



## Military Installation Development Authority

MIDA Board Meeting **Approved** Minutes December 15, 2022, at 9:00 am  
To hear the audio recording of this meeting please go to:  
<https://www.utah.gov/pmn/sitemap/notice/799775.html>

**Board Members Present: Mike Ostermiller, Gary Harter, Gage Froerer, Stuart Adams, Jerry Stevenson\*, Mark Shepard\*, Ryan Starks^**

**Board Members Excused: Steve Farrell**

^Non-voting board member

\*Arrived late

**Welcome: Stuart Adams**

**Agenda Item (1) Approval of minutes from the October 4, 2022, Board Meeting**

**Mike Ostermiller: Motion to Approve October 4, 2022, minutes.**

**Gage Froerer: Second**

**Mike Ostermiller, Gary Harter, Gage Froerer, Stuart Adams vote “aye” in favor of approving minutes from October 4, 2022. None are opposed. The motion passes.**

**Agenda Item (2) Consideration of Resolution 2022-16 Approving Project Area Plan Part 6 for the MRF Project Area**

Paul Morris: Overview of Part 6 and the Dual Consent Process for land (6:52 – 8:47)

Any comments from the Board? None

Any Public Comment? None

**Gage Froerer: Motion to Approve of Resolution 2022-16 Approving Project Area Plan Part 6 for the MRF Project Area.**

**Gary Harter: Second**

**Mike Ostermiller, Gary Harter, Gage Froerer, Stuart Adams, vote “aye” in favor of approving Resolution 2022-16 Approving Project Area Plan Part 6 for the MRF Project Area. None are opposed. The motion passes.**

**Agenda Item (3) Consideration of Resolution 2022-17 Amending MWR Hotel Condo Lease Agreement between MIDA and BLX MWR Hotel, LLC in the MRF Project Area.**

Paul Morris: Overview of Resolution and Agreement with Hotel (10:39 – 17:26)

Gary Harter, Paul Morris, Stuart Adams, Jerry Stevenson, Kurt Krieg: Discussion regarding military approval of section 4.13 of Hotel Agreement including language of blackout periods and the need to revisit discussions for military benefit (17:27 – 33:12)

**Jerry Stevenson: Motion to Approve of Resolution 2022-17 Amending MWR Hotel Condo Lease Agreement between MIDA and BLX MWR Hotel, LLC in the MRF Project Area with condition Military approves language regarding Section 4.13 in Agreement.**

**Gary Harter: Second with condition of reverification with military**

**Mike Ostermiller, Gary Harter, Gage Froerer, Stuart Adams, Jerry Stevenson, vote “aye” in favor of approving Resolution 2022-17 Amending MWR Hotel Condo Lease Agreement between MIDA and BLX MWR Hotel, LLC in the MRF Project Area with additional conditions. None are opposed. The motion passes.**

**Agenda Item (4) Consideration of Resolution 2022-18 the Amended Site Plan for a Jack in the Box in the SDL #4 West Gate Retail Development in the Falcon Hill Project Area.**

Ariana Farber: Summary of Falcon Hill DRC of Amended Site Plan review and recommendation of approval by MIDA Board. (35:15 – 36:29)

Stuart Adams: Help to the retail there. I think this is going to be great.

Jerry Stevenson: Jack in the Box still on base over by the rec center?

Ryan Starks: According to Google, there is one in Cedar City and one in St. George so this is one of the first ones in Northern Utah.

Stuart Adams: They are coming into the market there is another one coming to Springville as well so we will see 4 or 5 start popping up.

Ariana Farber and Cory Shupe: Discussion regarding building elevations and design (38:09 – 40:03)

**Mark Shepherd: Motion to Approve of Resolution 2022-18 the Amended Site Plan for a Jack in the Box in the SDL #4 West Gate Retail Development in the Falcon Hill Project Area.**

**Gage Froerer: Second**

**Mike Ostermiller, Gary Harter, Gage Froerer, Stuart Adams, Jerry Stevenson, Mark Shepard vote “aye” in favor of approving Resolution 2022-18 the Amended Site Plan for a Jack in the Box in the SDL #4 West Gate Retail Development in the Falcon Hill Project Area. None are opposed. The motion passes.**

**Agenda Item (5) Consideration of Resolution 2022-19 Appointing Dallin Koecher as a Member of the MRF Development Review Committee for the West Side of the Military Recreation Facility Project Area.**

Heather Kruse: Recommendation to appoint Dallin Koecher, Wasatch County voted last night to recommend approval. He is currently the Executive Director of Heber Valley Tourism.

