



**NOTICE OF A JOINT REDEVELOPMENT
AGENCY BOARD AND PLANNING
COMMISSION MEETING
August 25, 2026, 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 Tuesday, August 25, 2026, 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

- 1. CALL TO ORDER**
- 2. PUBLIC COMMENTS (3 MINUTES)**
- 3. WORK SESSION**
 - 3.1. Updates From the RDA Advisors (Jared Tamez, Keith Vincent, and Kim Cornelius, 3 minutes each)**
 - 3.2. Update from Flagship (Pete Evans, 20 mins)**
- 4. CONSENT ITEMS**
 - 4.1. Approval of the July 14, 2026, RDA Meeting Minutes**
- 5. 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) 338-5214.

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: August 24, 2026

CERTIFIED (NOTICED) BY: /s/Robin Bond
ROBIN BOND, CITY RECORDER

July 2026 RDA Advisor Summary for Jared Tamez

July can be characterized as “drinking from a firehose.” There is a wealth of documentation that I feel a need to read and chronologically advance from the origins of the RDA to the present to understand what environmental work has been done and what remains as well as the rules governing how that work is done and how it will be done in the future. Alongside this historical deep-dive, I have also been responsive to issues that have arisen in the present, beginning study of several issues such as midge fly study, current environmental concerns with high wind events, and land-use questions. Some highlights:

- Reviewed founding documents and laws of the RDA
- Began evaluation and summaries of RDA Resolutions
- Several meetings with Board members and citizens
- Met with FFSL on lakeshore issues
- Corresponded with the Utah Lake Authority about midge fly concerns, secured one or two interns in the fall to study the issue with the intent to have a comprehensive plan ready to implement in 2027 that balances environmental considerations with resident experience
- Began evaluation and summaries of 1800 DEQ documents relating to Anderson-Geneva

Intended Work for August:

I will continue historical study of documents and prepare summaries for eventual delivery to the board as a reference, highlighting major milestones and decisions. I will also continue studying current issues and intend to present a proposal for an environmental master plan for the RDA to guide future work. Some intended or planned items:

- Continue evaluation and summaries of DEQ documents
- Complete evaluation and summaries of RDA Resolutions to deliver to the Board
- Complete a proposal for an Environmental Master Plan to deliver to the Board
- Meet with the Utah Department of Environmental Quality
- Meet with the Utah Lake Authority
- Meet with Conserve Utah Valley
- Study and advise on Cooling Ponds proposal
- Midge Fly meeting
- Prepare legal questions for the city attorney



**MINUTES OF A REDEVELOPMENT
AGENCY BOARD MEETING
July 14, 2026, at 6:58 PM**

Present

Absent

Chair Zack Stratton
Boardmember Parker McCumber
Boardmember Jacob Wood
Boardmember Jacob Holdaway
Boardmember David Lauret
Boardmember Ezra Nair

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, RDA Director Josh Daniels, City Manager Brian Voeks, City Attorney Jesse Riddle and Deputy City Recorder Tony Lara

1. CALL TO ORDER

 Chair Stratton called the meeting to order at 6:58pm

2. WORK SESSION

2.1. RDA Advisors Update

 Kim Cornelius provided a brief update on the advisors' work, noting that they were approximately three weeks into their review and continued to familiarize themselves with RDA matters. He stated that monthly invoices would include a synopsis of work completed during the billing period and that a more comprehensive report would be provided at a later date.

 Jared Tamez provided an update regarding concerns with midge flies near Utah Lake, noting that he had contacted the Utah Lake Authority to explore the issue. He reported that graduate interns may study the matter during an upcoming semester to gather data and identify potential approaches that balance impacts on residents with the environmental benefits of the species.

3. PUBLIC COMMENTS

 Daria Evans, living in the Villas neighborhood, asked for clarification regarding the parcels included in the proposed RDA triggering action, including the extent of the area identified as James Bay, whether the Orchards was also being triggered, and why property records listed the City under both "Vineyard City" and "Town of Vineyard." She also questioned why her community's clubhouse was included as a separate parcel and sought clarification regarding the inclusion of tax-exempt and common-area properties in the triggering action.

 Chip Price, living in the Providence neighborhood, asked for clarification regarding the

purpose and operation of the RDA, specifically whether it was established to facilitate cleanup and redevelopment of the former Geneva Steel property. He asked whether developers are able to utilize RDA funding to offset environmental cleanup costs associated with preparing contaminated property for development.

4. CONSENT ITEMS

4.1. Approval of June 23, 2026, RDA Meeting Minutes

4.2. Approval of the July 7, 2026, RDA Meeting Minutes

 **Motion:** BOARDMEMBER LAURET MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. BOARDMEMBER MCCUMBER SECONDED. BOARDMEMBERS NAIR, LAURET, WOOD, HOLDAWAY AND MCCUMBER VOTED YES. THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS

5.1. Approve Resolution U2026-04 Authorizing the RDA Director to Trigger Tax Increment Financing Collection for Designated Parcels

 The Board discussed the proposed triggering of additional parcels within the RDA project area, including the anticipated tax increment, allocation of remaining base value, and effects on future City tax revenues. RDA Director Josh Daniels explained the methodology used to identify and value parcels within the James Bay and Orchards areas, including developed, tax-exempt, and common-area properties. During public comment, Daria Evans asked questions regarding the parcels included in the proposed triggering, property ownership designations, and the inclusion of community common areas; staff clarified the parcel data and rationale for triggering developed areas at this stage of the RDA.

 **Motion:** BOARDMEMBER HOLDAWAY MOVED TO TABLE THE ITEM. THERE WAS NO SECOND. THE MOTION FAILED.

 **Motion:** BOARDMEMBER LAURET MOVED TO ADOPT RESOLUTION U2026-04 AUTHORIZING THE RDA DIRECTOR TO TRIGGER TAX INCREMEMNT FINANCING COLLECTION FOR DESIGNATED PARCELS. BOARDMEMBER MCCUMBER SECONDED. THE ROLL CALL WAS AS FOLLOWS: CHAIR STRATTON AND BOARDMEMBERS NAIR, LAURET, WOOD, AND MCCUMBER VOTED YES. BOARDMEMBER HOLDAWAY VOTED NO. THE MOTION PASSED.

6. ADJOURNMENT

The meeting was adjourned at 7:30

MINUTES APPROVED ON: _____



92
93
94
95

CERTIFIED CORRECT BY: _____
TONY LARA, DEPUTY CITY RECORDER



DRAFT