



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
December 10, 2025, at 5:15 PM**

PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a regularly scheduled Redevelopment Agency Board meeting on Wednesday, December 10, 2025, at 5:15 PM, or as soon there after immediately following the appointment of a new council member to fill the council vacancy during the City Council Meeting, 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

[IGNORE_INDENT]

- 1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**
- 2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**
- 3. CONSENT ITEMS**
 - 3.1. Approval of October 22, 2025,RDA Meeting Minutes**
- 4. BUSINESS ITEMS**
 - 4.1. DISCUSSION AND ACTION — Reimbursement Agreement with Vineyard Properties of Utah for 1750 N infrastructure and Pump House**

Approval of an RDA Reimbursement Agreement to pay for a sewer lift station and backbone infrastructure for the extension of 1750 N to 250 W.
 - 4.2. DISCUSSION AND ACTON — Detention Basin Reimbursement Agreement (Resolution U2025-05)**

Approve a reimbursement agreement for environmental remediation and infrastructure related to the former Geneva Steel detention basin.
- 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:

December 8, 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
October 22, 2025, at 6:00 PM

Present


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

Absent

Staff Present: RDA Director Josh Daniels, City Attorney Jayme Blakesley, City Manager Eric Ellis, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Fire Chief Marc Sanderson with Orem Fire, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Public Works Director Naseem Ghandour, Parks and Recreation Director Brian Vawdrey, Communications Manager Jenna Ahern, Treasurer Zack Adams, and City Recorder Pamela Spencer


Others Speaking:


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

 Chair Fullmer opened the meeting at 6:00 PM. Boardmember Sifuentes gave the invocation and led the Pledge of Allegiance.

2. CONSENT ITEMS

2.1. Approval of June 24, 2025, RDA Meeting Minutes


 Chair Fullmer called for a motion.


 **Motion:** Boardmember Sifuentes moved to approve the consent item as presented. Boardmember Cameron seconded the motion. Chair Fullmer, Boardmembers Cameron, Clawson, and Sifuentes voted yes. Boardmember Holdaway was absent. The motion carried with one (1) absent.


43 **3. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**


44 **3.1. RDA Priorities & Land Use Plans in Geneva Project Area**

45 RDA Director Josh Daniels review RDA Priorities.


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

48
49  Mr. Daniels gave a presentation on RDA Priorities & Land Use Plans in Geneva Project Area.


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51  Boardmember Sifuentes asked why The Shores neighborhood was included in the RDA. Mr.
52 Daniels explained that The Shores were included in the plan because it was close to the project
53 area and the focus on redevelopment.


54
55  Mr. Daniels continued his presentation.


56
57  Boardmember Sifuentes asked for clarification on commercial/ retail. Mr. Daniels explained
58 that this included the Megaplex, The Yard, and Top Golf area. A discussion ensued.

59
60  Mr. Daniels continued his presentation.

61
62  Chair Fullmer called for questions from the board.

63
64  Boardmember Sifuentes asked cost versus. income. Mr. Daniels replied that on a dollar-by-
65 dollar basis the cost of delivering city services and types of development, single family homes
66 were a net drain and high density housing the more revenue the city received. Higher sales tax
67 revenue taxes the burden off of the property tax. Mixed-use developments were a net balance. A
68 discussion ensued.

69
70  Boardmember Sifuentes mentioned that they had had these presentations several times and
71 how much she appreciated them.

72
73  Mayor Fullmer called for further comments. She thanked Mr. Daniles for his presentation and
74 mentioned that the slide would be available to the public.

