



Military Installation Development Authority

MIDA Board Meeting Minutes: October 1, 2019 @ 9:00am
Northfront Business Resource Center
450 Simmons Way, Kaysville, Utah 84037

Board Members Present: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer.
Board Members Excused: Danny Goode

Welcome: Stuart Adams-Paul Morris: Gave special recognition for MIDA employee Ken Evans who received a letter of appreciation from the Director of the 309th Software Engineering Group on Hill Air Force Base for his exemplary service in the support of their mission.

Approval of Minutes for July 2, 2019: Motion to approve the minutes of July 2, 2019: **Gary Harter, 2nd Mark Shepherd.** Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting no: None.

FY2018-19 Audit: Danny Barlow: Reviewed the audit for year end June 30, 2019. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion. **Opinion:** In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Military Installation Development Authority as of June 30, 2019, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America. He mentioned that this was an unmodified opinion on the audit. The audit is in draft form and the final reports will be issued within the next week.

Consideration of Resolution 19-16 Determining When the Falcon Hill Project Area is Subject to Property Tax Allocation: Paul Morris: The MIDA Board “shall determine by resolution when the entire project area or an individual parcel within a project area is subject to property tax allocation”. In the past the Board has adopted a resolution for each SDL approved by the Air Force indicating that the property in the SDL shall be subject to property tax allocation on the January 1 following the issuance of an occupancy permit. During the 2019 Utah legislative session Sec 63H-1-501 was amended to allow an additional 15-year period to be added to the 25-year property tax allocation period “if the board determines the additional years will produce significant benefit. **The proposed resolution is as follows:** 1-All improvements constructed in the Falcon Hill Project Area shall become subject to property tax allocation for a 25-year period beginning on the January 1 immediately following the day on which MIDA’s contracted or designated building inspectors grant a certificate of occupancy. The 25-year period applies to all previously constructed improvements that are currently subject to property tax allocation. 2-Improvements will only be subject up to the additional 15-year period if the board, by separate resolution, makes a finding that the additional years will produce significant benefit. **Ben Hart:** This project will provide thousands of jobs and a lot of work is being done to have

get Project Unity to Utah. **Motion to approve Resolution 2019-16: A resolution if the Military Installation Development Authority (MIDA) determining when all property within the Falcon Hill Project Area are subject to property tax allocation:** Mike Ostermiller, 2nd Jerry Stevenson. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None.

Consideration of Resolution 19-17 Extending the Property Tax Allocation for SDL #9 in the Falcon Hill Project Area for an Additional 15 Years by Finding the Development will Produce a Significant Benefit: Paul Morris-Pursuant to both Resolution 2019-10 and Resolution 2019-16, the SDL #9 Project Unity, Phase 1 development becomes subject to property tax allocation on the January 1 immediately following the day on which a certificate of occupancy is issued. Project Unity will bring how paying employment to the Weber County area of the Falcon Hill Project Area and surrounding community for many years and future phases will have an even greater positive economic impact. In order to produce these significant benefits and be competitive in attracting Northrop Grumman to choose the north end of the Falcon Hill Project Area for the location of the Project Unity development, MIDA needed to work closely with the Air Force and Sunset Ridge Development Partners and commit certain future revenues generated from property tax allocation to the development for the maximum number of years allowed by law. Northrop Grumman SDL #9 Project Unity, Phase 1 development will produce a significant benefit and, therefore, 15 years shall be added to the 25-year property tax allocation period, as provided by law. **Motion to approve Resolution 2019-17 A resolution if the Military Installation Development Authority (MIDA) finding that the Northrop Grumman SDL #9 Project Unity, Phase I Development in the Falcon Hill Project Area will produce a significant benefit and extending the property tax allocation period for an additional 15 years:** Jerry Stevenson, 2nd Gage Froerer. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None.

Consideration of Resolution 19-13 Amended Project Area Standards and Guidelines for the Military Recreation Facility Project Area MRF Project Area: Paul Morris-The MRF-DRC committee has met every month and has been very active in the creation of the MIDA Development Standards and Guidelines. On October 1, 2013, pursuant to Resolution 2013-14, MIDA adopted the Military Recreation Facility Project Area Development Standards and Guidelines (“Development Standards”); and on August 2, 2018, pursuant to Resolution 2018-11, MIDA adopted Chapter 5 of the Development Standards; and on December 17, 2018, pursuant to Resolution 18-27, MIDA adopted amendments to Chapter 5 of the Development Standards; the MRF DRC has recommended certain amendments to the Development Standards. **Motion to approve Resolution 2019-13 a resolution of the military installation development authority quote (“MIDA”) adopting amendments to the Military Recreation Facility Project Area Development Standards and Guidelines:** Mark Shepherd, 2nd Gary Harter. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None.

