



VINEYARD
STAY CONNECTED

**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
October 13, 2026, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a regularly scheduled Redevelopment Agency Board meeting on Tuesday, October 13, 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. WORK SESSION**
 - 2.1. Discuss Resolution of Conflict of Interest for RDA Contractors, Board Members, and Staff (10 Minutes)**
- 3. CONSENT ITEMS**
 - 3.1. Approval of September 15, 2026, RDA Meeting Minutes**
- 4. 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:

October 9, 2026

CERTIFIED (NOTICED) BY:

/s/Robin Bond

ROBIN BOND, CITY RECORDER



RESOLUTION NO. U-2026-05

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF VINEYARD CITY, UTAH, ADOPTING A CONFLICT OF INTEREST DISCLOSURE FORM

RECITALS

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 RDA is committed to maintaining the highest standards of integrity, transparency, and accountability in the conduct of its official business; and

WHEREAS, public officials, employees, board members, commission members, and certain contractors have a duty to avoid conflicts of interest and to disclose any actual, potential, or perceived conflicts of interest that may arise in the performance of their duties; and

WHEREAS, the adoption of a standardized Conflict of Interest Disclosure Form will promote consistency in disclosure practices, facilitate compliance with applicable state and local ethics laws, and enhance public trust in RDA governance; and

WHEREAS, the RDA Board finds that the attached Conflict of Interest Disclosure Form (Exhibit A) is appropriate and necessary for these purposes;

NOW, THEREFORE, BE IT RESOLVED by the RDA Board of Vineyard City, Utah as follows:

Section 1. The Conflict of Interest Disclosure Form attached hereto as Exhibit A is hereby adopted as the official form to be used by RDA officials, employees, board and commission members, and other designated persons as required by RDA policy or applicable law.

Section 2. The RDA Board is authorized and directed to distribute the form, establish procedures for its completion and submission, maintain completed forms in accordance with applicable record-retention requirements, and update the form as may be necessary to remain consistent with state law and RDA policy.

Section 3. All persons required to file a Conflict of Interest Disclosure Form shall complete and submit the form in the manner and on the schedule established by the RDA or as otherwise required by law.

Section 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the RDA Board of Vineyard City this ____ day of _____, 2026.

ATTEST:

Zack Stratton, Vineyard City Mayor

Robin Bond, City Recorder

VOTING	YES	NO	ABSENT	ABSTAIN
Mayor Zach Stratton (votes only in case of a tie)				
Council Member Jacob Holdaway				
Council Member David Lauret				
Council Member Parker McCumber				
Council Member Chip Price				
Council Member Jacob Wood				

Exhibit A
(Conflict-Of-Interest Form)



VINEYARD CITY REDEVELOPMENT AGENCY (RDA)

Conflict of Interest Disclosure Statement

Prepared in connection with the Vineyard City RDA contract compliance audit

Part A — Purpose and Instructions

This form must be completed by every Vineyard City RDA Board member, City official, City staff member, and paid RDA advisor or consultant who has access to RDA decision-making, contracting, invoicing, or approval processes, before beginning or continuing RDA-related work.

Disclosure should be broad and err strongly on the side of over-inclusion. Report any relationship, interest, or association — no matter how small, indirect, historical, or seemingly immaterial — that a reasonable, informed member of the public could view as capable of influencing, or appearing to influence, your judgment or duties regarding RDA matters. This includes relationships with RDA contractors, subcontractors, vendors, developers, property owners, and their owners, officers, or employees — for example, entities such as Geneva Project Manager LLC, Anderson Geneva / USS Geneva, AECOM, Nebo Environmental, Chemtech-Ford Laboratories, or any RDA advisor or their affiliated firms, as well as any other current or future RDA-related party.

When in doubt, disclose it. Disclosure does not necessarily mean you will be removed from RDA-related work — it allows the RDA Board and City Administration to evaluate the relationship and determine whether recusal, additional review, or no action is warranted. Failing to disclose a conflict is more serious, and more damaging to public trust, than disclosing something that turns out to be immaterial.

This is not a one-time form. You have a continuing, ongoing duty to update this disclosure — see Part D — for as long as you are involved in RDA matters.

Part B — Respondent Information

Full legal name: _____

Title / Position: _____

Department / Organization: _____

Date of this disclosure: _____

Capacity in which you serve the RDA (check all that apply):

- | | |
|---|---|
| ☐ RDA Board Member | ☐ Vineyard City Elected Official |
| ☐ Vineyard City Staff / Administration | ☐ Paid RDA Advisor — Construction Management |
| ☐ Paid RDA Advisor — Financial Modeling | ☐ Paid RDA Advisor — Environmental |
| ☐ Other City Committee / Commission Member | ☐ Other (describe below) |

If "Other," describe: _____

Part C — Disclosure Questions

Answer every question. "Immediate family" means spouse or domestic partner, parent, child, sibling, and in-laws or step-relatives in those same relationships. Reporting period: currently, and at any time within the past three (3) years, unless a question specifies otherwise.

