



## Military Installation Development Authority

**MIDA Board Meeting Minutes: April 13, 2016 at 9:00 am. Held at Haven Barlow Board Room, Davis Applied Technology College, 550 East 300 South, Kaysville, Utah 84037**

Board Members Present: Stuart Adams, Mike Ostermiller, Mark Shepherd, Gary Harter  
Board Members Participating By Phone: Ben Hart  
Board Members Excused and Absent: Jerry Stevenson, Derk Timothy, Joe Ritchie

**Welcome of Board members and guests:** Stuart Adams

**Approval of minutes for January 19, 2016: Motion to approve the minutes for January 19, 2016:** Gary Harter, 2<sup>nd</sup> Mark Shepherd: Those voting yes: Stuart Adams, Mike Ostermiller, Mark Shepherd, Gary Harter: Those voting no: none.

**Consideration of Resolution 16-03 Appointing Norm Noyes as Sunset City's Representative on the Development Review Committee for the Falcon Hill Project Area:** Paul Morris: MIDA has a Development Review Committee (DRC) on Falcon Hill and each of the cities have a representative on the DRC. Sunset City has asked that Norm Noyes be their new representative. **Motion to approve Resolution 16-03 Approving Nate Noyes as Sunset City's Representative on the Development Review Committee for the Falcon Hill Project:** Mike Ostermiller, 2<sup>nd</sup> Mark Shepherd, those voting yes: Stuart Adams, Mike Ostermiller, Mark Shepherd, Gary Harter: Those voting no: none.

**Consideration of Resolution 16-04 Approving an Agreement with the Cook Group to Perform an Appraisal of the Utah Air National Guard Location at the Salt Lake International Airport:** Paul Morris: At the December Board meeting MIDA staff was directed to get a formal appraisal for the Utah Air National Guard location. A list of 20 appraisers was selected for their knowledge of the Salt Lake area in particular the Guard location. Of the 20 appraisers only four said that they would bid and only one actually bid. The feedback was that all of the appraisers were pretty busy and it would be a bid that did not have a lot of comparable pricing making it more difficult to bid. MIDA provided additional information concerning values of the buildings as well as a map. The Cook Group was the only one to bid but and was highly recommended by the references that were called. The Cook Group did ask for an additional amount of \$3,000.00 to expedite the appraisal. The total contract to complete the ANG appraisal will be \$23,000.00. Stuart Adams: Cook has done a lot of work for UDOT. Gary Harter: MIDA staff has done a good job in making sure that we get the best value. The question was asked if Major Drake of ANG was on board with the process and Paul Morris indicated that Major Drake had provided the map and other information and will be the liaison going forward. **Motion to approve Resolution 16-04 Approving an agreement with Cook Group to perform an appraisal of the Utah Air National Guard Location at the Salt Lake International Airport with an option to pay and additional amount of \$3,000.00 or provide to move the completion date up with the possibility of additional funding to move the completion up further and to let the MIDA staff do the negotiations:** Mark Shepherd, 2<sup>nd</sup> Gary Harter, Those voting yes: Stuart Adams, Mike Ostermiller, Mark Shepherd, Gary Harter: Those voting no: none.

**Consideration of Resolution 16-05 Approving a Donation Agreement with Redus Park City LLC for a Military Hotel in Wasatch County:** Paul Morris: Maps were presented in a PowerPoint presentation to show the MIDA project area giving special references to the Red Maple, Blue Ledge and Wells Fargo (Redus Park City LLC), which is referred to as the PIOCHE parcel. MIDA has been working with property owners on the west side of Highway 40 in the Deer Valley area to obtain property that could be used for military recreation, including the construction of a hotel that would provide discounted rooms to retired and current military personnel. Redus Park City LLC is the owner of property referred to as the Pioche parcel and is willing to donate approximately 6 acres to MIDA for a hotel site. In order for MIDA to have non-military land in its project area you have to have consent of the governing body in this case which is Wasatch County and the consent of the landowners. Paul has met with Wells Fargo, Deer Valley, Deer Cove, Wasatch County, Blue Ledge, the Air Force and Park City who are all key players in the donation agreement to discuss the agreement. It was noted that all of the parties associated with the donation agreement were very supportive of the MRF (Military Recreation Facility). A MIDA resolution will be given to Wasatch County along with a map of the property so that the County can vote on the proposed donation agreement in their City Council meeting. It is proposed that the property be donated to MIDA free and clear on September 1, 2016 with condition that MIDA actually build a four-star hotel and do what they say they are going to do. Meetings were held with high ranking Air Force officials to provide information and an understanding of what was going on with the Air Force Recreation Facility. Paul Morris, Sen. Adams, Sen. Stephenson, Jennifer L Miller Deputy Assistant Secretary of the Air Force for Installations met at the Deer Valley offices and did a windshield tour of the property. Meetings were also held with Bob Moriarty who is the head of real estate for the Air Force. David Williamsen from Hill Air Force Base speaking for the Air Force thanked MIDA and the land owners and developers who are involved in the process of getting the Military Resort Facility (MRF) for all of their effort and support. **Motion to approve a Donation Agreement with Redus Park City LLC for a Military Hotel in Wasatch County:** Mike Ostermiller, 2<sup>nd</sup> Mark Shepherd, Those voting yes: Stuart Adams, Mike Ostermiller, Mark Shepherd, Gary Harter: Those voting no: none.

