NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
September 8, 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, September 8, 2026, at 6:00 PM, or as soon as possible after the City Council Meeting, 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. **CONSENT ITEMS**
   2.1. Approval of August 25, 2026, RDA Meeting Minutes

3. **CLOSED SESSION**
   The Mayor and City Council, pursuant to Utah Code 52-4-205, may vote to go into a closed session for the purpose of litigation, real property, or personnel.

4. **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 4, 2026

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

NOTICE OF A JOINT REDEVELOPMENT AGENCY BOARD AND PLANNING COMMISSION MEETING
August 25, 2026, at 7:00 PM

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

Present	Absent
Commissioner Daria Evans	Chair Nathan Steele
Commissioner Jordan Christiansen	Commissioner Graden Ostler
Commissioner David Pearce	
Commissioner Martina Huntington	

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sherrif's Office, Deputy Mayor David Kyle Herring, City Manager Brian Voeks, Finance Director Evan Smith, Public Works Director Naseem Ghandour, City Planners Anthony Fletcher and Paul Douglass, City Attorney Jesse Riddle and Deputy City Recorder Tony Lara

1. CALL TO ORDER

Chair called the meeting to order at 7:15pm

2. PUBLIC COMMENTS (3 MINUTES)

There were no public comments submitted during this meeting.

3. WORK SESSION

3.1. Updates From the RDA Advisors (Jared Tamez, Keith Vincent, and Kim Cornelius, 3 minutes each)

RDA Advisor Jared Tamez provided an update on his work during July, which primarily focused on reviewing the history, governing documents, resolutions, and environmental records associated with the RDA, including approximately 1,800 DEQ documents related to Anderson Geneva. He also reported on current issues including midge flies, high-wind events, land-use questions, lakeshore matters, and the cooling ponds exchange.

Mr. Tamez noted that he had coordinated with the Division of Forestry, Fire and State Lands and the Utah Lake Authority, including securing interns to study midge fly concerns with the goal of developing a comprehensive plan for 2027. He stated that work would continue on summarizing historical and environmental records for the Board and that he intended to present an Environmental Master Plan in the coming weeks.

RDA Advisor Keith Vincent reported that his initial work had focused on reviewing the large volume of RDA documentation and identifying areas where documents contain potentially inconsistent or unclear provisions, including the treatment and calculation of interest. He noted that he had not yet begun a detailed review of invoices and that additional priorities would be established as the review progressed.

Mr. Vincent confirmed that he had received all financial records and other information requested from staff to date. The Board also discussed an upcoming meeting with the RDA advisors, City representatives, and auditor Chris Harding to establish priorities, expectations, scope, and clear responsibilities for the RDA audit and related review.

RDA Advisor Kim Cornelius reported that his review had focused on approximately 15 years of RDA documents, including resolutions, amendments, agreements, and financial records, and noted instances where provisions did not appear consistent across documents. He specifically identified the historical role of the Taxing Entity Committee and suggested further review may be warranted regarding whether certain project area budget amendments required formal committee action rather than annual reporting alone.

Mr. Cornelius also discussed his review of labor multipliers identified in a previous audit, including a 270% multiplier that initially raised concerns. After additional research, he found that substantially higher multipliers may be associated with specialized environmental remediation, cleanup, and demolition work, though he stated that further review would be necessary to determine whether the specific charges were appropriate under the applicable agreements.

3.2. Update from Flagship (Pete Evans, 20 mins)

Pete Evans with Flagship provided a high-level overview of the Geneva RDA, its history, purpose, current projects, and ongoing expenditures. He explained that the RDA was established primarily to support environmental remediation, infrastructure improvements, and economic development of the former Geneva property, and discussed how RDA investment has supported roads, utilities, parks, open space, and private development within Vineyard.

Mr. Evans reviewed completed, ongoing, and anticipated infrastructure projects on the west side of the project area, including roadway connections, parks, the Huntsman Cancer Institute property, transit improvements, and future connections to Vineyard Connector. He also provided an overview of environmental remediation on the east side, explaining the status of various Solid

Waste Management Units and the distinction between properties cleared by DEQ without restrictions and those considered clean but subject to ongoing land-use controls. He offered to provide additional detailed presentations and coordinate with the Board, RDA advisors, auditor, and other City representatives as the review of RDA activities continues.