75
76 **4. BUSINESS ITEMS**

77 No business items were submitted.

78
79 **5. CLOSED SESSION**

80 No closed session was held.

81
82 **6. ADJOURNMENT**

83  Chair Fullmer adjourned the meeting at 6:28 PM.

84
85 **MINUTES APPROVED ON:** _____

86
87
88 **CERTIFIED CORRECT BY:** 
89 **PAMELA SPENCER, CITY RECORDER**





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: December 10, 2025

Agenda Item: DISCUSSION AND ACTION — Reimbursement Agreement with Vineyard Properties of Utah for 1750 N infrastructure and Pump House

Department: Redevelopment Agency

Presenter: Josh Daniels

Background/Discussion:

The city needs additional sewer lift station capacity to serve the industrial park utility users in the north end of the city. Vineyard Properties of Utah has agreed to install this portion of the backbone infrastructure for the city and be paid a reimbursement via 7 annual payments of approximately \$443,000 starting in February 2027. The current estimated total for design and construction for the road extension and sewer lift station is \$3,100,000.00 and will include 0.3 miles of roadway with a 3 lane road.

Fiscal Impact:

Total cost is estimated not to exceed \$3,100,000.00.

Recommendation:

Approve the reimbursement agreement to better serve the city and improve the sewer utility capacity in the north end of the city. This will facilitate gaining more sewer users who will pay utility fees to the city in the industrial park.

Sample Motion:

"I move to approve the execution of the reimbursement agreement with Vineyard Properties of Utah for the 1750 N extension and pump house."

Attachments:

1. RDA 1750 N Pump House

DEVELOPMENT REIMBURSEMENT AGREEMENT

THIS DEVELOPMENT REIMBURSEMENT AGREEMENT (this "*Agreement*") is entered into as of _____, by and between the VINEYARD REDEVELOPMENT AGENCY, a community development and renewal agency created under the laws of the State of Utah (the "*RDA*"), VINEYARD CITY, a municipal corporation of the State of Utah (the "*City*") and VINEYARD PROPERTIES OF UTAH, LLC, a Utah limited liability company (the "*VPU*").

WHEREAS, VPU has constructed and installed certain infrastructure for the extension of 1750 North Street to 250 West Prospectus in the City (the "*Street Extension*"). VPU will construct a Pump House.

WHEREAS, the RDA and the City desire to facilitate the Street Extension and Pump House by having the RDA agree to reimburse VPU for the cost of such Street Extension and Pump House as provided in the Agreement.

WHEREAS, the RDA Plan envisions using tax increment revenue for the development of backbone infrastructure to serve the city and utility users including for industrial uses.

Now, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the RDA, the City, and VPU agree as follows:

1. *Construction.* VPU has constructed the Street Extension and Pump House substantially in accordance with the plans and construction standards of the City. The City represents and warrants to VPU that the City has valid ownership interests, easements, rights of way or other legal rights to the real property sufficient and necessary for the construction of the Street Extension and Pump House by VPU consistent with the plans.
2. *Reimbursement.* The RDA agrees to reimburse to VPU for all actual costs for the Street Extension and Pump House up to \$ 3,100,000.00 (the "*Reimbursement Amount*").
3. *Payment.* The RDA shall pay the Reimbursement Amount, without interest, to VPU in seven (7) equal annual installments based on the actual costs submitted for reimbursement beginning on the first day of February each year beginning after the project is completed with payments estimated to begin February 2027.
4. *Notices.* All notices and other communication provided for in this Agreement shall be in writing and shall be sufficient for all purposes if delivered personally or by overnight courier, or, if mailed, by certified or registered U.S. Mail, return receipt requested, postage prepaid, and addressed as follows:

RDA to:

Vineyard Redevelopment Agency
125 South Main Street
Vineyard, Utah 84059
Attention: RDA Director

City to:

Vineyard City
125 South Main Street
Vineyard, Utah 84059
Attention: City Manager

VPU To:

Vineyard Properties of Utah, LLC
P.O.Box 699
Pleasant Grove, Utah 84062
Attention: Martin Snow

Or such other address or addresses as a party may hereafter designate. If delivered personally or by overnight courier, notices or other communications under this Agreement shall be deemed to have been given and received and shall be effective when delivered. If sent by mail, notices and other communications under this Agreement shall be deemed to have been given and received. And shall be effective three (3) days after being deposited in the U.S. Mail in the form specified in this section.

