



**NOTICE OF A MEETING OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD
May 8, 2019 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, May 8, 2019, 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 March 13, 2019 RDA Meeting Minutes

3. BUSINESS ITEMS

3.1 DISCUSSION – Big Shots Site Plan Review

The RDA Board will review and provide comments to the applicant for the proposed Big Shots site plan, landscaping plan, and elevation drawings.

3.2 DISCUSSION AND ACTION – Proposed Tentative Fiscal Year 2019-2020 Budget

City Manager/Finance Director Jacob McHargue will present the proposed Tentative Fiscal Year 2019-2020 RDA Budget. The RDA Board may act to adopt the proposed tentative budget and set a Public Hearing for May 22, 2019 to receive public comment concerning the adopted tentative budget.

4. ADJOURNMENT

RDA meetings are scheduled as needed.

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: May 7, 2019

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

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3 **MINUTES OF A MEETING OF THE VINEYARD**
4 **REDEVELOPMENT AGENCY BOARD**

5 City Hall, 125 South Main Street, Vineyard, Utah
6 March 13, 2019 – 6:31 PM
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11 **Present**

12 Chair Julie Fullmer
13 Boardmember Tyce Flake
14 Boardmember Chris Judd
15 Boardmember Nate Riley
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Absent

Boardmember John Earnest

17 **Staff Present:** City Manager/Finance Director Jacob McHargue, Public Works Director/City
18 Engineer Don Overson, Assistant City Engineer Chris Wilson, Building Official George Reid,
19 City Attorney David Church, Sergeant Holden Rockwell with the Utah County Sheriff's Office,
20 Community Development Director Morgan Brim, Water/Parks Manager Sullivan Love, Records
21 Management Assistant Kelly Kloepfer.

22
23 **Others Speaking:** Stewart Park with Anderson Geneva
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25 **6:31 PM REDEVELOPMENT BOARD MEETING**

26
27 **CALL TO ORDER**

28 Chair Fullmer opened the meeting at 6:31 PM.
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31 **CONSENT AGENDA**

32 **2.1 Approval of the February 13, 2019 RDA Meeting Minutes**
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34 Chair Fullmer called for a motion.
35

36 **Motion:** BOARDMEMBER RILEY MOVED TO APPROVE ITEM 2.1 ON THE CONSENT
37 AGENDA. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER,
38 BOARDMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. BOARDMEMBER
39 EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.
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41 **BUSINESS ITEMS**

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43 **3.1 DISCUSSION AND ACTION – CAMU Reimbursement**

44 The RDA Board entered into an agreement for participation on the eastside with a not-to-
45 exceed amount of \$18,085,914. Anderson Geneva is requesting that the RDA pay \$6,274,651
46 to US Steel. This amount is \$30,000 more than the original agreement. Anderson Geneva is
47 agreeing to keep the total reimbursement of the project at the agreed upon amount of
48 \$18,085,914. The RDA Board will take appropriate action.
49

50 Chair Fullmer turned the time over to City Manager/Finance Director Jacob McHargue.
51

52 Mr. McHargue detailed the history of the \$30,000 discrepancy in the payment amount due to U.S.
53 Steel. He told U.S. Steel that the RDA Board would be firm on the \$18 million amount, but they
54 could move the \$30,000 from one line item to another so that U.S. Steel could continue working
55 on the site.

56
57 Boardmember Judd wanted to make sure that there wouldn't be any other addendums popping up
58 in the future. Mr. McHargue said that the board had all of the information that Stewart Park with
59 Anderson Geneva had. Chair Fullmer clarified that if there were another addendum that exceeded
60 the amount, they would submit another request to the board. Mr. Church remarked that he was
61 relatively sure that this would be all for U.S. Steel. Mr. McHargue further explained that they
62 anticipated that the number would come down substantially, so there was no pushback from either
63 side since they did not anticipate hitting that budget number.

64
65 Boardmember Judd stated that he was OK with it this time, but that he did not want to see more
66 line item changes in the future. If that were to happen, he would want to see a new application. Mr.
67 McHargue said that so far in the project there had been cost savings which he thought would far
68 exceed the \$30,000. Boardmember Judd asked what happened to the money that was saved.

69
70 Mr. Church stated that this was money committed to the Containment Area Management Unit
71 (CAMU) site. If they saved money, it would mean more money to clean up another site.

72
73 Mr. Park explained that on projects of this magnitude, the estimates would fluctuate, so there was
74 going to be some give and take. He thanked the board for their willingness to make this change.

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76 Chair Fullmer called for a motion.

