



## Military Installation Development Authority

MIDA Board Meeting **Approved** Minutes May 24, 2022 @ 9:00 am  
To hear the audio recording of this meeting please go to:  
<https://www.utah.gov/pmn/sitemap/notice/757626.html>

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

**Board Members Excused: *Ben Hart***<sup>^</sup>

<sup>^</sup>Non-voting board member

**Agenda item (1) Welcome: Jerry Stevenson**

**Agenda Item (2) Approval of minutes from the April 5, 2022 Board Meeting.**

**Mark Shepard: Motion to Approve April 5, 2022 minutes.**

**Mike Ostermiller: Second**

**Gary Harter, Gage Froerer, Stuart Adams, Mark Shepherd, Steve Farrell, Jerry Stevenson, Mike Ostermiller vote “aye” in favor of approving minutes from April 5, 2022. None are opposed. The motion passes.**

**Agenda Item (3) Approval of minutes from the April 20, 2022 Board Meeting.**

**Mark Shepard: Motion to Approve April 20, 2022 minutes.**

**Mike Ostermiller: Second**

**Gary Harter, Gage Froerer, Stuart Adams, Mark Shepherd, Steve Farrell, Jerry Stevenson, Mike Ostermiller vote “aye” in favor of approving minutes from April 20, 2022. None are opposed. The motion passes.**

**Agenda Item (4) Consideration of Resolution 2022-05 Appointing Eric Hales to the Military Recreation Facility Development Review Committee.**

Paul Morris: Recommendation from Wasatch County is to appoint Eric Hales as chief of the fire district in light of Chief Ernie Giles retirement.

**Gary Harter: Motion to Approve Resolution 2022-05 Appointing Eric Hales to the Military Recreation Facility Development Review Committee.**

**Stuart Adams: Second**

**Gary Harter, Gage Froerer, Stuart Adams, Mark Shepherd, Steve Farrell, Jerry Stevenson, Mike Ostermiller vote “aye” in favor of approving Resolution 2022-05 Appointing Eric Hales to the Military Recreation Facility Development Review Committee. None are opposed. The motion passes.**

**Agenda Item (5) Consideration of Resolution 2022-06 Approving an Amendment to the Mountain Roads Phase 1 Plat in the Military Recreation Facility Project Area.**

Paul Morris: (Shows map on screen and explains the resolution in detail.) This the mountain road plat that was approved several years ago. This area requires a slight realignment and needs to curve slightly. The first resolution allows the amendment; the next one is the subdivision that then follows that path, which is also already approved with minor adjustments to the names and lot numbers. Fairly simple and straightforward and unanimously recommended by the DRC.

**Mike Ostermiller: Motion to Approve Resolution 2022-06 Approving an Amendment to the Mountain Roads Phase 1 Plat in the Military Recreation Facility Project Area**

**Mark Shepard: Second**

**Gary Harter, Gage Froerer, Stuart Adams, Mark Shepherd, Steve Farrell, Jerry Stevenson, Mike Ostermiller vote “aye” in favor of approving Resolution 2022-06 Approving an Amendment to the Mountain Roads Phase 1 Plat in the Military Recreation Facility Project Area. None are opposed. The motion passes.**

**Agenda Item (6) Consideration of Resolution 2022-07 Approving the Galena Three Subdivision Plat in the Military Recreation Facility Project Area.**

**Mark Shepard: Motion to Approve Resolution 2022-07 Approving the Galena Three Subdivision Plat in the Military Recreation Facility Project Area.**

**Mike Ostermiller: Second**

**Gary Harter, Gage Froerer, Stuart Adams, Mark Shepherd, Steve Farrell, Jerry Stevenson, Mike Ostermiller vote “aye” in favor of approving Resolution 2022-07 Approving the Galena Three Subdivision Plat in the Military Recreation Facility Project Area. None are opposed. The motion passes.**

**Agenda Item (7) Public Hearing to Consider the Military Recreation Facility Project Area Plan, Part 6.**

Paul Morris: Shows project area amendment on screen. This is the whole project area. The legend shows property added over time through various amendments adding land into the project area over time. We are not asking for a vote on part 6, shown in blue, today. Two small parts are being added and are currently owned by the Mayflower Stichting company which previously owned almost all of the project area property. So we received consent at the time of bringing in Part 5. We are now adding in the LON parcel, pending the County consent to adjust the boundary line for property allowed into the boundary. So after consent is received, we will bring this back to the board after all due diligence is complete. We are not quite yet prepared to recommend approval. Hoping to

bring it for approval in June. We have given proper notice that we intend and alerted all the taxing entities.

