

August 22, 2024

The Board (the “Board”) of the Military Installation Development Authority, Utah (“MIDA”) held a special meeting on August 22, 2024, at the hour of 9:00 a.m., with the following members of the Board being present, including by electronic means:

Stuart Adams	Chair
Jerry Stevenson	Vice Chair
Steve Farrell	Boardmember
Gage Froerer	Boardmember
Gary Harter	Boardmember
Mark Shepherd	Boardmember
Mike Ostermiller	Boardmember
Ryan Starks	Non-voting member

Also present:

Paul Morris	Executive Director
Ariana Farber	Deputy Director
Nicole Cottle	Chief Legal and Administrative Officer
Paula Eldredge	Chief Financial Officer

Absent:

Prior to the meeting being called to order, MIDA staff presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this August 22, 2024 meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to a motion duly made by Mike Ostermiller and seconded by Steve Farrell, was adopted by the following vote:

AYE: Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson

NAY:

The resolution was later signed by the Chair and recorded by MIDA staff in the official records of MIDA. The resolution is as follows:

RESOLUTION NO. 2024-18

A RESOLUTION OF THE BOARD (THE "BOARD") OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY, UTAH ("MIDA"), AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY INTO THE MOUNTAIN VETERANS PROGRAM PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT"); AUTHORIZING THE WITHDRAWAL OF CERTAIN PROPERTY OUT OF THE DISTRICT; AND RELATED MATTERS.

WHEREAS, on April 2, 2024, MIDA did adopt Resolution 2024-04, authorizing the creation of the MIDA Sundance Public Infrastructure District, approving a governing document for the District (the "Governing Document"), and appointing a Board of Trustees for the District (the "District Board"); and

WHEREAS, on July 30, 2024, the District Board approved a name change for the District, from MIDA Sundance Public Infrastructure District to MIDA Mountain Veterans Program Public Infrastructure District (the "District"); and

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic, and a subsidiary of MIDA, duly organized and existing under the Constitution and laws of the State of Utah (the "State"), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4, Utah Code Annotated 1953 (collectively, the "District Act") and the Military Installation Development Authority Act (the "MIDA Act"), Title 63H, Chapter 1, Utah Code Annotated 1953, as amended; and

WHEREAS, the District Act permits the annexation of property into the boundaries of the District with the consent of the property owner and the Board of MIDA, and the Governing Document requires the District Board to also consent to such annexation; and

WHEREAS, the District Act permits the withdrawal of property out of the boundaries of the District with the consent of 100% of all surface property owners within the Withdrawn Property and the Board of MIDA, and the Governing Document requires the District Board to also consent to such withdrawal; and

WHEREAS, a certain property owner, representing the 100% owner of the surface property within the Annexed Property, has petitioned to join the District and has certified that there are no registered voters within the Annexed Property; and

WHEREAS, a certain property owner, representing the 100% owner of the surface property within the Withdrawn Property, has petitioned to withdraw from the District; and

NOW, THEREFORE, it is hereby resolved by the Board of the Military Installation Development Authority, Utah as follows:

Section 1. The Board, in accordance with the requirements of the District Act, hereby authorizes the annexation of the Annexed Property, as identified in Exhibit B attached hereto, into the District, and in accordance with the requirements of the Governing Document, hereby acknowledges the consent of the District Board to such annexation into the District. In order to facilitate such annexation, the Board authorizes any member of the District Board to execute such

documents, including, but not limited to, the Notice of Impending Boundary Action, and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District Surveyor, the Utah County Surveyor, the office of the Lieutenant Governor, or the Utah County Recorder.

Section 2. The Board, in accordance with the requirements of the District Act, hereby authorizes the withdrawal of the Withdrawn Property, as identified in Exhibit C attached hereto, from the District, and in accordance with the requirements of the Governing Document, hereby acknowledges the consent of the District Board to such withdrawal from the District. In order to facilitate such withdrawal, the Board authorizes any member of the District Board to execute such documents, including, but not limited to, the Notice of Impending Boundary Action, and take such actions as may be necessary to complete the withdrawal, including amendments or changes to satisfy the District Surveyor, the Utah County Surveyor, the office of the Lieutenant Governor, or the Utah County.

Section 3. To the extent necessary, the Board further ratifies and approves of the name change of the District.


Section 4. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

Section 6. This resolution shall take effect immediately.

APPROVED AND ADOPTED this August 22, 2024.

