT\*  
Salt Lake County New Granite Library, South Salt Lake, UT  
Salt Lake County - Holladay Library Remodel/Addition, Holladay, UT  
Salt Lake County - Holladay Library Seismic Upgrade, Holladay, UT  
SL County Public Works Bldg. Add./Rem., Midvale, UT\*  
SL County Public Works Complex Structural Analysis, Midvale, UT\*  
Grand County Library, Moab, UT  
Monroe City Library Addition + Renovation, Monroe, UT  
SLC Library Marmalade Branch, SLC, UT\*  
Orem City - Orem Library Remodel, Orem, UT  
Orem Library Space Planning, Orem, UT

**25+** YEARS OF  
EXPERIENCE

**9+** YEARS WITH  
METHOD STUDIO

**35+** MUNICIPAL  
PROJECTS

**ROB’S PRIMARY CAREER FOCUS HAS  
BEEN CIVIC + MUNICIPAL ARCHITECTURE**



q2 BACKGROUND,  
EXPERIENCE,  
COMMUNICATION STYLE...

methodstudio

JARED WRIGHT, AIA, LEED AP BD+C  
PROJECT ARCHITECT + MASS TIMBER EXPERT



***“ This project is extremely important because a city center is both the heart and the head of a city. From decision makers and planners to constituents and citizens with concerns, the city center is a gathering place for those looking to make their part of the world a better place. Therefore, it's crucial that the building is thoughtfully designed to facilitate and engage the community so that all their opportunities and aspirations can be fully realized. ”***

***My communication style is follow-up and record. Staying diligent about following up on pending items is crucial to getting answers in a timely manner. I'm also an avid note taker, recording all the action items and decisions made so that nothing falls through the cracks. ”***

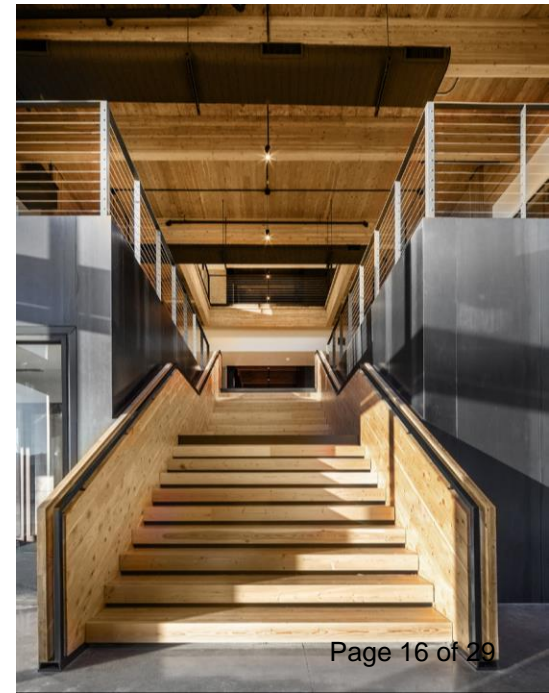
#### SELECTED PROJECT EXPERIENCE

Baltic Mass Timber Office Building, Draper, UT  
Criminal Justice Services Office Bldg., Programming, SL County, UT  
SLC Fire Stations #3 and #14, SLC, UT\*  
Park City Library - Renovation & Addition, Park City, UT\*  
Marmalade Library, SLC, UT\*  
Axis Multi-Family Development, Luxury Apt. & Parking, Orem, UT  
American Fork Multi-Family + Mixed-Use Development Master Plan +  
Concept Design, American Fork, UT  
Provo Mixed-Use Development Concept & Planning, Provo, UT  
Replay Micro-Unit & Multi-Family Housing, Mammoth Lakes, CA  
Qualtrics Headquarters Expansion, 3-story tower, Provo, UT  
Bergamot Art Center Masterplan for Hotel Offices, Museum/Galleries, Light  
Rail Station, Santa Monica, CA\*  
Venice Place Project on Abbott Kinney—  
Hotel/Restaurants/Retail/Offices/Communal Space Venice, CA\*  
BYU Harman Classroom & Office Bldg., Prog. & Design, Provo, UT

**22+ YEARS OF  
EXPERIENCE**

**10+ YEARS WITH  
METHOD STUDIO**

**MASS TIMBER  
EXPERTISE**



q2 BACKGROUND,  
EXPERIENCE,  
COMMUNICATION STYLE...

