



EAGLE MOUNTAIN
REDEVELOPMENT AGENCY BOARD
MEETING

March 17, 2020, 8:00 PM

Eagle Mountain City Council Chambers
1650 E Stagecoach Run, Eagle Mountain, Utah 84005

REDEVELOPMENT AGENCY BOARD MEETING - CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. MINUTES

- 2.A. [September 3, 2019 Meeting Minutes](#)
Motion to approve.
[09.03.2019 RDA Minutes - DRAFT](#)

3. RESOLUTIONS

- 3.A. [A Resolution of the Eagle Mountain City Redevelopment Agency, Designating a Survey Area Known as Sweet Water Industrial Park Survey Area #2, and Authorizing Staff, Consultants, and Legal Counsel to Prepare a Proposed Community Reinvestment Project Area Budget for a Proposed Community Reinvestment Area Within the Survey Area.](#)
Motion to approve.
[Sweetwater Survey Area Map](#)
[RES--Eagle Mountain Sweet Water #2 Survey Area](#)

4. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **12th day of March**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.



The REDEVELOPMENT AGENCY of Eagle Mountain City BOARD MEETING Minutes

September 3, 2019, 8:00 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

REDEVELOPMENT AGENCY BOARD MEETING - CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Board Chair Tom Westmoreland, Board Members Colby Curtis, Donna Burnham, Benjamin Reaves, Stephanie Gricius, and Melissa Clark.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Aaron Sanborn, Economic Development Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

1. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 8:55 p.m.

2. MINUTES

2.A. June 18, 2019 Minutes

MOTION: *Board Member Gricius moved to approve the June 18, 2019 minutes. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Melissa Clark, Donna Burnham, Stephanie Gricius, and Benjamin Reaves. The motion passed with a unanimous vote.*

3. RESOLUTIONS

3.A. RESOLUTION – A Resolution Approving a CRA Participation Agreement between the Redevelopment Agency of Eagle Mountain City, Eagle Mountain City, Oquirrh Wood Ranch, LLC, Utah County, and Tyson Fresh Meats, Inc.

City Attorney Jeremy Cook requested the motion to approve include an allowance for City staff and the City Attorney to make minor changes to the document, as not all entities have approved the agreement at this time.

MOTION: *Board Member Burnham moved to approve a resolution approving a CRA participation agreement between the Redevelopment Agency of Eagle Mountain City, Eagle Mountain City, Oquirrh Wood Ranch, LLC, Utah County, and Tyson Fresh Meats, Inc., and allow City staff and the City Attorney to make small changes to the agreement that maintain the integrity*

of the document. Board Member Gricius seconded the motion. Those voting aye: Colby Curtis, Melissa Clark, Donna Burnham, Stephanie Gricius, and Benjamin Reaves. The motion passed with a unanimous vote.

4. ADJOURNMENT

MOTION: *Board Member Gricius moved to adjourn the meeting at 9:00 p.m. Board Member Curtis seconded the motion. Those voting aye: Colby Curtis, Melissa Clark, Donna Burnham, and Benjamin Reaves. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:59 p.m.

Approved by the Redevelopment Agency Board on March 17, 2020.

Aaron Sanborn
Executive Director



**EAGLE MOUNTAIN CITY
REDEVELOPMENT AGENCY BOARD
MEETING
MARCH 17, 2020**

TITLE:	A Resolution of the Eagle Mountain City Redevelopment Agency, Designating a Survey Area Known as Sweet Water Industrial Park Survey Area #2, and Authorizing Staff, Consultants, and Legal Counsel to Prepare a Proposed Community Reinvestment Project Area Budget for a Proposed Community Reinvestment Area Within the Survey Area.		
ITEM TYPE:	Resolution/Public Hearing		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Aaron Sanborn, Admin

RECOMMENDATION:

Staff recommends the Eagle Mountain Redevelopment Agency approve the resolution.

BACKGROUND:

