

Golf & Equestrian Center Public Infrastructure District Meeting

June 9, 2026 @ 2:30pm

The meeting will be held in person at 25 N Main Street, Heber City, UT 84032, and remotely via Zoom.

AGENDA

1. Review and approve minutes from the May 4, 2026 meeting.
2. Staff Presentation: Proposed Budget for Fiscal Year 2026-2027 and Golf & Equestrian Center Public Infrastructure District Fraud Risk Assessment.
3. Public Hearing: Proposed Budget for Fiscal Year 2026-2027.
4. Consideration of Resolution 2026-02: Adopting a Final Budget for Fiscal Year 2026-2027
5. Staff Presentation: Annual Open and Public Meetings Act Training.

**Military Installation Development Authority
Golf & Equestrian Center Public Infrastructure
District Meeting**

DRAFT Minutes

**Monday, May 4th, 2026 @ 2:30 PM
Zoom Teleconference**

Listen to the audio recording here: [Public Notice Website](#)

Board Members Present: Mike Ostermiller, Gary Harter, Tyler Aldous, Nicole Cottle

Board Members Excused: Karl McMillan

The complete official audio recording is available at the link above. A summary of the discussions is presented as follows:

Agenda Item (1) Review and approve minutes from the June 19, 2025, MIDA Golf & Equestrian Center Public Infrastructure District Meeting. (0:52 – 1:23)

Motion: Tyler Aldous moved to approve the minutes

Second: Nicole Cottle seconded the motion

All members present vote “aye” in favor of approving the June 19, 2025 minutes. None are opposed. The motion passes.

Agenda Item (2) Resolution 2026-01: A Resolution of the MIDA Military Golf and Equestrian Center Public Infrastructure District Adopting a Tentative Budget for Fiscal Year 2026–2027. (1:24 – 4:31)

Paula Eldredge, the Finance Officer, presented the tentative budget for the upcoming fiscal year, noting that revenues are increasing significantly due to the completion of several projects within the PID, including certificates of occupancy for the Equestrian Center and the golf course, with another expected for the Clubhouse Golf Academy this year. She highlighted a transfer from other funds representing pledged revenue from the SkyRidge development toward the bonds, as well as funds on deposit with the trustee intended for debt service. On the expense side, the budget covers these debt services along with general administrative costs. Tyler Aldous commended the organization for running the PID at a very low cost.

Motion: Nicole Cottle moved to approve Resolution 2026-01: A Resolution of the MIDA Military Golf and Equestrian Center Public Infrastructure District Adopting a Tentative Budget for Fiscal Year 2026–2027.

Second: Gary Harder seconded the motion.

All members present vote “aye” in favor of approving Resolution 2026-01.. None are opposed. The motion passes.

**Agenda Item (3) Adjourn. The next meeting is scheduled for June 9, 2026, at 2:30 pm.
(4:53 – 5:05)**

Gary Harder moved to adjourn.

The motion carried.

The meeting was adjourned at 2:35 PM.

Meeting Attendees:

- 1. Mike Ostermiller (Chair - Committee Member)**
- 2. Gary Harter (Vice-Chair Committee Member)**
- 3. Tyler Aldous (Committee Member)**
- 4. Nicole Cottle (Committee Member)**
5. Morgan Nebeker
6. Derek Brenchley
7. Paula Eldredge
8. Ashley Burr
9. Richard Catten
10. Caytie Frampton
11. Derek Herndon
12. Michelle Jensen
13. Selina Hadfield
14. Jeff Benson
15. Heather Kruse

**MIDA GOLF AND EQUESTRIAN CENTER
PUBLIC INFRASTRUCTURE DISTRICT**

RESOLUTION 2026-02

**A RESOLUTION OF THE MIDA GOLF AND EQUESTRIAN CENTER PUBLIC
INFRASTRUCTURE DISTRICT ADOPTING A FINAL BUDGET FOR FISCAL
YEAR 2026-2027**

WHEREAS, Part 6, Chapter 1 of Title 17B Utah Code Annotated 1953, as amended (“Fiscal Procedures Part”) governs the fiscal procedures for local districts, including the MIDA Golf and Equestrian Center Public Infrastructure District; and

WHEREAS, on May 4, 2026, the MIDA Golf and Equestrian Center Public Infrastructure District held a public meeting and adopted a tentative budget for Fiscal Year 2026-2027; and

WHEREAS, the MIDA Golf and Equestrian Center Public Infrastructure District has complied with the Fiscal Procedures Part for adopting a final budget, including providing notice and holding a public hearing.

