

# Eagle Mountain City Redevelopment Agency Minutes 2019

## *Dates of RDA Meetings:*

- March 5, 2019
- May 7, 2019
- May 21, 2019
- June 18, 2019
- September 3, 2019



# EAGLE MOUNTAIN REDEVELOPMENT AGENCY MEETING MINUTES

March 5, 2019, Immediately Following City Council Meeting  
Eagle Mountain City Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

## 17. REDEVELOPMENT AGENCY MEETING - CITY COUNCIL CHAMBERS

## 18. CALL TO ORDER

Board Chair Westmoreland opened the Redevelopment Agency Board meeting at 9:19 p.m.

## 19. RESOLUTIONS

### 19.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Appointing Officers to Serve in the Redevelopment Agency of Eagle Mountain City.

City Recorder Fionnuala Kofoed explained the Redevelopment Agency bylaws state a yearly meeting is to be held in which officers of the Redevelopment Agency are determined. Those officer positions are Chair, Vice Chair, and Executive Director. The Mayor is designated as the Chair and the Economic Development Director is designated as the Executive Director.

Board Member Clark asked if the Vice Chair position is given to the Mayor Pro Tempore. Ms. Kofoed stated it typically is the Mayor Pro Tempore, but the board can appoint any member as the Vice Chair. Councilmember Curtis stated it should be the Economic Development liaison.

**MOTION:** *Board Member Clark moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, appointing Tom Westmoreland to serve as the Board Chair, Donna Burnham to serve as Vice Chair, and Aaron Sanborn as the Executive Director of the Redevelopment Agency of Eagle Mountain City. Board Member Reaves seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

### 19.B. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Designating a Survey Area Known as the Pole Canyon Survey Area #1, and Authorizing Agency Staff, Consultants and Legal Counsel to Prepare a Proposed Community Reinvestment Project Area Plan, and Accompanying Project

Area Budget for a Proposed Community Reinvestment Area within the Survey Area.

Executive Director Aaron Sanborn explained an increased interest in the Pole Canyon area prompted staff to propose this survey areas to provide for development. The survey area is 650 acres that currently has the Regional Technology Overlay. The survey area designation allows staff to start the process of examining development feasibility. All plans, budgets, and maps will return to the Redevelopment Agency Board for approval. This resolution does not approve any tax increment plans or funding.

Board Member Curtis asked what funds are used for feasibility studies. Mr. Sanborn explained the Redevelopment Agency collects a portion of tax increment financing for Redevelopment Agency administration.

Mr. Sanborn explained the location of the study area to the Board Members, which is included within the Pole Canyon Master Development Plan.

**MOTION:** *Board Member Clark moved to approve the resolution of the Redevelopment Agency of Eagle Mountain City, Utah, designating a survey area known as the Pole Canyon Survey Area #1, and authorizing agency staff, consultants and legal counsel to prepare a proposed community reinvestment project area plan, and accompanying project area budget for a proposed community reinvestment area within the survey area. Board Member Burnham seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

20. ADJOURNMENT

**MOTION:** *Board Member Burnham moved to adjourn the meeting at 9:32 p.m. Board Member Reaves seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

Approved by the Redevelopment Agency Board on May 5, 2019.



Aaron Sanborn  
Executive Director



EAGLE MOUNTAIN  
REDEVELOPMENT AGENCY MEETING  
MINUTES

May 7, 2019, 7:00 p.m.  
Eagle Mountain City Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

**7:00 P.M. REDEVELOPMENT AGENCY MEETING - CITY COUNCIL CHAMBERS**

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Stephanie Gricius, Donna Burnham, Benjamin Reaves, and Melissa Clark

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

ALSO PRESENT: Youth Council Mayor Isaac Barrus, and Youth Councilmembers Jordan Noyes and Hannah Jensen.

5. CALL TO ORDER

Board Chair Westmoreland called the meeting to order at 7:09 p.m.

6. MINUTES

6.A. May 15, 2018 Minutes

6.B. March 5, 2019 Minutes

**MOTION:** *Board Member Gricius moved to approve the May 15, 2018, and March 5, 2019, Redevelopment Agency Board Meeting minutes. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

7. RDA RESOLUTIONS/PUBLIC HEARING

7.A. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah Adopting an Official Project Area Plan for the Pole Canyon Community Reinvestment Project Area.

Executive Director Aaron Sanborn explained the project area covers 80 acres in the Pole Canyon Master Development Plan. The property is currently planned for industrial use. The project area would allow for tax increment funds to be used for project benefits.

