

**MINUTES OF THE VINEYARD  
REDEVELOPMENT AGENCY BOARD MEETING  
240 East Gammon Road, Vineyard, Utah  
February 28, 2018 – 7:30 PM**

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**Present**

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

**Absent**

Boardmember Nate Riley

**Staff Present:** City Manager/Finance Director Jacob McHargue, Treasurer Mariah Hill, Public Works Director/Engineer Don Overson, Assistant City Engineer Chris Wilson, Sergeant Holden Rockwell with the Utah County Sheriff's Department, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Water/Parks Manager Sullivan Love, Building Official George Reid, City Recorder Pamela Spencer, Planning Commission Chair Cristy Welsh

**Others Present:** Jeff Gochmour, John West, and Eric Gaoiran with Cottonwood Partners, David Robertson with Lewis Young Robertson and Burningham.

**7:30 PM REDEVELOPMENT AGENCY**

**CONSENT AGENDA:**

- a) Approval of the January 24, 2018 RDA Meeting Minutes

Chair Fullmer called for a motion.

**Motion:** BOARDMEMBER JUDD MOVED TO APPROVE THE CONSENT ITEM. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS, EARNEST, FLAKE, AND JUDD SECONDED THE MOTION. BOARDMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

**BUSINESS ITEMS:**

**2.1 DISCUSSION AND ACTION– The Forge Parking Structure**

Cottonwood Partners is requesting that the RDA participate in funding the building of a 783 stall, 5 level, 300,000 square foot parking structure on Lot 7 of The Forge at Geneva development. The RDA Board will take appropriate action.

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

Mr. McHargue gave a brief overview of the request. He noted that having the parking garage would allow for increased development in the area. He explained the potential funding sources and options. Staff's recommendation was to enter into a tax sharing agreement with The Forge using the increment generated on the site. He said that the cost reimbursement was based on the developmental expectations for this site. If the growth did not happen then Cottonwood Partners would get less reimbursement.

Boardmember Judd commented that he thought that there were going to be two office buildings and noted that in the projected timeline it only showed one building. Jeff Gochnour with Cottonwood Partners replied that they would prefer to do two buildings. John West with Cottonwood Partners commented that the plan was to build both buildings on Lot 7 now.

Boardmember Judd asked if the parking would be adequate for both buildings, the hotel, and the commercial pad. Mr. Gochnour replied that it was.

Boardmember Judd asked if 70 percent participation was typical. Mr. McHargue replied that they looked at a range of options and that the initial request was for more, but the RDA had other requirements for the money. He said that the RDA was anticipating funding about 30 percent the cost of the project by using 70 percent of the tax increment funds for that site. Mr. McHargue said that the RDA had other tax sharing agreements that worked the same way.

David Robertson with Lewis Young Robertson and Burningham stated there were a variety of agreements they could do, depending on what would work for the city and the RDA. He felt that recommendation before the board would provide value to everyone. Mr. McHargue noted that the risk would be on the developers.

Boardmember Judd commented that he worked in Provo, which was going through parking issues and having to reevaluate their parking structures. He said that Provo leased out most of their parking structures to businesses and asked if Cottonwood Partners would be doing the same thing. Mr. Gochnour replied that it would be shared parking with daytime parking for businesses and evening parking for retail and the highest use for the hotel. Boardmember Judd asked if this parking was only intended for Lot 7. Mr. Gochnour replied that it would be sufficient for Lot 7 and some. He explained that Lot 2 would be residential with self-parking and retail. He added that there would over 200 street parking stalls throughout the project.

Boardmember Judd felt that they had done a good job making it not look like a parking structure. He asked what they had planned for the west face where he did not see a façade. Mr. Gochnour replied that they were waiting to see what the retail use would be on that side. He said that they had looked at other options such as a green screen or artwork. He stated that they did not want any ugly blank walls. Boardmember Judd felt that there would be a lot of people seeing it and wanted something there. Chair Fullmer asked if that was something that they needed to include in the motion. Mr. Brim explained that they would have to go through the site plan process.

Chair Fullmer called for further questions.

**Motion:** BOARDMEMBER FLAKE MOVED TO APPROVE THE PERFORMANCE-BASED INCENTIVE FOR THE 783-STALL PARKING STRUCTURE ON LOT 7 AS NOTED IN THE DOCUMENTS PROVIDED BY STAFF. BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, JUDD, AND FLAKE VOTE AYE. BOARDMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

**ADJOURNMENT**

Chair Fullmer called for a motion to adjourn the meeting.

**Motion:** BOARDMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 7:40 PM. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, JUDD, AND FLAKE VOTE AYE. BOARDMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

RDA meetings are scheduled as needed.

MINUTES APPROVED ON: March 14, 2018

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