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Military Installation Development Authority Board Meeting Draft Minutes

October 6, 2020 @ 9:00 a.m.

Zoom Teleconference

To hear the Audio recording of this meeting please go to:

**Board Members Present: Jerry Stevenson, Stuart Adams, Mark Shepherd, Gary Harter, Mike Ostermiller, Steve Farrell^ and Gage Froerer**

**Board Members Excused: Ben Hart\***

**^Enters the meeting late**

**\*Non-voting Board Member**

**Agenda Item (1) Welcome: Stuart Adams**

**Agenda Item (2) Is accidentally skipped**

**Agenda item (3) Approval of Minutes for September 1, 2020**

Gary Harter: Motion to approve the minutes for September 1, 2020.

Mark Shepherd: Second.

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer vote “aye” in favor of approving minutes from September 1, 2020. None are opposed. The motion passes.**

**The board is brought back to Agenda Item (2) Stuart Adams reads: Pursuant to section 52-4-207(4) Utah Code, the Chair made this written determination that conducting this meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This written determination is based on the current COVID-19 pandemic and the recommendation of health officials to avoid public gatherings**.

**Agenda item (4) Consideration of Resolution 2020-27 Approving the Northrop Grumman Roy Innovation Center (RIC) Site Plan and Recordation Plan for Buildings 3, 3A, and 4 in the Falcon Hill Project Area**

Paul Morris explains the Site plan for building 3, 3A, and 4 and presents it on screen.

**Mark Dalton and Taylor Woodbury give updates on Northrup Grumman Campus.**

Taylor Woodbury: Northrup is planning to bring more people than originally anticipated into the area as a result of closing offices in California. They are placemaking so the employees do not have to travel off-site. We are running against the clock, NG has a 3-4 month accreditation process they have to go through before they put the employees in the building. 5600 South is a pressing issue- we need several million dollars to update the Roy gate. The Roy gate needs to be moved. We are studying the best course of action- we could add another lane, but we’d like to move the gate further the south. They need buildings 2,3, and 3A done by the end of the year. There is also a potential for a building 5. We don’t have all of the parking infrastructure resolutions right now, but we are making good progress, the concrete is up in building 2, we have started demo on building 3.

Paul Morris: We are trying to figure out the how the integration of 1800 N. with 5600 South with help with the Roy gate. We have set aside $30,000 to study the traffic in this area.

Gary Harter: What is the Base’s perspective on all this?

Taylor Woodbury: They have been good to work with. The traffic Issue has been mitigated by COVID right now. They know they have a long-term problem right now that is worsened by I-15 construction. If we deliver these buildings by the end of 2021 we will start having real traffic problems- we have 18 months to come up with a solution. If we do, the base will continue to support us.

Gary Harter: Does the resolution need to be modified for the parking structure?

Paul Morris: No, the language in in the resolution allows for that.

Gary Harter: Motion to approve Resolution 2020-27.

Mark Shepherd: Second.

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer vote “aye” in favor of Consideration of Resolution 2020-27 Approving the Northrop Grumman Roy Innovation Center (RIC) Site Plan and Recordation Plan for Buildings 3, 3A, and 4 in the Falcon Hill Project Area. None are opposed. The motion passes.**

**Agenda item (5) Consideration of Resolution 2020-28 Approving a Revised Interlocal Cooperation Agreement between Clearfield City and MIDA for Municipal Services in the Falcon Hill Project Area.**

**Paul Morris explains elements of the revised interlocal agreement which clarifies charges for sewer utilites**

Mark Shepherd: Motion to approve resolution 2020-28.

Mike Ostermiller: Second.

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer vote “aye” in favor of Consideration of Resolution 2020-28 Approving a Revised Interlocal Cooperation Agreement between Clearfield City and MIDA for Municipal Services in the Falcon Hill Project Area.**

**Agenda Item (6) Consideration of Resolution 2020-29 Appointing Jason Monroe as Sunset City’s Representative to the Development Review Committee for the Falcon Hill Project Area**

Paul Morris: Jason Monroe is the Sunset City Public Works Director and he is replacing Norm Noyes on the DRC.

Jason Monroe: I’m very happy to be here and excited to be working with MIDA in the Falcon Hill area.

Mark Shepherd: Motion to approve Resolution 2020-29.

Gary Harter: Second.

