

MIDA Mountain Village Public Infrastructure District Meeting

June 9, 2026 @ 4:00 pm

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 MIDA Mountain Village 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
Mountain Village Public Infrastructure District
DRAFT Minutes**

**Monday, May 4th, 2026 @ 4:00 PM
Zoom Teleconference**

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

Board Members Present: Gary Harter, Nicole Cottle. Mike Ostermiller, Kurt Krieg

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 December 18, 2025, MIDA Mountain Village Public Infrastructure District Meeting. (0:51 – 2:10)

Motion: Kurt Krieg moved to approve the minutes

Second: Mike Ostermiller seconded the motion

All members present vote “aye” in favor of approving the December 18, 2025, minutes. None are opposed. The motion passes.

Agenda Item (2) Resolution 2026-01: A Resolution of the MIDA Mountain Village Public Infrastructure District Adopting a Tentative Budget for Fiscal Year 2026-2027. (2:11 – 6:42)

Paula Eldredge, the Finance Officer, presented the tentative budget for the 2026-2027 fiscal year, noting that revenue includes property taxes to be formally levied in June to fund operating costs such as road and trail maintenance, snow removal, and storm drain management. Additional funding is derived from assessment collections for two assessment bonds and pledged revenues from the 2024 and 2025 TAR bonds. The budgetary use of fund balances, projected at \$177 million for FY 2027, primarily involves project funds and capitalized interest held with the bond trustee. Nicole Cottle inquired about the significant shift in bond proceeds from FY 2025 to FY 2027, to which Paula explained that funds were set aside for capitalized interest and multi-year construction projects, with a substantial spend-down expected to begin July 1, 2026. Expenditures for the year will cover general administrative costs, PID operations, project costs funded by bonds, and debt service.

Motion: Mike Ostermiller moved to approve Resolution 2026-01: A Resolution of the MIDA Mountain Village Public Infrastructure District Adopting a Tentative Budget for Fiscal Year 2026-2027.

Second: Nicole Cottle 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 4:00 pm (7:17 – 7:30)

Nicole Cottle moved to adjourn.

The motion carried.

The meeting was adjourned at 4:07 PM.

Meeting Attendees:

- 1. Gary Harter (Chair - Committee Member)**
- 2. Nicole Cottle (Committee Member)**
- 3. Kurt Krieg (Committee Member)**
- 4. Mike Ostermiller (Committee Member)**
5. Morgan Nebeker
6. Paula Eldredge
7. Ashley Burr
8. Richard Catten
9. Caytie Frampton
10. Derek Herndon
11. Michelle Jensen
12. Selina Hadfield
13. Jeff Benson
14. Heather Kruse
15. Glen Clement
16. Imogene Bettr
17. Evan Conley

**MIDA MOUNTAIN VILLAGE
PUBLIC INFRASTRUCTURE DISTRICT**

RESOLUTION 2026-02

**A RESOLUTION OF THE MIDA MOUNTAIN VILLAGE 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 Mountain Village Public Infrastructure District; and

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

WHEREAS, the MIDA Mountain Village 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 Mountain Village 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 Mountain Village Public Infrastructure District Board this 9th day of June, 2026.

MIDA Mountain Village
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 Mountain Village 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			
	Property Tax	\$ 2,354,356	\$ 3,275,017	\$ 2,729,696
	Charges for Services			
	Spc Assessment - Area #1	\$ 4,363,961	\$ 4,469,473	\$ 4,759,800
	Spc Assessment - Area #2	\$ 12,822,670	\$ 5,160,954	\$ 5,793,500
	Other/Misc. Revenue			
	Interest Income	\$ 7,859,009	\$ 8,891,391	\$ 200,000
	Other Financing Sources			
	Bond Proceeds	\$ 300,000,000	\$ 123,286,243	\$ -
	Transfers from General Fund	\$ -	\$ 14,284,909	\$ 23,282,022
	Budgetary Use of Fund Balance	\$ -	\$ -	\$ 164,690,367
	TOTAL REVENUE AND SOURCES	\$ 327,399,995	\$ 159,367,987	\$ 201,455,385

Expenditures				
General Administration				
General Administration		\$ 453,765	\$ 544,105	\$ 516,740
Operations MMV PID				
Operations MMV PID		\$ -	\$ 808,930	\$ 2,650,189
MMV PID Project Costs				
Capital Outlay Assessment		\$ 13,718,062	\$ 14,724,488	\$ 18,294,141
Capital Outlay TAR		\$ 90,845,539	\$ 56,153,075	\$ 84,988,922
Capital Outlay Senior Bond		\$ -	\$ 9,347,097	\$ 58,791,808
Debt Related Expenditures				
Debt Service		\$ 19,017,340	\$ 37,619,744	\$ 33,005,075
Cost of Issuance		\$ 5,527,903	\$ 2,555,077	\$ -
Other Uses				
Bond - Original Issue Discount		\$ 923,082	\$ 1,314,790	\$ -
Transfers to General Fund		\$ -	\$ 31,636,633	\$ 3,208,510
Budgetary Increase in Fund Balance		\$ 196,914,305	\$ 4,664,048	\$ -
TOTAL EXPENDITURES AND USES		\$ 327,399,995	\$ 159,367,987	\$ 201,455,385

**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.