



**NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
January 8, 2020 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, January 8, 2020, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting in the Vineyard City Hall; 125 South Main Street, Vineyard, Utah. The agenda will consist of the following:

AGENDA

1. CALL TO ORDER

2. CONSENT AGENDA

2.1. Approval of the November 13, 2019 RDA Meeting Minutes

3. PRESENTATION

3.1. DISCUSSION AND ACTION – Extension of 1750 North Agreement

(15 minutes)

Martin Snow with Vineyard Properties of Utah LLC is requesting approval of a reimbursement agreement for the completion of the extension of 1750 North. The RDA Board will act to approve (or deny) this request.

4. ADJOURNMENT

RDA meeting are scheduled as necessary.

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 Salt Lake Tribune, posted at the Vineyard City Hall and 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: January 7, 2020

CERTIFIED (NOTICED) BY: /s/Pamela Spencer

PAMELA SPENCER, CITY RECORDER

1 **MINUTES OF A VINEYARD REDEVELOPMENT**
2 **AGENCY BOARD MEETING**
3 City Council Chambers
4 125 South Main Street, Vineyard, Utah
5 November 13, 2019 – 7:30 PM
6
7
8
9

10 **Present**

11 Boardmember Chris Judd
12 Boardmember John Earnest
13 Boardmember Tyce Flake
14 Boardmember Nate Riley
15

10 **Absent**

11 Chair Julie Fullmer

16 **Staff Present:** City Manager/Finance Director Jacob McHargue, Public Works Director/City
17 Engineer Don Overson, Assistant City Engineer Chris Wilson, Community Development
18 Director Morgan Brim, Sergeant Holden Rockwell with the Utah County Sheriff's Office, City
19 Recorder Pamela Spencer
20
21

22 **7:30 PM REDEVELOPMENT AGENCY BOARD MEETING**
23

24
25 1. **CALL TO ORDER**

26 Chair Pro Tempore Judd opened the meeting at 7:30 PM.
27

28
29 2. **CONSENT AGENDA**

30 2.1. Approval of the October 30, 2019 RDA Special Session Minutes
31

32 Chair Pro Tempore Judd called for a motion.
33

34 **Motion:** BOARDMEMBER EARNEST MOVED TO APPROVE THE CONSENT ITEMS AS
35 PRESENTED. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR PRO
36 TEMPORE JUDD, BOARDMEMBERS EARNEST, FLAKE, AND RILEY VOTED AYE.
37 CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.
38

39
40 3. **PRESENTATION**

41 **3.1 November 1st report**

42 City Manager Jacob McHargue will present the November 1st Report. No action will be
43 taken.
44

45 Chair Pro Tempore Judd turned the time over to City Manager Jacob McHargue.
46

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

51 RDA collected \$8.6 million and this year they anticipate collecting \$10.6 million, which did not
52 include the interest in the RDA. He explained that the city collected an administration fee of 4
53 percent. They collected \$330,000, which was divided between consulting fees and staff costs to
54 manage and run the RDA. He said that the rest of the funds were used for projects, reimbursement
55 agreements, and tenant incentives. He explained that they collected the balance for future
56 projects. He said that the value in the RDA went up by \$250 million last year and they were
57 projecting substantial growth this year as well. He added that they would trigger Phases 4 & 5 in
58 2021.

59
60 Boardmember Riley asked where they were at in the process of the long-term sustainability
61 project. Mr. McHargue replied that Lewis Young Burningham and Robertson was currently
62 working on revenue projections. He said that once the data was collected, they would use those
63 priorities to set long-term priorities with the City Council and RDA Board. He said that because it
64 included looking at rates, growth, property tax rates, etc., this was a substantial process.

65
66 Chair Pro Tempore Judd asked how the county's proposed property tax increase would affect the
67 city. Mr. McHargue replied that the city's property taxes would double. He explained that the
68 average home in the county was only paying a couple hundred dollars to the county, which would
69 make a difference in the aggregate for the RDA.

70 71 72 **4. BUSINESS ITEMS**

73 **4.1. DISCUSSION AND ACTION – UDOT Participation Agreement**

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

76
77 Chair Pro Tempore Judd turned the time over to City Manager Jacob McHargue.