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer vote “aye” in favor of Consideration of Resolution 2020-29 Appointing Jason Monroe as Sunset City’s Representative to the Development Review Committee for the Falcon Hill Project Area.**

**Agenda Item (7) Air Force Environmental Impact Statement Regarding the Ground Based Strategic Deterrent Deployment**

**Gage Froerer explains an EIS letter that was sent to Weber County Council and requests that any comments be submitted to the Air Force. The County will be preparing a statement. Paul Morris and Stuart Adams say they we will submit positive comments on behalf of MIDA. Gage Froerer will reach out to Davis County to inform them of the comment period concerning this issue.**

Gary Harter: From a MIDA perspective who is coordinating with the base on this?

Paul Morris: Dave Williamsen**.**

**Agenda item (7) is informational. No motion is required.**

**Agenda Item (8) Consideration of Resolution 2020-30 Supporting Working with SkyRidge on the Proposed Golf Academy to be Constructed in the Military Recreational Facility Project Area**

**Paul Morris explains the relationship with Skyridge and plans for the future Golf Academy. They are looking for an understanding from the board for the potential to use MIDA’s tools for finance. MIDA will own the 2 condos- these condos on the east side will be used for the purpose of economic development.**

**Tyler Aldous presents a slideshow of the SkyRidge development and Golf Academy.**

**Steve Farrell enters the Meeting at 10:01.**

Gary Harter: Resolution 2020-30 And it says the golf Academy will enhance and benefit the project area, the public and the military personnel who recreate in the area. Can you describe what you're planning to do for the military0?

Tyler Aldous: We were thinking of mirroring the military programs at the National Abilities Center. Weekends for military and potentially discounted rates- we want to do a focus group for programming for military members.

Gary Harter: The prices up here are rising, and we want to make sure that young enlisted members can recreate. We need discounts to be meaningful 5% or 10% is not enough. We also need to make sure that they can get reservations. I want to make sure that we don’t price out young enlisted people- and I will add stronger language to the motion if I need to.

Tyler: We would do similar rates to the military hotel on westside- discounts would be pro-rated per military rank.

Gary Harter: Motion to approve resolution 2020-30 with the understanding and that we put on the agenda further engagement and what the efforts are for military options from SkyRidge.

Mark Shepherd: Second.

**Stuart Adams, Steve Farrell, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer vote “aye” in favor of Consideration of Resolution 2020-30 Supporting Working with SkyRidge on the Proposed Golf Academy to be Constructed in the Military Recreational Facility Project Area.**

Paul Morris: Steve Farrell is on and he is with the county and doing the land use permitting. They are aware that Tyler is going to amend their masterplan with the county.

Steve: We are looking forward to working through that amendment and we think the golf academy will be a great addition.

Paul Morris: On October 20th there will be a ribbon cutting for the Jordanelle Parkway. Let Ariana know if you will attend

**Agenda Item (9) Other Business Including Updates on Various MIDA Projects**

**Kurt Krieg presents updates on the screen and discusses the MRF project area.**

Gary Harter: I drove around the property. It is amazing to see the progress and activity. Up at the EUL on Hill- it would interesting, not for today, but maybe Taylor, if you can talk to us maybe at the December meeting or something about, you know, the Air Force has come out and said some things that they're looking at about long term. People working from home that sort of thing and how social- distancing would impact the 1200 series bldg.

Stuart Adams: Conventions will open up once the project opens up and we are through COVID.

**The Meeting is opened up to the public for comment.**

Michael Kosokowski: I was interested in when the parkway is going to be open and I'm excited to hear that they'll have the ribbon cutting ceremony in a couple of weeks. Things are looking really good. We're pleased to see the progress.

**Agenda Item (10) Administrative Notice about Open Meetings training**

Paul Morris: Ariana will send the link to the training from the state auditor with additional items you need to know with respect to public meetings and COVID in the email.

**Agenda Item (11) Adjourn**

Mark: Motion to adjourn.

Gary Harter: Second.

**Stuart Adams, Jerry Stevenson, Steve Farrell, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer vote “aye” in favor of adjourning the meeting. None are opposed. The motion passes**

**Meeting is adjourned at: 10:20**

**Next meeting - December 1, 2020 at 9:00 am**

Meeting attendees: Ashley Burr, Paula Eldredge, Mike Wagstaff, Bret Whalen, Rob Donigan, Cory Shupe, Detlef Galke, David Williamsen, Richard Catten, Nicole Cottle, Kurt Krieg, Mark Dalton, Taylor Woodbury, Tyler Aldous, Colby Anderson, Roger Henricksen, Michael Kosakowski, Jack Walkenhorst, Thomas Leavens, Brooke Hontz, Michael Gladson, Jason Monroe, Glen Clement, Chris Holman, Coury Morris, Brett Christensen, Jack Johnson

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At least 24 hours before the meeting, this agenda was posted in conspicuous view on the Utah State Webpage.