



**NOTICE OF A REDEVELOPMENT  
AGENCY BOARD MEETING  
June 25, 2025, at 6:00 PM**

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PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a regularly scheduled Redevelopment Agency Board meeting on Wednesday, June 25, 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**
- 3. CONSENT ITEMS**
  - 3.1. Approval of June 11, 2025, RDA Meeting Minutes**

**4. BUSINESS ITEMS**

**4.1. Public Hearing - Amending the Vineyard RDA Fiscal Year 2024-2025 Budget Amendment (Resolution U2024-03)**

RDA Director Josh Daniels will present amendments to the Fiscal Year 2024-2025 RDA Budget. The RDA Board will act to adopt (or deny) this request by resolution

**4.2. Discussion and Action - Final Fiscal Year 2025-2026 RDA Budget (Resolution U2025-04)**

RDA Director Josh Daniels will present the Final Fiscal Year 2025-2026 RDA Budget. The RDA Board will act to adopt (or deny) this request by resolution.  
*(A public hearing was held on the tentative budget during the May 28th, 2024 RDA Meeting.)*

**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:

June 24, 2025

CERTIFIED (NOTICED) BY:

/s/Pamela Spencer

PAMELA SPENCER, CITY RECORDER



**MINUTES OF A REDEVELOPMENT  
AGENCY BOARD MEETING**  
City Council Chambers  
125 South Main Street, Vineyard, Utah  
June 11, 2025, at 7:16 PM

**Present**

Board Member Sara Cameron  
Board Member Brett Clawson  
Board Member Jacob Holdaway  
Board Member Mardi Sifuentes

**Absent**

Chair Julie Fullmer

**Staff Present:** RDA Director Josh Daniels City Attorney Jayme Blakesley, Lt. Holden Rockwell with the Utah County Sheriff’s Office, City Manager Eric Ellis, Public Works Director Naseem Ghandour, Finance Director Kristie Bayles, Parks and Recreation Director Brian Vawdrey, and Deputy Recorder Tony Lara


**1. CALL TO ORDER**


 Acting Chair Cameron began the meeting at 7:16 PM and turned time over to Redevelopment Agency Director Josh Daniels.


**2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**


**2.1. RDA Update & Memo Presentation by Josh Daniels**


Background memo related to TEC meetings


 Mr. Daniels gave a presentation to the board. The presentation included a recap of questions raised at previous meetings as well as memos that he had drafted at that time to answer those questions.


 Boardmember Sifuentes stated that she felt it was inappropriate to place something on a resolution and then not honor it. Mr. Daniels explained that state statute created the Taxing Entity Committee and that it was limited to what the state said the committee shall or may do. His interpretation was that what the committee had decided to do (hold annual meetings) was outside the scope of what the law said they could require.


 Boardmember Sifuentes wanted to know who, along with Nathan Riley, had been on the original Taxing Entity Committee (TEC). She wanted to know if any of those members were still available or would still be a part of any future meetings should the board decide to hold them. Mr. Daniels stated that the way the statutes were written, that after the committee had established the foundational portions of the RDA, it had essentially exhausted its legal purpose for being.

46  Boardmember Holdaway said that he did not have a question but rather wanted to make a  
47 statement he felt he had not been able to make at the last meeting. There was a short discussion  
48 about the merits of going over comments again. Boardmember Holdaway continued asking for time,  
49 stating what he felt was the importance of publicly discussing these matters, even if what was said  
50 was not true. He wanted members of the board and the public to feel that they had a chance to state  
51 their opinions.  
52


53  Acting Chair Cameron suggested that Boardmember Holdaway document his concerns and his  
54 timelines that he wanted to have discussed and that she would be in favor of holding an RDA  
55 meeting specifically to address those concerns. A discussion ensued and it was agreed that  
56 Boardmember Holdaway could have the five minutes he requested so that he could make his  
57 comment.  
58


59  Boardmember Holdaway stated that it was his understanding that since the inception of the  
60 RDA in 2011 that it was state law that the Taxing Entity Committee was required to meet yearly.  
61 Boardmember Sifuentes asked for a clarification on that law. Boardmember Holdaway took  
62 exception to that and asked to be able to finish and that his statements did not need to be verified at  
63 that moment but could be discussed after his statements. Boardmember Sifuentes agreed to write  
64 down her questions and ask them at the end.  
65


66  Boardmember Holdaway continued his comments. He expressed concern with what he saw as a  
67 lack of oversight. It was his position that because there were no meetings with the TEC, the entities  
68 represented in that committee did not have a say in how the board chose to spend its money. He  
69 suggested that the board enter into a series of interlocal agreements with those entities so that they  
70 could have more oversight of the board.  
71


