



## EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING

**April 21, 2020, 8:00 PM**

or as soon thereafter, directly following the City Council Meeting  
Eagle Mountain City Council Chambers  
1650 E Stagecoach Run, Eagle Mountain, Utah 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.

#### **1. CALL TO ORDER**

#### **2. MINUTES**

- 2.A. [September 3, 2019 Meeting Minutes](#)  
Motion to approve.  
[09.03.2019 RDA Minutes - DRAFT](#)

#### **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](#)

BACKGROUND: (Presented by Fionnuala Kofoed, City Recorder) The proposed resolution

#### **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.

appoints a Board Chair and Vice-Chair to serve in the Redevelopment Agency of Eagle Mountain City.

[RES--RDA Officers.doc](#)

- 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.](#)

BACKGROUND: (Presented by Staff) In order to create a CRA, a Redevelopment Agency (RDA) must first designate a study area as well as create a project area and budget for a proposed use in that area. Motion to approve. The proposed resolution designates a Survey Area known as Sweetwater Industrial Park Survey Area #2. The 320 acre parcel is located in the south service area of the City, east of the Facebook data center.

[Sweetwater Survey Area Map](#)

[RES--Sweetwater #2 RDA Project Area Plan](#)

#### 4. **ADJOURNMENT**

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **16th day of April**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://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

**September 3, 2019, 8:00 p.m.**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

## REDEVELOPMENT AGENCY BOARD MEETING - CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Board Chair Tom Westmoreland, Board Members Colby Curtis, Donna Burnham, Benjamin Reaves, Stephanie Gricius, and Melissa Clark.

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

### 1. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 8:55 p.m.

### 2. MINUTES

#### 2.A. June 18, 2019 Minutes

**MOTION:** *Board Member Gricius moved to approve the June 18, 2019 minutes. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Melissa Clark, Donna Burnham, Stephanie Gricius, and Benjamin Reaves. The motion passed with a unanimous vote.*

### 3. RESOLUTIONS

#### 3.A. RESOLUTION – A Resolution Approving a CRA Participation Agreement between the Redevelopment Agency of Eagle Mountain City, Eagle Mountain City, Oquirrh Wood Ranch, LLC, Utah County, and Tyson Fresh Meats, Inc.

City Attorney Jeremy Cook requested the motion to approve include an allowance for City staff and the City Attorney to make minor changes to the document, as not all entities have approved the agreement at this time.

**MOTION:** *Board Member Burnham moved to approve a resolution approving a CRA participation agreement between the Redevelopment Agency of Eagle Mountain City, Eagle Mountain City, Oquirrh Wood Ranch, LLC, Utah County, and Tyson Fresh Meats, Inc., and allow City staff and the City Attorney to make small changes to the agreement that maintain the integrity*

*of the document. Board Member Gricius seconded the motion. Those voting aye: Colby Curtis, Melissa Clark, Donna Burnham, Stephanie Gricius, and Benjamin Reaves. The motion passed with a unanimous vote.*

#### 4. ADJOURNMENT

**MOTION:** *Board Member Gricius moved to adjourn the meeting at 9:00 p.m. Board Member Curtis seconded the motion. Those voting aye: Colby Curtis, Melissa Clark, Donna Burnham, and Benjamin Reaves. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:59 p.m.

Approved by the Redevelopment Agency Board on April 21, 2020.

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Aaron Sanborn  
Executive Director



**EAGLE MOUNTAIN CITY  
REDEVELOPMENT AGENCY BOARD  
MEETING  
APRIL 21, 2020**

|                                       |                                                                                                                                                        |                      |                        |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------|
| <b>TITLE:</b>                         | A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing Officers to Serve in the Redevelopment Agency of Eagle Mountain City |                      |                        |
| <b>ITEM TYPE:</b>                     | Resolution                                                                                                                                             |                      |                        |
| <b>FISCAL IMPACT:</b>                 | NA                                                                                                                                                     |                      |                        |
| <b>APPLICANT:</b>                     | Eagle Mountain City                                                                                                                                    |                      |                        |
| <b>GENERAL PLAN DESIGNATION</b><br>NA | <b>CURRENT ZONE</b><br>NA                                                                                                                              | <b>ACREAGE</b><br>NA | <b>COMMUNITY</b><br>NA |

**PUBLIC HEARING:**

No

**REQUIRED FINDINGS:**

NA

**PLANNING COMMISSION  
ACTION /  
RECOMMENDATION**

NA

**PREPARED BY:**

Fionnuala Kofoed,  
Recorder's Office

**RECOMMENDATION:**

Staff recommends that the Board of Directors adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, appointing a Board Chair and Vice-Chair to serve in the Redevelopment Agency of Eagle Mountain City.

