

# MIDA Board Meeting Minutes (Approved)

## Date & Time:

Thursday, August 22, 2024 at 9:00 am

## Location & Electronic Participation:

Hybrid Meeting at Utah Senate Building, Room 220, 120 East Capitol St, Salt Lake City, UT 84103, and electronically via Zoom.

**Members Present:** Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson

**Members Excused:** Gary Harter, Ryan Starks (non-voting)

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

<https://www.utah.gov/pmn/sitemap/notice/934885.html>

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## Summary of the Discussions\*

### Agenda Item (1): Approval of minutes from the June 11, 2024 Board Meeting.

- Motion to Approve June 11, 2024 Meeting Minutes: Steve Farrell
- Second: Mark Shepherd
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson
- voted “aye” in favor of approving the June 11, 2024 MIDA Board meeting minutes. None are opposed. The motion passes.

### Agenda Item (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

Presentation by Ariana Farber (5:33 – 7:41)

Read Statement from Gary Harter (7:51 – 8:27)

Comments from National Guard (Shawn Fuellenbach) (9:20 – 9:52)

Comments from Board (Jerry Stevenson) (10:14 - 12:30)

- Motion to Close Hearing and Approve Resolution 2024-13: Jerry Stevenson
- Second: Steve Farrell
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, and Jerry Stevenson voted “aye” in favor of approving Resolution 2024-13. None are opposed. The motion passes.

*\*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.*

**Agenda Item (3): Consideration of Resolution 2024-14: Adopting an Interlocal Cooperation Agreement with Tooele City for the MIDA Utah National Guard Project Area.**

Presentation by Ariana Farber (13:39 – 14:52)

- Motion to Approve Resolution 2024-14: Mark Shepherd
- Second: Mike Ostermiller
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Resolution 2024-14. None are opposed. The motion passes.

**Agenda Item (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**

Presentation by Heather Kruse (16:16 – 17:47)

Comments from Board (17:48 – 18:58)

No comments from public

- Motion to Close Public Hearing and to Approve Resolution 2024-15: Mike Ostermiller
- Second: Mark Shepherd
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Resolution 2024-15. None are opposed. The motion passes.

**Agenda Item (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**

Presentation by Ashley Burr (20:26 – 21:46)

No public comments

- Motion to Close Public Hearing and Approve Resolution 2024-16: Mark Shepherd
- Second: Steve Farrell
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Resolution 2024-16. None are opposed. The motion passes.

**Agenda Item (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**

Presentation by Richard Catten (22:48 – 24:07)

- Motion to Approve Resolution 2024-17: Mark Shepherd
- Second: Jerry Stevenson
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Resolution 2024-17. None are opposed. The motion passes.

**Agenda Item (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.**

Presentation by Richard Catten (25:21 – 25:44)

- Motion to Approve Resolution 2024-18: Mike Ostermiller
- Second: Steve Farrell
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Resolution 2024-18. None are opposed. The motion passes.

**Agenda Item (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.**

Presentation by Richard Catten (26:26 – 27:01)

- Motion to Approve Ordinance 2024-02: Steve Farrell
- Second: Mark Shepherd
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Ordinance 2024-02. None are opposed. The motion passes.

**Agenda Item (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.**

Presentation by Ariana Farber (27:41 - 28:25)

- Motion to Approve Resolution 2024-19: Jerry Stevenson
- Second: Mark Shepherd
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Resolution 2024-19. None are opposed. The motion passes.

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

Presentation by Paul Morris (29:16 – 31:30)

- Motion to Approve Resolution 2024-20: Mark Shepherd
- Second: Jerry Stevenson
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Resolution 2024-20. None are opposed. The motion passes.

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**Agenda Item (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.**

Presentation by Richard Catten (32:15 – 33:15)

- Motion to Approve Resolution 2024-21: Mike Ostermiller
- Second:
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Resolution 2024-21. None are opposed. The motion passes.

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

Presentation by Rob Donigan (34:08 – 36:42)

Comments from Board (36:43 – 37:05)

- Motion to Approve Resolution 2024-22: Steve Farrell
- Second: Jerry Stevenson
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Resolution 2024-22. None are opposed. The motion passes.

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

Presentation by Rob Donigan (38:06 – 40:07)

- Motion to Approve Resolution 2024-23: Mike Ostermiller
- Second: Steve Farrell
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, Gage Froerer, Jerry Stevenson voted “aye” in favor of approving Resolution 2024-23. None are opposed. The motion passes.

Comments from Jerry Stevenson and Mike Ostermiller (40:54 – 42:34)

**Agenda Item (14): Project Area Updates**

13(a): Military Recreation Facility - Kurt Krieg (Extell) with comments from Board (42:36 – 1:07:33)

\*Jerry Stevenson leaves

13(b): Falcon Hill - Taylor Woodbury (SRDP) (1:07:46 – 1:24:31)

\*Gage Froerer leaves

**Agenda Item (15): MIDA CFO Update by Paula Eldredge with comments from Board (1:24:47 – 1:26:20)**

**Agenda Item (16): Executive Director Update with comments from Board (1:26:28 – 1:40:47)**

**Agenda Item (17): Board Member Comments**

- No Comments from Board Members

**Agenda Item (18): Adjourn Meeting**

- Motion to Adjourn: Mark Shepherd
- Steve Farrell, Stuart Adams, Mike Ostermiller, Mark Shepherd, voted “aye” in favor of adjourning meeting. None are opposed. The motion passes.

Meeting adjourned at 10:41am

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**Attendees:**

1. Stuart Adams (Board Member)
2. Steve Farrell (Board Member)
3. Gage Froerer (Board Member)
4. Mike Ostermiller (Board Member)
5. Mark Shepherd (Board Member)
6. Jerry Stevenson (Board Member)
7. Ariana Farber
8. Paul Morris
9. Sara Turner
10. Derek Brenchley
11. Paula Eldredge
12. Dave Williamsen
13. Heather Kruse
14. Kristin Williams
15. Richard Catten
16. Kurt Krieg
17. Paul Morris
18. Anne Bransford
19. Dan Schoeufeld
20. Shawn Fuellenbach
21. Jason Wilde
22. Paul Raymond
23. Douglas DeVore
24. Hilary Venable
25. Brian Rosander
26. Saadet Nur Yilmaz
27. Val Fagre
28. Stephen Springer
29. Richard Mickelsen
30. Grace Doerfler
31. Selina Hadfield
32. Allison Aafedt
33. Anne Bransford
34. Bill Coleman
35. Brent Hall
36. Brett Christensen
37. Brock Marchant
38. Camille Hastings
39. Cassie Revelli
40. Derek Herndon
41. Duaine Dorton
42. Eric Hales
43. Frankie Sacco
44. Glen Clement
45. Gordon Odendahl
46. Jack Walkenhorst
47. Jim Tozer
48. John Hilbert
49. John Larsen
50. John Perez
51. Juan Gonzalez Garcia
52. Kendal Black
53. Laura Lewis
54. Michael Kosakowski
55. Michelle Jensen
56. Mike Wagstaff
57. Mitch Park
58. Paul Bittmenn
59. Paul Persell
60. Paul Story
61. Richard Breitenbeker
62. Roger Henriksen
63. Selina Hadfield
64. Steve Issowits
65. Tony Martines
66. Tyler Wilkins
67. Val Overson
68. Rob Donigan