



THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY BOARD MEETING MINUTES

March 16, 2021, 7:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

REDEVELOPMENT AGENCY BOARD MEETING - VIA LIFESIZE ELECTRONIC MEETING

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Board Chair Tom Westmoreland, Board Members Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Kimberly Ruesch, Finance Director; Tayler Jensen, Senior Planner; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Executive Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Ross Fowlks, Angela Valenzuela, Human Resource Manager; Evan Berrett, Senior Management Analyst; and Robert Ballif, Engineering Assistant.

1. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 7:00 p.m.

2. MINUTES

2.A. June 16, 2020 Minutes – Redevelopment Agency Board Meeting

MOTION: *Board Member Burnham moved to approve the June 16, 2020 minutes. Board Member Gray seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

3. RESOLUTION

3.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.

City Recorder Fionnuala Kofoed explained that at the beginning of each calendar year, the board appoints a Chair and Vice-Chair. Generally, the City Council Mayor Pro Tempore is appointed as the Vice-Chair; however, any Board Member may serve as Vice-Chair. The Mayor is appointed Chair by default, and the action requires a motion of approval.

Board Member Gray said he did not object to appointing the Mayor and Mayor Pro Tempore as Chair and Vice-Chair. He asked if the City had a requirement for the positions to be filled by specific members of the board.

Ms. Kofoed explained that the Mayor is appointed Chair for economic development purposes to allow the Mayor to speak on behalf of the City. She later confirmed RDA R-02-2008 established the Mayor to serve as Board Chair. The Board has the ability to amend the bylaws if desired.

Board Member Burnham noted the Board has previously appointed the liaison to the Economic Development Board as Vice-Chair rather than the Mayor Pro Tempore.

Board Member Curtis stated that it would be appropriate to appoint the Economic Development Board liaison as Vice-Chair, but he would also support the appointment of the Mayor Pro Tempore.

MOTION: *Board Member Gray moved to appoint Tom Westmoreland to serve as Chair of the Redevelopment Agency of Eagle Mountain City. Board Member Burnham seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

MOTION: *Board Member Curtis moved to appoint Carolyn Love to serve as Vice-Chair of the Redevelopment Agency of Eagle Mountain City. Board Member Burnham seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

4. SWEETWATER INDUSTRIAL PARK

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 #2.

Executive Director Aaron Sanborn presented the purpose and function of the Redevelopment Agency Board (RDA) and the Community Reinvestment Area (CRA) process. Title 17C of State Code regulates the operation of RDAs which operate CRAs.

The first step is identification by RDA staff of an area in the City with CRA potential. CRAs can be implemented to redevelop areas or to encourage new development. The RDA adopts a Survey Resolution to begin the process. During the next step, RDA staff work with outside consultants to determine feasibility, necessary studies are performed, the project area plan and project area budget are drafted, and the discussions begin with the taxing entities.

The RDA then provides notice to taxing entities and the public of public hearings for the project area plan and project area budget. The RDA board holds a public hearing and adopts, revises, or rejects the project area plan and project area budget and notices the adoption of the plan and budget. Finally, RDA staff prepares interlocal agreements with the taxing entities, prepares a participation

agreement with the project participants, and notices the interlocal agreement adoption by the taxing entities. The RDA Board and taxing entities then adopt interlocal and participation agreements.

Sweetwater Industrial Park Community Reinvestment Area #2 Project Timeline:

- April 21, 2020
 - RDA Board approves Survey Area Resolution
- February 12, 2021
 - Notice of public hearing given to taxing entities and landowner
- February 16, 2021
 - Notice of public hearing given to general public
- March 16, 2021
 - RDA holds a public hearing on the project area plan and project area budget
 - RDA considers adoption of the project area plan and project area budget
 - City Council considers approval of project area plan and interlocal agreement
- April 2021
 - Interlocal agreement approval by Utah County
 - Interlocal agreement approval by Alpine School District
 - Interlocal agreement approval by Unified Fire Service Area
 - Interlocal agreement approval by Central Utah Water Conservancy District
 - Interlocal agreement approval by RDA
 - Development agreement approval by City Council
- May 2021
 - Participation agreement approval by RDA

Kate Werrett with Lewis, Young, Robertson, and Burningham presented and further explained the history, purpose, and function of the RDA and CRA, tax increment financing, the process of CRA project creation, reasons for the CRA project area, and the development assumptions and tax base and tax increments for the project. She explained that the project will not cause a property tax increase for other properties.

Laura Lewis with Lewis, Young, Robertson, and Burningham explained Utah property tax laws for existing developments in comparison to new growth.

Board Chair Westmoreland opened the public hearing at 7:31 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Board Chair Westmoreland closed the hearing.

Mr. Sanborn explained the project area will be developed in phases with an agreement term of 20 years for each new phase with a timeframe cap of 40 years total for the project.

MOTION: *Board Member Burnham 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 #2. Board Member Gray seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

4.B. RESOLUTION/PUBLIC HEARING – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting an Official Project Area Budget for the Sweetwater Industrial Park Community Reinvestment Area #2.

Mr. Sanborn explained that after further negotiations, the real property tax portion of the budget has been reduced from 75% to 67.5% percent.

Board Member Curtis stated for clarity for the residents that the RDA has determined to enter into an agreement for a company to develop a data center in the City.

Board Chair Westmoreland noted the agreement will also come before the City Council for approval.

Board Chair Westmoreland opened the public hearing at 7:36 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Board Chair Westmoreland closed the hearing.

MOTION: *Board Member Burnham moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, adopting an Official Project Area Budget for the Sweetwater Industrial Park Community Reinvestment Area #2, using the amended 67.5% real property tax value. Board Member Gray seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

5. ADJOURNMENT

MOTION: *Board Member Gray moved to adjourn the meeting at 7:38 p.m. Board Member Love seconded the motion. Those voting aye: Jared Gray, Carolyn Love, Colby Curtis, Melissa Clark, and Donna Burnham. The motion passed with a unanimous vote.*

The meeting was adjourned at 7:38 p.m.

Approved by the Redevelopment Agency of Eagle Mountain City Board on June 1, 2021.



Aaron Sanborn
Executive Director