Consideration of Resolution 19-18 MRF Design Handbook for MRF Project Area: Paul Morris-A resolution of the military installation development authority “MIDA” adopting the Military Recreation Facility Project Area Materials and Design Guidelines Handbook required

by the Development Standards and Guidelines: **Paul Morris**-On October 1, 2019, pursuant to Resolution 2019-13, MIDA adopted amendments to the Military Recreation Facility Project Area Development Standards and Guidelines (“Development Standards”) the Development Standards required a Materials and Design Guidelines Handbook to be approved by the MIDA Board and after a recommendation from the MRF Development Review Committee (“DRC”) and after an extensive review, the DRC recommends approval of the attached Materials and Design Guidelines Handbook for the MIDA Control Area West Side, dated September 26, 2019 (“Handbook”). **Motion to approve Resolution number 2019-18 a resolution of the Military Installation Development Authority (“MIDA”) adopting the Military Recreation Facility Project Area Materials and Design Guidelines Handbook required by the Development Standards and Guidelines:** Gage Froerer. 2nd Mark Shepherd. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None.

Public Hearing regarding the Military Recreation Facility Project Area Plan – Part 4: **Paul Morris**-Discussed the detail of Resolution 2019-19 Project Area Plan – Part 4 and 2019-20 Hideout Interlocal Agreement with the detail given in the resolution descriptions that follow below. The vote was taken on both resolutions after the Public Hearing. **Motion to close the Public Hearing regarding the Military Recreation Facility Project Area Plan – Part 4:** Mark Shepherd, 2nd Gage Froerer. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None.

Consideration of Resolution 19-19 Approving the Military Recreation Facility Project Area Plan – Part 4: **Paul Morris**-MIDA was created pursuant to Sec 63H-1-101 et. seq. Utah Code Annotated 1953, as amended (the “MIDA” Act”) to fulfill certain purposes regarding the development of military land; and pursuant to the MIDA Act, MIDA prepared a Draft Military Recreation Facility Project Area Plan – Part 4 (“Draft Plan”), gave notice to taxing entities and municipalities within ½ mile of the proposed project area, and held a public meeting on October 1, 2019; and Sec 63H-1-401(1)(c) of the MIDA Act provides that, after holding at least one public meeting, the MIDA Board “may make modifications to the draft project area plan that the board considers necessary or appropriate”; and as provided in Sec 63H-1-401(3)(b) of the MIDA Act, because the proposed project area contains non-military owned land in the Town of Hideout in Wasatch County, the consent of both Hideout and the property owners are required to include the property in the project area; and in September 2019, the Town of Hideout granted consent to the land’s inclusion, pursuant to its Resolution approving an Interlocal Cooperation Agreement with MIDA, and the property owners have provided their written consent to their land being included. 1-The Draft Plan, as modified and attached hereto and titled “Final Military Recreation Facility Project Area Plan – Part 4 October 2019” (“Final Plan”) is adopted, 2-The Acting Executive Director is authorized to make changes to the Final Plan to update its text, maps, and legal description and make any necessary corrections, 3-This Resolution shall constitute the notice required by Sec 63H-1-403 of the MIDA Act, 4-The Final Plan shall be available for general public inspection at the MIDA Offices at the Northfront Business Resource Center, 450 Simmons Way, Suite 400, Kaysville, UT 84037, 4-MIDA staff is directed to (i) publish this Resolution both in a newspaper of general circulation within or near the project area and in compliance with Sec 45-1-101 Utah Code Annotated 1953, as amended; and, (ii) send notice, within 10 days of its Adoption Date, of the project area’s establishment along with an accurate

map or plat to the entities listed in Sec 63H-1-403(5) of the MIDA Act: **Motion to approve resolution number 2019-19 a resolution of the military installation development authority “MIDA” adopting the Military Installation Development Authority Part 4 and directing the publication of a notice of its approval in a newspaper of general circulation as provided by law:** Mark Shepherd, 2nd Gage Froerer. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None

