



Military Installation Development Authority

MIDA Board Meeting **Approved** Minutes September 13, 2022 @ 9:00 am

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

<https://www.utah.gov/pmn/sitemap/notice/780363.html>

Board Members Present: Gary Harter, Gage Froerer, Steve Farrell, Jerry Stevenson, Mark Shepard*, Mike Ostermiller* Ryan Starks^*

Board Members Excused: Stuart Adams

^Non-voting board member

*Arrived late

Welcome: Jerry Stevenson

Agenda Item (1) Approval of minutes from the June 21, 2022, Board Meeting

Gary Harter: Motion to Approve June 21, 2022 minutes.

Gage Froerer: Second

Gary Harter, Gage Froerer, Steve Farrell, Jerry Stevenson, vote “aye” in favor of approving minutes from June 21, 2022. None are opposed. The motion passes.

Agenda Item (2) Consideration of Resolution 2022-12 Thanking Ben Hart for His Service on the MIDA Board and Appointing Ryan Starks as a Nonvoting Member of the MIDA Board.

Gary Harter: Motion to Approve of Resolution 2022-12 Thanking Ben Hart for His Service on the MIDA Board and Appointing Ryan Starks as a Nonvoting Member of the MIDA Board.

Steve Farrell: Second

Gary Harter: Personal thank you to Ben Hart. (5:17 – 6:32)

Paul Morris: Brief introduction of Ryan Starks. (6:57 – 7:42)

Gary Harter, Gage Froerer, Steve Farrell, Jerry Stevenson vote “aye” in favor of approving Resolution 2022-12 Thanking Ben Hart for His Service on the MIDA Board and Appointing Ryan Starks as a Nonvoting Member of the MIDA Board. None are opposed. The motion passes.

Agenda Item (3) Consideration of Resolution 2022-13 Approving the Site Plan for the Velvaere Subdivision Plat in the Military Recreation Facility Project Area.

Paul Morris: Overview Velvaere Subdivision Plat (9:06 – 10:08)

Jerry Stevenson: Went up and toured the area and it is very impressive how much progress they have made up there.

-- Mark Shepard and Mike Ostermiller join meeting

Steve Farrell: Motion to Approve of Resolution 2022-13 Approving the Site Plan for the Velvaere Subdivision Plat in the Military Recreation Facility Project Area.

Mark Shepard: Second

Gary Harter, Gage Froerer, Steve Farrell, Jerry Stevenson, Mark Shepard, Mike Ostermiller vote “aye” in favor of approving Resolution 2022-13 Approving the Site Plan for the Velvaere Subdivision Plat in the Military Recreation Facility Project Area. None are opposed. The motion passes.

-- Ryan Starks joins meeting

Jerry Stevenson – Welcome to the Board for Ryan Starks

Agenda Item (4) Consideration of Ordinance 2022-01 Amending the MIDA Accommodations Tax and Resort Communities Tax Previously Adopted and Levying the Municipal Transient Room Tax for the Military Recreation Facility Project Area.

Paul Morris: Overview of Ordinance, taxes and short term rentals (14:07 - 18:18)

Mike Ostermiller, Paul Morris, Jerry Stevenson: Discussion regarding additional TRT taxes and potential Utah statute changes (18:27 – 21:55)

Paul Morris: I would like to note for the record MIDA has a unique provision that when you do impose a tax that you have to have a majority of the board, and you have to have a majority of anybody who is on the Board who is an elected official. So we have Gage Froerer, Steve Farrell, Jerry Stevenson, Mark Shepard as elected officials voting for this Ordinance and if it passes we have the majority of both.

Mark Shepard: Motion to Approve Ordinance 2022-01 Amending the MIDA Accommodations Tax and Resort Communities Tax Previously Adopted and Levying the Municipal Transient Room Tax for the Military Recreation Facility Project Area.

Mike Ostermiller: Second

Gary Harter, Gage Froerer, Steve Farrell, Jerry Stevenson, Mark Shepard, Mike Ostermiller vote “aye” in favor of approving Ordinance 2022-01 Amending the MIDA Accommodations Tax and Resort Communities Tax Previously Adopted and Levying the Municipal Transient Room Tax for the Military Recreation Facility Project Area. None are opposed. The motion passes.

Agenda Item (5) Consideration of Resolution 2022-14 Authorizing the Investment of Restricted and Surplus MIDA Funds with a Certified Investment Advisor.

Paula Eldredge: Overview of surplus funds and the use of investment as risk mitigation (24:02 – 25:41)

Steve Farrell: Motion to Approve Resolution 2022-14 Authorizing the Investment of Restricted and Surplus MIDA Funds with a Certified Investment Advisor.

Gage Froerer: Second

Gary Harter, Gage Froerer, Steve Farrell, Jerry Stevenson, Mark Shepard, Mike Ostermiller vote “aye” in favor of approving Resolution 2022-14 Authorizing the Investment of Restricted and Surplus MIDA Funds with a Certified Investment Advisor. None are opposed. The motion passes.

Agenda Item (6): Project area updates and presentations

a. Kurt Krieg, Extell (27:01 - 36:02)

Gary Harter: I want to thank Kurt and the team for accommodating my visit to the site and the great brief I was given and congratulations to you and the team and the progress you’ve made.

b. Taylor Woodbury, SRDP (38:23 – 39:39)

Gary Harter: Any updates on 1200 series?

Taylor Woodbury: We have models put together and how much of a bond we can afford as well as some legislative changes we need to make to take full advantage of the DID up here at Falcon Hill. We are hoping to go out for a bond next year.

Gary Harter: Thank you Taylor. And just for everybody the Air Force Sustainment Center commander recently changed last month to Lieutenant General Stacy Hawkins and he is familiar with what we do at MIDA and he certainly convenes an “executive committee” for the EUL and I think it will be good for us to convene that as well during the first year of his command potentially in the December time frame and give General Hawkins some updates. I just want to put that out there.

Jerry: Thank you Gary. Paul and I are going to present to get a committee put together for the MIDA bill for the upcoming session so we can move up our timetable on a lot of things.

Agenda Item (7): MIDA Reports

- a. **Paula Eldredge, MIDA CFO (pushed to next meeting due to time constraints)**
- b. **Paul Morris, MIDA Executive Director (43:55 – 45:37)**

Agenda Item (8): Other business.

Paul Morris: The next meeting s dependent on if we are able to work through some issues with a property in Wasatch County. If we are ready to go we will have the meeting on October 4 if not we will cancel that meeting and hold it on the first Tuesday in November.

Agenda Item (9): Adjourn meeting.

Steve Farrell: Motion to adjourn

Gary Harter: Second

Meeting adjourned at: 9:48

Meeting Attendees: Sara Turner, Paul Morris, Derek Brenchley, Kurt Krieg, Laura Lewis, Ashley Burr, Brooke Hontz, Chrissy Fredrikson, Dave Williamsen, Erik Anderson, Heather Kruse, Kristin Williams, Lisa Dudley, Michael Wagstaff, Michelle Jensen, Paula Eldredge, Richard Catten, Rob Donigan, Sheila Hall, Taylor Woodbury, Tyler Aldous, Brett Christensen, Daniel Loreto, Greg Curtis, Jack Walkenhorst, Jim Tozer, Joshua Horner, Michael Kosakowski, KPCW Radio, Mike Davis, Paul Persell, Val Overson