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Military Installation Development Authority Board Meeting Approved Minutes

May 4, 2021 @ 9:00 a.m.

Zoom Teleconference

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**https://www.utah.gov/pmn/**

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

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

*\*Non-voting Board Member*

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

**Agenda Item (2) Approval of Minutes for January 5, 2021**

**Gage Froerer: Motion to approve the minutes for January 5, 2021.**

**Gary Harter: Second.**

**Stuart Adams, Jerry Stevenson, Mark Shepherd*,* Mike Ostermiller, Steve Farrell & Gage Froerer vote “aye” in favor of approving minutes from January 5, 2021. None are opposed. The motion passes.**

**Agenda item (3) Consideration of Resolution 2021- 02 Approving of the ASIMI 1 and ASIMI 2 Subdivision Plats in the Military Recreation Facility Project Area**

**Discussion:**

Paul Morris: These are the two developments in the MRF Village. We are going to allow Rob Donigan to share his screen and show these two adjacent subdivisions. These have gone to the Development Review Committee and they have been reviewed and discussed extensively with unanimous recommendation from staff to approve these high-end lot plats. We have worked with the fire chief to overcome some concerns about the emergency access to the shared driveways.

Rob Donigan: (Shows the village on screen) You can see the proposed layouts and the mountain village roads which take you up the hill and outlines the Asimi 1 plat. And this is the similar outline of the Asimi 2 subdivision just down the hill. There are a lot of easements to make sure these are well integrated into the ski and trail uses on the hill. This makes building a bit challenging, but we thought it was important to minimize the cuts on the land and therefore, shared access is desirable.

Gary Harter: We were just up there on Friday. Can you just orient us on the map in relationship to the MWR hotel so that we get a better sense of where we were?

Stuart Adams: As you are looking at it, please show us also how these tie into the Ski Beach as well.

Rob Donigan: (Shows on screen where the MWR hotel and Ski Beach are)

Stuart Adams: So, if you are coming down the hill where are the ski runs?

Kurt Krieg: I can show you a little bit of what you are asking. At some point we can go over the map in more depth, but there are 18 different skier bridges that service this area; one that comes under Big Dutch under these lots near the red arrow. If you take a straight line up, there is a split with double the size which bring McHenry and Big Dutch into the Ski Beach area. The parcel just to the North there is Glencoe Canyon with a jumper lift that will incorporate everything from the North, Pioche and the Recreation hotel, back into the village. This all translates into the largest ski beach in North America.

Stuart Adams: Some of us just get excited about ski in and ski out!

Rob Donigan: So, all these lots in Asimi 1 will access the trails and runs in this way. In Asimi 2 you see a similar scenario where you have shared driveway access. These easements allow for most of these plots to have shared access. 36 residential lots identified in this subdivision.

Stuart Adams: How many total in both?

Rob Donigan: 56

Stuart Adams: What questions do we have?

Rob Donigan: Just to set your mind at ease about the grade, we have worked closely with the engineers to work around grade and safety, and we fully recommend this plan.

Mark Shepard: Motion to approve Resolution 2021- 02 Approving of the ASIMI 1 and ASIMI 2 Subdivision Plats in the Military Recreation Facility Project Area

Mike Ostermiller: Second.

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Mike Ostermiller, Steve Farrell & Gage Froerervote “aye” in favor of approving the ASIMI 1 and ASIMI 2 Subdivision Plats in the Military Recreation Facility Project Area. None are opposed. The motion passes.**

**Agenda item (4) Consideration of Resolution 2021- 03 Providing for the creation of the MIDA Golf and Equestrian Center Public Infrastructure District in the Military Recreation Facility Project Area**

**Discussion**

Paul Morris: This is a follow-up to what we have discussed in past meetings. There were a couple conditions required for provisional approval and we are now ready to create this. We want to make sure that we have a military focus on this PID, and we have been working closely with Tyler and his team to create a PID that essentially represents purposeful self-imposed tax on the property owner. Our only condition is that it highly emphasizes military benefits**.**

Tyler Aldous: Good morning board members. I am the landowner representative for the SkyRidge developments. This is really a follow-up to the resolution that was passed in the October meeting to approve some military programming. (Shows area on screen). SkyRidge sits up in the Northeast quadrant of the MRF project area. We have already successfully executed much in this public private partnership and we think we can do more through equestrian and golf programs. We have identified two parcels, the north of which is 56 acres for the golf academy. And the South parcel for the equestrian facility and trails. We went through the process to put something together with MIDA and Wasatch County planning department to redesign the golf course facilities and the clubhouse and residential townhomes. The road you see here is SkyRidge drive, which bookends the Jordanelle Parkway. It is a completed subdivision with all 50 lots sold. We have been working with a high-end golf designer and the design should be complete within the next 60 days. I want to turn the time over to Mike and Jack to talk about specific programming for both golf and equestrian.

