**NOTICE OF A REDEVELOPMENT AGENCY BOARD MEETING**
**October 27, 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 27, 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.** RDA Advisors Update (5 Minutes)
   - **2.2.** RDA Directors Update (5 Minutes)

3. **CONSENT ITEMS**
   - **3.1.** Approval of October 13, 2026, RDA Meeting Minutes

4. **BUSINESS ITEMS**
   - **4.1.** Accept Resolution U-2026-06: Opposing The Geneva Retention Pond Exchange And Requesting A Public Management Plan (Requested by Board Member Jacob Holdaway - 7 Minutes)

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:** October 26, 2026

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

**MINUTES OF A REDEVELOPMENT AGENCY BOARD MEETING**
**October 13, 2026, at 7:06 PM**

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**Present:**
Chair Zack Stratton
Board Member Jacob Holdaway
Board Member David Lauret
Board Member Parker McCumber
Board Member Jacob Wood
Board Member Chip Price

**Staff Present:** Chief Deputy Holden Rockwell with the Utah County Sherrif's Office, Deputy Mayor David Kyle Herring, City Manager Brian Voeks, Finance Director Evan Smith, Public Works Director Naseem Ghandour, City Attorney Jesse Riddle and Deputy City Recorder Tony Lara

## 1. CALL TO ORDER

Chair Stratton called the meeting to order at 7:06pm

## 2. WORK SESSION

### 2.1. Discuss Resolution of Conflict of Interest for RDA Contractors, Board Members, and Staff (10 Minutes)

The RDA Board discussed a proposed conflict of interest disclosure policy for Board members, City staff, and individuals involved in RDA projects. Board members generally supported the goal of increasing transparency but expressed differing opinions regarding the scope of required disclosures, including financial interests, family relationships, business associations, and connections to RDA contractors and developers.

City Attorney Jesse Riddle advised that the proposed disclosure form was overly broad in certain areas and recommended clarifying definitions and narrowing requirements to focus on relevant relationships and potential conflicts. The Board also discussed establishing disclosure requirements for contractors and investors receiving RDA funds.

**Motion:** BOARDMEMBER LAURET MOTIONED TO CONTINUE THE DISCUSSON TO THE NEXT RDA MEETING TO ALLOW THE CITY ATTORNEY TO REVIEW AND

REVIES THE PROPOSED LANGUAGE. BOARDMEMBER WOOD SECONDED. BOARDMEMBERS MCCUMBER, HOLDAWAY, WOOD, LAURET AND PRICE VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

## 3. CONSENT ITEMS

### 3.1. Approval of September 15, 2026, RDA Meeting Minutes

**Motion:** BOARDMEMBER MCCUMBER MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARDMEMBER LAURET SECONDED. BOARDMEMBERS PRICE, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

## 4. ADJOURNMENT

The meeting was adjourned at 7:33pm

VINEYARD SEAL UTAH

**MINUTES APPROVED ON:** _____

**CERTIFIED CORRECT BY:** _____

**TONY LARA, DEPUTY CITY RECORDER**

DRAFT

# RESOLUTION NO. U- 2026-06

## A RESOLUTION OF THE VINEYARD CITY COUNCIL OPPOSING THE GENEVA RETENTION POND EXCHANGE AND REQUESTING A PUBLIC MANAGEMENT PLAN

**WHEREAS,** Utah owns approximately 61.39 acres of former Geneva Steel retention-pond property on Vineyard's Utah Lake shoreline (the "Property"), and the Division of Forestry, Fire and State Lands ("FFSL") proposes to lease that public land for 99 years in exchange for land near Springville;

**WHEREAS,** the City supports prompt, lawful cleanup and remediation of the Property, restoration of its shoreline and habitat, and safe public access to Utah Lake;

**WHEREAS,** the proposed exchange would substantially contradict years of published City planning, including Vineyard's 2019 General Plan and 2022 North Waterfront Plan, both of which envision public open space, trails, shoreline access, and low-impact recreation at or near the ponds;

