



**EAGLE MOUNTAIN
REDEVELOPMENT AGENCY BOARD MEETING**
(IMMEDIATELY FOLLOWING COUNCIL MEETING)

AUGUST 18, 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 16, 2026 Minutes - Regular Redevelopment Agency Board Meeting

3. RESOLUTIONS/PUBLIC HEARINGS

3.A. RESOLUTION/PUBLIC HEARING - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Official Project Area Plan for the Mid-Valley Community Reinvestment Project Area.

BACKGROUND: *(Presented by Director of Legislative and Strategic Affairs, Evan Berrett)* The proposed resolution will allow for the approval of the Mid-Valley Community Reinvestment Project Area Plan. This Plan is the end result of a comprehensive evaluation of the intended development plans and guides and controls the community reinvestment activities within the Project Area. The Plan is intended to define the method and means of the Project Area from its current state to a higher and better use.

3.B. RESOLUTION/PUBLIC HEARING - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Official Project Area Budget for the Mid-Valley Community Reinvestment Project Area.

BACKGROUND: *(Presented by Director of Legislative and Strategic Affairs, Evan Berrett)* The Project Area budget has been assembled based on the outcomes of negotiations aimed at ensuring the successful development of a large commercial/retail area within the city. The budget assumes use of a TIF arrangement using sales tax revenues, with 55% of new tax revenues paying down a TIF Bond which will be utilized to complete negotiated off-site infrastructure improvements. The budget also reflects a conclusion of incentives after 20 years or fewer which starts at the completion of the first building.

4. RESOLUTIONS

- 4.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 Mid-Valley Community Reinvestment Project Area.

BACKGROUND: *(Presented by Director of Legislative and Strategic Affairs, Evan Berrett)* The Mid-Valley CRA covers approximately 53 acres currently under review for commercial retail development. This interlocal agreement specifies the City's involvement in providing tax increment financing for the off-site project improvements and other necessary administrative procedures, terms, and so forth.

- 4.B. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Mid-Valley CRA Participation Agreement between the Redevelopment Agency of Eagle Mountain City, Eagle Mountain City, and Terra Smith's Eagle Mountain, LLC.

BACKGROUND: *(Presented by Director of Legislative and Strategic Affairs, Evan Berrett)* The Mid-Valley CRA covers approximately 53 acres currently under review for commercial retail development. The proposed resolution sets terms and conditions for the distribution and use of project area funds and satisfies any other obligations any or all parties participating in the Mid-Valley CRA have agreed to through negotiations.

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 13 day of August, 2026, 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.

Lacie A. Messerly, City Recorder