



# EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING

**April 2, 2024, 7:30 PM**

Directly Following the City Council Meeting

1650 E Stagecoach Run, Eagle Mountain, UT 84005

## **REDEVELOPMENT AGENCY BOARD MEETING - CITY COUNCIL CHAMBERS**

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

### **2. MINUTES**

- 2.A October 3, 2023 Minutes - Regular Redevelopment Agency Board Meeting  
[10.03.2023 RDA Minutes - DRAFT](#)

### **3. RESOLUTIONS**

- 3.A [RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Designating a survey area known as the Triple Tail Survey Area, and authorizing agency staff, consultants and legal counsel to prepare a proposed Community Reinvestment Project Area Plan, and accompanying Project Area Budget for a proposed Community Reinvestment Area within the survey area.](#)

[RDA RES--Survey Resolution - Triple Tail](#)

### **4. 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 28th day of March 2024, 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

October 3, 2023, 7:30 PM  
Eagle Mountain City Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

**REDEVELOPMENT AGENCY BOARD MEETING**

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

CITY STAFF PRESENT: Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Brandon Larsen, Planning Director; David Stroud, Senior Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; and B.J. Eccles; Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Mack Straw, Public Utilities Manager; and Elizabeth Fewkes, Recording Secretary.

1. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 7:56 p.m.

2. MINUTES

2.A. July 18, 2023 Minutes – Regular Redevelopment Agency Board Meeting

2.B. August 1, 2023 Minutes – Regular Redevelopment Agency Board Meeting

Board Member Wright verified with staff that the reference to Councilmembers in the attendance for the August 1, 2023 meeting minutes was corrected to Board Members.

**MOTION:** *Board Member Wright moved to approve the July 18, 2023, and August 1, 2023 minutes. Board Member Love seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham
<input type="checkbox"/> Colby Curtis	<input type="checkbox"/> Colby Curtis	<input type="checkbox"/> Colby Curtis	<input type="checkbox"/> Colby Curtis
<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray
<input type="checkbox"/> Carolyn Love	<input type="checkbox"/> Carolyn Love	<input type="checkbox"/> Carolyn Love	<input type="checkbox"/> Carolyn Love
<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright

*The motion passed with a unanimous vote.*

3. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the 1st Amendment to the Sweetwater #3 CRA Participation Agreement between the Redevelopment Agency of Eagle Mountain City and QTS Eagle Mountain I, LLC.

Economic Development Director Evan Berrett explained that the City connected with all the interlocal agencies to verify they approve of the changes. This action will amend the exhibits and update the agreements.

**MOTION:** *Board Member Burnham moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving the 1st Amendment to the Sweetwater #3 CRA Participation Agreement between the Redevelopment Agency of Eagle Mountain City and QTS Eagle Mountain I, LLC. 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>	<input type="checkbox"/> <i>Donna Burnham</i>	<input type="checkbox"/> <i>Donna Burnham</i>	<input type="checkbox"/> <i>Donna Burnham</i>
<input type="checkbox"/> <i>Colby Curtis</i>	<input type="checkbox"/> <i>Colby Curtis</i>	<input type="checkbox"/> <i>Colby Curtis</i>	<i>Colby Curtis</i>
<input type="checkbox"/> <i>Jared Gray</i>	<input type="checkbox"/> <i>Jared Gray</i>	<input type="checkbox"/> <i>Jared Gray</i>	<i>Jared Gray</i>
<i>Carolyn Love</i>	<input type="checkbox"/> <i>Carolyn Love</i>	<input type="checkbox"/> <i>Carolyn Love</i>	<input type="checkbox"/> <i>Carolyn Love</i>
<i>Brett Wright</i>	<input type="checkbox"/> <i>Brett Wright</i>	<input type="checkbox"/> <i>Brett Wright</i>	<input type="checkbox"/> <i>Brett Wright</i>

*The motion passed with a unanimous vote.*

#### 4. ADJOURNMENT

**MOTION:** *Board Member Love moved to adjourn the meeting at 7:59 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>	<input type="checkbox"/> <i>Donna Burnham</i>	<input type="checkbox"/> <i>Donna Burnham</i>	<input type="checkbox"/> <i>Donna Burnham</i>
<input type="checkbox"/> <i>Colby Curtis</i>	<input type="checkbox"/> <i>Colby Curtis</i>	<input type="checkbox"/> <i>Colby Curtis</i>	<i>Colby Curtis</i>
<input type="checkbox"/> <i>Jared Gray</i>	<input type="checkbox"/> <i>Jared Gray</i>	<input type="checkbox"/> <i>Jared Gray</i>	<i>Jared Gray</i>
<i>Carolyn Love</i>	<input type="checkbox"/> <i>Carolyn Love</i>	<input type="checkbox"/> <i>Carolyn Love</i>	<input type="checkbox"/> <i>Carolyn Love</i>
<i>Brett Wright</i>	<input type="checkbox"/> <i>Brett Wright</i>	<input type="checkbox"/> <i>Brett Wright</i>	<input type="checkbox"/> <i>Brett Wright</i>

*The motion passed with a unanimous vote.*

The meeting was adjourned at 7:59 p.m.