72  Boardmember Sifuentes thanked Boardmember Holdaway for his comments and asked for  
73 clarification on his idea regarding interlocal agreements. A discussion ensued.  
74


75  Boardmember Holdaway requested that the record reflect that RDA money had been spent on a  
76 lobbyist for the purposes of lobbying Alpine School District against oversight.  
77


78  Mr. Daniels gave clarification on a question asked by Boardmember Sifuentes on what governs  
79 the RDA's spending. Mr. Daniels explained the difference in Project Funds and Agency Funds and  
80 how those were spent and how those were governed by state law.  
81

82  Boardmember Holdaway expressed concern over court cases cited in a draft memo that had  
83 been discussed in the City Council meeting prior to the RDA meeting.  
84

85  Boardmember Sifuentes commented that she agreed with Boardmember Holdaway that nothing  
86 done with regards to the operation of the RDA was illegal, but that her concerns were more centered  
87 around ensuring that residents were getting the maximum benefit from the agency. She also  
88 expressed concerns that, to her, it seemed that Boardmember Holdaway's solutions seemed to  
89 involve the inclusion of larger state entities into the process telling the city how to best run its RDA.  
90


91  Acting Chair Cameron explained that the additional RDA meeting to address Boardmember  
92 Holdaway’s concerns would be held at a later date, but that scheduling that meeting would have to  
93 be contingent upon receipt of a written series of questions, concerns, and timelines that  
94 Boardmember Holdaway would want discussed.  
95

96  Mr. Daniels clarified the memo that had been discussed both in the City Council meeting as  
97 well as by Boardmember Holdaway. It had been sent to Orem resident John Barrick in response to  
98 questions that he had submitted to the board as well as to Mr. Daniels. Mr. Daniels explained that  
99 what had been sent was an advance copy that was still in draft and had citations and cases in it that  
100 were not meant to be in the final draft as they had been acting as place holders. Those cases and  
101 citations had been updated, and a final copy had been sent to Mr. Barrick.  
102

103  Mr. Daniels went into more detail concerning the final memo and concluded his presentation to  
104 the board.  
105  
106


107 **3. CONSENT ITEMS**

108 **3.1. Approval of May 28, 2025, RDA Meeting Minutes**

109  **Motion:** BOARDMEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEM  
110 AS PRESENTED. BOARDMEMBER CLAWSON SECONDED THE MOTION. ACTING  
111 CHAIR CAMERON AND BOARDMEMBERS SIFUENTES, CLAWSON, AND HOLDAWAY  
112 VOTED YES. CHAIR FULLMER WAS EXCUSED. THE MOTION CARRIED  
113 UNANIMOUSLY WITH ONE ABSENT.  
114  
115

116 **4. WORK SESSION**

117 **4.1. FY26 Budget Discussion**

118  Mr. Daniels reminded the board regarding the upcoming finalization of the 2026 Fiscal Year  
119 budget and encouraged the board to reach out with any final questions.  
120  
121

122 **5. BUSINESS ITEMS**

123 There were no business items.  
124  
125

126 **6. CLOSED SESSION**

127 There was no closed session held during this meeting.  
128  
129

130 **7. ADJOURNMENT**

131 The meeting was adjourned at 8:30 PM.  
132  
133

134 **MINUTES APPROVED ON:** \_\_\_\_\_

135  
136  
137 **CERTIFIED CORRECT BY:**   
138 **TONY LARA, DEPUTY CITY RECORDER**





STAFF REPORT

Meeting Date: June 25, 2025

Date:

**Agenda Item:** Public Hearing - Amending the Vineyard RDA Fiscal Year 2024-2025 Budget

Amendment (Resolution U2024-03)

**Department:** RDA

**Presenter:** Josh Daniels

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**Background/Discussion:**

Utah Code Section 17C-1-602 outlines the process for amending the annual budget of an RDA. The agency has 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 2024-2025 Budget for various items as outlined in the attached detail worksheet.

**Fiscal Impact:**

RDA Fund - \$12,226,269 Total Revenues; \$24,061,739 Fund Balance Appropriation; \$36,288,008 Total Expenditures & Transfers Out

**Recommendation:**

Approval of the resolution.

**Sample Motion:**

"I move to adopt Resolution U2025-03, the Vineyard RDA Fiscal Year 2024-2025 Budget Amendment as presented by Staff.