Rob Sant with Lewis Young Robertson and Burningham, Inc. explained under Utah Code, local governments have the authority to conduct economic development activities within their communities through community reinvestment areas (CRAs), or community development areas. Tax increment funds become available for a specified period of time to provide assistance for existing businesses, new development, infrastructure improvements, and more.

Mr. Sant explained the CRA is being created to stimulate capital investment and development of vacant and under-utilized property. It promotes job creation and expands the tax base for all taxing entities. The potential business in discussion to develop in the CRA is a food manufacturing business. This development will include investment of over \$290 million of personal property.

This property currently provides all taxing entities a total of \$13,110 a year. The requested participation from taxing entities for the tax increment plan is 60% over twenty years. Taxing entities will retain the remaining 40%. The first tax increment receipt is assumed to be in 2022. The estimated base tax year value is \$1.2 million. The incremental assessed value in twenty years is estimated to be \$184,076,269, bringing the total assessed value in twenty years to \$185,276,269. If the property remains in its current state, taxing entities will receive \$262,200 over twenty years; with the development as described and with the tax increment in place, taxing entities will receive \$14,097,080 over that same twenty-year period.

Two percent of the tax increment dollars will be used for project area administration and operations, ten percent will be used for affordable housing, and the remaining amount will be used for redevelopment activities.

*Board Chair Westmoreland opened the public hearing at 7:22 p.m.*

Bruno Hunziker stated his approval of the project and expressed concerns regarding traffic and future roads.

Mr. Sanborn explained two separate roads are identified within the project: 4000 North on the north end, which will be 24 feet wide, and Pole Canyon Boulevard on the south end, which will extend to Eagle Mountain City Center. Completion of Pole Canyon Boulevard is a requirement of the developer and is not part of the CRA.

~~*Board Chair Westmoreland closed the public hearing at 7:26 p.m.*~~

**MOTION:** *Board Member Clark moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah adopting an Official Project Area Plan for the Pole Canyon Community Reinvestment Project Area. Board Member Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

- 7.B. A Resolution of the Eagle Mountain Redevelopment Agency Adopting the Project Area Budget for the Pole Canyon Community Reinvestment Project Area.

Mr. Sanborn explained this budget is specific to the Pole Canyon Community Reinvestment Project Area. It determines where revenue is from, and where funds will be expended. It also includes a cost/benefit analysis; the City's benefit is approximately \$3 million.

*Board Chair Westmoreland opened the public hearing at 7:28 p.m. As there were no comments, he closed the hearing.*

**MOTION:** *Board Member Clark moved to approve a resolution of the Eagle Mountain Redevelopment Agency adopting the Project Area Budget for the Pole Canyon Community Reinvestment Project Area. Board Member Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote.*

## 8. RDA RESOLUTIONS

- 8.A. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Tentative Budget for Fiscal Year 2019-2020 and Setting a Public Hearing for Adoption of the Final Budget.

Mr. Sanborn explained this is the annual budget for the Redevelopment Agency.

**MOTION:** *Board Member Curtis moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, adopting the tentative budget for Fiscal Year 2019-2020 and setting a public hearing for adoption of the final budget on May 21, 2019. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

- 8.B. 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 for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

**MOTION:** *Board Member Burnham moved to approve 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 for the collection and remittance of incremental property taxes collected from property within the Pole Canyon Community Reinvestment Area. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin*

*Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

- 8.C. 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 Pole Canyon Community Reinvestment Area.

**MOTION:** *Board Member Reaves moved to approve 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 Pole Canyon Community Reinvestment Area. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

- 8.D. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

**MOTION:** *Board Member Curtis moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an interlocal cooperation agreement between the Eagle Mountain Redevelopment Agency and Alpine School District for the collection and remittance of incremental property taxes collected from property within the Pole Canyon Community Reinvestment Area. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

- 8.E. 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 Pole Canyon Community Reinvestment Area.

**MOTION:** *Board Member Burnham moved to approve 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 Pole Canyon Community Reinvestment Area. Board Member Gricius seconded the motion. Those voting aye: Colby Curtis,*

***Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark.  
The motion passed with a unanimous vote.***

- 8.F. A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and the Unified Fire Service Area for the Collection and Remittance of Incremental Property Taxes Collected from Property Within the Pole Canyon Community Reinvestment Area.

