



**EAGLE MOUNTAIN  
REDEVELOPMENT AGENCY BOARD MEETING**

**JUNE 16, 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. June 2, 2026 Minutes - Regular Redevelopment Agency Board Meeting

**3. RESOLUTIONS**

**4. RESOLUTIONS/PUBLIC HEARINGS**

4.A. RESOLUTION/PUBLIC HEARING - A Resolution of the Redevelopment Agency Board of Eagle Mountain City, Utah, Adopting the RDA Budget for Fiscal Year 2026-2027.

BACKGROUND: *(Presented by Administrative Services Director Kimberly Ruesch)*  
State law requires the RDA Board to hold a public hearing on the tentative budget and adopt a final budget. The RDA Board approved the tentative budget on May 6, 2026, and set the public hearing for budget adoption on June 16, 2026.

**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 this 11 day of June, 2026, 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

**JUNE 2, 2026, 8:00 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 Craig Whiting, and Rich Wood.

BOARD MEMBERS PRESENT ELECTRONICALLY: Board Member Zachory Huish and Board Member 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 11:07 PM.

### 2. MINUTES

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

**MOTION:** *Board Member Whiting moved to approve the Redevelopment Agency Board Meeting Minutes from May 5, 2026. 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.*

### 3. RESOLUTIONS

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

[The recording of the discussion can be found online at 00:02:26.](#)

Director of Administrative Services Kimberly Ruesch provided additional clarification regarding the item.

**MOTION:**        *Board Member Whiting moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Approving the Issuance of the Agency’s Sales Tax and Tax Increment Revenue Bonds, Series 20226 (the Bonds”) in Par Amount Not to Exceed \$10,000,000 and Authorizing the Execution of Related Bond Documents Thereto and all other Actions Required to Issue the Bonds. Board Member Wright 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 recording of the motion can be found online here at 00:03:23.](#)

#### **4. ADJOURNMENT**

**MOTION:**        *Board Member Whiting moved to adjourn the meeting at 11:10 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 11:10 PM.

Approved by the Redevelopment Agency of Eagle Mountain City on June 16, 2026.

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Abby Ivory  
Executive Director





**EAGLE MOUNTAIN CITY  
REDEVELOPMENT AGENCY BOARD MEETING  
JUNE 16, 2026**

|                       |   |
|-----------------------|---|
| <b>TITLE:</b>         | RESOLUTION/PUBLIC HEARING - A Resolution of the Redevelopment Agency Board of Eagle Mountain City, Utah, Adopting the RDA Budget for Fiscal Year 2026-2027. |
| <b>ITEM TYPE:</b>     | Resolution  |
| <b>FISCAL IMPACT:</b> | \$26,502,328  |
| <b>APPLICANT:</b>     | City-Initiated  |

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

**PUBLIC HEARING**

Yes

**PREPARED BY**

Kimberly Ruesch, Finance  
Director  
Abby Ivory, Economic  
Development Director  
Terrence Dela Peña, Finance  
Analyst

**PRESENTED BY**

Kimberly Ruesch

**RECOMMENDATION:**

Staff recommend the RDA Board to approve a Resolution of Redevelopment Agency of Eagle Mountain City, Utah, Accepting the RDA Budget for Fiscal Year 2026-2027

**BACKGROUND:**

State law requires the RDA Board to hold a public hearing on the tentative budget and adopt a final budget. The RDA Board approved the tentative budget on May 6, 2026, and set the public hearing for budget adoption on June 16, 2026.

To view the Proposed RDA Budget for FY 2027, please go to: <https://city-eagle-mountain-ut-cleardoc.cleargov.com/24455/960277/d> or from the Finance Webpage on our City website.

**ITEMS FOR CONSIDERATION:**

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

N/A

**ATTACHMENTS:**

1. Resolution
2. FY 2026-2027 Eagle Mountain RDA Budget

RESOLUTION NO. R-        -2026

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
EAGLE MOUNTAIN CITY, UTAH,  
ADOPTING THE FISCAL YEAR 2026-2027 BUDGET

*PREAMBLE*

WHEREAS, the Redevelopment Agency of Eagle Mountain City desires to adopt the budget as required by State law; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City made the budget available for public review and comment at least ten days prior to the public hearing on June 16, 2026, to receive public input on the budget.

