

Eagle Mountain City Redevelopment Agency Minutes 2008

Dates of RDA Meetings:

- June 17, 2008
- July 15, 2008
- December 2, 2008

MINUTES
EAGLE MOUNTAIN CITY RDA MEETING
June 17, 2008 – 7:00 p.m. – After City Council Meeting
Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

1. CALL TO ORDER

Mayor Jackson called the meeting to order at 9:28 p.m.

CONDUCTING: Mayor Heather Anne Jackson

ELECTED OFFICIALS PRESENT: Donna Burnham, Eric Cieslak, Ryan Ireland and David Lifferth. Nathan Ochsenhirt was excused.

SCHEDULED ITEMS

2. RESOLUTION – Consideration and Adoption of the Redevelopment Agency of Eagle Mountain City Appointing and Electing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.

City Attorney Jerry Kinghorn presented a resolution creating the Redevelopment Agency of Eagle Mountain City. The City Council meets as Board of Director of the City Redevelopment Agency. Utah State statute requires the following officers for redevelopment agencies:

1. The Mayor and City Council shall constitute the Board of Directors.
2. The Mayor shall serve as the Chairperson of the Board, and may not vote except to break a tie vote.
3. A Board member shall serve as the Vice-Chairperson.
4. An Executive Director shall be appointed by the Chairperson, with the advice and consent of the Board.

Chairperson Jackson recommended that Mr. Ifo Pili be appointed Executive Director.

MOTION: *Director Lifferth moved to adopt Resolution R-1, creating the Redevelopment Agency of Eagle Mountain City and appointing Heather Jackson Chairperson, Eric Cieslak Vice-Chairperson and Ifo Pili Executive Director. Director Ireland seconded the motion. Those voting aye: Donna Burnham, Eric Cieslak, Ryan Ireland and David Lifferth. The motion passed with a unanimous vote.*

3. RESOLUTION – Consideration and Adoption of the Redevelopment Agency of Eagle Mountain City Creating and Adopting Bylaws of the Redevelopment Agency of Eagle Mountain City.

D R A F T

City Attorney Jerry Kinghorn presented a resolution creating and adopting bylaws of the Eagle Mountain City Redevelopment Agency, which were drafted by Special Counsel Randy Feil to comply with Utah State statute.

MOTION: *Director Ireland moved to adopt Resolution R-2, creating and adopting bylaws of the Eagle Mountain City Redevelopment Agency. Director Cieslak seconded the motion. Those voting aye: Donna Burnham, Eric Cieslak, Ryan Ireland and David Lifferth. The motion passed with a unanimous vote.*

4. RESOLUTION – Consideration and Adoption of the Redevelopment Agency of Eagle Mountain City Establishing the Location of the Office of the Redevelopment Agency.

City Attorney Jerry Kinghorn presented a resolution establishing the location of the office of the Eagle Mountain City Redevelopment Agency.

MOTION: *Director Burnham moved to adopt Resolution R-3, establishing the location of the Eagle Mountain City Redevelopment Agency, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005. Director Cieslak seconded the motion. Those voting aye: Donna Burnham, Eric Cieslak, Ryan Ireland and David Lifferth. The motion passed with a unanimous vote.*

5. ADJOURNMENT

Director Cieslak moved to adjourn the meeting at 9:35 p.m.

These minutes were not approved.

MINUTES
REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY

July 15, 2008

9:00 p.m.

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

1. CALL TO ORDER: Mayor Jackson called the meeting to order at 9:06 p.m.
2. PUBLIC HEARING – Public Hearing of the Eagle Mountain City Redevelopment Agency.
 - A. Consideration and Adoption of a Resolution of the Redevelopment Agency of Eagle Mountain City Adopting the Community Development Project Area Plan for Project Area #2008-1 (Gateway CDA) Dated April 1, 2008.

Mayor Jackson opened the public hearing at 9:06 p.m. Hearing no comments, she closed the hearing.

- B. Consideration and Adoption of a Resolution of the Redevelopment Agency of Eagle Mountain City Approving a Community Development Area Project Area Budget for Project Area #2008-1 (Gateway CDA) Dated April 1, 2008.

Mayor Jackson opened the public hearing at 9:07 p.m. Hearing no comments, she closed the hearing.

3. RESOLUTION – Consideration and Adoption of the Redevelopment Agency of Eagle Mountain City Creating and Adopting the Community Development Project Area Plan for Project Area #2008-1 (Gateway CDA) Dated April 1, 2008.