Ryan Starks, Gary Harter, Stuart Adams: Brief introductions of Dallin Koecher and his work history (42:05 – 43:09)

**Gary Harter: Motion to Approve Resolution 2022-19 Appointing Dallin Koecher as a Member of the MRF Development Review Committee for the West Side of the Military Recreation Facility Project Area.**

**Jerry Stevenson: Second**

**Mike Ostermiller, Gary Harter, Gage Froerer, Stuart Adams, Jerry Stevenson, Mark Shepard, vote “aye” in favor of approving Resolution 2022-19 Appointing Dallin Koecher as a Member of the MRF Development Review Committee for the West Side of the Military Recreation Facility Project Area. None are opposed. The motion passes.**

**Agenda Item (6) Project area updates and presentations:**

**a. Kurt Krieg, Extell (44:10 – 59:29)**

Paul Morris, Gage Froerer, Stuart Adams: Discussion regarding, UDOT buying Union Pacific Trail and have been talking to Gage Froerer about MIDA involvement. UDOT will own the full 6.2-mile trail. A few years ago, MIDA was going to be buying it and then giving the parts UDOT needs to them. (59:39 – 1:07:59)

Mike Kosakowski: Question for Kurt regarding the road connections for the north portal.

Kurt Krieg: The plan set that MIDA and UDOT will be approving

Heather: I can send you the approved road plan that was approved last week.

**b. Taylor Woodbury, SRDP Update (1:10:11 – 1:13:21)**

Jerry Stevenson, Taylor Woodbury Stuart Adams: Discussion regarding moving and boxing canal and the estimated cost (1:13:42 – 1:18:27)

Stuart Adams, Taylor Woodbury, Dave Williamsen: Discussion regarding any additional workload coming in to Falcon Hill other than Northrup Grumman and new tenant by West Gate (1:18:27 – 1:20:09)

Taylor Woodbury: More updates regarding Falcon Hill Drive and other projects (1:20:09 – 1:20:39)

Paul Morris, Taylor Woodbury, Dave Williamsen Stuart Adams: Discussion regarding boxing canal and the impact it will have to usable land as well as partnership with UDOT for this project (1:20:50 – 1:25:13)

Taylor Woodbury: To preempt Gary Harter's question we are still actively working on 16 buildings with another 3 buildings com down this next year. We haven't forgotten about the 1200 series

**Agenda Item (7) MIDA Updates**

**a. CFO Update (1:26:52 - 1:32:26)**

**b. Executive Director Update (1:32:27 - 1:38:36)**

Stuart Adams: Comments regarding temporary permit use for short term rentals in Pioche Apartments. (1:38:36 – 1:39:04)

**Agenda Item (8) Next meeting: January 3, 2023, at 9:00 am**

**Agenda Item (9): Adjourn meeting.**

**Mark Shepard: Motion to adjourn**

**Gary Harter: Second**

**Meeting adjourned at:10:42**

**Meeting Attendees: Sara Turner, Derek Brenchley, Paula Eldredge, Lisa Dudley, Brooke Hontz, Kristin Williams, Ariana Farber, Dana Gumber, Dave Williamsen, Ashley Burr, Chrissy Fredrickson, Mike Wagstaff, Richard Catten, Paul Morris, Cory Shupe, Michelle Jensen, Laura Lewis, Kurt Krieg, Rob Donigan, Heather Kruse, Tyler Aldous, Paul Morris, Taylor Woodbury, Roger Henriksen, Allison Aafedt, Ben Lasseter, Brent Hall, Chad Sauer, Glen Clement, Jack Walkenhorst, Jill Jacobson, Jim Tozer, Joshua Horner, Shawn Lambert, Tim Johnson, Michael Kosakowski, Liza Story, Paul Persell, Chad Sauer, Sheila Hall, Mike Davis, Kendall Crittenden, Rebecca Ward, Michelle Yobe, Bill Coleman, Leon, Leah.**