

RESOLUTION NO. R- 07 2025

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY, UTAH, DESIGNATING A SURVEY AREA AND AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT PROJECT AREA PLAN AND BUDGET FOR THE PROPOSED SWEETWATER INDUSTRIAL PARK COMMUNITY REINVESTMENT PROJECT AREA #5

PREAMBLE

WHEREAS, the Eagle Mountain Redevelopment Agency (the "Agency") was created by Eagle Mountain City (the "City") to transact the business and exercise all of the powers provided for in the Limited Purpose Local Government Entities - Community Reinvestment Agency Act (Title 17C, Chapters 1 through 5, UTAH CODE ANNOTATED, 1953, as amended) and any subsequent, replacement or amended law or act (the "Act"); and

WHEREAS, pursuant to Section 17C-5-103 of the Act, the Agency's governing board (the "Board") is empowered to initiate the process of adopting a community reinvestment project area plan by adopting a survey area resolution that meets the requirements of that statute; and

WHEREAS, pursuant to Section 17C-5-303 of the Act, the Board also is empowered to prepare a proposed budget for a proposed community reinvestment project area budget; and

WHEREAS, the Board met on October 21, 2025, to consider, among other things, (a) designating the geographic area (the "Survey Area") that is located within the City and is shown on the map (the "Map") attached hereto as Exhibit A, which includes parcels in Eagle Mountain's south service area totaling approximately 567 acres, as a "Survey Area" for purposes of Section 17C-5-103 of the Act; (b) authorizing the Agency to prepare a proposed community reinvestment project area plan and budget for each proposed community reinvestment project area; and (c) authorizing the Agency to conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency considers appropriate; and

WHEREAS, the Survey Area requires a study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area; and

WHEREAS, the Board desires to authorize the preparation of a draft community reinvestment project area plan and budget for a proposed community reinvestment

project area to be known as the "Sweetwater Industrial Park Community Reinvestment Project Area #5".

NOW, THEREFORE, BE IT RESOLVED by the governing Board of the Agency as follows:

1. The Survey Area shown on the Map, attached hereto as Exhibit A is hereby designated as the "Survey Area" for purposes of Section 17C-5-103 of the Act;

2. The Board affirms that the Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area;

3. The Agency hereby tentatively designates the Survey Area as the Sweetwater Industrial Park Community Reinvestment Project Area #5, the approximate proposed boundaries of which are depicted on the Map attached hereto as Exhibit A;

4. The Agency staff and consultants are hereby authorized and directed as follows:

- (a) Prepare a proposed community reinvestment project area plan and community reinvestment project area budget for the Survey Area as required by the Act.
- (b) Conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency and staff considers appropriate.
- (c) Obtain whatever information is needed and hire or contract with consultants and others as necessary for the preparation of the draft community reinvestment project area plan and budget.
- (d) Take such other and additional actions necessary or prudent in considering and creating the proposed community reinvestment project area in compliance with the Act including, without limitation, the negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings, and the preparation, publication, and/or mailing of all required notices.

This RESOLUTION, assigned No. R-01-2025, shall take effect immediately upon approval of the Governing Board of the Agency.

ADOPTED by the Governing Board of the Agency this 21st day of October, 2025.

EAGLE MOUNTAIN REDEVELOPMENT AGENCY


Tom Westmoreland, Board Chair

ATTEST:


Evan Berrett, Executive Director



CERTIFICATION

The above Resolution was adopted by the Redevelopment Agency of Eagle Mountain City, Utah, on this 21st day of October, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
<input checked="" type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham
<input checked="" type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark
<input checked="" type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray
<input checked="" type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood
<input checked="" type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright





Evan Berrett, Executive Director

Exhibit A
Map of Survey Area

Exhibit A

Map of Survey Area

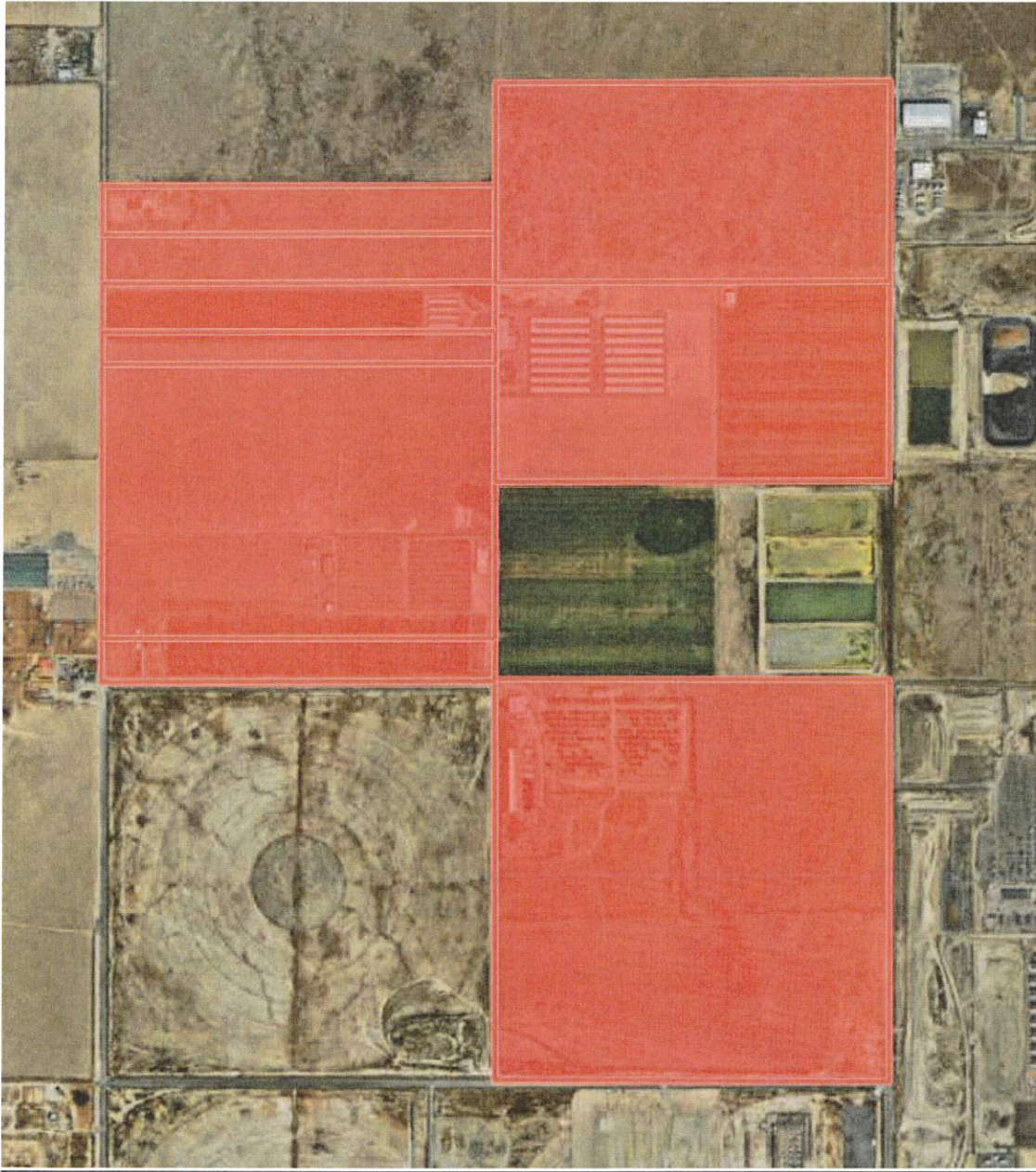


Exhibit B

Survey Area Legal Descriptions

Parcel ID: 590580004

Legal Description: NE1/4 OF SEC 26, T 6 S, R 2 W, SLM. AREA 160 ACRES.

Parcel ID: 590550010

Legal Description: COM AT S1/4 COR. SEC. 23, T6S, R2W, SLB&M.; N 89 DEG 45' 20" W 2667.17 FT; N 0 DEG 22' 40" E 291 FT; S 89 DEG 45' 20" E 2667.07 FT; S 0 DEG 21' 29" W 291 FT TO BEG. AREA 17.817 AC.

Parcel ID: 590550017

Legal Description: COM S 326.73 FT & W 2.15 FT FR W 1/4 COR. SEC. 23, T6S, R2W, SLB&M.; S 89 DEG 53' 7" E 2666.39 FT; S 0 DEG 21' 29" W 2050.58 FT; N 89 DEG 45' 20" W 2667.07 FT; N 0 DEG 22' 40" E 2044.54 FT TO BEG. AREA 125.350 AC.

Parcel ID: 590550013

Legal Description: COM AT W 1/4 COR. SEC. 23, T6S, R2W, SLB&M.; S 89 DEG 53' 7" E 2666.28 FT; N 0 DEG 21' 29" E 326.76 FT; N 89 DEG 53' 7" W 2666.19 FT; S 0 DEG 22' 24" W 326.77 FT TO BEG. AREA 20.000 AC.

Parcel ID: 590550021

Legal Description: COM N 326.75 FT & E 2.14 FT FR W 1/4 COR. SEC. 23, T6S, R2W, SLB&M.; N 0 DEG 22' 24" E 326.76 FT; S 89 DEG 53' 7" E 2666.1 FT; S 0 DEG 21' 29" W 326.76 FT; N 89 DEG 53' 7" W 2666.19 FT TO BEG. AREA 20.000 AC.

Parcel ID: 590550005

Legal Description: THE N 1/2 OF SE 1/4 OF SEC 23, T6S, R2W, SLM. AREA 80 ACRES.

Parcel ID: 590550016

Legal Description: COM AT W 1/4 COR. SEC. 23, T6S, R2W, SLB&M.; S 89 DEG 53' 7" E 2666.28 FT; S 0 DEG 21' 29" W 326.74 FT; N 89 DEG 53' 7" W 2666.39 FT; N 0 DEG 22' 40" E 326.76 FT TO BEG. AREA 20.000 AC.

Parcel ID: 590550002

Legal Description: S1/2 OF NE1/4 OF SEC 23, T 6 S, R 2 W, SLM. AREA 80 ACRES.