



**NOTICE OF A REDEVELOPMENT  
AGENCY BOARD MEETING  
July 14, 2026, at 6:00 PM**

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PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a regularly scheduled Redevelopment Agency Board meeting on Tuesday, July 14, 2026, at 6:00 PM or as close as possible, 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. WORK SESSION**

**2.1. RDA Advisors Update**

**3. PUBLIC COMMENTS**

**4. CONSENT ITEMS**

**4.1. Approval of June 23, 2026, RDA Meeting Minutes**

**4.2. Approval of the July 7, 2026, RDA Meeting Minutes**

**5. BUSINESS ITEMS**

**5.1. Approve Resolution U2026-04 Authorizing the RDA Director to Trigger Tax Increment Financing Collection for Designated Parcels**

**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) 338-5214.

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:**

July 9, 2026

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**CERTIFIED (NOTICED) BY:**

/s/Robin Bond

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ROBIN BOND, CITY RECORDER

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

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**Present**

RDA Board Chair Zack Stratton  
RDA Board Member Jacob Holdaway  
RDA Board Member David Lauret  
RDA Board Member Ezra Nair  
RDA Board Member Jacob Wood

**Absent**

RDA Board Member Parker McCumber

**Staff Present:** Administrative Director David Kyle Herring, Building Inspector/MS4 Coordinator Kinsli McDermott, Building/Planning Director Cris Johnson, Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, City Attorney Jesse Riddle City Manager Brian Voeks, City Planner Anthony Fletcher, City Planner Paul Douglass, City Recorder Robin Bond, Community Enrichment Director Brian Vawdrey, Deputy City Recorder Tony Lara, Finance Director Evan Smith, Library Coordinator Valerie Popadich, Media Specialist Braile Tyler, Project Manager/MS4 Justine Marshall, and Public Works Director/City Engineer Naseem Ghandour and RDA Director Josh Daniels.

**Others Attending:** David Peare-Cascade, Jane Pearce-Cascade, Karen Cornelius-Villas, Kim Cornelius-Villas, Christine Jeffs – Vineyard Library Board, Mary Anne Geddes-Vineyard Library Board, Julie Gray-Vineyard Library Board, Katie Tall-Vineyard Library Board, Terry Ewing-Villas, Keith Vincent-Villas, Rosslyn Valdivieso-Latino Coalition, and others who did not sign in or whose writing was illegible

**1. CALL TO ORDER**

Board Member Stratton called the meeting to order at 7:11 pm.

**2. PUBLIC HEARING FOR THE FINAL FISCAL YEAR 2026-2027 RDA BUDGET**

**2.1. Public Hearing for the RDA Budget FY 2026-2027**

No Comments were made.

**3. CONSENT ITEMS**

**3.1. Approve the June 9, 2026, RDA Meeting Minutes**

**MOTION:** Council Member Holdaway motioned to approve the minutes as presented.

**Seconded** by Council Member Lauret. **Yes:** Council Members Holdaway, Lauret, Nair, and Wood. **No:** None. **MOTION PASSED 4-0.**

**4. BUSINESS ITEMS**

**4.1. Approve Resolution RDA-2026-03 for the RDA Budget for FY 2026-2027**



Mr. Daniels presented the proposed FY 2026–2027 RDA Budget. He explained that budgeted revenues were dependent upon actual returns and payouts, reviewed bond payment obligations, and discussed tax increment financing reimbursements. He further noted that several parcels were nearing eligibility to be triggered within the RDA project area.

Board Member Nair offered proposed budget cuts. Board Member Lauret wanted to know which items were on the budget for development.

**MOTION:** Council Member Lauret motioned to approve Resolution RDA-2026-03 for the RDA Budget for Fiscal Year 2026-2027 with amendments to remove the line items for consulting services and downtown City Hall contracted services of 680. **Seconded by** Council Member Holdaway. **Yes:** Council Members Holdaway, Lauret, Nair, and Wood. **No:** None. **MOTION PASSED 4-0.**

## 5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:27 p.m.

**MINUTES APPROVED ON:** \_\_\_\_\_

**CERTIFIED CORRECT BY:** \_\_\_\_\_  
**ROBIN BOND, CITY RECORDER**



**RESOLUTION NO. U-2026-04**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF VINEYARD CITY, UTAH,  
AUTHORIZING THE RDA DIRECTOR TO INITIATE AND TRIGGER THE COLLECTION  
OF TAX INCREMENT REVENUES FOR DESIGNATED PARCELS WITHIN THE ADOPTED  
PROJECT AREA, AND PROVIDING FOR RELATED MATTERS**

