

**NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
October 25, 2023, at 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, October 25, 2023, starting at 6:00 PM or as soon thereafter as possible, following the City Council Meeting, in the City Council Chambers at 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#).

AGENDA

1. CALL TO ORDER

2. CONSENT AGENDA

2.1 [Approval of the October 11, 2023, RDA Meeting Minutes](#)

3. BUSINESS ITEMS

3.1 PUBLIC HEARING – [Extending the Life of the RDA \(Resolution U2023-08\)](#)

City Manager Ezra Nair will present a request to extend the collection period for certain portions of the Geneva Urban Renewal Area. The RDA Board will act to adopt (or deny) this request by resolution.

3.2 PUBLIC HEARING – [Amending the Vineyard RDA Fiscal Year 2023 – 2024 Budget Amendment #1 \(Resolution U2023-09\)](#)

Finance Director David Mortensen will present amendments to the Fiscal Year 2023-2024 RDA budget. The RDA Board will act to adopt (or deny) this request by resolution.

4. ADJOURNMENT

RDA meetings are scheduled as necessary.

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 (385) 338.5183.

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 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: October 24, 2023

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

**NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
October 11, 2023, at 6:00 PM**

Present

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

Absent

Boardmember Amber Rasmussen

Staff Present: City Manager Ezra Nair, City Attorney Jayme Blakesley, Sergeant Greg Sherwood, Finance Director David Mortensen, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, Deputy Recorder Heidi Jackman

Others Speaking: Residents, Daria Evans, Larry O'Donnell; Chris Kephart, with Martin Snow Properties

1. CALL TO ORDER

 Chair Fullmer opened the meeting at 6:32 PM.

2. CONSENT AGENDA

2.1 [Approval of the June 28, 2023, RDA Meeting Minutes](#)

Chair Fullmer called for a motion.

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

3. BUSINESS ITEMS

3.1 PUBLIC HEARING – [Extending the Life of the RDA \(Resolution U2023-06\)](#)

City Manager Ezra Nair will present a request to extend the collection period for certain portions of the Geneva Urban Renewal Area. The RDA Board will act to adopt (or deny) this request by resolution.

Chair Fullmer called for a motion to open the public hearing.

 **Motion:** BOARDMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:32 PM. BOARDMEMBER WELSH SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

 City Manager Ezra Nair gave a presentation about the extension of the life of the RDA.

Chair Fullmer called for public comments.

 Resident Kim Cornelius, living in The Villas, had a question about the word “extension” and the 25-year period. Mr. Nair explained to him what it meant. Chair Fullmer asked Mr. Nair to explain why we “trigger” something. Mr. Nair responded, and a discussion ensued.

 Resident Daria Evans, living in The Villas, asked about parcels and Mr. Nair responded and showed a map to answer her question and a discussion ensued.

 Resident Larry O’Donnell, living in The Villas, had concerns about the developer and soil testing. Chair Fullmer responded with info about the Department of Environmental Quality.

Mayor Fullmer asked if there were additional comments. Hearing none, she called for a motion to close the public hearing.

 **Motion:** BOARDMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING at 6:50 PM. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

 Chair Fullmer followed up with her thoughts on the RDA.

 **Motion:** BOARDMEMBER WELSH MOVED TO ADOPT RESOLUTION U2023-06 TO EXTEND THE LIFE OF THE RDA IN THE MAPPED AREAS. SUCH AS GENEVA NITROGEN, MARTIN SNOW’S EAST GENEVA PROPERTIES AND LAKEFRONT. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS FLAKE, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3.2 DISCUSSION AND ACTION – 1600 North Reimbursement Agreement Application

City Manager Ezra Nair will present a request from Martin Snow for reimbursement of the 1600 North extension. The RDA Board will act to adopt (or deny) this request.

 Mr. Nair reviewed the 1600 North Reimbursement Agreement Application.

 Chair Fullmer called for further questions. Hearing none, Boardmember Welsh stated she would like to make a motion.



Motion: BOARDMEMBER WELSH MOVED TO APPROVE RESOLUTION U2023-07 WHICH AUTHORIZES THE CITY MANAGER OR RDA CHAIR TO NEGOTIATE AN AGREEMENT WITH AND APPROVE A CONTRACT WITH VINEYARD PROPERTIES OF UTAH LLC FOR A REIMBURSEMENT AGREEMENT REGARDING INFRASTRUCTURE WITH THE COMPLETION OF 1600 NORTH, NOT TO EXCEED \$1,776,640.50. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS FLAKE, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.



Chris Kephart, with Martin Snow Properties, expressed concern that the dollar amount stated for the project was no longer correct. Chair Fullmer responded that there could be a negotiation.

4. ADJOURNMENT

Chair Fullmer called for a motion to adjourn.



