

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>

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

Attendees:

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