

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

City Council Chambers
125 South Main Street, Vineyard, Utah
May 11, 2022, at 7:08 PM

Present

Chair Julie Fullmer
Boardmember Tyce Flake
Boardmember Amber Rasmussen
Boardmember Mardi Sifuentes
Boardmember Cristy Welsh

Absent

Staff Present: City Manager Ezra Nair, City Attorney Jayme Blakesley, Public Works Director Chris Wilson, Finance Director David Mortensen, City Engineer Naseem Ghandour, Community Development Director Morgan Brim, Water Manager Sullivan Love, City Recorder Pamela Spencer, RDA Director Jacob McHargue

Others Speaking: Eric Towner with X Development

1. ____ CALL TO ORDER

Chair Fullmer opened the meeting at 7:08 PM.

2. CONSENT AGENDA

2.1 Approval of the April 27, 2022, RDA Meeting Minutes

Chair Fullmer called for a motion.

____ Motion: BOARDMEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARDMEMBER WELSH SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

3.1 DISCUSSION AND ACTION – Tentative Fiscal Year 2022-2023 Budget

Finance Director David Mortensen will present the proposed Tentative Fiscal Year 2022-2023 RDA Budget. The Board will review and possibly act to approve the proposed Tentative Fiscal Year 2022-2023 RDA budget and set a public hearing for May 25, 2022.

____ Mr. Mortensen presented the tentative budget.

____ Chair Fullmer called for questions or comments. Hearing none, she called for a motion.

Motion: BOARDMEMBER SIFUENTES MOVED TO TENTATIVELY ADOPT THE VINEYARD RDA FISCAL YEAR 2022-2023 TENTATIVE BUDGET AS PRESENTED BY STAFF AND ESTABLISH 6:00 PM ON WEDNESDAY, MAY 25, 2022, AT THE COUNCIL CHAMBERS OF THE VINEYARD CITY HALL AS THE TIME AND PLACE FOR THE RDA FISCAL YEAR 2022-2023 BUDGET PUBLIC HEARING. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3.2 DISCUSSION AND ACTION – X Development Funding Request Application

(15 minutes)

City Manager Ezra Nair will present an application from X Development requesting assistance from the RDA to help pay for site enhancements. The RDA Board will take appropriate action.

Mr. Nair reviewed the application and staff recommendations. He then turned the time over to X Development to present their site plans.

Eric Towner with X Development gave a brief overview of their project. He felt that this was a public/private partnership with the city. He reviewed their funding requests. He explained that the Utah Department of Environmental Quality (DEQ) was requiring additional environmental remediation. He mentioned that X Development had asked Topgolf to add enhancements to their site if they were going to ask the RDA to help with remediation. He continued his presentation.

Chair Fullmer called questions or comments.

Mr. McHargue gave a brief background on the original and current RDA participation agreement with X Development. He reviewed the how this site differed from to the Topgolf site in Midvale. Mr. Towner explained that they had been required to put asphalt under the entire field. Mr. McHargue recommended that, if the board approved funding, they include a contingency that the board review the DEQ requirement on the site. He suggested that the upfront money be paid out at the issuance of Certificate of Occupancy. There was a discussion about the timeline.

Mr. McHargue reviewed the other remediation items in the request and felt that they were consistent with other areas and were attractive to the RDA. He mentioned that there was legislation passed this year that made staff hesitant to incentivize the screens and mini golf.

Chair Fullmer asked if the pedestrian upgrades and screens were a participation from Topgolf or were they asking the RDA to fund them. Mr. McHargue replied that he recommended the board tie its participation to environmental remediation.

Boardmember Welsh asked if environmental remediation had been required in other developments in that same area. Mr. McHargue replied that they had approved groundwater remediation above 800 North and Mill Road. Mr. Blakesley explained that the previously mentioned legislation would be effective July 1 and felt that it should be used as a guide by the RDA Board. He mentioned that there was a provision that allowed for public infrastructure as an exception, but felt they needed to know how it would affect the public. He said that environmental mitigation fit within the exception in the statute and would require the RDA Board to access to the information provided by the DEQ.

Chair Fullmer asked Mr. Towner if they could continue this discussion to the next meeting. Mr. Towner replied that it would depend on if they the board was going to include a completion requirement. He explained that there were several items that could cause delays in the completion of the project. They wanted to tie Topgolf to standards and site enhancements to make sure that it was built to attract as many customers as possible. The process for environmental remediation was to get a letter of assurance from the state.

Chair Fullmer felt that there was time for X Development to clarify their funding request. Mr. Towner replied that they needed more information from the city. There was a discussion about the new legislation. Chair Fullmer suggested that they review the requests with staff and clarify the funding request.

Mr. Brim explained that the creation of a greater pedestrian crossing would benefit the public. Chair Fullmer felt that if it were to benefit the public and multiple users then it could be considered a public benefit. The discussion continued.

Chair Fullmer asked Mr. McHargue if staff could meet with X Development within the next two weeks. Mr. McHargue replied that they could but emphasized that he hesitated to tie the board's participation with the timing of the installation of the screens or golf. They should only tie it to environmental remediation and public infrastructure.

Chair Fullmer called for a motion.

___ Motion: BOARDMEMBER FLAKE MOVED TO CONTINUE THIS ITEM TO MAY 25, 2022. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

4. ADJOURNMENT

Chair Fullmer called for a motion to adjourn the meeting.

___ Motion: BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:41 PM. BOARDMEMBER WELSH SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: May 25, 2022

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