MINUTES OF THE VINEYARD REDEVELOPMENT AGENCY BOARD MEETING

Town Hall, 240 East Gammon Road
October 28, 2015 - 7:58PM

Present	**Absent**
Chair Randy Farnworth	
Boardmember Sean Fernandez	
Boardmember Julie Fullmer	
Boardmember Dale Goodman	
Boardmember Nate Riley	

Staff in Attendance: Public Works Director/Engineer Don Overson, Finance Director Jacob McHargue, Town Planner Aric Jensen, Town Attorney David Church, Town Clerk/Recorder Pamela Spencer, Planning Commission Chair Wayne Holdaway, Water Operator/Technician Sullivan Love.

Others Present: Stewart Park with Anderson Development.

The Vineyard Town Redevelopment Agency (RDA) held a board meeting on October 28, 2015 starting at 7:58 PM in the Vineyard Town Hall.

Regular Session - The meeting was called to order at 7:58 PM.

Consent Items

a) October 14, 2015 minutes

Chair Farnworth called for a motion.

Motion: BOARDMEMBER FULLMER MOVED TO APPROVE THE CONSENT ITEM. BOARDMEMBER FERNANDEZ SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED UNANOUMOUSLY.

BUSINESS ITEMS:

2.1 **DISCUSSION AND ACTION** – <u>**Intermodal Hub Concept Plan**</u> <u>(resolution 2015-)</u>
Public Works Director/Engineer Don Overson will present a proposal to finalize Phase 1 of the Town Center's Intermodal Hub and concept plan for future rail. The Board will take appropriate action.

Chair Farnworth turned the time over to Public Works Director/Engineer Don Overson.

Mr. Overson explained that when they met with UTA and MAG they hard a time getting their message across. He realized that they had ideas in their head but not on paper. He said the UTA might not move forward until they had a concept plan to show them. He said in his discussion with Jake Young with Civil Solutions they decided that they needed to master plan the station and get UVU involved. He stated that they needed to visually create a train station that would straddle five (5) tracks. He explained that the next step would be to phase the building. He said that first phase would be the building on the west side which would include FrontRunner. He mentioned that UTA light rail might not come for 20 years. He said they would do a study to determine the best way to build it. He asked Mr. Young to present a proposal on what it would cost to go through the master plan and create a drawing with phasing. He said that Mr. Young suggested that with 3D modeling they could get a good picture of the plan.

Mr. Overson stated that Gerald Anderson with Anderson Development felt he could get a private entity to build the first building on the west side. He said Mr. Anderson stated that it would be great if the town could come up with the money to install a skywalk for access to both sides of the tracks, but he felt that he could come up with the money to do the one side. He said that Mr. Anderson would like to be involved in the process and include UVU.

Mr. Overson said that when they sit down with UTA or fill out the TIGER Grant application they should have something to show that they have put money into what they are trying to create.

Chair Farnworth mentioned that they talked about showing the timeline with the first phase being a platform which includes a park and ride and a road into it. He said that the next phase would show the building on the west side, and then UVU, etc. He explained that they wanted to put it all into a big picture, show that they have done a study and that the landowners and UTA have buy off. He said that having this in place when putting the grant together could rise to a level where they would pay attention to it. He said that when they met with UTA and MAG they mentioned that they do not pay attention to a lot of grants that are submitted. He explained if they were planning on spending money for the grant they need to bring it to a level that catches someone’s eye. He stated that they were including the RDA because it would be an RDA expense.

Stewart Park with Anderson Geneva mentioned that when he met with UTA they said that the light rail might be 20 years off. He suggested that UVU might have a building before light rail comes. He said that because they were installing a crosswalk to get to from FrontRunner over the light rail to get to UVU it would be a benefit to the students using FrontRunner.

Town Planner Aric Jensen felt that putting access from one side of the tracks to the other was very wise and an excellent concept.

Chair Farnworth said that he had seen train stations in other cities that cover a full city block. He felt that they could make this work. He was told that it would take $600,000,000 to go from Draper to Lehi with the light rail. He said that UTA was trying to go from Payson to Provo with light rail and then from the point of the mountain to Lehi and Vineyard was in the center. He indicated that UTA wants the station to happen because it would cost the least and give them the ability to have all of the elements together. He also mentioned that this concept plan could be good towards getting the TIGER Grant.

Mr. Park mentioned that this would be one of only three hubs along the Wasatch front.

Boardmember Riley stated that he was in support of the concept plan. He felt that as they present pictures they have to be applicable ot the project, and include what UP would require. Mr. Overson stated that they want to be able to take the 3-D model to an architect to start designing it. He said that when they go to Union Pacific (UP) they need to show that they meet their requirements.

Chair Farnworth asked if when they bartered for the at grade crossing at 400 North did they still have to get the air rights. Mr. Church replied that they would. Boardmember Riley asked where their air rights were located that they have now. Mr. Overson replied that they are on the Vineyard Connector and Center Street. Chair Farnworth asked how hard it would be to get the air rights on 400 North. Mr. Church said the as long as they meet UP's standards it should not be a problem to get a crosswalk across the tracks. He said that the building might be a different thing, but a way for pedestrians to go over their track would not be an issue. Chair Farnworth said that they need to make sure they work with UP.

Boardmember Riley felt that in this process they needed to shoot big, and scale it back if they needed to. He explained that in going through the Town Center plan the way they did, there were all kinds of ideas and from that they formulated the plan. He said that he did not want to underestimate the project and if it did not work then you then they could scale it back.

Mr. Overson stated the conclusion was a building that straddles the five (5) rails with stories above, restaurants, and offices. He said that you have a commuter station with light rail, FrontRunner, access to the freeway, and other amenities. He felt that if companies like Adobe saw the plans they might want to be a part of it.

Boardmember Riley suggested that they combine it with UVU, where they go up three floors and there would be a lot of activity tied into where the students spend a lot of time. He said it could be a gathering place as well as an access point.

Chair Farnworth said that in their meeting with UDOT and UTA, Teri Newell from UDOT said that they should go for a small amount of money from the grant. Representatives from MAG and UTA said they needed to go for big money because the amount will come down. Mr. Overson said the grant could go up to $100,000,000 but for this size of town they would not get more than $40,000,000.

Chair Farnworth called for a motion.

Motion: BOARDMEMBER GOODMAN MOVED TO AUTHORIZE THE MAYOR TO SIGN THE CONTRACT WITH CIVIL SOLUTIONS FOR THE CONCEPTUAL DESIGN OF THE MULTIMODAL STATION. BOARDMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED UNANOUMOUSLY.

ITEMS REQUESTED FOR NEXT AGENDA

Chair Farnworth asked if there were any items for the next agenda.

Boardmember Riley requested an update on restaurants and other facilities around the Megaplex. Mr. Overson replied that R2R had submitted two building permits for the pads closest to the Megaplex. Mr. Church asked what the pads would be used for. Mr. Overson said that R2R suggested that the Blue Lemon might be one of them. Mr. Park said that they had been given four (4) names of possible restaurants, Blue Lemon, Malawi's Pizza, Sub Zero Ice Cream and Costa Vida, but they did not know who was still interested.

Chair Farnworth mentioned the ribbon cutting for the Maverik on the 4th of November.

ADJOURNMENT

Chair Farnworth called for an adjournment.

Motion: BOARDMEMBER GOODMAN MOVED TO ADJOURN THE MEETING AT 8:18 PM. ALL PRESENT WERE IN FAVOR. MOTION CARRIED UNANOUMOUSLY.

Meeting adjourned at 8:18 PM. The next RDA meeting will be held as needed.

MINUTES APPROVED ON: ______________________________________

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