



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
May 28, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a regularly scheduled Redevelopment Agency Board meeting on Wednesday, May 28, 2025, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Chair Julie Fullmer

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

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. RDA Update

RDA Director Josh Daniels will give an update on the RDA.

3. CONSENT ITEMS

3.1. Approval of May 14, 2025 RDA Meeting Minutes

4. BUSINESS ITEMS

4.1. Public Hearing - Fiscal Year 2025-2026 Tentative Budget

The RDA Board will hear public comment concerning the adopted Fiscal Year 2025-2026 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 25, 2025.

5. CLOSED SESSION

The RDA Board pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- a discussion of the character, professional competence, or physical or mental health of an individual
- b strategy sessions to discuss collective bargaining
- c strategy sessions to discuss pending or reasonably imminent litigation
- d strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares

- e strategy sessions to discuss the sale of real property, including any form of a water right or water shares
- f discussion regarding deployment of security personnel, devices, or systems
- g the purpose of considering information that is designated as a trade secret, as defined in Section [13-24-2](#), if the public body's consideration of the information is necessary in order to properly conduct a procurement under [Title 63G, Chapter 6a, Utah Procurement Code](#)

6. ADJOURNMENT

RDA meetings are scheduled as necessary.

This meeting may be held in a way that will allow a board member to participate electronically.

The public is invited to participate in all RDA 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 prior to 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 posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON:

CERTIFIED (NOTICED) BY:

/s/Pamela Spencer

PAMELA SPENCER, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 28, 2025
Agenda Item: RDA Update
Department: Administration
Presenter: Josh Daniels

Background/Discussion:

The following included background memos brief the board on a variety of topics of recent interest and discussion.

Background Memo on extending the life of the TIF collection in the Geneva URA in 2023

Pursuant to recent changes in Utah law from SB158 (2020), the Vineyard RDA extended the life of the time to commence increment collection in the Geneva URA by resolution in 2023 to ensure that all phases of the project area could be triggered for tax increment collection for the originally planned 25 year period.

Background Memo on Impact of the ASD split on the Vineyard RDA

Given the recent approval by voters of a split of the Alpine School District, questions have been raised about the future successor district planned to serve Vineyard (the Timpanogos District) and the financial obligations of that successor district related to tax increment financing in the Geneva URA.

Background Memo on Annual Agency Budgeting vs Project Area Budget

Annual budget adoption and amendment of the RDA "Agency operational budget" is different from the process for the "Project Area Budget" as adopted by the Taxing Entity Committee (TEC) for the multi-year projections and plans related to increment collection.

Fiscal Impact:

None at this time

Recommendation:

Informational memorandums, no action required.

Sample Motion:

No action required

Attachments:

1. Background Memo on extending the life of the TIF collection in the Geneva URA in 2023
2. Background Memo on Impact of the ASD split on the Vineyard RDA
3. Background Memo on Annual Agency Budgeting vs Project Area Budget

To: Vineyard Redevelopment Agency Board
From: Josh Daniels, RDA Director
Date: 5/14/2025
Re: Legal Authority to Extend Tax Increment Collection for Geneva Urban Renewal Area Without Taxing Entity Approval

Recent RDA board discussions have raised the question of why the Vineyard RDA extended the life and time for future tax increment collection in future phases. This background memo analyzes state law and recent changes made in 2020 to provide for the ability of the Vineyard RDA to extend the life for tax increment collection in the Geneva Urban Renewal Project Area. This extension does not change the maximum time for tax increment collection in any given phase beyond the original 25 year limit as adopted in the project plan and approved by the taxing entity committee.

In 2020, the Utah Legislature passed [Senate Bill 158 Urban Renewal Project Area Amendments](#), which was a very specific bill aimed at giving the Vineyard RDA the ability to extend the life of tax increment collection for the Geneva Urban Renewal Area without additional approval of participating taxing entities. The first draft of the bill was written such that some cities and counties across the state thought it could apply to something other than the Geneva site. As a result, the substitute bill made it even more specific so that it would only apply to the Geneva site. With this change, the Utah League of Cities and Towns withdrew their concerns and no stakeholders registered any opposition to the bill. In each subcommittee it was explicitly discussed that this bill was designed to apply solely to the Geneva Urban Renewal Area and there was specific discussion around the need to extend the time period due to previously unforeseen complications with the environmental remediation which delayed the original timeline for redevelopment.