1. Employment, Contracting, or Business Relationships

Do you (or your immediate family) currently have, or have you had within the past 3 years, any employment, contracting, consulting, ownership, partnership, or other business relationship with any RDA contractor, subcontractor, vendor, developer, or property owner connected to RDA projects?

☐ No ☐ Yes — if yes, complete the explanation below

If yes — describe the relationship, the individual(s) and entity(ies) involved, and approximate dates:

2. Financial Interests

Do you or your immediate family hold any ownership interest, stock, membership interest, loan, promissory note, or other financial stake — however small — in any entity that does or seeks to do business with the RDA?

☐ No ☐ Yes — if yes, complete the explanation below

If yes — describe the relationship, the individual(s) and entity(ies) involved, and approximate dates:

3. Family Relationships

Do you have a spouse/domestic partner, parent, child, sibling, in-law, step-relative, or other relative who is employed by, owns any interest in, or serves on the board of any RDA contractor, subcontractor, vendor, developer, or property owner?

☐ No ☐ Yes — if yes, complete the explanation below

If yes — describe the relationship, the individual(s) and entity(ies) involved, and approximate dates:

4. Friendships and Personal Acquaintances

Do you have a close personal friendship, social relationship, or other significant personal acquaintance with an owner, officer, or employee of any RDA contractor, subcontractor, vendor, or developer — including relationships that fall short of "close friend" but that a reasonable person might view as capable of influencing your judgment?

☐ No ☐ Yes — if yes, complete the explanation below

If yes — describe the relationship, the individual(s) and entity(ies) involved, and approximate dates:

5. Gifts, Meals, and Hospitality

Within the past 12 months, have you received or been offered any gift, meal, travel, entertainment, discount, or other gratuity — of any value — from an RDA contractor, subcontractor, vendor, or developer, or their owners, officers, or employees?

☐ No ☐ Yes — if yes, complete the explanation below

If yes — describe the relationship, the individual(s) and entity(ies) involved, and approximate dates:

6. Concurrent or Prior Engagements

Are you currently, or have you within the past 3 years been, engaged by, employed by, or served on a board or committee for any RDA contractor, subcontractor, vendor, or developer, or for a firm that competed or may compete for RDA work?

☐ No ☐ Yes — if yes, complete the explanation below

If yes — describe the relationship, the individual(s) and entity(ies) involved, and approximate dates:

7. Property and Real Estate Interests

Do you, or your immediate family, own property or hold a financial interest in property located within, adjacent to, or otherwise affected by an RDA project area?

☐ No ☐ Yes — if yes, complete the explanation below

If yes — describe the relationship, the individual(s) and entity(ies) involved, and approximate dates:

8. Prior Involvement in Matters Under Review

Have you personally been involved in approving, reviewing, negotiating, or authorizing any contract, invoice, payment, or scope change that is or may become subject to this audit or to RDA Board review?

☐ No ☐ Yes — if yes, complete the explanation below

If yes — describe the relationship, the individual(s) and entity(ies) involved, and approximate dates:

9. Other Relationships or Circumstances

Is there any other relationship, interest, association, or circumstance — no matter how minor, indirect, or seemingly immaterial — that could be viewed by a reasonable person as creating an actual, potential, or even the appearance of a conflict of interest with respect to your RDA-related duties?

☐ No ☐ Yes — if yes, complete the explanation below

If yes — describe the relationship, the individual(s) and entity(ies) involved, and approximate dates:

Part D — Ongoing Duty to Disclose

If, after submitting this form, you become aware of a new relationship or circumstance described above, or a previously disclosed relationship materially changes, you must submit an updated disclosure within 10 business days of becoming aware of it. This applies for the full duration of your involvement in RDA matters.

Updated disclosures should be submitted to the RDA Board Chair and the Vineyard City Manager's office.

Part E — Certification and Signature

I certify that I have read and understand this form, that the information provided above is complete and accurate to the best of my knowledge, and that I understand my continuing obligation to promptly disclose any new or changed conflict as described in Part D. I understand that a disclosed relationship may result in recusal from certain decisions, additional review, or referral, as determined appropriate by the RDA Board or City Administration, and that failing to disclose a known conflict may result in further action.

Signature: _____

Date: _____

Printed name: _____

Title: _____

Part F — For Office Use Only — Not to Be Completed by Respondent

Received by: _____

Date received: _____

Determination (check one):

- ☐ No conflict identified — no further action
- ☐ Minor / immaterial relationship noted — file for reference
- ☐ Potential conflict identified — mitigation plan required (attach)
- ☐ Recusal required from specified matter(s) (specify below)
- ☐ Referred for further review (RDA Board / City Administration / other, specify)

Notes / specified matter(s) / mitigation plan reference:

Reviewer signature: _____

Date: _____



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
September 15, 2026, at 6:00 PM**

Present:

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

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, City Attorney Jesse Riddle City Manager Brian Voeks, City Recorder Robin Bond, Community Enrichment Director Brian Vawdrey, Deputy City Recorder Tony Lara, Deputy Mayor David Herring, Finance Director Evan Smith, Media Specialist Brailee Tyler, and Public Works Director/City Engineer Naseem Ghandour.