Executive Director Ifo Pili presented the Gateway CDA Project Area Plan. The Eagle Mountain City RDA has previously approved the creation of a Community Development Area (CDA). Whereby, the City will be able to offer tax increment financing as an incentive to attract prospective commercial development. The purpose of the Project Area Plan is to provide a planning document for the CDA and detail the purpose of its inception.

MOTION: *Vice-Chairperson Cieslak moved to adopt Resolution 4 of the Redevelopment Agency of Eagle Mountain City, adopting the Community Development Project Area Plan for Project Area #2008-1 (Gateway CDA) dated April 1, 2008. Board Member Lifferth seconded the motion. Those voting aye: Donna Burnham, Eric Cieslak, Ryan Ireland, David Lifferth and Nathan Ochsenhirt. The motion passed with a unanimous vote.*

4. RESOLUTION – Consideration and Adoption of the Redevelopment Agency of Eagle Mountain City Approving a Community Area Development Area Project Area Budget for Project Area #2008-1 (Gateway CDA) Dated April 1, 2008.

Executive Director Ifo Pili presented the Gateway CDA Project Area Plan budget. The purpose of the Project Area Budget is to outline the sources and uses of funds which will be utilized to implement the Community Development Project Area Plan.

MOTION: *Vice-Chairperson Cieslak moved to adopt Resolution 5 of the Redevelopment Agency of Eagle Mountain City, approving a Community Development Area Project Area budget for Project Area #2008-1 (Gateway CDA) dated April 1, 2008. Board Member Burnham seconded the motion. Those voting aye: Donna Burnham, Eric Cieslak, Ryan Ireland, David Lifferth and Nathan Ochsenhirt. The motion passed with a unanimous vote.*

Chairperson Jackson invited Senator Mark Madsen to speak on his opinion of the RDA in relation to the Alpine School District.

Senator Madsen said that there has been criticism of school districts in the past, but he does not have the power to tell them what to do beyond the legislature. He said that there is little control over the school districts.

Mayor Jackson explained that Eagle Mountain is a destination location. She feels that the City needs the help of the State Representatives to move through this impasse with the Alpine School District.

Senator Madsen asked whose interest this shopping center will serve. He feels that as a citizen there is not that much of a tangible benefit to have a grocery store in Eagle Mountain right now. He said that he would be happy to encourage Alpine School District to come forward and meet with the City on this issue.

5. ADJOURNMENT

Vice-Chairperson Cieslak moved to adjourn the meeting at 9:39 p.m.

Approved January 6, 2009.

REDEVELOPMENT AGENCY OF
EAGLE MOUNTAIN CITY
MINUTES

December 2, 2008

9:30 p.m.

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

1. CALL TO ORDER

Heather Anne Jackson, Chair, called the meeting to order at 9:30 p.m.

2. MINUTES

This item was removed from the agenda.

A. July 15, 2008 – Regular Meeting

3. AGREEMENTS – Consideration and Approval of the RDA Gateway Project Agreements.

A. Agreement between the Eagle Mountain RDA and Eagle Mountain City

MOTION: *Vice-Chair Cieslak moved to approve an Agreement between the Eagle Mountain RDA and Eagle Mountain City with reference to the RDA Gateway Project. Board Member Ochsenhirt seconded the motion. Those voting aye: Donna Burnham, Eric Cieslak, Heather Jackson, Ryan Ireland, David Lifferth, and Nathan Ochsenhirt. The motion passed with a unanimous vote.*

B. Agreement between the Eagle Mountain RDA and Utah County

MOTION: *Board Member Donna Burnham moved to approve an Agreement between the Eagle Mountain RDA and Utah County contingent upon Utah County's approval of the RDA Gateway Project Agreement. Board Member Lifferth seconded the motion. Those voting aye: Donna Burnham, Eric Cieslak, Heather Jackson, Ryan Ireland, David Lifferth, and Nathan Ochsenhirt. The motion passed with a unanimous vote.*

C. Agreement between the Eagle Mountain RDA, Eagle Mountain City and the Developer

MOTION: *Vice-Chair Cieslak moved to approve an Agreement between the Eagle Mountain RDA and Eagle Mountain City and the Developer, Associated Foods, contingent upon Utah County's approval. Board Member Lifferth seconded the motion. Those voting aye: Donna Burnham, Eric Cieslak, Heather Jackson, Ryan Ireland, David Lifferth, and Nathan Ochsenhirt. The motion passed with a unanimous vote.*

4. ADJOURNMENT

MOTION: *Board Member Lifferth moved to adjourn the meeting at 9:35 p.m.*

Approved January 6, 2009.