



June 10th, 2026 --COG Meeting
Sunset City

Meeting Chair: Mayor Rod Westbroek, South Weber

Members present:

Mayor Kate Bradshaw, Bountiful
Mayor Marie Dougherty, Clinton
Mayor Tamara Tran, Kaysville
Mayor Rod Westbroek, South Weber
Mayor Dave Maughan, Syracuse
Mayor Brian Horrocks, North Salt Lake
Mayor Mark Shepard, Clearfield
Mayor Clark Wilkinson, Centerville
Mayor Scott Wiggill, Sunset
Mayor Jeanne Groberg, Fruit Heights

Commissioner Bob Stevenson, Davis County
Commissioner John Crofts, Davis County
Commissioner Lorene Kamalu, Davis County
Kristen Hogan, Davis School Board

Staff present:

Kent Andersen, DC CED
Alex Leonardi, DC CED

1. Welcome to COG – Chair Mayor Rod Westbroek

Mayor Westbroek welcomed everyone and assigned the prayer and pledge.

1.1 Prayer: Mayor Brian Horrocks

1.2 Pledge: Mayor Dave Maughan

2. Business/Action Items

2.1 May COG minutes approval

Motion: Minute approval was moved by Mayor Tran seconded by Commissioner Bob Stevenson. The motion passed with all in favor.

3. Presentations/Informational Items

3.1 Utah Inland Port Authority: Presented by Scott Wolford and Stephanie Pack

- **Key Points:** The Utah Inland Port Authority was restructured by the legislature to a 5-member board to better distribute economic growth and jobs across the state rather than concentrating logistics assets solely in Salt Lake City. The jurisdiction manages a significant freight corridor,

handling approximately 80% of regional truck traffic, with commercial vehicles accounting for 24% of overall traffic.

- **Local Control:** The Authority clarified that it does not possess land use, zoning, or permitting authority, ensuring that local control remains entirely with the surrounding municipalities. Projects in unincorporated areas are only initiated upon request by the local legislative body, and if a city annexes land within an active project area, the project area status remains in full effect.
- **Financing & Bonding:** The Authority utilizes a 25-year tax-increment differential financing model where 75% of the increment is administered by the board and 25% is allocated to local taxing entities. Incentives are performance-based and trigger only upon project completion to guarantee the full 25-year benefit to companies. Additionally, bonds are backed strictly by the project area or the sponsor rather than city sales taxes or general funds.
- **Legislative Requirements:** Under new legislative provisions taking effect after September 6th, newly created project areas will be required to allocate an additional 1% to 5% of future tax differential to the state.
- **Performance:** Over the past two and a half years, the Authority's flexible tools have secured nearly \$5 billion in capital commitments, creating over 20,000 jobs across 42 project areas statewide.
- **Action:** The group will propose or select a more appropriate name for the Muskrat Flats project area in Lehi, and Stephanie Pack will follow up with companies interested in prospective developments within Davis County communities.

3.2 Military Installation Development Authority (MIDA) & Falcon Hill Development: Presented by Hilary Venable

- **MIDA Overview & Governance:** MIDA was created by state legislation in 2007 to resolve critical infrastructure challenges at Hill Air Force Base, with a primary mission to directly support military installations and secondary goals of driving regional economic growth. MIDA operates as a public-private partnership between Hill Air Force Base, a private developer (SRDP), and MIDA. MIDA holds land use, permitting, and bond-issuing authority within project boundaries while coordinating essential municipal services through local cities.
- **EUL Model:** MIDA utilizes a 50-year Enhanced Use Lease (EUL) model authorized by Congress, allowing private developers to lease federal land. Revenue generated from private developments is converted into "payment in kind" funds dedicated directly to upgrading base infrastructure and facility replacement.
- **Scope & Regional Benefits:** MIDA oversees eight project areas beyond Falcon Hill, operating under a strict mandate that all developments must directly benefit military missions or national security. The program has distributed \$50,000 dividends to three cities and two counties, maintaining interlocal agreements to facilitate regional infrastructure and base improvements.
- **Falcon Hill Development Overview:** Operating under a 50-year EUL initiated in 2008, the Falcon Hill development encompasses 6 million square feet of developable land, with 1.3 million square feet of defense contractor space currently completed and fully leased.
- **Completed Projects:** Completed developments to date include a software support building, the Mars building office (transferred to Weber State University in 2021), four buildings within the Roy Innovation Center, a 114-room Hotel, retail spaces, an 80,000-square-foot aerospace museum expansion, two new security gates, new road networks, and environmental cleanup efforts.
- **Under Construction:** Construction is underway for Building 1573, a 100,000-square-foot facility housing a military court expected for occupancy by mid-2027, which kicks off a 10-year plan to

demolish 17 older buildings. Additionally, construction is progressing on the Western Software Annex (WASA) flex office space, featuring 55,000 square feet across two fully leased buildings set for completion in early 2027.

- **In Design:** Projects currently in design include the Center for Advanced Manufacturing and Production (a joint partnership between Weber State University and Hill Air Force Base for workforce development and classified research) and a six-story, 275,000-square-foot expansion to the Roy Innovation Center that will accommodate over 1,000 employees.
- **Infrastructure & Strategic Impact:** Regional infrastructure improvements are progressing with the near-completion of the 1800 Park interchange and the ongoing design of the Falcon Hill Drive extension. These advancements provide critical traffic redundancy for the base, securing its operational future and positioning the partnership as a national model for military base development.

Motion to adjourn: Mayor Maughan, seconded by Mayor Westbroek. All in Favor.

The next meeting is September 9th, 2026 at 6:00 pm

Future Agenda Items: Send future agenda items and any handouts to William Zulch at wzulch@daviscountyutah.gov. *Items must be received at least one month prior to the meeting.*

Next COG Meeting

- September 9th
- October 14th
- December 9th Holiday Party Crush Golf