



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