



**EAGLE MOUNTAIN
REDEVELOPMENT AGENCY BOARD MEETING**

JANUARY 7, 2025, 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. December 3, 2024 Minutes - Regular Redevelopment Agency Board Meeting

3. RESOLUTIONS

3.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Amended Interlocal Cooperation Agreement between the Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Triple Tail Community Reinvestment Area.

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 801-789-6610. This meeting may be held telephonically to allow a member of the public body 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 2nd day of January, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, 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.

Fionnuala B. Kofoed, MMC, City Recorder



EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING MINUTES

DECEMBER 3, 2024, 8:00 PM

DIRECTLY FOLLOWING THE CITY COUNCIL MEETING

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

BOARD MEMBERS PRESENT: Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright. Board Chair Tom Westmoreland was excused.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Evan Berrett, Economic Development Director/Executive Director; Clifford Strachan, Director of Legislative Affairs; Gina Olsen, Deputy Recorder; and Eric McDowell, Chief Deputy.

CITY STAFF PRESENT ELECTRONICALLY: Lianne Pengra, Chief Deputy Recorder.

REDEVELOPMENT AGENCY BOARD MEETING – CITY COUNCIL CHAMBERS

DIVERSION OF PROPERTY TAX FOR A COMMUNITY REINVESTMENT PROJECT AREA

1. CALL TO ORDER

Board Vice Chair Gray called the meeting to order at 10:15 PM.

2. MINUTES

2.A. August 20, 2024 Minutes – Regular Redevelopment Agency Board Meeting

MOTION: *Board Member Clark moved to approve the August 20, 2024 Minutes. Board Member Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:00:26.](#)

3. RESOLUTIONS

3.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Triple Tail Community Reinvestment Project Area.

MOTION: *Board Member Clark moved to approve a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Triple Tail Community Reinvestment Project Area. Board Member Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:02:02.](#)

- 3.B. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Triple Tail Community Reinvestment Project Area.

MOTION: *Board Member Clark moved to approve a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Triple Tail Community Reinvestment Project Area. Board Member Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:03:27.](#)

- 3.C. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Triple Tail Community Reinvestment Project Area.

MOTION: *Board Member Wright moved to approve a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Triple Tail Community Reinvestment Project Area. Board Member Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes

Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:04:33.](#)

3.D. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Triple Tail Community Reinvestment Project Area.

MOTION: *Board Member Clark moved to approve a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Triple Tail Community Reinvestment Project Area. Board Member Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:05:23.](#)

3.E. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Triple Tail Community Reinvestment Project Area.

MOTION: *Board Member Burnham moved to approve a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Triple Tail Community Reinvestment Project Area. Board Member Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:06:15.](#)

3.F. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Triple Tail CRA Participation Agreement between the Redevelopment Agency of Eagle Mountain City and UTLCO Eagle Mtn. Two, LLC.

MOTION: *Board Member Clark moved to approve a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Triple Tail CRA Participation Agreement between the Redevelopment Agency of Eagle Mountain City and UTLCO Eagle Mtn. Two, LLC. Board Member Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:06:50.](#)

Corey Morris with Tract thanked the City for the work that took place to finalize the agreements.

4. ADJOURNMENT

MOTION: *Board Member Wood moved to adjourn the meeting at 10:22 PM. Board Member Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:07:38.](#)

The meeting was adjourned at 10:24 PM.

Approved by the Redevelopment Agency of Eagle Mountain City on January 7, 2025.

Evan Berrett
Executive Director



**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD MEETING
JANUARY 7, 2025**

TITLE:	RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Amended Interlocal Cooperation Agreement between the Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Triple Tail Community Reinvestment Area.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	Eagle Mountain Redevelopment Agency / Tract

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY

PRESENTED BY
Evan Berrett

RECOMMENDATION:

Staff recommends that the RDA Board adopt a Resolution Approving an Amended Interlocal Cooperation Agreement between the Redevelopment Agency and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Triple Tail Community Reinvestment Area.

BACKGROUND:

After the interlocal agreement was approved late last year, our financial consultants, LRB, discovered that the City's interlocal was missing a necessary component about the Municipal Energy Tax. Although this language was included in the Development Agreement and Participation Agreement, it's common and generally viewed as necessary for consistency to also include it in the Interlocal Agreement. Therefore, this amendment does not change any terms of any agreement.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. RES-Amended Interlocal Agreement - City
2. Amended Interlocal Agreement

RESOLUTION NO. R- -2025

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN AMENDED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND EAGLE MOUNTAIN CITY FOR THE COLLECTION AND REMITTANCE OF INCREMENTAL PROPERTY TAXES COLLECTED FROM PROPERTY WITHIN THE TRIPLE TAIL COMMUNITY REINVESTMENT AREA

