NOTICE OF A VINEYARD REDEVELOPMENT AGENCY BOARD MEETING
February 24, 2021 – 6:00 PM

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, February 24, 2021**,** starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting. *This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic.*
This meeting can be viewed live through Zoom. Please click on this link https://zoom.us/j/98565814199?pwd=NnRaRTFLTVVSdERuU0tUeDNZbXFEUT09 or dial 1-301-715-8592 US or 1-253-215-8782 to join the meeting. You can also view the meeting on our live stream channel.

AGENDA

1. **CALL TO ORDER**

2. **DETERMINATION LETTER:**
   I, Julie Fullmer, Chair of the Vineyard Redevelopment Agency Board, do hereby find and declare as follows:
   1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Utah County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and

   2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Vineyard Redevelopment Agency Board pursuant to electronic means that allow for public participation via virtual means; and

   3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,
For thirty days from the date of this Order, meetings of the Vineyard Redevelopment Agency Board shall be conducted by virtual means without an anchor location.

3. **CONSENT AGENDA** *(Items do not require discussion or public comment and can be approved by a single motion.)*
   3.1. Approval of the January 27, 2021 RDA Meeting Minutes

4. BUSINESS ITEMS

4.1 DISCUSSION AND ACTION – Super Parameters Resolution U2021-01

Consideration for adoption of a resolution authorizing the issuance and sale of not more than $80,000,000 aggregate principal amount of Tax Increment Revenue and Refunding Bonds, Series 2021; and related matters.

4.2 DISCUSSION AND ACTION – UDOT Consultant Services

City Manager Jacob McHargue will present the UDOT Consultants Services Local Government Approval Memo. The RDA Board will take appropriate action.

4.3 DISCUSSION AND ACTION – Train Station Panel Design

City Planner Briam Amaya Perez will present the designs for the Train station panels. The RDA Board will take appropriate action. *(This item was continued from the January 13, 2021 RDA Meeting.)*

5. ADJOURNMENT

RDA meetings 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 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: February 23, 2021

CERTIFIED (NOTICED) BY: /s/Pamela Spencer
PAMELA SPENCER, CITY RECORDER

MINUTES OF A VINEYARD REDEVELOPMENT AGENCY BOARD MEETING
This meeting was held electronically, via Zoom,
due to the COVID-19 gathering restrictions
January 27, 2021 – 8:01 PM

Present	**Absent**
Boardmember John Earnest	Chair Julie Fullmer
Boardmember Tyce Flake	
Boardmember Chris Judd	
Boardmember Cristy Welsh	

Staff Present: City Manager Jacob McHargue, Assistant Finance Director/Treasurer Mariah Hill, Assistant Public Works Director Chris Wilson, City Attorney Jayme Blakesley, Community Development Director Morgan Brim, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Building Official George Reid, Water Manager Sullivan Love, City Recorder Pamela Spencer, Deputy Recorder Kelly Kloepfer, Planning Commission Chair Bryce Brady

Others Speaking: Brandon Watson with Edge Homes

1. CALL TO ORDER

City Recorder Pamela Spencer called the meeting to order at 8:01 PM. Due to Chair Fullmer's absence she called for a nomination to a Boardmember to chair the meeting.

Nomination: BOARDMEMBER JUDD NOMINATED BOARDMEMBER FLAKE TO SIT AS THE CHAIR FOR TONIGHT'S MEETING. BOARDMEMBER EARNEST SECONDED THE NOMINATION. ROLL CALL WENT AS FOLLOWS: BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

Ms. Spencer turned the time over to Chair Pro Tempore Flake.

2. DETERMINATION LETTER:

Chair Pro Tempore Flake read the electronic meeting determination letter signed by Chair Fullmer.

3. CONSENT ITEMS

3.1. Approval of the January 13, 2021 RDA Meeting Minutes

Chair Pro Tempore Flake called for a motion.

Motion: BOARDMEMBER EARNEST MOVED TO APPROVE THE CONSENT ITEM.

