



## EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING

SEPTEMBER 16, 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. June 17, 2025 Minutes - Regular Redevelopment Agency Board Meeting

2.B. September 2, 2025 Minutes - Regular Redevelopment Agency Board Meeting

#### 3. RESOLUTIONS

3.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 Mid-Valley Commercial Project Area

BACKGROUND: *(Presented by RDA Executive Director Evan Berrett)* This project area of approximately 53 acres is proposed to be examined and created for the purpose of exercising tools available to the Eagle Mountain Redevelopment Agency in support of infrastructure needs tied to a new commercial development. The Eagle Mountain Redevelopment Agency is aware of a planned approximately 53-acre commercial project that faces unusually high costs of development and presents opportunities for infrastructure enhancements that may exceed standard requirements for the project.

#### 4. RESOLUTIONS/PUBLIC HEARINGS

#### 5. 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 September 11, 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 REDEVELOPMENT AGENCY BOARD MEETING

JUNE 17, 2025, 8:00 PM

*DIRECTLY FOLLOWING THE CITY COUNCIL MEETING*

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

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

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Fionnuala Kofoed, Assistant City Manager; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Gina Olsen, City Recorder and Lacie Messerly, Deputy City Recorder.

### REDEVELOPMENT AGENCY BOARD MEETING – CITY COUNCIL CHAMBERS

#### 1. CALL TO ORDER

Vice Chair Jared Gray called the meeting to order at 9:51 PM and noted Chair Tom Westmoreland was excused from the meeting.

[The recording of the call to order can be found online here at 00:00:45.](#)

#### 2. MINUTES

2.A. January 7, 2025 Minutes - Regular Redevelopment Agency Board Meeting

MOTION: *Board Member Wright moved to approve the Redevelopment Agency Board Meeting Minutes from January 7, 2025. 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 00:01:08.](#)

2.B. February 4, 2025 Minutes - Regular Redevelopment Agency Board Meeting

MOTION: *Board Member Wood moved to approve the Redevelopment Agency Board Meeting Minutes from February 4, 2025. 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 00:02:43.](#)

### 3. RESOLUTIONS

- 3.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Appointing and Electing Officers to Serve in the Redevelopment Agency of Eagle Mountain City

Board Member Wood nominated Tom Westmoreland as the Chairperson and Brett Wright as the Vice Chair for the Redevelopment Agency for Eagle Mountain City.

**MOTION:** *Board Member Wood moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Appointing and Electing Officers to Serve in the Redevelopment Agency of Eagle Mountain City nominating Tom Westmoreland as Chairperson and Brett Wright as Vice Chair. Board Member Clark 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 0:03:31.](#)

### 4. RESOLUTIONS/PUBLIC HEARINGS

- 4.A. PUBLIC HEARING/RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2025-2026 Agency Budget

[The recording of the discussion can be found online here at 00:05:55.](#)

Kimberly Ruesch presented the Fiscal Year 2025–2026 Redevelopment Agency Budget and reviewed a Comprehensive Fund Summary outlining projected revenues and expenditures for the upcoming year.

*Board Member Gray opened the Public Hearing at 9:56 PM. Seeing no one who wished to speak, Board Member Gray closed the Public Hearing at 9:56 PM.*

**MOTION:** *Board Member Burnham moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2025-2026 Agency Budget. Board Member Clark 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 00:08:08.](#)

### 5. ADJOURNMENT

MOTION: *Board Member Wood moved to adjourn the meeting at 9:59 PM. 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 00:09:13.](#)

The meeting was adjourned at 9:59 PM.

Approved by the Redevelopment Agency of Eagle Mountain City on September 16, 2025.

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Evan Berrett  
Executive Director





## EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING

SEPTEMBER 2, 2025, 8:00 PM

*DIRECTLY FOLLOWING THE CITY COUNCIL MEETING*

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

BOARD MEMBERS PRESENT: Vice Chair Brett Wright, Board Members Donna Burnham, Melissa Clark and Rich Wood. Board Chair Westmoreland and Board member Jared Gray were excused.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Fionnuala Kofoed, Assistant City Manager; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Brandon Larsen, Community Development Director; Gina Olsen, City Recorder; and Lacie Messerly Deputy City Recorder.

### REDEVELOPMENT AGENCY BOARD MEETING – CITY COUNCIL CHAMBERS

#### 1. CALL TO ORDER

Vice Chair Brett Wright called the meeting to order at 8:04 PM. He noted Chair Westmoreland would not be in attendance due to illness and Board Member Gray was excused.

[The recording of the call to order can be found online here at 00:00:05.](#)

#### 2. RESOLUTION

- 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

[The recording of the motion can be found online here at 00:00:18.](#)

Redevelopment Agency Executive Director Evan Berrett presented that 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 #4 project area.

#### MOTION:

*Board Member Wood moved to adopt 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. Board Member Clark seconded the motion.*

Donna Burnham	No
Melissa Clark	Yes
Jared Gray	Excused
Rich Wood	Yes
Brett Wright	Yes

*The motion passed with a 3:1 vote.*

[The recording of the motion can be found online here at 00:05:44.](#)

3. ADJOURNMENT

MOTION: *Board Member Wood moved to adjourn the meeting at 8:10 PM. Board Member Clark seconded the motion.*

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

*The motion passed with a unanimous vote.*

[The recording of the motion can be found online here at 00:06:58.](#)

The meeting was adjourned at 8:11 PM.

Approved by the Redevelopment Agency of Eagle Mountain City on September 16, 2025.

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Evan Berrett  
Executive Director





**EAGLE MOUNTAIN CITY  
REDEVELOPMENT AGENCY BOARD MEETING  
SEPTEMBER 16, 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 Mid-Valley Commercial Project Area.
<b>ITEM TYPE:</b>	Resolution
<b>FISCAL IMPACT:</b>	To Be Determined
<b>APPLICANT:</b>	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	53 acres

**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 Mid-Valley Commercial Project Area.

**BACKGROUND:**

This project area of approximately 53 acres is proposed to be examined and created for the purpose of exercising tools available to the Eagle Mountain Redevelopment Agency in support of infrastructure needs tied to a new commercial development. The Eagle Mountain Redevelopment Agency is aware of a planned approximately 53-acre commercial project that faces unusually high costs of development and presents opportunities for infrastructure enhancements that may exceed standard requirements for the project.

**ITEMS FOR CONSIDERATION:**

This survey area resolution only authorizes the development of a draft project area plan and budget. Project area toolsets are intended to benefit the full project, not an individual user.

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

N/A

**ATTACHMENTS:**

1. Resolution
2. Map

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 MID-VALLEY  
COMMERCIAL PROJECT AREA

*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 16, 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 136 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 "Mid-Valley Commercial Project Area".

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 **Mid-Valley Commercial Project Area**, 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 16<sup>th</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 16<sup>th</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

**Exhibit A**

Survey Area Map – Approximately 53 acres

