



**MINUTES OF A REDEVELOPMENT
AGENCY BOARD MEETING**
City Council Chambers
125 South Main Street, Vineyard, Utah
May 22, 2024, at 6:00 PM

Present

Chair Julie Fullmer
Boardmember Sara Cameron
Boardmember Jacob Holdaway
Boardmember Mardi Sifuentes
Boardmember Amber Rasmussen

Absent

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

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

► Chair Fullmer started the meeting at 6:07

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. CONSENT ITEMS

3.1. Approval of May 8th, 2024 RDA Meeting Minutes

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

4. BUSINESS ITEMS

4.1. Public Hearing - FY 25 Tentative Budget

The RDA Board will hear public comment concerning the adopted Fiscal Year 2024-2025 Tentative 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, 2024.

► **Motion:** BOARDMEMBER SIFUENTES MOVED TO OPEN A PUBLIC HEARING AT 6:09 PM. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS CAMERON, HOLDAWAY, RASMUSSEN AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Public Hearing began at 6:09

- RDA Director Josh Daniels reviewed the budget and offered to answer questions.
- Boardmember Sifuentes asked about capital projects and Mr. Daniels gave a list of the projects.
- Resident Cole Kelly, living in the Lake Front development, asked about the fiscal year and what months it ran through. He wanted to know, out of the listed capital projects, which ones were final and non-negotiable. Specifically, how many the city was contractually obligated to complete and how many were still in negotiations. A discussion ensued regarding contracts.
- Resident Daria Evans, living in The Villas subdivision, wanted clarification on the details of the 400 N. Pedestrian Reimbursement and the 400 N. Main St. Traffic Signal Finish. Mr. Daniels offered clarification on those projects.
- Resident Karen Cornelius, living in The Villas, wanted clarification on money allocated for City Hall Design as well as a breakdown of the Economic Development Strategic Plan to better understand the cost associated with those projects.
- Chair Fullmer asked Mr. Daniels for a breakdown of the projects to clarify which were carry over and which were new. A discussion ensued over the list of projects.
- Mr. Kelly expressed concerns about the formation of the budget and his hope that elected officials would be as involved in the process as possible.
- City Attorney Jayme Blakesly offered clarification on the process of the tentative budget. There was a discussion, initiated by Boardmember Holdaway, regarding the delegation of tasks to staff and the amount of input he felt current boardmembers had when delegating those tasks.
- Resident Carson Walker, had questions about the RDA Property Tax Item under Revenue. There was a discussion with Mr. Daniels about property taxes and the general funding of the RDA.
- Boardmember Holdaway initiated a discussion with the board and Mr. Daniels on the function and role of the RDA as well as the benefits of current projects. There was further

discussion regarding funding and how that money was collected. Boardmember Holdaway was concerned that money going to the RDA was coming from funds that could be used for schools.

► Chair Fullmer directed the discussion towards addressing Boardmember Holdaway's concerns about education spending. Boardmember Sifuentes asked for clarification on what changes Boardmember Holdaway wanted to propose.

► Resident David Lauret, living on Holdaway Road, had questions about the use of funds for public buildings and if that was within the scope of the RDA. He also expressed concerns about the Geneva Steel site and the ongoing cleanup work being done there. There was a discussion about the progress of the cleanup and who was responsible for doing it.

► Boardmember Holdaway shared concerns that he had about project approvals. There was a discussion with Mr. Daniels about RDA funding and the difference between that and bonds.

► Ms. Cornelius shared her concerns about the use of bonds. She also expressed her appreciation for Jake for sharing the history of RDA. She wanted to know who was representing the citizens in the strategic planning committee. Chair Fullmer gave clarification on how those members were selected/appointed and expressed interest in furthering public education on the RDA and how it worked. Boardmember Cameron also asked for clarification on who was appointed to the committee.

► Mr. Walker had questions on the impact a split in the Alpine School District would have on funding for the RDA. There was a discussion with Mr. Daniels about how that change would be addressed.

► Mr. Lauret had further questions and there was further discussion regarding the cleanup of the Geneva Site and the obligations of US Steel.

► There was a discussion about continuing the public hearing.

► **Motion:** BOARDMEMBER SIFUENTES MOVED TO CONTINUE THE PUBLIC HEARING TO JUNE 12TH 2024. BOARDMEMBER RASMUSSEN SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS CAMERON, HOLDAWAY, RASMUSSEN AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Boardmember Holdaway initiated a discussion regarding the admin item listed on the budget and a granular breakdown of expenses. Mr. Daniels and others offered clarification on the difference between a broader budget line item and expenses. It was decided that there would be further discussion in later meetings, including clarification on the differences between a budget and a transaction log.

▶ Mr. Walker asked for clarification on the purchase policies of the RDA and if they were the same as those followed by the city. There was further discussion about those policies including the bidding process.

5. ADJOURNMENT

Chair Fullmer Adjourned at 7:30



MINUTES APPROVED ON: June 12, 2024

CERTIFIED CORRECT BY: 

TONY LARA, DEPUTY CITY RECORDER