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78 **Motion:** BOARDMEMBER RILEY MOVED TO AMEND THE CAMU REIMBURSEMENT
79 TO INCLUDE THE ADDITIONAL \$30,000 WITH A TOTAL AMOUNT OF \$6,274,651, WITH
80 THE TOTAL BUDGET REMAINING AT ITS ORIGINAL AMOUNT. BOARDMEMBER
81 JUDD SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS FLAKE, JUDD,
82 AND RILEY VOTED AYE. BOARDMEMBER EARNEST WAS ABSENT. MOTION
83 CARRIED WITH ONE ABSENT.

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85 **ADJOURNMENT**

86 Chair Fullmer called for a motion to adjourn the meeting.

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88 **Motion:** BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 6:40 PM.
89 BOARDMEMBER RILEY SECONDED THE MOTION. CHAIR FULLMER,
90 BOARDMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. BOARDMEMBER
91 EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

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96 MINUTES APPROVED ON: _____

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98 CERTIFIED CORRECT BY: _____

99 KELLY KLOEPFER, RECORDS MANAGEMENT ASSISTANT

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Vineyard City
Budgeting Worksheet
25 Redvelopment Agency - 07/01/2019 to 06/30/2020
100.00% of the fiscal year has expired

	2017 Actual	2018 Actual	2019 Actual	2019 Budget	2020 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 PROPERTY TAX INCREMENT	5,703,340	6,786,593	7,949,296	8,097,000	0	8,092,400	8,092,400	
3113 PROPERTY TAX ADMIN	364,043	357,189	0	337,400	0	323,700	323,700	
Total Taxes	6,067,383	7,143,782	7,949,296	8,434,400	0	8,416,100	8,416,100	
Interest								
3660 INTEREST INCOME	335,306	954,156	1,126,183	500,000	0	500,000	500,000	
Total Interest	335,306	954,156	1,126,183	500,000	0	500,000	500,000	
Miscellaneous revenue								
3430 ADMINISTRATIVE COSTS	34,875	0	0	0	0	0	0	
3820 BOND PROCEEDS	15,576,000	32,292,580	0	0	0	0	0	
Total Miscellaneous revenue	15,610,875	32,292,580	0	0	0	0	0	
Contributions and transfers								
3815 DEVELOPER CONTRIBUTIONS	0	508,248	0	0	0	0	0	
3960 EXCESS BEG. FUND APPROPRIATION	0	0	0	20,500,300	0	21,225,900	21,225,900	
Total Contributions and transfers	0	508,248	0	20,500,300	0	21,225,900	21,225,900	
Total Revenue:	22,013,564	40,898,766	9,075,479	29,434,700	0	30,142,000	30,142,000	
Expenditures:								
Miscellaneous								
5500 RDA Salaries & Wages	173,687	171,179	152,982	185,100	0	198,600	198,600	
5510 Employee Benefits	30,789	37,805	33,802	53,100	0	56,800	56,800	
5520 PUBLIC NOTICES	0	0	0	2,000	0	2,000	2,000	
5531 PROF & TECH - GENERAL	60,981	72,256	50,826	27,600	0	27,600	27,600	
5532 PROF & TECH - PLANNER	1,272	0	50,000	50,000	0	57,500	57,500	
5533 PROF & TECH - ENGINEER	250,140	138,577	137,671	150,000	0	0	0	
5534 PROF & TECH - FIN PLAN	140,580	33,150	15,800	12,000	0	30,000	30,000	
5535 PROF & TECH - AUDITOR	2,400	4,000	4,000	4,000	0	4,000	4,000	
5540 HOUSING FUND	249,683	255,728	129,435	140,000	0	0	0	
5542 TIFF PAYMENTS	700,313	1,024,712	2,348,512	2,880,200	0	3,812,400	3,812,400	
5600 Bond issuance costs	0	178,616	0	0	0	0	0	
8010 DEBT PRINCIPAL PAYMENTS	20,469,000	3,429,580	2,068,000	2,951,000	0	2,969,000	2,969,000	
8020 DEBT INTEREST PAYMENT	1,046,417	1,258,540	1,342,741	1,579,700	0	1,426,700	1,426,700	
9070 CAPITAL PROJECTS	2,720,568	4,294,885	6,996,837	21,400,000	0	21,550,000	21,550,000	
Total Miscellaneous	25,845,830	10,899,028	13,330,606	29,434,700	0	30,134,600	30,134,600	
Transfers								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	0	0	7,400	7,400	
Total Transfers	0	0	0	0	0	7,400	7,400	
Total Expenditures:	25,845,830	10,899,028	13,330,606	29,434,700	0	30,142,000	30,142,000	
Total Change In Net Position	(3,832,266)	29,999,738	(4,255,127)	0	0	0	0	