78
79 Mr. McHargue explained that the rail spur removal grant that was approved required UDOT to
80 manage the rail spur removal project. He said that the RDA was required to provide the matching
81 funds but did not want to distribute all of the money to UDOT at once. He said that there would be
82 an initial payment of \$1 million and then the RDA would maintain a \$500,000 balance. He
83 explained that the RDA had to do the first portion of the agreement and then the federal funding
84 would kick in. The RDA would be doing the environmental study up front. He explained that this
85 was a cooperative agreement to add the RDA to UDOT's existing project, which was the rail spur
86 removal. He said that they would make quarterly payments to keep the \$500,000 balance in the
87 fund.

88
89 Chair Pro Tempore Judd asked if the RDA was required to pay the \$10 million. Mr. McHargue
90 replied yes, that was the budgeted amount. He mentioned that they had not signed the agreement
91 with Union Pacific because of strict timelines in the agreement. They still needed to secure the
92 rights-of-way. They would sign the agreement once they had everything in place. Mr. Church said
93 that they needed to pay for anything above the grant amount. There was a discussion about the
94 timeline and costs. Mr. McHargue stated that the participation agreement only obligated them to
95 do the environmental study. Once they signed the contract with Union Pacific, then they would
96 move forward with the project.

97
98 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: _____

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



VINEYARD RDA STAFF REPORT

Date: 01/08/2020
Agenda Item: 3.1 – 1750 North Reimbursement Agreement
From: Jacob McHargue
Subject: UPRR Rail Spur Removal Project

Background/Discussion:

In October 10th 2018 The RDA board approved a Development Incentive Application to reimburse 1750 North. The work has been completed and we have actual costs for the road project to complete the agreement. The application was approved with a budget of \$1,641,580.24. the actual cost for the project that is in the agreement is \$1,627,160.36. This agreement specifies a 7-year reimbursement with annual payments of \$232,451.48 occurring April 1st each year beginning in 2022.

Fiscal Impact: \$1,627,160.36

Recommendation: Staff recommendation is that the RDA board approve the reimbursement agreement.

Sample Motion:

I move to approve the 1750 north reimbursement agreement and allow staff to sign the agreement.

Attachments:

1. Reimbursement Agreement
2. Development Application
3. Detailed Project Costs

DEVELOPMENT REIMBURSEMENT AGREEMENT

THIS DEVELOPMENT REIMBURSEMENT AGREEMENT (this "*Agreement*") is entered into as of January 8th, 2020, by and between the VINEYARD REDEVELOPMENT AGENCY, a community development and renewal agency created under the laws of the State of Utah (the "*RDA*"), VINEYARD CITY, a municipal corporation of the State of Utah (the "*City*") and VINEYARD PROPERTIES OF UTAH, LLC, a Utah limited liability company (the "*VPU*").

WHEREAS, VPU has constructed and installed certain infrastructure for the extension of 1750 North Street for approximately 2,000 feet from 277 East then west to Pioneer Lane in the City (the "*Street Extension*").

WHEREAS, the RDA and the City desire to facilitate the Street Extension by having the RDA agree to reimburse VPU for the cost of such Street Extension as provided in the Agreement.

Now, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the RDA, the City, and VPU agree as follows:

1. *Construction.* VPU has constructed the Street Extension substantially in accordance with the plans and construction standards of the City. The City represents and warrants to VPU that the City has valid ownership interests, easements, rights of way or other legal rights to the real property sufficient and necessary for the construction of the Street Extension by VPU consistent with the plans.
2. *Reimbursement.* The RDA agrees to reimburse to VPU for all costs for the street extension up to \$1,627,160.36 (the "*Reimbursement Amount*").
3. *Payment.* The RDA shall pay the Reimbursement Amount, without interest, to VPU in seven (7) equal annual installments of \$232,451.48 on the first day of April each year beginning April 1, 2022.
4. *Notices.* All notices and other communication provided for in this Agreement shall be in writing and shall be sufficient for all purposes if delivered personally or by overnight courier, or, if mailed, by certified or registered U.S. Mail, return receipt requested, postage prepaid, and addressed as follows:

RDA to:

Vineyard Redevelopment Agency
125 South Main Street
Vineyard, Utah 84059
Attention: RDA Director

City to:

Vineyard City
125 South Main Street
Vineyard, Utah 84059
Attention: City Manager

VPU To:

Vineyard Properties of Utah, LLC
P.O.Box 699
Pleasant Grove, Utah 84062
Attention: Martin Snow

Or such other address or addresses as a party may hereafter designate. If delivered personally or by overnight courier, notices or other communications under this Agreement shall be deemed to have been given and received and shall be effective when delivered. If sent by mail, notices and other communications under this Agreement shall be deemed to have been given and received. And shall be effective three (3) days after being deposited in the U.S. Mail in the form specified in this section.