Motion: BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 6:54 PM. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/Heidi Jackman

HEIDI JACKMAN, DEPUTY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: October 25th, 2023

Agenda Item: 3.1 Extending the Life of the RDA

Department: City Manager

Presenter: Ezra Nair

Background/Discussion:

Pursuant to Utah Code Annotated § 17C-2-207 the Vineyard RDA may vote to extend the total life of the Geneva Urban Renewal Area after notice and a public hearing has been issued in accordance with this chapter. Each RDA area, once triggered, is active for 25 years: Extending the life of the RDA will not change that. The RDA when originally established, was only allotted a total life of 35 years beginning in Fiscal Year 2012 and ending in Fiscal Year 2046. The HTRZ areas have already received an extension to 2099 for convenience in ensuring that none of the 25-year trigger phases lapse or lose potential years of increment.

Because of this, staff is recommending extending the life of the untriggered areas. We've completed this process for Flagship's various properties in the April 12th, 2023, Martin Snow's East Geneva Property, Geneva Nitrogen and the Lakefront on October 11th, 2023, and are now recommending extending the life of the remainder of the areas of the RDA. Upon the completion of this item, all untriggered properties will have been extended. All property owners within these areas have been mailed notices of this hearing. Extending the life of the RDA in these additional areas also provides additional flexibility in triggering phases so they can each be triggered at their most optimal time rather than focusing on trying to meet a deadline to prevent them from lapsing. Again, regardless of the extension, each phase is still only limited to the 25-year maximum trigger tax increment collection period so the years of increment per project area (phase or subphase) will remain the same length as originally contemplated. Areas that have already been triggered within the RDA will end their 25-year period prior to 2046 so there isn't a need to extend those areas.

Fiscal Impact:

None by this action. All fiscal impact will be determined by how the RDA chooses to trigger the remaining phases as currently provided under the scope of the RDA.

Recommendation:

Recommendation:

Staff recommends the RDA approve Resolution (U2023-08) to extend the life of the noted areas within the Geneva Urban Renewal Area.

Sample Motion:

I move that the RDA approve and adopt resolution U2023-08 to extend the life of the RDA in the mapped areas (all remaining untriggered areas).

Attachments

Resolution U2023-08

Map

RESOLUTION U2023-08

A RESOLUTION OF THE VINEYARD REDEVELOPMENT AGENCY AUTHORIZING EXTENDING THE LIFE OF THE GENEVA URBAN RENEWAL AREA IN THE REMAINING UNTRIGGERED PARCELS OF THE PROJECT AREA

WHEREAS, the Vineyard Redevelopment Agency (the “Agency”) seeks to extend the life of the Geneva Urban Renewal Area (the “Geneva URA”) on certain parcels for the benefit of the residents of Vineyard City and the ease of administration of project area funds.

WHEREAS, Utah Code Annotated § 17C-2-207 outlines the process of extending the life of areas within a designated project area.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VINEYARD REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Approval. The Board of Directors of the Vineyard Redevelopment Agency hereby approves the extension of the life of the Geneva URA in certain areas as attached hereto as Exhibit A and incorporated herein by reference. The Chair of the Board of Directors of the Redevelopment Agency is hereby authorized to execute any necessary documents for and in behalf of the Agency.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

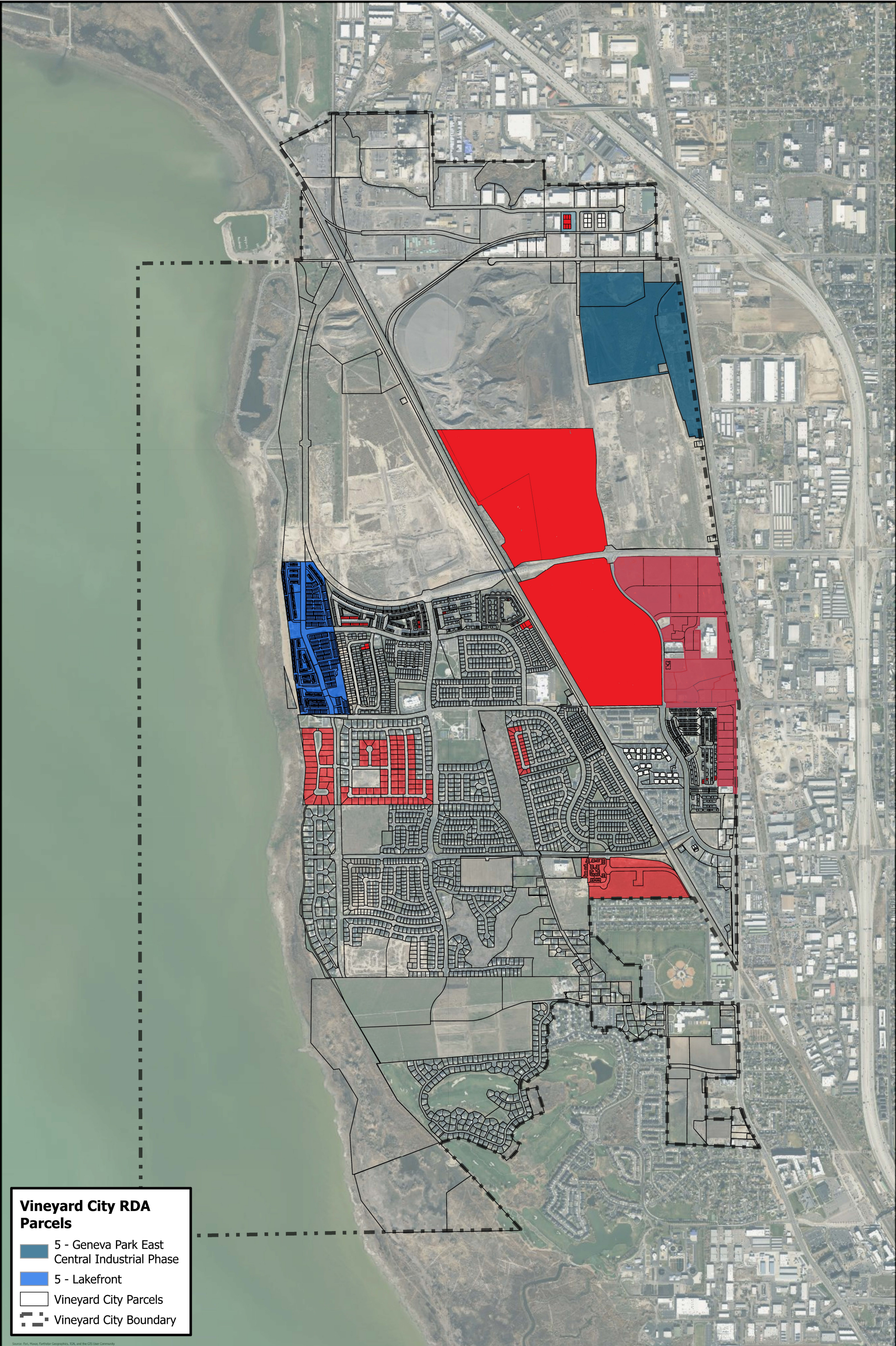
Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the Board of Directors.