**BACKGROUND:**

The City Council, acting as the Board of Directors, shall elect or appoint 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. The appointments are generally made at the first RDA meeting of the year.

**Attachments:**

[RES--RDA Officers.doc](#)

**RESOLUTION NO. R-\_\_\_\_-2020**

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

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;

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, Utah this 21<sup>st</sup> day of April, 2020.

\_\_\_\_\_  
Tom Westmoreland, Board Chair

ATTEST:

\_\_\_\_\_  
Aaron Sanborn, Executive Director

## CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City on the 21<sup>st</sup> day of April, 2020.

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

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Aaron Sanborn, Executive Director



**EAGLE MOUNTAIN CITY  
REDEVELOPMENT AGENCY BOARD  
MEETING  
APRIL 21, 2020**

|                                                |                                                                                                                                                                                                                                                                                                                                                |                             |                                        |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------|
| <b>TITLE:</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. |                             |                                        |
| <b>ITEM TYPE:</b>                              | Resolution/Public Hearing                                                                                                                                                                                                                                                                                                                      |                             |                                        |
| <b>FISCAL IMPACT:</b>                          |                                                                                                                                                                                                                                                                                                                                                |                             |                                        |
| <b>APPLICANT:</b>                              |                                                                                                                                                                                                                                                                                                                                                |                             |                                        |
| <b>GENERAL PLAN DESIGNATION</b><br>Tech Campus | <b>CURRENT ZONE</b><br>RTI Overlay                                                                                                                                                                                                                                                                                                             | <b>ACREAGE</b><br>320 acres | <b>COMMUNITY</b><br>South Service Area |

**PUBLIC HEARING:**  
No

**REQUIRED FINDINGS:**

**PLANNING COMMISSION  
ACTION /  
RECOMMENDATION**

NA

**PREPARED BY:**

Aaron Sanborn, Admin

**RECOMMENDATION:**

Staff recommends the Redevelopment Agency of Eagle Mountain City adopts 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.

**BACKGROUND:**

Title 17C of the Utah Code, known as the Community Reinvestment Agencies Act, regulates the creation and approval of any Community Investment Areas (CRA). In order to create a CRA, a Redevelopment Agency (RDA) must first designate a study area as well as create a project area and budget for a proposed use in that area.

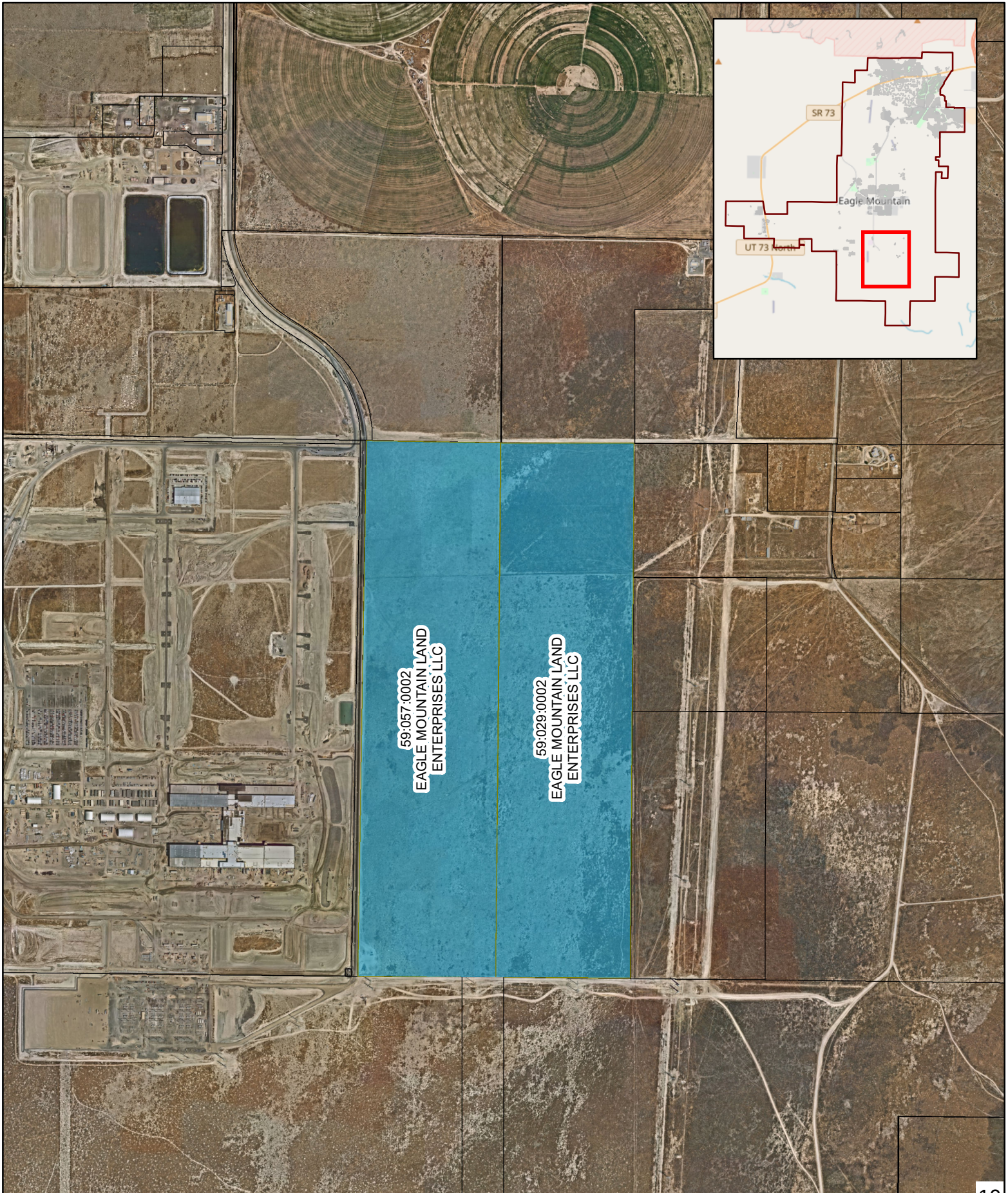
Staff has determined that it would be beneficial for the RDAs interest to pursue a CRA in an area near the Facebook Data Center. This land totals 320 acres. This would allow for greater economic development opportunities in that specific area of Eagle Mountain City. The proposed resolution would allow 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 come back to the RDA Board of Directors for approval.

