



EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING

(IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING)

OCTOBER 21, 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. September 16, 2025 - Regular Redevelopment Agency Board Meeting

3. RESOLUTIONS

3.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, 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 #5

BACKGROUND: *(Presented by Executive Director Evan Berrett)* This survey area resolution is to authorize the evaluation and preparation of a project area plan and budget for a new community reinvestment area covering 523 acres just west of the Meta property for the purposes of data center development.

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 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 October 16, 2025, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website 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**

SEPTEMBER 16, 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 Chair Tom Westmoreland, Vice Chair Brett Wright, Board Members Donna Burnham, Melissa Clark and Rich Wood.

BOARD MEMBERS PRESENT ELECTRONICALLY: Board Member Jared Gray.

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

Chair Westmoreland called the meeting to order at 9:54PM. He noted Board Member Gray appeared electronically.

[The recording of the call to order can be found online here at 00:00:32.](#)

2. MINUTES

2.A. June 17, 2025 Minutes - Regular Redevelopment Agency Board Meeting

MOTION: *Board Member Wright moved to approve the Redevelopment Agency Board Meeting Minutes from June 17, 2025. 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 00:00:53.](#)

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

MOTION: *Board Member Wood moved to approve the Redevelopment Agency Board Meeting Minutes from September 2, 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 00:02:01.](#)

3. MINUTES

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

[The recording of the discussion can be found online here at 00:02:47.](#)

Redevelopment Agency Executive Director Evan Berrett presented a proposed 53-acre project area for consideration. The intent is to create a redevelopment area to utilize RDA tools in support of infrastructure needs tied to a new commercial development. He noted the project faces unusually high development costs and offers opportunities for infrastructure improvements that may exceed typical project requirements.

MOTION: *Board Member Burnham 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 Mid-Valley Commercial 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 discussion can be found online here at 00:11:08.](#)

4. ADJOURNMENT

MOTION: *Board Member Wood moved to adjourn the meeting at 10:06 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 00:11:52.](#)

The meeting was adjourned at 10:06 PM.

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

Evan Berrett
Executive Director



DRAFT



**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD MEETING
OCTOBER 21, 2025**

TITLE:	RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, 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 #5
ITEM TYPE:	Resolution
FISCAL IMPACT:	To be determined
APPLICANT:	City and Staff Initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	523 Acres

PUBLIC HEARING

No

PREPARED BY

Evan Berrett, Economic
Development Director

PRESENTED BY

Evan Berrett

RECOMMENDATION:

Staff recommends approval of the survey area resolution.

BACKGROUND:

This survey area resolution is to authorize the evaluation and preparation of a project area plan and budget for a new community reinvestment area covering 523 acres just west of the Meta property for the purposes of data center development.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Resolution
2. Exhibit A

RESOLUTION NO. R- 2025

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, 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 #5

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 October 21, 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 #5”.

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 #5**, 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 21st day of October, 2025.

EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Tom Westmoreland, Board Chair

ATTEST:

Evan Berrett, Executive Director

CERTIFICATION

The above Resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah, on this 21st day of October, 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