Also Present: Daria Evans Villas, John Pettingill Holdaway Fields, Darlene Price Waters Edge, Jesse Sandstrom Orchards, Abigail Sandstrom Orchards, Karen Cornelius Villas, Kim Cornelius Villas, Chip Price Providence, Barbara Porter Hampton, Claudia Lauret Holiway Road, David Pearce resident, and others who did not sign in or whose handwriting was illegible.

AGENDA

1. CALL TO ORDER

Board Chair Stratton called the meeting to order at 7:57 pm.

2. CONSENT ITEMS

2.1. Approval of September 8, 2026, RDA Meeting Minutes

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

3. BUSINESS ITEMS

3.1. Approve the Appointment of RDA Directors

The Chair reviewed the Board's recruitment process, noting that several qualified applicants were interviewed through multiple rounds of interviews. Following deliberations, the Board identified Rob Sant and Steven Proud as the preferred candidates.

The Board discussed the need for additional leadership capacity within the RDA to provide adequate oversight and support for ongoing projects and responsibilities. To better address the Agency's needs, the Board proposed appointing two directors with distinct areas of focus:

Rob Sant would focus on financial management, reporting requirements, compliance, legislative matters, and administrative oversight of the RDA.

Steven Proud would focus on economic development initiatives, environmental issues, and strategic growth opportunities within the RDA project areas.

The Board noted that both candidates possess significant expertise in their respective fields and that dividing responsibilities according to their strengths would improve Agency effectiveness.

Additional discussion included:

- The importance of economic development efforts within the RDA district as a key component of Vineyard's future growth.
- The expectation that specific duties and responsibilities would be further defined through contracts and ongoing organizational development.
- Recognition of the candidates' professional experience and willingness to assist the Agency in strengthening its operations.
- The role of existing RDA advisors and the anticipated transition of advisor support to work closely with the newly appointed directors while continuing to provide guidance to the Board.

Board members welcomed both candidates and expressed appreciation for their willingness to serve.

Motion: Board Member Lauret motioned to approve the appointment of Rob Sant and Steven Proud to serve as RDA directors. Board Member McCumber **seconded the motion. Yes:** Board Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

3.2. Approve the Professional Service Agreement with CPA Insight Solutions / Chris Harding

The Chair presented a proposed Professional Services Agreement with CPA Insight Solutions and Chris Harding.

Discussion included:

- Mr. Harding's previous work conducting agreed-upon procedures for the City.
- The Board's desire to continue and expand that effort.
- Plans to review a larger sample of records over an expanded time period to provide a more comprehensive review of Agency activities.
- Clarification regarding agreed-upon procedures and how they differ from a formal audit.

Board members discussed the value of obtaining additional organization and financial review support as the Agency continues to strengthen governance and operational practices.

Motion: Board Member Lauret motioned to approve the professional Service Agreement with CPA Insight Solutions and Chris Harding. Board Member Wood **seconded the motion. Yes:** Board Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

4. ADJOURNMENT

Board Chair Stratton closed the meeting at 8:09 pm.

MINUTES APPROVED ON:

CERTIFIED BY:

SEAL

Jared Tamez

September 2026 Report and October Expectations

In September I was able to further research on an environmental master plan for the RDA which proposes air, water, and soil testing pursuant to community interest in understanding the current environmental landscape, particularly during high wind events. I also gathered and summarized RDA Minutes and Resolutions in a searchable form for easier reference. I received the Retention Ponds Land Exchange Site Plan and worked to analyze and interpret it and drafted a resolution and a public letter for the City Council and RDA board to review for a vote regarding the Land Exchange. I briefed the new School Board on the Land Exchange and discovered a deficiency in the Retention Ponds Reimbursement Agreement and furthered the process to move toward resolving the deficiency.

To be delivered in October:

- Environmental Master Plan
- RDA Minutes Archive
- Rebuttal to Land Exchange Site Plan
- Resolution RE Retention Ponds Reimbursement Agreement
- Resolution RE Land Exchange Opposition
- Data Center Policy Document

October Themes:

Data Center Policy Creation

Connecting Purchase and Participation Agreements to Environmental Remediation

Passing a Resolution Opposing the Cooling Ponds Exchange

Passing a Resolution RE Retention Ponds Reimbursement Agreement

Beginning DEQ Document Analysis towards Comprehensive Remediation Summary

Meeting with Utah Lake Authority