



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
May 14, 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, May 14, 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 April 30, RDA Meeting Minutes

4. BUSINESS ITEMS

4.1. Discussion and Action - Proposed Tentative Fiscal Year 2025-2026 Budget

RDA Director Josh Daniels will present the Tentative Fiscal Year 2025-2026 RDA Budget. The RDA Board will act to adopt (or deny) the proposed tentative budget and set a public hearing for May 28, 2025.

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:

5/13/2025

CERTIFIED (NOTICED) BY:

/s/Tony Lara

TONY LARA, DEPUTY CITY RECORDER



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
April 30, 2025, at 6:02 PM


Present

Absent

Chair Julie Fullmer
Board Member Sara Cameron
Board Member Brett Clawson
Board Member Jacob Holdaway
Board Member Mardi Sifuentes

Staff Present: City Attorney Jayme Blakesley, City Manager Eric Ellis, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Chief Building Official Cris Johnson, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Public Works Director Naseem Ghandour, Project Manager Justine Marshall, Finance Director Kristie Bayles, Utility Billing Clerk Maria Arteaga, Parks and Recreation Director Brian Vawdrey, Communications Manager Jenna Ahern, City Recorder Pamela Spencer and Deputy Recorder Tony Lara

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


 Chair Fullmer opened the meeting at 6:02 PM. Board member Holdaway gave the invocation and led the Pledge of Allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. CONSENT ITEMS

3.1. Approval of February 26, 2025, RDA Meeting Minutes

 Chair Fullmer called for a motion.


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


44 **4. BUSINESS ITEMS**


45 **4.1. Resolution U2025-02**


46 **Adopt a Resolution to notify Utah County to commence a phase for the collection**
47 **of Tax Increment for particular parcels pursuant to participation agreements in**
48 **the Urban Renewal Project Area.**


49 RDA Director Josh Daniels will present a recommendation to commence tax
50 increment collection for various parcels in completed redevelopment areas within the
51 various phases of the project area.

52
53  Chair Fullmer turned the time over to RDA Director Josh Daniels.

54
55  Mr. Daniels reviewed the areas to be triggered.

56
57  Chair Fullmer called for questions from the board.


58
59  Boardmember Clawson asked if the triggering was from the contract. Mr. Daniels explained how the
60 triggering worked with reimbursement agreements.


61
62  Boardmember Holdaway asked how much tax they would be giving back to the developers. Mr.
63 Daniels explained that all of the values were in the agenda packet and that payments were made over time.
64 Chair Fullmer explained what they were voting tonight was just the triggering. She asked Mr. Daniels to
65 highlight any numbers tonight. Mr. Daniels explained that they were voting on the sending of a letter to the
66 county triggering certain parcels.


67
68  Boardmember Holdaway asked about Phase 5 A. Mr. Daniels explained that 3B and 5A would be a 25-
69 year tax collection period.


70
71  Chair Fullmer called for additional questions from the board.

72
73  Boardmember Sifuentes stated that she was comfortable voting on it but wanted to make sure the rest
74 of the board was comfortable with it.

75
76  Boardmember Holdaway expressed his concerns with the RDA and felt this could wait. There was a
77 discussion about moving the trigger to the next meeting. Chair Fullmer asked about him meeting with
78 experts. Boardmember Holdaway explained that he had reached out to people. Boardmember Sifuentes
79 asked about Boardmember Holdaway's concerns. The discussion continued.

80
81  Boardmember Clawson clarified that if they did not approve this tonight, they were putting the RDA
82 and City at risk for not being able to make reimbursement payments.

83
84  Mayor Fullmer called for a motion.

85
86  **Motion:** BOARDMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION U2025-02 AS
87 PRESENTED. BOARDMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS
88 FOLLOWS: CHAIR FULLMER, BOARDMEMBERS CAMERON, CLAWSON, AND SIFUENTES
89 VOTED YES. BOARDMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO
90 ONE (1).

Boardmember Sifuentes commentated on the possibility of restructuring the RDA Board. A discussion ensued.

5. CLOSED SESSION

No closed session was held.

6. ADJOURNMENT

Chair Fullmer adjourned the meeting at 6:29 PM.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: Paula D. Spencer
PAMELA SPENCER, CITY RECORDER





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 14, 2025

Agenda Item: Discussion and Action - Proposed Tentative Fiscal Year 2025-2026 Budget

Department:

Presenter: Kristie Bayles, Josh Daniels

Background/Discussion:

Utah Code Section 17C-5-302 requires that a community reinvestment agency hold a public hearing for and adopt an annual budget. The Vineyard RDA has typically adopted a tentative RDA budget on the same night that the Vineyard Municipal Council tentatively adopts the city tentative budget and sets a public hearing regarding the RDA budget for the next scheduled meeting.

Fiscal Impact:

N/A

Recommendation:

Sample Motion:

"I move to adopt the 2025-2026 tentative budget as presented."

Attachments:

1. FY 26 BUDGET 05.08.2025 22

REDEVELOPMENT AGENCY
FUND 25

				AMEND #2		PROJECTED	
				ACTUAL	ACTUAL	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Revenue							
25	2501	3110	Property Tax Increment	\$ 7,923,319	\$ 8,975,367	\$ 9,576,055	\$ 12,672,000
25	2501	3113	RDA Admin	330,138	373,974	399,002	528,000
25	2501	3501	Interest Income	1,805,905	2,053,524	1,000,000	1,750,000
25	2501	3205	Grant Revenue	-	-	11,300,000	3,372,441
			Beginning Fund Balance Appropriation			14,974,693	16,416,760
Total Revenue				\$ 10,059,362	\$ 11,829,870	\$ 37,249,750	\$ 34,739,201
RDA							
25	2501	4103	Public Notices	\$ -	\$ 410	\$ 2,000	\$ 2,000
25	2501	4301	Contract Services	369,201	294,072	609,900	740,550
0	2501	4414	Travel	12,109	-	-	-
25	2501	4457	TIFF Payments	2,167,758	3,799,641	4,152,324	2,511,258
25	2501	4651	Capital Expense	18,820,158	4,074,879	25,133,821	24,012,441
25	2501	4802	Principal on Debt	4,059,427	4,232,187	4,411,192	4,591,477
25	2501	4803	Interest on Debt	2,818,775	2,646,515	2,466,511	2,278,475
25	2501	6010	Transfer to General Fund (Admin)	330,138	373,974	399,002	528,000
25	2501	6061	Transfer to Internal Service Fund	56,420	62,898	75,000	75,000
Total RDA				\$ 28,633,987	\$ 15,484,583	\$ 37,249,750	\$ 34,739,201
Surplus (Deficit)				\$ (18,574,625)	\$ (3,654,713)	\$ -	\$ -