5. *Governing Law; Attorneys' Fees.* This agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with the laws of the State of Utah. In the event of default by any party, or if any action is brought because of any breach of or to enforce or interpret any of the provisions of this Agreement, the party prevailing in such action shall be entitled to recover from any defaulting party or parties reasonable attorneys' fees, costs and expenses incurred in enforcement of, interpreting or terminating this Agreement.
6. *Entire Agreement; Counterparts.* This Agreement, together with the Exhibits attached hereto, and all regulatory approvals given by the City for the Street Extension, contain the entire Agreement of the parties with respect to the subject matter hereof, and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements and regulatory approvals. This Agreement may be executed in multiple counterparts, which together shall constitute one and the same document.
7. *Amendments; Waivers.* This Agreement may only be amended, waived or enforced by the parties hereto. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party. This Agreement may only be amended in writing signed by all of the parties hereto.
8. *Exemption of the RDA and the City.* Neither this Agreement nor the obligations imposed upon the RDA or the City shall be or constitute an indebtedness of the City within the meaning of any constitutional, statutory or charter provisions requiring the City to levy ad valorem taxes nor a lien upon any properties of the City.

IN WITNESS WHEREOF, the parties have executed this Development Agreement by and through their respective duly authorized representatives as of the day and year first herein above written.

Vineyard Redevelopment Agency

Name _____

Title _____

Vineyard City

Name _____

Title _____

Vineyard Properties of Utah, LLC

Name _____

Title _____



VINEYARD
STAY CONNECTED

Vineyard RDA Development Incentive Application

Use this application to request assistance with backbone infrastructure improvements, environmental remediation, and other necessary projects associated with the Geneva URA project area. ***Applicants are strongly encouraged to attach documentation which supports their proposal.***

1. Applicant Organization: **Vineyard Properties of Utah LLC**
Address: **PO Box 699**
City/State/Zip: **Pleasant Grove, UT 84062**
Contact Person: **Martin Snow**
Phone/Fax/Email: Phone **801-785-0505** Fax **801-785-1710** Email: **msnow@uisutah.com**
Is the Applicant the Property Owner? ☒ Yes ☐ No

2. Describe the type of project being proposed:
☒ Infrastructure ☐ Environmental Remediation
☐ Other _____

Provide a summary description of the proposed project here and attach a detailed scope of the proposed work.

1750 North Road extension. This includes water pipes, storm drains, sewer, power line, gas pipes, road, curbs and gutters, ...

3. Contribution of the Applicant:
- | | |
|---|------------------------|
| Total Estimated Cost of the project (must attach documentation): | \$ <u>2,478,467.61</u> |
| Contribution /Investment of the Applicant | \$ <u>2,478,467.61</u> |
| Other sources of funding (specify and attach supporting documentation): | \$ <u>0.00</u> |
| Assistance requested from the RDA: | \$ <u>2,478,467.61</u> |
| Total Funding | \$ <u>2,478,467.61</u> |

4. Describe the ability of the site to be developed without assistance.

Assistance required to complete the project.

5. Describe the reasonable justification for the need of public investment in this project.

The 1750 N extension to Pioneer Lane has been on the master plan for road infrastructure since 2004. The truck traffic and associated commerce will continue to increase without delay. This new arterial outlet to Pioneer Lane will help the cities effort to re-align traffic towards the future Vineyard Connector.

6. Describe the land area which will be benefitted from the proposed project and the impact to future development.

The land area benefitted that the new extension will serve is a wide net of traffic and industry west of Geneva Road from Holdaway Road to 1600N. The extension will also allow for future development on the north side of Vineyard. Specifically Mill Road, 1600 North, 1750 North, Vineyard Connector, West 400 North and Utah Lake Parkway to name just a few.

7. Describe the impact this project will have on new jobs, or the quality of existing jobs (number and average salary).

Skilled labor jobs will be required to build the project. Heavy equipment operation associated with road construction and related support positions will be necessary to complete the project. Following the completion of the extension, the land area that will be developed will bring jobs related to light manufacturing, mixed commercial, heavy industrial and so forth to the region.