Evan Berrett, Executive Director

Exhibit A
Map of Survey Area

Exhibit A

Map of Survey Area

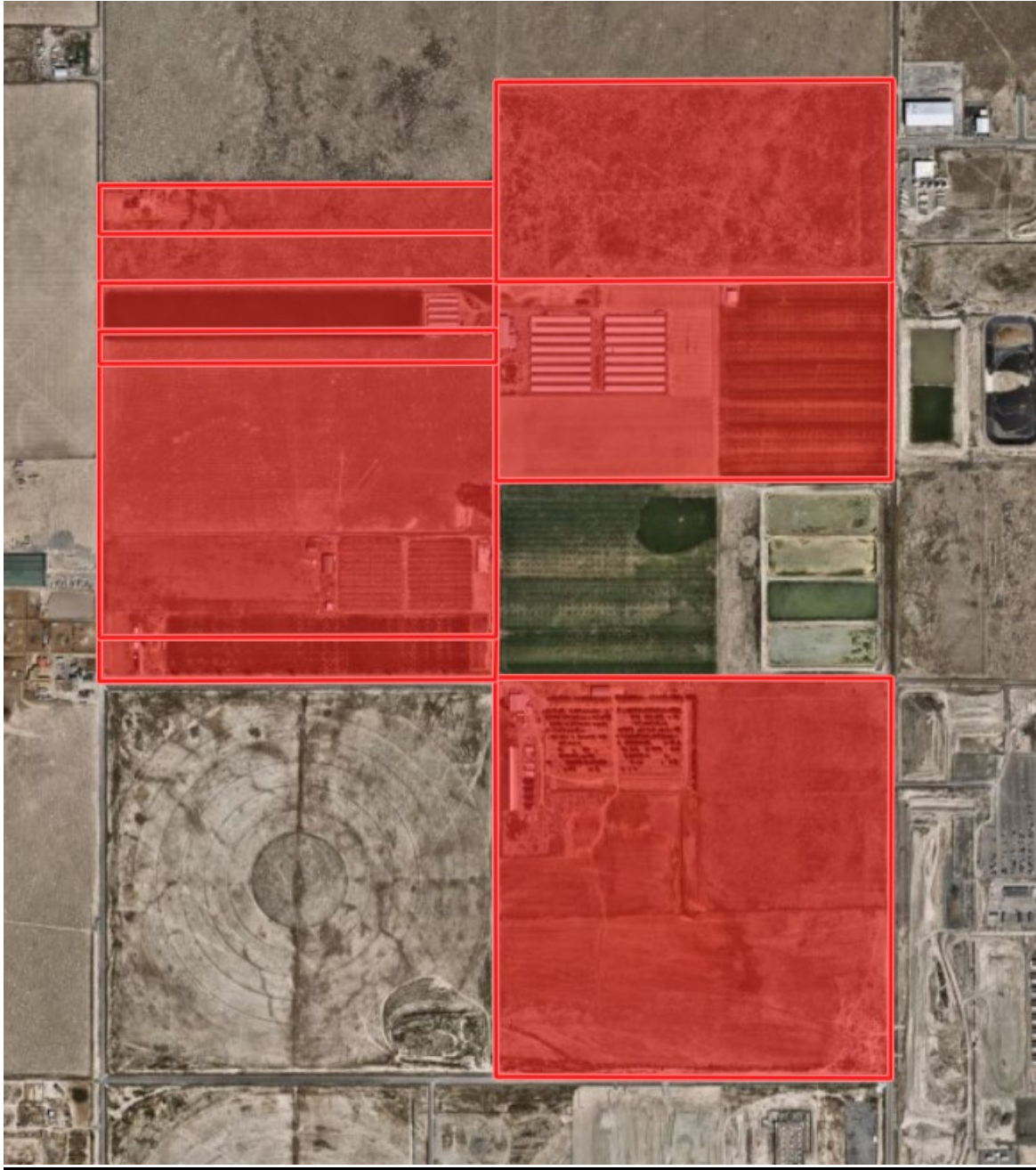


Exhibit B

Survey Area Legal Descriptions

Parcel ID: 590580004

Legal Description: NE1/4 OF SEC 26, T 6 S, R 2 W, SLM. AREA 160 ACRES.

Parcel ID: 590550010

Legal Description: COM AT S1/4 COR. SEC. 23, T6S, R2W, SLB&M.; N 89 DEG 45' 20" W 2667.17 FT; N 0 DEG 22' 40" E 291 FT; S 89 DEG 45' 20" E 2667.07 FT; S 0 DEG 21' 29" W 291 FT TO BEG. AREA 17.817 AC.

Parcel ID: 590550017

Legal Description: COM S 326.73 FT & W 2.15 FT FR W 1/4 COR. SEC. 23, T6S, R2W, SLB&M.; S 89 DEG 53' 7" E 2666.39 FT; S 0 DEG 21' 29" W 2050.58 FT; N 89 DEG 45' 20" W 2667.07 FT; N 0 DEG 22' 40" E 2044.54 FT TO BEG. AREA 125.350 AC.

Parcel ID: 590550013

Legal Description: COM AT W 1/4 COR. SEC. 23, T6S, R2W, SLB&M.; S 89 DEG 53' 7" E 2666.28 FT; N 0 DEG 21' 29" E 326.76 FT; N 89 DEG 53' 7" W 2666.19 FT; S 0 DEG 22' 24" W 326.77 FT TO BEG. AREA 20.000 AC.

Parcel ID: 590550021

Legal Description: COM N 326.75 FT & E 2.14 FT FR W 1/4 COR. SEC. 23, T6S, R2W, SLB&M.; N 0 DEG 22' 24" E 326.76 FT; S 89 DEG 53' 7" E 2666.1 FT; S 0 DEG 21' 29" W 326.76 FT; N 89 DEG 53' 7" W 2666.19 FT TO BEG. AREA 20.000 AC.

Parcel ID: 590550005

Legal Description: THE N 1/2 OF SE 1/4 OF SEC 23, T6S, R2W, SLM. AREA 80 ACRES.

Parcel ID: 590550016

Legal Description: COM AT W 1/4 COR. SEC. 23, T6S, R2W, SLB&M.; S 89 DEG 53' 7" E 2666.28 FT; S 0 DEG 21' 29" W 326.74 FT; N 89 DEG 53' 7" W 2666.39 FT; N 0 DEG 22' 40" E 326.76 FT TO BEG. AREA 20.000 AC.

Parcel ID: 590550002

Legal Description: S1/2 OF NE1/4 OF SEC 23, T 6 S, R 2 W, SLM. AREA 80 ACRES.