



**EAGLE MOUNTAIN  
REDEVELOPMENT AGENCY BOARD MEETING**  
*(Immediately Following City Council Meeting)*

**JUNE 2, 2026, 8:00 PM**  
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS  
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

**REDEVELOPMENT AGENCY BOARD MEETING – CITY COUNCIL CHAMBERS**

**1. CALL TO ORDER**

**2. MINUTES**

2.A. May 5, 2026 Minutes - Regular Redevelopment Agency Board Meeting

**3. RESOLUTIONS**

3.A. RESOLUTION - A Resolution of the Redevelopment Agency Board of Eagle Mountain City, Utah, Approving the Issuance of the Agency's Sales Tax and Tax Increment Revenue Bonds, Series 2026 (the "Bonds") in Par Amount of Not to Exceed \$10,000,000 and Authorizing the Execution of Related Bond Documents Thereto and all other Actions Required to Issue the Bonds.

*BACKGROUND: (Presented by Director of Administrative Services, Kimberly Ruesch)*  
This resolution authorizes the City to pledge a portion of its sales and use tax revenue toward the Redevelopment Agency's Series 2026 bonds to finance these infrastructure improvements. The project involves a proposed 50-acre retail development anchored by Smith's Marketplace and Lowe's Home Improvement, using CRA and TIF financing to help fund nearby roadway improvements, including Old Airport Road, Lake Mountain Corridor, and Pony Express Parkway. The City Council previously directed Staff on May 19, 2026, to move forward with financing options to support favorable bond terms.

**4. ADJOURNMENT**

**THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.**

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public to participate. This agenda is subject to change with a minimum 24-hour notice.

**CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 29 day of May, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.eaglemountain.gov](http://www.eaglemountain.gov), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Lacie A. Messerly, City Recorder



## EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING

MAY 5, 2026, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

BOARD MEMBERS PRESENT: Chairperson Jared Gray, Vice Chair Melissa Clark, Board Members Zachory Huish, Craig Whiting, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Marcus Draper, City Attorney; Fionnuala Kofoed, Assistant City Manager; Evan Berrett, Director of Legislative and Strategic Services; Kimberly Ruesch, Director of Administrative Services; Brandon Larsen, Community Development Director; Lacie Messerly, City Recorder; Stephanie Allred, Deputy Recorder.

### REDEVELOPMENT AGENCY BOARD MEETING – CITY COUNCIL CHAMBERS

#### 1. CALL TO ORDER

Chairperson Gray called the meeting to order at 7:07 PM.

#### 2. MINUTES

2.A. January 6, 2026 Minutes - Regular Redevelopment Agency Board Meeting

**MOTION:** *Board Member Wright moved to approve the Redevelopment Agency Board Meeting Minutes from January 6, 2026. Board Member Whiting seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

*The motion passed with a unanimous vote.*

#### 3. RESOLUTIONS

3.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Accepting the RDA Tentative Budget for Fiscal Year 2026-2027 and Setting a Public Hearing and Final Budget Adoption on June 16, 2026.

**MOTION:** *Board Member Clark moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Accepting the RDA Tentative Budget for Fiscal Year 2026-2027 and Setting a Public Hearing and Final Budget Adoption on June 16, 2026. Board Member Whiting seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

*The motion passed with a unanimous vote.*

**4. ADJOURNMENT**

**MOTION:**        *Board Member Wright moved to adjourn the meeting at 7:09 PM. Board Member Wood seconded the motion.*

Melissa Clark	Yes
Zachory Huish	Yes
Craig Whiting	Yes
Rich Wood	Yes
Brett Wright	Yes

*The motion passed with a unanimous vote.*

The meeting was adjourned at 7:09 PM.

Approved by the Redevelopment Agency of Eagle Mountain City on June 2, 2026.

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Abby Ivory  
Executive Director





**EAGLE MOUNTAIN CITY  
REDEVELOPMENT AGENCY BOARD MEETING  
JUNE 2, 2026**

<b>TITLE:</b>	RESOLUTION - A Resolution of the Redevelopment Agency Board of Eagle Mountain City, Utah, Approving the Issuance of the Agency's Sales Tax and Tax Increment Revenue Bonds, Series 2026 (the "Bonds") in Par Amount of Not to Exceed \$10,000,000 and Authorizing the Execution of Related Bond Documents Thereto and all other Actions Required to Issue the Bonds.
<b>ITEM TYPE:</b>	Resolution
<b>FISCAL IMPACT:</b>	N/A
<b>APPLICANT:</b>	N/A

<b>CURRENT GENERAL PLAN DESIGNATION &amp; ZONE</b>	<b>ACREAGE</b>
N/A	N/A

**PUBLIC HEARING**

No

**PREPARED BY**

Kimberly Ruesch, Finance  
Director

**PRESENTED BY**

**RECOMMENDATION:**

Staff recommends the City Council approve a Resolution of the Redevelopment Agency Board of Eagle Mountain City, Utah, Approving the Issuance of the Agency's Sales Tax and Tax Increment Revenue Bonds, Series 2026 (the "Bonds") in Par Amount of Not to Exceed \$10,000,000 and Authorizing the Execution of Related Bond Documents Thereto and all other Actions Required to Issue the Bonds.

**BACKGROUND:**

A proposed 50-acre retail development, anchored by Smith's Marketplace and Lowe's Home Improvement, is seeking to partner with Eagle Mountain City to reduce the significant costs associated with new infrastructure while accelerating improvements at a key location within the city. The proposed approach would use a Community Reinvestment Area (CRA) through the Eagle Mountain Redevelopment Agency. Under this structure, a portion of future Eagle Mountain City and Utah County sales tax revenue generated by the project would be directed toward payments on a Tax Increment Financing (TIF) bond.

The TIF bond would provide upfront funding for infrastructure improvements. These funds would be used for the construction of full-width segments of Old Airport Road and Lake Mountain Corridor, as well as expansions and improvements to Pony Express Parkway. These roadway projects have already been identified as important infrastructure needs to support the city's continued growth.

Using this financing tool would allow the city to complete more roadway improvements sooner while reducing the immediate financial impact on residents. It would also help address the unique

challenges associated with attracting major retail development to Eagle Mountain. Because the proposed project is approximately 10 miles from I-15 and would require entirely new construction, the development carries higher risk and tighter financial constraints than comparable projects in more established retail areas, such as nearby Saratoga Springs. Reducing off-site infrastructure costs would improve the project's feasibility, make Eagle Mountain more competitive for retailers, bring services closer to residents, and help shift traffic patterns in a more favorable direction.

**ITEMS FOR CONSIDERATION:**

N/A

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

N/A

**ATTACHMENTS:**

None