



EAGLE MOUNTAIN
REDEVELOPMENT AGENCY BOARD
MEETING

June 02, 2020, 8:00 PM

1650 E Stagecoach Run, Eagle Mountain, UT 84005

REDEVELOPMENT AGENCY BOARD MEETING - ELECTRONIC MEETING VIA LIFESIZE

Proposed interim adjustments to procedures relating to Public Meetings

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically by following the instructions below.

Lifesize electronic meeting through Granicus at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>. Copy and paste the link to your web browser to view the live stream and meeting documents.

For information regarding revised practices for public meetings in Eagle Mountain City, click the link below.

[Revised Meeting Practices](#)

1. **CALL TO ORDER**

2. **MINUTES**

2.A. [April 21, 2020 Minutes](#)
[04.21.2020 RDA Minutes - DRAFT](#)

2.B. [May 19, 2020 Minutes](#)
[05.19.2020 RDA Minutes - DRAFT](#)

3. **RESOLUTIONS/PUBLIC HEARINGS**

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.

- 3.A. Resolution - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2020-2021 Budget.

This is not an action item; public hearing only.

BACKGROUND: (Presented by Assistant City Administrator/Finance Director Paul Jerome)
State statute requires that the Redevelopment Agency hold a public hearing on the tentative budget and that the budget be adopted by June 30. The tentative budget was accepted by the Board on May 19, 2020. The final budget will be adopted on June 16, 2020 and will be the document that governs the expenditures for FY 2020-2021.

[FY 2021 Budget RDA - Preliminary](#)

[EDA 2012-1 - Preliminary](#)

[Sweetwater CDA - Preliminary](#)

[Parkside CDA - Preliminary](#)

4. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **29th day of May, 2020**, 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



To comply with social distancing practices, the following procedures have been implemented to limit the number of people in attendance at meetings, while still providing ample opportunity for public input and ensuring legal requirements are met.

1. Meeting Schedule.

- A. All meetings will be held as planned until further notice. Any changes to meeting schedules will be posted via social media and other normal channels of communication.
- B. An electronic Lifesize meeting will be livestreamed via Granicus at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs> to allow the public remote attendance to the Work Session and Policy Session.

2. Work Sessions – Limiting Physical Attendance.

- A. The Council Chambers will be open to administrative staff to participate in the Work Session meeting, from that location.
- B. Council members will participate electronically from remote locations to limit the number of people in the Council Chambers. City staff may also participate electronically.
- C. Agenda items will be evaluated to determine if a presentation is necessary.

3. Policy Meetings – Limiting Physical Attendance.

- A. Council members will participate electronically from remote locations to limit the number of people in the Chambers. City Staff may also participate electronically.
- B. General public comment will not be taken during meetings. General comments may be submitted through the following electronic options, prior to the meeting:
 - i. Telephonic message: 801-789-6611,
 - ii. Written comments through the Public Comment Submission Format <https://emcity.seamlessdocs.com/f/3pp842tmesrx>, or
 - iii. Written comments through email: recorder@emcity.org
- C. Action Items.
 - i. Consent Agenda and Policy Session. The City Council will act on the consent agenda and policy session items where public comment is not accepted (normal practice).
 - ii. Public Hearings. On items where a public hearing is required by law, residents will be encouraged to provide comments prior to the public hearing date. At the public hearing, the Council will receive a summary presentation and discuss the issue. Comments received prior to the hearing will be added to the record before closing the hearing and taking final action. Members of the public that wish to make a public comment during the hearing may fill out a Public Comment Submission Form

at <https://emcity.seamlessdocs.com/f/3pp842tmesrx>, and submit the form prior to the meeting. Comments for public hearings may also be submitted through the following electronic options:

- a. Telephonic message: 801-789-6611;
- b. Written comments through email: recorder@emcity.org

A computer, with remote access to the electronic meeting, will be available in the foyer at City Hall to accommodate those that prefer to make comments, in person, rather than using the other electronic means, provided.

- iii. Questions. Staff will ensure any questions received through the email, website or by phone are either answered or directed to the Mayor to be addressed.



