VINEYARD
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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.

2. PRESENTATIONS, RECOGNITIONS, AWARDS, AND PROCLAMATIONS

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 Sherrif'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: June 23, 2026

CERTIFIED CORRECT BY: Robin Bond
ROBIN BOND, CITY RECORDER

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