WHEREAS, the Redevelopment Agency of Eagle Mountain City held a public hearing on June 16, 2026, to receive public input on the budget.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Eagle Mountain City:

1. The Board of Directors finds that all required notices have been given and that a public hearing has been conducted on June 16, 2026, public comment received and considered, and that the Board may consider and adopt the Fiscal Year 2026-2027 budget, attached as Exhibit A.
2. The budget of the Redevelopment Agency of Eagle Mountain City is hereby adopted on June 16, 2026, and effective for the fiscal year 2026-2027.
3. The budget of the Redevelopment Agency of Eagle Mountain City is hereby adopted on June 16, 2026, and effective for the Fiscal Year 2026-2027.

ADOPTED by the Redevelopment Agency of Eagle Mountain City this 16<sup>th</sup> day of June, 2026.

\_\_\_\_\_  
Jared Gray, Board Chair

ATTEST:

\_\_\_\_\_  
Abby Ivory, 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 June, 2026.

Those voting yes:

Melissa Clark

Zachory Huish

Craig Whiting

Rich Wood

Brett Wright

Those voting no:

Melissa Clark

Zachory Huish

Craig Whiting

Rich Wood

Brett Wright

Those excused:

Melissa Clark

Zachory Huish

Craig Whiting

Rich Wood

Brett Wright

Those abstaining:

Melissa Clark

Zachory Huish

Craig Whiting

Rich Wood

Brett Wright

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Abby Ivory, Executive Director

# Exhibit A



**Eagle Mountain Redevelopment Agency  
FY 2026-2027**

**Board Members**

Jared Gray, Board Chair

Melissa Clark, Vice Chair

Zachory Huish, Board Member

Craig Whiting, Board Member

Rich Wood, Board Member

Brett Wright, Board Member

**Executive Director**

Abby Ivory, Economic Development Director

**Prepared By**

Kimberly Ruesch, Administrative Services Director

Terrence Dela Peña, Budget Manager

Richard Lory, Management Analyst

Emmu Salo, Management Analyst

Mark Mower, Accountant

Maria Loza, Finance Specialist



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# RDA Fund

The Eagle Mountain Re-Development Agency is made up of three active areas: the Pole Canyon Community Reinvestment Area (Pole Canyon CRA), and the Sweetwater 1 Community Reinvestment Area (Sweetwater 1 CRA) and Sweetwater 3 Community Reinvestment Area (Sweetwater 3 CRA). The CRAs bring major capital investment to the community from companies and help fund other projects, such as affordable housing initiatives.

## Project Investment Comparison Chart

| Company | Year Announced | Capital Expenditures* | Acreage |
|---------|----------------|-----------------------|---------|
| Meta    | 2018           | \$1.5 Billion         | 470     |
| Tyson   | 2019           | \$300 Million         | 80      |
| QTS     | 2023           | \$3.0 Billion         | 1073    |

\*Note: Capital expenditure values have changed from time to time and will continue to change as projects are enhanced/modified/expanded, or as costs for various aspects of a project increase.

Generally, capital investments are tracking upward.

## Pole Canyon CRA Purpose

The City designated the Pole Canyon CRA to incentivize Tyson Foods to locate to Eagle Mountain. The CRA facilitates the reimbursements of property taxes to Tyson Foods over 20 year phases, with 60% of personal property tax reimbursed, and 60% of real property tax reimbursed.

## Sweetwater 1 CRA Purpose

The City designated the Sweetwater CRA to incentivize Facebook to locate in Eagle Mountain. The CRA facilitates the reimbursements of property taxes to Facebook over 20 year phases, with 100 percent of personal property tax reimbursed, and 80 percent of real property tax reimbursed.

