



Military Installation Development Authority

Board Meeting
March 2, 2010

The Military Installation Development Authority Board held a public meeting on Tuesday, March 2, 2010, at 9:00 a.m. at the Roy Simmons Entrepreneurial Center at 450 Simmons Way, Kaysville, Utah. Since the Chairman, Senator Stuart Adams, and the Vice Chair, Senator Jerry Stevenson, could not personally attend, Mayor Don Wood made a motion that Mayor Bruce Burrows serve as the Chair Pro Tem. Mayor Joe Ritchie seconded the motion followed by a unanimous vote to have Mayor Burrows serve as the Chair Pro Tem. The meeting was then called to order by the Chair Pro Tem Mayor Bruce Burrows. On roll call, the following were found to be present and excused.

Present

Bruce Burrows
Don Wood
Joe Ritchie
Gary Harter
Mike Ostermiller
Stuart Adams (via phone)
Jerry Stevenson (via phone)

Cory Shupe
Aaron Bloxham
Reid Dickson
Jason Thompson
Steve Marks
Gary Stewart
Darrin Wray
Mark Holt
Travis Lish
Beverley Jacobs

Herriman City

Nicole Martin
Justun Edwards
Brett Wood
Mayor Josh Mills
Gordon Haight

Bluffdale

Mayor Derk Timothy
Brent Ventura
Mark Reid
Vaughn Pickell
Gordon Haight

Staff & Support Team

Rick Mayfield
Ron Richins
Paul Morris
Dan Brinton

Visitors

Jordan School Dist
John Taylor
Scott Thomas

Approval of Minutes

Gary Harter made a motion to approve the MIDA Board Meeting minutes for January 22, 2010. Mayor Don Wood seconded the motion followed by a unanimous vote to accept the minutes as presented.

Motion to Hold a Closed Meeting

Mayor Don Wood made a motion to close the public meeting and to go into an executive closed session in Room 206 to discuss the acquisition, exchange or lease of real property and to discuss issues regarding deployment of security personnel, devices or systems. He amended the motion as only professional personnel and security issues were to be

discussed. Mayor Joe Ritchie seconded the amended motion followed by a unanimous vote to move into a Closed Meeting at approximately 9:10 a.m.

Before they adjourned, Gary Stewart of Sunset Ridge Development stated they had received another award for the development of Falcon Ridge. They were congratulated.

The meeting reconvened at 9:45 a.m. All were shown appreciation for waiting and were reminded to sign the roll.

Resolution 2010-02 – Adopting the Utah Data Center Project Area at Camp Williams

The purpose of the meeting was to talk about the Utah Data Center project area. As soon as the plan has been approved and the first Task Order received, then the work will begin. The cities will be contacted and meetings will be set up requesting input and assistance with services.

It was explained that MIDA exists to help make Military land better for the Military and for Utah. Projects that MIDA adopts depend on the Military's needs.

The Draft Project Area Plan for the Utah Data Center had been sent out to those with jurisdiction and to all taxing entities within one-half mile of the proposed project. MIDA has the authority to tax and to provide services, however, for the Data Project, no taxes will be collected nor will there be any jurisdiction issues. MIDA will simply be the facilitator for the water, sewer and electrical and will act as the contractor to plan, design, bid and stub the utilities to the project. Once this is complete, MIDA will be finished with the project.

Public Comments

- John Taylor - Jordan School District

On behalf of the Jordan School District Superintendent, John Taylor asked if it was known what impact the construction was going to have on the surrounding communities. He also wanted to know after it was completed how many employees would be employed. The biggest concern for the school district is being able to accommodate and educate the children of the new employees. He added that the district is supportive of the project and pledged their support.

In response to his question, it is estimated that there will be up to 10,000 construction jobs during the construction phase. Although there are no official numbers, it is anticipated that there will be 100 jobs after the first phase with up to 1,500 jobs in the future.

- Mark Reid – Bluffdale City Manager

Speaking for Bluffdale City, Mark Reid expressed the cities excitement to be able to work with MIDA and to be involved in the project. He stated that Bluffdale is 100% committed

to the project and is ready and willing to work closely with MIDA to assure the project is done with sensitivity and the urgency needed.