PREAMBLE

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended (the “Interlocal Act”), and the provisions of the Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the “Act”), public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into mutually advantageous agreements for joint and cooperative actions, including the sharing of tax and other revenues; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City (the “Agency”) and Eagle Mountain City (the “Taxing Entity”) are “public agencies” for purposes of the Act; and

WHEREAS, after careful analysis and consideration of relevant information, the Agency desires to enter into Interlocal Agreements with the Taxing Entity whereby the Taxing Entity would remit to the Agency a portion of the property tax increment generated within the Triple Tail Community Reinvestment Project Area, (the “Project Area”) which would otherwise flow to the Taxing Entity, for the purpose of encouraging development activities through the payment for certain public infrastructure and other uses that directly benefit the Project Area; and

WHEREAS, Section 11-13-202.5 of the Interlocal Cooperation Act requires that certain interlocal agreements be approved by resolution of the legislative body of a public agency.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY as follows:

1. The Interlocal Cooperation Agreement between the Agency and the Taxing Entity, substantially in the form attached hereto as Exhibit A (the “Interlocal Agreement”), is approved in final form, and shall be executed for and on behalf of the Agency by the Chair of the Agency Board.
2. Pursuant to Section 11-13-202.5 of the Interlocal Act, the Interlocal Agreement has been submitted to legal counsel of the Agency for review and approval as to form and legality.

3. Pursuant to Section 11-13-209 of the Interlocal Act, duly executed original counterparts of the Interlocal Agreement shall be filed immediately with the Agency Secretary, the keeper of records of the Agency.
4. As provided in Utah Code Ann. § 17C-5-205(3), the Interlocal Agreement shall be effective on the day on which the Agency publishes notice of the Agreement pursuant to Utah Code Ann. § 11-13-219 of the Interlocal Act.
5. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the governing board of the Redevelopment Agency of Eagle Mountain City, this 7th day of January, 2025.

REDEVELOPMENT AGENCY OF EAGLE
MOUNTAIN CITY

Tom Westmoreland, Chair

ATTEST:

Evan Berrett, Executive Director

CERTIFICATION

The above Resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah, on the 7th day of January, 2025.

Those voting yes:

- Donna Burnham
- Melissa Clark
- Jared Gray
- Rich Wood
- Brett Wright

Those voting no:

- Donna Burnham
- Melissa Clark
- Jared Gray
- Rich Wood
- Brett Wright

Those excused:

- Donna Burnham
- Melissa Clark
- Jared Gray
- Rich Wood
- Brett Wright

Those abstaining:

- Donna Burnham
- Melissa Clark
- Jared Gray
- Rich Wood
- Brett Wright

Evan Berrett, Executive Director

Exhibit A

Interlocal Agreement

AMENDMENT NO. 1

INTERLOCAL COOPERATION AGREEMENT

THIS FIRST AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT (the “Amendment No. 1”) is made and entered into this ____ day of January, 2025, between the **REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **EAGLE MOUNTAIN CITY**, a political subdivision of the State of Utah (the “City”) in contemplation of the following facts and circumstances. Agency and City may be referred to herein as the “Parties”.

- A. **WHEREAS**, Effective 3 December 2024, the Agency and City entered into an Interlocal Cooperation Agreement (the “Agreement”) for the Triple Tail Community Reinvestment Area (the “Project Area”); and
- B. **WHEREAS**, the City has agreed to remit to the Agency for a specified period of time specified portions of the increased electricity Municipal Energy Sales and Use Tax (the “Franchise Tax”); and
- C. **WHEREAS**, the Parties desire to amend the Agreement to allow the Agency to receive a portion of the City’s Franchise Tax.

NOW, THEREFORE, for the mutual promises set forth herein and other good and valuable consideration, including the mutual covenants contained in this Amendment No. 1, the Parties covenant and agree as follows:

- 1. Amendment to Section 6. Section 6 is amended to add the following paragraph:

Franchise Tax Payment - The City shall remit to the Agency, beginning with Franchise Tax payments during each Incremental Period for Each Phase, 35% of the annual Franchise Tax generated from the electricity sales within the Project Area.
- 2. This Amendment No. 1 shall take effect immediately upon the approval of this Amendment No. 1 by both Parties as provided in Utah Code §11-13-202.5.
- 3. All remaining provisions of the Agreement, not specifically altered by this Amendment No. 1, shall continue in full force and effect under this Amendment No.1.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

City: EAGLE MOUNTAIN CITY

Attest:

By: _____

Its: Mayor

City Recorder

Approved as to form:

Attorney for City

Agency: REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY

Attest:

By: _____

Its: Chair

Secretary

Approved as to form:

Attorney for Agency