



EAGLE MOUNTAIN
REDEVELOPMENT AGENCY BOARD
MEETING

June 15, 2021, 7:00 PM

Directly Following the City Council Meeting Scheduled at
7:00 PM

1650 E Stagecoach Run, Eagle Mountain, UT 84005

REDEVELOPMENT AGENCY BOARD MEETING - CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. MINUTES

- 2.A June 1, 2021 Minutes - Regular Redevelopment Agency Board Meeting
[06.01.2021 RDA Minutes - DRAFT](#)

3. RESOLUTIONS/PUBLIC HEARINGS

- 3.A [PUBLIC HEARING/RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Redevelopment Agency of Eagle Mountain City Budget for Fiscal Year 2021-2022.](#)

BACKGROUND: *(Presented by Executive Director Aaron Sanborn)* The Redevelopment Agency will review and adopt a budget for Fiscal Year 2021-2022 as required by Section 17C-1-601.5, Utah Code Annotated.

[RDA RES--FY 2022 Budget Adoption](#)
[2022 Budget - RDA](#)

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 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 10th day of June, 2021, 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

June 1, 2021, 7:15 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

REDEVELOPMENT AGENCY BOARD MEETING - CITY COUNCIL CHAMBERS, DIRECTLY FOLLOWING THE CITY COUNCIL MEETING DIVERSION OF PROPERTY TAX FOR A COMMUNITY REINVESTMENT PROJECT AREA

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Board Chair Tom Westmoreland, Board Members Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Executive Director; Jeremy Cook, City Attorney; Embret Fossum, and Fire Chief; Eric McDowell, Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Tayler Jensen, Senior Planner.

1. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 9:09 p.m.

2. MINUTES

2.A. March 16, 2021 Minutes

MOTION: *Board Member Clark moved to approve the March 16, 2021 minutes. Board Member Gray seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

3. RESOLUTIONS

3.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 Sweetwater Industrial Park Community Reinvestment Area #2.

Executive Director Aaron Sanborn presented the item.

MOTION: *Board Member Gray moved to approve a resolution of the Redevelopment Agency of Eagle Mountain, Utah, approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the collection and remittance of incremental property tax collected from property within the Sweetwater Industrial Park Community Reinvestment Area #2. Board Member Burnham seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

3.B. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #2.

MOTION: *Board Member Gray moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #2. Board Member Clark seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

3.C. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #2.

MOTION: *Board Member Gray moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #2. Board Member Burnham seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

3.D. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #2.

MOTION: *Board Member Clark moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Unified Fire Service Area for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #2. Board Member Gray seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

3.E. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Area #2.

City Attorney Jeremy Cook verified a provision in the Housing Authority requires the County to comply with local ordinances and the City is not surrendering land use authority as a municipality with this agreement.

Board Member Burnham requested that Utah County invest a portion of the funds in Eagle Mountain City.

Mr. Sanborn said approximately two-third of the County's affordable housing budget are allocated to County-wide rent assistance programs.

MOTION: *Board Member Gray moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the collection and remittance of incremental property taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Area #2. Board Member Burnham seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

3.F. RESOLUTION – A Resolution Approving a CRA Participation Agreement between the Redevelopment Agency of Eagle Mountain City and Curleybird LLC.

Mr. Sanborn explained the participation agreement is the tool the RDA uses to authorize the City to carry out the budget and terms of the agreement. The adoption of the interlocal agreements stipulate that the tax entities will allow the County to transmit a portion of the property tax to the RDA for the indicated purposes. A provision was added to the participation agreement between for additional \$10,000 per year from the agency to the County to cover interlocal agreement administrative costs to distribute the tax increment. The company will pay the cost to the agency to cover the fee.

City Attorney Jeremy Cook confirmed that the \$8,000,000 allocation in the agreement does not count towards the City's affordable housing requirement.

MOTION: *Board Member Clark moved to approve a resolution approving a CRA Participation Agreement between the Redevelopment Agency of Eagle Mountain City and Curleybird LLC. Board Member Gray seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

4. ADJOURNMENT

MOTION: *Board Member Gray moved to adjourn the meeting 9:39 p.m. Board Member Burnham seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

The meeting was adjourned at 9:39 p.m.

Approved by the Redevelopment Agency of Eagle Mountain City on June 15, 2021.