**Consideration of Resolution 16-06 Approving a Memorandum of Understanding with HAMC Wasatch LLC for a MIDA Recreation Amenity in Wasatch County:** Paul Morris: There is a proposal to provide a portal underneath Highway 40 near the Blue Ledge development and existing ski lifts so that it is big enough for emergency vehicles but which will not be used for other normal traffic vehicles. It is intended that it be used for golf carts, bicycle traffic and a pedestrian walkway. The county has taken the position that no one can get any development agreement that mentions MIDA money until it has a hotel site. is interested in coming into the MIDA project area and has approached MIDA in offering a backup hotel site. Since MIDA already had a hotel site HAMC Wasatch LLC suggested that they still give MIDA 5 to 6 acres to MIDA for a recreation amenity. The MIDA Recreation Amenity and the Military Resort Facility generally could be enhanced by development of other recreational amenities within or near Deer Cove village, including, without limitation, a potential beach club and day dock on Jordan L reservoir, trails, stables etc. for use by MIDA military beneficiaries, guests and residents of Deer Cove and other third parties approved by both MIDA and Developer. MIDA further agrees that it shall make reasonable efforts to facilitate and expedite negotiations with the United States Bureau of reclamation and Utah State Parks to secure access to and from Deer Cove Village and the MIDA Recreation Amenity. Gary Harter asked if the Jordanelle State Parks were in support of having another recreation amenity and It was noted that they were in full support. **Motion to approve a Memorandum of Understanding with HAMC Wasatch, LLC for a MIDA Recreation Amenity in Wasatch County:** Gary Harter, 2<sup>nd</sup> Mike Ostermiller, Those voting yes: Stuart Adams, Mike Ostermiller, Mark Shepherd, Gary Harter: Those voting no: none.

**Other Business, including project updates (Falcon Hill, Tooele Army Depot):** Taylor Woodbury gave an update on the Falcon Hill project stating that the process was started on the software building with a kickoff meeting to take place on base. The project will go out for bid within five months with a projected start date of seven months. There is a lot of interest for people to take office space. There have been discussions with Gen. Levy to make inroads with contractors that are currently out of state to come to facilities on base.

There are plans to do flex space outside the fence for a 50,000sqft. space. Plans are ongoing for building 1581 a three-story sister building to building 1580. There will be a hotel built and the decision will be which brand to put in the available space. MIDA is planning on doing an assessment bond and having the tax increment pay the assessment bond. MIDA is looking to explore this type of bonding with SRDP. Gary Harter commended Taylor Woodbury for his presentation on Falcon Hill for General Levy and other state officials. The update not only discussed what was current but what was projecting for the future.

Mike Wagstaff and Paul Morris have been meeting with Tooele officials and they are very interested in creating a project area. The current proposal is to take Tooele north about 23,000 acres and create a project area and then add later on and not wait for the South area. In order for us to create a project area you need to have a legal description and they have a legal description for the 23,000 acres but they don't have the legal description for the 19,000 acres on the south. Instead of waiting for the South area they have asked that once we have the legal description we create a Tooele Army Depot project area. There will be more details coming in the future.

NSA Update: MIDA continues to work on a year-to-year basis contract providing fire and emergency medical services with the Unified Fire Authority for the NSA. MIDA makes approximately \$12,000 on the transaction.

The next meeting — Tentatively scheduled for Tuesday, June 14, 2016 9:00 am

**10:34 am: Motion to adjourn: Gary Harter, 2<sup>nd</sup> Mark Shepherd, Those voting yes: Mike Ostermiller, Mark Shepherd, Gary Harter, Stuart Adams: Those voting no: none.**

**Those in attendance: Ron Richins, David Williamsen, Mark Holt, Gary Stewart, Taylor Woodbury, Mike KosaKowski, Bob Dandoy, Paul Quintiliani, Brent Hall, Tom Flinders, Wade Budge, Doug Quigley, Van Heymeyer, Mike Wagstaff, Ted Fredrick, Erik Castle, Cory Shupe, Paul Morris, Detlef Galke.**