



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
April 30, 2025, at 6:02 PM

Present

Chair Julie Fullmer
Board Member Sara Cameron
Board Member Brett Clawson
Board Member Jacob Holdaway
Board Member Mardi Sifuentes

Absent

Staff Present: City Attorney Jayme Blakesley, City Manager Eric Ellis, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Chief Building Official Cris Johnson, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Public Works Director Naseem Ghandour, Project Manager Justine Marshall, Finance Director Kristie Bayles, Utility Billing Clerk Maria Arteaga, Parks and Recreation Director Brian Vawdrey, Communications Manager Jenna Ahern, City Recorder Pamela Spencer and Deputy Recorder Tony Lara

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

Chair Fullmer opened the meeting at 6:02 PM. Board member Holdaway gave the invocation and led the Pledge of Allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. CONSENT ITEMS

3.1. Approval of February 26, 2025, RDA Meeting Minutes

Chair Fullmer called for a motion.

Motion: BOARD MEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARD MEMBER CLAWSON SECONDED THE MOTION. CHAIR FULLMER, BOARD MEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

4.1. Resolution U2025-02

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.

RDA Director Josh Daniels will present a recommendation to commence tax increment collection for various parcels in completed redevelopment areas within the various phases of the project area.

Chair Fullmer turned the time over to RDA Director Josh Daniels.

Mr. Daniels reviewed the areas to be triggered.

Chair Fullmer called for questions from the board.

Boardmember Clawson asked if the triggering was from the contract. Mr. Daniels explained how the triggering worked with reimbursement agreements.

Boardmember Holdaway asked how much tax they would be giving back to the developers. Mr. Daniels explained that all of the values were in the agenda packet and that payments were made over time. Chair Fullmer explained what they were voting tonight was just the triggering. She asked Mr. Daniels to highlight any numbers tonight. Mr. Daniels explained that they were voting on the sending of a letter to the county triggering certain parcels.

Boardmember Holdaway asked about Phase 5 A. Mr. Daniels explained that 3B and 5A would be a 25-year tax collection period.

Chair Fullmer called for additional questions from the board.

Boardmember Sifuentes stated that she was comfortable voting on it but wanted to make sure the rest of the board was comfortable with it.

Boardmember Holdaway expressed his concerns with the RDA and felt this could wait. There was a discussion about moving the trigger to the next meeting. Chair Fullmer asked about him meeting with experts. Boardmember Holdaway explained that he had reached out to people. Boardmember Sifuentes asked about Boardmember Holdaway's concerns. The discussion continued.

Boardmember Clawson clarified that if they did not approve this tonight, they were putting the RDA and City at risk for not being able to make reimbursement payments.

Mayor Fullmer called for a motion.

Motion: BOARDMEMBER SIFUENTES MOVED TO ADOPT RESOLUTION U2025-02 AS PRESENTED. BOARDMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS CAMERON, CLAWSON, AND SIFUENTES VOTED YES. BOARDMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR (4) TO ONE (1).

Boardmember Sifuentes commentated on the possibility of restructuring the RDA Board. A discussion ensued.

5. CLOSED SESSION

No closed session was held.

6. ADJOURNMENT

Chair Fullmer adjourned the meeting at 6:29 PM.

MINUTES APPROVED ON: May 14, 2025

CERTIFIED CORRECT BY: *Pamela D. Spencer*
PAMELA SPENCER, CITY RECORDER