8. Attach a chart which describes the proposed timeline of the project, including expected dates for start and completion.

1750 North Extension to Pioneer Lane Prospectus

August 2018 – Begin with deepest underground infrastructure; sewer and storm water designs

September 2018 – Install domestic water and trunk lines for natural gas, power and data

October 2018 – Wrap up all underground work and import material for sub-grade and compaction

November 2018 – Lay down curb, gutter and asphalt

December 2018 – Record to city of Vineyard

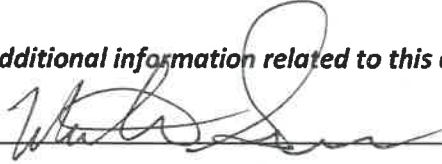
9. Will the RDA own any of the infrastructure related to this project? If so, describe/elaborate.

Upon completion of the road and all inspections are finished, the developer plans to record the ownership of the road to Vineyard City.

10. How much taxable value will your project add to the tax rolls? (Indicate whether your estimate is above the existing taxable value or total including the existing value. Also, provide supporting detail for how the estimate was derived.)

With relation to land value, the increase in taxable value from raw dirt to developed buildings in a sharp increase. The raw land taxes are rounded up to \$2,000 per acre now. Adjacent properties with road access that have been developed for commerce are approximately \$15,000 per acre now.

The RDA may require additional information related to this application before a decision is made.

Signature of Applicant  Date 8-16-18

Printed Name MARTIN Snow Title Manager

Vineyard RDA Development Incentive Application
1750 North Road Vineyard

Vendors	Description	Cost
CMT Engineering Associates	Road testing	\$ 23,396.00
Dominion Energy	Gas pipes	\$ 68,372.69
Dudley & Associates	Engineering	\$ 11,260.00
ESP Excavation Inc	Excavation, water/sewer system, gravel & asphalt	\$ 1,299,621.00
Rocky Mountain Power	Electric system	\$ 82,217.19
Town of Vineyard	Engineering Inspection Fees	\$ 14,606.77
Vineyard Properties of Utah LLC	Land	\$ 978,993.96
		\$ 2,478,467.61

Vineyard Properties of Utah LLC

1750 North Street Extension

Type	Date	Num	Name	Description	Amount
Road Construction					
Bill	07/10/2018	0002784	All Cuts Concrete	Drill man holes	\$ 680.00
Bill	10/29/2018	15187	C.C. Olsen	Set vaults	\$ 330.00
Bill	05/13/2018	72291	CMT Engineering Laboratories	Testing	\$ 2,000.00
