



UNIFIED FIRE SERVICE AREA BOARD MINUTES

NOVEMBER 18, 2025, 8:30 AM (or immediately following the UFA Board Meeting)
Electronically via Zoom Webinar/UFA Headquarters-3380 South 900 West SLC, UT 84119

- Call to Order

Quorum present

Chair Hull called the meeting to order at 8:50 am.

- Public Comment

None

Public comment was available live and with a posted email address.

- Minutes Approval

a. October 21, 2025 UFA LBA Joint Board Meeting Minutes

Mayor Jackson made a motion to approve the minutes from the October 21, 2025, UFA Board Meeting as submitted. Mayor Gettel seconded the motion, and all voted in favor; none opposed.

- UFA Finance Committee Updates

a. No updates provided

- Quarterly Financial Report—CFO Hill

CFO Hill presented the quarterly financial report for the period ending September 30, 2025.

Revenues

Property tax collected to date: approximately \$2.8 million.

Other revenues (delinquent taxes, fee-in-lieu, and impact fees): a little over \$500,000.

Total revenues to date: just over \$7 million.

CFO Hill noted that most property tax revenue is received in November and December, and UFA is expected to finish the year on budget for property tax collections.

Expenditures

Bond payments: approximately \$4.9 million, fully paid for 2025.

Sandy contract: \$1.2 million, also fully paid for 2025.

UFA contract fee: \$40.5 million expended to date, with three payments remaining, projected to total \$54.9 million for the year.

Miscellaneous general and administrative costs: approximately \$394,000.

Capital maintenance expenditures: roughly \$168,000.

Total expenditures through September 30, 2025: approximately \$47.4 million.

Capital Projects Fund

No current appropriated budget or expenditures.

The fund has earned approximately \$71,000 in interest income.

Debt Service Fund

Reflects UFSA's two bond payments, totaling approximately \$4.9 million for 2025, which are fully paid.

CFO Hill asked the Board if there were any questions regarding the quarterly financial report, and there were none.

Mayor Gettel made a motion to approve the quarterly financial report, including the list of expenditures for the last quarter as presented. Mayor Jackson seconded the motion, and all voted in favor. None opposed.

- Discussion and Approval of the 2026 Tentative Budget—CFO Hill

CFO Hill presented the 2026 tentative budget, noting no changes had been made since the budget was given to the Finance Committee and to the full board at the prior UFSA meeting.

CFO Hill gave an overview of the budget, highlighting the proposed revenue of \$76.5 million, of which \$71.3 million is property tax, and noting other revenues such as impact fees, fee-in-lieu, and other miscellaneous totaling \$5.2 million.

Proposed Expenditures for 2026

UFA Contract Fee \$59.6 million

Sandy Contract \$1.4 million

Debt Service Payments \$4.9 million

Capital Maintenance is just under \$700,000

Other small administrative and general costs are detailed in the budget. The tentative budget includes an estimated contribution to the fund balance of approximately \$1.4 million.

CFO Hill highlighted that there are no new budgeted expenditures for 2026 in the capital projects fund. The debt service fund is budgeted at approximately \$4.9 million to cover debt service.

Mayor Jackson made a motion to approve the 2026 tentative budget as presented. Council Member Harris seconded the motion, and all voted in favor. None opposed.

- Consider the Date of December 9, 2025, for a Public Hearing to Consider Comments on Approving and Imposing an Ad Valorem Tax Rate for Payment of Eligible Judgments on Taxable Property
CFO Hill reported that UFSA had received confirmation from SLCo that there were no judgments requiring a public hearing or levy at this meeting. As a result, this agenda item was skipped, and no public hearing was required.

- Consider Resolution 11-2025A, Approving Interlocal Agreement with Eagle Mountain Redevelopment Agency for Sharing of Tax Increment on Sweet Water Industrial Park Community Reinvestment Project Area #4

District Administrator Anderson reminded the Board that UFSA frequently receives tax increment participation requests from member communities for community reinvestment (CRA) or redevelopment (RDA) areas. The request noted on the agenda relates to an expansion of Meta's data center facilities in Eagle Mountain City.

