

**MINUTES OF A VINEYARD
REDEVELOPMENT AGENCY BOARD MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
September 14, 2016 – 6:55 PM**

Present

Chair Randy Farnworth
Boardmember Tyce Flake
Boardmember Julie Fullmer
Boardmember Dale Goodman
Boardmember Nate Riley

Absent

Staff Present: Building Official George Reid, Community Development Director Morgan Brim, Planning Commission Chair Chris Judd, Town Clerk/Recorder Pamela Spencer, Finance Director Jacob McHargue, Utah County Sheriff's Deputy Collin Gordon, Water and Wastewater Systems Manager Sullivan Love, Community Development Technician Elizabeth Hart, Attorney David Church.

Others Present: Cody Deeter with Lewis Young Robertson and Burningham, Mike Hutchings, and Jeff Walker with Anderson Geneva.

Chair Farnworth opened the meeting at 6:55 PM.

CONSENT AGENDA:

a) Approval of the August 24, 2016 minutes

Chair Farnworth called for a motion.

Motion: BOARDMEMBER RILEY MOVED TO APPROVE THE CONSENT ITEM AS PRESENTED. BOARDMEMBER FLAKE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH TWO ABSENT.

BUSINESS ITEMS:

Redevelopment Agency Board Secretary Pamela Spencer presented the Certificate of Compliance for both bond items as required by law.

2.1 DISCUSSION AND ACTION – Issuance of a 2016 Bond Series (U2016-04)

Consideration for adoption of a resolution of The Redevelopment Agency Board of the Town of Vineyard, Utah, authorizing the issuance and sale of not more than \$17,000,000 aggregate principal amount of its tax increment revenue refunding bonds, series 2016; and related matters.

Chair Farnworth turned the time over to Finance Director Jacob McHargue.

Mr. McHargue explained the request to refund the current bonds that the RDA had. He said with the RDA's payment history and the coverage ratio being higher than when the RDA first started would give them approval to look for other bonds. He mentioned that it would not hurt to refund the bonds. It would only help with the bonding ability in the future. He recommended approval of the refunding of the current bonds and bond for future projects.

Boardmember Riley asked what the cost would be for the RDA to do the refunding and when would they start saving. Mr. McHargue replied that the cost was built into the bond. Cody Deeter with Lewis Young Robertson and Burningham stated that the figure presented was a net figure. Boardmember Riley asked for clarification that the money was not out of pocket and at what time would they come out ahead. Mr. Deeter replied that it would take about a year to save the cost to refund the bond.

Mr. McHargue requested that they make an amendment to the resolution in the final "Whereas" clause to change the designated officers from Secretary to Finance Director.

Chair Farnworth called for a motion.

Motion: BOARDMEMBER RILEY MOVED THAT THE RDA APPROVE RESOLUTION NUMBER 2016-04 A RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE VINEYARD REDEVELOPMENT AGENCY (THE "AGENCY"), VINEYARD, UTAH AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$17,000,000 AGGREGATE PRINCIPAL AMOUNT OF ITS TAX INCREMENT REVENUE REFUNDING BONDS, SERIES 2016; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE AGENCY THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING AND APPROVING THE EXECUTION OF A SUPPLEMENTAL INDENTURE, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND RELATED MATTERS, WITH ONE TEXT AMENDMENT IN THE LAST "WHEREAS" CLAUSE THAT SECRETARY BE STRICKEN AND FINANCE DIRECTOR BE ADDED. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FARNWORTH, BOARDMEMBERS FLAKE AND RILEY VOTED AYE. BOARDMEMBERS FULLMER AND GOODMAN WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.

2.2 DISCUSSION AND ACTION – Amendment to the 2015 Bond Series Master Resolution (U-2016-05)

Consideration for adoption of a resolution of the Redevelopment Agency Board of the Town of Vineyard, Utah, authorizing the amendment of its master resolution dated as of December 1, 2015 in order to reduce the total amount of the agency's subordinate taxable tax increment revenue bonds, series 2015 and change the amortization schedule for the repayment of such bonds; and related matters.

Chair Farnworth turned the time over to Finance Director Jacob McHargue.

Mr. McHargue stated that this request was in reference to the bond issued for the rail spur. He explained the concerns with the funding of the bonds. He said that the state was willing to lower the amount of the bond which was the net difference in the payment the Town would have made this year. Mr. Church explained that instead of paying on the bond they were putting the payment back into a fund balance and that they could not spend the money saved. Chair Farnworth asked if the state had already taken the money back. Mr. McHargue replied that the state had reduced the bond amount and he had moved the money into an escrow account. Mr. Deeter mentioned that the RDA would save money on the interest.

Chair Farnworth called for a motion.

Motion: BOARDMEMBER RILEY MOVED TO APPROVE RESOLUTION U2016-05. A RESOLUTION OF THE VINEYARD REDEVELOPMENT AGENCY BOARD, VINEYARD, UTAH (THE “AGENCY”), AUTHORIZING THE AMENDMENT OF ITS MASTER RESOLUTION DATED AS OF DECEMBER 1, 2015 IN ORDER TO REDUCE THE TOTAL AMOUNT OF THE AGENCY’S SUBORDINATE TAXABLE TAX INCREMENT REVENUE BONDS, SERIES 2015, AND CHANGE THE AMORTIZATION SCHEDULE FOR THE REPAYMENT OF SUCH BONDS; AND RELATED MATTERS. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FARNWORTH, BOARDMEMBERS FLAKE AND RILEY VOTED AYE. BOARDMEMBERS FULLMER AND GOODMAN WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.

3. ITEMS REQUESTED FOR FUTURE AGENDAS:

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

- *2016-2017 Fiscal Year Budget Amendment* – Mr. McHargue explained that they needed to add a line item to the budget for the approved costs for The Forge. Mr. Church mentioned that he was working with Cottonwood Partners on a grant contract that memorializes their application for the cleanup costs, and identifies the project and who would be doing it. He added that they would be submitting invoices. He said that he anticipated a similar contract for the road project. Mr. McHargue stated that he was working with Mr. Overson to finalize other RDA projects.

Boardmember Riley wanted to move forward as quickly as possible on the street lighting on Mill Road. Mr. McHargue explained that Mr. Overson had started the process of determining how many streetlights would be needed. Chair Farnworth mentioned that street lights were for pedestrians’ protection. There was further discussion on street lighting.

Mike Hutchings with Anderson Geneva asked about the amount of the money spent from the bonds. Mr. McHargue replied that it was just over \$1 million. He added that a portion of it was set aside for other projects such as lift stations, etc. Mr. Church mentioned that there were more infrastructure projects than money left in the construction bond. There was further discussion on where the money could be spent.

There was a discussion of the contract for The Forge. The Board agreed to wait until the contract was ready to sign before making it public.

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 7:26 PM. BOARDMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: September 28, 2016

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA. SPENCER, TOWN CLERK/RECORDER