



***Military Installation Development Authority***

Board Meeting

July 7, 2009

The Military Installation Development Authority Board held a public meeting on Tuesday, July 7, 2009, at 9:00 a.m. at the Roy Simmons Entrepreneurial Center at 450 Simmons Way, Kaysville, Utah. The meeting was called to order by President Stuart Adams. On roll call, the following were found to be present and excused.

**Present**

Stuart Adams  
Joe Ritchie  
Jerry Stevenson  
Mike Ostermiller  
Don Wood  
Bruce Burrows (via phone)

**Staff/Visitors**

Rick Mayfield (via phone)  
Gary Harter  
Ron Richins  
Paul Morris  
Gary Stewart  
Darrin Wray

Aaron Bloxham  
Reid Dixon  
Jason Thompson  
Travis Lish  
Ken Sulser  
Dan Brinton  
Beverley Jacobs

**Excused**

Jason Perry

Mark Holt  
Dave Williamsen  
Cory Shupe

**Approval of Minutes**

Mayor Joe Ritchie made a motion that the minutes for the MIDA Budget Hearing and Board Meeting of June 2, 2009, and the minutes for the MIDA Amended Budget Hearing held on June 9, 2009, be approved as presented. Mike Ostermiller seconded the motion followed by a unanimous vote.

*Note: It was noticed that the tape recorder was not recording. The recording started shortly after the minutes had been approved.*

**Discussion & Adoption Resolution 2009-09 – A Resolution approving a contract between the Military Installation Authority (MIDA) and the Governor’s Office of Economic Development (GOED) to provide funding for the operational support of MIDA’s Falcon Hill Development Project.**

The group was reminded that in Fiscal Year 2009 the MIDA contract had been with Community and Culture. This year the contract is with the Governor’s Office of Economic Development (GOED) and Gary Harter is MIDA’s contact. Gary has been working closely with Jason Perry, and Jason has given his approval on the contract.

Ron Richins reviewed the entire contract with the group noting the following provisions:

- Fifty percent (50%) of the \$1,000,000.00 will be paid upon execution of the contract with the remaining fifty (50%) being paid after January 1, 2010.
- MIDA will submit quarterly financial reports no later than ten (10) days after the end of each quarter
- Ninety (90) days after the end of the fiscal year, or at the end of the contract, MIDA will submit an annual report.
- An independent audit will be filed with the State within six (6) months after the end of the fiscal year or contract period.

Paul Morris made a clarification that funding from the contract is not from tax increment funds. MIDA can use the State appropriation for operation, infrastructure and to help with the Security Forces Building. The MIDA law is written broadly enough that it can allow MIDA to build private buildings, but Sunset Ridge has opted not to have MIDA participate in building private buildings. This will keep everything clean and transparent.

#### **Public Comments**

**- *Darrin Wary, Hill AFB EUL***

He asked for clarification as the contract states that funds are to be used solely to support the Westside Development project and EUL projects, and he wanted to know what if MIDA had a project that wasn't the Westside Development or an EUL how that would work.

Paul Morris responded that the \$1 million contract is exclusively for the Westside Development project; the original \$5 million that MIDA received was to be used for Falcon Hill as well as MIDA administrative support.

**- *Dave Williamsen, Hill AFB EUL***

He wanted to know if we needed to keep this in mind when asking for future legislative appropriations.

Paul Morris stated that the answer was yes. When MIDA asks for funds in the future, because it is a Statewide authority, this will need to be addressed to make sure it doesn't become an accounting problem in the future. The \$1 million that was appropriated for this year is to be used exclusively for Falcon Hill.

**- *Gary Harter, GOED***

The language for the \$5 million from last year and the \$1 million from this year are supposed to be used for the Falcon Hill project. This is how it came out of the Legislature. The only language difference in this year than last is they have added an annual report and yearly audit.

**- *Travis Lish, Sunset Ridge Development***

The contract has two (2) contradictory statements. On the one hand it states the funding is solely for the Westside Development and in another it states it is for other EUL projects. Travis asked that caution be taken to ensure that money and focus not pulled from the Westside Development project. He reminded the group that the Legislature had appropriated the funds prior to any discussions on developments in Park City or for energy development. The funding was appropriated for the Falcon Hill project.

**- *Dave Williamsen, Hill EUL***

Dave stated that the Base does have interest in other projects and MIDA was created to assist with future projects. This needs to be taken into consideration as well.

**- *Travis Lish, Sunset Ridge Development***

Travis stated he was aware that the Base had other interests, but his concern was that the focus and funds will be diverted from the Falcon Hill project; funds that were appropriated specifically for the Falcon Hill project. He suggested that as other projects come on board that funds be sought for new projects.

Paul Morris reminded the group that every penny of the \$5 million UDOT appropriation must be accounted for towards the project, and the \$1 million for this year must be spent on the Falcon Hill project. The first \$5 million was written in broader language that allows MIDA to fund administrative costs.

Stuart stated that some real concerns had been raised and would need to be thoroughly discussed at a later time. He asked if the Board were comfortable with the contract for the \$1 million appropriation for this year that would be used exclusively for Falcon Hill.

Jerry Stevenson made a motion that Resolution 2009-09 – A Resolution approving a contract between the Military Installation Authority (MIDA) and the Governor's Office of Economic Development (GOED) to provide funding for the operational support of MIDA's Falcon Hill Development Project be adopted. Mayor Don Wood seconded the motion followed by a unanimous vote to adopt Resolution 2009-09.

**Other Items**

- On behalf of the Air Force, Darrin Wray thanked the State for their ongoing help and support. He stated the Air Force couldn't do it without their assistance. Stuart added it was a great partnership.

- On behalf of MIDA, Stuart, Rick and Paul have been asked to make a presentation in August at the annual meeting of the Association of Defense Communities. At this meeting, state and community leaders share information such as BRAC and EUL issues.

**Next Meeting**

The next MIDA Board meeting is slated for August 4, 2009.

Mayor Don Wood made a motion that the meeting be adjourned. Jerry Stevenson seconded the motion followed by a unanimous vote to adjourn at 9:20 a.m.