Bill	07/15/2018	73778	CMT Engineering Laboratories	Sampling soil & gradation	\$ 1,054.00
Bill	07/22/2018	73986	CMT Engineering Laboratories	Soil report	\$ 342.00
Bill	10/05/2018	0000081491	D&L Supply Company Inc	Grate	\$ 77.00
Bill	11/07/2018	0000082783	D&L Supply Company Inc	Fire Hydrant	\$ 39.00
Bill	06/10/2018	15109	DCD Transfer - Lindon	Concrete road base	\$ 366.56
Bill	08/12/2018	15449	DCD Transfer - Lindon	Concrete road base	\$ 2,687.12
Bill	08/19/2018	15478	DCD Transfer - Lindon	Concrete road base	\$ 1,492.16
Bill	08/31/2018	15549	DCD Transfer - Lindon	Concrete road base	\$ 734.91
Bill	09/23/2018	15661	DCD Transfer - Lindon	Concrete road base	\$ 18,618.33
Bill	09/30/2018	15688	DCD Transfer - Lindon	Concrete road base	\$ 16,278.53
Credit	09/30/2018	15696	DCD Transfer - Lindon	Concrete road base	\$ (1,814.53)
Bill	10/07/2018	15758	DCD Transfer - Lindon	Concrete road base	\$ 1,094.91
Bill	10/14/2018	15797	DCD Transfer - Lindon	Concrete road base	\$ 8,487.99
Bill	10/21/2018	15830	DCD Transfer - Lindon	Concrete road base	\$ 438.53
Bill	10/28/2018	15869	DCD Transfer - Lindon	Rock & concrete	\$ 1,795.82
Bill	11/11/2018	15951	DCD Transfer - Lindon	Concrete road base	\$ 75.00
Bill	05/31/2018	22842	E.S.P. Excavation Inc	Road preparation	\$ 19,518.31
Bill	04/03/2018	1971474	Geneva Rock Products Inc	Sand	\$ 790.27
Bill	06/11/2018	1998277	Geneva Rock Products Inc	Sand	\$ 2,759.14
Bill	06/28/2018	2006125	Geneva Rock Products Inc	Gravel	\$ 80.13
Bill	08/24/2018	2029086	Geneva Rock Products Inc	Sand	\$ 1,149.64
Bill	08/27/2018	2029703	Geneva Rock Products Inc	Sand	\$ 1,514.18
Bill	10/09/2018	2047354	Geneva Rock Products Inc	Sand	\$ 1,360.43
Bill	10/10/2018	2047607	Geneva Rock Products Inc	Sand	\$ 779.70
Bill	10/23/2018	2053134	Geneva Rock Products Inc	Sand	\$ 98.59
Bill	10/29/2018	2055816	Geneva Rock Products Inc	Asphalt	\$ 134.84
Bill	10/29/2018	2055817	Geneva Rock Products Inc	Asphalt	\$ 865.04
Bill	10/23/2018	15155-01	Geneva Rock Products Inc	Asphalt	\$ 243,816.50
Bill	06/15/2018	446961	Harsco Metals Americas	Gravel	\$ 91.21
Bill	06/15/2018	446962	Harsco Metals Americas	Gravel	\$ 961.79
Bill	06/21/2018	448054	Harsco Metals Americas	Gravel	\$ 578.72
Bill	11/05/2018	1558	Western Paving Inc.	Raise manhole/water valve	\$ 18,085.00
Total					\$ 347,360.82

