



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
June 23, 2026, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a Redevelopment Agency Board meeting on Tuesday, June 23, 2026, 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

- 1. CALL TO ORDER**
- 2. PUBLIC HEARING FOR THE FINAL FISCAL YEAR 2026-2027 RDA BUDGET**
 - 2.1. Public Hearing for the RDA Budget FY 2026-2027**
- 3. CONSENT ITEMS**
 - 3.1. Approve the June 9, 2026, RDA Meeting Minutes**
- 4. BUSINESS ITEMS**
 - 4.1. Approve Resolution RDA-2026-03 for the RDA Budget for FY 2026-2027**
- 5. 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) 338-5214.

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: June 16, 2026

CERTIFIED (NOTICED) BY: /s/Robin Bond
ROBIN BOND, CITY RECORDER



PUBLIC HEARING NOTICE

Vineyard City Redevelopment Agency (RDA) 2026-2027 Fiscal Year Budget Adoption

Notice is hereby given that the Redevelopment Agency of Vineyard City, Utah, will hold a Public Hearing to receive comments regarding the proposed Fiscal Year 2026-2027 RDA Budget.

Date: June 23, 2026

Time: 6 pm

Location: Vineyard City Hall
125 S. Main Street
Vineyard, Utah 84059

The purpose of the hearing is to receive public input on the proposed Redevelopment Agency budget for the upcoming fiscal year prior to its adoption.

A copy of the proposed budget is available for public inspection at Vineyard City Hall during regular business hours and on the City's website at:

www.vineyardutah.org

All interested persons are invited to attend the public hearing and provide comments. Written comments may also be submitted to the City Recorder prior to the hearing at the address listed above or via email at: robinr@vineyardutah.gov.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder's Office at least 24 hours prior to the meeting. (385) 338-5214.

Published/Post Date: June 16, 2026

Posted on the Utah Public Notice Website and Vineyard City website.

Robin Bond
City Recorder
Vineyard City, Utah

**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
June 9, 2026, at 6:00 PM**

AGENDA

1. CALL TO ORDER

Mayor Stratton called the meeting to order at 7:35 pm.

 PRESENTATIONS, RECOGNITIONS, AWARDS, AND PROCLAMATIONS

2.

2.1. Report from the RDA subcommittee regarding interviews with applicants for RDA Advisor positions.

The RDA subcommittee (Board Members Lauret and Holdaway) reported on the recruitment and selection process for three part-time advisor positions authorized under Resolution RDA 2026-02. The advisors were intended to support the RDA Board directly in areas where additional expertise was needed, specifically large-scale construction, financial analysis, and environmental matters. Following public posting and review of 16 applications, five candidates were interviewed and the top three were selected based on relevant qualifications, including expertise in construction, financial modeling (including CPA experience), and environmental work.

The subcommittee emphasized that the advisors would assist the Board in better understanding RDA operations, documenting past activities, and supporting future planning efforts. It was noted that while selected candidates reside locally, selections were based on merit and alignment with identified needs. No formal action was taken.

 Following Board Member Lauret's subcommittee report, additional discussion was held regarding the purpose, scope, and compensation of the three proposed RDA advisor positions led by Board Member Holdaway. It was explained that the positions were created to address three critical areas identified through the ongoing audit: financial modeling, construction management, and environmental oversight. The subcommittee emphasized that these disciplines require specialized expertise and cannot reasonably be fulfilled by a single RDA Director role. The advisors were intended to support

the Board in establishing best practices, improving transparency, and ensuring long-term financial and operational stability of the RDA.

Discussion also addressed how compensation levels were determined. The subcommittee indicated that proposed pay rates were based on informal market comparisons and guidance from the auditor, noting that the total budget allocation is approximately \$150,000 for three part-time positions, with anticipated flexible workloads not to exceed roughly 20 hours per week per advisor. It was further clarified that the advisors would initially work alongside the independent auditor during the audit process to learn system operations and assist with implementation of best practices following the auditor's departure.

 Council Member Nair raised questions regarding the extent of the auditor's involvement in shaping the advisor roles and hiring process. Clarification was provided that while the auditor offered initial input on general needs and compensation ranges, he was not directly involved in the hiring or selection process, and the advisors are not intended to support the audit itself but rather to assist the Board after its completion. Discussion included differing perspectives among Board members regarding the characterization of the auditor's role and the timing of hiring relative to the audit process.

The discussion concluded without formal action, and the meeting proceeded to the next agenda item.

