EAGLE MOUNTAIN
REDEVELOPMENT AGENCY BOARD MEETING

May 21, 2019, 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

May 7, 2019 -- Regular Meeting

2.A. May 7, 2019 Minutes
Regular Redevelopment Agency Meeting
2019-05-07 RDA Minutes - DRAFT

3. RESOLUTIONS/PUBLIC HEARINGS

RESOLUTION -- A Resolution of the Redevelopment Agency of Eagle Mountain City Adopting the Fiscal Year 2019-2020 Budget.

3.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2019-2020 Budget. **This is not an action item, public hearing only**

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) State statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 22. The tentative budget was accepted by the City Council on May 7, 2019. The final budget will be adopted on June 18 and will be the document that governs the expenditures for FY 2019-2020.
2020 Budget (RDA) - 5-21-19 Preliminary Version

4. ADJOURNMENT

CERTIFICATE OF POSTING

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.

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **16th day of May, 2019,** 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

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **REDEVELOPMENT AGENCY BOARD MEETING** **MAY 21, 2019**		
TITLE:	May 7, 2019 Minutes		
ITEM TYPE:	Minutes		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Lianne Pengra, Recorder's Office

RECOMMENDATION:

BACKGROUND:

Attachments:

2019-05-07 RDA Minutes - DRAFT

EAGLE MOUNTAIN
Redevelopment Agency MEETING MINUTES

May 7, 2019, 7:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

7:00 P.M. REDEVELOPMENT AGENCY MEETING - CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Stephanie Gricius, Donna Burnham, Benjamin Reaves, and Melissa Clark

CITY STAFF PRESENT: Ifo Pili, City Administrator; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Aaron Sanborn, Economic Development Director; Steve Mumford, Community Development Director; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

ALSO PRESENT: Youth Council Mayor Isaac Barrus, and Youth Councilmembers Jordan Noyes and Hannah Jensen.

5. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 7:09 p.m.

6. MINUTES

6.A. May 15, 2018 Minutes

6.B. March 5, 2019 Minutes

MOTION: ***Board Member Gricius moved to approve the May 15, 2018, and March 5, 2019, Redevelopment Agency Board Meeting minutes. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

7. RDA RESOLUTIONS/PUBLIC HEARING

7.A. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah Adopting an Official Project Area Plan for the Pole Canyon Community Reinvestment Project Area.

Executive Director Aaron Sanborn explained the project area covers 80 acres in the Pole Canyon Master Development Plan. The property is currently planned for industrial use. The project area would allow for tax increment funds to be used for project benefits.

Rob Sant with Lewis Young Robertson and Burningham, Inc. explained under Utah Code, local governments have the authority to conduct economic development activities within their communities through community reinvestment areas (CRAs), or community development areas. Tax increment funds become available for a specified period of time to provide assistance for existing businesses, new development, infrastructure improvements, and more.

Mr. Sant explained the CRA is being created to stimulate capital investment and development of vacant and under-utilized property. It promotes job creation and expands the tax base for all taxing entities. The potential business in discussion to develop in the CRA is a food manufacturing business. This development will include investment of over $290 million of personal property.

This property currently provides all taxing entities a total of $13,110 a year. The requested participation from taxing entities for the tax increment plan is 60% over twenty years. Taxing entities will retain the remaining 40%. The first tax increment receipt is assumed to be in 2022. The estimated base tax year value is $1.2 million. The incremental assessed value in twenty years is estimated to be $184,076,269, bringing the total assessed value in twenty years to $185,276,269. If the property remains in its current state, taxing entities will receive $262,200 over twenty years; with the development as described and with the tax increment in place, taxing entities will receive $14,097,080 over that same twenty-year period.

Two percent of the tax increment dollars will be used for project area administration and operations, ten percent will be used for affordable housing, and the remaining amount will be used for redevelopment activities.

Board Chair Westmoreland opened the public hearing at 7:22 p.m.

Bruno Hunziker stated his approval of the project and expressed concerns regarding traffic and future roads.

Mr. Sanborn explained two separate roads are identified within the project: 4000 North on the north end, which will be 24 feet wide, and Pole Canyon Boulevard on the south end, which will extend to Eagle Mountain City Center. Completion of Pole Canyon Boulevard is a requirement of the developer and is not part of the CRA.