5. *Governing Law; Attorneys' Fees.* This agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with the laws of the State of Utah. In the event of default by any party, or if any action is brought because of any breach of or to enforce or interpret any of the provisions of this Agreement, the party prevailing in such action shall be entitled to recover from any defaulting party or parties reasonable attorneys' fees, costs and expenses incurred in enforcement of, interpreting or terminating this Agreement.

6. *Entire Agreement; Counterparts.* This Agreement, together with the Exhibits attached hereto, and all regulatory approvals given by the City for the Street Extension and Pump House, contain the entire Agreement of the parties with respect to the subject matter hereof, and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements and regulatory approvals. This Agreement may be executed in multiple counterparts, which together shall constitute one and the same document.

7. *Amendments; Waivers.* This Agreement may only be amended, waived or enforced by the parties hereto. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party. This Agreement may only be amended in writing signed by all of the parties hereto.

8. *Exemption of the RDA and the City.* Neither this Agreement nor the obligations imposed upon the RDA or the City shall be or constitute an indebtedness of the City within the meaning of any constitutional, statutory or charter provisions requiring the City to levy ad valorem taxes nor a lien upon any properties of the City.

IN WITNESS WHEREOF, the parties have executed this Development Agreement by and through their respective duly authorized representatives as of the day and year first herein above written:

	Vineyard RDA	Vineyard City	Vineyard Properties of Utah LLC
Name	_____	_____	_____
Title	_____	_____	_____
Sign	_____	_____	_____



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: December 10, 2025

Agenda Item: DISCUSSION AND ACTON — Detention Basin Reimbursement Agreement
(Resolution U2025-05)

Department: RDA

Presenter: Josh Daniels

Background/Discussion:

Developer is utilizing an approximately 61-acre property that is a historic detention basin on land owned by the State of Utah and managed by the Division of Forestry, Fire and State Lands, which property is described and depicted in the attached Exhibits A-1 and A-2 of the agreement

Environmental remediation is needed and this agreement facilitates that work.

Fiscal Impact:

Reimbursement of actual costs of environmental remediation and the infrastructure to serve or improve the "Property" through future property tax increment.

Recommendation:

Staff recommends approval of this agreement.

Sample Motion:

"I move to adopt Resolution U2025-05, approving the execution of the detention basin reimbursement agreement."

Attachments:

1. Resolution U2025-05 - Adopting Detention Basin Reimbursement Agreement
Flagborough
2. Flagborough - Reimbursement Agreement - Detention Basin

RESOLUTION NO. U2025-05

A RESOLUTION OF THE VINEYARD REDEVELOPMENT AGENCY AUTHORIZING
THE BOARD CHAIR TO EXECUTE A DETENTION BASIN REIMBURSEMENT
AGREEMENT WITH FLAGBOROUGH, LLC

WHEREAS, Flagborough, LLC, through its predecessors-in-interest, and the Vineyard Redevelopment Agency (the “Agency”) entered into that certain Participation Agreement dated April 12, 2023; and

WHEREAS, Flagborough, LLC, is the developer of property that is a historic detention basin on land owned by the State of Utah and managed by the Division of Forestry, Fire and State Lands;

WHEREAS, the above property is located within the Geneva Urban Renewal Area collection area for tax increment administered by the Agency and Flagborough, LLC, is entitled to obtain reimbursement for environmental cleanup and infrastructure needed for the use of the Property; and

WHEREAS, the Agency and Flagborough, LLC, desire to enter into a Detention Basin Reimbursement Agreement to outline terms and conditions of the reimbursement; and

WHEREAS, the Board of the Vineyard Redevelopment Agency has reviewed the enter into a Detention Basin Reimbursement Agreement and finds it is in the public interest and will promote the public health, safety and welfare to approve the agreement as proposed;

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF VINEYARD, UTAH AS FOLLOWS:

Section 1. Approval. The Board of the Vineyard Redevelopment Agency hereby authorizes the Board Chair to execute the Detention Basin Reimbursement Agreement between the Agency and Flagborough, LLC, attached hereto as Exhibit A, and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

Passed and dated this 10th day of December 2025.

