

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

Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
May 8, 2019 at 7:38 PM

Present

Boardmember Tyce Flake
Boardmember Chris Judd
Boardmember Nate Riley

Absent

Chair Julie Fullmer
Boardmember John Earnest

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

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

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

CONSENT AGENDA

2.1 Approval of the March 13, 2019 RDA Meeting Minutes

Mayor Pro Tempore Flake called for a motion

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

BUSINESS ITEMS

3.1 DISCUSSION – Big Shots Site Plan Review

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. McHargue reviewed the budget. Highlights were:

RDA Revenues:

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

RDA Expenses:

- Salaries & Wages \$198,600
- Employee Benefits \$56,800
- Contracted Services \$119,100
- TIF Payment \$3,812,400
- Bond Payments \$4,395,700
- Transfer to Internal Service Fund \$7,400
- Capital Projects \$21,550,000
 - Remediation Westside \$7,000,000
 - Center Street Overpass \$5,000,000
 - Main Street \$2,500,000
 - Water Tank \$4,550,000
 - Rail Spur \$2,500,000

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

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

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

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

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

ADJOURNMENT

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

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

The next RDA meeting will be May 22, 2019.

MINUTES APPROVED ON: May 22, 2019

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