Approved by the Redevelopment Agency of Eagle Mountain City Board on

---

Evan Berrett  
Executive Director

DRAFT



**EAGLE MOUNTAIN CITY  
REDEVELOPMENT AGENCY BOARD  
MEETING  
APRIL 2, 2024**

<b>TITLE:</b>	RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Designating a survey area known as the Triple Tail Survey Area, and authorizing agency staff, consultants and legal counsel to prepare a proposed Community Reinvestment Project Area Plan, and accompanying Project Area Budget for a proposed Community Reinvestment Area within the survey area.		
<b>ITEM TYPE:</b>	Resolution		
<b>FISCAL IMPACT:</b>			
<b>APPLICANT:</b>			
<b>GENERAL PLAN DESIGNATION</b>	<b>CURRENT ZONE</b>	<b>ACREAGE</b>	<b>COMMUNITY</b>

**PUBLIC HEARING:**  
No

**PREPARED BY:**  
Evan Berrett, Admin

**PRESENTED BY:**  
Evan Berrett, RDA Executive Director

**RECOMMENDATION:**

**BACKGROUND:**  
Agency staff recommends the Redevelopment Agency Board approve a proposed Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Designating a survey area known as the Triple Tail Survey Area, and authorizing agency staff, consultants and legal counsel to prepare a proposed Community Reinvestment Project Area Plan, and accompanying Project Area Budget for a proposed Community Reinvestment Area within the survey area.

**ITEMS FOR CONSIDERATION:**

**REQUIRED FINDINGS:**

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

**ATTACHMENTS:**

[RDA RES--Survey Resolution - Triple Tail](#)

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

RESOLUTION OF THE GOVERNING BOARD OF THE EAGLE MOUNTAIN  
REDEVELOPMENT AGENCY, DESIGNATING A SURVEY AREA AND  
AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT  
PROJECT AREA PLAN AND BUDGET FOR THE PROPOSED TRIPLE TAIL  
COMMUNITY REINVESTMENT PROJECT AREA

**WHEREAS**, the Eagle Mountain Redevelopment Agency (the "Agency") was created by Eagle Mountain City (the "City") to transact the business and exercise all of the powers provided for in the Limited Purpose Local Government Entities - Community Reinvestment Agency Act (Title 17C, Chapters 1 through 5, UTAH CODE ANNOTATED, 1953, as amended) and any subsequent, replacement or amended law or act (the "Act"); and

**WHEREAS**, pursuant to Section 17C-5-103 of the Act, the Agency's governing board (the "Board") is empowered to initiate the process of adopting a community reinvestment project area plan by adopting a survey area resolution that meets the requirements of that statute; and

**WHEREAS**, pursuant to Section 17C-5-303 of the Act, the Board also is empowered to prepare a proposed budget for a proposed community reinvestment project area budget; and

**WHEREAS**, the Board met on March 19, 2024 to consider, among other things, (a) designating the geographic area (the "Survey Area") that is located within the City and is shown on the maps (the "Maps") attached hereto as **Exhibit A**, as a "Survey Area" for purposes of Section 17C-5-103 of the Act; (b) authorizing the Agency to prepare a proposed community reinvestment project area plan and budget for each proposed community reinvestment project area; and (c) authorizing the Agency to conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency considers appropriate; and

**WHEREAS**, the Survey Area requires a study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area; and

**WHEREAS**, the Board desires to authorize the preparation of a draft community reinvestment project area plan and budget for a proposed community reinvestment project area to be known as the TRIPLE TAIL COMMUNITY REINVESTMENT PROJECT AREA.

**NOW, THEREFORE, BE IT RESOLVED** by the governing Board of the Agency as follows:

1. The Survey Area shown on the Maps, attached hereto as **Exhibit A** is hereby designated as the "Survey Area" for purposes of Section 17C-5-103 of the Act;

2. The Board affirms that the Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area;

3. The Agency hereby tentatively designates the Survey Area as the **Triple Tail Community Reinvestment Project Area**, the approximate proposed boundaries of which are depicted on the Maps attached hereto as **Exhibit A**;

4. The Agency staff and consultants are hereby authorized and directed as follows:

(a) Prepare a proposed community reinvestment project area plan and community reinvestment project area budget for the Survey Area as required by the Act.

(b) Conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency and staff consider appropriate.

(c) Obtain whatever information is needed and hire or contract with consultants and others as necessary for the preparation of the draft community reinvestment project area plan and budget.

(d) Take such other and additional actions necessary or prudent in considering and creating the proposed community reinvestment project area in compliance with the Act including, without limitation, the negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings, and the preparation, publication, and/or mailing of all required notices.

This RESOLUTION, assigned no. \_\_\_\_\_, shall take effect immediately upon approval of the Governing Board of the Agency.

**ADOPTED** by the Governing Board of the Agency this the 2<sup>nd</sup> day of April 2024.

EAGLE MOUNTAIN REDEVELOPMENT AGENCY

\_\_\_\_\_  
Tom Westmoreland, Agency Chair

ATTEST:

\_\_\_\_\_  
Fionnuala Kofoed, Agency Recorder

# Exhibit A

Maps of Survey Area