(SEAL)

By:  _____
Chair

ATTEST:

By:  _____
MIDA Staff

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Sara Turner, the undersigned Records Officer of the Military Installation Development Authority, Utah (“MIDA”), do hereby certify, according to the records of MIDA in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the August 22, 2024 public meeting held by the MIDA Board (the “Board”) by as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2024 Annual Meeting Schedule for the Board, attached hereto as Schedule 2, was given specifying the date, time and place of the regular meetings of the MIDA Board to be held during the year, by causing said Notice to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this August 22, 2024.

(SEAL)

By: 

Sara Turner, MIDA Records Officer

SCHEDULE 1

NOTICE OF MEETING

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

MIDA Board Meeting

General Information

Government Type:

Independent or Quasi-Government

Entity:

Military Installation Development Authority

Public Body:

MIDA Board

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

MIDA Board Meeting

Notice Subject(s):

Business

Notice Type(s):

Notice, Meeting, Hearing, Bond

Event Start Date & Time:

August 22, 2024 09:00 AM

Description/Agenda:

PUBLIC NOTICE is hereby given that there will be a PUBLIC MEETING of the Military Installation Development Authority (MIDA) Board

Date and time: Thursday August 22, 2024 at 9:00 am

Location: Senate Building (East Building) Room 220, 120 E Capitol St, Salt Lake City, UT 84103

Information to attend electronically: To hear or view and hear the meeting and to provide comments to the board via Zoom webinar platform, register in advance using this link; https://us06web.zoom.us/webinar/register/WN_EGs2Q7hRTu6l_hWvaPvf0A

Agenda

1. Approval of meeting minutes from the June 11, 2024 MIDA board meeting.
2. Public hearing and consideration of Resolution 2024-13: Adopting the Utah National Guard Project Area Plan and Directing the Publication of a Notice of its Approval in a Newspaper of General Circulation.
3. Consideration of Resolution 2024-14: Adopting an Interlocal Cooperation Agreement with Tooele City for the MIDA Utah National Guard Project Area.
4. Public hearing and consideration of Resolution 2024-15: Adopting the Military Recreation Facility Project Area Plan - Part 8 and Directing the Publication of a Notice of its Approval in a Newspaper of General Circulation.
5. Public hearing and consideration of Resolution 2024-16: Renaming the Sundance Project Area Plan to the Mountain Veterans Program Project Area Plan, Adopting the Mountain Veterans Program Project Area Plan - Part 2, and Directing the Publication of a Notice of its Approval in a Newspaper of General Circulation as Provided by Law.
6. Consideration of Resolution 2024-17: Authorizing the Execution of an Interlocal Capital Pledge Agreement and the Issuance of the MIDA Obligation (as Defined Herein) Created Thereunder; Fixing the Maximum Aggregate Principal Amount of the MIDA Obligation, the

Maximum Number of Years Over Which the MIDA Obligation May Mature, and the Maximum Interest Rate Which the MIDA Obligation May Bear; Delegating to Certain Officers of MIDA the Authority to Approve the Final Terms and Provisions of the MIDA Obligation Within the Parameters Set Forth Herein; Providing for the Posting of a Notice of Bonds to be Issued; Providing for the Running of a Contest Period; Authorizing and Approving the Execution of the Pledge Agreement and Other Documents Required in Connection Therewith; Acknowledging the Issuance and Sale of the Bonds by the District (Each as Defined Herein); and Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transactions Contemplated by this Resolution; and Related Matters.

7. Consideration of Resolution 2024-18: Authorizing the Annexation of Certain Property into the Mountain Veterans Program Public Infrastructure District (the 'District'); Authorizing the Withdrawal of Certain Property Out of the District; and Related Matters.

8. Consideration of Ordinance 2024-2: Levying the MIDA Telecommunications Tax and Amending the MIDA Tax Ordinances for the Mountain Veterans Program Project Area to Reflect the New Name of the Project Area.

9. Consideration of Resolution 2024-19: Appointing Hope Thompson as a Member of the Falcon Hill Development Review Committee for the Falcon Hill Project Area.

10. Consideration of Resolution 2024-20: Approving an Interlocal Cooperation Agreement with Clearfield City for the Falcon Hill Project Area.

11. Consideration of Resolution 2024-21: Adopting Amendments to the Military Recreation Facility Project Area Development Standards and Guidelines Related to the Process for Approving Subdivision Plats.

12. Consideration of Resolution 2024-22: Approving the Cormont Subdivision Plat in the Military Recreation Facility Project Area.

13. Consideration of Resolution 2024-23: Approving the First Amendment to the McHenry Estates Subdivision Plat in the Military Recreation Facility Project Area.

