MINUTES OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
City Council Chambers
125 South Main Street, Vineyard, Utah
November 13, 2019 – 7:30 PM

Present	**Absent**
Boardmember Chris Judd	Chair Julie Fullmer
Boardmember John Earnest	
Boardmember Tyce Flake	
Boardmember Nate Riley	

Staff Present: City Manager/Finance Director Jacob McHargue, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, Community Development Director Morgan Brim, Sergeant Holden Rockwell with the Utah County Sheriff's Office, City Recorder Pamela Spencer

7:30 PM REDEVELOPMENT AGENCY BOARD MEETING

1. CALL TO ORDER

Chair Pro Tempore Judd opened the meeting at 7:30 PM.

2. CONSENT AGENDA

2.1. Approval of the October 30, 2019 RDA Special Session Minutes

Chair Pro Tempore Judd called for a motion.

Motion: BOARDMEMBER EARNEST MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR PRO TEMPORE JUDD, BOARDMEMBERS EARNEST, FLAKE, AND RILEY VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

3. PRESENTATION

3.1 November 1st report

City Manager Jacob McHargue will present the November 1st Report. No action will be taken.

Chair Pro Tempore Judd turned the time over to City Manager Jacob McHargue.

Mr. McHargue reviewed the November 1st report. He explained that the RDA was 2,000 acres, was created in 2011, and would end in 2046. It was divided into five (5) phases, with each phase ending in a certain year: Phase 1 - 2036, Phase 2 - 2040, Phase 3 - 2041, Phases 4 & 5 - 2046. The life of the RDA was 35 years but each phase lasted for 25 years. He said that last year the

RDA collected $8.6 million and this year they anticipate collecting $10.6 million, which did not include the interest in the RDA. He explained that the city collected an administration fee of 4 percent. They collected $330,000, which was divided between consulting fees and staff costs to manage and run the RDA. He said that the rest of the funds were used for projects, reimbursement agreements, and tenant incentives. He explained that they collected the balance for future projects. He said that the value in the RDA went up by $250 million last year and they were projecting substantial growth this year as well. He added that they would trigger Phases 4 & 5 in 2021.

Boardmember Riley asked where they were at in the process of the long-term sustainability project. Mr. McHargue replied that Lewis Young Burningham and Robertson was currently working on revenue projections. He said that once the data was collected, they would use those priorities to set long-term priorities with the City Council and RDA Board. He said that because it included looking at rates, growth, property tax rates, etc., this was a substantial process.

Chair Pro Tempore Judd asked how the county's proposed property tax increase would affect the city. Mr. McHargue replied that the city's property taxes would double. He explained that the average home in the county was only paying a couple hundred dollars to the county, which would make a difference in the aggregate for the RDA.

4. BUSINESS ITEMS

4.1. DISCUSSION AND ACTION – <u>UDOT Participation Agreement</u>

City Manager Jacob McHargue will present the UDOT participation agreement for the rail spur removal. The RDA Board will take appropriate action.

Chair Pro Tempore Judd turned the time over to City Manager Jacob McHargue.

Mr. McHargue explained that the rail spur removal grant that was approved required UDOT to manage the rail spur removal project. He said that the RDA was required to provide the matching funds but did not want to distribute all of the money to UDOT at once. He said that there would be an initial payment of $1 million and then the RDA would maintain a $500,000 balance. He explained that the RDA had to do the first portion of the agreement and then the federal funding would kick in. The RDA would be doing the environmental study up front. He explained that this was a cooperative agreement to add the RDA to UDOT's existing project, which was the rail spur removal. He said that they would make quarterly payments to keep the $500,000 balance in the fund.

Chair Pro Tempore Judd asked if the RDA was required to pay the $10 million. Mr. McHargue replied yes, that was the budgeted amount. He mentioned that they had not signed the agreement with Union Pacific because of strict timelines in the agreement. They still needed to secure the rights-of-way. They would sign the agreement once they had everything in place. Mr. Church said that they needed to pay for anything above the grant amount. There was a discussion about the timeline and costs. Mr. McHargue stated that the participation agreement only obligated them to do the environmental study. Once they signed the contract with Union Pacific, then they would move forward with the project.

Chair Pro Tempore Judd called for a motion.

Motion: BOARDMEMBER EARNEST MOVED TO APPROVE THE CONTRACT WITH THE STATE OF UTAH DEPARTMENT OF TRANSPORTATION AND ALLOW STAFF TO SIGN IT FOR THE RAIL SPUR. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR PRO TEMPORE JUDD, BOARDMEMBERS EARNEST, FLAKE, AND RILEY VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

5. ADJOURNMENT

Chair Pro Tempore Judd called for a motion to adjourn the meeting**.**

Motion: BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:40 PM. BOARDMEMBER EARNEST SECONDED THE MOTION. CHAIR PRO TEMPORE JUDD, BOARDMEMBERS EARNEST, FLAKE, AND RILEY VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

RDA meeting are scheduled as needed.

MINUTES APPROVED ON: January 8, 2020

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER