Military Installation Development Authority
MIDA Board Meeting

APPROVED Minutes
Friday, April 24th, 2026 @ 8:30 AM
The Capitol, East Senate Room 120 & Zoom Teleconference

Listen to the audio recording here: Public Notice Website

Board Members Present: Stuart Adams, Jerry Stevenson, Mike Ostermiller, Gary Harter, Mark Shepard, Karl McMillan, Gage Froerer, Jefferson Moss (non-voting)

Board Members Excused: N/A

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

Welcome (0:00 – 4:30)

President Stuart Adams called the meeting to order and recognized the men and women currently deployed overseas, including members of the 388th Fighter Wing, 419th Fighter Wing, 75th Air Base Wing, and National Guard. The Board honored their service and acknowledged MIDA's mission of supporting military members and operations.

Agenda Item (1) Review and approve minutes from the December 16th, 2025, MIDA Board meeting. (4:30 – 5:30)

A motion was made to approve the December 16, 2025 meeting minutes.

All members present vote "aye" in favor of approving the December 16, 2025 minutes. None are opposed. The motion passes.

Agenda Item (2) Resolution 2026-01: A Resolution of The Military Installation Development Authority ('Mida') thanking Karl McMillan for his service as a member of The Mida Board and its Public Infrastructure Districts. (5:30 – 7:30)

President Adams recognized Karl McMillan for his service on the MIDA Board and his contributions to the Military Recreation Facility project area. President Adams expressed appreciation for Karl's public service and extended support and well wishes to him and his family.

No action was taken on this item.

Agenda Item (3) Resolution 2026-02: A Resolution of the Military Installation Development Authority ("MIDA") Authorizing and Approving a Loan Agreement Related to the Utah National Guard Project Area Previously Approved by the MIDA Loan Approval Committee; Authorizing the Execution Thereof; and Providing for Related Matters. (7:30 – 12:30)

Paul Morris presented Resolution 2026-02, explaining that the item followed action taken earlier that morning by the MIDA Loan Approval Committee. He explained that MIDA's Infrastructure Loan Bank allows funds to be loaned and replenished as projects repay prior loans.

The proposed loan would support work at the Camp Williams project area, including utility installation, grading, and preparation of buildable pads for advanced manufacturing facilities. Paul noted that the work would support both a General Matter sublease project and an additional manufacturing user currently under lease negotiation. Staker Construction was selected through an RFP process to perform the excavation, grading, and utility work. The loan is expected to be repaid through future bond proceeds based on tax increment.

Gage Froerer: Motion to approve Resolution 2026-02.
Karl McMillan: Second.

All members present vote "aye" in favor of approving Resolution 2026-02. None are opposed. The motion passes.

Agenda Item (4) Resolution 2026-03: A Resolution of the Military Installation Development Authority ("MIDA") Appointing Dylan Brauer as a Member of the Cormont Public Infrastructure District Board of Trustees. (12:30 – 14:30)

Richard Catten presented Resolution 2026-03 regarding the Cormont Public Infrastructure District Board of Trustees. He explained that one member of the Cormont PID Board represents the developer, Reef, and that the prior representative had left the company. Reef recommended Dylan Brower as the replacement representative.

Jerry Stevenson: Motion to approve Resolution 2026-03.
Gary Harter: Second.

All members present vote "aye" in favor of approving Resolution 2026-03. None are opposed. The motion passes.

Agenda Item (5) Resolution 2026-04: A Resolution of the Military Installation Development Authority ("MIDA") Adopting Amendments to the Military Recreation Facility Project Area Development Standards and Guidelines Amending the Lighting Standards and Updating Other Sections of the Standards. (14:30 – 20:30)

Richard Catten presented Resolution 2026-04, which updates the MRF Development Standards and Guidelines. He explained that the amendments include several updates, with the largest portion relating to lighting standards. The updated lighting standards were developed in coordination with MIDA staff, Wasatch County, Extell, and an outside lighting consultant.

Richard noted that the amendments are intended to strengthen dark sky protections in the MRF project area, particularly given the project's proximity to a dark sky state park. Other updates include provisions regarding walls in public utility easements, residential building envelope adjustments, and drainage reference updates.

Discussion included support for the dark sky standards and clarification that the item had been reviewed and recommended by the MRF Development Review Committee, with a small change incorporated following that review. Mike Ostermiller asked whether Extell supported the amendments, and Richard indicated that Extell had been involved throughout the process and had provided comments that were incorporated.

Gage Forerer: Motion to approve Resolution 2026-04.
Gary Harter: Second.

All members present vote "aye" in favor of approving Resolution 2026-04. None are opposed. The motion passes.

Agenda Item (6) Resolution 2026-05: A Resolution of the Military Installation Development Authority Board ("MIDA") Declaring the Satisfaction and Release of Special Assessment Revenue Bonds (Falcon Hill Assessment Area), Series 2017, and Authorizing the Release of Special Assessment Liens on Building 1575 (Cazador) and Building J (Redhawk). (20:30 – 27:30)

Paul Morris presented Resolution 2026-05, explaining that MIDA was paying off debt related to the 2017 Falcon Hill bonds approximately six years early. The resolution releases assessment liens on the buildings that secured the debt.

Paul noted that MIDA closely monitors its debt obligations and determined that paying off the debt in full was financially appropriate. He recognized Paula Eldredge, Nicole Cottle, and MIDA's finance team for their work managing MIDA's finances. Paul also noted that MIDA has received three consecutive independent audits with zero findings.

The Board and staff also recognized Paula Eldredge for her financial leadership and for receiving a flag flown over Hill Air Force Base in recognition of her work supporting the Salute to Service program. Kristen Kenney-Williams and Michael Moore provided comments regarding Paula's contributions to the Red Maple/Salute to Service Board and her support of military service members.

Gary Harter: Motion to approve Resolution 2026-05.
Gage Forerer: Second.

All members present vote "aye" in favor of approving Resolution 2026-05. None are opposed. The motion passes.

Agenda Item (7) Time Certain 9:00 am: Resolution 2026-06 A Resolution of the Military Installation Development Authority ("MIDA") Adopting the Stratos Project Area Plan and Directing the Publication of Notice of Its Approval in a Newspaper of General Circulation as Provided by Law. (27:30 – 55:00)

Paul Morris introduced the Stratos project items and explained that the remaining agenda items related to the proposed Stratos Project Area in Box Elder County. He described the proposed project as one of the largest economic development opportunities in Utah's history.

Paul explained that the Stratos Project Area would include approximately 40,000 acres of private land in unincorporated Box Elder County, with all private landowners having signed consent to be included. He also explained the military land connection, including the northern portion of the Utah Test and Training Range located in unincorporated Box Elder County, and associated military lands including Hill Air Force Base, Falcon Hill, and Utah National Guard properties.

Kevin O'Leary spoke in support of the project and emphasized the national importance of AI infrastructure. He stated that Utah's leadership and ability to move quickly made the project possible, and that it would bring significant jobs, technology investment, and related business activity to the state.

Military representatives also provided comments. Michael Moore discussed the benefits to Hill Air Force Base, including the potential to accelerate the replacement of older 1200-series buildings and improve facilities for future generations of airmen. General Sean Fulenbaugh spoke on behalf of the Utah National Guard and emphasized the national security importance of energy resilience, AI capabilities, and military partnerships.

Paul further explained that the project is intended to generate power on site, reduce impacts to existing energy users, use low- or no-water energy technologies, and create high-paying permanent jobs after construction.

Gary Harter: Motion to adopt Resolution 2026-06, adopting the Stratos Project Area Plan and directing publication of notice of approval as required by law.
Karl McMillan: Second.

All members present vote “aye” in favor of approving Resolution 2026-06. None are opposed. The motion passes.

Agenda Item (8) Resolution 2026-07: A Resolution of the Military Installation Development Authority (“MIDA”) Adopting the MIDA Stratos Project Area Development Standards and Guidelines that Will Control the Development of Property within the Box Elder Location of the Stratos Project Area. (55:00 – 1:03:00)

Paul Morris presented Resolution 2026-07, which adopts the Standards and Guidelines for the Stratos Project Area. He explained that the Standards and Guidelines function as MIDA’s land use code and are modeled after MIDA’s existing standards at Falcon Hill and the MRF project area, while being tailored to the Stratos Project Area.

Paul explained that the Standards and Guidelines are intended to provide certainty and vested rights for the development team while ensuring MIDA retains oversight over health, safety, welfare, roads, traffic, noise, dark sky compliance, and similar public impacts. He also explained that the resolution establishes a Development Review Committee, chaired by MIDA’s Executive Director or designee, with the remaining members recommended by Box Elder County. A landowner representative is also expected to participate in the DRC.

Paul noted that the Board will approve phases of the master plan, while the DRC will review subdivision plats, site plans, and related development approvals. The resolution allows staff to make final technical changes to ensure consistency with the interlocal agreement and development agreement.

Gage Froerer: Motion to approve Resolution 2026-07.
Jerry Stevenson: Second.

All members present vote “aye” in favor of approving Resolution 2026-07. None are opposed. The motion passes.

Agenda Item (9) Resolution 2026-08: A Resolution of the Military Installation Development Authority (“MIDA”) Approving and Authorizing the Execution of a Development Agreement between MIDA and the Master Developer of the Stratos Project Area. (1:03:00 – 1:10:00)

Paul Morris explained that the agreement vests the developer in MIDA’s rules and establishes the framework for the project’s development.

The agreement includes conditions important to Box Elder County, including provisions related to noise and dark sky compliance.