The Redevelopment agency of Eagle Mountain City Board Meeting Minutes

April 21, 2020, 8:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

REDEVELOPMENT AGENCY BOARD MEETING – ELECTRONIC MEETING VIA LIFESIZE

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

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Fionnuala Kofoed, City Recorder; Jeremy Cook, City Attorney; Elizabeth Fewkes, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief, Brad Hickman, Parks and Recreation Director; Jeff Weber, Fleet and Facilities Operations Director; and Jessa Porter, Planner.

1. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 10:35 p.m.

2. MINUTES

2.A. September 3, 2019 Meeting Minutes

MOTION: *Board Member Burnham moved to approve the September 3, 2019 minutes. Board Member Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

3. RESOLUTIONS

3.A. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.

Executive Director Aaron Sanborn explained the process of appointing a Chair and Vice Chair in accordance with Utah State Code. City Recorder Fionnuala Kofoed explained City bylaws regarding the Redevelopment Agency (RDA).

Board Member Gray expressed concern regarding City bylaws stipulating the Mayor serve as Board Chair, due to Utah State Code not specifying the entity's mayor as chair, and potential future conflicts of interest.

Discussion ensued regarding Board Member Gray's concerns.

City Attorney Jeremy Cook explained the Board Chair does not vote, which is one of the reasons the mayor is appointed as Board Chair.

MOTION: *Board Member Burnham moved to appoint Mayor Tom Westmoreland to serve as Chair and Councilmember Colby Curtis to service as Vice Chair of the Redevelopment Agency of Eagle Mountain City, Utah. Board Member Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

- 3.B. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Designating a Survey Area Known as Sweetwater Industrial Park Survey Area #2, and Authorizing Staff, Consultants, and Legal Counsel to Prepare a Proposed Community Reinvestment Project Area Budget for a Proposed Community Reinvestment Area Within the Survey Area.

Mr. Sanborn presented the item and explained the purposes of RDAs. Staff has determined that it would be beneficial to the RDA to pursue a Community Reinvestment Project Area in an area near the Facebook datacenter. This allows for greater economic development opportunities in the area. The proposed resolution allows staff and consultants to conduct a study of the area to determine if development is feasible within the proposed area, prepare a project area plan and budget, as well as start any processes required in order to start the adoption process of a plan and budget. Once completed, the plan and budget would return to the Board for approval.

Board Member Curtis expressed concern that the Board does not have input during the negotiation phase of the project and stated he wants the Board to be a part of the monetary negotiations of the project before the item returns to the Board for a vote. He requested acknowledgment from City Administrator Ifo Pili and Mr. Sanborn assuring individual discussion with Board Members during negotiations to determine RDA increments.

Mr. Pili explained the project area plan and budget would include an RDA increment when presented to the Board, and it is the Board's prerogative to vote against the plan, should the Board disagree with the proposed increment.

Discussion ensued regarding Board Member involvement in negotiations. Ms. Kofoed stated all joint discussions or negotiations involving the Board members are required to be held in a public meeting, and as many public meetings as necessary could be held to discuss and amend terms of an RDA.

Board Member Love asked if the Board could discuss RDAs in a closed session. Ms. Kofoed stated RDA negotiations do not qualify for a closed session. Mr. Pili stated staff may discuss RDA negotiations individually with Board Members.

MOTION: *Board Member Clark moved to approve a resolution designating a survey area known as Sweetwater Industrial Park Survey Area #2, and authorizing staff, consultants, and legal counsel to prepare a proposed community reinvestment project area budget for a proposed community reinvestment area within the survey area. Board Member Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

4. ADJOURNMENT

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

The meeting was adjourned at 11:13 p.m.

Approved by the Redevelopment Agency of Eagle Mountain City Board on June 2, 2020.

Aaron Sanborn
Executive Director



The Redevelopment agency of Eagle Mountain City Board Meeting Minutes

May 19, 2020, 8:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

REDEVELOPMENT AGENCY BOARD MEETING - ELECTRONIC MEETING VIA LIFESIZE

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

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Fionnuala Kofoed, City Recorder; Jeremy Cook, City Attorney; Elizabeth Fewkes, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief, Brad Hickman, Michele Graves, Library Director; Jeff Weber, Fleet and Facilities Operations Director; and Jessa Porter, Planner.

1. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 9:39 p.m.

