MINUTES OF A VINEYARD REDEVELOPMENT AGENCY BOARD MEETING
This meeting was held electronically, via Zoom,
due to the COVID-19 gathering restrictions
May 13, 2020 – 7:49 PM

Present
Acting Chair Chris Judd
Boardmember John Earnest
Boardmember Tyce Flake
Boardmember Cristy Welsh

Absent
Chair Julie Fullmer

Staff Present: City Manager Jacob McHargue, Assistant Finance Director/Treasurer Mariah Hill, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, City Attorney David Church, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Building Official George Reid, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Anthony Jenkins

Others Speaking: Pete Evans with Anderson Geneva

7:49 PM REDEVELOPMENT AGENCY BOARD MEETING

1. CALL TO ORDER

Acting Chair Judd called the meeting to order at 7:49 PM.

2. CONSENT AGENDA

2.1. Approval of the January 8, 2020 RDA Meeting Minutes

Acting Chair Judd called for a motion.

Motion: BOARDMEMBER FLAKE MOVED TO APPROVE THE CONSENT AGENDA ITEM 2.1. BOARDMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

3. BUSINESS ITEMS

3.1 DISCUSSION AND ACTION – Anderson Geneva Master Development Agreement

City Manager Jacob McHargue will present the final Downtown Vineyard Master Development Agreement between the Vineyard Redevelopment Agency Board and Anderson Geneva. The RDA Board will take appropriate action.

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

Mr. McHargue mentioned that the agreement had been approved in October of 2019. He explained that the changes to the agreement were reflective of the changes made to the Downtown Vineyard (Town Center) Code. He mentioned that he had worked with City Attorney David Church to come up the revised agreement. He said that the real change to this agreement was in section 8(c)(vi), changing the timing on the triggering of the phase. This was due to changes from the legislature. They added language stating that they would be working with the developers to come up with a mutually-agreed-upon triggering date. Acting Chair Judd asked if they could potentially disagree on a date. Mr. McHargue replied that he could not come up with a scenario where they would not agree. Pete Evans with Anderson Geneva replied that the previous developer had put pressure to trigger the Waters Edge area sooner than Flagship Homes wanted to trigger it. He said that he did not see a scenario where they would not agree. He said that proposed language would give the city the ability to be involved in determining the trigger date of the phase.

Mr. McHargue explained that the other changes included adding new district and backbone infrastructure maps.

Acting Chair Judd called for questions from the board. Hearing none, he called for a motion.

Motion: BOARDMEMBER EARNEST MOVED TO APPROVE THE ANDERSON GENEVA MASTER DEVELOPMENT AGREEMENT AS DISCUSSED AND ALLOW THE CHAIR TO SIGN THE CONTRACT. BOARDMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

3.2 PUBLIC HEARING – <u>Tentative Fiscal Year 2020-2021 Budget</u>

City Manager Jacob McHargue will present the proposed Tentative Fiscal Year 2020-2021 RDA Budget. The RDA Board will then hear public comment concerning the proposed tentative RDA Budget. The Board will review and possibly act to approve the proposed Tentative Fiscal Year 2020-2021 RDA budget. Adoption of the final budget is scheduled to be held on June 24, 2020.

Mr. McHargue reviewed the budget. Highlights were:

RDA Revenues

- Property Taxes Increment $ 8,643,000
- RDA Admin Increment $ 360,000
- Interest Income $ 600,000
- Mr. McHargue mentioned that he was looking into refinancing some of the bonds.

RDA Expenses

- Salaries & Wages $ 282,500
- Employee Benefits $ 64,300
- Contracted Services $ 113,600
- TIFF Payment $ 4,176,100
- Bond Payments $ 4,766,700
- Transfer to Internal Service Fund $ 38,700

- Capital Projects $15,700,000
    - Remediation Westside $ 6,200,000
    - Water Tank $ 7,000,000
    - Rail Spur removal $ 2,500,000

Boardmember Earnest asked about the timing on the rail spur removal. Mr. McHargue replied that they were working with Utah Department of Transportation (UDOT) and Union Pacific Railroad to finalize the contract. He felt that the rail spur could be gone within three years. Mr. Overson said that UDOT was hoping to have a contract within six months and then it would take one year to build the new line and one to two years to remove the track off of the old alignment.

Acting Chair Judd called for a motion to open the public hearing.

Motion: BOARDMEMBER EARNEST MOVED TO OPEN THE PUBLIC HEARING AT 8:04 PM. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

Acting Chair Judd called for public comments. Hearing none, he called for a motion to close the public hearing.

Motion: BOARDMEMBER EARNEST MOVED TO CLOSE THE PUBLIC HEARING AT 8:05 PM. BOARDMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

Acting Chair Judd asked for an update on the Center Street overpass. Mr. McHargue replied that they were in the settling period. Boardmember Welsh asked how long it needed to settle. Mr. Wilson replied about three months. He said that there should be one more week of settling and another test before they would allow the contractor to move forward. He said that they hoped to see the overpass completed by the end of the year.

Acting Chair Judd called for a motion.

Motion: BOARDMEMBER EARNEST MOVED TO APPROVE THE TENTATIVE FISCAL YEAR 2020-2021 RDA BUDGET. BOARDMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

4. ADJOURNMENT

Acting Chair Judd called for a motion to adjourn the meeting.

Motion: BOARDMEMBER WELSH MOVED TO ADJOURN THE MEETING AT 8:07 PM. BOARDMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: ACTING CHAIR JUDD, BOARDMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

RDA meetings are scheduled as necessary.

MINUTES APPROVED ON: June 24, 2020

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