SB158 passed unanimously in both chambers of the legislature including the subcommittees of each chamber. The intent of the bill was made crystal clear in the floor debate on the bill in the house where a question explicitly asked and clarified that the bill meant that the RDA board could unilaterally extend the life for beginning increment collection without any approvals of the taxing entities and it was explained that the taxing entity committee gave original approval on the formation of the project area and increment collection terms and that this was meant to grant the RDA the ability to trigger parcels for collection later than originally planned.

The justification and need for this was explained to relate to the length of time for environmental remediation activities including the need to create the Corrective Action Management Unit ("CAMU").

Legal Authority to Extend Tax Increment Collection for Geneva Urban Renewal Area Without Taxing Entity Approval

I. Issue

Whether the Vineyard RDA acted within its legal authority under Utah law to extend the life of tax increment collection for the Geneva Urban Renewal Area without seeking or obtaining the approval of other taxing entities or the taxing entity committee.

II. Short Answer

Yes. The Vineyard RDA's action is fully authorized by Utah Code § 17C-2-207(4), as amended by S.B. 158 (2020).¹ The legislative history, statutory language, and legislative intent make clear that the Vineyard RDA has explicit authority to extend the collection period for the Geneva Urban Renewal Area, which includes the former Geneva Steel site—an inactive industrial site over 1,000 acres—without additional approvals from the taxing entity committee or taxing entities.

III. Legal Analysis

A. Statutory Authority Under Utah Code § 17C-2-207(4)

Utah Code § 17C-2-207 governs the extension of tax increment collection periods in urban renewal project areas. While subsection (3) requires an interlocal agreement with taxing entities for extensions in general, subsection (4) provides a specific exception for project areas that include an "inactive industrial site." An "inactive industrial site" is defined in Utah Code § 17C-1-102(31) as a site of at least 1,000 acres with a history of industrial activity requiring environmental remediation.

The statute provides:

“(4)(a) Subject to Subsection (4)(b), to extend under this section the project area funds collection period under a previously approved project area budget for a project area that includes an inactive industrial site, the agency shall:

- (i) hold a public hearing on the proposed extension...;
- (ii) provide notice of the hearing...;
- (iii) at or after the public hearing, adopt a resolution approving the extension.”

Notably, the statute does not require the approval of the taxing entity committee or taxing

¹ SB 158 (2020) found here: <https://le.utah.gov/~2020/bills/static/SB0158.html>

entities. The agency's action is complete upon giving public notice, holding a hearing, and adopting a resolution.

B. Legislative Intent of S.B. 158 (2020)

The legislative intent of S.B. 158 (2020) was to provide Vineyard RDA with a unique statutory mechanism to extend the tax increment collection period for the Geneva Urban Renewal Area without further approval from the taxing entity committee. The bill, sponsored by Senator Curtis Bramble and Representative Val Peterson, was specifically designed for Vineyard's Geneva site, which meets the definition of an "inactive industrial site" under Utah Code § 17C-1-102(31).

Legislative hearings and floor debates clearly identified the Vineyard Geneva site as the only project fitting the bill's applicability. The bill underwent substitution after concerns were raised that it might apply too broadly across the state. The Legislature amended it to limit applicability solely to project areas containing an "inactive industrial site" of over 1,000 acres, as defined in Utah Code § 17C-1-102(31).

The legislative record, including committee testimony and floor debate, made clear that:

- The taxing entity committee had already approved the creation of the Geneva Urban Renewal Area and the original project area budget.
- The Geneva site was the only known site in the state meeting the 1,000+ acre inactive industrial site definition.
- Concerns by other jurisdictions led to amendments tightening the language to apply only to sites like Geneva, which resolved statewide concerns.
- Environmental delays, including the creation of the Corrective Action Management Unit (CAMU), necessitated an extension of the timeline.
- The intent, as explicitly stated during floor debate, was to give the Vineyard RDA unilateral authority to extend collection start times for untriggered parcels without seeking additional taxing entity approval.

This legislative intent was confirmed by the bill's unanimous passage in both chambers and both subcommittees, with no registered opposition after the clarifying substitution. Involved parties from that time confirmed that they even discussed this with officials from the Alpine School District who did not voice any opposition either.

