



**NOTICE OF A MEETING OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD
June 26, 2019 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, June 26, 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 May 22, 2019 RDA Meeting Minutes](#)

3. BUSINESS ITEMS

3.1 DISCUSSION AND ACTION – [Final Fiscal Year 2019-2020 RDA Budget](#)

City Manager/Finance Director Jacob McHargue will present the Final Fiscal Year 2019-2020 RDA budget. The RDA Board will act to approve (or deny) by resolution the Final Fiscal Year 2019-2020 RDA Budget. (A public hearing was held on the tentative budget during the May 22, 2019 RDA meeting.)

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: June 25, 2019

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

1 **MINUTES OF A MEETING OF THE VINEYARD**
2 **REDEVELOPMENT AGENCY BOARD**
3 City Council Chambers
4 125 South Main Street, Vineyard, Utah
5 May 22, 2019 at 6:57 PM
6
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8
9 **Present**

10 Chair Julie Fullmer
11 Boardmember Tyce Flake
12 Boardmember Chris Judd
13

Absent

Boardmember John Earnest
Boardmember Nate Riley

14 **Staff Present:** City Manager/Finance Director Jacob McHargue, Assistant Finance
15 Director/Treasurer Mariah Hill, City Attorney David Church, Public Works Director/City
16 Engineer Don Overson, Assistant City Engineer Chris Wilson, Building Official George Reid,
17 Sergeant Holden Rockwell with the Utah County Sheriff's Office, City Planner Elizabeth Hart,
18 Planning Commission Chair Cristy Welsh, Water/Parks Manager Sullivan Love, City Recorder
19 Pamela Spencer, Planning Commissioner Bryce Brady

20
21 **Others Speaking:** none
22
23

24 **6:57 PM REDEVELOPMENT AGENCY BOARD MEETING**

25
26 **CALL TO ORDER**

27 Chair Fullmer opened the board meeting at 6:57 PM.
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29

30 **CONSENT AGENDA**

31 **2.1 Approval of the May 8, 2019 RDA Meeting Minutes**
32

33 Chair Fullmer called for a motion.
34

35 **Motion:** BOARDMEMBER JUDD MOVED TO APPROVE CONSENT ITEM 2.1.
36 BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER,
37 BOARDMEMBERS FLAKE AND JUDD VOTED AYE. BOARDMEMBERS EARNEST AND
38 RILEY WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.
39
40

41 **BUSINESS ITEMS**

42 **3.1 PUBLIC HEARING – Tentative Fiscal Year 2019-2020 Budget**

43 The RDA Board will hear public comment concerning the adopted Tentative Fiscal Year
44 2019-2020 RDA Budget. The RDA Board may review any items that were the proper subject
45 of consideration in the Public Hearing. Approval of the final budget is tentatively scheduled
46 for June 26.
47

48 Chair Fullmer called for a motion to open the public hearing.
49
50

51 **Motion:** BOARDMEMBER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 6:58 PM.
52 BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER,
53 BOARDMEMBERS FLAKE AND JUDD VOTED AYE. BOARDMEMBERS EARNEST AND
54 RILEY WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.

55

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

57

58 Mr. McHargue explained that nothing had changed since they had adopted the tentative budget.
59 He gave a brief overview of the budget. Highlights were:

60 **Revenue** \$8,434,400

61 **Major Expenditures**

- 62 • Personnel \$255,400
- 63 • Contracted Services \$119,100
- 64 • TIFF Payments \$3,812,400
- 65 • Bond Payments \$4,395,700

66 **Capital Projects**

- 67 • Remediation Westside \$7,000,000
- 68 • Main Street \$2,500,000
- 69 • Rail Spur removal \$2,500,000

70

71 There was a discussion about property taxes.

72

73 Chair Fullmer called for further questions. Hearing none, she called for a motion to close the
74 public hearing.

75

76 **Motion:** BOARDMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 7:00
77 PM. BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR FULLMER,
78 BOARDMEMBERS FLAKE AND JUDD VOTED AYE. BOARDMEMBERS EARNEST AND
79 RILEY WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.

80

81 Boardmember Judd asked for an update on Geneva Nitrogen. Mr. McHargue explained that
82 they had applied for a permit and were doing the demolition. Mr. Reid said that he was impressed
83 with the company doing the demolition. He mentioned that he checked the site twice a week.

