



Military Installation Development Authority

MIDA Board Meeting **Approved** Minutes November 2, 2021 @ 10:00 a.m.
Zoom Teleconference

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

<https://www.utah.gov/pmn/files/777455.m4a>

Board Members Present: Mark Shepherd, Steve Farrell, Stuart Adams, Gary Harter,

Board Members Excused: Jerry Stevenson, Gage Froerer, Mike Ostermiller, Ben Hart^

(Z) Attended via Zoom

^Non-voting board member

Agenda item (1) Welcome: Stuart Adams

Agenda item (2) Approval of Minutes for September 7, 2021

Gary Harter: Motion to Approve September 7, 2021 minutes

Steve Farrell: Second

Mark Shepherd, Steve Farrell, Stuart Adams, Gary Harter vote “aye” in favor of approving minutes from September 7, 2021. None are opposed. The motion passes.

Agenda item (3) Consideration of Resolution 2021-19 Approving the Residences at Pioche Subdivision Plat in the Military Recreation Facility.

Paul Morris: Overview of Pioche Subdivision Plat (4:43 – 6:56)

Stuart Adams: Discussion or questions from the board or public? Seeing none, I will take action.

Mark Shepherd: Motion to approve Resolution 2021-19 Approving the Residences at Pioche Subdivision Plat in the Military Recreation Facility.

Steve Farrell: Second

Mark Shepherd, Steve Farrell, Stuart Adams, Gary Harter, vote “aye” in favor of Resolution 2021-19 Approving the Residences at Pioche Subdivision Plat in the Military Recreation Facility.

Agenda item (4) Consideration of Resolution 2021-20 Approving the Site Plans for the Pioche

Estates Subdivision (Lots A-J)/Residences at Pioche Subdivision in the Military Recreation Facility

Paul Morris: Overview of Pioche Subdivision Plat (7:59 - 10:08)

Stuart Adams: Discussion or questions from the board or public? Seeing none, I will take action.

Steve Farrell: Motion to approve Resolution 2021-20 Approving the Site Plans for the Pioche Estates Subdivision (Lots A-J)/Residences at Pioche Subdivision in the Military Recreation Facility

Mark Shepherd: Second

Mark Shepherd, Steve Farrell, Stuart Adams, Gary Harter, vote “aye” in favor Consideration of Resolution 2021-20 Approving the Site Plans for the Pioche Estates Subdivision (Lots A-J)/Residences at Pioche Subdivision in the Military Recreation Facility

Agenda item (5) Consideration of Resolution 2021-21 Extending the Property Tax Allocation for 15 Years at the Roy Innovation Center in the Falcon Hill Project Area

Paul Morris; Overview of RIC (Roy Innovation Center) and buildings 2-4 as well as the purpose of the Property Tax Allocation. (11:10 – 14:38)

Mark Shepherd and Paul Morris: Discussion regarding logistics of when the buildings will be torn down and when and where the new buildings will be built, as well as timeline for bonding. (14:39 – 16:43)

Gary Harter: Can you give us an overview of any of the partners comments? Any push back from them?

Paul Morris: Summary of discussions with Northrup Grumman, SDRP and Taylor Woodbury. (17:03 – 18:20)

Taylor Woodbury: Additional comments on their support of the project. (18:29 – 19:04)

Stuart Adams: Any other comments? Seeing none, we will bring it back for action

Mark Shepherd: Motion to approve Resolution 2021-21 Extending the Property Tax Allocation for 15 Years at the Roy Innovation Center in the Falcon Hill Project Area

Gary Harter: Second

Mark Shepherd, Steve Farrell, Stuart Adams, Gary Harter vote “aye” in favor of Resolution 2021-21 Extending the Property Tax Allocation for 15 Years at the Roy Innovation Center in the Falcon Hill Project Area

Agenda Item (6) Other Business: Including Project Area Updates

Kurt Krieg: Updates on the MWR Conference Hotel, voluntary clean-up, mountain trails, north

portal and south portal (20:46 – 27:09)

Tyler Aldous: Updates on Skyridge project, as well as the Golf and Equestrian Centers and the TAR bond issuance to build the centers, clubhouse and lodge. (28:10 – 33:59)

Stuart Adams: Any questions?

Mike Kosakowski: We are looking forward to your continued good work. But a quick suggestion, specifically on the north trail, would you guys consider trail maps on those trails?

Tyler: Great point, we have 2 kiosks under construction that we will be putting in that will have QR codes that will take you to those maps. You will see those kiosks later in the spring. The trails will also be included on the Utah trail database and can be found on their app.

Gary Harter: Comments regarding excitement and how quickly the progress is moving forward and appreciation for all the work being put in. (35:37 – 37:02)

Stuart Adams: Any other questions?

Mike Kosakowski: 2 things for you; they have completed the wetlands trail so you should look at that next time your out here. Other thing there is a gas reduction center being put in next to the fire station and we have been reduced to one lane in and out here so if you could hurry them along.

Stuart Adams: Thank you for the comments. We will move on to Taylor Woodbury.

Taylor Woodbury: Update on buildings 2, 3, 4, and 5 in Falcon Hill as well as hotels in the project area. Falcon Hill is doing great. (38:29 – 42:35)

Paul Morris: Building 5 is just the connection between 3 and 4?

Taylor Woodbury: Correct, we have been jumping around between 3a and building 5. Northrup calls it building 5 so we are trying to stay consistent with them.

Paul Morris: Quick update on the 3 Gate Trail.

Stuart Adams: Thank you, great updates.

Agenda Item (7) The next meeting----Tuesday December 7, 2021 at 9am.

Paul Morris: We probably won't need the December meeting so our next one will probably be in January, but we will post an official notice.

Stuart Adams: Our legislative session has moved up so we might have issues with that date. We might have to move it around.

Paul Morris: Ok, we can be flexible with that. We will give you a good update.

Agenda Item (8) Adjourn

Gary Harter: Motion to Adjourn

Mark Shepherd, Steve Farrell, Stuart Adams, Gary Harter vote “aye” in favor of adjourning the meeting. None are opposed. The motion passes.

Meeting adjourned at: 10:46am

Meeting Attendees: Ariana Farber, Sara Turner, Paul Morris, Cory Shupe, Heather Kruse, Kurt Krieg, Michael Wagstaff, Michelle Jensen, Paula Eldredge, Robert Donigan, Taylor Woodbury, Derek Brenchley, Jan McCosh, Richard Catten, Allison Aafedt, Brooke Hontz, Greg Curtis, Hayden Smith, Jack Johnson, Jack Walkenhorst, Jill Jacobson, Joshua Horner, Kristin Williams, Marianne Allen, Michael Kosakowski, Mike Davis, Robert McConnell, Roger Henrickson, Steve Issowits, Tanner Blackburn, Thomas Leavens, Val Overson, Glen Clement, Bill Coleman