



**NOTICE OF A REDEVELOPMENT  
AGENCY BOARD MEETING  
May 28, 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 28, 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**

**2.1. RDA Update**

RDA Director Josh Daniels will give an update on the RDA.

**3. CONSENT ITEMS**

**3.1. Approval of May 14, 2025 RDA Meeting Minutes**

**4. BUSINESS ITEMS**

**4.1. Public Hearing - Fiscal Year 2025-2026 Tentative Budget**

The RDA Board will hear public comment concerning the adopted Fiscal Year 2025-2026 Tentative Budget. The RDA Board may review any items that were the proper subject of consideration in the Public Hearing. Approval of the final budget is tentatively scheduled for June 25, 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 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:

---

CERTIFIED (NOTICED) BY:

/s/Pamela Spencer

PAMELA SPENCER, CITY RECORDER



**MINUTES OF A REDEVELOPMENT  
AGENCY BOARD MEETING**

City Council Chamber  
125 South Main Street, Vineyard, Utah  
May 14, 2025, at 6:00 PM


**Present**

**Absent**

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

**Staff Present:** RDA Director Josh Daniels City Attorney Jayme Blakesley, City Manager Eric Ellis, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Public Works Director Naseem Ghandour, Finance Director Kristie Bayles, 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 6:00 PM. Board Member Sifuentes gave the invocation and led the Pledge of Allegiance.

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

**3. CONSENT ITEMS**

**3.1. Approval of April 30, RDA Meeting Minutes**


Chair Fullmer called for a motion.


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


**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.

47  Chair Fullmer turned time over to Redevelopment Agency Director Josh Daniels, who gave  
48 a presentation on the proposed tentative budget.  
49

50  Chair Fullmer commented on the process moving forward before the next meeting, as well  
51 as expectations that the board would take the time to look over the information that was  
52 provided. She also encouraged board members to meet with staff with any questions and gather  
53 public comments before the public hearing on the tentative budget.  
54

55  **Motion:** BOARD MEMBER CLAWSON MOVED TO ADOPT THE PROPOSED  
56 TENTATIVE FISCAL YEAR 2025-2026 BUDGET AS PRESENTED AND SCHEDULED A  
57 PUBLIC HEARING FOR MAY 28, 2025. BOARD MEMBER SIFUENTES SECONDED THE  
58 MOTION. THE ROLL CALL WAS AS FOLLOWS: CHAIR FULLMER AND BOARD  
59 MEMBERS CAMERON, SIFUENTES, AND CLAWSON VOTED YES. BOARD MEMBER  
60 HOLDAWAY VOTED NO. THE MOTION PASSED WITH A VOTE OF FOUR (4) TO ONE  
61 (1).  
62

#### 63 **5. CLOSED SESSION**

64 There was no closed session held during this meeting.  
65  
66

#### 67 **6. ADJOURNMENT**

68 Chair Fullmer adjourned the meeting at 6:07 PM.  
69  
70

71  
72 **MINUTES APPROVED ON:** \_\_\_\_\_  
73

74  
75 **CERTIFIED CORRECT BY:** \_\_\_\_\_  
76

77   
**TONY LARA, DEPUTY CITY RECORDER**





**VINEYARD CITY COUNCIL STAFF REPORT**

**Meeting Date:** May 28, 2025

**Agenda Item:** Public Hearing - Fiscal Year 2025-2026 Tentative Budget

**Department:** Vineyard Redevelopment Agency

**Presenter:** Josh Daniels, Kristie Bayles

---

**Background/Discussion:**

Utah Code Section 17C-1-601.5 requires that a community reinvestment agency hold a public hearing for an annual budget.

**Fiscal Impact:**

N/A

**Recommendation:**

No action is required at this time.

**Sample Motion:**

**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
<b>Revenue</b>							
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
<b>Total Revenue</b>				<b>\$ 10,059,362</b>	<b>\$ 11,829,870</b>	<b>\$ 37,249,750</b>	<b>\$ 34,739,201</b>
<b>RDA</b>							
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
<b>Total RDA</b>				<b>\$ 28,633,987</b>	<b>\$ 15,484,583</b>	<b>\$ 37,249,750</b>	<b>\$ 34,739,201</b>
<b>Surplus (Deficit)</b>				<b>\$ (18,574,625)</b>	<b>\$ (3,654,713)</b>	<b>\$ -</b>	<b>\$ -</b>