



EAGLE MOUNTAIN
REDEVELOPMENT AGENCY
BOARD MEETING

April 18, 2023, 7:00 PM
1650 E Stagecoach Run
Eagle Mountain, UT 84005

REDEVELOPMENT AGENCY BOARD MEETING - CITY COUNCIL CHAMBERS

The Redevelopment Agency Board Meeting will convene directly following the adjournment of the City Council meeting.

1. **CALL TO ORDER**

2. **RESOLUTION**

- 2.A [RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing and Electing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.](#)

BACKGROUND: *(Presented by Executive Director Evan Berrett)* The Redevelopment Agency of Eagle Mountain City (RDA) operates under bylaws which were adopted in 2008. The bylaws call for the election of a Chairperson and Vice Chairperson, to hold office for one year each, and state that the Mayor shall be the Chairperson and the Vice Chairperson shall be a member of the governing board of the Agency.

3. **MINUTES**

- 3.A June 28, 2022 Minutes - Regular Redevelopment Agency Board Meeting

4. **RESOLUTIONS/PUBLIC HEARINGS**

- 4.A [RESOLUTION/PUBLIC HEARING - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting an Official Project Area Plan for the Sweetwater Industrial Park Community Reinvestment Area #3.](#)

BACKGROUND: *(Presented by Executive Director Evan Berrett)* The project plan allows for the creation of a Community Reinvestment Area in order to allow for a co-location datacenter project development on parcels that currently include approximately 400 acres of land with the final project comprising 200 acres of those parcels. The initial investment from the developer in the first 100 acres will include six buildings totaling approximately 2 million square feet and an investment of approximately \$2 billion dollars. The project area is adjacent to the Meta datacenter site and is currently in the Regional Technology and Industry Overlay Zone. Development of the first phase is to begin no later than 3 years following approval of the development agreement.

4.B **RESOLUTION/PUBLIC HEARING - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Project Area Budget for the Sweetwater Industrial Park Community Reinvestment Project Area #3.**

BACKGROUND: *(Presented by Executive Director Evan Berrett)* The project area budget directs how the project area funds are to be used. The project area budget proposes incentive participation at 61% of real property and 74% of personal property tax increment. Of that increment, a total of 85% of the collected funds are to be used for redevelopment activities, 10% is reserved by the RDA for affordable housing within the agency's boundaries, 2.5% of the collected funds are reserved for the RDA administrative costs, and \$25,000 per phase (building) per year will be distributed to the Alpine Foundation. Each phase is eligible for this incentive and expires after 20 years.

5. 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 the 13th day of April, 2023, 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