Curbs & Gutters					
Bill	10/03/2018	2045146	Geneva Rock Products Inc	Curb	\$ 13,969.55
Bill	10/04/2018	2045596	Geneva Rock Products Inc	Curb	\$ 14,397.23
Bill	10/31/2018	23999	E.S.P. Excavation Inc	Grading curb/gutters	\$ 32,712.46
Total					\$ 61,079.24

Vineyard Properties of Utah LLC

1750 North Street Extension

Sewer & Water					
Bill	04/20/2018	14702	Burningham Trucking	Gravel	\$ 6,330.22
Bill	04/23/2018	14716	Burningham Trucking	Gravel	\$ 1,024.27
Bill	04/23/2018	14759	Burningham Trucking	Gravel	\$ 1,068.86
Bill	04/24/2018	14803	Burningham Trucking	Gravel	\$ 10,557.95
Bill	05/16/2018	15539	Burningham Trucking	Gravel	\$ 5,140.98
Bill	05/16/2018	15548	Burningham Trucking	Gravel	\$ 1,645.41
Bill	05/17/2018	15554	Burningham Trucking	Gravel	\$ 1,037.66
Bill	05/18/2018	15637	Burningham Trucking	Gravel	\$ 1,557.79
Bill	05/30/2018	16103	Burningham Trucking	Gravel	\$ 1,536.34
Bill	03/02/2018	22315	E.S.P. Excavation Inc	Trenching/Installation sewer/water	\$ 28,367.97
Bill	03/27/2018	22381	E.S.P. Excavation Inc	Trenching/Installation sewer/water	\$ 25,014.31
Bill	04/24/2018	22538	E.S.P. Excavation Inc	Trenching/Installation sewer/water	\$ 27,236.77
Bill	06/26/2018	23066	E.S.P. Excavation Inc	Trenching/Installation sewer/water	\$ 79,562.33
Bill	07/25/2018	23310	E.S.P. Excavation Inc	Trenching/Installation sewer/water	\$ 76,549.86
Bill	08/28/2018	23595	E.S.P. Excavation Inc	Trenching/Installation sewer/water	\$ 100,836.22
Bill	09/26/2018	23826	E.S.P. Excavation Inc	Trenching/Installation sewer/water	\$ 87,703.00
Bill	10/31/2018	23999	E.S.P. Excavation Inc	Trenching/Installation sewer/water	\$ 87,008.72
Bill	06/06/2018	OR327229	Geneva Pipe	Sewer manhole	\$ 6,637.30
Bill	06/08/2018	OR327410	Geneva Pipe	Sewer manhole	\$ 6,372.57
Bill	06/19/2018	OR327887	Geneva Pipe	Sewer manhole	\$ 7,146.22
Bill	07/09/2018	OR328869	Geneva Pipe	Sewer manhole	\$ 6,819.83
Bill	07/11/2018	329045	Geneva Pipe	Sewer manhole	\$ 7,236.93
Bill	07/12/2018	OR329107	Geneva Pipe	Sewer manhole	\$ 1,023.40
Bill	07/13/2018	OR329177	Geneva Pipe	Sewer manhole	\$ 551.56
Bill	07/18/2018	OR329413	Geneva Pipe	Sewer manhole	\$ 2,701.74
Bill	07/19/2018	OR329500	Geneva Pipe	Sewer manhole	\$ 3,679.74
Bill	07/25/2018	OR329609	Geneva Pipe	Sewer manhole	\$ 868.05
Bill	07/26/2018	OR329715	Geneva Pipe	Storm water	\$ 1,415.97
Bill	07/26/2018	OR329767	Geneva Pipe	Storm water	\$ 5,874.04
Bill	08/03/2018	OR330314	Geneva Pipe	Storm water	\$ 2,350.19
Bill	08/03/2018	OR330321	Geneva Pipe	Storm water	\$ 5,618.19
Bill	08/03/2018	OR330361	Geneva Pipe	Storm water	\$ 100.01
Credit	08/22/2018	OR331466	Geneva Pipe	Storm water	\$ (1,570.18)
Bill	09/07/2018	OR332399	Geneva Pipe	Storm water	\$ 3,394.41
Bill	09/10/2018	OR332451	Geneva Pipe	Storm water	\$ 3,394.41
Bill	09/13/2018	OR332671	Geneva Pipe	Storm water	\$ 248.43
Bill	09/18/2018	OR332890	Geneva Pipe	Storm water	\$ 203.23
Bill	10/08/2018	OR334014	Geneva Pipe	Storm water	\$ 47.83
Bill	10/11/2018	OR334273	Geneva Pipe	Storm water	\$ 100.01
Bill	02/06/2018	S102478456.002	Mountainland Supply Company	Water main, fire hydrant	\$ 13,440.74
Bill	02/15/2018	S102509316.001	Mountainland Supply Company	Fire hydrant	\$ 2,489.20
Bill	06/05/2018	S102648982.001	Mountainland Supply Company	Sewer pipes	\$ 11,265.10
Bill	07/09/2018	S102698416.001	Mountainland Supply Company	Sewer pipes	\$ 83.89
Bill	07/12/2018	S102705819.001	Mountainland Supply Company	Sewer pipes	\$ 319.47
Bill	07/30/2018	S102728671.001	Mountainland Supply Company	Water main	\$ 3,419.57
Bill	08/03/2018	S102736220.001	Mountainland Supply Company	Sewer pipes	\$ 964.05
Bill	08/03/2018	S102736234.001	Mountainland Supply Company	Sewer pipes	\$ 743.59

