



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
February 12, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a Redevelopment Agency Board meeting on Wednesday, February 12, 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 the January 29, 2025, RDA Meeting Minutes

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.*)

5. 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 discussion of the character, professional competence, or physical or mental health of an individual
- b strategy sessions to discuss collective bargaining
- c strategy sessions to discuss pending or reasonably imminent litigation
- d strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares
- e strategy sessions to discuss the sale of real property, including any form of a water right or water shares

- f discussion regarding deployment of security personnel, devices, or systems
- g the purpose of considering information that is designated as a trade secret, as defined in Section [13-24-2](#), if the public body's consideration of the information is necessary in order to properly conduct a procurement under [Title 63G, Chapter 6a, Utah Procurement Code](#)

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 Deputy 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:

February 10, 2025

CERTIFIED (NOTICED) BY:

/s/Tony Lara

TONY LARA, DEPUTY RECORDER



VINEYARD
STAY CONNECTED

**MINUTES OF A REDEVELOPMENT
AGENCY BOARD MEETING**
City Council Chambers
125 South Main Street, Vineyard, Utah
January 29, 2025, at 6:07 PM


Present

Absent

Chair Julie Fullmer
Boardmember Sara Cameron
Boardmember Brett Clawson
Boardmember Jacob Holdaway
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, Building Official Cris Johnson, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Finance Director Kristie Bayles, Communications Manager Jenna Ahern, City Recorder Pamela Spencer

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

 Chair Fullmer opened the meeting at 6:07 PM. Boardmember Holdaway gave the invocation and led the Pledge of Allegiance.


2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no presentations.

3. CONSENT ITEMS


3.1. Approval of December 11, 2024, RDA Meeting Minutes


Chair Fullmer called for a motion.


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


43 **4. BUSINESS ITEMS**


44 **4.1. Bid Award for Architectural Services for the new Vineyard Center (Resolution**
45 **U2025-01)**


46
47  Chair Fullmer turned the time over to RDA Director Josh Daniels.


48
49  Mr. Daniels reviewed the costs for the contract.


50
51  Community Development Director Morgan Brim reviewed the bid process and the
52 recommendation to award the bid to Method Studios for architectural services of the new Vineyard
53 Center. He explained why they had changed the name from the Civic Center to the Vineyard
54 Center, to reflect that there would be other entities using the building. He reviewed the process and
55 timeline for the project.

56
57  Chair Fullmer asked about inviting other users of the building. Mr. Brim explained that they
58 were reaching out to other business to utilize the space.

59
60  Boardmember Clawson asked about the other bidders. Mr. Brim explained that they had
61 narrowed it down to six firms and felt that Method Studios met their needs the best. Boardmember
62 Clawson asked for additional information on the selection process. Senior Planner Cache Hancey
63 reviewed the selection process. Mr. Brim mentioned that staff would be coming back for an RFP
64 for a contractor. A discussion ensued.

65
66  Boardmember Sifuentes asked at what time in the process would they be able to come to the
67 board with costs to build the building. Mr. Brim explained that they would narrow down the costs
68 throughout the process. Boardmember Sifuentes asked if they could receive more information
69 about the process and costs. City Manager Eric Ellis explained that at the February 18, budget
70 retreat RDA's financial consultant would have a presentation on their recommendation for their
71 funding process. He noted that when working with the Architectural Firm and Construction
72 Manager they would refine the costs and give them a budget to stay within. Mr. Brim mentioned
73 that items such as electrical systems would take longer to get costs. He recommended that they
74 start ordering some things early.

75
76  Boardmember Cameron asked about the estimated timeline for completion of the plans. Mr.
77 Brim replied that they said that the completion of the plans would take six to nine months. He said
78 that there was an alignment process on materials that would help the process move quicker. Mr.
79 Brim commented that construction completion was anticipated to be towards the end of 2026. A
80 discussion ensued.