Aaron Sanborn
Executive Director



**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD
MEETING
JUNE 15, 2021**

TITLE: PUBLIC HEARING/RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Redevelopment Agency of Eagle Mountain City Budget for Fiscal Year 2021-2022.

ITEM TYPE: Resolution

FISCAL IMPACT:

APPLICANT:

**GENERAL PLAN
DESIGNATION**

CURRENT ZONE

ACREAGE

COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Aaron Sanborn, Admin

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RDA RES--FY 2022 Budget Adoption](#)
[2022 Budget - RDA](#)

RESOLUTION NO. R- -2021

**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 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 15, 2021 to receive public input on the budget; and

WHEREAS, The Redevelopment Agency of Eagle Mountain City desires to adopt the final budget on June 15, 2021.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Redevelopment Agency of Eagle Mountain City hereby adopts the budget attached as Exhibit A.

ADOPTED by the Redevelopment Agency of Eagle Mountain City this 15th day of June, 2021.

Tom Westmoreland, Board Chair

ATTEST:

Aaron Sanborn, Executive Director

CERTIFICATION

The above Resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah on this 15th day of June, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Aaron Sanborn, Executive Director

Exhibit A

Fund 80- Eagle Mountain Redevelopment Agency
Revenue & Expenditure Summary

GENERAL FUND SUMMARY EXPENDITURES	2020 Actual	2021 Projected	2022 Proposed
EDA 2012-1 Expenditures	118,174	197,794	185,272
Parkside CDA Expenditures	18,768	23,791	20,085
Sweetwater CRA Expenditures	-	-	7,537,050
Expenditure Total:	136,942	221,585	7,742,407
GENERAL FUND SUMMARY REVENUES	2020 Actual	2021 Projected	2022 Proposed
EDA 2012-1 Revenues	123,612	185,272	185,272
Parkside CDA Revenues	19,758	19,418	20,085
Sweetwater CRA Revenues	-	-	7,537,050
Use of Fund Balance Reserve			
Revenue Total:	143,370	204,690	7,742,407
GENERAL FUND BALANCE SUMMARY	2020 Actual	2021 Projected	2022 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:			
Fund Balance (Deficit)- Beginning:	6,428	(16,894)	-
Use of Fund Balance Reserve:	10,597	17,024	130
	-	-	-
Fund Balance (Deficit)- Ending:	17,024	130	130

Fund 80 -
ECONOMIC DEVELOPMENT AREA (EDA) 2012-1

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
80-47-80000-4320	Consulting Services	2,500	2,500	
80-47-80000-6451	Public Infrastructure Fund (Roads, Utilities, etc.)	115,674	176,008	176,008
80-61-48000-9110	EDA Administration (5%)		19,285	9,264
Expenditure Total:		118,174	197,794	185,272

REVENUE		2020 Actual	2021 Projected	2022 Proposed
80-00-31109-0000	EDA 2012-1 Property Tax	123,612	185,272	185,272
80-00-38110-0000	Due From General Fund			
Revenue Total:		123,612	185,272	185,272

Fund 80 -
COMMUNITY DEVELOPMENT AREA (PARKSIDE CDA)

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
80-47-80000-4320	Consulting Services		2,400	
80-47-80000-6450	Developer Incentive Fund (Major Retailer TIF)	18,768	18,448	19,081
80-61-48000-9110	CDA Administration (5%)		2,943	1,004
Expenditure Total:		18,768	23,791	20,085

REVENUE		2019 Actual	2020 Projected	2021 Proposed
80-00-31110-0000	Parkside CDA Property Tax	19,758	19,418	20,085
80-00-38110-0000	Due From General Fund			
Revenue Total:		19,758	19,418	20,085

Fund 80 -
SWEETWATER CRA

EXPENDITURES		2020 Actual	2021 Projected	2022 Proposed
80-47-80000-4320	Consulting Services			
80-47-80000-6452	Redevelopment Activies (Infrastructure, Incentives)		-	6,778,345
80-47-80000-6453	Housing Requirement		-	753,705
80-61-48000-9110	Due to Gen. Fund - CRA Administration		-	5,000
Expenditure Total:		-	-	7,537,050
REVENUE		2020 Actual	2021 Projected	2022 Proposed
80-00-31111-0000	CRA Property Tax		-	7,537,050
80-00-38110-0000	Due From General Fund			
Revenue Total:		-	-	7,537,050