Vineyard Properties of Utah LLC

1750 North Street Extension

Bill	08/07/2018	S102739971.001	Mountainland Supply Company	Sewer pipes	\$ 37.78
Bill	08/09/2018	S102733966.001	Mountainland Supply Company	Marking	\$ 108.36
Bill	08/21/2018	S102755470.001	Mountainland Supply Company	Marking	\$ 42.86
Bill	08/21/2018	S102758358.002	Mountainland Supply Company	Fire hydrant	\$ 205.18
Bill	08/22/2018	S102758358.001	Mountainland Supply Company	Water main, fire hydrant	\$ 73,580.71
Bill	08/22/2018	S102758358.003	Mountainland Supply Company	Water main	\$ 720.81
Bill	08/22/2018	S102758358.004	Mountainland Supply Company	Water main	\$ 20.21
Bill	08/22/2018	S102758358.005	Mountainland Supply Company	Water main	\$ 2,511.46
Bill	08/22/2018	S102758358.006	Mountainland Supply Company	Water main	\$ 720.81
Bill	08/23/2018	S102758358.007	Mountainland Supply Company	Water main	\$ 2,803.61
Bill	08/23/2018	S102763097.001	Mountainland Supply Company	Water main	\$ 141.82
Bill	08/24/2018	S102763331.001	Mountainland Supply Company	Water main	\$ 63.57
Bill	08/24/2018	S102764618.001	Mountainland Supply Company	Water main	\$ 681.94
Bill	08/24/2018	S102765074.001	Mountainland Supply Company	Water main	\$ 1,022.91
Bill	08/28/2018	S102765581.001	Mountainland Supply Company	Fire hydrant	\$ 7,539.09
Bill	08/28/2018	S102768977.001	Mountainland Supply Company	Water main	\$ 540.55
Bill	08/29/2018	S102765581.002	Mountainland Supply Company	Fire hydrant	\$ 15,188.00
Bill	08/29/2018	S102769963.001	Mountainland Supply Company	Water main	\$ 915.30
Bill	08/30/2018	S102768977.002	Mountainland Supply Company	Water main	\$ 102.58
Bill	08/31/2018	S102771065.002	Mountainland Supply Company	Water main	\$ 347.31
Bill	08/31/2018	S102771065.003	Mountainland Supply Company	Water main	\$ 148.45
Credit	08/31/2018	S102773900.001	Mountainland Supply Company	Water main, fire hydrant	\$ (20,339.98)
Bill	09/04/2018	S102771065.004	Mountainland Supply Company	Water main	\$ 92.62
Bill	09/04/2018	S102776665.001	Mountainland Supply Company	Water main	\$ 294.47
Bill	09/05/2018	S102775004.001	Mountainland Supply Company	Fire hydrant	\$ 3,105.53
Bill	09/05/2018	S102778100.001	Mountainland Supply Company	Water main	\$ 191.89
Bill	09/07/2018	S102781422.001	Mountainland Supply Company	Water main	\$ 185.45
Bill	09/10/2018	S102782791.001	Mountainland Supply Company	Water main	\$ 92.76
Bill	09/11/2018	S102784730.001	Mountainland Supply Company	Water main	\$ 64.20
Bill	09/11/2018	S102785050.001	Mountainland Supply Company	Water main	\$ 174.55
Bill	09/13/2018	S102787751.001	Mountainland Supply Company	Sewer lid	\$ 12.73
Bill	09/20/2018	S102789974.001	Mountainland Supply Company	Water main	\$ 523.94
Bill	09/20/2018	S102796014.001	Mountainland Supply Company	Water main	\$ 532.36
Bill	09/20/2018	S102796014.002	Mountainland Supply Company	Water main	\$ 24.55
Bill	09/20/2018	S102796014.003	Mountainland Supply Company	Water main	\$ 1,571.23
Bill	09/28/2018	S102806785.001	Mountainland Supply Company	Water main	\$ 120.00
Bill	10/09/2018	S102816995.001	Mountainland Supply Company	Water main	\$ 15,638.46
Bill	10/09/2018	S102818487.001	Mountainland Supply Company	Water main	\$ 194.73
Bill	10/10/2018	S102816995.002	Mountainland Supply Company	Water main	\$ 363.97
Bill	10/10/2018	S102817101.001	Mountainland Supply Company	Water main	\$ 2,131.37
Bill	10/19/2018	S102796014.006	Mountainland Supply Company	Water main	\$ 252.08
Bill	10/22/2018	S102834227.001	Mountainland Supply Company	Water main	\$ 136.80
Bill	10/22/2018	S102834339.001	Mountainland Supply Company	Water main	\$ 123.64
Bill	10/24/2018	S102836846.001	Mountainland Supply Company	Water main	\$ 1,102.77
Bill	10/26/2018	S102840178.001	Mountainland Supply Company	Water main	\$ 3,126.87
Bill	10/26/2018	S102841484.001	Mountainland Supply Company	Water main	\$ 593.13
Bill	10/30/2018	S102844111.001	Mountainland Supply Company	Water main	\$ 24.73
Total					\$ 756,896.31