C. Vineyard RDA's Compliance with Procedural Requirements

Vineyard RDA complied fully with the process outlined in Utah Code § 17C-2-207(4), which required:

1. Holding Public Hearings

- Hearings were properly noticed and held on October 11, 2023, and October 25, 2023.²³
- 2. Providing Notice
 - Notices were provided in compliance with Utah Code § 17C-1-806, including mailing to affected property owners and taxing entities.
- 3. Adopting Resolutions
 - The Board adopted Resolution U2023-06 on October 11, 2023, and Resolution U2023-08 on October 25, 2023.

No other approvals or taxing entity actions were required by law. The board's action was legally sufficient.

IV. Conclusion

Vineyard RDA's October 2023 resolutions extending the commencement period for tax increment collection in the Geneva Urban Renewal Area were legally authorized under Utah Code § 17C-2-207(4), as amended by S.B. 158 (2020). The Geneva Urban Renewal Area qualifies as an inactive industrial site over 1,000 acres, meeting the statutory definition in Utah Code § 17C-1-102(31). The Geneva site qualifies as an inactive industrial site over 1,000 acres, and the Legislature intended to give Vineyard RDA standalone authority to extend untriggered collection start times.

The RDA:

- Fully complied with statutory procedures.
- Acted in alignment with legislative intent.
- Needed no further taxing entity approval.

The legislative history, statutory text, and procedural record demonstrate that the RDA acted within its legal authority. No further approval from the taxing entity committee or taxing entities was required. The board's actions were appropriately noticed, publicly deliberated, and formally adopted by resolution.

References:

Utah Code § 17C-2-207(4).

Utah Code § 17C-1-102(31).

Enrolled S.B. 158 (2020) Legislative History and Floor Debate Records.

Vineyard RDA Resolutions U2023-06 and U2023-08.

RDA Meeting Minutes, October 11, 2023, and October 25, 2023.

² See attached for public notice posted on Utah Public Notice Meeting website <https://www.utah.gov/pmn/sitemap/notice/861265.html>

³ See attached for letter mailed to property owners

Public Hearing Notice

General Information

Government Type:

Municipality

Entity:

Vineyard

Public Body:

Public Notices

Notice Information

[Add Notice to Calendar](#)

Notice Title:

Public Hearing Notice

Notice Tags:

Other

Notice Type(s):

Notice, Hearing

Event Start Date & Time:

October 21, 2023 06:00 PM

Description/Agenda:

NOTICE OF A PUBLIC HEARING

The Vineyard Redevelopment Agency Board will hold a public hearing on Wednesday, October 11, 2023, to hear public comments regarding a request to extend the collection period for certain portions of the Geneva Urban Renewal Area as specified on the enclosed map.

The public hearing will start 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. Any person having an interest in these matters may attend and be heard during the public hearing. Written comments can be emailed to pams@vineyardutah.org prior to the meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder's office at least 24 hours prior to the meeting by calling (385) 338-5183 or (385) 326-2123.

Give Feedback

I, the undersigned duly appointed Recorder for Vineyard, Utah, hereby certify that the foregoing Public Notice will be posted at the Vineyard City Offices, on the Vineyard City website, and on the Utah Public Notice website.

Posted: September 28, 2023

Certified (Noticed) by: /s/ Pamela Spencer, City Recorder

Notice of Special Accommodations (ADA):

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

Notice of Electronic or Telephone Participation:

This meeting may be held in a way that will allow a councilmember to participate electronically.

Meeting Information

Meeting Location:

125 South Main Street
Vineyard, UT 84059

[Show in Apple Maps](#) [Show in Google Maps](#)

Contact Name:

Pamela Spencer

Contact Email:

pams@vineyardutah.org

Contact Phone:

(385)236-3865

Notice Posting Details

Notice Posted On:

September 28, 2023 09:10 AM

Notice Last Edited On:

October 02, 2023 04:32 PM

Give Feedback

Download Attachments

File Name	Category	Date Added
10.11.2023 Public Hearing notice RDA Extension.pdf	Other	2023/10/02 04:32 PM

Notice Revision History

Revision Number	Notice Edited On	Edited By
2	October 2, 2023 04:32 PM	pams@vineyardutah.org

Revision Number	Notice Edited On	Edited By
1	September 28, 2023 09:24 AM	pams@vineyardutah.org

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John Smith

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username@example.com

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September 11, 2023

Utah Valley University
800 W University Pkwy
Orem, UT 84058

The Vineyard Redevelopment Agency Board will hold a public hearing on Wednesday, October 11, 2023, to hear public comments regarding a request to extend the collection period for certain portions of the Geneva Urban Renewal Area as specified on the enclosed map.