**WHEREAS,** the September 2026 Site-Specific Plan identifies needed cleanup and access improvements but does not establish that private development of the Property is necessary to accomplish them;

**WHEREAS,** the proposed exchange outlines easements and trails which would provide routes through and along the Property, but reserves most of the land for future private development, and leaves substantially less space for public use and limits the State's management opportunities as Vineyard grows; and

**WHEREAS,** the public interest in a restored urban lakefront includes the ability to manage the land itself for recreation, habitat, heritage, and future needs, not merely passage across it;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD, UTAH, AS FOLLOWS:**

**Section 1. Opposition to the exchange.** The Council opposes the proposed exchange and 99-year private development lease. FFSL should cancel the exchange. Cleaning up public land does not require placing most of it under private control for nearly a century; the Site-Specific Plan has not demonstrated otherwise.

**Section 2. Public management alternative.** The Council calls on FFSL to retain the Property and work with Vineyard City on a management plan for remediation, shoreline restoration, habitat, meaningful public use, and interpretation of Geneva Steel history. FFSL should evaluate that alternative against the exchange using the Property's foreseeable condition after cleanup, not only its present industrial condition, and account for the City's General Plan and waterfront design work. The City is prepared to participate in that planning.

**Section 3. Heritage and access.** The management plan should consider Councilmember Jacob Wood's Geneva Heritage Park concept. A public landscape interpreting the site's steelmaking history and World War II contributions would have a clearer connection to that history than residential buildings or a surf park—the only potential uses developer representatives have publicly identified for this Property. The Council further finds that trails and access easements, while useful, cannot replace the public's opportunity to use and shape the larger shoreline parcel over time.

**Section 4. RDA remediation funding.** If FFSL nevertheless approves the exchange, the Council calls on the Vineyard Redevelopment Agency to deny discretionary funding for remediation that would facilitate the proposed long-term private development of the Property. The RDA must evaluate its existing agreements and legal obligations and vote separately; this Council resolution does not amend or terminate any RDA commitment.

**Section 5. Transmittal and effective date.** The City Recorder shall transmit this resolution to FFSL for inclusion in the record on the Site-Specific Plan and proposed exchange. This resolution takes effect upon adoption.

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

_____
Zack Stratton, Board Chair

ATTEST:

_____
Robin Bond, RDA Secretary

| **BOARD MEMBERS** | **YES** | **NO** | **ABSENT** | **ABSTAIN** |
|---|---|---|---|---|
| Jacob Holdaway | _____ | _____ | _____ | _____ |
| David Lauret | _____ | _____ | _____ | _____ |
| Parker McCumber | _____ | _____ | _____ | _____ |
| Chip Price | _____ | _____ | _____ | _____ |
| Jacob Wood | _____ | _____ | _____ | _____ |

[Date]

Utah Division of Forestry, Fire and State Lands
1594 West North Temple, Suite 3520
Salt Lake City, Utah 84114

**Re: Geneva Retention Pond Exchange — Special Use Lease Agreement No. 300-00311**

Dear Director and Division Staff:

We write as members of the Vineyard City Council regarding the State's consideration of the proposed Geneva Retention Pond Exchange and associated long-term lease of property within Vineyard City's municipal boundaries.

We appreciate the Division's efforts to advance environmental remediation, conservation, and public access around Utah Lake. As the State considers the proposed exchange, we wish to emphasize the importance of protecting Vineyard's local land-use interests and ensuring that the City has a meaningful role in decisions affecting the future of this property.

## Municipal Zoning Authority

Our principal concern is the City's ability to exercise zoning and land-use authority over future development and commercial activity on the property.

Because the property lies within Vineyard's municipal boundaries, its development will directly affect the City's infrastructure, public services, transportation systems, neighboring properties, and long-term planning objectives.