Consideration of Resolution 19-20 Approving Hideout Interlocal Cooperation Agreement: Paul Morris- In 2012 when MIDA and Wasatch County (“County”) identified the Military Recreation Facility Project Area (“Project Area”) boundary in the County, the County consented to certain property in the unincorporated area of the County being included in the Project Area. Prior to MIDA expanding the Project Area to include all of the property for which the County granted consent some of the unincorporated property was annexed to the Town of Hideout (“Hideout”). The property owners and Hideout consented to including this and other property located within Hideout into the Project Area and Hideout and MIDA need to enter into an interlocal agreement regarding the parties’ relationship, similar to the interlocal agreement which MIDA and the County entered into for the east side of the Project Area. Pursuant to Chapter 13, Title 11 Utah Code Annotated 1953, as amended (“Interlocal Act”) the interlocal agreement with Hideout must be approved by the MIDA Board; this Resolution must set forth the effective date of the both agreements; and, a duly executed copy of the agreement must be filed with the MIDA Staff who keep the records. As required by the Interlocal Act, the agreement was submitted to an attorney authorized to represent MIDA for review as to proper form and compliance with applicable law. The agreement titled “Interlocal Cooperation Agreement between MIDA and Hideout”, dated and effective as of October 1, 2019 is hereby approved in substantially the form attached with such non-substantive changes as the Acting Executive Director may determine and the Acting Executive Director is authorized to execute the same on its behalf and a copy of the agreement, executed by both Parties, shall be filed in the office of the record keeper for MIDA. **Motion to approve: Resolution 2019-20 A resolution of the Military Installation Development Authority (MIDA) approving an Interlocal Cooperation Agreement with the town of Hideout for the Military Recreation Facility Project Area:** Mark Shepherd, 2nd Gage Froerer. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None

Consideration of Resolution 19-21 Determining When the MRF Project Area is Subject to Property Tax Allocation: Paul Morris-The MIDA Board “shall determine by resolution when the entire project area or an individual parcel within a project area is subject to property tax allocation”. As the MRF Project Area developments, there will be many buildings, both residential and commercial being constructed simultaneous and during the 2019 Utah legislative session, Sec 63H-1-501 was amended to allow an additional 15-year period to be added to the 25-year property tax allocation period “if the board determines the additional years will produce significant benefit. All improvements constructed in the MRF Project Area shall become subject to property tax allocation for a 25-year period beginning on the January 1 immediately following the day on which MIDA’s contracted or designated building inspectors grant a certificate of occupancy. Improvements will only be subject up to the additional 15-year period if the board, by separate resolution, makes a finding that the additional years will produce

significant benefit. **Motion to approve Resolution 2019-21 a resolution of the Military Installation Development Authority (MIDA) determining when all property within the Military Recreation Facility (MRF) project area are subject to property tax allocation.** Gage Froerer, 2nd Gary Harter. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None

Consideration of Resolution 19-22 Extending the Property Tax Allocation for the MWR Hotel in the Military Recreation Facility Project Area for an Additional 15 Years by Finding the Development will Produce a Significant Benefit: Paul Morris-Pursuant to Resolution 2019-21, any taxable property within the MWR Hotel in the MRF Project Area will become subject to property tax allocation on the January 1 immediately following the day on which a certificate of occupancy is issued. Pursuant to Sec 63H-1-801(1)(a)(i)(B), the board may add an addition 15 years to the property tax allocation period “if the board determines the additional years will produce significant benefit”. The MWR Hotel is the key development for MIDA and the impetus for the creation of the MRF Project Area and in order to finance and develop the high quality facility that is envisioned by MIDA, Wasatch County, and the property owner, adding the additional 15-year period will produce significant benefit to the funding of the MWR Hotel. the MWR Hotel development will produce a significant benefit and, therefore, 15 years shall be added to the 25- year property tax allocation period, as provided by law. **Motion to approve Resolution 2019-22 a resolution of the Military Installation Development Authority (MIDA) finding that the MWR Hotel Development in the Military Recreation Facility (MRF) project area will produce a significant benefit and end extending the property tax allocation period for an additional 15 years.** Mike Ostermiller, 2nd Mark Shepherd. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None

Consideration of Resolution 19-23 Appointing Paul Wilson to the MRF DRC: Paul Morris- Pursuant to Resolution 18-24 the West Side Interlocal Cooperation Agreement (“West Side Agreement”) was approved by MIDA, the West Side Agreement provides for the creation of a Development Review Committee consisting of the members recommended by Wasatch County (“MRF DRC”). Wasatch County has recommended that Paul Wilson be appointed to the MRF DRC. The MIDA Board appoints Paul Wilson to the MRF DRC. **Motion to approve Resolution 2019-23 a resolution of the Military Installation Development Authority (MIDA) appointing Paul Wilson as a member of the MRF Development Review Committee for the West side of the Military Recreation Facility Project Area.** Gary Harter, 2nd Mark Shepherd. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None

Open Meetings Law Training: Paul Morris-Discussed that there is a lot to the and a lot deals with staff and the requirements to give notice of meetings and the requirements to post notification 24 hours prior to the meeting. Placing notification in the paper when required as well as notices on the Public Notice Website including agendas of the things that will be discussed. Items that affect the Board: Emails that are sent to the Board and the need to make sure that there is not an accidental quorum meeting because someone would reply to all in an email. We take a lot of care to make sure that this would not occur. There should not be any texting during the meeting. Closed meetings are for specific purposes and are not called other than on a rare occasion. The Board

appreciated the condensed version of the training since most have multiple occasions to have the training. **Detlef Galke-**We are required to make sure that the MIDA Board has the opportunity to see the financial statements for MIDA on a quarterly basis or anytime that there would be a request for them. We will make every effort to remind the Board of the availability of those statements in future meetings.