81
82  Boardmember Holdaway noted that this project was 20 times larger than any other spend they
83 had ever done in the city and felt that a sixty-to-ninety-day social media survey should be done
84 especially if they were going to bond for it. Chair Fullmer asked for clarification on Boardmember
85 Holdaway's comment on 20 times larger than any other spend. There was a discussion about the
86 cost of the building and how the city would pay for it. Mr. Ellis explained how the costs would be
87 divided up and how this building would be a multipurpose structure that would create an economic
88 development driver and community space in a cost effective way.



Chair Fullmer asked for clarification on Boardmember Holdaway's comment about the RDA not producing. Boardmember Holdaway felt that the RDA had not produced at the rate to keep the same tax rate. Boardmember Sifuentes clarified that they city had only adjusted the tax rate once in 20 years. Boardmember Holdaway thought that they paid twice the property taxes. Mr. Daniels clarified that the total property and sales tax had grown. Boardmember Holdaway felt that they had not grown at the level to keep the property taxes at the same rate. Chair Fullmer asked for clarification of the amount of property in the RDA. Boardmember Holdaway replied that half of the property in the city was in the RDA, and they were not paying the normal tax rate. He said that 25 percent of the property taxes went to the city and 75 percent went to the RDA. Boardmember Sifuentes explained that the RDA was allowing for development of a property that needed cleaned up. Mr. Daniels explained how the RDA worked and the value of the land from 2012 through 2022. He noted that the city received 25 percent of the increased value. If it had not been developed it would have remained with a green belt exemption and have a possible negative land value. He noted that the land had a significant increase in value. He added that as the property develops there would be an increased share in sales tax revenues as well as property taxes.



Boardmember Clawson asked if the increase would be markedly larger than it would have been if it had been left fallow. He noted that the RDA property values had increased about 12 times since 2012 and that his home value had increased one a half times in that time. Mr. Daniels further explained the value of developing the property in the RDA area.



Boardmember Holdaway asked if they could get a second option on the RDA. Chair Fullmer asked for clarification. Boardmember Holdaway wanted other financial advisors to come and give their opinion of the RDA. Chair Fullmer explained that they had multiple advisors talk to them about the RDA and they voted to allow it. She reviewed the growth of the city and the needs that the city had today and felt that they had established a pattern of being considerate of the taxpayer's dollars.




A discussion continued about the value of the project area. Chair Fullmer asked for two examples of growth.





Boardmember Cameron thanked staff for the work they had done to this point. She thought that they were going to have a financial assessment before moving forward and wanted to postpone the vote until they got those numbers at the retreat. Chair Fullmer asked about the timeline and if they could have Lewis Roberston and Young come in sooner. Mr. Ellis reviewed the process and stated that the numbers were not part of tonight's request. A discussion ensued. Boardmember Sifuentes wanted to get a ballpark number before they start the architecture process. Chair Fullmer suggested they postpone it two weeks so they could present updated numbers. The expectation was to have a sales tax revenue bond. Boardmember Cameron thanked Chair Fullmer for her work to make this happen. The discussion continued.



Chair Fullmer felt that the community would not be what it was unless they cleaned it up. It was not a tit-for-tat, they were investing in a cleanup to make it livable and viable. Boardmember Holdaway hoped that they would find a cheaper solution. Chair Fullmer agreed that they would get to a final resolution. A discussion ensued about additional plans and the growth of the city.

 **Motion:** Boardmember Sifuentes moved to postpone this item to the meeting. Boardmember Cameron seconded the motion.

 A discussion ensued regarding the motion.

 Chair Fullmer, Boardmembers Cameron, Clawson, Holdaway, and Sifuentes voted yes. The motion carried unanimously.

5. ADJOURNMENT

 Chair Fullmer adjourned the meeting at 7:09 PM.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: 
PAMELA SPENCER, CITY RECORDER





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: February 12, 2025

Agenda Item: 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.*)

Department: Community Development Department

Presenter: Eric Ellis

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
3. Background Memo for Vineyard Center

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.

