



EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING

(IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING)

NOVEMBER 5, 2025, 8:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

BOARD MEMBERS PRESENT: Board Chair Tom Westmoreland, Vice Chair Brett Wright, Board Members Donna Burnham, Melissa Clark, Jared Gray, and Rich Wood.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Marcus Draper, City Attorney; Fionnuala Kofoed, Assistant City Manager; Evan Berrett, Director of Legislative and Strategic Services; Kimberly Ruesch, Director of Administrative Services; Brandon Larsen, Community Development Director; Gina Olsen, City Recorder; and Lacie Messerly, Deputy City Recorder.

REDEVELOPMENT AGENCY BOARD MEETING – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

Chair Westmoreland called the meeting to order at 8:03 PM.

2. MINUTES

2.A. October 21, 2025 Minutes - Regular Redevelopment Agency Board Meeting

[The recording of the discussion can be found online here at 00:00:29.](#)

MOTION: *Board Member Clark moved to approve the Redevelopment Agency Board Meeting Minutes from October 21, 2025. Board Member Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

3. RESOLUTIONS/PUBLIC HEARINGS

3.A. RESOLUTION / PUBLIC HEARING - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Official Project Area Plan for the Sweetwater #4 Community Reinvestment Area Project Area

[The recording of the discussion can be found online here at 00:01:11.](#)

Director of Legislative and Strategic Services Evan Berrett discussed items 3.A. and 3.B. concurrently and stated that the Sweetwater #4 Community Reinvestment Area involves a proposed multi-billion-dollar investment in the Cedar Valley to expand the Meta data center campus. The project area encompasses approximately 567 acres directly south of the existing campus.

Board Chair Westmoreland opened the Public Hearing period at 8:06 PM. Seeing no one wished to speak Board Chair Westmoreland closed the Public Hearing at 8:06 PM.

MOTION: *Board Member Wood moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Official Project Area Plan for the Sweetwater #4 Community Reinvestment Area Project Area. Board Member Wright seconded the motion.*

Donna Burnham	No
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a 4:1 vote.

[The recording of the motion can be found online here at 00:01:52.](#)

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

[The recording of the discussion can be found online here at 00:02:38.](#)

Board Chair Westmoreland opened the Public Hearing period at 8:08 PM. Seeing no one wished to speak Board Chair Westmoreland closed the Public Hearing at 8:08 PM.

MOTION: *Board Member Wright moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving the Official Project Area Budget for the Sweetwater #4 Community Reinvestment Area Project Area. Board Member Wood seconded the motion.*

Donna Burnham	Yes
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Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:3:11.](#)

4. RESOLUTIONS

4.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City, Utah for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater #4 Community Reinvestment Project Area

[The recording of the discussion can be found online here at 00:03:58.](#)

MOTION: *Board Member Wright moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Eagle Mountain City, Utah for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater #4 Community Reinvestment Project Area. Board Member Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the discussion can be found online here at 00:4:22.](#)

4.B. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater #4 Community Reinvestment Project Area

[The recording of the discussion can be found online here at 00:05:24.](#)

MOTION: *Board Member Gray moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Utah County for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater #4 Community Reinvestment Project Area. Board Member Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:5:48.](#)

4.C. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater #4 Community Reinvestment Project Area

[The recording of the discussion can be found online here at 00:06:20.](#)

MOTION: *Board Member Gray moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Central Utah Water Conservancy District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater #4 Community Reinvestment Project Area. Board Member Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:06:43.](#)

4.D. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Unified Fire Service Area (UFSA) for the

Collection and Remittance of Incremental Property Taxes Collected from Property
Within the Sweetwater #4 Community Reinvestment Project Area

[The recording of the discussion can be found online here at 00:07:06.](#)

MOTION: *Board Member Burnham moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Unified Fire Service Area (UFSA) for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Sweetwater #4 Community Reinvestment Project Area. Board Member Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:07:36.](#)

5. ADJOURNMENT

MOTION: *Board Member Gray moved to adjourn the meeting at 8:13 PM. Board Member Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 8:13 PM.

Approved by the Redevelopment Agency of Eagle Mountain City on December 2, 2025.

Evan Berrett

Evan Berrett
Executive Director

