



**MINUTES OF A REDEVELOPMENT
AGENCY BOARD MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
June 11, 2025, at 7:16 PM

Present

Board Member Sara Cameron
Board Member Brett Clawson
Board Member Jacob Holdaway
Board Member Mardi Sifuentes

Absent

Chair Julie Fullmer

Staff Present: RDA Director Josh Daniels City Attorney Jayme Blakesley, Lt. Holden Rockwell with the Utah County Sheriff's Office, City Manager Eric Ellis, Public Works Director Naseem Ghandour, Finance Director Kristie Bayles, Parks and Recreation Director Brian Vawdrey, and Deputy Recorder Tony Lara

1. CALL TO ORDER

Acting Chair Cameron began the meeting at 7:16 PM and turned time over to Redevelopment Agency Director Josh Daniels.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. RDA Update & Memo Presentation by Josh Daniels

Background memo related to TEC meetings

Mr. Daniels gave a presentation to the board. The presentation included a recap of questions raised at previous meetings as well as memos that he had drafted at that time to answer those questions.

Boardmember Sifuentes stated that she felt it was inappropriate to place something on a resolution and then not honor it. Mr. Daniels explained that state statute created the Taxing Entity Committee and that it was limited to what the state said the committee shall or may do. His interpretation was that what the committee had decided to do (hold annual meetings) was outside the scope of what the law said they could require.

Boardmember Sifuentes wanted to know who, along with Nathan Riley, had been on the original Taxing Entity Committee (TEC). She wanted to know if any of those members were still available or would still be a part of any future meetings should the board decide to hold them. Mr. Daniels stated that the way the statutes were written, that after the committee had established the foundational portions of the RDA, it had essentially exhausted its legal purpose for being.

Boardmember Holdaway said that he did not have a question but rather wanted to make a statement he felt he had not been able to make at the last meeting. There was a short discussion about the merits of going over comments again. Boardmember Holdaway continued asking for time, stating what he felt was the importance of publicly discussing these matters, even if what was said was not true. He wanted members of the board and the public to feel that they had a chance to state their opinions.

Acting Chair Cameron suggested that Boardmember Holdaway document his concerns and his timelines that he wanted to have discussed and that she would be in favor of holding an RDA meeting specifically to address those concerns. A discussion ensued and it was agreed that Boardmember Holdaway could have the five minutes he requested so that he could make his comment.

Boardmember Holdaway stated that it was his understanding that since the inception of the RDA in 2011 that it was state law that the Taxing Entity Committee was required to meet yearly. Boardmember Sifuentes asked for a clarification on that law. Boardmember Holdaway took exception to that and asked to be able to finish and that his statements did not need to be verified at that moment but could be discussed after his statements. Boardmember Sifuentes agreed to write down her questions and ask them at the end.

Boardmember Holdaway continued his comments. He expressed concern with what he saw as a lack of oversight. It was his position that because there were no meetings with the TEC, the entities represented in that committee did not have a say in how the board chose to spend its money. He suggested that the board enter into a series of interlocal agreements with those entities so that they could have more oversight of the board.

Boardmember Sifuentes thanked Boardmember Holdaway for his comments and asked for clarification on his idea regarding interlocal agreements. A discussion ensued.

Boardmember Holdaway requested that the record reflect that RDA money had been spent on a lobbyist for the purposes of lobbying Alpine School District against oversight.

Mr. Daniels gave clarification on a question asked by Boardmember Sifuentes on what governs the RDA's spending. Mr. Daniels explained the difference in Project Funds and Agency Funds and how those were spent and how those were governed by state law.

Boardmember Holdaway expressed concern over court cases cited in a draft memo that had been discussed in the City Council meeting prior to the RDA meeting.

Boardmember Sifuentes commented that she agreed with Boardmember Holdaway that nothing done with regards to the operation of the RDA was illegal, but that her concerns were more centered around ensuring that residents were getting the maximum benefit from the agency. She also expressed concerns that, to her, it seemed that Boardmember Holdaway's solutions seemed to involve the inclusion of larger state entities into the process telling the city how to best run its RDA.

Acting Chair Cameron explained that the additional RDA meeting to address Boardmember Holdaway's concerns would be held at a later date, but that scheduling that meeting would have to be contingent upon receipt of a written series of questions, concerns, and timelines that Boardmember Holdaway would want discussed.

Mr. Daniels clarified the memo that had been discussed both in the City Council meeting as well as by Boardmember Holdaway. It had been sent to Orem resident John Barrick in response to questions that he had submitted to the board as well as to Mr. Daniels. Mr. Daniels explained that what had been sent was an advance copy that was still in draft and had citations and cases in it that were not meant to be in the final draft as they had been acting as place holders. Those cases and citations had been updated, and a final copy had been sent to Mr. Barrick.

Mr. Daniels went into more detail concerning the final memo and concluded his presentation to the board.

3. CONSENT ITEMS

3.1. Approval of May 28, 2025, RDA Meeting Minutes

Motion: BOARDMEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARDMEMBER CLAWSON SECONDED THE MOTION. ACTING CHAIR CAMERON AND BOARDMEMBERS SIFUENTES, CLAWSON, AND HOLDAWAY VOTED YES. CHAIR FULLMER WAS EXCUSED. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

4. WORK SESSION

4.1. FY26 Budget Discussion

Mr. Daniels reminded the board regarding the upcoming finalization of the 2026 Fiscal Year budget and encouraged the board to reach out with any final questions.

5. BUSINESS ITEMS

There were no business items.

6. CLOSED SESSION

There was no closed session held during this meeting.

7. ADJOURNMENT

The meeting was adjourned at 8:30 PM.

MINUTES APPROVED ON: 06/25/2025

CERTIFIED CORRECT BY: 
TONY LARA, DEPUTY CITY RECORDER

