MINUTES OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD MEETING
240 East Gammon Road, Vineyard, Utah
September 28, 2016 – 6:00 PM

Present	**Absent**
Mayor Randy Farnworth Boardmember Dale Goodman Boardmember Tyce Flake Boardmember Julie Fullmer Boardmember Nate Riley	

Staff Present: Community Development Director Morgan Brim, Public Works Director Don Overson, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Community Development Technician Elizabeth Hart, Attorney David Church, Records Management Assistant Kelly Kloepfer.

Others present: Jeff Gochnour with Cottonwood Partners, Stewart Park with Anderson Geneva**.**

Chair Farnworth opened the meeting at 7:56 PM.

CONSENT AGENDA:

a) Approval of the September 14, 2016 minutes

Chair Farnworth called for a motion.

Motion: BOARDMEMBER FULLMER MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARDMEMBER FLAKE SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

BUSINESS ITEMS:

2.1 PUBLIC HEARING – 2016-2017 Fiscal Year Budget Amendment (Resolution U-2016-06)

Finance Director Jacob McHargue is requesting an amendment to the 2016-2017 Fiscal Year Budget to add a line item for the Forge reimbursement. The RDA Board will by resolution vote to approve (or deny) this request.

Chair Farnworth turned the time over to Mr. McHargue.

Mr. McHargue explained how the RDA budget adjustment worked. The RDA had $1,560,793 in excess beginning fund appropriation from miscellaneous loan repayments and interest.

RDA expenses:

Bond Payments	-$1,425,000
Housing	$400,000
Capital Projects	$4,027,000

Capital Projects:

The Forge Reimbursement	$1,200,000
Mill Road Streetlights	$100,000
Main Street Streetlights	$636,000
Main Street Landscaping	$491,000
Engineering	$75,000
Rail Spur Transfer	$1,425,000
SCADA System for the Sewer Lift Stations	$100,000

Mr. McHargue explained that the money taken out had to be replaced with current revenues.

Boardmember Riley asked if the Board had appropriated some money for the overpass. Mr. Overson replied that the money for that was coming out of impact fees, not RDA funds.

Mr. McHargue said that the Main Street costs were coming out of the construction bond fund. He explained that the rail spur transfer was not spending money but was transferring funds that would have been spent on the bond payments. The costs for The Forge reimbursement, engineering, and the SCADA (Supervisory Control and Data Acquisition) System would come out of the fund balance.

Chair Farnworth called for a motion to open the public hearing.

Motion: BOARDMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:59 PM. BOARDMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Stewart Park with Anderson Geneva commented that they had already had extensive discussions with Mr. McHargue.

Chair Farnworth called for a motion to close the public hearing.

Motion: BOARDMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 8:00 PM. BOARDMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Chair Farnworth asked if any more discussion was needed. Hearing none, he called for a motion.

Motion: BOARDMEMBER RILEY MOVED TO APPROVE RESOLUTION NO. U-2016-06, A RESOLUTION AMENDING THE VINEYARD REDEVELOPMENT AGENCY (RDA) BUDGET FOR THE 2016-2017 FISCAL YEAR. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FARNWORTH, BOARDMEMBERS FLAKE, FULLMER, GOODMAN, AND RILEY VOTED AYE.

MOTION CARRIED UNANIMOUSLY.

2.2 DISCUSSION AND ACTION – **The Forge Reimbursement Agreement**

Town attorney David Church will present the proposed reimbursement agreement for The Forge Business Park development. The RDA Board will take appropriate action.

Mr. Church directed the Board to the agreement that he had presented to the Forge for their environmental cleanup. He explained that this was a not-to-exceed contract, with the amount set at $477,321, which was their contractor's estimate. Mr. Park pointed out some typos in the agreement.

Jeff Gochnour with Cottonwood Partners added that they had asked Wasatch Environmental to get their approvals from the state. They hoped to start the work in early November. Mr. Church asked if the Board had any questions.

Boardmember Tyce asked Mr. Church if he would make the adjustments to correct the typos in the agreement. They reviewed the typos that needed to be corrected.

Boardmember Riley asked Mr. Church if the agreement was exactly what he submitted it to the Board earlier that week. He remarked that he remembered a part about the Board being able to do an audit on the documentation that the contractors submit. He expressed concern about fraudulent inflating of the costs and the RDA paying more than it should. Mr. McHargue located where auditing was referenced in the agreement, which was in Sections 3.4 and 5.2.f.

Mr. Church explained how the concerns were addressed in the agreement.

Chair Farnworth called for a motion.

BOARDMEMBER GOODMAN MOVED APPROVE THE FORGE REIMBURSEMENT WITH CORRECTIONS AS NOTED. BOARDMEMBER FLAKE SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

ITEMS REQUESTED FOR FUTURE AGENDAS:

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

The Walmart incentive and funding of infrastructure requests by Anderson Geneva are postponed to a future RDA meeting to be determined by staff.

ADJOURNMENT

Chair Farnworth called for a motion.

Motion: BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:09 PM. BOARDMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: October 12, 2016

CERTIFIED CORRECT BY: /s/ Kelly Kloepfer

KELLY KLOEPFER, RECORDS MANAGEMENT ASSISTANT