

MINUTES OF THE
VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
Town Hall 240 East Gammon Road, Vineyard, Utah
December 9, 2015 - 8:33 PM

Present

Mayor Randy Farnworth
Councilmember Julie Fullmer (electronically)
Councilmember Dale Goodman
Councilmember Nate Riley

Absent

Councilmember Sean Fernandez

Staff present: Public Works Director/Engineer Don Overson, Town Planner Aric Jensen, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Town Clerk/Recorder Pamela Spencer, Town Attorney David Church, Planning Commission Chair Wayne Holdaway, Water/Sewer Operator Sullivan Love.

Others Present: Mike Hutchings with Anderson Development.

Chair Farnworth opened the meeting at 8:33 PM

Consent Items

- a) October 28, 2015 minutes

Chair Farnworth called for a motion.

Motion: BOARDMEMBER RILEY MOVED TO APPROVE THE CONSENT ITEM. BOARDMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

BUSINESS ITEMS:

2.1 DISCUSSION AND ACTION – Designation Of Phase 2 Of The Geneva Urban Renewal Project Area Resolution U-2015-05

The Vineyard Redevelopment Agency Board will discuss and possibly approve the area designated as Phase 2 of the Geneva Urban Renewal Project Area in order to begin collecting tax increment. The Board will take appropriate action.

Chair Farnworth explained that this item was concerning the trigger for the increment on certain areas. He turned the time over to Town Attorney David Church.

Mr. Church explained that in the RDA various areas can be triggered for the purpose of collecting the tax increment at different times. He mentioned that once triggered the tax increment can be collected for a period of 25 years. He stated that they previously triggered the north area where the power plant is located. He reminded the board that they have contractual obligations that involved the south area. He stated that one of the contracts included the

Megaplex land and that they would trigger this area if they received a written request from the property owners. He said that they received an oral request in November and Cody Deeter with Lewis Young Robertson and Burningham, Inc. (Lewis Young) spoke with the County and they agreed to allow the RDA to still trigger this area. He explained that the reason for the request was to trigger the areas where they had gone vertical and to start repayment of the property for the Megaplex. He mentioned that Mike Hutchings with Anderson Development felt the area would bring in around \$500,000 in tax increment which could go towards site clean up and infrastructure. He said they now had a written request from the owners and that the parcels to be triggered were the Megaplex, the apartment complexes, LeCheminant subdivision and the Maverik.

Mr. Church felt that it would not harm the town financially to do this. He mentioned that the WatersEdge contract was to trigger the area at the same time as the Megaplex. He said that he spoke with WatersEdge and they do not want it triggered until next year. He said that they would like to wait until they get housing built.

Boardmember Riley asked if WatersEdge needed to be triggered by 2017. Mr. Hutchings said that it was by 2021.

Mr. Church explained that Anderson Development gave them the parcel numbers they would like to trigger. Boardmember Riley asked if the County would accept individual parcel numbers. Mr. Hutchings replied that they would and explained where the parcels were on the map that was included with the request.

Mr. Church said that a percentage of the new revenue was owed for the land on the Megaplex. He mentioned that they also owed a percent for the UVU property and the bonds.

Boardmember Riley would like Lewis Young to give a financial projection for where they would be each year. Mr. Church said that the next step after there are triggered was for Lewis Young to give them an update on their commitments.

Boardmember Riley asked for an evaluation of where they were at with the school district commitment. Mr. Church said that they were nearing the point where they needed to start paying. He suggested that Lewis Young update the Council at the retreat.

Chair Farnworth called for a motion.

Motion: BOARDMEMBER RILEY MOVED THAT THE RDA BOARD TRIGGER PHASE 2 FOR THE TAX INCREMENT EFFECTIVE DECEMBER 2015 WITH PARCEL PRESENTED BY STAFF. BOARDMEMBER GOODMAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS. CHAIR FARNWORTH, BOARDMEMBERS FULLMER, GOODMAN AND RILEY VOTE AYE. BOARDMEMBER FERNANDEZ WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

2.2 DISCUSSION AND ACTION – Transite Removal

Anderson Development is requesting approval for the removal of transite that has accumulated on their site. The Board will take appropriate action.

Chair Farnworth explained that the RDA gave Anderson money to remove transit on their property. His concern was that they did not know how the money was being spent.

Mr. Hutchings said that they would give an accounting on the first transit removal. He reminded them that the money was for transit and concrete removal. He said that as they have had development going on a lot of transit pipe was dug up. He explained that it was asbestos pipe and they had to store it on their property and now it needed to be

properly remediated. He said that they had been collecting the transit for about two years and the estimate from Rocmont for proper disposal was \$75,000. He asked that the appropriation be made so that the transit can be remediated. He stated that some of the transit came from the Maverik site but that most of it was from the Vineyard Connector.

Chair Farnworth asked about the seed money that was appropriated before. Mr. Church explained that it was seed money for the concrete crusher to crush concrete on site. Mr. Hutchings said that the money was used for a weigh scale and a trailer house.

Chair Farnworth mentioned that they had someone requesting permission to have a concrete crushing company in Vineyard. He stated that they gave Anderson a conditional use permit to crush concrete on the site. He said the person requesting the permit mentioned that Mike Dunn's company was bringing in additional concert from other sites. He said that he told them they needed to bring the town proof and they would stop the project. Mr. Church explained why they were allowing the concrete crushing on site only and that they were not allowing other companies to operate in the town.

Mr. Hutchings said that they spoke with Mr. Dunn and let him know that they are not allowed to bring in concrete from other sites. He said the Mr. Dunn had reassured them that they were not bringing in outside concrete.

Chair Farnworth said they needed to see if they have \$75,000 to spend on the transit removal. Mr. McHargue asked what the initial amount was that they gave to Anderson. Mr. Hutchings said that he would get that number. He mentioned that they required Dunn to give royalty fees on the crushing operation and would provide a full accounting.

Boardmember Riley asked how much was the RDA's responsibility and how much was Anderson's. Chair Farnworth said that they had budgeted a certain percentage for each piece. Mr. Church said the there was language in the RDA stating that the goal was to clean up the portion over and above the landowners obligation to clean up the site. He said that US Steel and Anderson were obligated to clean up the site and the RDA committed to clean up beyond the base level.

Mr. McHargue found the amounts and explained that there were two different amounts budgeted, one for concrete crushing and one for transite removal. He said the breakdown was \$150,000 for transite removal which they have not used. Mr. Hutchings said that the transit work was done and felt that they must have combined the two and paid the \$148,000 for the transite removal. Mr. McHargue explained that they had only paid \$144,000. Mr. Hutchings asked for clarification that \$300,000 was allocated and only \$144,000 was paid out. Mr. Church suggested they send the town a bill.

Boardmember Riley asked them to get clarification on the amounts.

There was discussion on the total debts owed through the RDa. The debt includes three (3) bonds for \$10 million, \$12 million and \$16 million, \$5 million owed to UVU, \$5 million owed for the Megaplex land and \$5 million for the WatersEdge reimbursement for a total of \$60 million in debted obligations.

Chair Farnworth said that they would have Lewis Young give a breakdown of all of the debted obligations.

ADJOURNMENT:

Chair Farnworth called for a motion to adjourn the meeting.

Motion: BOARDMEMBER RILEY MOVED TO ADJOURN THE MEETING AT 9:03 PM. BOARDMENBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

The meeting was adjourned at 9:03 PM. RDA meetings are scheduled as needed.

MINUTES APPROVED ON: January 13, 2016

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