Board Chair

Attest:

Agency Clerk

DRAFT

Exhibit A
Detention Basin Reimbursement Agreement

DRAFT

DETENTION BASIN REIMBURSEMENT AGREEMENT

THIS DETENTION BASIN REIMBURSEMENT AGREEMENT (this "Agreement") is made and entered as of the ___ day of December 2025 (the "Effective Date"), by and between the Vineyard Redevelopment Agency, a political subdivision of the State of Utah (the "Agency"), and Flagborough L.L.C., a Delaware limited liability company ("Developer"), individually a "Party" or collectively the "Parties."

RECITALS

A. Developer, through its predecessors-in-interest, and the Agency entered into that certain Participation Agreement on April 12, 2023 (the "PA").

B. Developer is utilizing an approximately 61-acre property that is a historic detention basin on land owned by the State of Utah and managed by the Division of Forestry, Fire and State Lands, which property is described and depicted in the attached Exhibits A-1 and A-2 (the "Property").

C. The Property is within the Geneva Urban Renewal Area collection area for tax increment administered by the Agency and by this Agreement Developer is entitled to obtain reimbursement for environmental cleanup and infrastructure needed for the use of the Property.

D. Within the boundaries of the Property, environmental remediation work will need to be completed to comply with applicable legal requirements. All environmental remediation and restoration work performed within the boundaries of the Property, including, but not limited to, work related to the removal of contaminants, pollutants and/or substances from soil, air and/or water that cause or contribute, or could cause or contribute, to an environmental hazard, or as are required by a remediation plan approved by the Utah Department of Environmental Quality shall be paid for or reimbursed as part of the redevelopment of the area at the cost of the Agency ("Environmental Remediation").

D. The Agency, acting pursuant to its authority under Title 10, Chapter 20, Utah Code Annotated, and in furtherance of the plan adopted by the Agency and the Code and the Vineyard City land use policies, goals, objectives, ordinances, resolutions, and regulations, the Agency has made certain determinations and approves this Agreement.

E. Fulfillment of this Agreement is vital to and in the best interests of Vineyard City and the Agency, and the health, safety, and welfare of its residents, and in accord with public purposes. This Agreement is carried out pursuant to the Utah Community Development and Renewal Agencies Act, Title 17C of the Utah Code Annotated, the Agency's plan, and the Code.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Agency and Developer hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals and Exhibits attached hereto are hereby incorporated into this Agreement.

2. Agency Commitment. The Agency shall reimburse Developer for the actual costs incurred by Developer in remediating historic environmental contamination within and the installation of infrastructure to and within the Property, which reimbursements will be from the property tax increment received by the Agency as more particularly set forth in Section 5 below.

3. Phasing of the Project. The Agency agrees that Developer shall have the full power and exclusive control of the Property. Nothing in this Agreement shall obligate Developer (or its successors and assigns) to develop the Property or to develop in any particular order or phase and that Developer reserves all discretion to determine whether to develop a particular portion or phase of the Property based upon Developer's business judgment.

4. Annual Updates. The Developer shall provide annual updates to the Agency about its progress and plans for the Property.

5. Agency Reimbursements for Environmental Remediation and Public Infrastructure. The Agency shall reimburse to Developer (and successor or assign, but only if and to the extent such right to reimbursement is expressly assigned in writing by Developer to such entity) for the actual costs incurred for Environmental Remediation and the infrastructure to serve or improve the Property (the "Reimbursable Costs"). Reimbursable Costs shall be reimbursed to Developer from property tax increment received by the Agency regardless of whether the property tax increment accrues from the Property. It is understood and acknowledged by the Parties hereto that the reimbursement obligation of the Agency is limited to increment received by the Agency, and that if there is not sufficient increment generated, including from the Property, to fully reimburse Developer and successors and assigns, if any entitled to reimbursement, that the Agency shall have no further obligation to make up any short falls. The Agency shall activate or trigger the collection and receipt of tax increment for the corresponding area covering the Property upon the written request of the Developer. The Agency shall have the right, but not the obligation, to prepay the Reimbursable Costs through other sources of funds such as bonding, other tax revenues or other financial sources.