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BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR PRO TEMPORE FLAKE, BOARDMEMBERS EARNEST, JUDD, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

4. BUSINESS ITEMS

4.1 DISCUSSION AND ACTION – Lakefront Infrastructure Reimbursements

City Manager Jacob McHargue will present as request for infrastructure reimbursements. The RDA Board will take appropriate action.

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

Mr. McHargue explained that there were a few projects that they were looking at funding.

- Reimbursement for a portion of 300 West and Loop Road that the city had requested be enhanced
- Reimbursement for removing part of the old county road on the west side of the development
- Cost-sharing at 50 percent of the regrading and seeding of the open space, and installation of the trail on the west side of the development.

The project's total cost was estimated at $1,491,561, and Edge Homes was requesting a cost-sharing of $614,575 from the RDA. Staff was recommending that the board approve the application and allow the chair to sign a reimbursement agreement.

Boardmember Earnest asked what type of grass would be planted. Water Manager Sullivan Love replied that it would be low-maintenance native grass.

Boardmember Judd asked if they coordinated with the county about the fence and trail. Assistant Public Works Director Chris Wilson replied that the fence would be removed.

Boardmember Welsh sought clarification on the regrading of the area under discussion. Brandon Watson with Edge Homes replied that the open space would be from the existing jogging trail to the Edge development as well as a parallel asphalt trail. He confirmed that the fence would be removed. He said that Edge Homes had received approval from State Lands and the county.

Boardmember Earnest asked about the timeline for the completion of the project. Mr. Watson replied that they planned to spend most of the year regrading and improving the area and then seeding it in the fall.

Boardmember Judd asked about the maintenance of native grass. Mr. Watson replied that the landscape architect put together a maintenance plan and had worked with Mr. Love to ensure that the city was comfortable with it. Boardmember Welsh asked for clarification on the native grass. Mr. Love replied that they would be installing different types of grasses. Mr. Wilson explained that they took the approach that this was to be an experiment with different types of water-wise, low- maintenance grasses. Boardmember Welsh asked who would be responsible for maintaining the land. Mr. Wilson replied that the city would be leasing the ground and would be responsible for maintaining the land.

Boardmember Welsh asked about the previous agreement that required them to put a million dollars on the north side (the promenade), and if that were the case, would it make sense to use the money now. Mr. McHargue explained that Edge Homes was not required to do that anymore.

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Mr. Love explained that there would be three pavilions in the park are for public use. Mr. Brim suggested that they could add more pavilions in the future if there were a demand for it. There was a discussion about the use of the area. Boardmember Welsh asked if they would include connecting the trails and have a bridge. Mr. McHargue replied yes. The discussion continued.

Mr. McHargue mentioned that the RDA was going through the bonding project, so he did not know how quickly the RDA could reimburse them.

Boardmember Judd sought clarification if the terms would be brought before the board. Mr. McHargue replied that it was up to the board.

Motion: BOARDMEMBER JUDD MOVED TO APPROVE THE RDA APPLICATION AND ALLOW THE CHAIR TO SIGN THE COST SHARING REIMBURSEMENT AGREEMENT AS PRESENTED. BOARDMEMBER EARNEST SECONDED THE MOTION. CHAIR PRO TEMPORE FLAKE, BOARDMEMBERS EARNEST, JUDD, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

5. ADJOURNMENT

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

Motion: BOARDMEMBER WELSH MOVED TO ADJOURN THE MEETING AT 8:25 PM. BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR PRO TEMPORE FLAKE, BOARDMEMBERS EARNEST, JUDD, AND WELSH VOTED AYE. CHAIR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

RDA meetings are scheduled, as necessary.