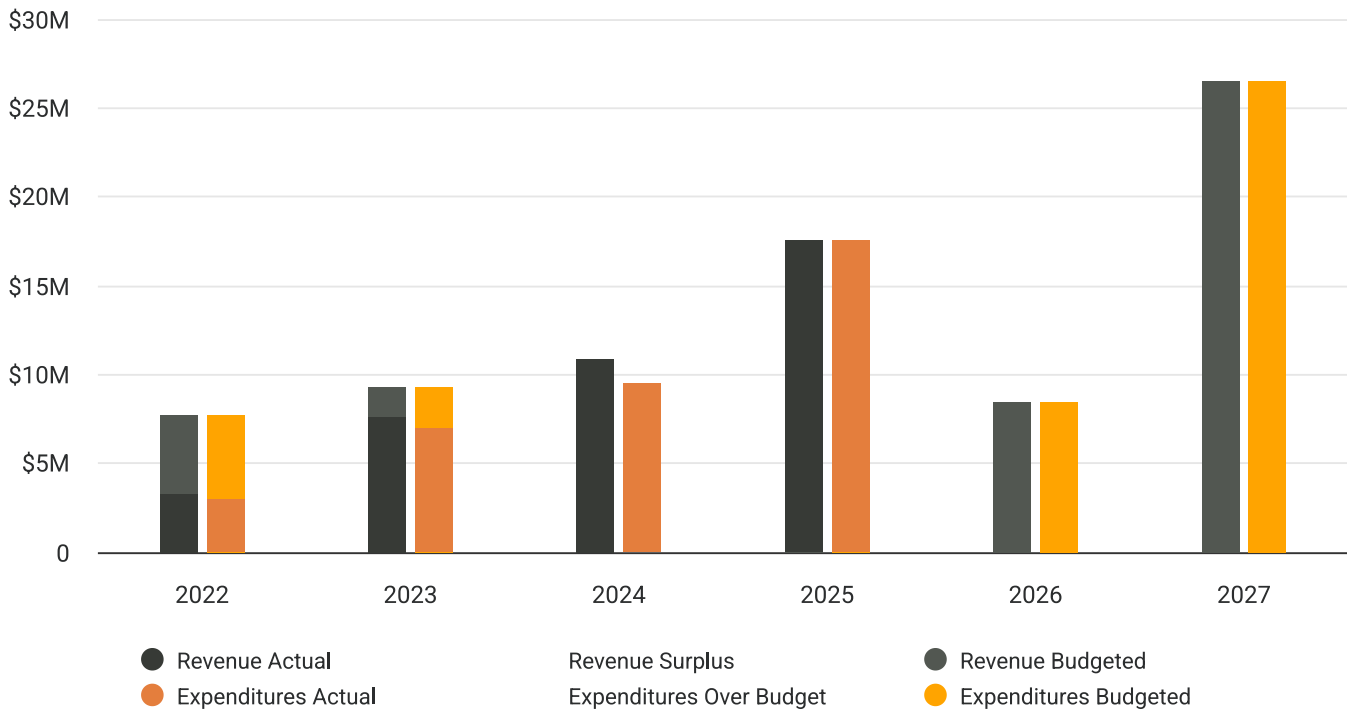
## Sweetwater 3 CRA Purpose

The City designated the Sweetwater 3 CRA to incentivize QTS Data Centers to locate in Eagle Mountain. The CRA facilitates the reimbursement of property tax increment generated by the project over 20-year phases, with 74% of personal property tax reimbursed and 61% of real property tax reimbursed.

## Summary

Eagle Mountain City is projecting \$26.5M of revenue in the RDA Fund.

### Revenues vs Expenditures Summary



In the Redevelopment Agency (RDA) Fund for the 2027 budget year, both expenditures and revenues are budgeted at \$16.5 million, representing a 95.2% increase from the 2026 budgeted amounts of \$8.5 million for each category. This marks a significant rise in both planned spending and expected revenue compared to the previous year.

In 2026, expenditures and revenues were each budgeted at \$8.5 million, reflecting decreases of 51.04% and 48.19% respectively from prior periods. However, no actual revenues or expenditures were recorded in 2026. The 2027 budget effectively doubles the budgeted amounts from 2026, indicating a substantial planned expansion in financial activity for the Redevelopment Agency Fund.