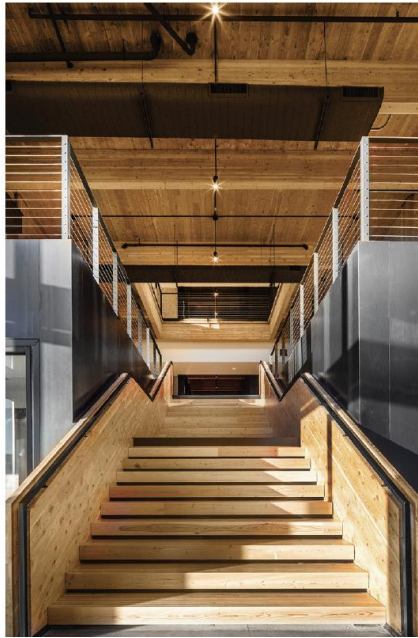
Passed and dated this 29th day of January 2025.

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.



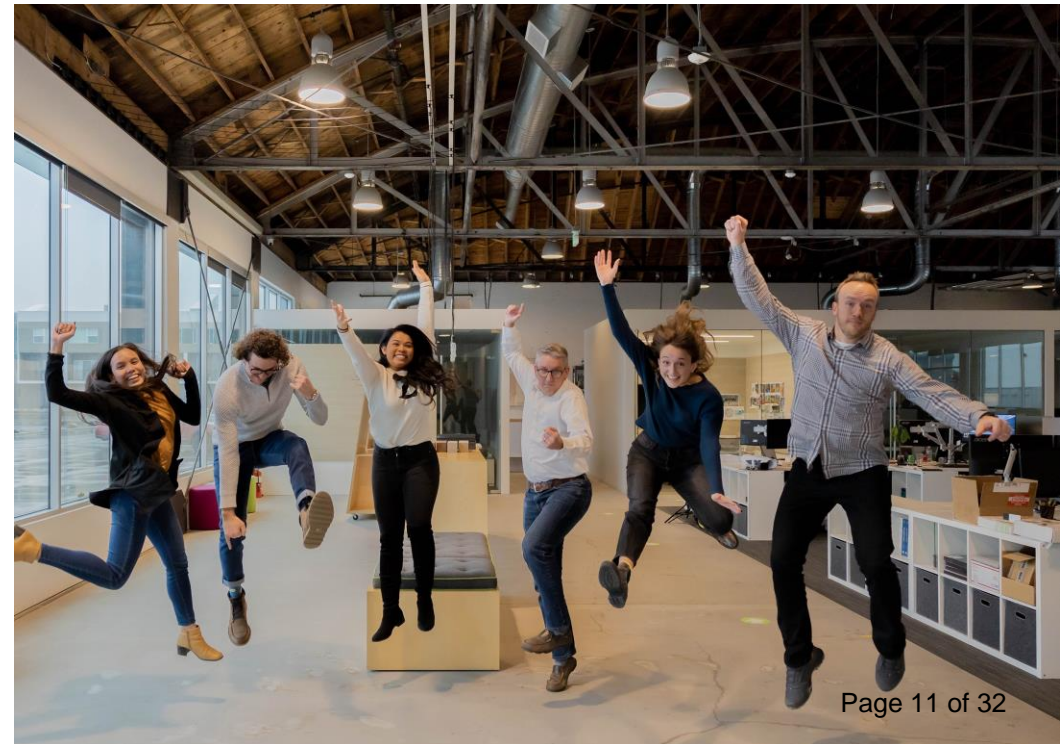
170+
UTAH COUNTY
PROJECTS

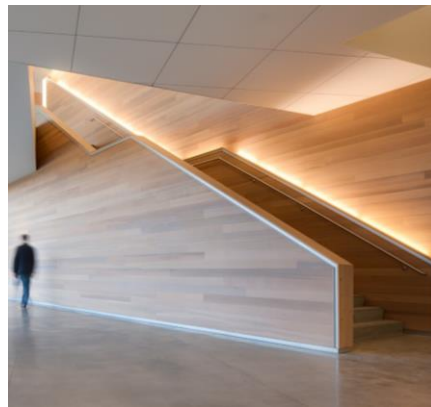
GIVING BACK –
COMMUNITY +
STAFF

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. ”

