



**NOTICE OF A MEETING OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD
May 22, 2019 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, May 22, 2019, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting in the Vineyard City Hall; 125 South Main Street, Vineyard, Utah. The agenda will consist of the following:

Agenda

1. CALL TO ORDER

2. CONSENT AGENDA

2.1. Approval of the May 8, 2019 RDA Meeting Minutes

3. BUSINESS ITEMS

3.1 PUBLIC HEARING – Tentative Fiscal Year 2019-2020 Budget

The RDA Board will hear public comment concerning the adopted Tentative Fiscal Year 2019-2020 RDA Budget. The RDA Board may review any items that were the proper subject of consideration in the Public Hearing. Approval of the final budget is tentatively scheduled for June 26.

4. ADJOURNMENT

RDA meetings are schedule as needed.

The Public is invited to participate in all Vineyard Redevelopment Agency 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 before the meeting by calling (801) 226-1929.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Hall and offices, the Vineyard city website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: May 21, 2019

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER

1 **MINUTES OF A MEETING OF THE VINEYARD**
2 **REDEVELOPMENT AGENCY BOARD MEETING**

3 Vineyard City Council Chambers
4 125 South Main Street, Vineyard, Utah
5 May 8, 2019 at 7:38 PM
6
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10 **Present**

11 Boardmember Tyce Flake
12 Boardmember Chris Judd
13 Boardmember Nate Riley
14

Absent

Chair Julie Fullmer
Boardmember John Earnest

15 **Staff Present:** City Manager/Finance Director Jacob McHargue, Assistant Finance
16 Director/Treasurer Mariah Hill, Public Works Director/City Engineer Don Overson, Assistant
17 City Engineer Chris Wilson, Building Official George Reid, Sergeant Holden Rockwell with the
18 Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planner
19 Elizabeth Hart, Planning Commission Chair Cristy Welsh, Water/Parks Manager Sullivan Love,
20 City Recorder Pamela Spencer
21

22 **Others Speaking:** Resident Ed Bohme, Eric Towner with X Development
23

24 **CALL TO ORDER** – Mayor Pro Tempore Tyce Flake presided over the RDA meeting. He
25 opened the meeting at 7:38 PM.
26

27 **CONSENT AGENDA**

28 2.1 Approval of the March 13, 2019 RDA Meeting Minutes
29

30 Mayor Pro Tempore Flake called for a motion
31

32 **Motion:** BOARDMEMBER JUDD MOVED TO APPROVE CONSENT ITEM 2.1.
33 BOARDMEMBER RILEY SECONDED THE MOTION. MAYOR PRO TEMPORE FLAKE
34 AND BOARDMEMBERS JUDD AND RILEY VOTED AYE. CHAIR FULLMER AND
35 BOARDMEMBER EARNEST WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.
36
37

38 **BUSINESS ITEMS**

39 **3.1 DISCUSSION – Big Shots Site Plan Review**

40 The RDA Board will review and provide comments to the applicant for the proposed Big
41 Shots site plan, landscaping plan, and elevation drawings. No action will be taken.
42

43 Mayor Pro Tempore Flake turned the time over to Community Development Director Morgan
44 Brim
45

46 Mr. Brim reminded the board that they had requested to review the site plan. He told them that
47 their comments would be forwarded to the Planning Commission which was the approval
48 authority.

49
50 Eric Towner with X Development introduced himself. Boardmember Judd asked for staff
51 thoughts. Mr. Brim felt that overall it was a good project, but they were still reviewing it. He
52 mentioned that they were looking at the three-story building. He stated that they had met most of
53 the code. He said that they needed to see the details on the poles.

54
55 Mr. Brim showed views of the building. Mr. Towner mentioned that they had sent over plans for
56 both a two- and three-story building. He explained that there was about a million-dollar jump to go
57 from a two-story to a three-story building. There was a discussion about the differences between a
58 two-story and three-story building. Boardmember Judd asked if they would be building the two-
59 story building upfront. Mr. Towner replied yes, and added that the plan for the third story would
60 allow them to grow in the future. Boardmember Judd asked if there would be a market for 84 bays
61 at this site. Mr. Towner did not have that information at this time. He explained that the corporate
62 structure and business atmosphere in Utah County would be what would drive the growth at the
63 site.

64
65 Boardmember Judd asked about the required open space for the office building on the site. Mr.
66 Towner replied that most of the amenities would be future additions. He said that the number of
67 pickleball courts and putting greens were would be based off of market demand. He thought that
68 there was a pickleball court planned for somewhere else in Vineyard. Mr. Brim said that they were
69 in the process of designing the Promenade and that was one of the amenities being considered. Mr.
70 Towner explained that it would be an open grass area that would allow for overspill from the
71 events.