**WHEREAS**, the Redevelopment Agency of Vineyard City, Utah (the “Agency” or “RDA”), is a political subdivision of the State of Utah duly organized and existing under the provisions of the Utah Community Reinvestment Agency Act, Utah Code Annotated § 17C-1-101 et seq., as amended (the “Act”); and

**WHEREAS**, the Agency has previously adopted one or more Project Area Plans, Budgets, and Interlocal Agreements providing for the collection and distribution of tax increment revenues within designated community reinvestment project areas; and

**WHEREAS**, the Act authorizes the Agency to receive tax increment generated within approved project areas and to use such revenues for the purposes authorized by law and the governing project area documents; and

**WHEREAS**, certain parcels located within an approved project area have met, or are expected to meet, the conditions established by applicable Project Area Plans, Participation Agreements, Development Agreements, Interlocal Agreements, Agency policies, and Utah law for commencement of tax increment collection; and

**WHEREAS**, the Board of Directors of the Agency finds that authorizing the RDA Director to provide notice and take the administrative actions necessary to commence tax increment collection for designated parcels will facilitate the orderly implementation of public infrastructure, economic development, community reinvestment, housing, and other public purposes identified in the applicable Project Area Plan; and

**WHEREAS**, the Board desires to delegate to the RDA Director the authority to determine when the conditions for tax increment collection have been satisfied, present the findings to the Board, and to initiate the collection process in accordance with applicable law and governing agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF VINEYARD CITY, UTAH, AS FOLLOWS:

**Section 1. Findings.**

The foregoing recitals are incorporated herein and adopted as findings of the Agency. The Board finds that this Resolution promotes the public purposes of the Act and is in the best interests of the Agency and Vineyard City.

**Section 2. Authorization to Trigger Tax Increment Collection.**

The RDA Director is hereby authorized and directed to report to the Board, initiate, trigger, and commence the collection of tax increment revenues for all parcels located within any Agency project area that satisfy the requirements of the applicable Project Area Plan, Project Area Budget, Interlocal Agreement, Development Agreement, Participation Agreement, Reimbursement Agreement, or other governing document approved by the Agency.

The Board of Directors finds that the determination of whether such requirements have been satisfied is an administrative function properly delegated to the RDA Director. No further action of the Board shall be required for the activation of tax increment collection for individual parcels, groups of parcels, development phases, or projects that satisfy the requirements of the applicable Agency approvals and agreements.

**Section 3. Administrative Authority.**

The RDA Director is authorized to:

- A. Determine when the conditions for commencement of tax increment collection have been satisfied;
- B. Identify and document the parcels, development phases, or projects eligible for tax increment collection and report the information to the Board;
- C. Establish the effective tax year for collection of tax increment revenues as authorized by law and applicable agreements;
- D. Coordinate with the Utah County Auditor, Utah County Assessor, Utah State Tax Commission, participating taxing entities, and other governmental entities as necessary to implement tax increment collection;
- E. Execute notices, certifications, confirmations, and other administrative documents required to effectuate tax increment collection; and

F. Take all other ministerial and administrative actions reasonably necessary to carry out the intent of this Resolution.

**Section 4. Compliance With Law and Governing Documents.**

The authority granted herein shall be exercised in a manner consistent with the Utah Community Reinvestment Agency Act, the applicable Project Area Plan and Budget, any Interlocal Agreements, Participation Agreements, Development Agreements, and all other applicable provisions of state and local law.

**Section 5. Ratification.**

All actions previously taken by Agency staff, officers, consultants, and legal counsel consistent with the purpose and intent of this Resolution are hereby ratified, approved, and confirmed.

**Section 6. Severability.**

If any section, subsection, sentence, clause, or phrase of this Resolution is determined to be invalid or unenforceable, such determination shall not affect the validity of the remaining portions of this Resolution.

**Section 7. Effective Date.**

This Resolution shall take effect immediately upon its adoption.

ADOPTED AND APPROVED by the Board of Directors of the Redevelopment Agency of Vineyard City, Utah, this \_\_\_\_ day of \_\_\_\_\_, 2026.

**REDEVELOPMENT AGENCY OF VINEYARD CITY, UTAH**

**ATTEST:**

By: \_\_\_\_\_

**Mayor Zack Stratton, RDA Board**

\_\_\_\_\_

**Robin Bond, RDA Board Secretary**

### **Exhibit A – Designated Parcels**

List the parcels for which tax increment collection is authorized:

- Parcel No. \_\_\_\_\_
- Parcel No. \_\_\_\_\_
- Parcel No. \_\_\_\_\_