14. Project Area Updates:

- (a) Extell (Presenter: Kurt Krieg)
- (b) SRDP (Presenter: Taylor Woodbury)

15. Update by Paula Eldredge, MIDA Chief Financial Officer.

16. Update by Paul Morris, MIDA Executive Director.

17. Board member comments.

18. Adjourn.

Notice of Special Accommodations (ADA):

If you are planning to attend this meeting and, due to a disability, need assistance to participate, listen, or watch the meeting, please notify MIDA eight or more hours in advance of the meeting and we will try to provide assistance. Please contact the Authority at (801) 505-0728

Notice of Electronic or Telephone Participation:

Board members may participate in the meeting via videoconferencing or telephonic communication. Both videoconference and telephone communication will be enabled so that members and all other meeting participants and attendees will be able to hear all discussions.

Meeting Information

Meeting Location:

120 E Capitol St
Room 220
Salt Lake City, UT 84103

Show in Apple Maps

Show in Google Maps

Contact Name:

Sara Turner

Contact Email:

sturner@midaut.org

Contact Phone:

(801)505-0728

Give Feedback

Notice Posting Details

Notice Posted On:

August 20, 2024 06:29 PM

Notice Last Edited On:

August 20, 2024 06:40 PM

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SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

MIDA Board 2024 Annual Schedule

General Information

Government Type:

Independent or Quasi-Government

Entity:

Military Installation Development Authority

Public Body:

MIDA Board

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

MIDA Board 2024 Annual Schedule

Notice Subject(s):

Business

Notice Type(s):

Notice

Event Start Date & Time:

January 1, 2024 09:00 AM

Description/Agenda:

Military Installation Development Authority Board 2024 Annual Schedule

MIDA Board Meetings are the 1st Tuesday of the month at 9:00 a.m. unless otherwise noted

Location: Hybrid meetings

Zoom: https://us06web.zoom.us/webinar/register/WN_EGs2Q7hRTu6I_hWvaPvf0A

Address: Northfront Business Resource Center

450 Simmons Way

Kaysville, Utah 84037

January - Canceled due to Legislative Session

February - Canceled due to Legislative Session

March 5, 2024

April 2, 2024

May 7, 2024

June 4, 2024

July 2, 2024

August 6, 2024

September 3, 2024

October 1, 2024

November 5, 2024

December 3, 2024

Notice of Special Accommodations (ADA):

If you are planning to attend this meeting and, due to a disability, need assistance to participate, listen, or watch the meeting, please notify MIDA eight or more hours in advance of the meeting and we will try to provide assistance. Please contact the Authority at 801-550-6048.

Notice of Electronic or Telephone Participation:

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Meeting Information

Meeting Location:

n/a

n/a, UT

Show in Apple Maps

Show in Google Maps

Contact Name:

Sara Turner

Contact Email:

sturner@midaut.org

Contact Phone:

(801)505-0728

Give Feedback

Notice Posting Details

Notice Posted On:

December 13, 2023 12:14 PM

Notice Last Edited On:

December 13, 2023 12:14 PM

Subscribe

Subscribe by Email

Subscription options will send you alerts regarding future notices posted by this Body.

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EXHIBIT B

ANNEXED PROPERTY BOUNDARIES

SPA PARCEL ADDITION

All of Unit 38, Sundance Cottages, an Expandable Utah Condominium Project and being described as follows:

Beginning at the Northwest Corner of said Unit 38 and being located N0°07'50"W along the section line 616.73 feet and East 275.72 feet from the Southwest Corner of Section 11, T5S, R3E, SLB&M; thence S88°50'20"E 37.00 feet; thence S01°09'40"W 35.50 feet; thence N88°50'20"W 6.50 feet; thence S01°09'40"W 2.00 feet; thence S88°50'20"E 1.50 feet; thence S01°09'40"W 8.50 feet; thence N88°50'20"W 1.50 feet; thence S01°09'40"W 2.00 feet; thence S88°50'20"E 1.50 feet; thence S01°09'40"W 8.50 feet; thence N88°50'20"W 1.50 feet; thence S01°09'40"W 2.00 feet; thence N88°50'20"W 24.00 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 1.50 feet; thence N01°09'40"E 8.50 feet; thence S88°50'20"E 1.50 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 1.50 feet; thence N01°09'40"E 8.50 feet; thence S88°50'20"E 1.50 feet; thence N01°09'40"E 2.00 feet; thence N88°50'20"W 6.50 feet; thence N01°09'40"E 35.50 feet to the point of beginning.

Contains: ±1916 s.f.

EXHIBIT C

WITHDRAWN PROPERTY BOUNDARIES