Stuart Adams: You said there are several homes ready to start. When are permits going to be pulled for those?

Tyler Aldous: We have 9 or 10 that already have foundations. Half a dozen that has a roof. And another 47 or 48 in the architectural review process. The hope for this building season is to have a handful of homes with certificates of occupancy issued which is what will start generating tax increment financing revenue. Some of the homes are double what we projected. One was just listed at 3.6 million, so we are looking to update our financial impact statement. We are working diligently on the amounts with MIDA being pushed into the development fund.

Stuart Adams: I am deathly afraid of the amount of money that the federal government is spending. We are going to see severe inflation and interest rate increases and housing sluggishness. We have a narrow window and we got to take advantage of it before those things set in. Very critical to get this done this year.

Mike Gladson: We have got a driving range, short course all of which is situated right above the reservoir. You can play as regulation course, short course which gives us a bunch of different options for drop-in play and drop-in practice as well as lessons. For the military specifically, all will be available with meaningful discounts coordinated with the MWR hotel so it will be visible and accessible. We are also envisioning some tournaments. All could be accessed through the convention center. Another piece that we are excited about is the adaptive golf. All trainers and equipment will be geared to serve disabled veterans and we are working with the National Ability Center to extend their programming. PGA Hope is a group we are working with specifically for disabled veterans to help them develop a talent that can keep them engaged after their injuries.

Stuart Adams: That is exciting

Gary Harter: You did have the words “MWR” the W needs to stand for Welfare, NOT wellness if you want the military to recognize it. One thing you might want to do when you are getting ready to open, Utah Golf Association/Foundation has a program called Veterans on the Course. The State Legislature has supported that over the last few years. You might want to connect with them, and we can help, when you get ready to open. They could maybe host an event there. I appreciate the meaningful discount comment and I appreciate all of this. The thing we do not want is to exclude military members. Got to be accessible when they can realistically take advantage of this. I appreciate the thrust here. Thank you.

Jack Johnson: This slide is a rendering of the equestrian center with Deer Valley in the background, tucked right into the south end of the development. 34 stalls with a sizeable indoor and outdoor area. (shows on screen.) Military programs will include equine assisted learning, hippotherapy and art therapy. Weddings and events will be enabled as well as boarding and rentable horses for riding. 2 miles of trail riding on property, clinics and horse shows and full-service care. These are used already by the National Ability Center and we are looking heavily at their programs and partnering with them to extend their services specifically to veterans. Also looking at exclusive, meaningful discounts.

Stuart Adams: Very exciting. Any questions.

Steve Farrell: What steps have you taken to build this and preserve water quality?

Jack Johnson: We have not taken them yet, but there will be a sewer facility and we will have to ship out the manure or we are looking at reusing it to heat the outdoor arena. Those things are being worked through right now.

Steve Farrell: Does the BLM have to buy off on it?

Jack Johnson: We are working through Elaine Boyd to get permits.

Tyler Aldous: All of this is designed to allow MIDA to have business facilitation on site both on course and within the condominiums to support both the MWR conference and hotel and MIDA itself in its relationship to the military. Everything is in place to approve this resolution, the easements and design and planning documents.

Sid Embree: I am always interested to follow what is going on. I am curious about the equestrian center. If I understand correctly, this backs up to East Park. Just curious about smell. Is that right?

Jack Johnson: (shows on screen) No. We are right against the take line for the reservoir. East Park is located up higher.

Michael Kosakowski: What is the prospect of the transportation study? The Deer Crest road has become more of a problem. We expect the traffic issues to become much worse. I would like to know about the transportation study.

Paul Morris: We have engaged and are working on a comprehensive traffic study. We have good information from them. We are in an ongoing meting to engage and deal with that. As part of the bond and legislative appropriation we will tie the North and South portals into the newly built Frontage Roads. MIDA has funding for South portal construction which will turn immediately North to tie into the existing road. Most of that land is owned by UDOT but also through the BLM. You will have a complete circular route through both portals so that you are not unduly impacted. We are also heavily discussing a transit powered plan and route. It is a complicated area, and we have a consultant and Ashley Burr is our point person on the MRF transit plan. Ashley, could you speak a little bit more about the transit plan progress?