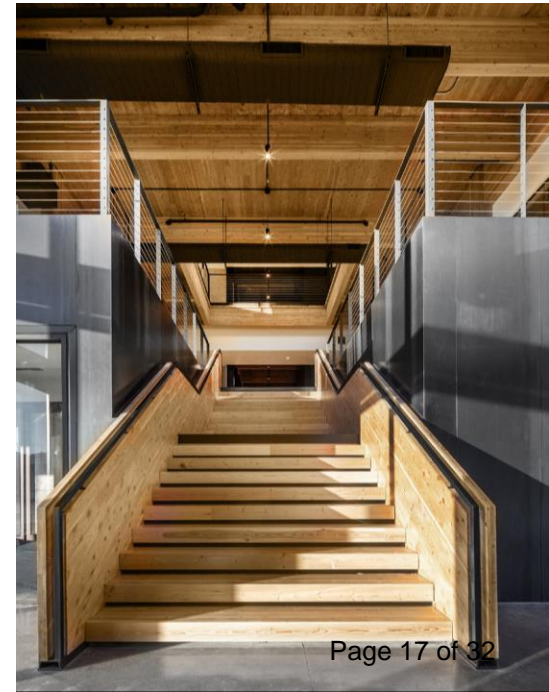
SELECTED PROJECT EXPERIENCE

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

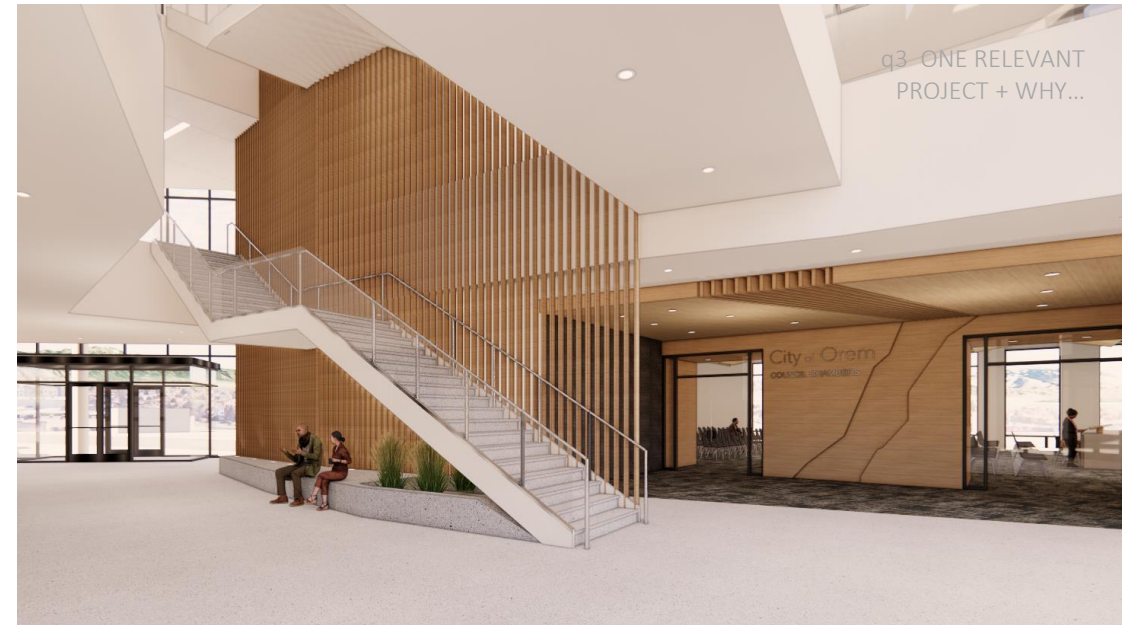
q3 ONE RELEVANT PROJECT + WHY...



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.