Jerry Stevenson: Board input, then public input—as we get to the end of public comment, we will leave it open until our next meeting. I think we are mostly acquainted but are there any questions?

Craig Libby: Star Harbor HOA President, our neighborhood is just to the right of the northern blue section. Why isn't that area already included within that boundary?

Paul Morris: Are you in the same neighborhood as Mike Kosakowski?

Craig Libby: Yes

Paul Morris: There must be three-way consent. There is no tax increment to be obtained from development that has ALREADY happened. So the County is not motivated to share the tax on your property because they would have to give up revenue, for no new development, and give over land use authority. There is also an energy tax increase associated with being part of the project area. An increase of 6%. Thank you for bringing your questions and please reach out to Heather Kruse who is the project area manager. Thank you for bringing your comments.

Jerry Stevenson: We appreciate you Craig

**Mark Shepherd: Motion to continue the public input allowed on consideration of creating the MRF Project Area part 6.**

**Gary Harter, Gage Froerer, Stuart Adams, Mark Shepherd, Steve Farrell, Jerry Stevenson, Mike Ostermiller vote “aye” in favor of continuing the public input allowed on consideration of creating the MRF Project Area part 6. None are opposed. The motion passes.**

**Agenda Item (8): Project area updates and presentations**

**a. Kurt Krieg, Extell**

\*Shares on screen, slides attached to the Public Notice Website

Jerry Stevenson: This far exceeds anything we expected. So wonderful.

Gary Harter: The parking lot needs to keep getting bigger! Everything is coming along so nicely, and I want to compliment Kurt. Everything looks terrific. Congratulations.

Stuart Adams: Looks great. Bonding finances in place, is there any additional bonding that we anticipate?

Kurt Krieg: Not at this point. Thank you all. Happy to provide a tour anytime.

**b. Taylor Woodbury, SRDP**

\*Shared slides on screen, talks about updates

Stuart Adams: Are you getting any other contractor interest besides Northrup Grumman?

Taylor Woodbury: Yes. We had a slowdown during the pandemic, but now there has been a significant increase in interest. Northrup Grumman is hiring like crazy and filling the buildings as quickly as we can build them.

Stuart Adams: Stunning difference in both projects.

Taylor Woodbury: Yes! And the best is yet to come.

Gary Harter: Any progress on 1200 the series?

Taylor Woodbury: Yes. Looking at bonding so that we can tear down those old buildings and get a new building for the air force.

Brett Christensen: We are looking at already consolidating outside of enhanced use lease efforts due to increased remote work.

Jerry Stevenson: Having been involved from the beginning, this is just astounding. Is there any historical value in preserving any of these buildings?

Brett Christensen: No

Jerry Stevenson: Let's move on to our MIDA reports

#### **Agenda Item (9): MIDA Reports**

##### **a. Paula Eldredge, MIDA CFO**

\*Shares on screen, slides attached on public website.

Paula Eldredge: We are under budget and stashing away our surplus. Those funds are available to fund MIDA operations and pad reserves, which is our priority given our debt profile. We are in good shape. Budget meeting next month which will consider all of the bond proceeds. Other than that, we anticipate the budget looking pretty much the same.

##### **b. Paul Morris, MIDA Executive Director**

Paul Morris: I am going to save my main remarks for our next meeting. We extended this meeting to try and get part 6 worked through. We are tentatively planned for Tuesday June 21<sup>st</sup> to reconnect for budget. Quorum? 9am. It will be a huge meeting. We have good news on the budget and we want to go through the details and how they relate to the bonds before we adopt a new budget. And we will continue the Part 6 consideration. Mike O unable to attend. Everyone else is good for that time.

#### **Agenda Item (10): Other business.**

#### **Agenda Item (11): Adjourn meeting.**

**Steve Farrell: Motion to adjourn**

**Mike Ostermiller: Second**

**Meeting adjourned at: 9:48 am**

**Meeting Attendees: Ashley Burr, Derek Brenchley, Sara Turner, Paula Eldredge, Ariana Farber, Heather Kruse, Brett Christensen, Kristin Williams, Kurt Krieg, Taylor Woodbury, Abraham Van der spek, Allison Aefedt, Brent Hall, Craig Libby, Greg Curtis, Heinrich Deters, Jack A. Walkenhorst, Jack Johnson, Jason Przybyla, Joshua Horner, Michael Kosakowski, Mike Davis, Mike Rau, Paul Persell, Roger Henrickson, Thomas Wadsworth, Val Oveson, Brooke Hontz, Tyler Aldous, Cory Shupe, Dave Williamsen, Mike Wagstaff, Nicole Cottle, Richard Catten, Rob Donigan**