Ashley Burr: Sure. We are working on a master transit plan for the MRF project area that is slated to be complete in August. We are comprehensively studying all of the parking plans for each of the developers; we are studying modes, including autonomous vehicles so that we can design an environmentally friendly transit circulator along the Frontage Road.

Paul Morris: Wasatch and Summit County are working together on an MOU for more regional transit concerns to integrate the MIDA plan into the broader area. We want it to be a living document that we need to keep regularly updated.

Mike Kosakowski: Please keep me updated.

Ashley Burr: I will.

**Steve Farrell: Motion to accept the Resolution 2021- 03 Providing for the creation of the MIDA Golf and Equestrian Center Public Infrastructure District in the Military Recreation Facility Project Area**

**Mark Shepard: Second.**

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Mike Ostermiller, Steve Farrell & Gage Froerer vote “aye” in favor of Providing for the creation of the MIDA Golf and Equestrian Center Public Infrastructure District in the Military Recreation Facility Project Area. None are opposed. The motion passes.**

**Agenda Item (5) Other Business, including updates on MIDA Projects:**

Paul Morris: We just wanted to give you a couple of updates. You are about to see things start going vertical. Steve Farrell directed us to make this a ski centric development and we are finally getting there, and you will see visual confirmation of that. We are talking about a TIF bond and I will let Kurt talk about how it is all coming together. “Let’s make hay while the sun is shining.”

Kurt Krieg: We have reengaged Jacobson who is working on permits and obtaining materials. Most importantly we are pouring foundations to go vertical while we work on C-Pace bonds and financing. These things are key. On the north side, we are going vertical at Pioche. Foundations are going in soon. Bank of America terms will be finalized as we run on equity. We pre-purchased all our materials, which is a huge deal, and they are sitting on site. They all arrived last Friday. Wasatch County has finalized building permits We are ahead of the curve on building material cost increases. We are working with MIDA’s engineer and look forward to seeing a road plat coming to the board. With the approval of Asimi 1 and 2 that brings more lots to the table and you will see a large portion of the roads, water and sewer are already cut and installed. The north and south portals are forecasted for a late Fall delivery. Frontage road construction should start in July. We are working on refining drop-offs with our neighbors. This slide shows Pioche lot 12. We have Alterra in for technical meetings. We will begin the connector lift with them next June. On the 22nd of last month, we went through the second tranche of assessment bonds. They were well received. They were oversubscribed at amounts between 5x and 19x. This shows the current positive environment on bonds. This is important to MIDA and the region. There is $170 million sitting to complete all nontaxable improvements to the area. To have this upfront is really risk protective. We have kept an eye on bond counsel and supporters, and we really could not have done this without Steve Farrell’s and Gary Harter’s guidance. We are just going guns a blazing! We have gone to great lengths to make sure that we can service these in the long run. We have done vegetation restoration.

Gary Harter: We really appreciate you being up on site with us on Friday. We were right there at Galena Ridge way. We have done some previous bushwhacking up there. It was great to get on property and see the grading. The work that has been done is phenomenal. I want to commend Steve Farrell for questioning the bond payments and see the product of the bonds that have been issued.

Steve Farrell: I was greatly impressed by the planning and design and how well it reflects the beauty of the area.

Gary Harter: While we were up on the site, I asked him his thoughts as a lifelong resident of this great County and valley. He talked about what the valley was and the town that is under the reservoir now. I took that he was both respectful of the past and excited about the development future. I really appreciated his perspective standing up there.

Kurt Krieg: The voluntary cleanup is a 90-120 process and should be completed by Fall. This is very important. It encompasses the whole area where people will live. We made this commitment, and we are seeing it through. The JSSD is making great progress on the snow delivery system to Ventana. They will go out to bid this summer. That is important to make sure that skiing through the ups and downs of climate change will be possible. As we wrap up, we are starting to explore bond commitments for ski infrastructure. We are looking for a few variances from Wasatch County. Wasatch County is taking great steps to create a full MIDA liaison position. We are thankful for their leadership. One final thought, here are the specific ski runs. (Shows the board on screen where the runs are in relationship to the Asimi plats, the ski beach and the MWR.)

Stuart Adams: That is exciting. I believe what we are seeing here is local, community interest and it is a great reflection of state and County and private collaboration and it is wonderful to see the economic impact of that and all the facilitation and collaboration. Thank you. Great to see it all coming together.

Paul Morris: Very exciting. But we also have Falcon Hill.