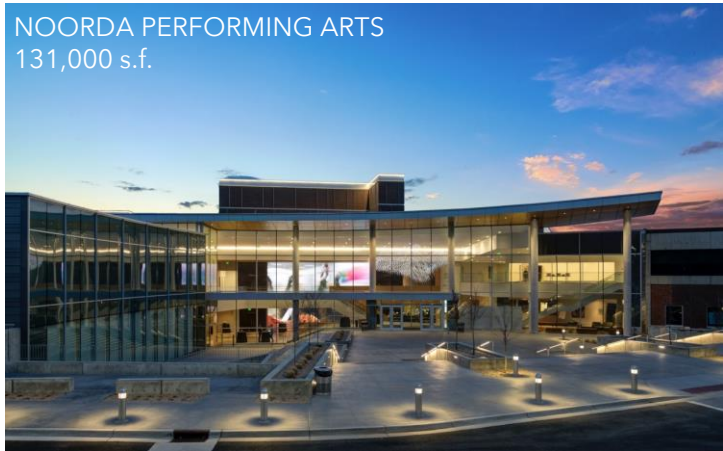
q6 FUNCTIONALITY,
AESTHETICS, LONG-TERM
USE....

UTAH VALLEY UNIVERSITY

OREM, UTAH

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

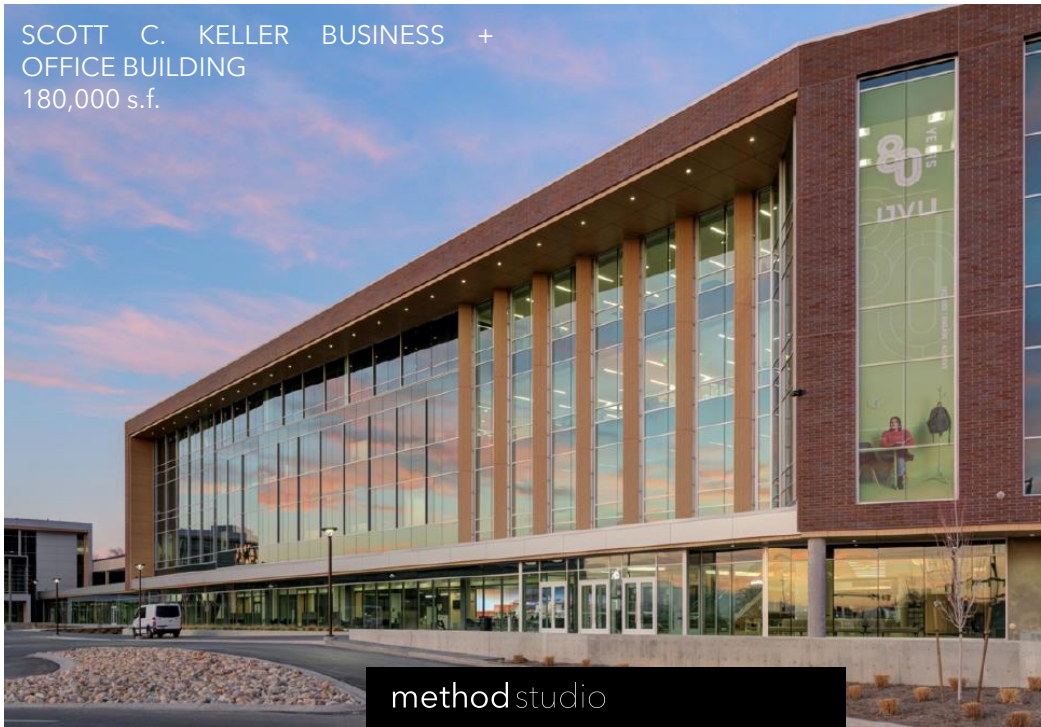
NOORDA PERFORMING ARTS
131,000 s.f.



CLASSROOM + OFFICE
BUILDING
250,000 s.f.

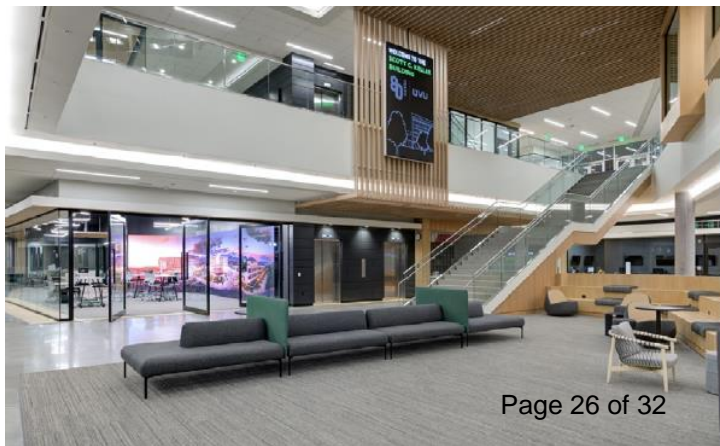


SCOTT C. KELLER BUSINESS +
OFFICE BUILDING
180,000 s.f.



