



EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING

(IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING)

DECEMBER 2, 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; Fionnuala Kofoed, Assistant City Manager; Evan Berrett, Director of Legislative and Strategic Services; Marcus Draper, City Attorney; 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 8:44 PM.

[The recording of the call to order can be found online here at 00:00:38.](#)

2. MINUTES

2.A. November 5, 2025 Minutes - Redevelopment Agency Board Meeting

MOTION: *Board Member Gray moved to approve the Redevelopment Agency Board Meeting Minutes from November 5, 2025. Board Member Clark 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 00:00:56.](#)

2.B. November 18, 2025 Minutes - Regular Redevelopment Agency Board Meeting

MOTION: *Board Member Gray moved to approve the Redevelopment Agency Board Meeting Minutes from November 18, 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.

[The recording of the motion can be found online here at 00:01:32.](#)

3. RESOLUTIONS

3.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Amended Interlocal Cooperation Agreement between the 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 00:02:10.](#)

Director of Legislative and Strategic Services Evan Berrett reported that the Redevelopment Agency of Eagle Mountain City previously approved the interlocal agreement for the Sweetwater #4 Community Reinvestment Area before Utah County's approval. Utah County requested a minor modification to allow its administrative fee to be withheld rather than disbursed with the tax increment. This version aligns the City's approval with the County-approved language.

MOTION: *Board Member Burnham moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Amended Interlocal Cooperation Agreement between the 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 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 recording of the motion can be found online here at 00:04:40.](#)

3.B. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Amended 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 00:05:42.](#)

Director of Legislative and Strategic Services Evan Berrett reported that the Sweetwater #4 Community Reinvestment Area considers the investment of several billion dollars into the Cedar Valley for the expansion of the Meta data center campus. The project area covers approximately 567 acres directly south of the current Meta data center campus.

This amendment reflects a policy requirement from the Central Utah Water Conservancy District (CUWCD). CUWCD maintains a policy to align its participation rate with the lowest rate adopted by any entity within the interlocal agreement. After reviewing the agreement, CUWCD applied this policy and matched the five-year reduced participation rate for personal property tax that had been approved by Alpine School District. As a result, CUWCD's participation caps were also adjusted to reflect that reduction.

These changes were implemented by CUWCD after the Redevelopment Agency had already approved the original interlocal agreement, making this amendment necessary to align the document with CUWCD's policy and adopted terms.

MOTION: *Board Member Wood moved to adopt a Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Amended 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 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 recording of the motion can be found online here at 00:06:09.](#)

4. ADJOURNMENT

MOTION: *Board Member Wright moved to adjourn the meeting at 8:50 PM. 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 motion can be found online here at 00:00:32.](#)

The meeting was adjourned at 8:50 PM.

Approved by the Redevelopment Agency of Eagle Mountain City on December 16, 2025.

Evan Berrett
Executive Director