72
73 Boardmember Judd asked if they could move the future lot 6 office building closer to the road on
74 400 North. Mr. Towner replied that they were not seeking approval for that lot at this time but
75 would take it under consideration. Mr. Brim reminded the board that they were only looking at the
76 golf facility.

77
78 Boardmember Riley asked for a sense of what the developer was hoping to accomplish with the
79 look. Mr. Towner explained that it had been a collaborative effort with a group of about 20 people.
80 He said that they had discussed what they wanted, how the flow would work, and the lighting that
81 would draw people of all ages to the site.

82
83 Resident Ed Bohme living in the Edgewater development asked about restaurants around that area.
84 Boardmember Judd stated that this development was close to the Megaplex where there were
85 restaurants. Mr. Brim mentioned that the golf club would also have a restaurant. Boardmember
86 Judd said that what drew restaurants was also the daytime traffic. Mr. Towner said that it was a 35-
87 acre site, which could be built out with more restaurants as the market can handle them.

88
89 Boardmember Judd asked about the timing on the development. Mr. Towner replied that they had
90 started grubbing the site and were waiting for a permit to start the infrastructure. He said that the
91 owner wanted to be open by next summer. He added that the construction lender was waiting for

92 the RDA agreement. Mr. McHargue explained that he had reviewed it with the city attorney, had
93 sent over redlines and was waiting to hear back from the developers' attorney. He thought it would
94 be ready for the May 22 City Council Meeting.

95
96 Boardmember Riley asked if they could look at the two-story pictures. Mr. Towner agreed to send
97 them to them.

98
99 Mr. Brim asked the board to provide him with any further comments.

100
101 **3.2 DISCUSSION AND ACTION – Proposed Tentative Fiscal Year 2019-2020 Budget**

102 City Manager/Finance Director Jacob McHargue will present the proposed Tentative Fiscal
103 Year 2019-2020 RDA Budget. The RDA Board may act to adopt the proposed tentative
104 budget and set a Public Hearing for May 22, 2019 to receive public comment concerning the
105 adopted tentative budget.

106
107 Mayor Pro Tempore Flake turned the time over to City Manager/Finance Director Jacob
108 McHargue.

109
110 Mr. McHargue reviewed the budget. Highlights were:

111
112 **RDA Revenues:**

- 113 • Property Tax Increment \$8,092,400
- 114 • RDA Admin Increment \$ 323,700

115 **RDA Expenses:**

- 116 • Salaries & Wages \$198,600
- 117 • Employee Benefits \$56,800
- 118 • Contracted Services \$119,100
- 119 • TIFF Payment \$3,812,400
- 120 • Bond Payments \$4,395,700
- 121 • Transfer to Internal Service Fund \$7,400
- 122 • Capital Projects \$21,550,000
 - 123 ○ Remediation Westside \$7,000,000
 - 124 ○ Center Street Overpass \$5,000,000
 - 125 ○ Main Street \$2,500,000
 - 126 ○ Water Tank \$4,550,000
 - 127 ○ Rail Spur \$2,500,000

128
129 Boardmember Riley asked if the RDA expenses were in a deficit. Mr. McHargue replied that
130 everything was covered. He said that they were really close to zero. Boardmember Judd asked if
131 they were funded and if the bond money was spoken for. Mr. McHargue replied that they did not
132 have any bonding capacity now but would have it in 2021.

133
134 Boardmember Judd asked for an update on the projects. Mr. McHargue gave an update:

- 135 • West side remediation – remediation was underway.
- 136 • Center Street Overpass – They were working with Union Pacific (UP). The design had
137 been sent to UP's structures group who had a thirty-day window.

- 138 • Main Street project – they were waiting for the remediation to be complete. With all of the
139 moisture received this year they could not do anything with the wet Oil Reclamation Area
140 (ORA) material. Mr. Overson mentioned that with the change of ownership of the property,
141 things had slowed down. Mr. McHargue stated that over the summer they should see a lot
142 of progress.
- 143 • Water Tank – they were working with Alpine School District, Orem City, and Central Utah
144 Water Conservancy District. Mr. McHargue felt that they had put a plan in place for offsite
145 placement in Orem.
- 146 • Rail Spur – they were waiting on a grant
- 147 • Vineyard Beach – the cleanup grant had been approved.

