

**MINUTES OF THE  
VINEYARD REDEVELOPMENT  
AGENCY BOARD MEETING  
June 10, 2015 – 10:38 PM**

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**Present**

Chair Randy Farnworth  
Boardmember Nate Riley  
Boardmember Sean Fernandez  
Boardmember Dale Goodman  
Boardmember Julie Fullmer

**Absent**

**Staff in Attendance:** Public Works Director/Engineer Don Overson, Town Attorney David Church Town Planner Nathan Crane, Treasurer Jacob McHargue, Town Clerk/Recorder Pamela Spencer.

**Others Present:** Gerald Anderson with Anderson Development

The Vineyard Town Redevelopment Agency (RDA) held a board meeting on June 10, 2015 starting at 10:38 PM in the Vineyard Town Hall.

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**Regular Session -** The meeting was called to order at 10:38 PM.

**Consent Agenda –**

- a) Approval of minutes for May 13, 2015

Chair Farnworth called for a motion to accept the consent item.

**Motion:** BOARDMEMBER FULLMER MOVED TO APPROVE THE CONSENT ITEM. BOARDMEMBER RILEY SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

**BUSINESS ITEMS:**

**2.1 PUBLIC HEARING – Fiscal Year 2015-2016 Final Budget. (Resolution #U-2015-02)**

The RDA Board will hear public comment concerning the final budget for fiscal year 2015-2016. The Tentative Budget was presented as an agenda item during the May 13, 2015 RDA Board meeting. The RDA Board will act to approve the Final Budget for fiscal year 2015-2016.

Chair Farnworth turned the time over to Treasurer Jacob McHargue.

Mr. McHargue explained that they have had some questions about the contract with the Anderson group involving their reimbursement. He said that he had looked over the contract and he believed that they were in accordance with the contract.

Mr. McHargue went over the budget, explaining the revenues first. He said that the Property Tax Increment coming in this year will be just over \$3,000,000. He stated that the two required transfers are the housing and the administrative transfers: the housing will be \$920,000 and the administrative is \$258,000. He mentioned that they are planning for \$37,000 in interest income associated with the RDA. He said that the first of the loan payments from the Megaplex loan will happen this fiscal year and that he had budgeted for that payment in the amount of \$35,000.

Mr. McHargue explained that the expenses for the RDA are \$1,740,000 for capital projects. He said that the semiannual bond payments will be due. He mentioned that the Anderson UVU payment will be \$250,000. He stated that salaries and wages will be similar to last year at \$94,000 and contracted services will be close to last year as well at \$60,000.

Chair Farnworth called for a motion to open the Public Hearing.

**Motion:** BOARDMEMBER RILEY MOVED TO OPEN THE PUBLIC HEARING AT 10:42 PM. BOARDMEMBER FERNANDEZ SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Chair Farnworth called for public comments.

Gerald Anderson with Anderson Development requested that it be on record that he came to ask questions as to how the money was going to be allocated.

Chair Farnworth called for a motion to close the public hearing.

**Motion:** BOARDMEMBER FERNANDEZ MOVED TO CLOSE THE PUBLIC HEARING AT 10:43. PM BOARDMEMBER FULLMER SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Chair Farnworth called for a motion

**Motion:** BOARDMEMBER RILEY MOVED TO ACCEPT THE PROPOSED 2015-2016 FINAL BUDGET AS PRESENTED. BOARDMEMBER GOODMAN SECONDED THE MOTION. ALL IN FAVOR. ROLL CALL VOTE WAS AS FOLLOWS: CHAIR FARNWORTH, BOARDMEMBER FERNANDEZ, BOARDMEMBER FULLMER, BOARDMEMBER GOODMAN AND BOARDMEMBER RILEY VOTED AYE.

Boardmember Fernandez reported that he had an assignment to check with the Utah Governor's Office of Economic Development (GOED) on the hiring of an Economic Development Manager. He said they suggested he contact Marlin Eldred, Davis County Economic Development Specialist and President of the Utah Alliance for Economic Development. He said that GOED recommended the Town put together a job description and give it to him and he will give it to people who do Economic Development. Mr. Anderson asked if GOED suggested how they come up with the job description. Mr. McHargue said that they have joined a website that has job descriptions they could use. Boardmember Fernandez asked Mr. McHargue to get the job description to him and he will get it to Mr. Eldred.

Boardmember Riley requested that they figure out what incentives they can offer. He suggested they work with Lewis Young to help put this together.

Mr. Anderson said that they are willing to subordinate the notes from the RDA and put this ahead of them or they can fund it. Boardmember Fullmer suggested the Mr. McHargue

write down Anderson's offer and keep it as an option so they can look at all of them. Mr. McHargue said he would like to have a couple of Councilmembers there when they are compiling the job description.

Mr. Anderson asked if the Board was familiar with Doug Meldrum, the Director of Development Services in Lehi. He mentioned that Mr. Meldrum has worked with several cities and could offer help with what they need. He said that he might be willing to do it for little, if any cost. Mr. McHargue said that he will contact him for help with the job description.

## **ADJOURNMENT**

Chair Farnworth called for a motion.

**Motion:** BOARDMEMBER GOODMAN MOVED TO CLOSE THE RDA MEETING AND REOPEN THE REGULAR MEETING. BOARDMEMBER FULLMER SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 10:51 PM. The next RDA meeting will be held as needed.

MINUTES APPROVED ON: July 8, 2015

CERTIFIED CORRECT BY: /s/ Pamela Spencer  
P. SPENCER, TOWN CLERK/RECORDER