Taylor Woodbury: Quick update for everybody: We are making progress on the Roy Innovation Center. We went through building 2 and 3A to see the progress. Building 1 is totally complete. Northrop Grumman said they wanted more as soon as we were complete. Building 2 and 3 will be complete by the end of the year. We will turn over the first floor to Northrop Grumman by October 15. As we complete these two buildings, we will also complete the green space between them on the campus. That will bring us to right about 700,000 square feet for Northrop Grumman. Building 4 we have started preliminary grading. 6 story building. The views are unobstructed and spectacular. Once Northrop Grumman locks these down, it becomes harder to give tours. All told, things are rolling forward toward expansion. This was approved by the Falcon Hill DRC. We are looking to expand in the gray area (shows on screen.) We are looking to add 3.7 acres after the planes are moved which MIDA received funding for. We will build another parking lot and the big one is to move along New Jersey drive and pull it away from the fence line and move the fence. 2.7 is already within, but we are going to add about 7.5 acres which will allow us to add another 1000 parking stalls. We will end up with about 4000 stalls which is the requirement that Northrop Grumman has asked for. We are accommodating growth even above and beyond what was projected. All of this is going to get used by the time building 4 is complete we will be wrapping this up in about 14 or 15 months on these 60 acres, 170,00 square foot 4000 parking stall project. We are thrilled to be involved and take it to completion.

Paul Morris: We adopted the project area boundary that is entirely consistent with the EUL line. So that 7.5 acres is not currently in our project area. I want you to be aware that first agenda item on next board meeting is to amend the project area boundary to include that 7.5-acre parcel.

Jerry Stevenson: New Jersey drive is like the epitome of bad government. Can we rename that?

Doesn’t signify anything relevant or good.

Stuart Adams: When did you pour footings?

Taylor Woodbury: July 1, 2019

Stuart Adams: Amazing. Several thousand jobs here.

Taylor: Everything has really come together nicely and its worth coming to see.

Jerry Stevenson: When we move the planes, back to the east and north, what about the old chapel?

Taylor: We plan to move the chapel and the barracks back up to the museum. We would love to get it out of the way. I have wondered if it is a historic building the Air Force wants to keep. The chapel will for sure be moved.

Jerry Stevenson: If it comes to it, you can have my barracks building that is currently siting on my farm storing onions.

Taylor: By June we will have some concrete estimates about timing for the gate move. End of October we would like to have the new Roy gate open and expansion of 5600 south.

Gary Harter: 1200 series update?

Taylor: This should give us enough revenue to start construction of that. Architecture and design should be in the works soon. Relocate 16 of the 1200 series into that new building now that we have the revenue stream in place. We are in a good situation now. Looking at 2024. From a financial standpoint, we are looking good.

Paul Morris: May involve monetizing ground rent and increment via issuing bonds through a RIC PID creation.

Stuart Adams: Very exciting. This used to be a startup. But this is full production now.

Taylor: $400 million all told since July 1, 2019. Pretty sizable private investment.

Stuart Adams: This was the plan, and it is very exciting to see the plan happening.

Paul Morris: Hopefully you can all make the June meeting. This is a big important meeting.

Stuart Adams: Vaccines are available without appt. Should we plan for in person meetings?

Paul Morris: My only comment is candidly we do not have the integrated tech to do both.

Mark Shepard: We could do it in Clearfield and then tour after.

Paul Morris: To do it right, you must have the right sound etc.

Stuart Adams: We will probably have some type of blended event.

Taylor: I would be happy to schedule tours**.**

Stuart Adams: Ok, let’s look into that possibility for the next meeting.

**Agenda item (6) Adjourn.**

**Mark Shepard: Motion to adjourn.**

**Stuart Adams: Second.**

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

**Meeting is adjourned at: 10:36.**

**Next meeting – June 1, 2021 at 9:00 a.m.**

**Meeting attendees: Ariana Farber, Mark Dalton, David Williamsen, Taylor Woodbury, Cory Shupe, Heather Kruse, Nicole Cottle, Paula Eldredge, Robert Donigan, Kurt Krieg, Ashley Burr, Jack Johnson, Richard Catten, Tyler Aldous, Paul Morris, Michael Gladson, Michael Kosakowski, DR Theobold, Hayden Smith, Val Oveson, Thomas Leavens, Sid Embree, Brent Hall, Heinrich Deters, Ben Vera., Allison Aaefedt, Jack Walkenhorst, Julie Fisher, Glen Clement, Robert McConnell, Jill Jacobson, Brett Christensen, Hannah Wilson, Jan McCosh, Joshua Horner, Jack Johnson, Kristin Williams, Jason, Przybyla, Brooke Hontz, Derek Brenchley, Lori Gull, Douglas Devore, Bill Coleman, Roger Henrickson**

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