Passed and dated this 25th day of October, 2023.

Chair, Board of Directors

Attest:

Deputy Recorder



Vineyard City RDA
Parcels

5 - Geneva Park East
Central Industrial Phase

5 - Lakefront

Vineyard City Parcels

Vineyard City Boundary



VINEYARD RDA BOARD STAFF REPORT

Meeting Date: October 25, 2023

Agenda Item: 3.2 Vineyard RDA Fiscal Year 2023 – 2024 Budget Amendment #1

Department: Finance

Presenter: David Mortensen, Finance Director

Background/Discussion:

Utah Code Section 17C-5-306 allows for the amendment of the RDA's budget up until the last day of the fiscal year for which the budget applies. RDA Staff recommends the amendment of the Vineyard RDA Fiscal Year 2023 – 2024 Budget for carryovers of unused prior year budget amounts as outlined in the attached detail worksheet.

Fiscal Impact:

RDA Fund - \$860,064

Recommendation:

Approval of the resolution.

Sample Motion:

I move to adopt Resolution U2023-09 approving the Vineyard RDA Fiscal Year 2023 – 2024 Budget Amendment #1 as presented by Staff.

Attachments:

Resolution U2023-09

Vineyard RDA Fiscal Year 2023 – 2024 Budget Amendment #1 detail

RESOLUTION NO. U-2023-09

**A RESOLUTION AMENDING THE VINEYARD REDEVELOPMENT AGENCY (RDA)
BUDGET FOR THE 2023-2024 FISCAL YEAR.**

WHEREAS, Vineyard Redevelopment Agency has previously adopted a budget for the 2023-2024 fiscal year in accordance with the Utah Fiscal Procedures Act for cities; and

WHEREAS, the Vineyard Redevelopment Agency needs to now amend that adopted budget; and

WHEREAS, a public hearing was held on the 25th day of October 2023 on the proposed amendments to the 2023-2024 fiscal year budget for the Redevelopment Agency.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE
VINEYARD REDEVELOPMENT AGENCY AS FOLLOWS:**

1. The attached exhibit A hereby adopted as the amended 2023-2024 fiscal year budget for the Vineyard Redevelopment Agency.
2. This resolution shall take effect upon passing.

PASSED and ADOPTED by the Board of the Vineyard Redevelopment Agency this 25th day of October 2023.

Chair Julie Fullmer

Attest:

Executive Secretary

Vineyard Redevelopment Agency

Fiscal Year 2023 - 2024 Budget Amendment #1

RDA Fund					
Account #	Account	Original Budget	Adjusted Budget	Change	Notes
	Beginning Fund Balance Appropriation	\$ 23,020,175	\$ 23,880,239	\$ 860,064	Fund Balance Appropriation Adjustment
	Total Revenue Adjustment			<u>\$ 860,064</u>	
25.2501.4651	Capital Expense	\$ 26,338,400	\$ 27,198,464	\$ 860,064	Carryover FY23 Budget for: Water Tank & Booster Station Professional Services (57,750) Water Pipeline Professional Services (288,800) Street Connection Work at Promenade Overpass (263,514) Mill Road Pedestrian Enhancement Design (50,000) 400 N Main St. Traffic Signal (50,000) City Hall Master Plan/Space Utilization (30,000) City Hall Design Work (70,000) East Geneva Zoning Text Amendment (50,000)
	Total Expenditure Adjustment			<u>\$ 860,064</u>	
	Total RDA Fund			<u>\$ -</u>	