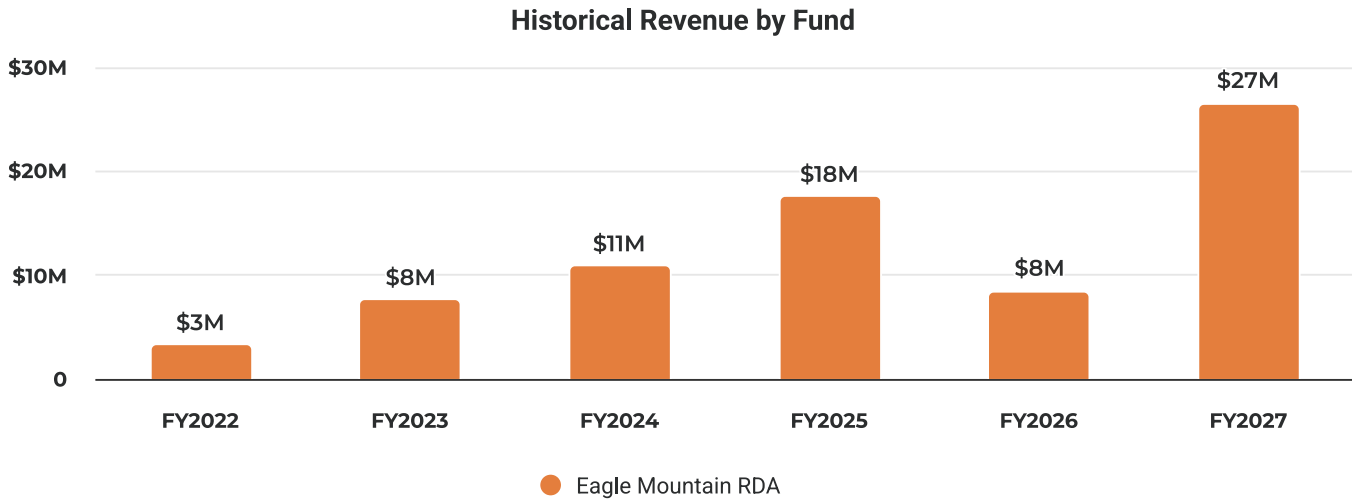
## Comprehensive Fund Summary

### Comprehensive Fund Summary

| Category                       | FY 2026 Budget | FY 2026 Estimated Actual | FY 2027 Proposed Budget | FY 2026 Budget vs. FY 2027 Proposed Budget (% Change) |
|--------------------------------|----------------|--------------------------|-------------------------|---|
| <b>Beginning Fund Balance</b>  | \$990,691.87   | \$990,691.87             | -                       | -100.00%  |
| <b>Revenues</b>                |                |                          |                         |   |
| <b>Taxes</b>                   |                |                          |                         |   |
| Parkside CDA Property Tax      | \$19,369.00    | \$19,739.00              | -                       | -100.00%  |
| Sweetwater CRA Revenues        | \$7,587,108.00 | \$14,471,426.00          | \$13,743,263.00         | 81.14%  |
| Pole Canyon CRA 38 Property Tx | \$847,475.00   | \$743,392.00             | \$758,659.00            | -10.48%   |
| Sweetwater #3 CRA Property Tax | -              | -                        | \$2,000,406.00          | -   |

