

MIDA Board Meeting Minutes (Approved)

Date & Time:

Tuesday, June 24, 2025, 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: Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Ryan Starks (non-voting), Jerry Stevenson

Members Excused: Karl McMillan

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

<https://www.utah.gov/pmn/sitemap/notice/1003281.html>

Summary of the Discussions*

Agenda Item (1): Approval of minutes from the June 17, 2025 Board Meeting (6:35 - 7:16)

- Motion to Approve June 17, 2025 Meeting Minutes: Mike Ostermiller
- Second: Mark Shepherd
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller voted “aye” in favor of approving the June 17, 2025 MIDA Board meeting minutes. None are opposed. The motion passes.

Agenda Item (2): Staff Presentation: Recognition of Tru by Hilton Clearfield Hill Air Force Base winning the 2024 Connie Award and Breakfast Satisfaction Award and Megan Ratchford winning the General Manager of the Year for Tru by Hilton. (7:17 - 12:19)

Agenda Item (3): Annual Report: MIDA's year in review; a report on alignment, milestones, and accomplishments (12:20 – 28:56)

Comments from board (28:57 - 30:26)

Agenda Item (4): Staff Presentation: Fiscal Year 2024-2025 Proposed Amended Budget and Fiscal Year 2025-2026 Proposed Budget (30:27 - 34:00)

Comments from board (34:03 - 36:39)

Declaration from Gary Harter regarding conflict and that there is money in this budget that goes to his department with discussion (36:40 – 39:22)

Comments from board (39:22 – 41:41)

Agenda Item (5): Public hearing to consider the proposed amended budget for Fiscal Year 2024-2025 (41:46 – 42:34)

**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.*

No Comments from Public

- Motion to Close the Public Hearing: Mark Shepherd
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of closing the public hearing. None are opposed. The motion passes.

Agenda Item (6): Consideration of Resolution 2025-06: Adopting an Amended Budget for Fiscal Year 2024-2025 (42:35 – 43:01)

- Motion to Approve Resolution 2025-06: Mark Shepherd
- Second: Gary Harter
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Resolution 2025-06. None are opposed. The motion passes.

Agenda Item (7): Public hearing to consider the proposed budget for Fiscal Year 2025-2026 (43:02 – 43:44)

No Comments from Public

- Motion to Close Public Hearing: Mark Shepherd
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of closing the public hearing. None are opposed. The motion passes.

Agenda Item (8): Consideration of Resolution 2025-07: Adopting a Budget for Fiscal year 2025-2026 (43:45 – 44:06)

- Motion to Approve Resolution 2025-07: Mark Shepherd
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Resolution 2025-07. None are opposed. The motion passes.

Agenda Item (9): Consideration of Resolution 2025-08: Approving an Interlocal Cooperation Agreement with the Utah State Armory Board for the Utah National Guard Project Area (44:08 – 47:10)

Presentation by Ariana Farber (44:17 - 45:49)

Comments from Board and discussion (45:49 – 46:46)

- Motion to Approve Resolution 2025-08: Mike Ostermiller
- Second: Gary Harter
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Resolution 2025-08. None are opposed. The motion passes.

Agenda Item (17): Consideration of Resolution 2025-11: Approving a Ground Sublease Agreement Between MIDA and Utah Energy LLC for the Sublease of Land Located on Camp Williams in the Utah National Guard Project Area (47:11 – 53:53)

Presentation by Paul Morris and Drew Dewalt (47:50 - 53:07)

- Motion to Approve Resolution 2025-11: Gary Harter
- Second: Mark Shepherd

- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Resolution 2025-11. None are opposed. The motion passes.

Agenda Item (10): Consideration of Ordinance 2025-01: Levying a Municipal Telecommunications License Tax and a Municipal Energy Sales and Use Tax in the Utah National Guard Project Area (54:01 – 55:25)

Presentation by Paul Morris (54:15 – 54:48)

- Motion to Approve Ordinance 2025-01: Jerry Stevenson
- Second: Mike Ostermiller
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Ordinance 2025-01. None are opposed. The motion passes.

Agenda Item (11): Consideration of Resolution 2025-09: Amending the Military Recreation Facility Project Area Development Standards and Guidelines Related to Water Feasibility, Will Serve Letter Requirements, and Encroachment Permits (55:26 – 56:59)

Presentation by Nicole Cottle (55:39 - 56:27)

- Motion to Approve Resolution 2025-09: Jerry Stevenson
- Second: Mark Shepherd
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Resolution 2025-09. None are opposed. The motion passes.