**MOTION:** ***Board Member Clark moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, approving an interlocal cooperation agreement between the Eagle Mountain Redevelopment Agency and the Unified Fire Service Area for the collection and remittance of incremental property taxes collected from property within the Pole Canyon Community Reinvestment Area. Board Member Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

9. ADJOURNMENT

**MOTION:** ***Board Member Gricius moved to adjourn the meeting at 7:38 p.m. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

The meeting was adjourned at 7:38 p.m.

Approved by the Redevelopment Agency on May 21, 2019.



Aaron Sanborn  
Executive Director





EAGLE MOUNTAIN  
REDEVELOPMENT AGENCY BOARD  
MEETING MINUTES

May 21, 2019, Immediately following City Council Meeting  
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, Stephanie Gricius, Donna Burnham, Benjamin Reaves, and Melissa Clark

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

1. CALL TO ORDER

Board Chair Tom Westmoreland called the meeting to order at 9:29 p.m.

2. MINUTES

2.A. May 7, 2019 Minutes

**MOTION:** *Board Member Gricius moved to approve the May 7, 2019 Redevelopment Agency Board meeting minutes. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

3. ORDINANCE/PUBLIC HEARING

3.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2019-2020 Budget. *\*\*This is not an action item, public hearing only\*\**

Assistant City Administrator Paul Jerome said the budget has not changed from previous years.

*Board Chair Westmoreland opened the public hearing at 9:31 p.m. As there were no comments, he closed the hearing.*

4. ADJOURNMENT

**MOTION:** *Board Member Clark moved to adjourn the meeting at 9:34 p.m. Board Member Gricius seconded the motion. Those voting aye: Colby Curtis,*

*Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark.  
The motion passed with a unanimous vote.*

Approved by the Redevelopment Agency on June 18, 2019.



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Aaron Sanborn  
Executive Director



# EAGLE MOUNTAIN REDEVELOPMENT AGENCY BOARD MEETING MINUTES

**June 18, 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, and Melissa Clark. Board Member Stephanie Gricius was excused.

CITY STAFF PRESENT: Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; 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 8:13 p.m.

### 2. MINUTES

#### 2.A. May 21, 2019 Minutes

**MOTION:** *Board Member Clark moved to approve the May 21, 2019 minutes. Board Member Reaves seconded the motion. Those voting aye: Colby Curtis, Melissa Clark, Donna Burnham, and Benjamin Reaves. The motion passed with a unanimous vote.*

### 3. RESOLUTION/PUBLIC HEARING

#### 3.A. RESOLUTION - A Resolution of the Redevelopment Agency of Eagle Mountain City Amending the Fiscal Year 2018-2019 Budget - Final Amendment.

Assistant City Administrator Paul Jerome stated the change accounts for the increase in the Economic Development Area (EDA) 2012-1 and Parkside Community Development Project Area (CDA) values.

Economic Development Director Aaron Sanborn explained the EDA expires after twenty years, in 2036, or once \$635,000 has been paid out, whichever comes first; currently, approximately \$150,000 has been paid out. The CDA expires after ten years, in 2023, or once \$500,000 has been paid out. This project recently reached the increment threshold to begin receiving payouts, so it will likely expire before the full \$500,000 is paid out.

Board Chair Westmoreland opened the public hearing at 8:22 p.m. As there were no comments, he closed the public hearing.

**MOTION:** *Board Member Clark moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City amending the Fiscal Year 2018-2019 Budget. Board Member Reaves seconded the motion. Those voting aye: Colby Curtis, Melissa Clark, Donna Burnham, and Benjamin Reaves. The motion passed with a unanimous vote.*

3.B. - RESOLUTION – A Resolution of the Redevelopment Agency of Eagle Mountain City, Utah, Adopting the Fiscal Year 2019-2020 Budget.

Mr. Jerome said the proposed budget is identical to previously presented versions. It is based on projections and as areas in the City grow, amendments may be required.

Board Chair Westmoreland opened the public hearing at 8:28 p.m. As there were no comments, he closed the public hearing.


**MOTION:** *Board Member Reaves moved to approve a resolution of the Redevelopment Agency of Eagle Mountain City, Utah, adopting the Fiscal Year 2019-2020 Budget. 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.*

4. ADJOURNMENT

**MOTION:** *Board Member Clark moved to adjourn the meeting at 8:29 p.m. Board Member Reaves 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 8:29 p.m.

Approved by the Redevelopment Agency Board on September 3, 2019.

  
\_\_\_\_\_  
Aaron Sanborn  
Executive Director



# 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 April 21, 2020.

A handwritten signature in blue ink, appearing to read "Aaron Sanborn", written over a horizontal line.

Aaron Sanborn  
Executive Director