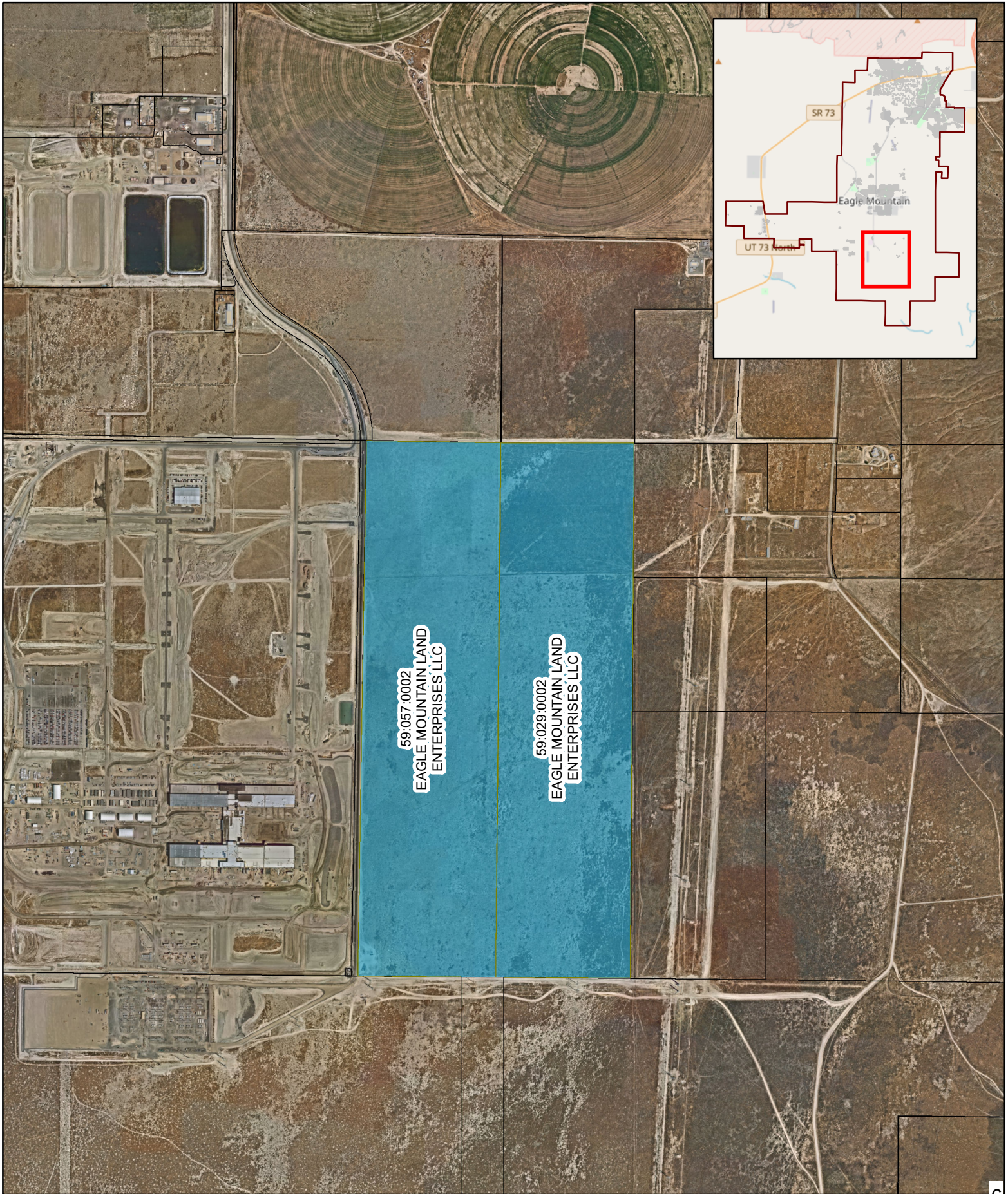
Title 17C of the Utah Code, known as the Community Reinvestment Agencies Act, regulates the creation and approval of any Community Investment Areas (CRA). In order to create a CRA, a Redevelopment Agency (RDA) must first designate a study area as well as create a project area and budget for a proposed use in that area.

Staff has determined that it would be beneficial for the RDAs interest to pursue a CRA in an area near the Facebook Data Center. This land totals 320 acres. This would allow for greater economic development opportunities in that specific area of Eagle Mountain City. The proposed resolution would allow staff and consultants to conduct a study of the area (to determine if development is feasible within the proposed area), prepare a project area plan and budget, as well as start any processes required in order to start the adoption process of a plan and budget.

Once completed, the plan and budget would come back to the RDA Board of Directors for approval.

Attachments:

[Sweetwater Survey Area Map](#)



Disclaimer: Eagle Mountain City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

Contact Eagle Mountain City
Engineering/GIS Department
801-789-6662

EAGLE MOUNTAIN REDEVELOPMENT AGENCY

Resolution No. _____

A RESOLUTION INITIATING THE PROCESS OF ADOPTING ONE OR MORE COMMUNITY REINVESTMENT PROJECT AREA PLANS BY DESIGNATING A SURVEY AREA KNOWN AS THE SWEET WATER INDUSTRIAL PARK SURVEY AREA #2.

WHEREAS the City of Eagle Mountain, Utah (the “City”), created the Eagle Mountain Redevelopment Agency (the “Agency”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, known as the Community Reinvestment Agencies Act (the “Act”), for the purposes of conducting community reinvestment activities within the City, as contemplated by the Act; and

WHEREAS the Agency desires to initiate the process of adopting one or more community reinvestment project area plans by adopting this resolution establishing the boundaries of the Sweet Water Industrial Park Survey Area #2 (the “Sweet Water Survey Area”). The boundaries of the Sweet Water Survey Area are depicted on the map attached to this resolution as **Exhibit A**. The Sweet Water Survey Area is located entirely within the Agency’s boundaries.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE EAGLE MOUNTAIN REDEVELOPMENT AGENCY AS FOLLOWS:

1. The Sweet Water Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Sweet Water Survey Area. Agency staff, consultants and legal counsel are authorized and instructed to conduct such study.
2. Agency staff, consultants and legal counsel are authorized to prepare a proposed community reinvestment project area plan, and accompanying project area budget, for each proposed community reinvestment project area designated by them in the Sweet Water Survey Area, and to conduct any examination, investigation, or negotiation regarding each proposed community reinvestment project area that they consider appropriate, and to take all other actions under the Act which may be appropriate for the successful establishment of any proposed project area(s), including, without limitation, discussions with taxing entities, the preparation for all necessary hearings, the preparation, publication, and/or mailing of statutorily required notices, and the preparation, presentation, and negotiation of any and all interlocal cooperation agreements and related documents.

3. The *above* recitals, and all attached Exhibits, are by this reference made part of this resolution. This resolution takes effect upon adoption.

APPROVED AND ADOPTED this ____ day of March, 2020.

Chair

Attest:

Secretary

EXHIBIT A
MAP OF SWEET WATER SURVEY AREA BOUNDARIES