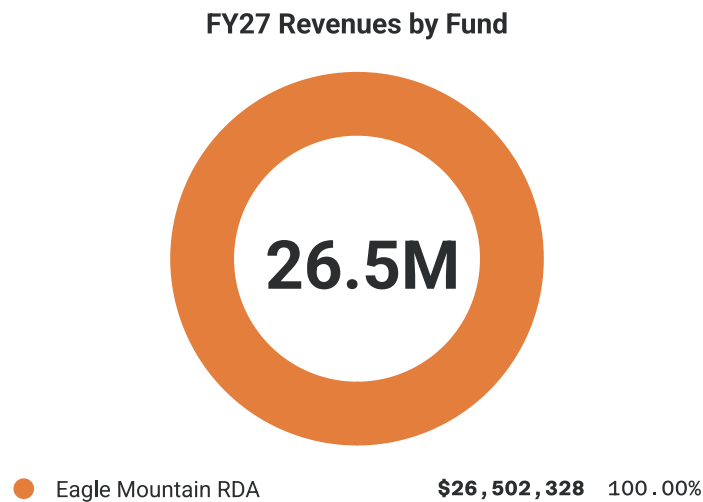
| Category                                      | FY 2026 Budget        | FY 2026 Estimated Actual | FY 2027 Proposed Budget | FY 2026 Budget vs. FY 2027 Proposed Budget (% Change) |
|---|-----------------------|--------------------------|-------------------------|---|
| <b>Total Taxes</b>                            | \$8,453,952.00        | \$15,234,557.00          | \$16,502,328.00         | 95.20%  |
| <b>Other Revenue</b>                          |                       |                          |                         |   |
| Interest Earnings                             | -                     | \$461,084.00             | -                       | -   |
| <b>Total Other Revenue</b>                    | -                     | \$461,084.00             | -                       | -   |
| <b>Special Revenues &amp; Resources</b>       |                       |                          |                         |   |
| Bond Proceeds                                 | -                     | -                        | \$10,000,000.00         | -   |
| <b>Total Special Revenues &amp; Resources</b> | -                     | -                        | \$10,000,000.00         | -   |
| <b>Total Revenues</b>                         | <b>\$8,453,952.00</b> | <b>\$15,695,641.00</b>   | <b>\$26,502,328.00</b>  | <b>213.49%</b>  |
| <b>Expenditures</b>                           |                       |                          |                         |   |
| <b>Materials Supplies Services</b>            |                       |                          |                         |   |
| RDA Consulting Services                       | -                     | \$50,435.00              | \$40,000.00             | -   |
| Parkside CDA TIF Reimbursement                | \$18,401.00           | \$35,046.00              | -                       | -100.00%  |
| Sweetwater CRA Expenditures                   | \$6,823,397.00        | \$13,019,284.00          | \$12,363,937.00         | 81.20%  |
| Mid Valley CRA Expenditures                   | -                     | -                        | \$10,000,000.00         | -   |
| Pole Canyon CRA #1                            | \$745,778.00          | \$651,348.00             | \$667,620.00            | -10.48%   |
| Sweetwater CRA Expenditures #2                | -                     | -                        | \$1,740,981.00          | -   |
| <b>Total Materials Supplies Services</b>      | <b>\$7,587,576.00</b> | <b>\$13,756,113.00</b>   | <b>\$24,812,538.00</b>  | <b>227.02%</b>  |
| <b>Interfund Transfers</b>                    |                       |                          |                         |   |
| Due to General Fund-AdminChrg                 | \$22,917.00           | \$20,787.00              | \$39,558.00             | 72.61%  |
| Due to Affordable Housing Fund                | \$843,459.00          | \$1,521,160.00           | \$1,650,232.00          | 95.65%  |
| <b>Total Interfund Transfers</b>              | <b>\$866,376.00</b>   | <b>\$1,541,947.00</b>    | <b>\$1,689,790.00</b>   | <b>95.04%</b>   |
| <b>Total Expenditures</b>                     | <b>\$8,453,952.00</b> | <b>\$15,298,060.00</b>   | <b>\$26,502,328.00</b>  | <b>213.49%</b>  |
| <b>Total Revenues Less Expenditures</b>       | -                     | <b>\$397,581.00</b>      | -                       | -   |
| <b>Ending Fund Balance</b>                    | <b>\$990,691.87</b>   | <b>\$1,388,272.87</b>    | -                       | <b>-100.00%</b>                                       |

## Revenues by Fund



In FY2027, the Redevelopment Agency (RDA) Fund's total revenue is budgeted at \$16.5 million, representing a 95.2% increase from the FY2026 total of \$8.5 million. The Eagle Mountain RDA remains the sole revenue source, accounting for 100% of the total fund revenue in both years.

The Eagle Mountain RDA revenue specifically rises from \$8.5 million in FY2026 to \$16.5 million in FY2027, an increase of \$8 million or 95.2%. This marks a significant reversal from the previous year's decrease of \$9.1 million, highlighting a substantial growth in the fund's revenue for FY2027.