148
149 **Motion:** BOARDMEMBER JUDD MOVED TO APPROVE THE PROPOSED TENTATIVE
150 FISCAL YEAR 2019-2020 RDA BUDGET AND SET THE PUBLIC HEARING FOR MAY 22,
151 2019. MAYOR PRO TEMPORE FLAKE AND BOARDMEMBERS JUDD AND RILEY
152 VOTED AYE. CHAIR FULLMER AND BOARDMEMBER EARNEST WERE ABSENT.
153 MOTION CARRIED WITH TWO ABSENT.

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155
156 **ADJOURNMENT**

157
158 Mayor Pro Tempore Flake called for a motion to adjourn the meeting.

159
160 **Motion:** BOARDMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 8:06 PM.
161 BOARDMEMBER RILEY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS:
162 MAYOR PRO TEMPORE FLAKE AND BOARDMEMBERS JUDD AND RILEY VOTED
163 AYE. CHAIR FULLMER AND BOARDMEMBER EARNEST WERE ABSENT. MOTION
164 CARRIED WITH TWO ABSENT.

165
166 The next RDA meeting will be May 22, 2019.

167
168
169 MINUTES APPROVED ON: _____

170
171 CERTIFIED CORRECT BY: /s/ Pamela Spencer
172 PAMELA SPENCER, CITY RECORDER

173

Vineyard City
Budgeting Worksheet
25 Redvelopment Agency - 07/01/2019 to 06/30/2020
100.00% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 PROPERTY TAX INCREMENT	5,703,340	6,786,593	7,949,296	8,097,000	0	8,092,400	8,092,400	
3113 PROPERTY TAX ADMIN	364,043	357,189	0	337,400	0	323,700	323,700	
Total Taxes	6,067,383	7,143,782	7,949,296	8,434,400	0	8,416,100	8,416,100	
Interest								
3660 INTEREST INCOME	335,306	954,156	1,126,183	500,000	0	500,000	500,000	
Total Interest	335,306	954,156	1,126,183	500,000	0	500,000	500,000	
Miscellaneous revenue								
3430 ADMINISTRATIVE COSTS	34,875	0	0	0	0	0	0	
3820 BOND PROCEEDS	15,576,000	32,292,580	0	0	0	0	0	
Total Miscellaneous revenue	15,610,875	32,292,580	0	0	0	0	0	
Contributions and transfers								
3815 DEVELOPER CONTRIBUTIONS	0	508,248	0	0	0	0	0	
3960 EXCESS BEG. FUND APPROPRIATION	0	0	0	20,500,300	0	21,225,900	21,225,900	
Total Contributions and transfers	0	508,248	0	20,500,300	0	21,225,900	21,225,900	
Total Revenue:	22,013,564	40,898,766	9,075,479	29,434,700	0	30,142,000	30,142,000	
Expenditures:								
Miscellaneous								
5500 RDA Salaries & Wages	173,687	171,179	160,335	185,100	0	198,600	198,600	
5510 Employee Benefits	30,789	37,805	35,416	53,100	0	56,800	56,800	
5520 PUBLIC NOTICES	0	0	0	2,000	0	2,000	2,000	
5531 PROF & TECH - GENERAL	60,981	72,256	55,226	27,600	0	27,600	27,600	
5532 PROF & TECH - PLANNER	1,272	0	50,000	50,000	0	57,500	57,500	
5533 PROF & TECH - ENGINEER	250,140	138,577	137,671	150,000	0	0	0	
5534 PROF & TECH - FIN PLAN	140,580	33,150	15,800	12,000	0	30,000	30,000	
5535 PROF & TECH - AUDITOR	2,400	4,000	4,000	4,000	0	4,000	4,000	
5540 HOUSING FUND	249,683	255,728	129,435	140,000	0	0	0	
5542 TIFF PAYMENTS	700,313	1,024,712	2,348,512	2,880,200	0	3,812,400	3,812,400	
5600 Bond issuance costs	0	178,616	0	0	0	0	0	
8010 DEBT PRINCIPAL PAYMENTS	20,469,000	3,429,580	2,068,000	2,951,000	0	2,969,000	2,969,000	
8020 DEBT INTEREST PAYMENT	1,046,417	1,258,540	1,342,741	1,579,700	0	1,426,700	1,426,700	
9070 CAPITAL PROJECTS	2,720,568	4,294,885	6,996,837	21,400,000	0	21,550,000	21,550,000	
Total Miscellaneous	25,845,830	10,899,028	13,343,973	29,434,700	0	30,134,600	30,134,600	
Transfers								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	0	0	7,400	7,400	
Total Transfers	0	0	0	0	0	7,400	7,400	
Total Expenditures:	25,845,830	10,899,028	13,343,973	29,434,700	0	30,142,000	30,142,000	
Total Change In Net Position	(3,832,266)	29,999,738	(4,268,494)	0	0	0	0	