MINUTES APPROVED ON: _____

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

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NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF DIRECTORS OF THE VINEYARD REDEVELOPMENT AGENCY, UTAH:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors (the "Board") of the Vineyard Redevelopment Agency, Utah (the "Agency") will be held at the Board's regular meeting place at 6:00 p.m. or as soon thereafter as possible following the City Council meeting on February 24, 2021, for the purpose of authorizing the issuance and sale of the Agency's Tax Increment Revenue and Refunding Bonds, Series 2021, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

_____
Secretary

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

We, the Chair and Boardmembers of the Board of Directors of the Vineyard Redevelopment Agency, Utah, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

_____
Chair

_____
Boardmember

_____
Boardmember

_____
Boardmember

_____
Boardmember

Vineyard, Utah

February 24, 2021

The Board of Directors (the "Board") of the Vineyard Redevelopment Agency, Utah (the "Agency"), met in special public session at the regular meeting place of the Board in Vineyard, Utah, on February 24, 2021, at the hour of 6:00 p.m. or as soon thereafter as possible following the City Council meeting, with the following members of the Board being present:

Julie Fullmer	Chair
John Earnest	Boardmember
Tyce Flake	Boardmember
Chris Judd	Boardmember
Cristy Welsh	Boardmember

Also present:

Pamela Spencer	Secretary
Jacob McHargue	City Manager
Jayme Blakesley	City Attorney

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the following Resolution was introduced in written form along with a Certificate of Compliance with Open Meeting Law with respect to this February 24, 2021, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in writing, was fully discussed, and pursuant to motion duly made by Boardmember _____ and seconded by Boardmember _____, was adopted by the following vote:

AYE:

NAY:

The resolution was then signed by the Chair and recorded in the official records of the Agency. The Resolution is as follows:

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE VINEYARD REDEVELOPMENT AGENCY, UTAH (THE "AGENCY"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN $80,000,000 AGGREGATE PRINCIPAL AMOUNT OF ITS TAX INCREMENT REVENUE AND REFUNDING BONDS, SERIES 2021 (THE "SERIES 2021 BONDS"); 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 THE USE AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT; AUTHORIZING AND APPROVING THE EXECUTION OF A GENERAL INDENTURE OF TRUST, A SUPPLEMENTAL INDENTURE, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, the Agency is a redevelopment agency (a public body, corporate and politic) duly created, established, and authorized to transact business and exercise its powers, pursuant to the Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act, Title 17C, Utah Code Annotated 1953, as amended (the "Redevelopment Act") and to refund its outstanding bonds pursuant to the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Refunding Bond Act" and collectively with the Redevelopment Act, the "Act"); and

WHEREAS, a community development plan for the Agency's Geneva Urban Renewal Project Area (the "Project Area") has heretofore been adopted and approved and all requirements of law for, and precedent to, the adoption and approval of said plan have been duly complied with; and

WHEREAS, the Agency has determined that it would be in furtherance of its public purposes to issue its Tax Increment Revenue and Refunding Bonds, Series 2021 (to be issued in one or more series and with such other series or title designation as may be determined by the Agency) (the "Series 2021 Bonds") in an amount not to exceed Eighty Million Dollars ($80,000,000), to provide funds to (a) refund outstanding bonds or other obligations related to the Project Area (the "Refunded Bonds"), (b) finance rail spur improvements, road projects, a water storage tank, utility pipelines and other miscellaneous and related capital projects permitted by the Project Area (collectively, the

"Project"), (c) fund a debt service revenue fund, if necessary, and (d) pay costs associated with the issuance of the Series 2021 Bonds; and

WHEREAS, the Series 2021 Bonds shall be issued pursuant to a General Indenture of Trust, as supplemented by a Supplemental Indenture, each by and between the Agency and a trustee (collectively, the "Indenture"), in substantially the form attached hereto as Exhibit B; and

WHEREAS, the Series 2021 Bonds shall be payable solely from the pledged revenues identified in the Indenture, including tax increment revenues from the Project Area; and

WHEREAS, there has been presented to the Board at this meeting a form of a bond purchase agreement (the "Bond Purchase Agreement") to be entered into between the Agency and the purchaser or underwriter selected by the Agency for the Series 2021 Bonds (the "Purchaser/Underwriter"), in substantially the form attached hereto as Exhibit C; and