Vineyard Properties of Utah LLC

1750 North Street Extension

Storm Drain					
Bill	04/26/2018	14915	Burningham Trucking	Gravel	\$ 8,243.04
Bill	04/28/2018	14960	Burningham Trucking	Gravel	\$ 7,412.47
Bill	04/30/2018	15106	Burningham Trucking	Gravel	\$ 1,588.99
Bill	04/30/2018	15206	Burningham Trucking	Gravel	\$ 13,531.83
Bill	05/08/2018	15278	Burningham Trucking	Gravel	\$ 3,153.80
Bill	05/12/2018	15424	Burningham Trucking	Gravel	\$ 1,095.77
Bill	08/06/2018	OR330441	Geneva Pipe	Storm drain	\$ 3,948.92
Bill	08/07/2018	OR330474	Geneva Pipe	Storm drain	\$ 73.90
Bill	08/07/2018	OR330508	Geneva Pipe	Storm drain	\$ 5,754.36
Bill	08/08/2018	OR330597	Geneva Pipe	Storm drain	\$ 3,948.92
Bill	08/13/2018	OR330865	Geneva Pipe	Storm drain	\$ 10,041.55
Bill	08/14/2018	OR330956	Geneva Pipe	Storm drain	\$ 6,988.25
Bill	08/14/2018	OR330960	Geneva Pipe	Storm drain	\$ 203.23
Bill	08/15/2018	OR331016	Geneva Pipe	Storm drain	\$ 243.87
Bill	08/15/2018	OR331029	Geneva Pipe	Storm drain	\$ 3,948.92
Bill	08/16/2018	OR331066	Geneva Pipe	Storm drain	\$ 81.29
Bill	08/16/2018	OR331133	Geneva Pipe	Storm drain	\$ 2,416.95
Bill	08/17/2018	OR331131	Geneva Pipe	Storm drain	\$ 1,692.60
Bill	08/17/2018	OR331155	Geneva Pipe	Storm drain	\$ 203.23
Bill	08/17/2018	OR331186	Geneva Pipe	Storm drain	\$ 1,225.53
Bill	08/17/2018	OR331190	Geneva Pipe	Storm drain	\$ 3,608.37
Bill	08/20/2018	OR331252	Geneva Pipe	Storm drain	\$ 7,202.96
Bill	08/21/2018	OR331328	Geneva Pipe	Storm drain	\$ 810.18
Bill	08/23/2018	OR331510	Geneva Pipe	Storm drain	\$ 8,144.55
Bill	08/29/2018	OR331810	Geneva Pipe	Storm drain	\$ 998.43
Bill	09/04/2018	OR332133	Geneva Pipe	Storm drain	\$ 3,574.00
Bill	09/05/2018	OR332196	Geneva Pipe	Storm drain	\$ 3,037.10
Bill	09/05/2018	OR332226	Geneva Pipe	Storm drain	\$ 3,394.41
Total					\$ 106,567.42

Finish Work					
Bill	11/18/2018	1750 Signs & Lights	Vineyard	Signs and lights	\$ 69,531.50
Total					\$ 69,531.50

Utilities					
Bill	02/16/2018	MJ0002013593	Dominion Energy	Gas lines	\$ 68,372.69
Deposit	04/26/2018	2053	Dominion Energy	Gas lines	\$ (411.46)
Bill	11/21/2018	24111	E.S.P. Excavation Inc	Trenching power lines	\$ 19,463.03
Bill	10/04/2018	OR333886	Geneva Pipe	Electric vault	\$ 7,998.56
Bill	10/10/2018	OR334193	Geneva Pipe	Electric vault	\$ 2,611.61
Bill	10/17/2018	OR334540	Geneva Pipe	Electric vault	\$ 7,111.55
Bill	10/18/2018	OR334589	Geneva Pipe	Electric vault	\$ 7,111.55
Bill	10/23/2018	OR334831	Geneva Pipe	Electric vault	\$ 7,111.55

Vineyard Properties of Utah LLC
1750 North Street Extension

Bill	10/29/2018	OR335108	Geneva Pipe	Electric vault	\$ 6,997.22
Bill	10/31/2018	OR335247	Geneva Pipe	Electric vault	\$ 3,498.61
Bill	11/20/2018	115206	Newman Contruction Inc	Moving primary power meters	\$ 3,500.00
Bill	03/13/2018	6479065 EXT	Rocky Mountain Power	Power lines extension	\$ 82,217.19
Bill	09/18/2018	6573940	Rocky Mountain Power	Power lines relocation	\$ 31,020.00
Total					\$ 246,602.10

Engineering & Fees					
Bill	01/15/2018	14222-3	Dudley & Associates	Plans and submittals	\$ 1,465.00
Bill	05/31/2018	14222-4	Dudley & Associates	Plans and submittals	\$ 11,260.00
Bill	09/28/2018	14222-5	Dudley & Associates	Plans, submittals and staking	\$ 9,845.00
Bill	06/06/2018	1750N Engring Inspct	Vineyard	Inspection fees	\$ 14,606.77
Bill	11/20/2018	Subdivide 1750 Road	Vineyard	Property transfer fees	\$ 1,946.20
Total					\$ 39,122.97

Grand Total					\$ 1,627,160.36
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