District Administrator Anderson reviewed the UFSA Tax Increment Participation Policy to guide board decisions on such requests. The policy defines tax increments, outlines the request process, and provides evaluation criteria. Rachel stated that UFSA staff had met with Eagle Mountain City officials and negotiated adjustments to the proposed interlocal agreement consistent with UFSA policy and concerns. Rachel highlighted key terms of the request to include:

Sweetwater Industrial Park CRA 4 — expansion phase for the existing Meta data center campus.

Tax Increment Participation Requested:

- 55% of real property tax increment, and
- 85% of personal property tax increment, for up to 20 years or until project-specific caps are reached.

Base Year Protection:

- Current property generates approximately \$21 per year in total property tax to all taxing entities.
- UFSA will retain 100% of its current/base revenue; only incremental revenue above the base is subject to sharing.

Related Power Infrastructure (Williams Natural Gas Plant):

- Meta's expansion requires on-site power generation due to limited available grid power.
- Third-party provider Williams will construct and own a natural-gas-fired generation facility on land provided by Meta.
- The Williams facility is excluded from the CRA, so 100% of that property's tax value will flow directly to taxing entities, including UFSA.
- Estimated taxable value of the power facility alone: approximately \$350 million.

Evan Barrett and Abby Ivory from Eagle Mountain City's Economic Development group addressed the UFA Board. Evan highlighted some of the economic benefits of supporting the Meta expansion. Meta's existing project has already driven significant growth in the tax base, construction employment, and local business activity. Eagle Mountain views data centers as key to diversifying the tax base, attracting energy generation infrastructure, and supporting long-term industrial development.

Evan Barrett addressed the energy and water constraints, stating that Eagle Mountain faces electric power constraints. Meta's expansion will rely on on-site generation (approx. 300 MW) to serve the new campus while existing facilities continue to be served by Rocky Mountain Power. On-site generation is more expensive for Meta, increasing project costs and contributing to the need for CRA incentives. Eagle Mountain and Meta have implemented reuse projects, and the new phases will require some additional water, but significantly less than equivalent residential development on the same land. Mayor Westmoreland noted that the data centers on the site (current and future) are estimated to use about 130 acre-feet of water, compared with 1,400 acre-feet if the land were fully developed for housing. Mayor Westmoreland stated that data centers are low-cost-of-service customers for fire protection and other municipal services compared to residential areas.

The Board, along with CFO Hill, reviewed the property value and increment estimates. The budget projections show that the estimated year one taxable value, with two initial buildings and equipment in place, would be approximately \$2.5 billion. Using UFSA's current tax rate, that would generate roughly \$4.4 million in UFSA property tax. Under the proposed sharing agreement, \$3.6 million would remain in the CRA, and UFSA would receive approximately \$750,000 in year one.

Evan Barrett added some additional benefits of the partnership with Meta. Eagle Mountain has created a program providing \$25,000 in down payment assistance for certain types of workers purchasing homes, funded via CRA-related resources. Meta has supported an Innovation Center and business classes via the local Chamber of Commerce, helping the high number of home-based businesses in Eagle Mountain.

The Board discussed the potential service demand on UFA resulting from the expansion. Operations staff reported very low call volume to existing data centers (both fire and EMS). Facilities are designed with state-of-the-art fire suppression and have minimal impact on UFA resources relative to the anticipated property tax revenue.

Some board members expressed discomfort with providing what feels like a public subsidy to a multi-billion-dollar corporation (Meta), as opposed to smaller “Main Street” type projects typically associated with tax increment in their own cities.

Several members questioned whether approving this agreement might be viewed as policy-making or a broader economic development strategy, which is beyond UFSA’s limited statutory role of collecting property tax to fund UFA services. Board members raised broader worries about regional water scarcity and energy demand, and whether accommodating energy-intensive data centers is in the long-term best interest of residents.

Some board members stated that UFSA does not lose existing revenue; instead, it temporarily shares a portion of future growth that would not exist without the project. UFSA’s base revenue remains intact; participation only affects the incremental portion above the \$21/year baseline. In year one of full operation, UFSA would immediately see an increase from \$21 to roughly \$750,000, even with the sharing agreement in place.

Mayor Knopp made a motion to approve Resolution 11-205A, approving the interlocal agreement with Eagle Mountain Redevelopment Agency for the Sharing of Tax Increment on the Sweet Water Industrial Park Community Reinvestment Project Area #4. Mayor Jackson seconded the motion, and a roll call vote was taken.