**Attachments:**

1. Resolution U2025-03 Amend the 2024-2025 Budget
2. FY25 RDA Budget after Amendment #2

**RESOLUTION NO. U-2025-03**

A RESOLUTION AMENDING THE VINEYARD REDEVELOPMENT AGENCY (RDA) BUDGET FOR THE 2024-2025 FISCAL YEAR.

WHEREAS, Vineyard Redevelopment Agency has previously adopted a budget for the 2024-2025 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 June 2025 on the proposed amendments to the 2024-2025 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 2024-2025 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 June 2025.

\_\_\_\_\_  
Chair Julie Fullmer

Attest:

\_\_\_\_\_  
Executive Secretary



# Vineyard City

FY 25 RDA Budget after Amend #2  
June 25, 2025

**REDEVELOPMENT AGENCY**

**FUND 25**

						AMEND #1	AMEND #2
				ACTUAL	ACTUAL	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 24-25
<b>BEGINNING FUND BALANCE:</b>					<b>25,639,824</b>	<b>21,985,110</b>	<b>21,985,110</b>
<b>Revenue</b>							
25	2501	3110	Property Tax Increment	7,923,319	8,975,367	9,576,055	9,576,055
25	2501	3113	RDA Admin	330,138	373,974	399,002	399,002
25	2501	3501	Interest Income	1,805,905	2,053,524	1,000,000	1,800,000
25	2501	3704	Bond Proceeds	-	427,005		
25	2501	3205	Grant Revenue	-	-	11,300,000	3,000,000
			Beginning Fund Balance Appropriation			14,974,693	21,985,110
<b>Total Revenue</b>				<b>10,059,362</b>	<b>11,829,870</b>	<b>37,249,750</b>	<b>36,760,167</b>
<b>RDA</b>							
25	2501	4103	Public Notices	-	410	2,000	2,000
25	2501	4301	Contract Services	369,201	294,072	609,900	609,900
0	2501	4414	Travel	12,109	-	-	-
25	2501	4457	TIFF Payments	2,167,758	3,799,641	4,152,324	4,152,324
25	2501	4651	Capital Expense	18,820,158	4,074,879	25,133,821	24,644,238
25	2501	4802	Principal on Debt	4,059,427	4,232,187	4,411,192	4,411,192
25	2501	4803	Interest on Debt	2,818,775	2,646,515	2,466,511	2,466,511
25	2501	6010	Transfer to General Fund (Admin)	330,138	373,974	399,002	399,002
25	2501	6061	Transfer to Internal Service Fund	56,420	62,898	75,000	75,000
<b>Total RDA</b>				<b>28,633,987</b>	<b>15,484,583</b>	<b>37,249,750</b>	<b>36,760,167</b>
<b>Surplus (Deficit)</b>				<b>(18,574,625)</b>	<b>(3,654,713)</b>	<b>(0)</b>	<b>-</b>



STAFF REPORT

Meeting Date: June 25, 2025

Date:

**Agenda Item:** Discussion and Action - Final Fiscal Year 2025-2026 RDA Budget (Resolution U2025-04)

**Department:** RDA

**Presenter:** Josh Daniels

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**Background/Discussion:**

Utah Code Section 17C-6-601.5 requires that a community reinvestment agency adopt an annual budget. The Vineyard RDA has typically adopted the final RDA budget on the same night that the Vineyard Municipal Council adopts the city budget. RDA Staff recommends the adoption of the Vineyard RDA Fiscal Year 2025-2026 Budget as outlined in the attached detail worksheet.

**Fiscal Impact:**

RDA Fund - \$22,937,500 Total Revenues; \$11,271,091 Fund Balance Appropriation; \$34,208,591 Total Expenditures & Transfers Out

**Recommendation:**

**Option 1:** Adoption of the Vineyard RDA Fiscal Year 2025-2026 Budget as presented by staff.

**Option 2:** Adoption of the Vineyard RDA Fiscal Year 2025-2026 Budget as presented by staff, with changes recommended by the governing board.

**Sample Motion:**

**Option 1:** "I move to adopt Resolution U2025-04, the Vineyard RDA Fiscal Year 2025-2026 Budget as presented by staff."

**Option 2:** "I move to adopt Resolution U2025-04, the Vineyard RDA Fiscal Year 2024-2025 Budget as presented by staff with the following changes:"

**Attachments:**

1. RES U2025-04 Final Fiscal Year 2025-2026 RDA Budget
2. FY 26 RDA TENTATIVE BUDGET 06.12.2025

**VINEYARD REDEVELOPMENT AGENCY RESOLUTION U-2025-04**

A RESOLUTION OF THE VINEYARD REDEVELOPMENT AGENCY APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR 2025-2026.

