# MINUTES OF A REDEVELOPMENT AGENCY BOARD MEETING

City Council Chambers
125 South Main Street, Vineyard, Utah
April 24, 2024, at 9:33 PM

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| **Present** | **Absent** |
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| Chair Julie Fullmer | |
| Boardmember Sara Cameron | |
| Boardmember Jacob Holdaway | |
| Boardmember Amber Rasmussen | |
| Boardmember Mardi Sifuentes | |

**Staff Present:** City Manager Eric Ellis, City Attorney Jayme Blakesley, RDA Director Josh Daniels, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Finance Director Kristie Bayles, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, City Recorder Pamela Spencer, and Deputy City Recorder Tony Lara

## AGENDA

**Presiding Chair Julie Fullmer**

1. **CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**

- Chair Fullmer opened the Meeting At 9:33

2. **WORK SESSION**

   **2.1. FY25 Budget Discussion**
   RDA Director Josh Daniels will lead a discussion on RDA Capital Projects

- RDA Director Josh Daniels reviewed the list of projects that can be funded under the RDA.

- Boardmember Holdaway asked why the list of projects was not included in the agenda packet. It was explained that this was a work session discussion and that the plans would be included in a formal agenda item as part of the tentative budget.

- Boardmember Rasmussen asked about carryover. Mr. Daniels' answer was inaudible.

- There was a discussion about the main street and city hall pedestrian enhancements.

- Chair Fullmer asked for clarification, if RDA money was available to be used for anything so long as it benefits the RDA. Board Member Sifuentes was concerned that some of the proposed projects were outside the area designated for the RDA. A discussion ensued regarding the ways in which the RDA would benefit from projects outside of the area.

- Boardmember Holdaway asked if the proposed projects could be added in a social media post asking the public to weigh in and suggest possible other projects that could use RDA funds. Chair Fullmer agreed, noting these were concepts and nothing had been voted on yet.

## 3. CONSENT ITEMS

**3.1.** Approval of March 27, 2024, RDA Meeting Minutes

**3.2.** Notice of Satisfaction of Company Commitments (2019 Participation Agreement with Fifty Mill, LLC & 2022 Participation Agreement with X Development, LLC)

- **Motion:** BOARDMEMBER HOLDAWAY MOVED TO APPROVE CONSENT ITEM 3.1 AS PRESENTED. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

- 3.2 Boardmember Holdaway asked for clarification on a notice of satisfaction was. Mr. Daniels confirmed that it was an official notice from one party in the contract to the other. He went on to explain that this specifically would notify the county about tax collection on certain parcels.

- Boardmember Sifuentes asked about triggering tax collection on parcels that had no development. Mr. Daniels explained that they were parcels that were subject to the agreement. The agreement was specific to Topgolf and the offices but included the still undeveloped parcels. There was a discussion about parcels, and the benefits of triggering property tax collection on them as well as further discussion regarding already planned development on some of the land.

- **Motion:** BOARDMEMBER RASMUSSEN MOVED TO APPROVE CONSENT ITEM 3.2 AS PRESENTED. BOARDMEMBER SIFUENTES SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

## 4. BUSINESS ITEMS

### 4.1. Resolution 2024-01

Adopt a Resolution to notify Utah County to commence a phase for the collection of Tax Increment for particular parcels pursuant to participation agreements in the Urban Renewal Project Area.

Mr. Daniels explained how the process works, including the role of the county as well as the contractual obligations to reimburse the developer. He stated that the remaining amount would be roughly $4 million over the next 12 years.

**Motion:** BOARDMEMBER RASMUSSEN MOVED TO ADOPT RESOLUTION U 2024-01 AS PRESENTED. BOARDMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Boardmember Holdaway asked when they could discuss RDA projects. There was a discussion regarding planning and a suggestion that it be discussed in more detail in later work sessions.

## 5. ADJOURNMENT

Chair Fullmer adjourned the meeting at 9:57 PM.

**MINUTES APPROVED ON:** **May 8th 2024**

**CERTIFIED CORRECT BY:** ______________________

**TONY LARA, DEPUTY CITY RECORDER**

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SEAL
UTAH