WHEREAS, in the event that the Designated Officers determine that it is in the best interests of the Agency to publicly offer all or a portion of the Series 2021 Bonds, the Agency desires to authorize the use and distribution of a Preliminary Official Statement (the "Preliminary Official Statement") in substantially the form attached hereto as Exhibit D, and to approve a final Official Statement (the "Official Statement") in substantially the form as the Preliminary Official Statement, and other documents relating thereto; and

WHEREAS, the Agency desires to publish a Notice of Bonds to be Issued with respect to the Series 2021 Bonds in compliance with the Act; and

WHEREAS, to allow the Agency (with the consultation and approval of the Agency's financial advisor, Lewis Young Robertson & Burningham (the "Financial Advisor")) flexibility in setting the pricing date of the Series 2021 Bonds to minimize debt service costs to the Agency, the Board desires to grant to any two of the following; the Chair or Chair pro tem, a Boardmember or the Secretary (the "Designated Officers"), who may act on behalf of the Board, the authority to select the Purchaser/Underwriter, approve the final interest rates, principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2021 Bonds shall be sold, to determine whether all or a portion of the Series 2021 Bonds should be sold pursuant to a private placement or a public offering (including via a negotiated underwriter or public bid), and any changes with respect thereto from those terms which were before the Board at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the "Parameters").

NOW, THEREFORE, it is hereby resolved by the Board of Directors of the Vineyard Redevelopment Agency, Utah, as follows:

Section 1. All terms defined in the foregoing recitals hereto shall have the same meanings when used herein.

Section 2. For the purpose of (a) refunding the Refunded Bonds, (b) financing the Project, (c) funding a deposit to a debt service reserve fund, if necessary, and (d) paying costs of issuance of the Series 2021 Bonds, the Agency hereby authorizes the issuance of the Series 2021 Bonds which shall be designated "Vineyard Redevelopment Agency, Utah Tax Increment Revenue and Refunding Bonds, Series 2021" (to be issued from time to time as one or more series and with such other series or title designation as may be determined by the Agency) in the initial aggregate principal amount of not to exceed Eighty Million Dollars ($80,000,000). The Series 2021 Bonds shall mature in not more than thirty-one (31) years from their date or dates, shall be sold at a price not less than ninety-seven percent (97.00%) of the total principal amount thereof, shall bear interest at a net effective rate of not to exceed six percent (6.00%) per annum, as shall be approved by the Designated Officers, all within the Parameters set forth herein. The issuance of the Series 2021 Bonds shall be subject to the final approval of Gilmore & Bell, P.C., Bond Counsel to the Agency, and to the approval of the attorney for the Agency.

Section 3. The final interest rate or rates for the Series 2021 Bonds shall be set by the Designated Officers, in consultation with the Financial Advisor, at the rate or rates which, taking into account the purchase price offered by the Purchaser/Underwriter of the Series 2021 Bonds, will, in the opinion of the Designated Officers and the Financial Advisor result in the lowest cost of funding reasonably achievable given the manner of offering the Series 2021 Bonds at the time of the sale of the Series 2021 Bonds. The approval of the Designated Officers shall be evidenced by the execution of the Bond Purchase Agreement.

Section 4. The Indenture and the Bond Purchase Agreement in substantially the forms presented to this meeting and attached hereto as Exhibits B and C, respectively, are hereby authorized, approved, and confirmed. The Designated Officers are hereby authorized to execute and deliver the Indenture and the Bond Purchase Agreement in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Agency, with final terms as may be established by the Designated Officers, in consultation with the Financial Advisor, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 6 hereof. The Designated Officers are each hereby authorized to select the Purchaser/Underwriter and to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2021 Bonds for and on behalf of the Agency, provided that such terms are within the Parameters set by this Resolution.