WHEREAS, Section 17C-1-601.5, Utah Code Annotated, requires the Vineyard Redevelopment Agency (“Agency”) to prepare and adopt an annual budget for each fiscal year, which fiscal year is to be the same as the fiscal year of the city of Vineyard; and

WHEREAS, the Agency has prepared the budget for the fiscal year 2025-2026 which is attached hereto and incorporated herein; and

WHEREAS, the Agency has given due notice as required by statute and held a public hearing on May 28, 2025, for the Fiscal Year 2025-2026 Budget; now

THEREFORE, BE IT RESOLVED BY THE VINEYARD REDEVELOPMENT AGENCY AS FOLLOWS:

- Section 1. The Agency hereby adopts the annual budget for the Fiscal Year 2025-2026 which is attached hereto and incorporated herein.
- Section 2. In order to fulfill the Agency’s obligations under Section 17C-1-601.5(6)(a), Utah Code Annotated, the Chair or her designee, is hereby authorized and directed to file a copy of the budget with the county auditor, the State Tax Commission, the state auditor, the State Board of Education, and each taxing entity from which the agency receives project area funds. Pursuant to Section 17C-1-601.5(6)(b), Utah Code Annotated, the requirement of Subsection (6)(a) to file a copy of the annual budget with the state as a taxing entity is met if the agency files a copy with the State Tax Commission and the state auditor. This shall be done within 90 days after adoption of the Budget.
- Section 3. This Resolution shall be effective as of the date of adoption.

PASSED and ADOPTED by the Vineyard Redevelopment Agency Board this 25<sup>th</sup> day of June, 2025.

\_\_\_\_\_  
Julie Fullmer, Chair

ATTEST:

\_\_\_\_\_  
Executive Secretary



**VINEYARD**  
STAY CONNECTED

**FY 2025-2026 Final Budget**  
**June 25, 2025**

**REDEVELOPMENT AGENCY**

<b>FUND 25</b>				<b>ACTUAL</b>	<b>ACTUAL</b>	<b>AMEND #2</b>	<b>AMEND #3</b>	<b>PROJECTED</b>
<b>FUND</b>	<b>ORG</b>	<b>ACCT</b>	<b>DESCRIPTION</b>	<b>FY 22-23</b>	<b>FY 23-24</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>
				<b>FY 24-25</b>	<b>FY 24-25</b>	<b>FY 24-25</b>	<b>FY 24-25</b>	<b>FY 25-26</b>
<b>Revenue</b>								
25	2501	3110	Property Tax Increment	\$ 7,923,319	\$ 8,975,367	\$ 9,576,055	\$ 9,576,055	\$ 12,672,000
25	2501	3113	RDA Admin	330,138	373,974	399,002	399,002	528,000
25	2501	3501	Interest Income	1,805,905	2,053,524	1,000,000	1,800,000	1,750,000
25	2501	3205	Grant Revenue	-	-	11,300,000	3,000,000	3,372,441
			Beginning Fund Balance Appropriation			14,974,693	21,985,110	16,424,260
<b>Total Revenue</b>				<b>\$ 10,059,362</b>	<b>\$ 11,829,870</b>	<b>\$ 37,249,750</b>	<b>\$ 36,760,167</b>	<b>\$ 34,746,701</b>
<b>RDA</b>								
25	2501	4103	Public Notices	\$ -	\$ 410	\$ 2,000	\$ 2,000	\$ 2,000
25	2501	4301	Contract Services	369,201	294,072	609,900	609,900	748,050
25	2501	4414	Travel	12,109	-	-	-	-
25	2501	4457	TIFF Payments	2,167,758	3,799,641	4,152,324	4,152,324	2,511,258
25	2501	4651	Capital Expense	18,820,158	4,074,879	25,133,821	24,644,238	24,012,441
25	2501	4802	Principal on Debt	4,059,427	4,232,187	4,411,192	4,411,192	4,591,477
25	2501	4803	Interest on Debt	2,818,775	2,646,515	2,466,511	2,466,511	2,278,475
25	2501	6010	Transfer to General Fund (Admin)	330,138	373,974	399,002	399,002	528,000
25	2501	6061	Transfer to Internal Service Fund	56,420	62,898	75,000	75,000	75,000
<b>Total RDA</b>				<b>\$ 28,633,987</b>	<b>\$ 15,484,583</b>	<b>\$ 37,249,750</b>	<b>\$ 36,760,167</b>	<b>\$ 34,746,701</b>
<b>Surplus (Deficit)</b>				<b>\$ (18,574,625)</b>	<b>\$ (3,654,713)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>