

Military Installation Development Authority
MIDA Mountain Village Public Infrastructure District Meeting

APPROVED Minutes

Tuesday, June 9th, 2026 @ 4:00 PM

Zoom Teleconference and In-Person @ 25 N Main Street, Room 104, Heber City, UT 84032

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

Board Members Present: Gary Harter (Chair), Mike Ostermiller, Nicole Cottle, Kurt Krieg

Board Members Excused: Vacant Board Member

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

Nicole Cottle called the meeting to order.

Agenda Item (1) Review and approve minutes from the May 4, 2026 meeting. (01:03 - 01:23)

- **Motion:** Mike Ostermiller moved to approve the May 4, 2026, meeting minutes.
- **Second:** Gary Harter seconded the motion.
- **Vote:** All members present voted "aye." The motion passed unanimously.

Agenda Item (2) Staff Presentation: Proposed Budget for Fiscal Year 2026-2027 and Cormont Public Infrastructure District Fraud Risk Assessment. (01:31 - 8:55)

Presenter: Paula Eldredge

Fraud Risk Assessment Summary: Paula Eldredge reported that because the Mountain Village Public Infrastructure District (PID) does not maintain its own independent finance staff or financial systems, it relies 100% on MIDA's internal controls. This year, the results were brought directly to the PID boards. The district assessed its fraud risk as being at a "Very Low" level, primarily driven by strong internal controls and strict separation of duties associated with the handling of cash and other assets.

Proposed Budget Summary: Paula Eldredge presented the final budget, explaining that the main updates since the preliminary draft from last month involve the bond and financing portions of the PID. Specifically, pledged revenues increased due to improved property value forecasts, transfers from the general fund increased by approximately \$2 million, and construction fund balances decreased to reflect the active payout and reimbursement of construction costs. The operations side of the PID budget remained completely unchanged.

Board Discussion & Chair Clarification: During the presentation, Gary Harter initiated a review of the board leadership positions. Richard Catten and staff records confirmed that Gary Harter is the officially designated Chair of this district. The meeting's official conduct was transferred to Chair Gary Harter.

Agenda Item (3) Public Hearing: Proposed Budget for Fiscal Year 2026-2027. (9:23 - 11:13)

- **Motion to Open:** Nicole Cottle moved to open the public hearing for the proposed Fiscal Year 2026-2027 budget.
- **Second:** Mike Ostermiller seconded the motion.
- **Vote:** All members present voted "aye." The motion passed, and the public hearing was opened.

Public Comment: Morgan Nebeker confirmed that no members of the public wanted to make any comment either in person or online.

- **Motion to Close:** Mike Ostermiller moved to close the public hearing.
- **Second:** Kurt Krieg seconded the motion.
- **Vote:** All members present voted "aye." The public hearing was closed.

Agenda Item (4) Consideration of Resolution 2026-04: Adopting a Final Budget for Fiscal Year 2026-2027 (11:14 - 12:15)

- **Motion:** Nicole Cottle moved to adopt Resolution 2026-02, formally approving a Final Budget for Fiscal Year 2026-2027 as presented.
- **Second:** Mike Ostermiller seconded the motion.
- **Vote:** All members present voted "aye." None were opposed. The motion passed unanimously.
- **Vote:** All members present voted "aye." The motion passed unanimously.

Agenda Item (5) Staff Presentation: Annual Open and Public Meetings Act Training. (12:27 - 14:46)

Presenter: Derek Brenchley

Summary: Derek Brenchley delivered the legally mandated annual statutory review of the Utah Open and Public Meetings Act (OPMA), referring to the one-page summary document provided to the board. The briefing emphasized that all meetings are public by default unless specific statutory conditions for a closed session are met, requiring a quorum and a two-thirds majority vote. A public meeting is legally triggered when a quorum of a public body convenes to receive public comment, deliberate, or act on a relevant matter. He highlighted that notices must be posted 24 hours in advance, that final votes (such as resolutions, ordinances, or contracts) are strictly prohibited during a closed session, and that a quorum of board members must completely

refrain from texting or emailing each other outside a public meeting forum to pre-determine board actions.

Adjourn. (14:47 – 15:22)

- **Motion:** Mike Ostermiller moved to adjourn.
- **Second:** Nicole Cottle seconded the motion.
- **Vote:** The motion carried unanimously.

The meeting was adjourned at 4:15 PM.

Meeting Attendees:

1. **Gary Harter (Chair)**
2. **Kurt Krig (Committee Member)**
3. **Nicole Cottle (Committee Member)**
4. **Mike Ostermiller (Committee Member)**
5. Morgan Nebeker
6. Ashley Burr
7. Derek Brenchley
8. Paula Eldredge
9. Richard Catten
10. Selina Hadfield
11. Heather Kruse
12. Glen Clement
13. Caytie Framton
14. Derek Herndon