Section 5. Should the Designated Officers determine to have the Series 2021 Bonds underwritten, the Agency hereby authorizes the utilization of the Preliminary Official Statement, in the form attached hereto as Exhibit D in the marketing of the Series 2021 Bonds and hereby approves the Official Statement in substantially the same form as the Preliminary Official Statement.

Section 6. The appropriate officials of the Agency are authorized to make any alterations, changes or additions to the Indenture, the Series 2021 Bonds, the Bond

Purchase Agreement, the Preliminary Official Statement, the Official Statement, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2021 Bonds (within the Parameters set by this Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Board or the provisions of the laws of the State of Utah or the United States.

Section 7. The form, terms, and provisions of the Series 2021 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Designated Officers are hereby authorized and directed to execute and seal the Series 2021 Bonds and to deliver said Series 2021 Bonds to the Trustee for authentication. The signatures of the Designated Officers may be by facsimile or manual execution.

Section 8. The Designated Officers and other appropriate officials of the Agency are hereby authorized and directed to execute and deliver to the Trustee the written order of the Agency for authentication and delivery of the Series 2021 Bonds in accordance with the provisions of the Indenture.

Section 9. Upon their issuance, the Series 2021 Bonds will constitute special limited obligations of the Agency payable solely from and to the extent of the sources set forth in the Series 2021 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2021 Bonds, or any other instrument, shall be construed as creating a general obligation of the Agency, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Agency or its taxing powers.

Section 10.The Designated Officers and other appropriate officials of the Agency, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Agency any or all additional certificates, documents and other papers (including, without limitation, any escrow deposit agreements, insurance or reserve instrument guaranty agreements permitted by the Indenture) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 11. After the Series 2021 Bonds are delivered by the Trustee to the Purchaser/Underwriter, and upon receipt of payment therefor, this Resolution shall be and remain irrepealable until the principal of, premium, if any, and interest on the Series 2021 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 12. In accordance with the provisions of the Act, the Secretary shall cause the following "Notice of Bonds to be Issued" to be (i) published one (1) time in The Salt Lake Tribune, a newspaper of general circulation in the Agency, (ii) posted on the Utah Public Notice Website created under Section 63F-1-701 Utah Code Annotated

1953, as amended, and (iii) posted on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended, and shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the Secretary's office in Vineyard, Utah, for public examination during the regular business hours of the Board until at least thirty (30) days from and after the date of publication thereof. The "Notice of Bonds to be Issued" shall be in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Limited Purpose Local Government Entities - Community Development and Renewal Agencies Act, Title 17C, Utah Code Annotated 1953, as amended (the "Redevelopment Act") and the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (the "Refunding Bond Act" and collectively with the Redevelopment Act, the "Act"), that on February 24, 2021, the Board of Directors (the "Board") of the Vineyard Redevelopment Agency, Utah (the "Agency") adopted a resolution (the "Resolution") authorizing the issuance of the Agency's Tax Increment Revenue and Refunding Bonds, Series 2021 (to be issued in one or more series from time to time and with such other series or title designation as may be determined by the Agency) (the "Series 2021 Bonds").

PURPOSE FOR ISSUING THE SERIES 2021 BONDS

The Series 2021 Bonds will be issued for the purpose of (a) refunding outstanding bonds or other obligations related to the Agency's Geneva Urban Renewal Project Area (the "Project Area") (the "Refunded Bonds"), (b) financing rail spur improvements, road projects, a water storage tank, utility pipelines and other miscellaneous and related capital projects permitted by the Project Area (collectively, the "Project"), (c) funding a debt service revenue fund, if necessary, and (d) paying costs associated with the issuance of the Series 2021 Bonds.