The public hearing will start at 6:00 PM or soon thereafter, following the City Council Meeting, in the City Council Chambers at 125 South Main Street, Vineyard, Utah. Any person having an interest in these matters may attend and be heard during the public hearing. Written comments can be emailed to pams@vineyardutah.org prior to the meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.

I, the undersigned duly appointed Recorder for Vineyard, Utah, hereby certify that the foregoing Public Notice will be posted at the Vineyard City Offices, Gammon Park, Vineyard Grove Park, on the Vineyard City website, and on the Utah Public Notice website. This notice has been mailed to property owners of record and affected entities.

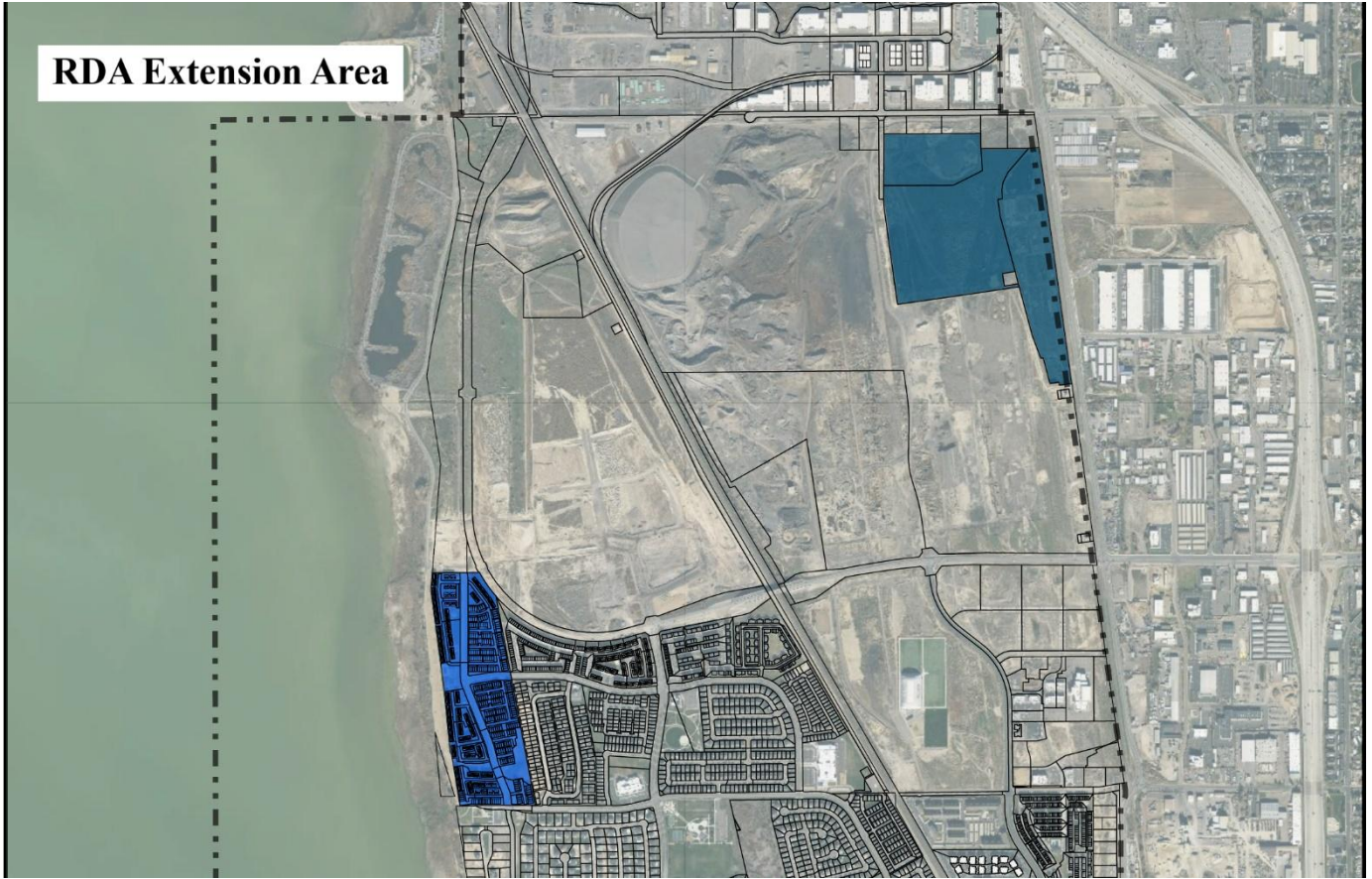
Sincerely,

Pamela D. Spencer, CMC
Vineyard City Recorder



VINEYARD

STAY CONNECTED



To: Vineyard Redevelopment Agency Board
From: Josh Daniels, RDA Director
Date: 5/14/2025
Re: Impact of Alpine School District Dissolution on Geneva Urban Renewal Project Area Tax Increment Participation

I. Introduction

This memorandum addresses the legal implications of the dissolution of the Alpine School District (ASD) and the formation of the new Timpanogos School District, specifically regarding the continued participation of the new district in the Vineyard Redevelopment Agency's (RDA) Geneva Urban Renewal Project Area tax increment collection framework.

II. Legal Framework

A. Successor Obligations Under Utah Code § 17C-4-202(9)

Utah law explicitly provides that successor taxing entities, such as newly created school districts, are bound by the obligations of their predecessors related to tax increment financing:

“A resolution or interlocal agreement executed by a taxing entity under this section may be enforced by or against any successor taxing entity.”

—Utah Code § 17C-4-202(9)(b)¹

This provision ensures that the creation of a new taxing entity does not disrupt or nullify prior agreements or obligations regarding participation in RDAs and TIF.

Under Utah Code § 17C-4-202(9), successor taxing entities, including newly created school districts, are expressly bound by the obligations entered into by their predecessor taxing entities. This provision ensures that resolutions or interlocal agreements executed by a taxing entity, such as the Alpine School District, remain enforceable against any successor taxing entity that levies taxes in the project area.

B. Reinforcement by SB 188 (2025 Amendments)

The 2025 amendments enacted through Senate Bill 188 (SB 188) further reinforce this principle.² Specifically, the legislation provides that new and reorganized school districts inherit all outstanding financial and legal obligations of the divided district, including tax levies to meet bonded indebtedness and other financial commitments.

