



Military Installation Development Authority

Board Meeting

February 3, 2009

The Board of the Military Installation Development Authority held a public meeting on Tuesday, February 3, 2009, at 9:00 a.m. at the Roy Simmons Entrepreneurial Center at 450 Simmons Way, Kaysville, Utah. Meeting was called to order by Chairman Stuart Adams. On roll call, the following directors/staff were found to be present and excused.

Present

Stuart Adams
Jerry Stevenson
Jason Perry
Don Wood
Joe Ritchie
Bruce Burrows
Rick Mayfield

Darrin Wray
Steve Phibbs
Dan Roberts
Brian Arnold
Cory Shupe
Jason Thompson
Jed Vandemerwe
Lynn Woodbury
Fran Foster
Andrea Street
Greg Scott
Reid Dixon
Ron Richins
Beverley Jacobs

Excused

Mike Ostermiller

Staff/Guests

Dave Williamsen

Approval of Minutes

Mayor Joe Ritchie made a motion that the MIDA Board Meeting Minutes for January 6, 2009, be approved as presented. Mayor Don Wood seconded the motion followed by a unanimous vote to accept the minutes.

Contract Updates

When the MIDA Board had approved and signed the UDOT contract, there was a provision that stated that UDOT would approve the bid package prior to releasing the bids. It turned out that Sunset Ridge had already released the bid package before the contract was approved by the MIDA Board. The language has been changed to reflect that UDOT will approve the bid package prior to awarding the bid. It is anticipated that the UDOT contract will be signed by UDOT soon.

At the last Board Meeting, contracts for blu line designs and Synergy had been approved and signed. Based on the discussion at that meeting, indemnification and insurance clauses have been added to both contracts

Falcon Hill Plan Presentation

Woodbury has contracted with Nexus to do the Falcon Hill architectural work. Dan Roberts, Nexus Director, made a presentation which covered the Falcon Hill land use master plan. Board members were given a disk with the presentation files.

Items that were brought up for discussion:

- Weber County's master plan connects Highway 84 through 5600 South in Roy. This should be taken into consideration as it would provide a more direct access off Highway 84 to the project. This will need to be explored.

- As cities plan for the future, they should identify land that could be used for future freeway expansion.

- The Developer should look into a possible secondary water supply. The open Davis/Weber canal will eventually have to be piped in some areas.

- There will be a butterfly valve between the projects two water systems. A study needs to be conducted to see if there is will be a problem co-mingling the systems as Davis County's water is fluoridated and Weber County's water is not.

Other Business

- Jerry Stevenson reported that there had been a meeting with General Hoffman, and General Hoffman was quite aware of MIDA and how well the Falcon Hill process is working. General Hoffman mentioned that the project is leading the country in these types of partnerships and the public is very aware of this project and its' potential.

Rick Mayfield reminded the group that in several community events, General Close had mentioned that Falcon Hill is the future of Hill Air Force Base. Because of the team efforts of everyone involved, the project is running quite well.

Chairman Stuart Adams stated that money spent on this project does two things. It brings an exponential return for economic development, and the money spent on this project stays in Utah.

Jason Perry stated that the Falcon Hill project was the biggest economic development projects in the State. He suggested that the MIDA Board prepare a presentation to update the Governor on Falcon Hill's progress. Jason will make arrangements for the presentation and will coordinate with Rick.

- The DRC will be holding a special meeting on Thursday, February 5, 2009, where they will be discussing the revisions on the Roadway and Utility Design Standards. It is anticipated that these Standards will be finalized and recommended to the MIDA Board for approval in March.

- A UDOT subcommittee has been formed and will be meeting regularly to ensure MIDA is meeting UDOT requirements.

- Bob Reese, with Paul Morris' assistance, has crafted Senate Bill 56 which will amend MIDA's statutory language. This Bill is a key point for MIDA as it will clarify MIDA's role as a State Authority and will enable later bonding. Since MIDA is the liaison between the Air Force and Developer, MIDA's role will never go away.

Jason Perry reminded the group that MIDA could be involved in other projects besides Falcon Hill. MIDA has state-wide jurisdiction and can assist with economic development projects connected to military lands.

Public Comments

There were no public comments.

Next Meeting

The next MIDA Board Meeting is scheduled for Tuesday, March 3, 2009.

Mayor Bruce Burrows made a motion that the meeting adjourn. Jason Perry seconded the motion followed by a unanimous vote to adjourn at 9:00 a.m.