# PROJECT INTEREST

q1 WHAT SPECIFICALLY INTERESTS YOU  
ABOUT THIS PROJECT ....



THE RUTH  
THE RUTH + NATHAN  
HALE THEATER

UTAH CITY



VINEYARD  
STAY CONNECTED

ENTERTAINMENT VENUE AT UTAH CITY  
LUXURY HOTEL AT UTAH CITY  
PERFORMING ARTS ACADEMY AT UTAH CITY  
FESTIVAL + RECREATION GROUNDS  
AT THE CAMU AT UTAH CITY

UVU UTAH VALLEY  
UNIVERSITY

## VINEYARD PROJECTS:

NEW BUILDING AT GENEVA PARK CONCEPT  
INDOOR SPORTS COMPLEX FEASIBILITY STUDY

## OREM PROJECTS:

PEDESTRIAN BRIDGE  
CLASSROOM BUILDING  
CLARK BUILDING  
SOCCER STADIUM  
ALUMNI BUILDING  
STUDENT CENTER  
KELLER BUSINESS BUILDING  
FUGAL GATEWAY + CAMPUS ADMINISTRATION BUILDING  
NOORDA CENTER FOR THE PERFORMING ARTS  
BASKETBALL PRACTICE FACILITY  
WEE CARE CENTER  
DOZENS OF REMODELS



OREM CITY HALL  
OREM FAMILY FITNESS CENTER  
20+ PROJECTS OVER THE LAST 20 YEARS

SCERA THEATER RENOVATION  
+ MASTER PLAN



DOZENS OF PROJECTS  
OVER THE LAST 20 YEARS



PROVO CITY  
NEW PERFORMING ARTS  
CENTER

methodstudio

OVER 170+ PROJECTS  
IN UTAH COUNTY

# OREM CITY HALL + multiple projects

- Size: 73,472 SF
- Cost: \$28,000,000
- 20-year strong + successful partnership
- Multiple City Projects together
- CASE STUDY: Orem City Hall - Similar project type + scale + budget
- In Utah County + opening next month



# OREM CITY HALL + multiple projects

q3 ONE RELEVANT PROJECT + WHY...