PARAMETERS OF THE SERIES 2021 BONDS

The Agency intends to issue its Series 2021 Bonds in the aggregate principal amount of not more than Eighty Million Dollars ($80,000,000), to mature in not more than thirty-one (31) years from their date or dates, to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, and to bear interest at a net effective rate of not to exceed six percent (6.00%) per annum. The Series 2021 Bonds are to be issued and sold by the Agency pursuant to the Resolution, including as part of said Resolution, a General Indenture of Trust and a Supplemental Indenture (collectively, the "Indenture") which were before the Board and attached to the Resolution in substantially final form at the time of the adoption of the Resolution, and said Indenture is to be executed by the Board in such form and with such changes thereto as shall be approved by the Chair or Chair pro tem; provided that the principal amount, interest rate or rates, maturity, and discount from par of the Series 2021 Bonds shall not exceed the maximums set forth above.

OUTSTANDING BOND SECURED BY REVENUES

Other than the proposed Series 2021 Bonds, the Agency currently has $50,513,000 of bonds and other debt outstanding secured by the pledged revenues (as more fully described in the Indenture) (the "Revenues").

OTHER OUTSTANDING BONDS OF THE AGENCY

Information regarding all of the City's outstanding bonds may be found in the Agency's audited financial report (the "Financial Report") at: https://reporting.auditor.utah.gov/searchreport. For additional information, including any more recent than as of the date of the Financial Report please contact Pamela Spencer, City Recorder, at (801) 226-1929.

TOTAL ESTIMATED COST

Inasmuch as the Agency would be refunding the Refunded Bonds without any expected material increase in debt service, the only portion of the Series 2021 Bonds currently expected to add to existing debt service will be approximately $4,000,000 of the Series 2021 Bonds (the "Additional Portion"). Based on an estimate of the current interest rate and financing plan, the estimated total debt service cost of the Additional Portion of the Series 2021 Bonds, if held until maturity is $5,787,277.

SECURITY FOR THE SERIES 2021 BONDS

The Series 2021 Bonds shall constitute special limited obligations of the Agency and shall be payable solely from the pledged revenues identified in the Indenture, including certain tax increment revenues received by the Agency from the Geneva Urban Renewal Project Area.

A copy of the Resolution and the Indenture are on file in the office of the Agency, at 125 So. Main Street, Vineyard, Utah, where they may be examined during regular business hours of the Agency, Monday through Thursday from 8:00 a.m. to 5:00 p.m. and Friday from 8:00 a.m. to Noon, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture, or the Series 2021 Bonds, or any provision made for the security and payment of the Series 2021 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this February 24, 2021.

VINEYARD REDEVELOPMENT
AGENCY, UTAH

/s/ Julie Fullmer
Chair

Section 13. The Agency hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for initial expenditures for costs of the Project. The Series 2021 Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Series 2021 Bonds which will be issued to finance the reimbursed costs of the Project is not expected to exceed $20,000,000.

Section 14. The Agency hereby reserves the right to opt not to issue all or any portion of the Series 2021 Bonds for any reason.

Section 15. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this February 24, 2021.

VINEYARD REDEVELOPMENT AGENCY, UTAH

(SEAL)

By:_____
Chair

ATTEST:

By:_____
Secretary

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By:_____
Chair

ATTEST:

By:_____
Secretary

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

I, Pamela Spencer, the duly appointed and qualified Secretary of the Vineyard Redevelopment Agency, Utah (the "Agency"), do hereby certify according to the records of said Agency in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board of Directors held on February 24, 2021, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on February 24, 2021, and that pursuant to the Resolution, there was published a Notice of Bonds to be Issued (a) one time in The Salt Lake Tribune, a newspaper having general circulation in Vineyard, Utah, with the affidavit of such publication attached hereto upon availability, (b) on the Utah Public Notice Website created under Section 63F-1-701 Utah Code Annotated 1953, as amended, and (c) on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said Agency, this February 24, 2021.

(SEAL)

By:_____
Secretary

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Pamela Spencer, the undersigned Secretary of the Vineyard Redevelopment Agency, Utah (the "Agency"), do hereby certify, according to the records of the Agency in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, there was not less than twenty-four (24) hours public notice of the agenda, date, time and place of the February 24, 2021, public meeting held by the Agency as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the Agency's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to The Salt Lake Tribune at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting.