NOW, THEREFORE BE IT RESOLVED by the Board of Trustees of the MIDA Golf and Equestrian Center Public Infrastructure District as follows:

1. The attached final budget, as shown in column (d), for Fiscal Year 2026-2027 is hereby adopted.
2. The Budget Officer shall certify a copy of the final budget for each fund and file it with the state auditor within 30 days after adoption, as required by the Fiscal Procedures Part.

PASSED AND ADOPTED by the Board of Trustees of the MIDA Golf and Equestrian Center Public Infrastructure District Board this 9th day of June, 2026.

MIDA Golf and Equestrian Center
Public Infrastructure District

Chair

Attest:

MIDA Records Officer

Name - Military Installation Development Authority		Fiscal Year Ended		6/30/2027
Part III	Special Revenue Fund			
Nature of the Fund: MIDA Golf and Equestrian Center Public Infrastructure District				
Description (a)		FY2025 Prior Year Actual (b)	FY2026 Current Year Estimate (c)	FY2027 Proposed Budget Appropriation (d)
	Revenues			
	Taxes & Fee in Lieu			
	District Property Tax	\$ 42,243	\$ 170,501	\$ 873,462
	Other/Misc. Revenue			
	Interest Earnings	\$ 1,219,211	\$ 245,257	\$ 150,000
	Other Financing Sources			
	Budgetary Use of Fund Balance	\$ 26,976,714	\$ 2,365,141	\$ 1,661,954
	Transfers from General Fund	\$ 30,239	\$ 503,311	\$ 602,334
	TOTAL REVENUE AND SOURCES	\$ 28,268,407	\$ 3,284,210	\$ 3,287,750

Expenditures				
General Administration				
General Administration		\$ 104,710	\$ 106,760	\$ 110,300
GAEC Project Area Exp				
Capital Outlay		\$ 24,986,247	\$ -	\$ -
Debt Related Expenditures				
Debt Related Expenditures		\$ 3,177,450	\$ 3,177,450	\$ 3,177,450
Other Uses				
Budgetary Increase in Fund Balance		\$ -	\$ -	\$ -
TOTAL EXPENDITURES AND USES		\$ 28,268,407	\$ 3,284,210	\$ 3,287,750

**2026 Utah Open and Public Meetings Act Training for
Military Installation Development Authority (MIDA) Boards**

- 1) Public policy statement: the Boards of MIDA and its subsidiaries exist to aid in the conduct of the people's business. These Boards should (a) take their actions openly, and (b) conduct their deliberations openly.
- 2) General rule: board meetings are open to the public unless there is a legal basis for closing.
- 3) "Meeting" means a gathering of a public body with a quorum present that is:
 - a) convened by an individual with authority to convene the public body and who follows the process provided by law for convening the public body; and
 - b) convened for the express purpose of acting as a public body to (i) receive public comment about a relevant matter, (ii) deliberate about a relevant matter, or (iii) take action upon a relevant matter.
- 4) "Relevant matter" means a matter that is within the scope of authority of a public body or specified body, and it does not include a managerial or operational matter for public bodies with both executive and legislative responsibilities.
- 5) Public notice: must contain meeting agenda, date, time, and place, and be published not less than 24 hours before the meeting. Agenda topics must be provided with reasonable specificity to inform the public. Except for emergency circumstances, MIDA's public bodies may not take final action on a topic unless the topic is listed as an agenda item and included in the public notice.
- 6) Closed meetings: may only be held for specified reasons. Meetings may only be closed if a quorum is present and 2/3 of the board votes to approve closing the meeting. Ordinances, resolutions, rules, regulations, contracts, and appointments cannot be approved in a closed meeting. No votes are allowed in a closed meeting other than to end the closed meeting.
- 7) Electronic meetings: MIDA's statute and internal policies allow for electronic meetings to occur, provided that the public is allowed to observe the meeting electronically.
- 8) Predetermining public body action prohibited. Individuals constituting a quorum of a public body may not act together outside a meeting in a concerted and deliberate way to predetermine an action to be taken by the public body at a meeting on a relevant matter.
- 9) Emails and texts: the Act does not restrict board members from transmitting electronic messages to each other when the board is not convened in an open meeting. However, board members should refrain from using electronic messages during the open meeting for the purpose of discussing board business. Deliberations should be open.
- 10) Penalties: the remedy for violations of the Act is a suit to void any nonpublic final action taken by the board. The Attorney General, County Attorneys, and private plaintiffs may bring action to enforce or compel compliance. Courts may also review the legality of closed meetings. Attorney fees may be awarded. Knowing or intentional violations of the Act are also punishable by a Class B misdemeanor.