Other Business including updates on MIDA Projects: Kurt Krieg- Mayflower Mountain Resort by Extell Ongoing initiatives and progress:

- The Voluntary Clean-up Program (VCP) Remedial Action Plan (RAP) is underway, and over 58 acres are already remediated/stripped. Asimpa and RMEC are the environmental contractors for the RAP enactment and oversight, respectively. The VCP is an unparalleled action as it will provide a clean bill-of-health for all fee-simple sales. Site characterization has been initiated at the Star Mine as well and will be completed by mid-October.
- Primary infrastructure is moving swiftly, as nine civil permits have been submitted to MIDA for review and several permits have been issued by MIDA. Clawson Excavation has been contracted to install the primary loop-road and associated wet and dry utilities. Gerber Construction was previously contracted to install the first of three water tanks. Gerber has fully excavated the water tank site and begun setting concrete forms. Clawson has installed site wide SWPPP (storm water) measures; Clawson has also excavated and begun the main retaining walls as well as started grading the primary loop road. Temporary power has been installed as well, and temporary overhead lines have been hung. Glencoe Mine Road utilities have commenced. An Owner-Controlled Insurance Policy (OCIP) has been procured and is in place.
- MWR Conference Hotel is under design and through 90% construction drawings. The team is focusing on interiors as well as structural re-engineering (to gain savings). The conference hotel's foundation is currently being mass-excavated, thereby allowing soil-nail wall tests. Once tests are completed (November 15th) it will take 30 days to update plans and remit the building permit set for vertical construction in late February of 2020. GMP construction drawings were issued and Jacobsen, the General Contractor, is expecting to provide contract pricing on October 25th.
- Ski improvements, (Village and Dutch Pods) are in the planning and engineering stage. Clearing of the initial lifts is slated for late October if the weather holds; if not, clearing will begin in May. Existing mines and associated airshafts have been locked and sealed shut.
- Extell continues to further the Project's financial structure: two loans are in process, tax increment agreement (Parr-Brown to provide revisions), bonds, etc. An absorption study, numerous appraisals and a master plat map are all in process. Master plats are slated to go before DRC next month, October. JSSD and Wasatch County Fire's Development Agreements are in form and dialogues continue to progress forward.
- The Village Core is currently in design. Several brand discussions are underfoot, including five- star, estate lots, and skier-hotel.
- The Federal water crossing (28" snowmaking line) is well underway and will be completed as anticipated in the Fall of 2019.

MWR Conference Hotel. Morale Welfare Recreation (MWR) is the conference hotel, which is currently comprised of 387 hotel rooms, 55 private residences (condominiums), over 60,000 square feet of conference and related back-of-house space, and amenities,

fitness, pool, restaurants, bar, etc. The hotel is a single structure set on parking. In total, the building is in excess of 600,000 gross square feet. Most importantly, 100 rooms will be set aside and have preferred reservations for all branches of the military as well as department of defense members.

Tyler Aldous-Presented slides regarding the progress that is going on the project 1) Construction slides, 2) Ursa subdivision trenching, 3) Orion subdivision blasting, 4) Skyridge Master plan, 5) Plats that have been recorded.

Brent Hall-Presented the Trail and Day Beach Concept Plan: Guiding Principles 1. Provide a series of complementary experiences along both the grand stairs and multi-use path as they descend to the day beach. 2. Create a habitat zone at the wester-most point of bay to support avian and aquatic species and act as a gateway experience between the resort village and day beach. 3. Provide multiple recreation and gathering opportunities for visitors with glamping, day-use sites, water sport rentals, a nature center, sand beaches and lawn. 4. Thoughtfully create ways in which visitors may engage with the water during low and high-water months. 5. Offer a unique isolated water experience unparalleled in the Wasatch Front and Back with pristine beaches.

The next meeting — Tuesday, November 5, 2019 at 9:00 am

Motion to adjourn Gary Harter, 2nd Mark Shepherd. Those voting yes: Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Ben Hart, Mike Ostermiller, Gage Froerer. Those voting No: None

Those in attendance: Bob Dandoy, Matthew Andrews, Cory Shupe, Richard Catten, David Williamsen, Brett Christensen, Mike Kosakowski, Ariana Farber, Ashley Burr, Paula Eldredge, Ginger Chinn, Ted Frederick, Jesse Meshkov, Brooke Hontz, Roger Henricksen, Kurt Krieg, Mike Wagstaff, Bret Wahlen, Greg Curtis, LeeRoy Farrell, Jack Walkenhorst, Paul Morris, Detlef Galke.