



# THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY BOARD MEETING MINUTES

August 1, 2023, 2023; 7:00 PM  
Eagle Mountain City Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

## **3:00 P.M. BUDGET WORK SESSION – COUNCIL CHAMBERS**

ELECTED OFFICIALS PRESENT: Board Members Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright. Mayor Tom Westmoreland was excused.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Board Member Donna Burnham.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Cliff Strachan, Director of Legislative Affairs; Tyler Maffitt, Communications Manager; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Lianne Pengra, Chief Deputy Recorder; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Embret Fossum, Unified Fire Authority Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; and Elizabeth Fewkes, Recording Secretary.

### 1. CALL TO ORDER

Vice Board Chair Wright called the meeting to order at 7:03 p.m.

### 2. RESOLUTIONS

#### 2.A. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Adopting an Official Amended Project Area Plan for the Sweetwater Industrial Park Community Reinvestment Project Area #3.

Economic Development Director Evan Berrett presented the item. QTS originally purchased 100 acres and had the option on an additional 100 acres. During the tax increment financing (TIF) approval process, QTS began acquiring the additional 100 acres. The acquisition and subdivision of parcels were not complete until after the Project Area Plan and Budget were approved. The current project area covers approximately 490 acres. The area will be reduced to 200 acres that QTS will be constructed on. The property is being sold and developed by The Ritchie Group. The Project Area Plan and Budget are being reduced to only the parcels owned by QTS. The maps, legal descriptions, and the affected exhibits of the interlocal agreements and participation

agreement are being updated. The terms of the agreements remain the same as the approval of the first 100 acres. Though not required, the City is still formally approving an amended interlocal agreement.

After tonight, other taxing entities will be provided with an amended Project Area Plan and Budget and can either administratively “swap” the exhibits for their interlocal agreements or go through interlocal amendment approval. Once all interlocal agreements are confirmed, the participation agreement will return to the City to replace the interlocal agreement exhibits.

**MOTION:**        *Board Member Gray moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, adopting an Official Amended Project Area Plan for the Sweetwater Industrial Park Community Reinvestment Project Area #3. Board Member Curtis seconded the motion.*

| <i>Those Voting Yes</i>                                  | <i>Those Voting No</i>                        | <i>Those Abstaining</i>                       | <i>Those Absent</i>                           |
|----------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| <input checked="" type="checkbox"/> <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 checked="" type="checkbox"/> <i>Colby Curtis</i>  | <input type="checkbox"/> <i>Colby Curtis</i>  | <input type="checkbox"/> <i>Colby Curtis</i>  | <input type="checkbox"/> <i>Colby Curtis</i>  |
| <input checked="" type="checkbox"/> <i>Jared Gray</i>    | <input type="checkbox"/> <i>Jared Gray</i>    | <input type="checkbox"/> <i>Jared Gray</i>    | <input type="checkbox"/> <i>Jared Gray</i>    |
| <input checked="" type="checkbox"/> <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>  |
| <input checked="" type="checkbox"/> <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.*

2.B. RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Adopting the Amended Project Area Budget for the Sweetwater Industrial Park Community Reinvestment Project Area #3.

**MOTION:**        *Board Member Gray moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, adopting the Amended Project Area Budget for the Sweetwater Industrial Park Community Reinvestment Project Area #3. Board Member Curtis seconded the motion.*

| <i>Those Voting Yes</i>                                  | <i>Those Voting No</i>                        | <i>Those Abstaining</i>                       | <i>Those Absent</i>                           |
|----------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| <input checked="" type="checkbox"/> <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 checked="" type="checkbox"/> <i>Colby Curtis</i>  | <input type="checkbox"/> <i>Colby Curtis</i>  | <input type="checkbox"/> <i>Colby Curtis</i>  | <input type="checkbox"/> <i>Colby Curtis</i>  |
| <input checked="" type="checkbox"/> <i>Jared Gray</i>    | <input type="checkbox"/> <i>Jared Gray</i>    | <input type="checkbox"/> <i>Jared Gray</i>    | <input type="checkbox"/> <i>Jared Gray</i>    |
| <input checked="" type="checkbox"/> <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>  |
| <input checked="" type="checkbox"/> <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.*

2.C. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Approving an Amended Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the Collection and

Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater Industrial Park Community Reinvestment Project Area #3.

**MOTION:** *Board Member Gray moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, approving an Amended Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City for the collection and remittance of Incremental Property Taxes collected from property within the Sweetwater Industrial Park Community Reinvestment Project Area #3. Board Member Curtis seconded the motion.*

| <i>Those Voting Yes</i>                           | <i>Those Voting No</i>                 | <i>Those Abstaining</i>                | <i>Those Absent</i>                    |
|---------------------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham |
| <input checked="" type="checkbox"/> Colby Curtis  | <input type="checkbox"/> Colby Curtis  | <input type="checkbox"/> Colby Curtis  | <input type="checkbox"/> Colby Curtis  |
| <input checked="" type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    |
| <input checked="" type="checkbox"/> Carolyn Love  | <input type="checkbox"/> Carolyn Love  | <input type="checkbox"/> Carolyn Love  | <input type="checkbox"/> Carolyn Love  |
| <input checked="" 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. ADJOURNMENT

**MOTION:** *Board Member Gray moved to adjourn the meeting at 7:12 p.m. Board Member Curtis seconded the motion.*

| <i>Those Voting Yes</i>                           | <i>Those Voting No</i>                 | <i>Those Abstaining</i>                | <i>Those Absent</i>                    |
|---------------------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham |
| <input checked="" type="checkbox"/> Colby Curtis  | <input type="checkbox"/> Colby Curtis  | <input type="checkbox"/> Colby Curtis  | <input type="checkbox"/> Colby Curtis  |
| <input checked="" type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    |
| <input checked="" type="checkbox"/> Carolyn Love  | <input type="checkbox"/> Carolyn Love  | <input type="checkbox"/> Carolyn Love  | <input type="checkbox"/> Carolyn Love  |
| <input checked="" 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.*

The meeting was adjourned at 7:12 p.m.

Approved by the Redevelopment Agency of Eagle Mountain City Board on October 3, 2023.

  
Evan Berrett  
Executive Director

