



## EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING

SEPTEMBER 2, 2025, 8:00 PM

*(IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING)*

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. RESOLUTIONS

- 2.A. RESOLUTION - A Resolution of the Governing Board of the Eagle Mountain Redevelopment Agency, Designating a Survey Area and Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan and Budget for the Proposed Sweetwater Industrial Park Community Reinvestment Project Area #4

BACKGROUND: *(Presented by RDA Executive Director Evan Berrett)* This project area is proposed to be examined and created for the purpose of an expansion of the Meta data center campus, which is currently within the Sweetwater #1 project area.

#### 3. 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 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 August 28, 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.

Gina L. Olsen, CMC, City Recorder



**EAGLE MOUNTAIN CITY  
REDEVELOPMENT AGENCY BOARD MEETING  
SEPTEMBER 2, 2025**

<b>TITLE:</b>	RESOLUTION - A Resolution of the Governing Board of the Eagle Mountain Redevelopment Agency, Designating a Survey Area and Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan and Budget for the Proposed Sweetwater Industrial Park Community Reinvestment Project Area #4.
<b>ITEM TYPE:</b>	Resolution
<b>FISCAL IMPACT:</b>	N/A
<b>APPLICANT:</b>	City-initiated

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

**PUBLIC HEARING**

No

**PREPARED BY**

Evan Berrett, Economic  
Development Director

**PRESENTED BY**

Evan Berrett

**RECOMMENDATION:**

It is recommended that the Eagle Mountain Redevelopment Agency Board adopt a Resolution, Designating a Survey Area and Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan and Budget for the Proposed Sweetwater Industrial Park Community Reinvestment Project Area #4.

**BACKGROUND:**

This project area is proposed to be examined and created for the purpose of an expansion of the Meta data center campus, which is currently within the Sweetwater #1 project area.

**ITEMS FOR CONSIDERATION:**

This survey area resolution merely authorizes the development of a draft project area plan and budget.

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

N/A

**ATTACHMENTS:**

1. Resolution
2. Exhibit A

RESOLUTION NO. R-                     2025

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN,  
UTAH, DESIGNATING A SURVEY AREA AND AUTHORIZING THE  
PREPARATION OF A DRAFT COMMUNITY REINVESTMENT PROJECT  
AREA PLAN AND BUDGET FOR THE PROPOSED SWEETWATER  
INDUSTRIAL PARK COMMUNITY REINVESTMENT PROJECT AREA #4**

*PREAMBLE*

WHEREAS, the Eagle Mountain Redevelopment Agency (the "Agency") was created by Eagle Mountain City (the "City") to transact the business and exercise all of the powers provided for in the Limited Purpose Local Government Entities - Community Reinvestment Agency Act (Title 17C, Chapters 1 through 5, UTAH CODE ANNOTATED, 1953, as amended) and any subsequent, replacement or amended law or act (the "Act"); and

WHEREAS, pursuant to Section 17C-5-103 of the Act, the Agency's governing board (the "Board") is empowered to initiate the process of adopting a community reinvestment project area plan by adopting a survey area resolution that meets the requirements of that statute; and

WHEREAS, pursuant to Section 17C-5-303 of the Act, the Board also is empowered to prepare a proposed budget for a proposed community reinvestment project area budget; and

WHEREAS, the Board met on September 2, 2025 to consider, among other things, (a) designating the geographic area (the "Survey Area") that is located within the City and is shown on the map (the "Map") attached hereto as **Exhibit A**, which includes parcels in Eagle Mountain's south service area totaling approximately 567 acres, as a "Survey Area" for purposes of Section 17C-5-103 of the Act; (b) authorizing the Agency to prepare a proposed community reinvestment project area plan and budget for each proposed community reinvestment project area; and (c) authorizing the Agency to conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency considers appropriate; and

WHEREAS, the Survey Area requires a study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area; and

WHEREAS, the Board desires to authorize the preparation of a draft community reinvestment project area plan and budget for a proposed community reinvestment

project area to be known as the “Sweetwater Industrial Park Community Reinvestment Project Area #4”.

NOW, THEREFORE, BE IT RESOLVED by the governing Board of the Agency as follows:

1. The Survey Area shown on the Map, attached hereto as **Exhibit A** is hereby designated as the “Survey Area” for purposes of Section 17C-5-103 of the Act;

2. The Board affirms that the Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area;

3. The Agency hereby tentatively designates the Survey Area as the **Sweetwater Industrial Park Community Reinvestment Project Area #4**, the approximate proposed boundaries of which are depicted on the Map attached hereto as **Exhibit A**;

4. The Agency staff and consultants are hereby authorized and directed as follows:

- (a) Prepare a proposed community reinvestment project area plan and community reinvestment project area budget for the Survey Area as required by the Act.
- (b) Conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency and staff considers appropriate.
- (c) Obtain whatever information is needed and hire or contract with consultants and others as necessary for the preparation of the draft community reinvestment project area plan and budget.
- (d) Take such other and additional actions necessary or prudent in considering and creating the proposed community reinvestment project area in compliance with the Act including, without limitation, the negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings, and the preparation, publication, and/or mailing of all required notices.

This RESOLUTION, assigned No. R-\_\_\_\_-2025, shall take effect immediately upon approval of the Governing Board of the Agency.

ADOPTED by the Governing Board of the Agency this 2<sup>nd</sup> day of September, 2025.

EAGLE MOUNTAIN REDEVELOPMENT AGENCY

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Tom Westmoreland, Board Chair

ATTEST:

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Evan Berrett, Executive Director

## CERTIFICATION

The above Resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah, on this 2<sup>nd</sup> day of September, 2025.

Those voting yes:

Those voting no:

Those excused:

Those abstaining:

Donna Burnham

Donna Burnham

Donna Burnham

Donna Burnham

Melissa Clark

Melissa Clark

Melissa Clark

Melissa Clark

Jared Gray

Jared Gray

Jared Gray

Jared Gray

Rich Wood

Rich Wood

Rich Wood

Rich Wood

Brett Wright

Brett Wright

Brett Wright

Brett Wright

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Evan Berrett, Executive Director

Exhibit A  
Map of Survey Area



**Parcels:** 71:049:0002,  
71:049:0001,  
66:815:0001