**Attachments:**

Sweetwater Survey Area Map

RES--Sweetwater #2 RDA Project Area Plan



Disclaimer: Eagle Mountain City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

Contact Eagle Mountain City  
Engineering/GIS Department  
801-789-6662

## RESOLUTION NO. \_\_\_\_\_

### **A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, INITIATING THE PROCESS OF ADOPTING ONE OR MORE COMMUNITY REINVESTMENT PROJECT AREA PLANS BY DESIGNATING A SURVEY AREA KNOWN AS THE SWEETWATER INDUSTRIAL PARK SURVEY AREA #2.**

**WHEREAS** Eagle Mountain City, Utah (the “City”), created the Redevelopment Agency of Eagle Mountain City, Utah, (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, known as the Community Reinvestment Agencies Act (the “Act”), for the purposes of conducting community reinvestment activities within the City, as contemplated by the Act; and

**WHEREAS** the Agency desires to initiate the process of adopting one or more community reinvestment project area plans by adopting this resolution establishing the boundaries of the Sweetwater Industrial Park Survey Area #2 (the “Sweetwater Survey Area”). The boundaries of the Sweetwater Survey Area are depicted on the map attached to this resolution as **Exhibit A**. The Sweetwater Survey Area is located entirely within the Agency’s boundaries.

**THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, AS FOLLOWS:**

1. The Sweetwater Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Sweetwater Survey Area. Agency staff, consultants and legal counsel are authorized and instructed to conduct such study.
2. Agency staff, consultants and legal counsel are authorized to prepare a proposed community reinvestment project area plan, and accompanying project area budget, for each proposed community reinvestment project area designated by them in the Sweetwater Survey Area, and to conduct any examination, investigation, or negotiation regarding each proposed community reinvestment project area that they consider appropriate, and to take all other actions under the Act which may be appropriate for the successful establishment of any proposed project area(s), including, without limitation, discussions with taxing entities, the preparation for all necessary hearings, the preparation, publication, and/or mailing of statutorily required notices, and the preparation, presentation, and negotiation of any and all interlocal cooperation agreements and related documents.

3. The *above* recitals, and all attached Exhibits, are by this reference made part of this resolution. This resolution takes effect upon adoption.

**APPROVED AND ADOPTED** this \_\_\_\_ day of April, 2020.

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*Chair*

***Attest:***

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*Secretary*

**EXHIBIT A**  
*MAP OF SWEETWATER SURVEY AREA BOUNDARIES*