

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2023-11

A RESOLUTION OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY (“MIDA”) APPROVING AN AGREEMENT WITH THE UNITED STATES OF AMERICA EXCHANGING CERTAIN REAL PROPERTY IN A MANNER CONSISTENT WITH FEDERAL LAW AND UTAH CODE

WHEREAS, pursuant to federal legislation approved by Congress in 2001, the United States Air Force (“Government”) received a 26.1 acre parcel of land in Park City, Utah (referred to as the “Red Maple Parcel”), to compensate for the loss of an existing Air Force ski lodge to accommodate the 2002 Winter Olympics; and

WHEREAS, the federal legislation permits the Government to use the Red Maple Parcel as the location of a morale, welfare, and recreation (“MWR”) facility or to exchange the Red Maple Parcel for other property that replaces the MWR facility; and

WHEREAS, MIDA, consistent with its statutory responsibility to facilitate the development of military land within or associated with a project area, has been working with Extell Development Company, and its affiliated entities (“Extell”), to develop a 5,000+ acre property in Wasatch County, Utah (“Mountain Resort Area”), which property includes a hotel unit (“MWR Hotel”) that MIDA intends to make available for the benefit of military personnel for MWR purposes; and

WHEREAS, pursuant to separate agreement with Extell, MIDA has obtained a parcel at the Mountain Resort Area (“Trade Parcel”) to be used by MIDA to exchange for the Red Maple Parcel in a manner consistent with the federal legislation, as is further described in the attached Exchange Agreement; and

WHEREAS, the Trade Parcel is part of the Mountain Resort Area and directly benefits the development of the MWR Hotel, or may be used as an alternative location at the Mountain Resort Area for the development of a separate MWR facility should one become necessary, as is further described in the attached Exchange Agreement; and

WHEREAS, MIDA desires to acquire the Red Maple Parcel from the Government, which is under the administrative control and real property accountability records of Hill Air Force Base, Utah, and the Government desires to acquire the Trade Parcel and receive MWR benefits from MIDA;

WHEREAS, the authority for the Government to enter into this Exchange Agreement is found in the federal legislation, and the authority for MIDA to enter into this Exchange Agreement is found in Utah Code Ann. § 63H-1-201; and

WHEREAS, the MIDA Board does hereby find that by entering into the Exchange Agreement, it will further MIDA’s mission to promote the development of military land, to provide additional recreation opportunities to members of the military, and to support other military recreational uses within a MIDA project area;

NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD as follows:

- 1) The Agreement is approved in substantially the form attached and with such changes as MIDA’s Executive Director deem necessary or appropriate as the MIDA staff works with the Government to

finalize the Agreement, and once finalized, the Executive Director is authorized to execute the Agreement on behalf of MIDA.

- 2) The Agreement shall become effective as of the date described in the Agreement.

PASSED AND ADOPTED by the MIDA Board this 19th day of October, 2023.

Military Installation Development Authority



J. Stuart Adams
Chair

Attest:



Records Officer