The Agency meets on "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this February 24, 2021.

(SEAL)

By:_____
Secretary

SCHEDULE 1

NOTICE OF MEETING

(attach Proof of Publication of
Notice of Bonds to be Issued)

EXHIBIT B

FORM OF INDENTURE

(See Transcript Document Nos. ___ and ___)

EXHIBIT C

FORM OF BOND PURCHASE AGREEMENT

(See Transcript Document No. ___)

EXHIBIT D

FORM OF PRELIMINARY OFFICIAL STATEMENT

(See Transcript Document No. ___)

UDOT Consultant Services
Local Government Approval Memo

Memo Printed on: February 3, 2021 11:12 AM

PROJECT INFORMATION

PIN:	18144
Project No.:	F-R399(341)
Job/Proj:	5561915D
PIN Description:	Vineyard Rail Consolidation

CONTRACT INFORMATION

CS Admin:	Carlie A Torres
Contract No.:	New Preconstruction Engineering for Railroad Design Project
Mod No.:	
SOW Completion Date:	February 29, 2024
Contract/Mod Amount:	$1,235,214.31
Cumulative Amount:	$1,235,214.31
Fee Type:	COST PLUS FIXED FEE
Selection Method:	STREAMLINED RFQ
Period:	2019-2022 GE POOL
Phase:	PRELIMINARY ENGINEERING
Discipline:	PRECONSTRUCTION ENGINEERING

CONTACTS

Consultant	Local Government
CRS CONSULTING ENGINEERS, DBA CRS ENGIN	Vineyard City
Darren W Eyre	Don Overson
4246 S. RIVERBOAT RD., STE 200	125 SOUTH MAIN STREET
SALT LAKE CITY, UT 84123	VINEYARD, UT 84059
(801)939-5565	(801) 226-1929
darren.eyre@crsengineers.com	DONO@VINEYARDUTAH.ORG

I am aware of and approve the scope, schedule and budget as negotiatied by the Consultant for this contract and presented by the UDOT PM Eric A Mason. I acknowledge UDOT has contract limits for Pool Selection Methods. The Selection Method used for this contract does not have a limit, including any future modifications.

Local Government Signature **Date**

Community Development

Date: February 24, 2021
From: Briam Amaya Perez, Planner II
To: Redevelopment Agency
Item: 4.3 Train Station Panel Design
Applicant: City Initiated

OVERVIEW:
CRSA Architecture & Planning has been working closing with the Community Development Department to put together a graphical design for the glass panels that will be installed underneath the canopies at the soon to be constructed Vineyard FrontRunner Station. In collaboration with the Vineyard Heritage Committee, four distinct heritage themes were identified which will be highlighted as part of the project. The four themes include Agriculture Heritage, Native American Heritage, Utah Lake, and Geneva Steel. Each theme will be displayed individually in the four separate canopies at the station—one theme per canopy. Each canopy will contain three 59" x 65" panels and four 65" x 15.5" end pieces (please see attachments). The images will be printed to scale and bonded between two sheets of clear, laminated, tempered glass.

All images included in the project were meticulously selected from hundreds of images in various databases to reflect historical accuracy and cultural awareness. The final images were purchased from the BYU Special Collections Library, Photographic Solutions Inc. (a local company), and the Denver Public Library. In addition, various organizations were consulted to aid in the selection of the images including the Utah State Historical Society, the US Department of the Interior, the Ute Tribe, the Ute Museum (Denver, CO), and more.

In the previous RDA Meeting, the City Council, who also serve as the RDA Board, expressed some concerns with two of the images that were proposed. The Community Development Department has prepared ten additional images to be considered by the RDA Board that could replace these two images on the panels. The new images place a greater emphasis on Vineyard's agricultural history and the importance of Utah Lake.

ATTACHMENTS:
10 New Historic Images





S.Christensen2020


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Utah Lake Dairy Farm.
Vineyard, Utah.
J. O. Stone