Bailey	-	Bourke	-
Butterfield	-	Gettel	No
Harris	No	Huish	No
Hull	Yes	Jackson	Yes
Knopp	Yes	Overson	-
Stewart	-	Stavros	Yes
Westmoreland	Yes		

Eight voting members of the Board were present. Five members voted in favor of the resolution, and three voted against it. Motion passed.

- Consider Resolution 11-2025B to Approve Certain Sharing of Architectural Designs-Rachel Anderson
Assistant Chief Robinson reminded the Board that UFSA, in collaboration with AJC Architects, developed a standard fire station design for both recent and future stations. These designs are considered joint intellectual property of UFSA and AJC. There have been a few fire agencies in the state that have expressed interest in using UFSA’s station design for their own station builds. AC Robinson reported that after meeting with AJC regarding the request, he confirmed that UFSA and AJC must approve any reuse. Any agency wishing to use the design would enter into its own contract with AJC as the design firm. UFSA would not incur design costs for other agencies' use. Any

improvements to the design would be shared back with UFSA, allowing UFSA to benefit from design enhancements on future station projects. AJC was supportive of the concept.

District Administrator Anderson stated that the resolution establishes eligibility criteria for agencies seeking to use the station design. The resolution authorizes the District Administrator or Fire Chief to administratively approve qualifying requests without seeking board approval for each request.

The resolution requires any recipient to sign an agreement with UFSA that:

- Provides the plans “as-is”, with no warranties by UFSA that the design is suitable for the recipient’s specific site or needs.
- Confirms that the recipient will have a licensed architect (anticipated to be AJC) review, adapt, and stamp the final plans in accordance with Utah law.
- Requires the recipient (and AJC working for them) to share back any design improvements with UFSA so UFSA may use them on future projects.
- Includes hold-harmless and liability limitations for UFSA.
- Clarifies that UFSA will not charge a fee for sharing its design; any costs are between the recipient and AJC.

Mayor Knopp made a motion to approve Resolution 11-2025B, to approve certain sharing of architectural designs. Council Member Harris seconded the motion, and a roll call vote was taken.

Bailey	-	Bourke	-
Butterfield	-	Gettel	Yes
Harris	Yes	Huish	Yes
Hull	Yes	Jackson	Yes
Knopp	Yes	Overson	-
Stewart	-	Stavros	Yes
Westmoreland	Yes		

• District Administrator Report-Rachel Anderson

District Administrator Anderson reported that UFSA and UFA representatives have participated in two facilitated workshops with Salt Lake County. The Mayor’s office has proposed that no reduction be made to the county’s canyon contributions in the upcoming fiscal year. The contribution will be reduced over three years. To offset the eventual reduction, the County has formed a legislative subcommittee to explore alternative funding sources and possible statutory changes.

Rachel stated that potential new funding mechanisms have been discussed and are being explored. UFSA, UFA, and County lobbyists have been invited to a meeting in December to evaluate specific legislative options, gauge political feasibility, and determine realistic timelines. Council Member Hull invited someone else from the UFSA Board to take her place on the committee to continue this discussion, as she will not be on the UFSA Board beginning January 2026. Rachel thanked Council

Member Hull and all who participated in the facilitation meetings for their leadership and contributions during these discussions.

- Possible Closed Session

None

- Adjournment

Mayor Knopp moved to adjourn the November 18, 2025, UFSA Board Meeting. Mayor Jackson seconded the motion, and all voted in favor; none opposed.

BOARD MEMBERS IN ATTENDANCE

Mayor Dustin Gettel	Council Member Tyler Huish
Council Member Trish Hull	Mayor Cheri Jackson
Mayor Dan Knopp	Council Member Catherine Harris
Mayor Tom Westmoreland	Chris Stavros
Council Member Sheldon Stewart	

BOARD MEMBERS ABSENT

Council Member Kathleen Bailey	Mayor Roger Bourke
Mayor Kristie Overson	Council Member Chystal Butterfield

STAFF IN ATTENDANCE

CFO Tony Hill
District Manager Rachel Anderson
Clerk Micayla Dinkel

ATTENDEES

Chief Burchett	DC Widdison	Evan Barrett
AC Dern	Abby Ivory	AC Robinson
Courtney Samuel	AC Russell	BC Fossum
DC Greensides	DOC Easton	