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.



BACKGROUND MEMORANDUM

TO: Vineyard City RDA Board

FROM: Josh Daniels, RDA Director

DATE: 1/29/2025

SUBJECT: Redevelopment Agency involvement in planning and design of Vineyard Center within the Geneva Project Area

The Vineyard Center is a planned development within the Vineyard Promenade portion of the Geneva Urban Renewal Project Area. The site is intended to drive economic development as well as cultural, recreational, and civic engagement for the community. Pursuant to Utah Code §17C-1-409, the Vineyard City Redevelopment Agency (RDA) is authorized to allocate project area funds for the construction of publicly owned buildings within designated project areas. Specifically, §17C-1-409(1)(a) allows an agency to use tax increment and other project funds for the development of public infrastructure and facilities that contribute to the objectives of a project area plan. Additionally, §17C-1-409(2) states that the agency may participate in the construction of publicly owned buildings when such investments support economic development, job creation, and community revitalization.

The proposed Vineyard Center will include a four-story multipurpose public facility¹, incorporating cultural, recreational, business, and economic development functions. This planning and design phase budget supported by agency project funds is approximately 10% of the overall planned budget of the development.

Alignment with RDA Objectives

The use of project area funds for the planning and design of this facility aligns with the objectives outlined in the Geneva Urban Renewal Project Area Plan and is consistent with the statutory authority granted under Utah Code § 17C-1-409. The following objectives underscore the justification for using RDA funds for the Vineyard Center:

¹ The Vineyard Center does not meet the definition of a “local government building” as restricted under Utah Code § 17C-1-102(35), which states that a “local government building” constructed “for the primary purpose of providing one or more primary community functions” like “fire station, police station, city hall” etc. The primary purpose of the Vineyard Center is to serve as a multipurpose facility incorporating cultural, recreational, business, and economic development uses. While a portion of the building (approximately 25% of the square footage) may be used for city administrative purposes, this use will not constitute the primary function of the facility. Furthermore, under § 17C-1-409(1)(a)(iii)(D), an agency may use project area funds for the construction of publicly owned buildings that contribute to redevelopment efforts. Since the Vineyard Center will primarily support economic development, cultural and recreational uses, and public engagement, rather than solely housing local government administrative functions, it does not fall under the statutory exclusion of a local government building.

- **Economic Development and Job Creation:** The Project Area Plan emphasizes fostering commercial activity and increasing employment opportunities within Vineyard City. The Vineyard Center will contribute to this objective by supporting business development, providing office and meeting spaces, and attracting new economic activity within the project area.
- **Public Infrastructure and Investment in Blight Reduction:** The Plan explicitly identifies public infrastructure investment as a necessary component of the redevelopment effort. The Vineyard Center, as a publicly owned multipurpose facility, will contribute to the long-term renewal of the area by acting as a hub for community and economic development.
- **Cultural and Community Revitalization:** The development of mixed-use public spaces, including cultural and recreational areas, is a key goal of the project plan. By offering venues for community engagement, arts, and public gatherings, the Vineyard Center will align with these redevelopment priorities and enhance the livability of the project area.
- **Support for Transit-Oriented Development and Connectivity:** The project plan envisions leveraging the site's proximity to transit infrastructure, including the FrontRunner commuter rail system, to encourage effective transit access. The Vineyard Center's multipurpose design will further this goal by drawing businesses and residents to the area, thereby reinforcing transit-oriented development principles.

By fulfilling these statutory and planning objectives, the Vineyard Center will serve as a catalyst for long-term redevelopment, economic growth, and community enrichment within the project area.