MINUTES OF THE
VINEYARD REDEVELOPMENT AGENCY BOARD MEETING
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
February 26, 2014, 9:13 PM

PRESENT:
Chairman Randy Farnworth
Board member Julie Fullmer
Board member Dale Goodman
Board member Nate Riley

ABSENT:
Board member Sean Fernandez

Staff Present: Building Inspector Doug Bezzant, Attorney David Church, Planner Nathan Crane, Water Operator Sullivan Love, Treasurer Jacob McHargue, Engineer Don Overson, Financial Advisor Kelly Pfost with Lewis Young Roberson & Burningham (LYRB), Town Clerk/Recorder Pamela Spencer

Others Attending: Mike Hutchings with Anderson Development

The Vineyard Town Redevelopment Agency (RDA) held a board meeting on February 26, 2014 starting at 9:13 PM in the Vineyard Town hall.

Regular Session - The meeting was called to order at 9:13 PM.

MINUTES REVIEW AND APPROVAL

The RDA Board reviewed the minutes from August 14, 2013, August 28, 2013 and September 25, 2013. Chairman Farnworth asked for comments. Hearing none, he called for a motion.

BOARD MEMBER RILEY MOVED THAT THE RDA BOARD APPROVE THE MINUTES FROM AUGUST 14, 2013, AUGUST 28, 2013, AND SEPTEMBER 25, 2013, AS WRITTEN. BOARD MEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Board member Riley wondered about the length of time between being able to approve minutes if the RDA Board was not having regular meetings. Mr. Church explained that the board should have a system in which minutes could be sent out and approved without holding a meeting. He explained that the recorder could prepare the draft minutes and make them available to the general public until the next RDA meeting.

BUSINESS ITEMS:

***Discussion and Action* – Megaplex Contract**
Mike Hutchings from Anderson Development is requesting final approval on the contract for the Larry H Miller Megaplex Theatres. The RDA Board will take appropriate action.

Chairman Farnworth asked Ms. Pfost to review the details of the proposed Megaplex Contract. Ms. Pfost explained that the developer did not have the money to cover the cost of the structure. She said Anderson Development would donate the land for the project and the RDA would pay them for the cost of the land through a percentage of the tax increment. She pointed out the contract and redline changes for the board's review.

Mr. Church reviewed the history of the Megaplex project. He pointed out that Anderson Development was still negotiating the amount of land that would be donated for the project. He said the agreement stated that if Anderson Development donated the land and if the Megaplex was built, then Vineyard would give Anderson Development a percentage of tax increment for 25 years. He pointed out that there was no minimum guarantee nor was there a cap as to how much they could receive.

Ms. Pfost added that the idea behind the contract was that it was a way to start commercial development in the area.

Board member Riley wondered why the full project area needed to be included in the contract rather than just Phase 1. He said he wanted to protect Vineyard's future increment.

Ms. Pfost explained that the full area was needed to create value and collect increment as a return on investment. Mr. Church explained that $5 Million was needed to fund the project. He said the bank would not loan money on the ground unless it was free and clear and Anderson Development was not going to give it away for nothing. He said the Megaplex would only generated about half the cost. Mr. Church said that they would not know what 20 acres was really worth until they were looking back. Mr. Church explained that the property was an actual transfer for no consideration between Anderson Development and the Megaplex developer and that the project needed up to 20 acres of property. Mr. Hutchings agreed and said they were still trying to identify exactly where the pads were going to be. Mr. Hutchings acknowledged that the original idea for the project included only 18 acres of land.

Board member Riley said he would like to see the justification for needing more land. The Board talked about the return on investment. They talked about the collection of tax increment from different phases of the RDA. They talked about triggering the phases of the RDA project area.

Mr. Hutchings stated that Anderson Development was giving the land to Bryan Hansen for the express purpose of building the Megaplex Project and associated development. He said they were not being paid anything from Mr. Hansen.

Chairman Farnworth asked for additional comments or questions. Hearing none, he called for a motion.

BOARD MEMBER FULLMER MOVED TO APPROVE RESOLUTION 2014-01; APPROVING OF PROPERTY CONVEYANCE AND REIMBURSEMENT AGREEMENT BETWEEN THE AGENCY AND ANDERSON GENEVA AND ICE CASTLE RETIREMENT FUND, LLC. REGARDING THE CONVEYANCE OF PROPERTY LOCATED WITHIN THE GENEVA URBAN RENEWAL PROJECT AREA. BOARD MEMBER RILEY SECONDED THE MOTION. CHAIRMAN FARNWORTH, BOARD MEMBER FULLMER, BOARD MEMBER GOODMAN, AND BOARD MEMBER RILEY WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Mr. Hutchings said they thought negotiations with Mr. Hansen could be finalized by Tuesday or Wednesday of next week. He said he understood that Vineyard would need to see the contract. He said he would get it to Ms. Pfost once it was finalized.

ADJOURNMENT -

The meeting adjourned at 9:38 PM. The Redevelopment Agency Board will schedule future meetings as necessary.

MINUTES APPROVED ON June 11, 2014

CERTIFIED CORRECT BY ______________________________
P. SPENCER, TOWN CLERK/RECORDER