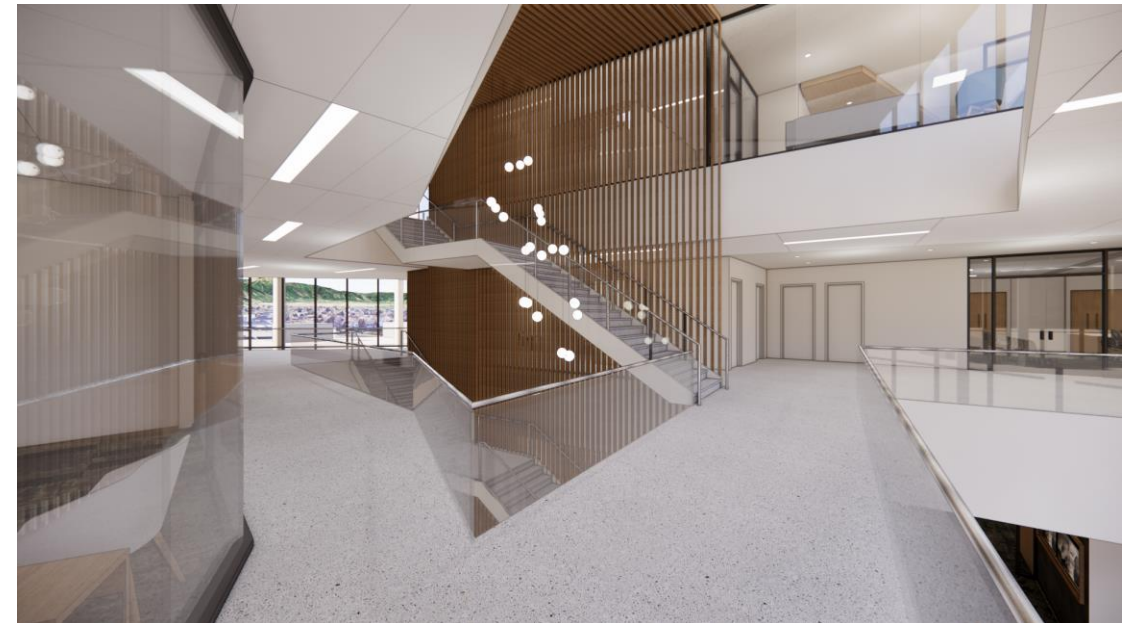
## OREM CITY HALL + multiple projects



methodstudio



q3 ONE RELEVANT  
PROJECT + WHY...



## OREM CITY HALL + multiple projects

q3 ONE RELEVANT  
PROJECT + WHY...



## BALTIC POINT CORPORATE HEADQUARTERS MASS TIMBER OFFICE BUILDING

DRAPER, UTAH

Size: 125,000 SF

Cost:\$24,000,000 est



## LESSONS LEARNED

q7 PAST PROJECTS....



## SPATIAL PLAN SUGGESTIONS

### SUMMIT COUNTY LIBRARY AND COMMUNITY CENTER



# LESSONS LEARNED

## DAVIS COUNTY ADMINISTRATION BUILDING + LIBRARY

FARMINGTON, UTAH

*\*Rob Beishline led while with another firm*

- Combination of a Government Administration Building and Library
- Separate Entrance for Library
- Traditional Civic Design with Modern Detailing
- Warm Inviting Materials
  - Stone
  - Wood
- Book Drop
- Raised Floor System



q7 PAST PROJECTS....



ADMINISTRATION BUILDING  
5,000 s.f.



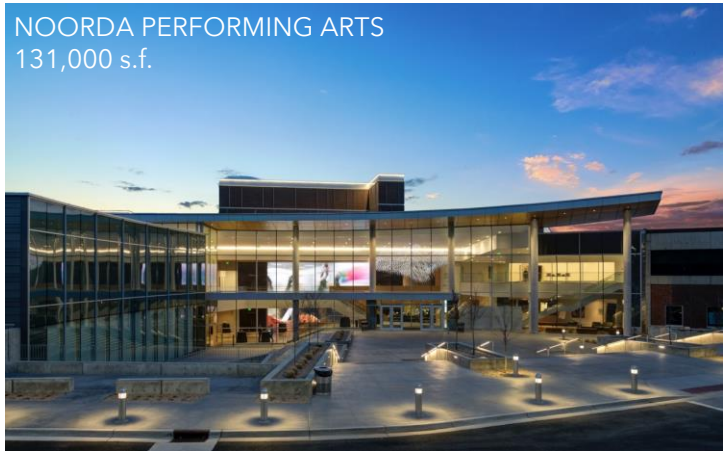
q6 FUNCTIONALITY,  
AESTHETICS, LONG-TERM  
USE....

## UTAH VALLEY UNIVERSITY

OREM, UTAH

Helped to establish new campus brand on multiple large-scale, sustainable building projects over the last 20 years.

