



THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY BOARD MEETING MINUTES

April 18, 2023; 7:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

2:00 P.M. REDEVELOPMENT AGENCY – WORK SESSION

ELECTED OFFICIALS PRESENT: Board Chair Tom Westmoreland, Board Members Donna Burnham, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Board Members Jared Gray.

CITY STAFF PRESENT: Evan Berrett, Executive Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Chris Trusty, City Engineer; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Parks and Recreation Director; Eric McDowell, Chief Deputy Sheriff; Bailey Ensign, Digital Communications Specialist; and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Chas Glenn, Administrative Assistant; Elizabeth Fewkes, Recording Secretary; Mack Straw, Public Utilities Manager; and Michele Graves, Library Director.

Board Chair Westmoreland called the work session to order at 2:05 p.m.

4. RESOLUTION/PUBLIC HEARING

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.

Executive Director Evan Berrett presented the item and reviewed the Community Reinvestment Area (CRA) process and approval timeline. The project area covers 489.86 total acres in two separate parcels, 59:058:0006 and 59:058:0005, on the western border of the Meta datacenter property. When all phases have been triggered for the first six buildings, the City will receive approximately \$140,000 annually in property tax until the incentive expires. He reviewed the proposed terms and uses of tax increment per phase over 20 years. The development on the property would include a co-location datacenter, meaning it would be constructed by QTS, but the equipment within could be owned and maintained by QTS or their customers.

The nature of the facility will not allow for high-water usage systems. The development agreement will address concerns such as expiration dates, and the City retains the rights to municipal utility taxes.

Board Chair Westmoreland adjourned the work session at 2:18 p.m.

7:00 P.M. REDEVELOPMENT AGENCY – COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Board Chair Tom Westmoreland, Board Member Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Evan Berrett, Executive Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Chris Trusty, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Parks and Recreation Director; Eric McDowell, Chief Deputy Sheriff; Bailey Ensign, Digital Communications Specialist; and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Cliff Strachan, Director of Legislative Affairs; Angela Valenzuela, Human Resource Manager; Chas Glenn, Administrative Assistant; Elizabeth Fewkes, Recording Secretary; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; and Michele Graves, Library Director.

1. CALL TO ORDER

Board Chair Westmoreland called the policy session to order at 7:08 p.m.

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.

MOTION: *Board Member Burnham moved to appoint Tom Westmoreland to serve as Board Chair and Board Member Jared Gray to serve as Vice-Chair of the Redevelopment Agency of Eagle Mountain City. Board Member Wright seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>

☒ **Brett Wright** ☐ **Brett Wright** ☐ **Brett Wright** ☐ **Brett Wright**

The motion passed with a unanimous vote.

3. MINUTES

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

MOTION: *Board Member Curtis moved to approve the June 28, 2022 minutes. Board Member Gray seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

4. RESOLUTION/PUBLIC HEARING

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.

Executive Director Evan Berrett reviewed the item as presented during the work session.

Board Chair Westmoreland opened the public hearing at 7:20 p.m. As there were no comments, he closed the hearing.

MOTION: *Board Member Wright moved to approve 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. Board Member Gray seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

- 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.

Board Chair Westmoreland opened the public hearing at 7:22 p.m. As there were no comments, he closed the hearing.

MOTION: *Board Member Gray moved to approve 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. Board Member Love seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

5. ADJOURNMENT

MOTION: *Board Member Gray moved to adjourn the meeting at 7:24 p.m. Board Member Wright seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>	☐ <i>Donna Burnham</i>
☒ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>	☐ <i>Colby Curtis</i>
☒ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>	☐ <i>Jared Gray</i>
☒ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>	☐ <i>Carolyn Love</i>
☒ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>	☐ <i>Brett Wright</i>

The motion passed with a unanimous vote.

The meeting was adjourned at 7:24 p.m.

Approved by the Redevelopment Agency of Eagle Mountain City Board on June 20, 2023.


Evan Berrett
Executive Director