6. General Term and Conditions.

a. Attorney Fees. In the event of litigation between the Parties with respect to this Agreement, the prevailing party shall be entitled to recover from the losing party all of its costs of enforcement and litigation, including, but not limited to, its reasonable attorneys' and paralegal fees, witness fees, court reporters' fees and other costs of suit up to and including all trial and appellate levels as well as costs and fees incurred in pursuant any award of costs and fees.

b. Remedies. Upon the occurrence of any material breach of this Agreement, the non-breaching party shall have the right to exercise any remedies available in equity including, but not limited to, injunctive relief and specific performance are available to the non-breaching party as a remedy.

c. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

d. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective heirs, representatives, officers, agents, employees, members, and affiliates.

e. No Third Party Rights. The obligations set forth herein shall not create any rights in and/or obligations to any persons or parties other than the Agency, Developer, and its successors and assigns.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the Agency and Developer, or its successors and assigns.

g. Applicable Law. This Agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with the laws of the State of Utah.

h. Construction. No presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

i. Approval and Authority to Execute. Each of the Parties represents and warrants as of the date this Agreement is executed that it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

j. Termination. If a Party is in material default of this Agreement, another Party may affect a termination of this Agreement by giving written notice of intent to terminate to the defaulting party. Whereupon the defaulting party shall have sixty (60) days during which such party shall be given an opportunity to correct any alleged deficiencies and to take appropriate steps to cure any default. Notwithstanding the foregoing, if the default cannot reasonably be cured within that sixty (60) day period, a defaulting party shall not be in default so long as that party commences to cure the default within that sixty (60) day period and diligently continues such cure in good faith until complete.

k. No Waiver. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The party intended to be benefited by the provisions may waive the provisions only in writing, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

l. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

[Signatures on following pages]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and

through their respective, duly authorized representatives as of the day and year first hereinabove written.

“AGENCY”

VINEYARD REDEVELOPMENT AGENCY

ATTEST:

City Recorder

By: _____
Its: _____

“DEVELOPER”

FLAGBOROUGH L.L.C.

By: Woodbury Corporation, a Utah corporation
Its: Co-Manager

By: _____
Name: O. Randall Woodbury
Its: Vice Chairman

By: _____
Name: Jeffrey K. Woodbury
Its: Senior Vice President

By: _____
Name: Nate Hutchinson
Its: Co-Manager

EXHIBIT A-1

Legal Description of the Property

Located in Utah County, State of Utah and described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 19.71 FEET; THENCE WEST A DISTANCE OF 2483.38 FEET, SAID POINT BEING THE REAL POINT OF BEGINNING.

THENCE S.04°54'22"E. A DISTANCE OF 967.21 FEET; THENCE S.11°31'05"W. A DISTANCE OF 1761.44 FEET; THENCE S.08°31'48"W. A DISTANCE OF 351.11 FEET; THENCE S.08°52'57"E. A DISTANCE OF 226.97 FEET; THENCE WEST A DISTANCE OF 261.49 FEET; THENCE N.77°18'45"W. A DISTANCE OF 241.22 FEET; THENCE N.77°36'01"W. A DISTANCE OF 204.51 FEET; THENCE N.45°18'02"W. A DISTANCE OF 200.59 FEET; THENCE N.12°23'01"W. A DISTANCE OF 212.18 FEET; THENCE N.09°34'42"E. A DISTANCE OF 155.01 FEET; THENCE N.11°30'27"E. DISTANCE OF 2226.74 FEET; THENCE N.14°52'09"E. A DISTANCE OF 211.85 FEET; THENCE NORTH A DISTANCE OF 276.29 FEET; THENCE EAST A DISTANCE OF 646.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,676,092 SQ.FT. OR 61.39 ACRES OF LAND

Depiction of the Property