**We respectfully request that the State work with Vineyard City, and with the Utah Legislature if necessary, to establish a legally effective framework granting the Vineyard City Council zoning and land-use authority over future private development and commercial uses on the property.**

We believe that local land-use oversight is essential to ensuring that future development is compatible with the surrounding community and reflects the interests of Vineyard residents.

## Environmental Remediation and Funding

We also request that FFSL partner with Vineyard City to identify and pursue available state, federal, and other funding sources for environmental remediation and restoration of the former cooling ponds.

This cooperative effort should preserve existing funding proposals for cleanup while ensuring that any public financial participation remains subject to appropriate review and approval.

## Conclusion

Regardless of the State's ultimate decision concerning the proposed exchange, Vineyard City seeks a collaborative partnership that ensures meaningful local zoning authority and coordinated environmental remediation funding.

We appreciate the Division's consideration of these requests and welcome the opportunity to work together toward outcomes that benefit both the State and the Vineyard community.

Respectfully,

**[Names and titles of signing Vineyard City Council members]**

On behalf of the undersigned members of the Vineyard City Council

[Date]

Utah Division of Forestry, Fire and State Lands
1594 West North Temple, Suite 3520
Salt Lake City, Utah 84114

**Re: Proposed Geneva Retention Pond Exchange — Special Use Lease Agreement No. 300-00311**

Dear Director and Division Staff:

We write as members of the Vineyard City Council to express our preference that the State retain the former Geneva Steel cooling ponds property rather than proceed with the proposed land exchange and associated long-term private development arrangement.

We appreciate the Division's efforts to advance environmental restoration, public access, and conservation around Utah Lake. However, we believe the Geneva shoreline offers a unique opportunity for continued public stewardship through a partnership between the State and Vineyard City.

Our preferred approach is a jointly developed management plan that prioritizes environmental remediation, preservation of open space, shoreline access, habitat restoration, and public recreation. Such a plan could also incorporate the Geneva Historical Park concept, preserving the site's historical significance through an interpretive public space.

We recognize that some commercial activity may be appropriate and beneficial. A public management plan could accommodate compatible commercial uses that support recreation, generate economic activity, and contribute to the property's long-term maintenance without making private development its primary purpose.

We believe these objectives can be pursued while preserving state ownership and management of the property, and we respectfully encourage FFSL to consider this alternative before committing the shoreline to a long-term private development arrangement.

## Requests if the Exchange Proceeds

Should the State nevertheless approve the proposed exchange, Vineyard City respectfully requests its cooperation on two essential matters.

### 1. Municipal Zoning Authority

Our principal concern is the City's ability to exercise zoning and land-use authority over future development and commercial activity on the property.

Because the property lies within Vineyard's municipal boundaries, its development will directly affect the City's infrastructure, public services, transportation systems, neighboring properties, and long-term planning objectives.

**We respectfully request that the State work with Vineyard City, and with the Utah Legislature if necessary, to establish a legally effective framework granting the Vineyard City Council zoning and land-use authority over future private development and commercial uses on the property.**

We believe that local land-use oversight is essential to ensuring that future development is compatible with the surrounding community and reflects the interests of Vineyard residents.

### 2. Environmental Remediation and Funding

We also request that FFSL partner with Vineyard City to identify and pursue available state, federal, and other funding sources for environmental remediation and restoration of the former cooling ponds.

This cooperative effort should preserve existing funding proposals for cleanup while ensuring that any public financial participation remains subject to appropriate review and approval.

## Conclusion

While our preference remains continued state ownership and a collaboratively developed public management plan, we recognize that the State may ultimately elect to proceed with the exchange.

Should that occur, we respectfully request meaningful municipal zoning authority and cooperation on environmental remediation funding to ensure that the property's future serves the interests of both the State and the Vineyard community.

We appreciate the Division's consideration of these concerns and welcome the opportunity for further discussion and collaboration.

Respectfully,

**[Names and titles of signing Vineyard City Council members]**

On behalf of the undersigned members of the Vineyard City Council