3. CONSENT ITEMS

3.1. Approval of the April 28, 2026, RDA Meeting Minutes

3.2. Approval of the May 12, 2026, RDA Meeting Minutes

Motion: Board Member McCumber motioned to approve the consent items as presented. Board Member Lauret **seconded** the motion. **Yes:** Board Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

4. BUSINESS ITEMS

4.1. Approve the appointment of Kim Cornelius to serve as an RDA Advisor.

The RDA Board considered the appointment of Kim Cornelius to serve as an RDA advisor. A subcommittee member summarized the interview process, highlighting Mr. Cornelius's 40 years of experience in large-scale construction, contracting, and construction finance, as well as his familiarity with RDA operations. His responses demonstrated knowledge of best practices, including competitive bidding, cost tracking, and oversight measures, and reflected an understanding of the City's current RDA challenges.

During discussion, questions were raised regarding the interview process and whether candidates were evaluated for specific disciplines. It was clarified that applicants generally identified their area of expertise, but positions were not strictly segmented during interviews. Board Member Nair expressed interest in more clearly defining roles by discipline and potentially reposting positions to attract additional specialized candidates, particularly in environmental areas. Board Member Lauret noted that the part-time, advisory nature of the roles may limit the pool of highly specialized applicants.

Motion: Board Member Lauret motioned to approve the hiring of Kim Cornelius as an RDA advisor. Board Member Wood **seconded** the motion. **Yes:** Board Members Holdaway, Lauret, McCumber, and Wood. **No:** Board Member Nair. **Motion Passed 4-1.**

4.2. Approve the appointment of Keith Vincent to serve as an RDA Advisor

Motion: Board Member Lauret motioned to approve the hiring of Keith Vincent as an RDA advisor. Board Member Wood **seconded** the motion. **Yes:** Board Members Holdaway, Lauret, McCumber, and Wood. **No:** Board Member Nair. **Motion Passed 4-1.**

4.3. Approve the appointment of Jared Tamez to serve as an RDA Advisor.

Motion: Board Member Lauret motioned to approve the hiring of Jared Tamez as an RDA advisor. Board Member Wood **seconded** the motion. **Yes:** Board Members Holdaway, Lauret, McCumber, and Wood. **No:** Board Member Nair. **Motion Passed 4-1.**

5. CLOSED SESSION

The Vineyard Redevelopment Agency Board, pursuant to Utah Code 52-4-205, may vote to go into a closed session for the purpose of personnel, real property, or litigation.

Motion: Board Member Stratton motioned to go into closed session, Board Member Lauret **seconded** the motion **Yes:** Board Members Holdaway, Lauret, McCumber, and Wood. **No:** Board Member Nair. **Motion Passed 5-1.**

Present:

Mayor Zach Stratton
Board Member Jacob Holdaway
Board Member David Lauret
Board Member Parker McCumber
Board Member Ezra Nair
Board Member Jacob Wood

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, Administrative Director David Kyle Herring, City Manager Brian Voeks, and City Attorney Jesse Riddle.

The meeting started at 8:12 pm and closed at 8:23 pm in the Police Department room at 125 S. Main, Vineyard, Utah.

Motion: Board Member Nair motion to close the session. Board Member Parker **seconded** the motion. **Yes:** All **No:** None. **Motion Passed 6-0.**

During closing discussion, Board member Nair clarified that prior opposition to motions regarding the advisor appointments was process-related, not a reflection on the qualifications of the selected candidates. Board Member McCumber expressed support for the individuals appointed but emphasized concerns that established best practices were not fully followed during the process. He encouraged the Board to prioritize improved procedures and adherence to best practices moving forward.

Additional comments noted that significant time had been spent by members reviewing materials and participating in phone discussions related to the appointments. In response, Board Member Lauret stated that the process followed was consistent with the procedures outlined in Resolution 2026-02.

6. ADJOURNMENT

Board Member Stratton adjourned the meeting at 8:26 pm.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: _____
ROBIN BOND, CITY RECORDER

RDA-RESOLUTION NO. 2026-03

A RESOLUTION OF THE RDA BOARD OF THE CITY OF VINEYARD, UTAH, ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.