Jerry Stevenson: Motion to approve Resolution 2026-08.
Gage Forerer: Second.

All members present vote “aye” in favor of approving Resolution 2026-08. None are opposed. The motion passes.

Agenda Item (10) Ordinance 2026-01: An Ordinance of the Military Installation Development Authority (“MIDA”) Levying a Municipal Energy Sales and Use Tax in the Stratos Project Area. (1:09:00 – 1:20:00)

Paul Morris presented Ordinance 2026-01 regarding the Municipal Energy Use Tax. He explained that MIDA has authority to impose the tax up to 6%, but the proposed rate for the data center energy component would be set at 0.5% to keep the project competitive with other states.

Paul explained that the 0.5% tax, combined with sales tax revenues, is expected to generate more than $30 million annually for Box Elder County in the first phase and more than $100 million annually at full buildout. MIDA would not retain those funds which would support municipal services and Box Elder County operations.

Senator Stevenson supported the approach, stating that the Board should consider the project's overall benefits and avoid imposing taxes that would make the project uncompetitive.

Jerry Stevenson: Motion to adopt Ordinance 2026-01.
Gage Forerer: Second.

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

Agenda Item (11) Resolution 2026-09: A Resolution of the Military Installation Development Authority (“MIDA”) Approving and Authorizing the Execution of the Interlocal Cooperation Agreement between MIDA and Box Elder County. (1:20:00 – 1:30:00)

Paul Morris presented Resolution 2026-09, approving an interlocal cooperation agreement with Box Elder County. He explained The Stratos Project Area Plan would not become effective until Box Elder County provided its consent.

Paul explained that the interlocal agreement is intended to provide written assurances to Box Elder County regarding municipal services, standards, tax revenues, and local impacts.

He explained that Box Elder County would receive municipal services funding, with a minimum of approximately $30 million annually in the first phase and approximately $108 million annually at full buildout. He also explained that advanced manufacturing and other commercial uses would follow MIDA's more typical tax structure, with future incentives to be negotiated separately.

Paul further noted that the state is expected to receive significant sales tax revenue from the project and that future agreements may address how the state's share of certain revenues will be used.

Mark Shepherd: Motion to approve Resolution 2026-09.
Gage Froerer: Second.

All members present vote "aye" in favor of approving Resolution 2026-09. None are opposed. The motion passes.

Agenda Item (12) Adjourn (1:26:00 – 1:28:00)

Karl McMillan: Motion to adjourn.
Gage Froerer: Second.

All members present vote "aye." None are opposed. The motion passes.

Meeting adjourned at 9:58 am.

Meeting Attendees:

1. **Stuart Adams (Chair - Committee Member)**
2. **Jerry Stevenson (Vice-Chair Committee Member)**
3. **Mike Ostermiller (Committee Member)**
4. **Mark Shephard (Committee Member)**
5. **Gary Harter (Committee Member)**
6. **Karl McMillan (Committee Member)**
7. **Gage Froerer (Committee Member)**
8. **Jefferson Moss (Committee Member – non-voting)**
9. Derek Brenchley
10. Ashley Burr
11. Morgan Nebeker
12. Kevin O'Leary
13. Art Raymond
14. Tyler Smith
15. Krissy Meier
16. Richard Catten

17. Selina Hadfield
18. Grace Doerfler
19. Michelle Jensen
20. Kerri Erickson
21. Kevin O’Leary
22. Tyler Aldous
23. Brent Hall
24. Kurt Krieg
25. Tyler Aldous
26. Paul Palandjian
27. Tiffany Oldham
28. Spencer Brimley
29. Tom Kotter
30. Tyson Packer
31. Dan Hemmert
32. Michelle Jensen
33. Lincoln Shurtz
34. Alan Erickson
35. Michael Kosakowski
36. Mitch Park
37. Jefferson Moss
38. Derek Herndon
39. Anne Hansen
40. Tiffany Oldham
41. Paul Palandjian
42. Krissy Meier
43. Mike Wagstaff
44. Tom Kotter
45. Sheila McCann
46. Sherry Stevens
47. Gordon Odendahl
48. Neil Stevens
49. Sean Means
50. Scott Lyons
51. Paul Palandjian
52. Neil Stevens
53. Mike Wagstaff
54. Kevin O'Leary
55. Krissy Meier
56. Sheila McCann
57. Shaun Thornley
58. Samantha Moilanen
59. Hilary Venable
60. Caytie Frampton
61. Paula Eldredge
62. Loren Garner
63. Richard Breitenbeker
64. Coletti Holmgren
65. Shane Holmgren
66. Darwin Fieldins
67. Austin Pritchett
68. Tate Murphey
69. Mike Moore
70. Doug DeVore
71. Jeff Benson
72. Kara Young
73. Ariana Farber
74. Paul Morris
75. Paula Eldredge
76. Nicole Cottle
77. Kristin Kenney Williams