



Military Installation Development Authority

MIDA Board Meeting **Approved** Minutes January 10, 2022 @ 9:00 a.m.
Zoom Teleconference

To hear the audio recording of this meeting please go to:
<https://www.utah.gov/pmn/sitemap/notice/727181.html>

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

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

^Non-voting board member

Agenda item (1) Welcome: Stuart Adams

Agenda item (2) Approval of Minutes for November 2, 2021, pushed to end of meeting due to lack of quorum.

Agenda item (3) Presentation of FY 2020-21 Audit.

Steve Rowley: Presentation of Audit (0:45 – 7:15)

Stuart Adams: Comments to MIDA staff on success of audit (7:17 – 7:37) Opens for discussion.

Paul Morris: Comments regarding success of audit and congratulations to Paula and her team. (7:51 – 10:21)

Stuart Adams: Great job and there is no action we need to take.

Agenda item (4) Presentation of Mid-Year Overview of MIDA's Organization, Finances, and Projects.

Paul Morris: Overview of MIDA's organization and presentation of staff (11:19 – 20:49)

Paula Eldredge: Overview of financial statements and financial highlights from previous 6 months. (21:01 - 30:14)

Stuart Adams, Paula Eldredge and Paul Morris: Discussion regarding debt services, payments, and revenue, especially tax revenue. (30:14 – 35:15)

Paula Eldredge: Continued financial statements overview (35:19 – 48:46)

Gary Harter: Question regarding Utah Defense Alliance funds that come to MIDA (38:59 – 39:28)

Paul Morris, Gary Harter, Stuart Adams: Discussion regarding funds and projection as to when funds will decrease and/or stop from UDA (39:28 – 41:57)

Gary Harter: Question regarding affordable housing for military and veterans (41:57 - 43:29)

Ariana Farber: Presentation of MIDA’s 2022 initiatives. (44:05 – 51:55)

Agenda item (2) Approval of Minutes for November 2, 2021.

Gary Harter: Motion to Approve November 2, 2021, minutes

Mark Shepherd: Second

Gary Harter, Steve Farrell, Stuart Adams, Mark Shepherd, Mike Ostermiller vote “aye” in favor of approving minutes from November 2, 2021. None are opposed. The motion passes.

Agenda item (5) Consideration of Resolution 2022-01 Amending the Falcon Hill Project Area Standards and Guidelines to Eliminate a Requirement to Plant Conifer Trees in Parking Lots

Paul Morris: Summary of Resolution 2022-01. (53:08 – 53:50)

Stuart Adams: Any discussion?

Mark Shepherd: Motion to approve Resolution 2022-01 Amending the Falcon Hill Project Area Standards and Guidelines to Eliminate a Requirement to Plant Conifer Trees in Parking Lots

Mike Ostermiller: Second

Gary Harter, Steve Farrell, Stuart Adams, Mark Shepherd, Mike Ostermiller vote “aye” in favor of Resolution 2022-01 Amending the Falcon Hill Project Area Standards and Guidelines to Eliminate a Requirement to Plant Conifer Trees in Parking Lots

Agenda Item (6) Consideration of Resolution 2022-02 Replacing Previous Resolutions and Polices Regarding the Falcon Hill Development Review Committee

Paul Morris: Summary of Resolution 2022-02, specifically repealing 2-year term limit for Falcon Hill DRC members. (54:50 – 55:40)

Stuart Adams: Any discussion?

Gary Harter: Motion to approve Resolution 2022-02 Replacing Previous Resolutions and Polices Regarding the Falcon Hill Development Review Committee

Steve Farrell: Second

Gary Harter, Steve Farrell, Stuart Adams, Mark Shepherd, Mike Ostermiller vote “aye” in favor of Resolution 2022-02 Replacing Previous Resolutions and Polices Regarding the

Falcon Hill Development Review Committee

Agenda Item (7) Consideration of Resolution 2022-03 Approving the First Amendment to the Interlocal Cooperation Agreement with the Unified Fire Authority for the Utah Data Center Project Area

Paul Morris: Overview of contract with Unified Fire Authority and how resolution is renewing that contract. (56:26 – 58:05)

Stuart Adams: Any discussion?

Mike Ostermiller: Motion to approve Resolution 2022-03 Approving the First Amendment to the Interlocal Cooperation Agreement with the Unified Fire Authority for the Utah Data Center Project Area

Mark Shepherd: Second

Gary Harter, Steve Farrell, Stuart Adams, Mark Shepherd, Mike Ostermiller vote “aye” in favor Resolution 2022-03 Approving the First Amendment to the Interlocal Cooperation Agreement with the Unified Fire Authority for the Utah Data Center Project Area

Gary Harter: Data Center site managers remain appreciative to MIDA for what they did, and what they continue to do.

Agenda Item (8) Other Business, including Project Area Updates

Taylor Woodbury: Updates on Falcon Hill including new North Gate location 1:00:06 - 1:06:16)

Kurt Krieg: Updates on MRF project area, including ski improvements, lift bids, water storage systems, voluntary clean up progress, MWR hotel build, Pioche Estates and Apartments, and Air Force Parcel Trade completed. (1:06:30 - 1:12:43)

Tyler Aldous: Update on Skyridge development including subdivisions construction, trail work, golf academy, equestrian center, and lodge site plan (1:14:40 - 1:21:49)

Stuart Adams: Average value of homes in subdivisions?

Tyler Aldous: In the lower subdivisions, have an average sales price of \$2.5 million and in upper division between \$3 - \$3.5 million.

Stuart Adams: Great report thank you. Anything else before we move to a closed meeting?

Agenda Item (9) Adjourn Open Meeting and have a Closed Strategy Session Meeting, pursuant to Section 52-4-205(1)(d), to Discuss the Purchase, Exchange, or Lease of Real Property

Steve Farrell: Motion to go into closed session

Mike Ostermiller: Second.

Gary Harter, Steve Farrell, Stuart Adams, Mark Shepherd, Mike Ostermiller vote “aye” in

favor of going into closed session. None are opposed. The motion passes.

Open meeting adjourned at: 10:24

Meeting Attendees: Sara Turner, Ariana Farber, Paula Eldredge, Ashley Burr, Derek Brenchley, Paul Morris, Mike Ostermiller, Steven Rowley, Michael Wagstaff , Cory Shupe, David Williamsen, Brian Garrett, Heather Kruse, Kurt Krieg, Mark Dalton, Kristin Williams, Christian Maxwell, Michelle Jensen , Paul Morris, Richard Catten, Robert Donigan, Taylor Woodbury, Jan McCosh, Abraham VanDerspek, Allison Aafedt, Bill Coleman, Brent Hall, Brett Christensen, Chandler Beutler, Doug DeVore, Glen Clement, Greg Curtis, Hayden Smith, Heinrich Deters, Jim Tozer, Joshua Horner, Marianne Allen, Melissa Freigang, Michael Kosakowski, Mike Davis, Paul P., Robert McConnell, Roger Henriksen, Tanner Blackburn, Thomas Leavens, Troy McChesney, Tyler Aldous, Val Oveson, Weber County Rep.