Agenda Item (12): Consideration of Ordinance 2025-02: Establishing Controls on Traffic and Stormwater Within the Portion of the MIDA Military Recreation Facility Project Area in Which MIDA has Retained Exclusive Land Use Jurisdiction Pursuant to the West Side Interlocal Cooperation Agreement Between MIDA and Wasatch County (57:00 – 58:46)

Presentation by Nicole Cottle (57:09 - 58:25)

- Motion to Approve Ordinance 2025-02: Gary Harter
- Second: Jerry Stevenson
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Ordinance 2025-02. None are opposed. The motion passes.

Agenda Item (13): Consideration of Resolution 2025-10: Appointing Brandon Cooper and Tyson Stoddard on the Falcon Hill Development Review Committee (58:47 – 1:00:05)

Presentation by Nicole Cottle (58:59 – 59:35)

- Motion to Approve Resolution 2025-10: Mark Shepherd
- Second: Jerry Stevenson
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Resolution 2025-10. None are opposed. The motion passes.

Agenda Item (14): Consideration of Ordinance 2025-03: Adopting a Miscellaneous Utility and Regulatory Fees Ordinance for the Falcon Hill Project Area (1:00:15 – 1:01:43)

Presentation by Nicole Cottle (1:00:23 - 1:01:06)

- Motion to Approve Ordinance 2025-03: Mike Ostermiller
- Second: Mark Shepherd
- Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of approving Ordinance 2025-03. None are opposed. The motion passes.

Agenda Item (15): Project Area Updates

- 15(a): SRDP – Jason Przybyla with comments from Board (1:01:27 - 1:09:35)
- 15(b): Extell – Kurt Krieg with comments from Board (1:09:49 - 1:24:55)
- 15(c): Skyridge – Tyler Aldous with comments from Board (1:25:06 - 1:40:50)
- 15(d): Utah National Guard Project Area – Ariana Farber with comments from board (1:41:00 - 1:45:41)

Agenda Item (16): Staff Presentation: Annual Open and Public Meetings Act Training (1:45:42 -

Presentation by Nicole Cottle (1:46:12 - 1:49:39)

Agenda Item (18): Adjourn. The next scheduled meeting will be held on Tuesday, August 14, 2025, at 9:00 am.

- Motion to Adjourn and move into a closed session: Gary Harter
Stuart Adams, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Jerry Stevenson voted “aye” in favor of adjourning meeting and moving to a closed session. None are opposed. The motion passes.

Agenda Item (19): Closed session for the purpose of discussing the purchase, exchange, or lease of real property as permitted by Utah Code Section 52-4-205(1)(d).

Meeting adjourned at 10:50

Attendees:

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| 1. Stuart Adams (Board Member) | 17. Kristin Williams |
| 2. Gary Harter (Board Member) | 18. Tyler Aldous |
| 3. Mark Shepherd (Board Member) | 19. Dave Williamsen |
| 4. Mike Ostermiller (Board Member) | 20. Heather Kruse |
| 5. Gage Froerer (Board Member) | 21. Richard Catten |
| 6. Jerry Stevenson (Board Member) | 22. Guy Woodbury |
| 7. Ryan Starks (Board Member) | 23. Loren Garner |
| 8. Derek Brenchley | 24. Steve Issowits |
| 9. Nicole Cottle | 25. Alison Aafedt |
| 10. Sara Turner | 26. Jack Johnson |
| 11. Hilary Venable | 27. Greg Curtis |
| 12. Jason Przybyla | 28. Erin Madson |
| 13. Ariana Farber | 29. Lisa O’Brien |
| 14. Kurt Krieg | 30. Bill Fiveash |
| 15. Paula Eldredge | 31. Brent Hall |
| 16. Paul Morris | 32. Drew Dewalt |

33. Glen Clement
34. Doug DeVoi
35. Megan Ratchford
36. Ashley Burr
37. Brandon Cooper
38. Brett Christensen
39. Dan Schoenfeld
40. Derek Herndon
41. Evan Conley
42. Grace Doerfler
43. Heath Coleman
44. Jake Stansfield
45. John Hilbert
46. Juan Gonzalez Garcia
47. Michael Wagstaff
48. Michelle Jensen
49. Mitchell Park
50. Nancy Mackey
51. Richard Breitenbeker
52. Selina Hadfield
53. Tom Bonner