



**NOTICE OF A MEETING OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD
September 27, 2017 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, September 27, 2017, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting in the Vineyard City Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

Agenda

1. CONSENT AGENDA:

No items were submitted.

2. ITEMS REQUESTED FOR FUTURE AGENDAS

(Requests for future agenda items are to be submitted to the City Clerk/Recorder the Friday before a City Council meeting. If there will be a cost to the city, project/event requests must be submitted with a fiscal impact analysis or report.)

Item

Requested by

No items were submitted.

3. BUSINESS ITEMS:

3.1 DISCUSSION AND ACTION – State Infrastructure Bank Loan

City Manager/Finance Director Jacob McHargue will present and update for the State Infrastructure Bank Loan. The Board will take appropriate action.

3.2 DISCUSSION AND ACTION – Reimbursement Request for the Geneva East Side Property

Anderson Geneva is requesting reimbursement of the east side property Containment Area management unit (CAMU) Phase. The board will take appropriate action.

4. ADJOURNMENT

RDA meetings are scheduled as needed.

The Public is invited to participate in all Vineyard Redevelopment Agency 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 before the meeting by calling (801) 226-1929.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard City Hall, the Vineyard city offices, the Vineyard city website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: September 26, 2017

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER

EASTSIDE REMEDIATION

EXECUTIVE SUMMARY

Vineyard Redevelopment Agency Meeting
September 27, 2017

Overview

- May 6, 2016. Anderson Geneva, LLC (“Anderson”) submitted a Development Incentive Application, in part, for participation in the construction of the CAMU totaling **\$19,200,000**
- June 8, 2016. Vineyard RDA board approves application for **\$19,200,000** for the construction of the CAMU subject to available funding
- July 6, 2017. Vineyard RDA board closes on a **\$30,500,000** bond for remediation and infrastructure uses
- July 19, 2017. Anderson submits Participation Agreement for the construction of the CAMU in the amount of **\$10,650,000**

1. Description of the proposed Contaminated Area Management Area (CAMU)

- United States Steel Corp. (“USS”) Contract:
 - Negotiated for more than three years
 - First significant remediation participation by USS on property that USS does not own
 - USS assumed all components of the CAMU; Anderson assumed all components of the westside remediation
 - This is “fixed price” agreement with USS on the CAMU (USS cannot come back to Anderson/Vineyard for any overruns or unexpected expenses)
- Budget (as developed by USS/Anderson):

<u>Description</u>	<u>Costs</u>
Site preparation	8,500,000
CAMU construction	22,200,000
Placement of SWMUs in CAMU	26,340,000
Placement of TOSSA (additional SWMUs)	1,050,000
Removal of excess material	15,000,000
Intermediate grading	1,100,000
Final grading	5,400,000
Land impact	4,181,760
Operations & maintenance (30 years)	4,500,000
TOTAL:	<u>88,271,760</u>

- Cost Split of Budget (per USS agreement):

<u>Description</u>	<u>Costs</u>	<u>USS Obligations</u>	<u>Anderson Obligations</u>
Site preparation	8,500,000		8,500,000
CAMU construction	22,200,000	22,200,000	
Placement of SWMUs in CAMU	26,340,000	26,540,000	
Placement of TOSSA (additional SWMUs)	1,050,000		1,050,000
Removal of excess material	15,000,000		15,000,000
Intermediate grading	1,100,000		1,100,000
Final grading	5,400,000		5,400,000
Land impact	4,181,760	3,859,764	321,996
Operations & maintenance (30 years)	4,500,000	4,500,000	
TOTALS:	<u>88,271,760</u>	<u>56,899,764</u>	<u>31,371,996</u>

- Timeline: Estimated at 36-month project

2. RDA Participation Agreement

- No participation between USS and Vineyard RDA – USS obligated to fund \$56,899,764
- Participation between Anderson and Vineyard RDA:
 - Vineyard RDA: **\$10,650,000**
 - Site preparation: \$8,500,000
 - Placement of TOSSA: \$1,050,000
 - Intermediate grading: \$1,100,000
 - Anderson: **\$20,721,996**
 - Removal of excess material: \$15,000,000
 - Final grading: \$5,400,000
 - Land impact: \$321,996
 - Anderson's participation is approximately double of that of Vineyard RDA
- Participation agreement has been approved by Vineyard legal counsel
- Timeline for participation:
 - Triggered when USS lets the construction contracts
 - Escrow of RDA funds; interest bearing account; approved by Vineyard legal counsel

3. Summary

- Participation:

<u>Participates</u>	<u>Amount</u>
USS	56,899,764
Anderson	20,721,996
Vineyard RDA	10,650,000
TOTAL:	<u>88,271,760</u>

- Approval vs. Request:

<u>Description</u>	<u>Amount</u>
Vineyard Approved	19,200,000
Anderson Requested	10,650,000
DIFFERENCE:	<u>8,550,000</u>

- Before remediation



- After remediation