Section 53G-3-307:

¹ Utah Code § 17C-4-202(9)(b), binding resolutions or agreements on successor taxing entities.

² SB 188 (2025), Sections 53G-3-301 through 53G-3-308, detailing successor obligations and continuity of financial commitments.

New school districts and reorganized districts are required to continue levying taxes to meet outstanding bonded indebtedness and other financial commitments made by the divided district.

Section 53G-3-302(5)(b):

New school districts are prohibited from voiding existing financial obligations, including agreements that impact tax levies or debt repayment, without mutual agreement between the new and reorganized districts.

These provisions collectively affirm that the Timpanogos School District would be required to continue ASD's participation in the Geneva RDA's tax increment collection framework.

III. TEC Actions Binding on Successor Districts

The Vineyard Taxing Entity Committee (TEC) took formal actions in 2010 and 2011 that legally bound ASD to participate in the Geneva Urban Renewal Project Area tax increment collection. These actions included:

1. Finding of Blight (Resolution T-2010-02):

- a. The TEC formally approved the finding of blight on December 20, 2010, as reflected in Agenda Item 3.1 of the TEC meeting agenda and adopted by unanimous vote. This action allowed the RDA to proceed with adopting the project area plan and budget under Utah Code § 17C-2-102.³

2. Approval of Project Area Budget (Resolution T-2010-03, amended January 18, 2011):

- a. Approved tax increment collection for the Geneva Urban Renewal Project Area on December 20, 2010, as reflected in Agenda Item 3.2 of the TEC meeting agenda.⁴
- b. On January 18, 2011, the TEC amended this approval to remove the \$300 million cumulative cap on tax increment collection, based on a motion by Jim Carter to strike the cap language in Resolution T-2010-03, which passed by majority vote.⁵
- c. The TEC also recognized mitigation payments to Alpine School District as part of the approved budget structure in the same session.

3. Phased Collection Framework:

- a. The TEC acknowledged and discussed the RDA's plan to implement phased triggering of tax increment collection during its December 17, 2009, meeting (Agenda Item 3), allowing the RDA to activate increment collection in phases over the life of the project area.⁶

4. No Requirement for Interlocal Agreements:

³ December 20, 2010, TEC Meeting, Agenda Item 3.1, Resolution T-2010-02 approving finding of blight.