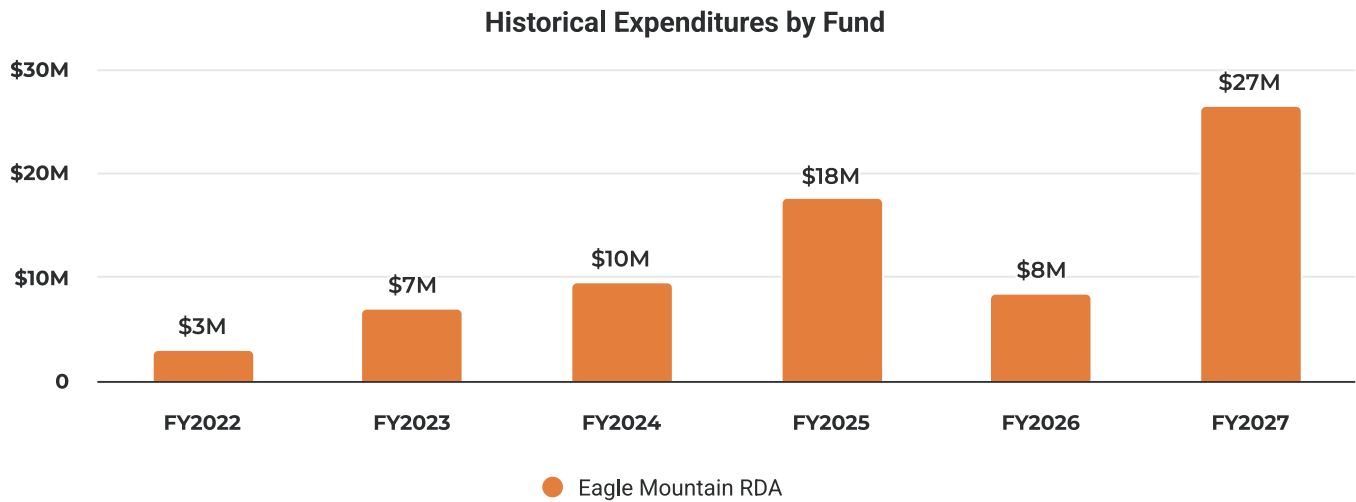


The Fiscal Year Revenue by Fund for the Redevelopment Agency (RDA) Fund totals \$16.5 million, representing 100% of the revenue for this fund.

### Revenues by Fund

| Category              | FY 2026 Estimated Actual | FY 2026 Budget        | FY 2027 Budgeted       | FY 2026 Budget vs. FY 2027 Budgeted (% Change) |
|-----------------------|--------------------------|-----------------------|------------------------|--|
| Eagle Mountain RDA    | \$15,695,641.00          | \$8,453,952.00        | \$26,502,328.00        | 213.49%  |
| <b>Total Revenues</b> | <b>\$15,695,641.00</b>   | <b>\$8,453,952.00</b> | <b>\$26,502,328.00</b> | <b>213.49%</b>                                 |

## Expenditures by Fund



In FY2027, the total expenditures for the Redevelopment Agency (RDA) Fund increased significantly to \$16.5 million, representing a 95.2% rise from the previous year's total of \$8.5 million in FY2026. The Eagle Mountain RDA remained the sole category, accounting for 100% of the total expenditures in both years.

The Eagle Mountain RDA expenditures grew by \$8 million, a 95.2% increase compared to FY2026, reversing the prior year's decrease of \$9.1 million, which was a 51.81% decline. This substantial increase in FY2027 marks a notable shift in spending within the RDA Fund.

### FY27 Expenditures by Fund



● Eagle Mountain RDA      **\$26,502,328**    100.00%

For the Redevelopment Agency (RDA) Fund in the fiscal year, the total expenditures amount to \$16.5 million, representing 100% of the fund's expenditures.

### Expenditures by Fund

| Category                  | FY 2026 Estimated Actual | FY 2026 Budget        | FY 2027 Budgeted       | FY 2026 Budget vs. FY 2027 Budgeted (% Change) |
|---------------------------|--------------------------|-----------------------|------------------------|--|
| Eagle Mountain RDA        | \$15,298,060.00          | \$8,453,952.00        | \$26,502,328.00        | 213.49%  |
| <b>Total Expenditures</b> | <b>\$15,298,060.00</b>   | <b>\$8,453,952.00</b> | <b>\$26,502,328.00</b> | <b>213.49%</b>                                 |