



Military Installation Development Authority

Board Meeting

October 7, 2008

The Board of the Military Installation Development Authority held a public meeting on Tuesday, October 7, 2008, at 9:00 a.m. at the Roy Simmons Entrepreneurial Center, Davis Business Alliance, 450 Simmons Way, Kaysville, Utah. The meeting was called to order by Chairman Stuart Adams. On roll call, the following directors/staff were found to be present and excused.

Present

Chairman Stuart Adams
 Mike Ostermiller
 Mayor Don Wood
 Mayor Joe Ritchie
 Mayor Bruce Burrows

Paul Morris
 Brian Arnold
 Ryan Furniss
 Greg Scott
 Karen Jensen
 Bruce Evans
 Dave Williamsen
 Erik Castle
 Mary Enges
 Cory Shupe
 Jeff Woodbury
 Travis Lish
 Beverley Jacobs

Excused

Jerry Stevenson
 Jason Perry

Staff/Visitors

Rick Mayfield
 Ron Richins

Minutes

Mike Ostermiller made a motion that the minutes from the September 11, 2008, MIDA Board Meeting be approved as presented. Mayor Bruce Burrows seconded the motion followed by a unanimous vote to accept the minutes.

Discussion and Resolution – Resolution 2008-12 - A Resolution Adopting the Building Permit Plan Check Review and Sign Fee Schedule as the Military Installation Development Authority’s (MIDA) Schedule to be Applied to Construction Within Any Project.

Last Board meeting, the Board accepted a resolution adopting the International Building Codes. The resolution adopting the Building Permit and Sign Fee schedule was postponed pending study and preparation of the fee schedule.

The DRC met the end of September and after discussion, found that Riverdale City's fee schedule was the most up-to-date. The DRC made a recommendation that the MIDA Board adopt a building and fee schedule based on Riverdale's schedule.

Mayor Burrows was concerned as he felt Riverdale's fees were lower than most of the other cities. He wondered if the Board should consider doing an average of all the cities' fees. After discussion, it was the general consensus that the Riverdale schedule was the most current and up-to-date and would be used as they had recently conducted a cost and relationship study which validates the costs.

Mayor Bruce Burrows made a motion that the Board adopt Resolution 2008-12 with the fee schedule as presented.

Prior to the Board vote, Mike Ostermiller asked if the developers had been given an opportunity to review the resolution and fee schedule. The Developers had received a copy of it, but MIDA had not received any comments back from them. Bruce Evans, from the HAFB EUL Office, stated he had met with Travis Lish, of Sunset Ridge Partners, earlier in the week, and Travis had indicated there were no concerns with the fee schedule.

Mayor Joe Ritchie seconded the motion that Resolution 2008-12 be accepted as presented.

When called for a vote, Mike Ostermiller requested that the MIDA Board reserve the right to revisit the fee schedule pending the developers review. The motion to accept Resolution 2008-12, pending the developers review, received a unanimous vote.

Updates

- Rick Mayfield reported that the Falcon Hill Project was moving along rapidly. He introduced Cory Shupe, from blu line designs, as the MIDA Planning Consultant. Cory and his associates are putting together the procedures for site review and development codes. Cory will be meeting with the DRC Committee for a special DRC meeting next week to discuss these items. The goal is to have the development codes prepared and reviewed by the DRC and ready for the MIDA Board in November.

To ensure responsibilities are met and MIDA is protected, MIDA has an urgent need to have an engineering firm on Board. Four firms were interviewed by Rick Mayfield and Paul Morris, and Synergy Consultants has been selected as the MIDA engineers. They have been hired under the \$25,000 procurement authorization limit.

It was reported that Synergy Consultants were meeting with Base personnel to review the 30% design review on the three (3) plans—the gate house, the new road and the Northrop Grumman Building. They will also prepare plat map that will accurately verify the boundaries and acreage of each city and an overlay of all taxing entities. They will also be preparing street and utility design standards.

- Ground Breaking

- Bruce Evans, HAFB EUL

Bruce thanked the MIDA Board for all their time and support showing recognition for the Board's service. He reminded the group that the Ground Breaking Ceremony will take place Friday, October 10, 2008. Board members were encouraged to arrive before 10:45 a.m. as the shuttle will bus the group to the missile park for a brief program. Governor Huntsman, Senator Hatch, Representative Bishop and a Senior representative from the Air Force will be addressing the group followed by the ground breaking. Everyone will be bused back to the Aerospace Museum for a reception and light refreshments which are being provided by Sunset Ridge Partners. At that time, the new gate construction, the guard house and the security forces building will be announced. He thanked the MIDA Board and the Mayors stating that without everyone's cooperation, this would have never been possible.

Chairman Stuart Adams added his comments stating that it has taken a lot of work to get this point, but it has been everyone working together that has made this project possible.

- Project Area Plan

The final Project Area Plan will be quite similar to the preliminary plan. It is anticipated that the final document will be ready for next month's Board meeting. Notices will once again be sent out to taxing entities to meet the public meeting requirement. The final plan will be sent out to Board members once it is ready for review. The Project Area Budget will be adopted at a later time. It is hoped that bonding will be able to take place next summer.

- Three-Party Agreement (MOU)

Paul Morris reviewed the Three-Party Development Agreement draft explaining it is a binding agreement between the Air Force, the Developers and MIDA. The language that had been highlighted is still being discussed as the document refers to the Master Development Agreement which is a document between the Air Force and the Developer. MIDA is not a party to the Master Development Agreement, and caution is being taken to ensure that MIDA is not bound to something it may not be able to enforce.

A discussion on language changes followed. Paul will continue working with the other entities, and the final document will be presented to the Board for action next month.

Other Business

In an effort to begin a study on the traffic near the Base's West entrance, UDOT has already placed counters to monitor the current traffic. Construction on the new entry road should be starting soon, perhaps by December. It is anticipated that the project will generate a tremendous amount of traffic over the next few years which will require the development of a master transportation plan in the future.

Rick mentioned that a meeting had been held with the Clearfield City staff to discuss the Falcon Hill Project. Clearfield City has a computerized building inspection system and has expressed a willingness to assist MIDA in tracking and performing building inspections. Clearfield City will be giving MIDA a proposal for these services. Other public safety services, such as police and fire will also be contracted out.

Public Comments

There were no public comments.

Next Regular Meeting

The next MIDA Board Meeting will be held on Tuesday, November 4, 2008, at 9:00 a.m. Mayor Bruce Burrows made a motion to adjourn the meeting at 9:50 a.m.