⁴ December 20, 2010, TEC Meeting, Agenda Item 3.2, Resolution T-2010-03 approving project area budget with \$300M cap.

⁵ January 18, 2011, TEC Meeting, Agenda Item 3, motion by Jim Carter to remove \$300M cap, approved by majority vote with mitigation payments recognized.

⁶ December 17, 2009, TEC Meeting, Agenda Item 3, presentation and discussion of phased triggering of tax increment collection.

- a. Because the Geneva Project Area was created and approved through the TEC process prior to May 2016, the interlocal agreement requirement in Utah Code § 17C-5-204 does not apply. The TEC's resolutions adopted on December 20, 2010, and amended on January 18, 2011, fully authorize the RDA's tax increment collection without additional interlocal agreements.

These TEC actions are binding on all successor taxing entities, including the new Timpanogos School District, under both Utah Code § 17C-4-202(9) and the principles established in SB 188.

IV. Legal Conclusion and Impact

The creation of the Timpanogos School District does not disrupt or nullify the tax increment obligations approved by the TEC. Under Utah law, the new district must continue to contribute its share of tax increment to the Geneva Urban Renewal Project Area as previously agreed by its predecessor, ASD. Any future modification of these obligations would require formal TEC approval.

To: Vineyard Redevelopment Agency Board
From: Josh Daniels, RDA Director
Date: 5/14/2025
Re: Distinction Between Annual Agency Budget and Project Area Budget Under Utah Law

I. Introduction

This memorandum addresses the distinction between the annual operational budget of a community reinvestment agency (such as the Vineyard RDA) and the project area budget associated with specific redevelopment areas, including clarification of the respective approval and amendment requirements under Utah Code Title 17C. This is provided in response to questions about the necessity of periodic adoptions or amendments and whether the Taxing Entity Committee (TEC) plays a role in such approvals.

II. Annual Agency Budget

The annual budget of a community reinvestment agency refers to the fiscal year operations of the agency itself. This budget includes general administrative expenses, staff salaries, office operations, professional services, and other costs not directly tied to a specific project area.

Under Utah Code § 17C-1-601, each agency is required to adopt an annual budget in compliance with the fiscal procedures outlined in the Uniform Fiscal Procedures Act for special districts.

“An agency shall prepare and adopt an annual budget... in the same manner and at the same time as a special district...”

—Utah Code § 17C-1-601(1)(a)¹

Amendments to the agency’s annual budget follow the procedures of § 17C-1-602 and do not require any action or approval by the TEC. The agency must hold a public hearing and provide proper notice if an amendment increases expenditures, but the authority to approve rests solely with the agency board.

III. Project Area Budget

In contrast, the project area budget is a multiyear financial plan that governs tax increment collection and expenditures within a specific project area. It is subject to stricter approval requirements due to its impact on other taxing entities.

“‘Project area budget’ means a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to a project area...”

¹ Utah Code § 17C-1-601(1)(a): Agency annual budget adoption mirrors procedures for special districts.

—Utah Code § 17C-1-102(49)²

Adoption and amendment of a project area budget requires approval either from the Taxing Entity Committee (TEC) under Utah Code § 17C-1-402, or through interlocal agreements with each participating taxing entity. These budgets establish key terms such as base value, tax increment cap, collection period, and use of funds.

Any amendment that increases the tax increment cap, alters the percentage received, extends the collection period, or affects the obligations of participating taxing entities must be approved by the TEC or respective taxing entities.

IV. Conclusion

The annual operational budget of the agency adopted each June for the fiscal year is distinct from the project area budget. The former is adopted and amended by the agency board alone, while the latter requires TEC involvement for approval or amendment. Understanding and preserving this distinction ensures compliance with Utah Code and provides transparency to all stakeholders.

² Utah Code § 17C-1-102(49): Definition of project area budget as a multiyear projection of revenues and expenditures.



**MINUTES OF A REDEVELOPMENT
AGENCY BOARD MEETING**
City Council Chamber
125 South Main Street, Vineyard, Utah
May 14, 2025, at 6:00 PM


Present

Absent

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

Staff Present: RDA Director Josh Daniels City Attorney Jayme Blakesley, City Manager Eric Ellis, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Public Works Director Naseem Ghandour, Finance Director Kristie Bayles, 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 6:00 PM. Board Member Sifuentes gave the invocation and led the Pledge of Allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. CONSENT ITEMS

3.1. Approval of April 30, RDA Meeting Minutes


Chair Fullmer called for a motion.