WHEREAS, the Finance Director has prepared and submitted a proposed budget for the Fiscal Year 2026-2027 in accordance with applicable state law and city charter/ordinances; and

WHEREAS, the VINEYARD RDA BOARD has conducted public hearings and workshops on the proposed budget, providing notice as required by law and opportunity for public comment; and

WHEREAS, the VINEYARD RDA BOARD has reviewed the proposed budget, including estimated revenues, appropriations, fund balances, and departmental allocations, and has made such amendments as deemed necessary; and

WHEREAS, the final budget maintains a balanced budget as required by law, with total estimated revenues and other sources equaling total appropriations; and

WHEREAS, it is in the best interest of the citizens of Vineyard, Utah to adopt this final budget to provide for the orderly operation of the Vineyard RDA.

NOW, THEREFORE, BE IT RESOLVED BY THE RDA BOARD OF THE CITY OF VINEYARD, UTAH,

Section 1. Budget Adoption.

The final budget for the RDA OF THE CITY OF VINEYARD, UTAH, for the fiscal year beginning July 1, 2026, and ending June 30, 2027, as presented (and as may be amended during this meeting), a copy of which is attached hereto as Exhibit A (or on file with the City Clerk), is hereby approved and adopted. This budget is incorporated herein by reference.

Section 2. Appropriations.

The sums of money set forth in the adopted budget are hereby appropriated from the respective funds for the purposes and objects specified therein. Appropriations by fund/department are summarized in Exhibit A.

Section 3. Revenues and Fund Balances.

Estimated revenues, other financing sources, and beginning fund balances are anticipated to support the appropriations as detailed in the adopted budget.

Section 4. Authorization for Transfers/Amendments.

The City Manager (or designee) is authorized to make transfers of appropriations within funds or departments as permitted by law and city policy, with any major amendments requiring further City Council approval.

Section 5. Filing and Certification.

The City Recorder is directed to file certified copies of this Resolution and the adopted budget with appropriate state agencies (if required) and to make the budget available for public inspection.

Section 6. Effective Date.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Vineyard City Council this ____ day of _____ 2026.

Zack Stratton
Mayor, Vineyard City

SEAL

ATTEST:

Robin Raines-Bond
City Recorder, Vineyard City

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Ezra Nair	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____

Exhibit A

The RDA Budget for FY 2026-2027 can be found on the Vineyard City Website:
<https://www.vineyardutah.gov/government/budget.php>

REDEVELOPMENT AGENCY

FUND 25				ACTUAL	ACTUAL	ACTUAL	BUDGET	AMEND #1	DRAFT
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 25-26	BUDGET FY 26-27
Revenue									
25	2501	3110	Property Tax Increment	\$ 7,923,319	\$ 8,975,367	\$ 9,576,055	\$ 12,672,000	\$ 13,212,155	\$ 15,359,984
25	2501	3113	RDA Admin	330,138	373,974	399,002	528,000	550,506	640,016
25	2501	3501	Interest Income	1,805,905	2,053,524	1,647,366	1,750,000	1,750,000	765,000
25	2501	3205	Grant Revenue	-	-	216,402	3,372,441	3,372,441	-
			Beginning Fund Balance Appropriation			-	16,414,610	15,939,456	13,073,656
Total Revenue				\$ 10,059,362	\$ 11,829,870	\$ 11,838,825	\$ 34,737,051	\$ 34,824,558	\$ 29,838,656
RDA									
25	2501	4103	Public Notices	\$ -	\$ 410	\$ 757	\$ 2,000	\$ 2,000	\$ 2,000
25	2501	4301	Contract Services	369,201	294,072	416,467	738,400	803,400	803,650
25	2501	4457	TIFF Payments	2,167,758	3,799,641	4,152,324	2,511,258	2,511,258	2,609,362
25	2501	4651	Capital Expense	18,820,158	4,074,879	3,690,989	24,012,441	24,012,441	18,987,441
25	2501	4802	Principal on Debt	4,059,427	4,232,187	4,411,192	4,591,477	4,591,477	4,638,000
25	2501	4803	Interest on Debt	2,818,775	2,646,515	2,466,511	2,278,475	2,278,475	2,083,188
25	2501	4808	Bad Debt Expense	-	-	50,100			
25	2501	6010	Transfer to General Fund (Admin)	330,138	373,974	399,002	528,000	550,506	640,016
25	2501	6061	Transfer to Internal Service Fund	56,420	62,898	75,000	75,000	75,000	75,000
Total RDA				\$ 28,633,987	\$ 15,484,583	\$ 15,662,343	\$ 34,737,051	\$ 34,824,558	\$ 29,838,656
Surplus (Deficit)				\$ (18,574,625)	\$ (3,654,713)	\$ (3,823,518)	\$ -	\$ 0	\$ -