Board Chair Westmoreland closed the public hearing at 7:26 p.m.

MOTION: ***Board Member Clark moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah adopting an Official Project Area Plan for the Pole Canyon Community Reinvestment Project Area. Board Member Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

7.B. A Resolution of the Eagle Mountain Redevelopment Agency Adopting the Project Area Budget for the Pole Canyon Community Reinvestment Project Area.

Mr. Sanborn explained this budget is specific to the Pole Canyon Community Reinvestment Project Area. It determines where revenue is from, and where funds will be expended. It also includes a cost/benefit analysis; the City's benefit is approximately $3 million.

Board Chair Westmoreland opened the public hearing at 7:28 p.m. As there were no comments, he closed the hearing.

MOTION: ***Board Member Clark moved to approve a resolution of the Eagle Mountain Redevelopment Agency adopting the Project Area Budget for the Pole Canyon Community Reinvestment Project Area. Board Member Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote.***

8. RDA RESOLUTIONS

8.A. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Tentative Budget for Fiscal Year 2019-2020 and Setting a Public Hearing for Adoption of the Final Budget.

Mr. Sanborn explained this is the annual budget for the Redevelopment Agency.

MOTION: ***Board Member Curtis moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, adopting the tentative budget for Fiscal Year 2019-2020 and setting a public hearing for adoption of the final budget on May 21, 2019. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

8.B. 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 Pole Canyon Community Reinvestment Area.

MOTION: ***Board Member Burnham 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 Eagle Mountain City for the collection and remittance of incremental property taxes collected from property within the Pole Canyon Community Reinvestment Area. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin***

Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

8.C. 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 Pole Canyon Community Reinvestment Area.

MOTION: ***Board Member Reaves 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 Pole Canyon Community Reinvestment Area. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

8.D. 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 Pole Canyon Community Reinvestment Area.

MOTION: ***Board Member Curtis 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 Pole Canyon Community Reinvestment Area. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

8.E. 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 Pole Canyon Community Reinvestment Area.

MOTION: ***Board Member Burnham 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 Pole Canyon Community Reinvestment Area. Board Member Gricius seconded the motion. Those voting aye: Colby Curtis,***

Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

8.F. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and the Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

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 the Unified Fire Service Area for the collection and remittance of incremental property taxes collected from property within the Pole Canyon Community Reinvestment Area. Board Member Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

9. ADJOURNMENT

MOTION: ***Board Member Gricius moved to adjourn the meeting at 7:38 p.m. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

The meeting was adjourned at 7:38 p.m.

Approved by the Redevelopment Agency on May 21, 2019.

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Aaron Sanborn
Executive Director

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **REDEVELOPMENT AGENCY BOARD MEETING** **MAY 21, 2019**

TITLE:	ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2019-2020 Budget. **This is not an action item, public hearing only**		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Lianne Pengra, Admin

RECOMMENDATION:

BACKGROUND:

Attachments:

2020 Budget (RDA) - 5-21-19 Preliminary Version

Fund 80- Eagle Mountain Redevelopment Agency
Revenue & Expenditure Summary

GENERAL FUND SUMMARY EXPENDITURES	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
EDA 2012-1 Expenditures	23,741	34,748	38,825	81,489	77,873
Parkside CDA Expenditures	-	31,692	18,413	19,844	18,560
Expenditure Total:	**23,741**	**66,440**	**57,238**	**101,333**	**96,433**

GENERAL FUND SUMMARY REVENUES	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
EDA 2012-1 Revenues	24,991	36,801	38,826	81,490	77,873
Parkside CDA Revenues	15,344	17,792	18,413	19,844	18,560
Use of Fund Balance Reserve					
Revenue Total:	**40,335**	**54,593**	**57,239**	**101,334**	**96,433**

GENERAL FUND BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**16,594**	**(11,847)**	**1**	**1**	**-**
Fund Balance (Deficit)- Beginning:	**-**	**16,594**	**4,746**	**4,746**	**4,747**
Use of Fund Balance Reserve:	**-**	**-**	**-**	**-**	**-**
Fund Balance (Deficit)- Ending:	**16,594**	**4,746**	**4,747**	**4,747**	**4,747**