



**MINUTES OF A REDEVELOPMENT
AGENCY BOARD MEETING**

City Council Chamber
125 South Main Street, Vineyard, Utah
May 28, 2025, at 6:00 PM

Present

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

Absent

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

Others Speaking: Orem resident John Barrick and resident David Pearce

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

Chair Fullmer opened the meeting at 6:04 PM. Chair Fullmer gave the invocation and led the Pledge of Allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. RDA Update

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

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

Mr. Daniels gave an overview of the RDA extension that was done in 2023. Board member Holdaway asked if the board had hired a lobbyist to run the bill. Mr. Daniels replied no, it was the developers' lobbyist. Board member Holdaway disagreed with the timeline of events as to how this happened. Chair Fullmer clarified that this was done legally according to state law. A discussion ensued. Mr. Daniels noted that there were two pathways through the law. The discussion continued.

Chair Fullmer asked if there was something Board member Holdaway wanted to accomplish with the business of Vineyard today regarding his discussion. She clarified the discussion and noted that Mr. Daniels had already clarified the process. The discussion continued.

Mr. Daniels reviewed the second memo on the impact to the new school district and the RDA. He stated that nothing in the state code would give the new school district the ability to change their involvement in the RDA. A new school district would still be bound by the previous entity's obligations.

Board member Holdaway wanted to explain what he understood what happened with the extension of the RDA and the school district. A discussion ensued.

Mr. Daniels reviewed the third memo about the different types of budgets in an RDA. A discussion ensued. Chair Fullmer felt that it was important to note that the Vineyard RDA was following the law. Boardmember Sifuentes stated that she did not mind Board member Holdaway sharing but felt that he was arguing with an expert and she did not see Board member Holdaway as an expert. The discussion continued. Chair Fullmer explained that Board member Holdaway had been given the information he had requested and now there was additional information for the public.

Board member Sifuentes asked about redoing the membership of the RDA board. Mr. Daniels explained that state code for an RDA, states that an RDA sponsored by a municipality must be the same as the city council.

3. CONSENT ITEMS

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

Chair Fullmer called for a motion.

Motion: BOARD MEMBER SIFUENTES MOVED TO APPROVE THE MAY 14, 2025, RDA MEETING MINUTES. BOARD MEMBER CAMERON SECONDED THE MOTION. CHAIR FULLMER, BOARD MEMBERS CAMERON, HOLDAWAY, AND SIFUENTES VOTED YES. BOARD MEMBER CLAWSON WAS EXCUSED. THE MOTION CARRIED WITH ONE (1) ABSENT.

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.

Chair Fullmer called for a motion to open the public hearing.

Motion: BOARD MEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING AT 6:40 PM. BOARD MEMBER CAMERON SECONDED THE MOTION. CHAIR FULLMER, BOARD MEMBERS CAMERON, HOLDAWAY, AND SIFUENTES VOTED YES. BOARD MEMBER CLAWSON WAS EXCUSED. THE MOTION CARRIED WITH ONE (1) ABSENT.

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

Mr. Daniels reviewed the tentative budget.

Chair Fullmer called for public comments.

Orem resident John Barrick mentioned resolution 200901 section 5C about the Taxing Entity Committee (TEC) meeting each year. He asked if the TEC had met since 2011.

Board member Jacob Holdaway, speaking as a resident, mentioned that he had spent time studying the RDA and felt that the taxpayers needed to understand the new process. He said that when they met early last year, they had asked how it was extended. He reviewed the timeline for the passing of the state legislation. Board member Cameron mentioned that the reason most people live in Vineyard was due to the RDA.

Board member Sifuentes called for point of order. She stated that she did not know about the state legislation but, knew about that the legal action they were taking in 2023, and which was inside the law.

David Pearce, living in the Cascade subdivision, asked if the Vineyard RDA was unique from any other RDA in the state. He asked if it was relatively common to treat things that were unique in unique ways.

Chair Fullmer called for additional comments. Hearing none, she called for a motion to close the public hearing.

Motion: BOARD MEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 6:50 PM. BOARD MEMBER CAMERON SECONDED THE MOTION. CHAIR FULLMER, BOARD MEMBERS CAMERON, HOLDAWAY, AND SIFUENTES VOTED YES. BOARD MEMBER CLAWSON WAS EXCUSED. THE MOTION CARRIED WITH ONE (1) ABSENT.

Mr. Daniels addressed the public comments. A discussion ensued.

Board member Holdaway responded to Mr. Pearce's comments. Mr. Pearce felt that they needed to address the uniqueness of this project. He said that it was common to treat unique things differently. Chair Fullmer stated that there were experts running the RDA and it was being treated with uniqueness.

Board member Cameron stated, to the people listening, that there had been a review on the benefit to the Alpine School District and the success of the RDA. She felt that people just had to look around Vineyard and everything you see was touch by the RDA. Board member Holdaway asked if it was so great, the previous law only asked the school district to say if it was good. He

asked why they ran from asking them. A discussion ensued. Chair Fullmer explained that the school district had already agreed to it, they put the investment in early, they created the RDA, and gave up the tax increment knowing the investment that would go in, knowing that they would be giving that up in order for the people that sat before the RDA to move into the community.

Chair Fullmer said that there had been statements made that were assumptions, but the reality and data were before them and written in memorandums. She suggested they read the memos and look up the data to see the benefit of the RDA. She stated that things were done appropriately.

5. CLOSED SESSION

No closed session was held.

6. ADJOURNMENT

Chair Fullmer adjourned the meeting at 7:00 PM.

MINUTES APPROVED ON: June 11th 2025

CERTIFIED CORRECT BY: 
PAMELA SPENCER, CITY RECORDER

