

MIDA Board Meeting Minutes **Approved**

Date & Time:

Tuesday, June 27, 2023 at 9:00 am

Location & Electronic Participation:

450 Simmons Way
Main Conference Room
Kaysville, UT 84037
(also held electronically via Zoom)

Members Present: Stuart Adams, Gage Froerer, Gary Harter, Mike Ostermiller, Jerry Stevenson

Members Excused: Steve Farrell, Mark Shepherd, Ryan Starks (non-voting)

The complete audio recording of this meeting can be found online at:

<https://www.utah.gov/pmn/sitemap/notice/841597.html>

Summary of the Discussions*

Agenda Item (1): Approval of minutes from the April 4, 2023 Board Meeting. (0:00 - 1:33)

- Motion to approve minutes: Gary Harter
- Second: Mike Ostermiller
- Stuart Adams, Gage Froerer, Gary Harter, Mike Ostermiller, Jerry Stevenson voted "aye" in favor of approving the April 4, 2023 MIDA Board meeting minutes. None are opposed. The motion passes.

Agenda Item (2): Staff presentation on proposed amended budget for fiscal year 2022-2023 and proposed budget for fiscal year 2023-2024 by Paula Eldredge, MIDA CFO. (1:33 - 14:26)

Agenda Item (3): Public hearing to consider the adoption of the amended budget for fiscal year 2023-2024. (14:26 - 15:49)

- No public comment was made. (14:26 - 15:05)

Agenda Item (5): Consideration of Resolution 2023-06 Approving an Amended Budget for Fiscal Year 2022-2023 for MIDA. (15:49 - 16:23)

**To obtain the substance of all matters proposed, discussed, or decided by the public body and the substance of the testimony or comments provided by the public, please use the link to the audio recording on this page. (Utah Code §52-4-203) Timestamps of the audio recording are indicated in this summary.*

- Motion to approve Resolution 2023-06: Jerry Stevenson
- Second: Mike Ostermiller
- Stuart Adams, Gage Froerer, Gary Harter, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Resolution 2023-06. None are opposed. The motion passes.

Agenda Item (4): Public hearing to consider the adoption of the budget for fiscal year 2023-2024. (16:23 - 18:17)

- No public comment was made. (16:23 - 17:00)
- Paul Morris noted that MIDA eliminated one full time position in the FY23-24 budget and decided to contract out for additional support, and Nicole Cottle will take on a larger role within MIDA (17:00 - 18:17)

Agenda Item (6): Consideration of Resolution 2023-07 Adopting a Budget for Fiscal Year 2023-2024 for MIDA, the MIDA Mountain Village PID, and the MIDA Golf and Equestrian Center PID. (18:17 - 19:26)

- Motion to approve Resolution 2023-07: Gary Harter
- Second: Mike Ostermiller
- Stuart Adams, Gage Froerer, Gary Harter, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Resolution 2023-07. None are opposed. The motion passes.

Agenda Item (7): Consideration of Resolution 2023-08 Adopting the Dugway Proving Ground Project Area Plan and Directing the Publication of a Notice of its Approval in a Newspaper of General Circulation. (19:26 - 23:25)

- Ariana Farber, MIDA Deputy Director, provided an update of the Dugway Proving Ground Project Area and applications for federal grants to repave roads leading into Dugway from the southeast. (19:36 - 22:11)
- Motion to approve Resolution 2023-08: Gary Harter (22:11 - 23:25)
- Second: Jerry Stevenson
- Stuart Adams, Gage Froerer, Gary Harter, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Resolution 2023-08. None are opposed. The motion passes.

Agenda Item (8): Project Area Updates and Presentations (23:25 - 54:08)

- Kurt Krieg, Extell, provided an update on the MWR Hotel, construction on skiing runs, Pioche Apartments, and other development in the MWR Project Area. (24:25 - 38:33)
- Jason Przybyla, Sunset Ridge Development Partners, provided an update on leasing, construction projects, and land transfers with UDOT to develop the southern end of the Falcon Hill Project Area. (38:33 - 47:40)
 - Paul Morris updated the Board on a recent meeting with UDOT regarding the potential land transfer and development of land that is currently owned by UDOT (47:40 - 50:37)
 - Gary Harter and Paul Morris discussed details of the Three Gate Trail, such as a potential people mover, whether to go over or under the future 1800 interchange, and utilities in the area. (50:37 - 54:08)

Agenda Item (9): MIDA Updates (54:08 - 1:01:48)

- Paula Eldredge, MIDA CFO, and Keddington & Christensen, CPAs, noted that Keddington & Christensen are now contracted to assist with audits and building MIDA's financial reporting capabilities (54:08 - 57:02)
- Paul Morris, Executive Director, noted that there are several potential projects that may benefit the military, such as a Tooele enhanced use lease (EUL) and a project with the Utah National Guard at the Salt Lake City Airport. The MIDA Board will meet as the P3+ Board this coming Friday. (57:02 - 1:01:48)

Agenda Item (10): Open Meetings Act Training (1:01:48 - 1:02:27)

- Paul Morris noted that the Chair can authorize a paper-based training for the Board to meet Utah's Open and Public Meetings Act; President Adams authorized the training and directed the Board to read the paper that was included in the board packet. (1:01:48 - 1:02:27)

Agenda Item (11): Adjourn Meeting (1:02:27 - 1:02:55)

- Motion to adjourn: Gary Harter
- Second: Jerry Stevenson
- Stuart Adams, Gary Harter, Mike Ostermiller, Jerry Stevenson voted "aye" in favor of adjourning. None are opposed. The motion passes.

Meeting adjourned at 10:04 am.

Attendees:

- Stuart Adams (Board Member)
- Jerry Stevenson (Board Member)
- Gary Harter (Board Member)
- Gage Froerer (Board Member)
- Mike Ostermiller (Board Member)
- Paul Morris
- Paula Eldredge
- Ariana Farber
- Dave Williamsen
- Nicole Cottle
- Derek Brenchley
- Brooke Hontz
- Kristen Williams
- Kurt Krieg
- Michelle Jensen
- Michael Wagstaff
- Heather Kruse
- Tyler Aldous
- Richard Catten
- Steve Rowley
- Juan J. Gonzalez Garza
- Jason Przybyla
- Bill Coleman
- W. James Tozer Jr.
- Mark Dalton
- Jack Walkenhorst
- Genevieve Roman
- Craig Libby
- Sam Montes
- Paul Persell
- Cranley Lockhart
- Roger Henriksen
- Brent Hall
- Greg Curtis
- Brett Christensen
- Kendall Thomas

- Jack Johnson
- Michael Kosakowski
- Mike Davis
- Allison Aafedt
- Ben Lasseter
- Christian Maxwell
- Lisa Wilson