

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE MIDA MOUNTAIN VETERANS PROGRAM PUBLIC INFRASTRUCTURE DISTRICT:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the MIDA Mountain Veterans Program Public Infrastructure District, formerly the MIDA Sundance Public Infrastructure District (the "District") will be held at 11:00 a.m. on August 22, 2024, for the purpose of consideration for adoption of a resolution authorizing the withdrawal out of the District of certain real property in Utah County (the "Subject Property"), and for the transaction of such other business incidental to the foregoing as may come before said meeting.



Sara Turner, MIDA Records Officer

ACKNOWLEDGMENT OF NOTICE  
AND CONSENT TO SPECIAL MEETING

We, the members of the Board of Trustees of the MIDA Mountain Veterans Program Public Infrastructure District, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.



Nicole Cottle (Aug 28, 2024 12:34 MDT)

Chair



Vice Chair



Mike Ostermiller (Aug 28, 2024 12:32 CDT)

Trustee



Bill Jensen (Aug 28, 2024 14:32 MDT)

Trustee



Gary Harter (Aug 28, 2024 10:00 MDT)

Trustee

August 22, 2024

The Board of Trustees (the "Board") of the MIDA Mountain Veterans Program Public Infrastructure District, formerly the MIDA Sundance Public Infrastructure District, held a special meeting on August 22, 2024, at the hour of 11:00 a.m., with the following members of the Board being present, including by electronic means:

Ezra Nair	Vice Chair
Mike Ostermiller	Trustee
Bill Jensen	Trustee

Also present:

Richard Catten	District Counsel
Ashley Burr	Executive Director
Paula Eldredge	Budget Officer
Aaron Wade	Bond Counsel

Absent:

Nicole Cottle	Chair
Gary Harter	Trustee

Prior to the meeting being called to order, the MIDA Records Officer 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 motion duly made by Bill Jensen and seconded by Mike Ostermiller, was adopted by the following vote:

AYE: Ezra Nair, Mike Ostermiller, Bill Jensen

NAY:

The resolution is as follows:

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE MIDA MOUNTAIN VETERANS PROGRAM PUBLIC INFRASTRUCTURE DISTRICT (DEFINED BELOW), AUTHORIZING THE WITHDRAWAL OF CERTAIN PROPERTY (THE "SUBJECT PROPERTY") OUT OF THE DISTRICT; AND RELATED MATTERS.

WHEREAS, on April 2, 2024, the Board of the Military Installation Development Authority, Utah ("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 "Board"); and

WHEREAS, on July 30, 2024, the 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 withdrawal of property out of the boundaries of the District with the consent of 100% of all surface property owners within the Subject Property and the Board of MIDA, and the Governing Document requires the Board to also consent to such withdrawal; and

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

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the MIDA Mountain Veterans Program Public Infrastructure District as follows:

Section 1. The Board hereby consents to the withdrawal of certain real property in Utah County (the "Subject Property"), as identified in Exhibit B attached hereto, from the District.

Section 2. The Board hereby approves the Notice of Impending Boundary Action attached hereto as Exhibit C and a Final Entity Plat for the District attached hereto as Exhibit D, and authorizes any member of the Board to execute such documents 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 Recorder.

Section 3. Prior to recordation of a certificate of withdrawal for the District, the Board does hereby authorize any member of the Board to make any corrections, deletions, or additions to the legal description or the Plat or any other document herein authorized and approved which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein,

to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution, any comments or changes requested by the Utah County Surveyor or Recorder or the Lieutenant Governor's Office or any resolution adopted by the Board or the provisions of the laws of the State of Utah or the United States. Such corrections, deletions, or additions as subject to the review and approval of General Counsel.

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.

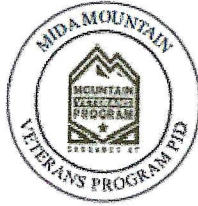
Section 5. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

Section 6. This resolution shall take effect immediately.



APPROVED AND ADOPTED this August 22, 2024.

(SEAL)



By: Nicole Cottle  
Nicole Cottle (Aug 28, 2024 12:34 MDT)

Chair

ATTEST:

By: ST

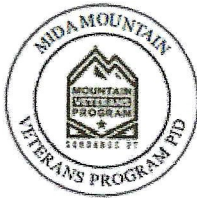
MIDA Records Officer

STATE OF UTAH )  
 )  
 : ss.  
COUNTY OF SALT LAKE )

I, Sara Turner, the duly appointed and qualified MIDA Records Officer, do hereby certify that according to the records of the Board of Trustees (the "Board") of the MIDA Mountain Veterans Program Public Infrastructure District (the "District") in my official possession, the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on August 22, 2024, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District this August 22, 2024.

