



Military Installation Development Authority

MIDA Board Meeting Minutes: January 19, 2016 at 9:00 am. Held at Northfront Business Resource Center, 450 Simmons Way Kaysville, Utah 84037

Board Members Present: Joe Ritchie, Stuart Adams, Mike Ostermiller, Mark Shepherd,

Board Members Excused and Absent: Jerry Stevenson, Gary Harter, Derk Timothy, Ben Hart

Welcome: Stuart Adams

Approval of minutes for December 1, 2015: Motion to approve the minutes for December 1, 2015: Joe Ritchie, 2nd Mark Shepherd: Those voting yes: Mike Ostermiller, Mark Shepherd, Joe Ritchie, Stuart Adams: Those voting no: none.

Consideration of Resolution 16-01 Engaging Lewis, Young, Robertson and Burningham to do a Financial Sustainability Study for MIDA: Paul Morris: This study will help MIDA project into the future and will provide an Excel spreadsheet model and is a not to exceed \$40,000.00 contract which is the same price discussed in the last board meeting. MIDA staff is excited to work with them as they have done this with several cities. MIDA is unique and unusual and does not operate like city in the way money flows. We have three different revenue funds, Development Revenue Fund, Municipal Services Revenue Fund, and Utilities Fund and the scope of work will study all three of them. The goal is to have a model that works for us where we are now and allow projections into the future and allow for flexibility if things need to be changed. The model will also help in discussions with those in the State Legislature asking what the funding requirements are for MIDA. An additional benefit will be in projecting the annual budgets for MIDA to show best case worst case scenarios giving us a better understanding as to when MIDA could become self-sustaining. Stuart Adams: Will it help us as we go out to financial markets for bonding? Paul Morris: The debt servicing requirements will also be included. **Motion to approve Resolution 16-01: Engaging Lewis, Young, Robertson and Burningham to do a Financial Sustainability Study for MIDA: Mark Shepherd, 2nd Mike Ostermiller, Those voting yes:** Mike Ostermiller, Mark Shepherd, Joe Ritchie, Stuart Adams: Those voting no: none.

Consideration of Resolution 16-02 Approving Amendment 1 to the Professional Services Contract with Allardice Enterprises, Inc. to extend it to June 30, 2016, as part of the Air National Guard Study: Paul Morris: MIDA entered into a contract with the Department of Veterans and Military Affairs to study the feasibility of moving the Air National Guard from its present location at the Salt Lake International Airport to Hill Air Force Base. Bob Allardice is a retired 3-star general who is very connected and has a lot of knowledge about these sorts of things in the Air Force. The contract was entered into with Allardice with a termination date of December 31, 2015 and the Air National Guard would like to continue the relationship with Allardice through the completion of the Utah Department of Veterans and Military Affairs agreement which is June 30, 2016. **Motion to approve Resolution 16-02: Approving Amendment 1 to the Professional Services Contract with Allardice Enterprises, Inc. to extend it to June 30, 2016, as part of the Air National Guard Study:** Motion: Mike Ostermiller, 2nd Joe Ritchie, **Those voting yes:** Mike Ostermiller, Mark Shepherd, Joe Ritchie, Stuart Adams: Those voting no: none.

Business and Alcoholic Beverage Licensing Discussion: Paul Morris: MIDA staff is working on how to deal with Starbucks specifically, who has asked to sell beer and wine which is a national part of their business as well as coffee. The way that Utah law works is that local government which in this case is MIDA gives consent. MIDA recognizes that there will be additional restaurants and businesses out on the pads that will have alcoholic beverages and will request licensing. MIDA recognizes that we will need to recommend some type of ordinance or mechanism by which we give our local consent. Secondly, MIDA will review business licensing in general and what the document should look like that gives the local consent. Stuart Adams: We should not do anything that the surrounding cities are not already doing. Paul Morris: MIDA will continue to work on this issue and give its recommendations in the April meeting.

Other Business, including project updates (Falcon Hill, MRF, and Tooele Army Depot): Gary Stewart: In process of completing the tenant improvements on the 2nd floor of Bldg 1580 with BAE. Have issued a lease on the third floor of about 6,000sf and are anticipating two other tenants(ATK and one other that is already on base) taking the remainder of the floor making Bldg 1580 completely filled. The new building 1581 is 60% complete with design work which will be a mirror of Bldg 1580. Surface parking is maximized and a new parking structure is planned. The off base building has been authorized to be done by Big D Construction and will be in the design phase but has not been approved for construction. The software support - building is in design and is expected to be done within a two year funding process. It was noted that the building construction would not be started until the 2nd year funding was in place. There has not been a lot of the \$250,000.00 given by UDA spent as of this time. An application has been submitted for a hotel with an established brand.

Paul Morris: UDOT will be doing restriping on 650 N. It is hoped that the work done will allow traffic to move more freely. Mark Shepherd: There will be addition of lanes, turn lanes as well as raised medians which are meant to cut down on the number of accidents in the area.

Davie Williamsen: General Levy visited and seemed impressed with what he saw. General Levy had discussions with the Utah delegation about the process of moving the Army Rail Shop and it was noted that the official Air Force Position was that it supported the Army mission and would support their decision to move.

The next regular meeting — Detlef Galke will poll the Board as to their availability for a meeting in April.

9:37 am Motion to adjourn and to move into a closed door meeting to discuss the Purchase or Exchange or Lease of Real Property: Mike Ostermiller, 2nd Mark Shepherd, **Those voting yes:** Mike Ostermiller, Mark Shepherd, Joe Ritchie, Stuart Adams: **Those voting no:** none.

Those in attendance: David Williamsen, Cory Shupe, Mike Wagstaff, Paul Morris, Ron Richins, Detlef Galke,