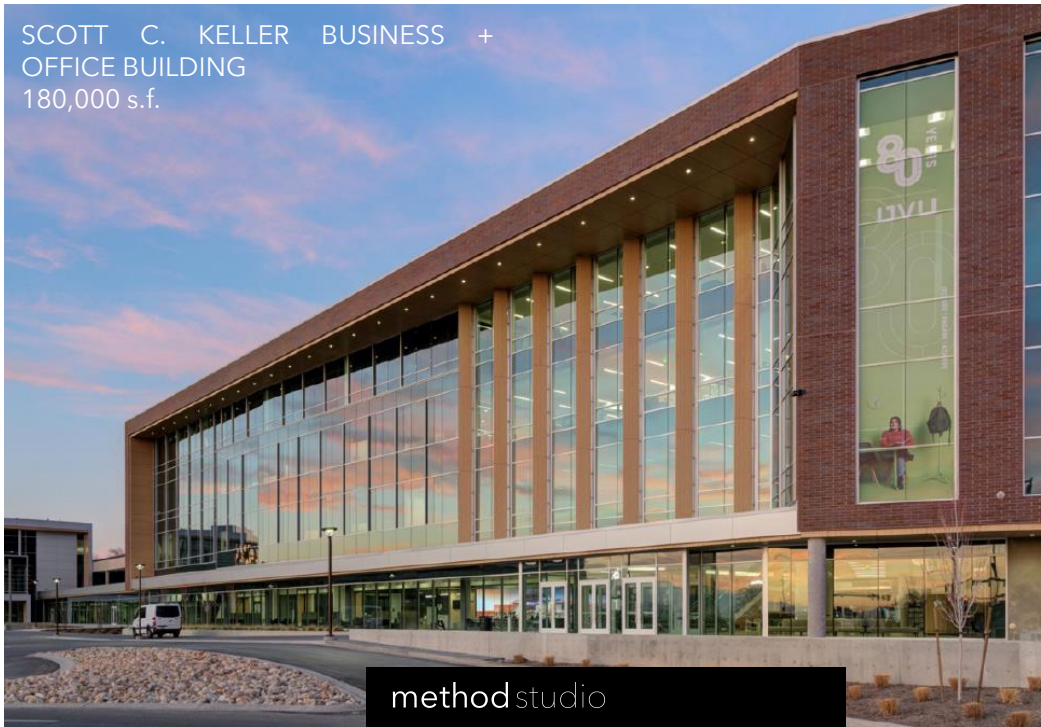
NOORDA PERFORMING ARTS  
131,000 s.f.



CLASSROOM + OFFICE  
BUILDING  
250,000 s.f.

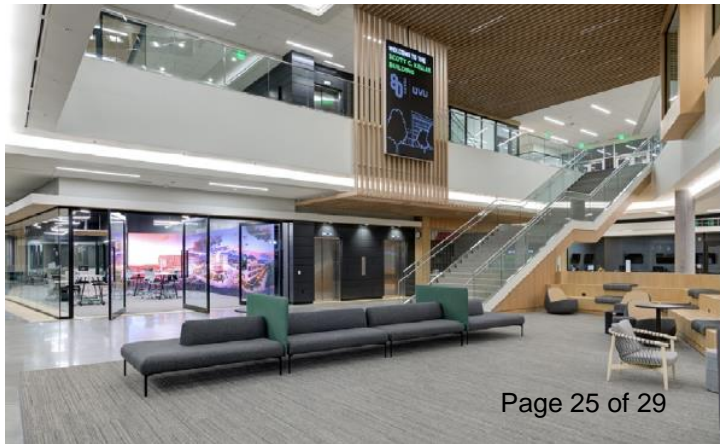


SCOTT C. KELLER BUSINESS +  
OFFICE BUILDING  
180,000 s.f.



methodstudio

UVU PEDESTRIAN  
BRIDGE



## GRANITE LIBRARY + multiple projects with Salt Lake County

SOUTH SALT LAKE, UTAH

2 Size: 30,000 SF  
Cost: \$12,103,350



KEY COMPONENTS:  
Civic building, offices,  
multi-purpose space,  
sustainable



## MID VALLEY PERFORMING ARTS CENTER

TAYLORSVILLE, UTAH

Size: 72,000 SF

Cost: \$39,047,981





## **ANTELOPE ISLAND VISITOR + LEARNING CENTER** + dozens of projects over last 20 years with DFCM – State of Utah

SYRACUSE, UTAH

Size: 20,000 SF est.

Cost: \$12,000,000 est.



# STRENGTH OF TEAM PROJECT TEAM EXPERIENCE

DIVERSITY.  
SPECIALTY EXPERTISE.  
RIGOR.  
RESOURCES.