2. RESOLUTION/PUBLIC HEARING

- 2.A. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Redevelopment Agency of Eagle Mountain City Tentative Budget for Fiscal Year 2020-2021 and Setting a Public Hearing for Adoption of the Final Budget for June 2, 2020.

Assistant City Administrator/Finance Director Paul Jerome presented the item and reviewed the Redevelopment Agency of Eagle Mountain City Tentative Budget for Fiscal Year 2020-2021.

MOTION: *Board Member Burnham moved to approve a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, adopting the Redevelopment Agency of Eagle Mountain City Tentative Budget for Fiscal Year 2020-2021 and setting a public hearing for adoption of the Final Budget for June 2, 2020. Board Member Gray seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

3. ADJOURNMENT

MOTION: *Board Member Gray moved to adjourn the meeting at 9:52 p.m. Board Member Love seconded the motion. Those voting aye: Donna Burnham,*

Colby Curtis, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

The meeting was adjourned at 9:52 p.m.

Approved by the Redevelopment Agency of Eagle Mountain City Board on June 2, 2020.

Aaron Sanborn
Executive Director

Fund 80- Eagle Mountain Redevelopment Agency					
Revenue & Expenditure Summary					
GENERAL FUND SUMMARY EXPENDITURES	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
EDA 2012-1 Expenditures	34,748	79,006	77,873	116,924	125,312
Parkside CDA Expenditures	31,692	24,868	18,560	20,018	21,238
Sweetwater CRA Expenditures					5,778,406
Expenditure Total:	66,440	103,874	96,433	136,942	5,924,956
GENERAL FUND SUMMARY REVENUES	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
EDA 2012-1 Revenues	36,801	83,669	77,873	123,612	125,312
Parkside CDA Revenues	17,792	26,055	18,560	19,758	21,238
Sweetwater CRA Revenues					5,778,406
Use of Fund Balance Reserve					
Revenue Total:	54,593	109,725	96,433	143,370	5,924,956
GENERAL FUND BALANCE SUMMARY	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	(11,847)	5,850	-	6,428	-
Fund Balance (Deficit)- Beginning:	4,746	(7,101)	(1,251)	(1,251)	5,177
Use of Fund Balance Reserve:	-	-	-	-	-
Fund Balance (Deficit)- Ending:	(7,101)	(1,251)	(1,251)	5,177	5,177

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

EXPENDITURES		2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
80-47-80000-4320	Consulting Services		6,366		1,250	
80-47-80000-6451	Public Infrastructure Fund (Roads, Utilities, etc.)	34,748	72,640	73,979	115,674	119,046
80-61-48000-9110	EDA Administration (5%)			3,894		6,266
Expenditure Total:		34,748	79,006	77,873	116,924	125,312

REVENUE		2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
80-00-31109-0000	EDA 2012-1 Property Tax	36,801	77,303	77,873	123,612	125,312
80-00-38110-0000	Due From General Fund		6,366			
Revenue Total:		36,801	83,669	77,873	123,612	125,312

Fund 80 -
SWEETWATER CRA

EXPENDITURES	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Consulting Services					5,196,065
Redevelopment Activies (Infrastructure, Incentives)					577,341
Housing Requirement					5,000
CRA Administration					
Expenditure Total:	-	-	-	-	5,778,406

REVENUE	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
80-00-31111-0000 CRA Property Tax					5,778,406
80-00-38110-0000 Due From General Fund					
Revenue Total:	-	-	-	-	5,778,406

Fund 80 -
COMMUNITY DEVELOPMENT AREA (PARKSIDE CDA)

EXPENDITURES		2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
80-47-80000-4320	Consulting Services		6,366		1,250	
80-47-80000-6450	Developer Incentive Fund (Major Retailer TIF)	31,692	18,502	17,632	18,768	20,176
80-61-48000-9110	CDA Administration (5%)			928		1,062
Expenditure Total:		31,692	24,868	18,560	20,018	21,238

REVENUE		2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
80-00-31110-0000	Parkside CDA Property Tax	17,792	19,689	18,560	19,758	21,238
80-00-38110-0000	Due From General Fund		6,366			
Revenue Total:		17,792	26,055	18,560	19,758	21,238