



EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING

June 18, 2024, 7:00 PM

Directly Following the City Council Meeting

1650 E Stagecoach Run, Eagle Mountain, UT 84005

REDEVELOPMENT AGENCY BOARD MEETING - CITY COUNCIL CHAMBERS

The meeting will convene directly following the City Council meeting.

1. CALL TO ORDER

2. MINUTES

- 2.A April 2, 2024 Meeting Minutes - Regular Redevelopment Agency Board Meeting
[04.02.2024 RDA Minutes - DRAFT](#)

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.](#)

BACKGROUND: (Presented by Executive Director Evan Berrett) The Redevelopment Agency of Eagle Mountain City operates under bylaws which were adopted in 2008. The bylaws call for the election of a Chairperson and Vice Chairperson, to hold office for one year each, and state that the Mayor shall be the Chairperson and the Vice Chairperson shall be a member of the governing board of the Agency.

[RDA RES--Appointing and Electing Officers](#)

4. RESOLUTIONS/PUBLIC HEARINGS

- 4.A [PUBLIC HEARING/RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2024-2025 Agency Budget.](#)

BACKGROUND: *(Presented by City Staff)* The Redevelopment Agency of Eagle Mountain City will review and adopt a budget for Fiscal Year 2024-2025, as required by Section 17C-1-601.5, Utah Code Annotated.

[RDA RES--FY 2025 Budget Adoption](#)
[FY 2025 Tentative RDA Budget](#)

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 accommodation 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 801-789-6610. 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 13th day of June, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, 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.

Fionnuala B. Kofoed, MMC, City Recorder



THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY BOARD MEETING MINUTES

April 2, 2024, 7:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

REDEVELOPMENT AGENCY BOARD MEETING

ELECTED OFFICIALS PRESENT: Board Chair Tom Westmoreland, Board Members Donna Burnham, Melissa Clark, Jared Gray, and Rich Wood.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Board Member Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Jody Bates, Chief Deputy Recorder.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

1. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 9:56 p.m.

2. MINUTES

2.A. October 3, 2023 Minutes – Regular Redevelopment Agency Board Meeting

MOTION: *Board Member Wright moved to approve the October 3, 2023 minutes. 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.

3. RESOLUTION

3.A. **RESOLUTION** – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, designating a survey area known as the Triple Tail Survey Area, and authorizing agency staff, consultants and legal counsel to prepare a proposed Community Reinvestment Project Area Plan, and accompanying Project Area Budget for a proposed Community Reinvestment Area within the survey area.

Executive Director Evan Berrett explained that a survey area resolution is the first step in the Redevelopment Agency process for a project. He explained other elements required by the State. Additionally, the City requires a development agreement and a third-party physical impact study. This project is divided into a western area, immediately east of the Tyson Foods facility, and a southern area, southeast of the Meta facility. The applicant is seeking to purchase additional land for the project. The land was included in the application as it is easier to remove land from a survey area than to add it.

MOTION: *Board Member Wood moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, designating a survey area known as the Triple Tail Survey Area, and*

authorizing agency staff, consultants, and legal counsel to prepare a proposed Community Reinvestment Project Area Plan, and accompanying Project Area Budget for a proposed Community Reinvestment Area within the survey area. Board Member Gray 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.

4. ADJOURNMENT

MOTION: *Board Member Clark moved to adjourn the meeting at 10:02 pm. Board Member Gray 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 meeting was adjourned at 10:02 p.m.

Approved by the Redevelopment Agency of Eagle Mountain City on June 18, 2024.

Evan Berrett
Executive Director



**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD
MEETING
JUNE 18, 2024**

TITLE:	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.
ITEM TYPE:	Resolution
FISCAL IMPACT:	N/A
APPLICANT:	City Staff

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
--------------------------	--------------	---------	-----------

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Executive Director Evan Berrett

RECOMMENDATION:

Staff recommends the Board adopt a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, appointing and electing officers to serve in the Redevelopment Agency of Eagle Mountain City.

BACKGROUND:

The Redevelopment Agency of Eagle Mountain City operates under bylaws which were adopted in 2008. The bylaws call for the election of a Chairperson and Vice Chairperson, to hold office for one year each, and state that the Mayor shall be the Chairperson and the Vice Chairperson shall be a member of the governing board of the Agency.

ITEMS FOR CONSIDERATION:

The RDA's practice prior to 2022 was to appoint the Mayor Pro Tempore as the Board Vice Chairperson; however, in 2022 and 2023, the Board elected the City Council Liaison to the Economic Development Board as the Board Vice Chairperson. Currently, Councilmember Rich Wood is the City Council Liaison to the Economic Development Board.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

[RDA RES--Appointing and Electing Officers](#)

RESOLUTION NO. R-____-2024

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY
APPOINTING AND ELECTING OFFICERS TO SERVE IN THE REDEVELOPMENT AGENCY
OF EAGLE MOUNTAIN CITY**

PREAMBLE

WHEREAS, the Redevelopment Agency of Eagle Mountain City was created to transact the business of a redevelopment agency and to exercise all of the powers provided for in the Utah Redevelopment Agencies Act, 17B-4-101 et. seq., Utah Code Annotated (1953, as amended) and any successor law or act; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City finds it necessary and desirable to elect or appoint officers of the Redevelopment Agency of Eagle Mountain City, ratify all prior actions taken by the Board; and

WHEREAS, these officers shall transact the business and exercise the powers of the Agency in each official capacity as described and provided for within the Bylaws of the Redevelopment Agency of Eagle Mountain City, and shall serve for the designated term of said office, or until such time as the Board of Directors shall appoint or elect other officers at a properly noticed meeting of the Agency.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Eagle Mountain City that all prior actions of the Board are ratified and confirmed and the following persons are hereby elected and appointed to serve as officers of the Redevelopment Agency of Eagle Mountain City for the terms provided for in the Agency's Bylaws and until their replacements are appointed or elected:

_____ Chair

_____ Vice-Chair

This Resolution takes effect upon its adoption.