(SEAL)



By: SF  
MIDA Records Officer

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH  
OPEN MEETING LAW

I, Sara Turner, the duly appointed and qualified MIDA Records Officer, do hereby certify, according to the records of the MIDA Mountain Veterans Program Public Infrastructure District (the "District") 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, or caused to be given, 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 Board of Trustees of the District (the "Board") as follows:

- (a) By causing a copy of 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.

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

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

(SEAL)



By: ST

MIDA Records Officer

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SCHEDULE 1

NOTICE OF MEETING



Support

PUBLIC NOTICE WEBSITE  
DIVISION OF ARCHIVES AND RECORDS SERVICE

# PID Board Meeting

## General Information

Government Type:

Independent or Quasi-Government

Entity:

Military Installation Development Authority

Public Body:

Sundance Public Infrastructure District

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## Notice Information

Add Notice to Calendar

Notice Title:

PID Board Meeting

Notice Subject(s):

Bonds , Outdoor Recreation

Notice Type(s):

Notice, Meeting, Hearing, Bond

Event Start Date &amp; Time:

August 22, 2024 11:00 AM

Event End Date &amp; Time:

August 22, 2024 11:30 AM

Event Deadline Date &amp; Time:

08/07/24 11:00 AM

Description/Agenda:

**NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, that on July 30, 2024, the Board of Trustees (the 'Board') of MIDA Sundance Public Infrastructure District which has approved a name change to the MIDA Mountain Veterans Program Public Infrastructure District (the 'Issuer'), adopted a resolution (the 'Resolution') in which it authorizes the issuance of the Issuer's Limited Tax and Tax Allocation Revenue Bonds, Series 2024 (the 'Bonds') (to be issued in one or more series, under one or more indentures and with such other series or title designation(s) as may be determined by the Issuer) and hold a public hearing to receive input from the public with respect to the issuance of the Bonds and any potential economic impact that the Project described herein to be financed with the proceeds of the Bonds may have on the private sector.

**PURPOSE, TIME, PLACE AND LOCATION OF PUBLIC HEARING**

The Issuer shall hold a public hearing on August 22, 2024, at the hour 11:00 a.m. via electronic means. The purpose of the hearing is to receive input from the public with respect to the issuance of the Bonds and any potential economic impact that the Project to be financed with the proceeds of the Bonds may have on the private sector. All members of the public are invited to attend and participate using the following web address:  
[https://us06web.zoom.us/webinar/register/WN\\_EFKDk2bhSnWgYjQjjVPqAQ](https://us06web.zoom.us/webinar/register/WN_EFKDk2bhSnWgYjQjjVPqAQ).

**PURPOSE FOR ISSUING THE BONDS**

The Bonds will be issued for the purpose of (a) financing all or a portion of the cost of public infrastructure as permitted under the Local District Act, Title 17B and the Military Installation Development Authority Act ('MIDA Act'), Title 63H, Chapter 1 (b) funding capitalized interest, (c) funding a reserve fund, and (d) paying costs of issuance of the Bonds.

**BOND CONSENT**

On or before July 30, 2024, 100% of the surface property owners within the boundaries of the Issuer consented to the issuance of not to exceed \$45,000,000 of limited tax bonds (the

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'Bond Consent') for the purpose of paying all or a portion of the cost of public infrastructure as described above, and on such date there were no registered voters within the boundaries of the Issuer.

#### REVENUES TO BE PLEDGED

The Bonds are limited tax and tax allocation obligations of the Issuer payable from tax allocation revenues and all or any portion of ad valorem property taxes of the Issuer, subject to a maximum rate of 0.020 per dollar of taxable value, payments in lieu of taxes, if any, and any permitted revenues under the MIDA Act (collectively, the 'Pledged Revenues').

#### PARAMETERS OF THE BONDS

The Issuer intends to issue the Bonds in the aggregate original principal amount of not more than FORTY-FIVE MILLION DOLLARS (\$45,000,000), to mature in not more than forty (40) years from their date or dates, to be sold at a price not less than ninety-six percent (96%) of the total principal amount thereof and bearing interest at a rate or rates not to exceed ten percent (10.00%) per annum. The Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution and an Indenture of Trust (the 'Indenture').

#### OUTSTANDING BONDS SECURED BY REVENUES

Other than the proposed Bonds, the Issuer currently has \$-0- principal amount of bonds outstanding secured by the Pledged Revenues.