- Mayor Josh Mills – Herriman City

Mayor Josh Mills thanked the Board, and Rick Mayfield, for the opportunity to ask and receive answers to their questions prior to the meeting. He stated that Herriman was also excited and pledged their full support mentioning that his staffs was ready to assist at any time. They look forward to meeting and working with MIDA.

Rick Mayfield told the group that MIDA was certain that one of the first official tasks for the Data Center would be to do a Master Plan on the sewer and water. He stated that Infinity Engineers would be soliciting input as soon the Task Order had been issued and assured the cities that they would all be involved.

- Brent Ventura - Bluffdale City Engineer

Acknowledging that the city would be involved later, Brent Ventura wondered if traffic impact studies would be done on the traffic patterns before and after construction. He was also concerned about traffic impact on the local roadways during construction and how it would affect the traffic. He suggested that MIDA and the city coordinate closely to minimize any inconveniences.

Paul Morris reported that the Army Corps of Engineers will be handling the onsite construction. He assured the group that MIDA will be obligated to do whatever is necessary to comply with such things as right of ways, crossing streets, cut permits etc., and the cities will be coordinated with.

Mayor Joe Ritchie showed appreciation to the group for their positive comments and their willingness to be supportive.

Mayor Bruce Burrows added that it is MIDA's intent to be open and frank. As MIDA has worked on other projects, there has been a high comfort level for all involved because all have been willing to work together. This is MIDA's intent on the Data Center.

Confirmation that the MIDA legislation had been signed had been received prior to the start of the MIDA Board Meeting. The group was reminded that the Final Project Area Plan had been prepared anticipating the legislative changes. There were very few differences in the draft and final plans. A couple of minor corrections were also noted and would be corrected before the document would be signed.

Mayor Don Wood made a motion to adopt Resolution 2010-02 – Adopting the Utah Data Center Project Area Plan at Camp Williams as amended and allow Chairman Stuart

Adams to sign at a later date. Mayor Joe Ritchie seconded the motion. Without further discussion, the Board voted unanimously to adopt Resolution 2010-02.

Resolution 2010-03 – Approval of IDIQ Firm-Fixed-Price Contract with the Maryland Procurement Office for the Utah Data Center Project Area

Mike Ostermiller made a motion to adopt Resolution 2010-03 – Approval of IDIQ Firm-Fixed-Price Contract with the Maryland Procurement Office for the Utah Data Center Project Area. Mayor Don Wood seconded the motion followed by a unanimous vote to adopt Resolution 2010-03.

Resolution 2010-04 – Approval of a New Employment Position for an Assistant Financial Manager/Finance Analyst

In order to meet the challenges of daily tracking and recording expenses, it has been suggested that a Financial Manager/Finance Analyst be hired. This position will be exclusively for this project and the individual will begin as a part-time State employee.

Gary Harter made a motion that Resolution 2010-04-Approval of a New Employment Position for an Assistant Financial Manager/Finance Analyst be adopted. Mike Ostermiller seconded the motion followed by a unanimous vote to adopt Resolution 2010-04.

Resolution 2010-05-Approval of Contract Amendments with Rick Mayfield Associates, Inc. and Cottle Morris & Associates PLLC

Due to the nature of the approved contract, there will be an urgency to move quickly on each Task Order. The amended contracts for Rick and Paul will allow the flexibility needed to make this possible. As each Task Order comes in, it will be decided if it falls under management or legal services. Rick will oversee the management services and Paul will be responsible for the legal services. They will determine what needs to be done, who needs to be hired, if it is in the budget and the administrative costs associated with each Task Order. These will become addendums to the contract. Rick can approve Paul's, and Rick's approval will come from the Board. The Board will be kept apprised of any expenses.

Mayor Don Wood made a motion to adopt Resolution 2010-05-Approval of Contract Amendments with Rick Mayfield Associates, Inc. and Cottle Morris & Associates PLLC. Mayor Joe Ritchie seconded the motion followed by a unanimous vote to adopt Resolution 2010-05.

Chairman Stuart Adams will sign these resolutions later in the week.

Other Business

There was no other business.

Next Meeting

The next MIDA Board meeting will be held on Tuesday, April 6, 2010, at 9:00 a.m.

At 10:05 a.m. Mayor Joe Ritchie made a motion to adjourn. Gary Harter seconded the motion with a unanimous vote to adjourn.