ADOPTED by the Redevelopment Agency of Eagle Mountain City this 18th day of June, 2024.

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 18th day of June, 2024.

Those voting yes:

Donna Burnham

Melissa Clark

Jared Gray

Rich Wood

Brett Wright

Those voting no:

Donna Burnham

Melissa Clark

Jared Gray

Rich Wood

Brett Wright

Those excused:

Donna Burnham

Melissa Clark

Jared Gray

Rich Wood

Brett Wright

Those abstaining:

Donna Burnham

Melissa Clark

Jared Gray

Rich Wood

Brett Wright

Evan Berrett, Executive Director



**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD
MEETING
JUNE 18, 2024**

TITLE:	PUBLIC HEARING/RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2024-2025 Agency Budget.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Kimberly Ruesch, Admin

PRESENTED BY:

City Staff

RECOMMENDATION:

Staff recommends the Redevelopment Agency of Eagle Mountain City approve a Resolution of the Redevelopment Agency of Eagle Mountain City, adopting the Fiscal Year 2024-2025 Agency Budget.

BACKGROUND:

The Redevelopment Agency of Eagle Mountain City will review and adopt a budget for Fiscal Year 2024-2025, as required by Section 17C-1-601.5, Utah Code Annotated.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

- [RDA RES--FY 2025 Budget Adoption](#)
- [FY 2025 Tentative RDA Budget](#)

RESOLUTION NO. R- -2024

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY,
UTAH, ADOPTING THE FISCAL YEAR 2024-2025 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; and

WHEREAS, the Redevelopment Agency of Eagle Mountain City held a public hearing on June 18, 2024, 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 18, 2024, public comment received and considered, and that the Board may consider and adopt the Fiscal Year 2024-2025 budget, attached as Exhibit A.

2. The budget of the Redevelopment Agency of Eagle Mountain City is hereby adopted on June 18, 2024, and effective for the fiscal year 2024-2025.

ADOPTED by the Redevelopment Agency of Eagle Mountain City this 18th day of June, 2024.

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 18th day of June, 2024.

Those voting yes:

Donna Burnham

Melissa Clark

Jared Gray

Rich Wood

Brett Wright

Those voting no:

Donna Burnham

Melissa Clark

Jared Gray

Rich Wood

Brett Wright

Those excused:

Donna Burnham

Melissa Clark

Jared Gray

Rich Wood

Brett Wright

Those abstaining:

Donna Burnham

Melissa Clark

Jared Gray

Rich Wood

Brett Wright

Evan Berrett, Executive Director

Exhibit A



FY 2024-2025 Tentative Budget
June 18, 2024

Account Number	Description	2023 Actual	2024 Estimate	2025 Proposed
80	Eagle Mountain RDA			
	Revenue			
80-00-31109-0000	EDA 2012-1 Property Tax	\$ 53,984	\$ -	\$ -
80-00-31110-0000	Parkside CDA Property Tax	\$ 17,149	\$ 17,950	\$ 20,198
80-00-31111-0000	Sweetwater CRA Property Tax	\$ 7,253,420	\$ 9,746,126	\$ 9,601,286
80-00-31112-0000	Pole Canyon CRA	\$ 2,030	\$ -	\$ -
80-00-31113-0000	Pole Canyon CRA 53 Property Tx	\$ 319,193	\$ 693,529	\$ 941,279
80-00-31114-0000	Sweetwater CRA P2	\$ -	\$ -	\$ -
80-00-37010-0000	Interest Earnings	\$ 587	\$ 176,633	\$ -
80-00-38110-0000	Due From General Fund	\$ -	\$ -	\$ -
	Revenue	\$ 7,646,362	\$ 10,634,238	\$ 10,562,763
	Expense			
48000	Transfers & Other Uses			
80-61-48000-9110	Due to General Fund- AdminChrg	\$ 54,027	\$ 176,627	\$ 215,278
48000	Transfers & Other Uses	\$ 54,027	\$ 176,627	\$ 215,278
80000	Eagle Mountain RDA			
80-47-80000-4320	RDA Consulting Services	\$ 10,400	\$ -	\$ -
80-47-80000-6450	Parkside CDA TIF Reimbursement	\$ -	\$ 17,950	\$ 20,198
80-47-80000-6451	EDA 2012-1 TIF Reimbursement	\$ 55,833	\$ -	\$ -
80-47-80000-6452	Sweetwater CRA Expenditures	\$ 6,583,956	\$ 9,746,126	\$ 9,391,286
80-47-80000-6453	Swtwtr CRA Housing Requirments	\$ -	\$ -	\$ -
80-47-80000-6454	Pole Canyon CRA	\$ 285,106	\$ 693,535	\$ 936,001
80-47-80000-6455	Pole Canyon CRA Housing	\$ -	\$ -	\$ -
80000	Eagle Mountain RDA	\$ 6,935,295	\$ 10,457,611	\$ 10,347,485
	Expense	\$ 6,989,322	\$ 10,634,238	\$ 10,562,763