#### TOTAL ESTIMATED COST OF BONDS

Based on the Issuer's current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Bonds is estimated at approximately \$98,022,000. A copy of the Resolution and the Indenture are on file at 15 W. South Temple, Suite 1450, Salt Lake City, Utah, where they may be examined during regular business hours from 9:00 a.m. to 4:00 p.m. for a period of at least thirty (30) days from and after the date of posting of this notice and are also available at <https://midaut.org/public-meetings-and-events/>. For office access, please call 801-364-5080 or email [awade@gilmorebell.com](mailto:awade@gilmorebell.com).

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the posting of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Bond Consent, the Indenture (but only as it relates to the Bonds), or the Bonds, or any provision made for the security and payment of the Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this August 5, 2024.

/s/ Sara Turner

MIDA Records Officer

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Notice of Special Accommodations (ADA):

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The Military Installation Development Authority does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of services. If you are planning to attend this meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the Authority eight or more hours in advance of the meeting and we will try to provide assistance. Please contact the Authority at (801) 505-0728

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Notice of Electronic or Telephone Participation:

Board Members will 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.

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Meeting Information

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Meeting Location:

450 Simmons Way  
Kaysville, UT 84037

Show in Apple Maps

Show in Google Maps

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Contact Name:

Sara Turner

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Contact Email:

[sturner@midaut.org](mailto:sturner@midaut.org)

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Notice Posting Details

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Notice Posted On:

August 05, 2024 10:00 AM

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Notice Last Edited On:

August 05, 2024 10:00 AM

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Deadline Date:



August 7, 2024 11:00 AM

## Board/Committee Contacts

Member	Email	Phone
Gary Harter	<a href="mailto:gharter@utah.gov">gharter@utah.gov</a>	N/A
Bill Jensen	<a href="mailto:bill.jensen2455@gmail.com">bill.jensen2455@gmail.com</a>	N/A
Mike Ostermiller	<a href="mailto:mike@nwaor.com">mike@nwaor.com</a>	N/A
Nicole Cottle	<a href="mailto:ncottle@midaut.org">ncottle@midaut.org</a>	N/A
Ezra Nair	<a href="mailto:ezran@utahcounty.gov">ezran@utahcounty.gov</a>	N/A

## Subscribe

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

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John Smith

Your Email:

username@example.com



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Privacy - Terms

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EXHIBIT B

SUBJECT PROPERTY BOUNDARIES

EXHIBIT C

NOTICE OF IMPENDING BOUNDARY ACTION

**To: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that the Board of Trustees (the “Board”) of the MIDA Mountain Veterans Program Public Infrastructure District, formerly the MIDA Sundance Public Infrastructure District (the “District”), with the authority granted to it by the Military Installation Development Authority, Utah, as the creating entity for the District, at a special meeting of the Board, duly convened pursuant to notice, on August 22, 2024 adopted a *Resolution Providing for the Withdrawal of Certain Property*, a true and correct copy of which is attached as APPENDIX “A” hereto and incorporated by this reference herein (the “Withdrawal Resolution”).

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Utah County, Utah, is attached as APPENDIX “B” hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the withdrawal of certain real property in Utah County (the “Subject Property”), as more particularly described in the Withdrawal Resolution, have been met. The District is not anticipated to result in the employment of personnel.

**WHEREFORE**, the Board hereby respectfully requests the issuance of a Certificate of Withdrawal pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

**DATED** this 30<sup>th</sup> day of August, 2024.

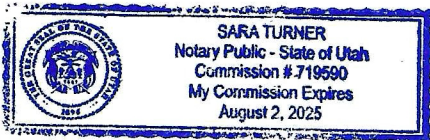
**THE BOARD OF TRUSTEES OF THE MIDA  
MOUNTAIN VETERANS PROGRAM PUBLIC  
INFRASTRUCTURE DISTRICT**

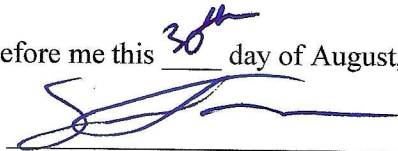
By:   
\_\_\_\_\_  
AUTHORIZED  
REPRESENTATIVE

VERIFICATION

STATE OF UTAH )  
:SS.  
COUNTY OF Salt Lake

SUBSCRIBED AND SWORN to before me this 30<sup>th</sup> day of August, 2024.



  
\_\_\_\_\_  
NOTARY PUBLIC



**APPENDIX "A" TO NOTICE OF BOUNDARY ACTION**

**Copy of the Withdrawal Resolution**

Certified Copy

**APPENDIX "B" TO NOTICE OF BOUNDARY ACTION**

**Final Local Entity Plat**

Certified Copy

EXHIBIT D

FINAL ENTITY PLAT