84

85 Boardmember Judd asked if they could get US Steel to give them an update. Mr. McHargue
86 replied that he would set something up.

87

88

89 **ADJOURNMENT**

90

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

92

93 **Motion:** BOARDMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 7:03 PM.
94 BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER,
95 BOARDMEMBERS FLAKE AND JUDD VOTED AYE. BOARDMEMBERS EARNEST AND
96 RILEY WERE ABSENT. MOTION CARRIED WITH TWO ABSENT.

97

98 RDA meetings are schedule as needed.

99

100 MINUTES APPROVED ON: _____
101
102 CERTIFIED CORRECT BY: /s/ Pamela Spencer
103 PAMELA SPENCER, CITY RECORDER

DRAFT

VINEYARD REDEVELOPMENT AGENCY RESOLUTION U-2019-01

A RESOLUTION OF THE VINEYARD REDEVELOPMENT AGENCY APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR 2019-2020.

WHEREAS, Section 17C-1-601.5, Utah Code Annotated, requires the Vineyard Redevelopment Agency (“Agency”) to prepare and adopt an annual budget for each fiscal year, which fiscal year is to be the same as the fiscal year of the city of Vineyard, and to hold a public hearing on the budget after publishing notice in a newspaper of general circulation within the community at least one week in advance of the public hearing, and to make the prepared budget available for public inspection at least three days before the day of the commencement of the public hearing; and

WHEREAS, the Agency may amend the budget following the same procedures used to adopt the annual budget; and

WHEREAS, the Agency has prepared the budget for the fiscal year 2019-2020 which is attached hereto and incorporated herein; and

WHEREAS, the Agency has given due notice as required by statute and held a public hearing on May 22, 2019 for the 2019-2020 fiscal year budget; now

THEREFORE, BE IT RESOLVED BY THE VINEYARD REDEVELOPMENT AGENCY AS FOLLOWS:

- Section 1. The Agency hereby adopts the annual budget for the 2019-2020 fiscal year which is attached hereto and incorporated herein.
- Section 2. In order to fulfill the Agency’s obligations under Section 17C-1-601.5(6)(a), Utah Code Annotated, the Chair is hereby authorized and directed to file a copy of the budget with the county auditor, the State Tax Commission, the state auditor, the State Board of Education, and each taxing entity from which the agency receives project area funds. Pursuant to Section 17C-1-601.5(6)(b), Utah Code Annotated, The requirement of Subsection (6)(a) to file a copy of the annual budget with the state as a taxing entity is met if the agency files a copy with the State Tax Commission and the state auditor. This shall be done within 90 days after adoption of the Budget.
- Section 3. This Resolution shall be effective as of the date of adoption.

PASSED and ADOPTED by the Board of the Vineyard Redevelopment Agency this 26th day of June, 2019.

Julie Fullmer, Chair

ATTEST:

Executive Secretary

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	1,390,778	500,000	0	500,000	500,000	
Total Interest	335,306	954,156	1,390,778	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	20,375,800	20,375,800	
Total Contributions and transfers	0	508,248	0	20,500,300	0	20,375,800	20,375,800	
Total Revenue:	22,013,564	40,898,766	9,340,074	29,434,700	0	29,291,900	29,291,900	
Expenditures:								
Miscellaneous								
5500 RDA Salaries & Wages	173,687	171,179	182,398	185,100	0	198,600	198,600	
5510 Employee Benefits	30,789	37,805	40,259	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	64,426	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	4,288,938	2,951,000	0	2,969,000	2,969,000	
8020 DEBT INTEREST PAYMENT	1,046,417	1,258,540	1,888,907	1,579,700	0	1,426,700	1,426,700	
9070 CAPITAL PROJECTS	2,720,568	4,294,885	7,128,946	21,400,000	0	20,700,000	20,700,000	
Total Miscellaneous	25,845,830	10,899,028	16,279,292	29,434,700	0	29,284,600	29,284,600	
Transfers								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	0	0	7,300	7,300	
Total Transfers	0	0	0	0	0	7,300	7,300	
Total Expenditures:	25,845,830	10,899,028	16,279,292	29,434,700	0	29,291,900	29,291,900	
Total Change In Net Position	(3,832,266)	29,999,738	(6,939,218)	0	0	0	0	