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


4. BUSINESS ITEMS

4.1. Discussion and Action - Proposed Tentative Fiscal Year 2025-2026 Budget

RDA Director Josh Daniels will present the Tentative Fiscal Year 2025-2026 RDA Budget. The RDA Board will act to adopt (or deny) the proposed tentative budget and set a public hearing for May 28, 2025.

47  Chair Fullmer turned time over to Redevelopment Agency Director Josh Daniels, who gave
48 a presentation on the proposed tentative budget.
49

50  Chair Fullmer commented on the process moving forward before the next meeting, as well
51 as expectations that the board would take the time to look over the information that was
52 provided. She also encouraged board members to meet with staff with any questions and gather
53 public comments before the public hearing on the tentative budget.
54

55  **Motion:** BOARD MEMBER CLAWSON MOVED TO ADOPT THE PROPOSED
56 TENTATIVE FISCAL YEAR 2025-2026 BUDGET AS PRESENTED AND SCHEDULED A
57 PUBLIC HEARING FOR MAY 28, 2025. BOARD MEMBER SIFUENTES SECONDED THE
58 MOTION. THE ROLL CALL WAS AS FOLLOWS: CHAIR FULLMER AND BOARD
59 MEMBERS CAMERON, SIFUENTES, AND CLAWSON VOTED YES. BOARD MEMBER
60 HOLDAWAY VOTED NO. THE MOTION PASSED WITH A VOTE OF FOUR (4) TO ONE
61 (1).
62

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64 **5. CLOSED SESSION**

65 There was no closed session held during this meeting.
66

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68 **6. ADJOURNMENT**

69 Chair Fullmer adjourned the meeting at 6:07 PM.
70

71
72 **MINUTES APPROVED ON:** _____
73

74
75 **CERTIFIED CORRECT BY:**  _____
76 **TONY LARA, DEPUTY CITY RECORDER**
77





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 28, 2025

Agenda Item: Public Hearing - Fiscal Year 2025-2026 Tentative Budget

Department: Vineyard Redevelopment Agency

Presenter: Josh Daniels, Kristie Bayles

Background/Discussion:

Utah Code Section 17C-1-601.5 requires that a community reinvestment agency hold a public hearing for an annual budget.

Fiscal Impact:

N/A

Recommendation:

No action is required at this time.

Sample Motion:

Attachments:

1. FY 26 BUDGET 05.08.2025 22

REDEVELOPMENT AGENCY

FUND 25

				ACTUAL		AMEND #2	PROJECTED
				FY 22-23	FY 23-24	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Revenue							
25	2501	3110	Property Tax Increment	\$ 7,923,319	\$ 8,975,367	\$ 9,576,055	\$ 12,672,000
25	2501	3113	RDA Admin	330,138	373,974	399,002	528,000
25	2501	3501	Interest Income	1,805,905	2,053,524	1,000,000	1,750,000
25	2501	3205	Grant Revenue	-	-	11,300,000	3,372,441
Beginning Fund Balance Appropriation						14,974,693	16,416,760
Total Revenue				\$ 10,059,362	\$ 11,829,870	\$ 37,249,750	\$ 34,739,201
RDA							
25	2501	4103	Public Notices	\$ -	\$ 410	\$ 2,000	\$ 2,000
25	2501	4301	Contract Services	369,201	294,072	609,900	740,550
0	2501	4414	Travel	12,109	-	-	-
25	2501	4457	TIFF Payments	2,167,758	3,799,641	4,152,324	2,511,258
25	2501	4651	Capital Expense	18,820,158	4,074,879	25,133,821	24,012,441
25	2501	4802	Principal on Debt	4,059,427	4,232,187	4,411,192	4,591,477
25	2501	4803	Interest on Debt	2,818,775	2,646,515	2,466,511	2,278,475
25	2501	6010	Transfer to General Fund (Admin)	330,138	373,974	399,002	528,000
25	2501	6061	Transfer to Internal Service Fund	56,420	62,898	75,000	75,000
Total RDA				\$ 28,633,987	\$ 15,484,583	\$ 37,249,750	\$ 34,739,201
Surplus (Deficit)				\$ (18,574,625)	\$ (3,654,713)	\$ -	\$ -