Planning Commissioner Daria Evans asked the representatives from Flagship for additional information regarding remediation of environmentally impacted areas, including the biosparging process used to treat groundwater, DEQ oversight and testing, and the handling of soil, concrete, and other materials during cleanup. Mr. Evans explained that biosparging accelerates the natural remediation of impacted groundwater by introducing oxygen, that cleanup activities are regularly documented and reviewed by DEQ before closure approval, and that materials remaining onsite are carefully managed to prevent impacted soil from being moved into areas already considered clean.

Mr. Evans also addressed the cost of environmental consulting services and the labor multipliers discussed earlier by the RDA advisors. He stated that Flagship utilizes highly qualified environmental firms with significant federal and specialized remediation experience and that their billing practices reflect the requirements and complexity of that work. He explained that environmental expenses are eligible for reimbursement through the RDA based on actual costs and available tax increment revenue, but emphasized that anticipated cleanup and infrastructure expenses are expected to exceed available RDA revenues. He stated that the developer therefore has an incentive to control costs while maintaining highly qualified environmental consultants and appropriate remediation standards.

RDA Advisor Keith Vincent and representatives from Flagship discussed how environmental cleanup and infrastructure costs are financed and reimbursed through the RDA. It was explained that the developer initially funds eligible work and may be reimbursed from tax increment revenues generated over the applicable collection period. If available RDA revenues are insufficient to reimburse all eligible costs, the developer would remain responsible for the difference. The discussion also noted that reimbursable amounts accrue interest and that further review is needed regarding how interest is calculated under various agreements.

Mr. Vincent also asked how decisions are made regarding businesses locating within the project area. Mr. Evans explained that Flagship generally determines tenants when no RDA incentive is involved, while any proposal involving RDA funds to incentivize a business would require participation and approval from the RDA Board. He noted that Flagship's efforts to date have primarily focused on environmental remediation and infrastructure but suggested that future incentives for businesses generating significant economic or sales tax benefits could be considered jointly with the Board.

Planning Commissioner Jordan Christensen asked about communication and coordination between the RDA advisors, City, and Utah City developers, including how priorities for the project area would be established. The Board discussed the advisors' ongoing review of the RDA's history and documents, upcoming coordination with the City's auditor, and the development of recommendations and plans addressing environmental remediation, midge flies, lakefront issues, invoicing, and other RDA matters. It was noted that the Board would receive additional information from the advisors before establishing broader priorities, including the pace and focus of future cleanup efforts.

Flagship representatives discussed their willingness to meet with the advisors and provide historical context regarding the RDA and previous activities. Discussion also addressed economic development as a City priority, with an emphasis on collaboratively identifying and recruiting businesses and industries that could provide long-term sales tax revenue, financial stability, and community benefits. Councilmembers and the developers discussed greater coordination on business recruitment, including the possibility of establishing a group or task force to target specific businesses and industries.

Councilmember Nair provided additional context regarding the RDA's available funding, noting that approximately $54 million in property tax increment revenue had been collected or projected from fiscal years 2022 through 2027. He noted that annual revenues had continued to increase and expressed confidence that the RDA could generate sufficient tax increment over its 25-year collection period to support approximately $100 million in eligible expenditures.

4. CONSENT ITEMS

4.1. Approval of the July 14, 2026, RDA Meeting Minutes

Motion: BOARDMEMBER LAURET MOVED TO APPROVE THE CONSENT ITEM. BOARDMEMBER HOLDAWAY SECONDED. ACTING CHAIR MCCUMBER AND BOARDMEMBERS WOOD, LAURET AND HOLDAWAY VOTED IN FAVOR. THE MOTION PASSED UNINMOUSLY.

5. ADJOURNMENT

Motion: BOARDMEMBER LAURET MOVED TO ADJOURN THE MEETING. BOARDMEMBER NAIR SECONDED. ACTING CHAIR MCCUMBER AND BOARDMEMBERS WOOD, LAURET AND HOLDAWAY VOTED IN FAVOR. THE MOTION PASSED UNINMOUSLY.

The meeting was adjourned at 8:13pm

VINEYARD SEAL UTAH

MINUTES APPROVED ON: ________________________________

CERTIFIED CORRECT BY: Tony Lara

TONY LARA, DEPUTY CITY RECORDER

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